

ZB# 87-46

McEvoy / Iannone

55-1-23.3

89-46 - McEvoy (Dannone owner) - Lot area

Prelim:

July 13th 1987

Carol Hogan
496-5432
(Los. Green.)

P.H.:

~~Sept. 14, 1987~~
Sept. 14, 1987.

Notice to Sentinal
on 8/14/87. ✓

Decision:

9/14/87 -

Granted

Area -
Jannone.

General Receipt

9207

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, N. Y. 12550

August 21, 1987

Received of

Elizabeth J. McEvoy

\$ 25.00

Twenty-five and 00/100

DOLLARS

For

Application Fee 86-46 - zoning

DISTRIBUTION:

FUND	CODE	AMOUNT
CB# 158		25.00

By

Pauline H. Townsend
TJ

Town Clerk

Title

NEW WINDSOR ZONING BOARD OF APPEALS

-----X

In the Matter of the Application of

DECISION GRANTING
AREA VARIANCE

ELIZABETH MC EVOY

#87-46.

-----X

WHEREAS, ELIZABETH MC EVOY, P. O. Box 203, Burlingham, New York 12722, has made application before the Zoning Board of Appeals for 10,194 sq. ft. lot area variance to construct one-family residential dwelling on Twin Arch Road in an R-1 zone; and

WHEREAS, a public hearing was held on the 14th day of September, 1987 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, the applicant appeared in behalf of herself; and

WHEREAS, the application was unopposed; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings of fact in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Sentinel, also as required by law.

2. The evidence shows that applicant is seeking to construct a one-family residential dwelling with insufficient lot area at premises located above.

3. The evidence presented by the applicant substantiated the fact that a 10,194 sq. ft. lot area variance would be required in order for applicant to meet the bulk requirement for a R-1 zone.

WHEREAS, the Zoning Board of Appeals makes the following findings of law in this matter:

1. The evidence shows that the applicant will encounter practical difficulty if the variance requested is not granted because applicant cannot purchase additional land within which to construct residence.

2. The requested variance will not result in substantial detriment to adjoining properties or change the character of the neighborhood.

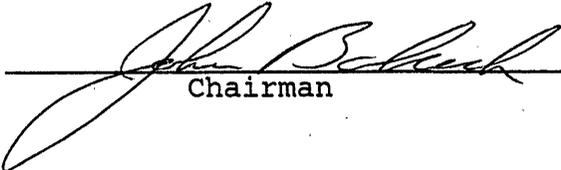
NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a 10,194 sq. ft. lot area variance to applicant in accordance with plans submitted to the Building Inspector and presented at the public hearing.

BE IT FURTHER,

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and applicant.

Dated: September 28, 1987.


Chairman

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

86-46

Date: 7/29/87

- I. ✓ Applicant Information:
- (a) Elizabeth Mc Evoy, Box 203, Burlington, NY 10722 (914) 783-5384
(Name, address and phone of Applicant) (Owner) 733-4010
 - (b) William IANNONE & William Chambers, Washingtonville, NY 10990
(Name, address and phone of purchaser or lessee)
 - (c) John E. Bacht, Jr, 38 Scotchtown Ave, Warden, NY 10994 (914) 294-7941
(Name, address and phone of attorney) Box 419
 - (d) CAROL HOGAN c/o CIA Joseph Green, ~~Washingtonville~~, Washingtonville, NY 10990
(Name, address and phone of broker)

II. ✓ Application type:

- Use Variance
- Sign Variance
- Area Variance
- Special Permit

III. ✓ Property Information:

- (a) Res JWIN ARCHA ROAD 55-1-23.3 125x284
(Zone) (Address) (S B L) (lot size) 3/4 acre ±
- (b) What other zones lie within 500 ft.? NONE
- (c) Is a pending sale or lease subject to ZBA approval of this application? YES
- (d) When was property purchased by present owner? 1986
- (e) Has property been subdivided previously? YES When? 1972
- (f) Has property been subject of variance or special permit previously? NO When? _____
- (g) Has an Order to Remedy Violation been issued against the property by the Zoning Inspector? NO
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail: NONE

IV. Use Variance:

- (a) Use Variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____, to allow:
(Describe proposal) _____

(b) The legal standard for a "Use" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

V. Area variance:

(a) Area variance requested from New Windsor Zoning Local Law, Section 48-12, Table of Use/Bulk Regs., Col. C.

Requirements	Proposed or Available	Variance Request
Min. Lot Area <u>43,560 s.f.</u>	<u>33,366 s.f.</u>	<u>10,194 s.f.</u>
Min. Lot Width _____	_____	<u>12.7 ±</u>
Reqd. Front Yd. _____	<u>60'</u>	<u>60' ±</u>
Reqd. Side Yd. <u>1</u>	<u>50.25</u>	<u>50.25'</u>
Reqd. Rear Yd. _____	_____	<u>190' ±</u>
Reqd. Street Frontage* _____	_____	<u>135 ±</u>
Max. Bldg. Hgt. _____	_____	<u>12.500 ±</u>
Min. Floor Area* _____	_____	<u>1500 ±</u>
Dev. Coverage* _____ %	_____ %	_____
Floor Area Ratio** _____	_____	_____

* Residential Districts only
** Non-residential districts only

✓ (b) The legal standard for an "AREA" variance is practical difficulty. Describe why you feel practical difficulty will result unless the area variance is granted. Also, set forth any efforts you have made to alleviate the difficulty other than this application.

The lot was subdivided in 1972; has
listed as a separate tax parcel since then.
Zoning changed since 1972 increasing lot
size. Parcel cannot be used for any other
purpose other than single family residence.

VI. Sign Variance:

(a) Variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.

Requirements	Proposed or Available	Variance Request
Sign 1 _____	_____	_____
Sign 2 _____	_____	_____
Sign 3 _____	_____	_____
Sign 4 _____	_____	_____
Sign 5 _____	_____	_____
Total _____ sq.ft.	_____ sq.ft.	_____ sq.ft.

(b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

(c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

VII. Special Permit:

(a) Special Permit requested under New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.

(b) Describe in detail the use and structures proposed for the special permit.

VIII. Additional comments:

(a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

Plans attached. All other zoning OVIK requirements except size (area) can be met.

IX. Attachments required:

- ____ Copy of letter of referral from Bldg./Zoning Inspector.
- ____ Copy of tax map showing adjacent properties.
- ____ Copy of contract of sale, lease or franchise agreement.
- ____ Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot. *- SUBMITTED.*
- ____ Copy(ies) of sign(s) with dimensions.
- ____ Check in the amount of \$ _____ payable to TOWN OF NEW WINDSOR.
- ____ Photos of existing premises which show all present signs and landscaping.

X. AFFIDAVIT

Date July 20, 1987

STATE OF NEW YORK)
) SS.:
COUNTY OF ORANGE)

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.

Elizabeth McEvoy
(Applicant)
ELIZABETH MCEVOY

Sworn to before me this

30th day of July, 1987

John E. Bach Jr.

JOHN E BACH JR.
NOTARY PUBLIC, State of New York
No. 4526814
Qualified In Orange County
Commission Expires May 31, 1988

XI. ZBA Action:

- (a) Public Hearing date _____
- (b) Variance is _____
Special Permit is _____
- (c) Conditions and safeguards: _____

A FORMAL DECISION WILL FOLLOW
WHICH WILL BE ADOPTED BY
RESOLUTION OF ZONING BOARD OF APPEALS.

July 13, 1987.
7:30 p.m.

TOWN OF NEW WINDSOR
ORANGE COUNTY, N. Y.
OFFICE OF ZONING - BUILDING INSPECTOR

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

File No. 87-106 Date 6-12, 1987
To ELIZABETH J. McEVoy ^(owner) Wm. Jannone ~~(owner)~~
P.O. Box 203 BURLINGHAM, N.Y. 12722 ^(contract purchaser)

PLEASE TAKE NOTICE that your application dated 6-12, 1987
for permit to BUILD HOME SINGLE FAMILY
at the premises located at TWIN ARCH ROAD
55-1-23.3

is returned herewith and disapproved on the following grounds:
LOT AREA RI ZONE
REQ 43,560 - AVAILABLE 33,366 VARIANCE REQ 10,194


Building Inspector

Requirements	Proposed or Available	Variance Request
Min. Lot Area	<u>43,560</u>	<u>33,366</u>
Min. Lot Width	<u> </u>	<u>10,194</u>
Reqd. Front Yd.	<u> </u>	<u> </u>
Reqd. Side Yd.	<u>7</u>	<u>7</u>
Reqd. Rear Yd.	<u> </u>	<u> </u>

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

File No. 87-106

Date 6-12, 1987

To ELIZABETH J. MCEVOY (owner)

Wm. Dannonne (contract purchaser)

P.O. BOX 203 BURLINGHAM, N.Y. 12722

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for permit to BUILD HOME SINGLE FAMILY

at the premises located at TWIN ARCH ROAD

55-1-23.3

is returned herewith and disapproved on the following grounds:

LOT AREA R I ZONE

REQ 43,560 - AVAILABLE 33,366 VARIANCE REQ 10,194

Michael P. Beech
Building Inspector

Requirements	Proposed or Available	Variance Request
Min. Lot Area	43,560	33,366
Min. Lot Width		10,194
Reqd. Front Yd.		
Reqd. Side Yd.	1	1
Reqd. Rear Yd.		
Reqd. Street Frontage*		
Max. Bldg. Hgt.		
Min. Floor Area*		
Dev. Coverage*	%	%
Floor Area Ratio**		%

* Residential Districts only
** Non-residential districts only

TOWN OF NEW WINDSOR, ORANGE COUNTY, N. Y.

Examined.....19.....
Approved.....19.....
Disapproved a/c.....
Permit No.

Office of Building Inspector
Michael L. Babcock
Town Hall, 555 Union Avenue
New Windsor, New York 12550
Telephone 565-8807

Refer -
Planning Board.....
Highway.....
Sewer.....
Water.....
Zoning Board of Appeals.....

APPLICATION FOR BUILDING PERMIT

Pursuant to New York State Building Code and Town Ordinances

Date..... 6/9 19.87

INSTRUCTIONS

- a. This application must be completely filled in by typewriter or in ink and submitted in duplicate to the Building Inspector.
- b. Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram which is part of this application.
- c. This application must be accompanied by two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.
- d. The work covered by this application may not be commenced before the issuance of a Building Permit.
- e. Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.
- f. No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

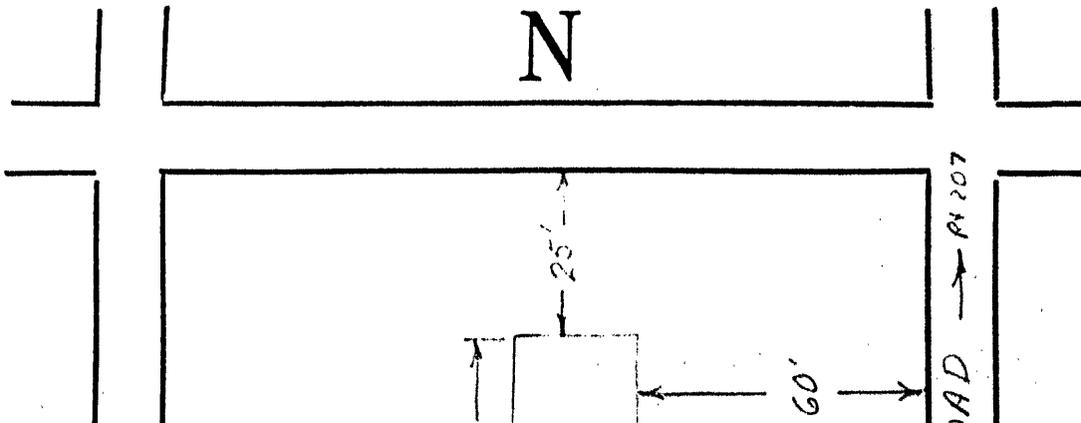
APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions or alterations, or for removal or demolition or use of property, as herein described. The applicant agrees to comply with all applicable laws, ordinances, regulations and certifies that he is the owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner, that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application.

William DeWane
.....
(Signature of Applicant)

Rt. 208, Washingtonville, N.Y. 12992
.....
(Address of Applicant)

PLOT PLAN

NOTE: Locate all buildings and indicate all set-back dimensions.
Applicant must indicate the building line or lines clearly and distinctly on the drawings.



Highway.....
Sewer.....
Water.....
Zoning Board of Appeals.....

Date..... 6/9 1987.....

INSTRUCTIONS

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- b. Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram which is part of this application.
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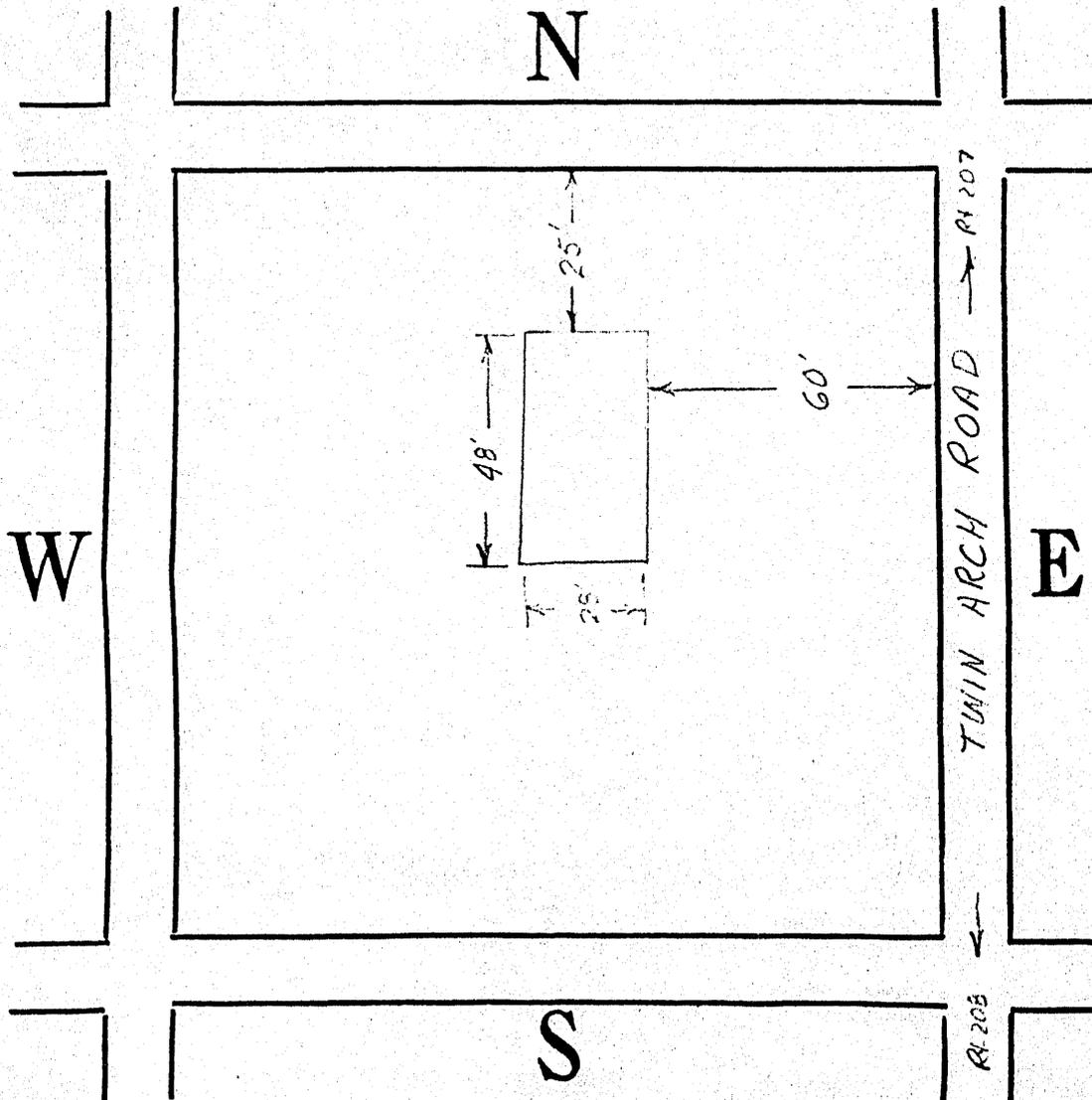
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William Pennino
(Signature of Applicant)

Rt. 208 Washingtonville N.Y. 12992
(Address of Applicant)

PLOT PLAN

NOTE: Locate all buildings and indicate all set-back dimensions.
Applicant must indicate the building line or lines clearly and distinctly on the drawings.



Name of Owner of Premises Elizabeth J. McEvey
 Address 1101 E. 23rd St. Birmingham, Ala. 35202 Phone
 Name of Architect Home Planners, Inc.
 Address 1514 GRAND RIVER AVE. DETROIT, MICHIGAN 48227 Phone
 Name of Contractor William J. Annans
 Address Rt. 203, Washingtonville, N.Y. 12992 Phone 914-496-4917
 State whether applicant is owner, lessee, agent, architect, engineer or builder... builder
 If applicant is a corporation, signature of duly authorized officer.

(Name and title of corporate officer)

1. On what street is property located? On the W side of Twin Arch Rd
 (N. S. E. or W.)
 and 2000 feet from the intersection of Route 507
2. Zone or use district in which premises are situated Res.
3. Tax Map description of property: Section 15 Block 1 Lot 507
4. State existing use and occupancy of premises and intended use and occupancy of proposed construction:
 a. Existing use and occupancy Detached Single-Family Residence b. Intended use and occupancy Single-Family Residence
5. Nature of work (check which applicable): New Building Addition Alteration Repair Removal
 Demolition Other
6. Size of lot: Front 125' Rear 112.33' Depth 59.14' Front Yard 00' Rear Yard 230' Side Yard 25'
 Is this a corner lot? 1/2
7. Dimensions of entire new construction: Front 42' Rear 42' Depth 28' Height 20' Number of stories 1 1/2
8. If dwelling, number of dwelling units 1. Number of dwelling units on each floor 1
 Number of bedrooms 3 Baths 2 Toilets 3
 Heating Plant: Gas Oil Electric / Hot Air Hot Water
 If Garage, number of cars 1
9. If business, commercial or mixed occupancy, specify nature and extent of each type of use 1/14
10. Estimated cost \$50,000 Fee
 (to be paid on filing this application)

Costs for the work described in the Application for Building Permit include the cost of all the construction and other work done in connection therewith, exclusive of the cost of the land. If final cost shall exceed estimated cost, an additional fee may be required before the issuance of Certificate of Occupancy.

IMPORTANT

REQUIRED INSPECTIONS OF CONSTRUCTION — YOU MUST CALL FOR THESE

Other inspections will be made in most cases, but those listed below must be made or Certificate of Occupancy may be withheld. Do not mistake an unscheduled inspection for one of those listed below. Unless an inspection report is left on the site, if one of these inspections has not been approved, and it is improper to continue beyond that

Address: 1000 10th St, New York, NY 10001 Phone: 212-123-4567

State whether applicant is owner, lessee, agent, architect, engineer or builder: builder

If applicant is a corporation, signature of duly authorized officer.

(Name and title of corporate officer)

1. On what street is property located? On the W side of Twin Arch Rd
(N. S. E. or W.)
and 2000 feet from the intersection of Power St

2. Zone or use district in which premises are situated Res

3. Tax Map description of property: Section 55 Block 1 Lot 5

4. State existing use and occupancy of premises and intended use and occupancy of proposed construction:

a. Existing use and occupancy vacant land b. Intended use and occupancy Single Fam. Residence

5. Nature of work (check which applicable): New Building Addition Alteration Repair Removal
Demolition Other

6. Size of lot: Front 45' Rear 112.33' Depth 22.44' Front Yard 60' Rear Yard 230' Side Yard 25'
Is this a corner lot? no

7. Dimensions of entire new construction: Front 48' Rear 48' Depth 28' Height 20' Number of stories 1 1/2

8. If dwelling, number of dwelling units 1. Number of dwelling units on each floor 1
Number of bedrooms 3 Baths 2 Toilets 3
Heating Plant: Gas Oil Electric /Hot Air Hot Water
If Garage, number of cars 1

9. If business, commercial or mixed occupancy, specify nature and extent of each type of use 1/11

10. Estimated cost \$50,000 Fee
(to be paid on filing this application)

Costs for the work described in the Application for Building Permit include the cost of all the construction and other work done in connection therewith, exclusive of the cost of the land. If final cost shall exceed estimated cost, an additional fee may be required before the issuance of Certificate of Occupancy.

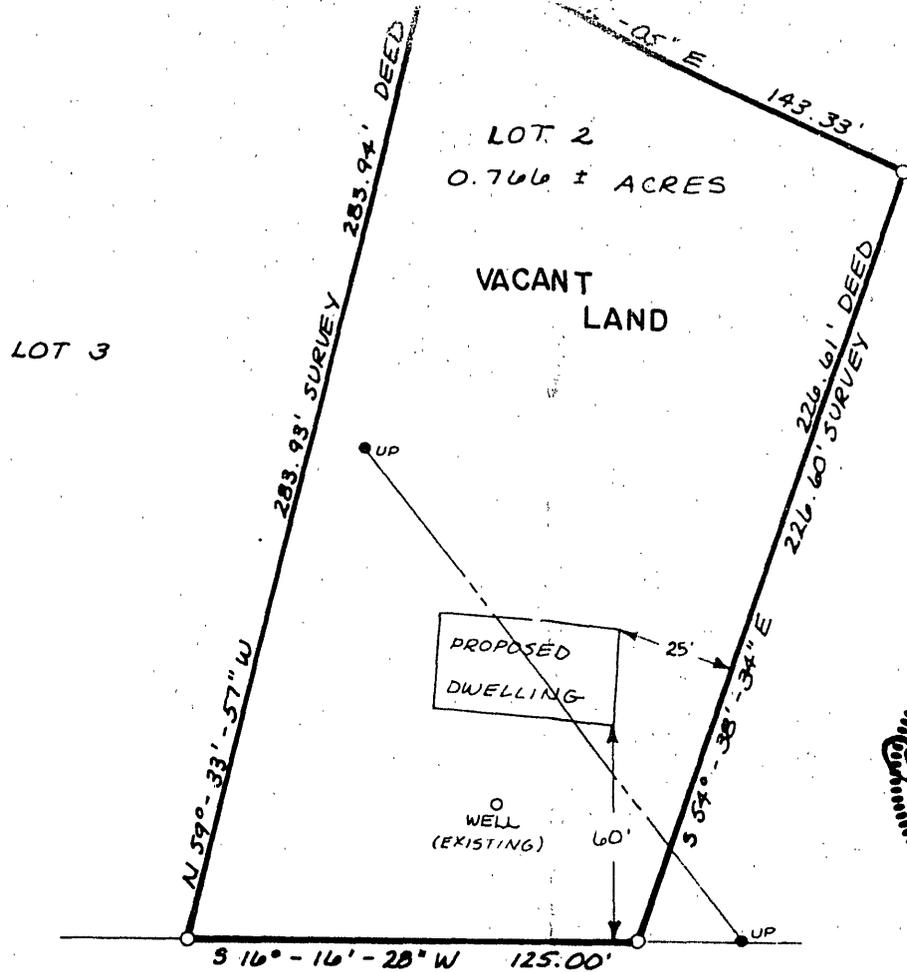
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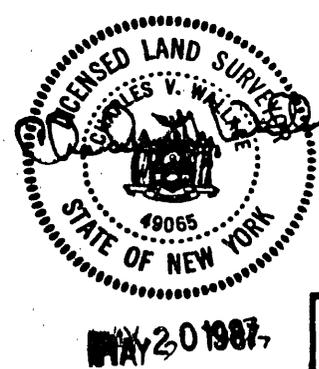
Other inspections will be made in most cases, but those listed below must be made or Certificate of Occupancy may be withheld. Do not mistake an unscheduled inspection for one of those listed below. Unless an inspection report is left on the job indicating approval of one of these inspections, it has not been approved, and it is improper to continue beyond that point in the work. Any disapproved work must be reinspected after correction.

CALL ONE DAY AHEAD FOR ALL INSPECTIONS TO AVOID DELAYS — 565-8807

- 1—When excavating is complete and footing forms are in place (before pouring).
- 2—Foundation Inspection - check here for waterproofing and footing drains.
- 3—Inspect gravel base under concrete floors, and underslab Plumbing.
- 4—When framing is completed, and before it is covered from inside, and Plumbing rough-in.
- 5—Plumbing final & final. Have on hand Electrical Inspection Data per the Board of Fire Underwriters, and final certified plot plan. Building is to be complete at this time.
- 6—Driveway inspection must meet approval of town Highway Inspector.
- 7—\$20.00 charge for any site that calls for the same inspection twice.



NOTE
 LOT NUMBERS, BEARINGS
 AND DISTANCES HAVE BEEN TAKEN
 FROM A MAP ENTITLED, "SUBDIVISION OF
 LANDS NOW OR FORMERLY OF JOHN
 HAMILTON, ET. AL.", FILED AS MAP
 NUMBER 2800 ON JUNE 15, 1972
 IN THE ORANGE COUNTY CLERKS OFFICE.



CERTIFIED TO:
 WILLIAM IANNONE & WILLIAM CHAMBERS

← TO N.Y.S. RTE. 208 TWIN ARCH ROAD → TO N.Y.S. RTE 207

LANDS TO BE CONVEYED TO:	
WILLIAM IANNONE & WILLIAM CHAMBERS	
TOWN OF NEW WINDSOR ORANGE COUNTY, NEW YORK	
CARR, WALLACE, BARKER & HINCKLEY, P.C. SURVEYING & ENGINEERING GOSHEN, FLORIDA, MONTGOMERY & WARWICK, N.Y.	
Date: <u>MAY 20, 1987</u>	Tax Map No. <u>TN: NEW WINDSOR</u>
Scale: <u>1" = 50'</u>	Sec. <u>35</u> Blk. <u>1</u> Lot <u>23.3</u>
	Map No. <u>PC-825-A 2</u>

P.O. Box 203
Burlingham, New York 12722
May 14, 1987

Town of New Windsor
Building Inspector
555 Union Avenue
New Windsor, New York

Dear Mr. Babcock:

I presently own property on Twin Arch Road,
Town of New Windsor, Section 55, Block 1, Lot 23.3.
I am in the process of selling said property to
Mr. Iannone and Mr. Chambers. I hereby authorize
Mr. Iannone/Mr. Chambers to submit to you as the
Building Inspector for the Town of New Windsor,
their building plans and application for a building
permit.

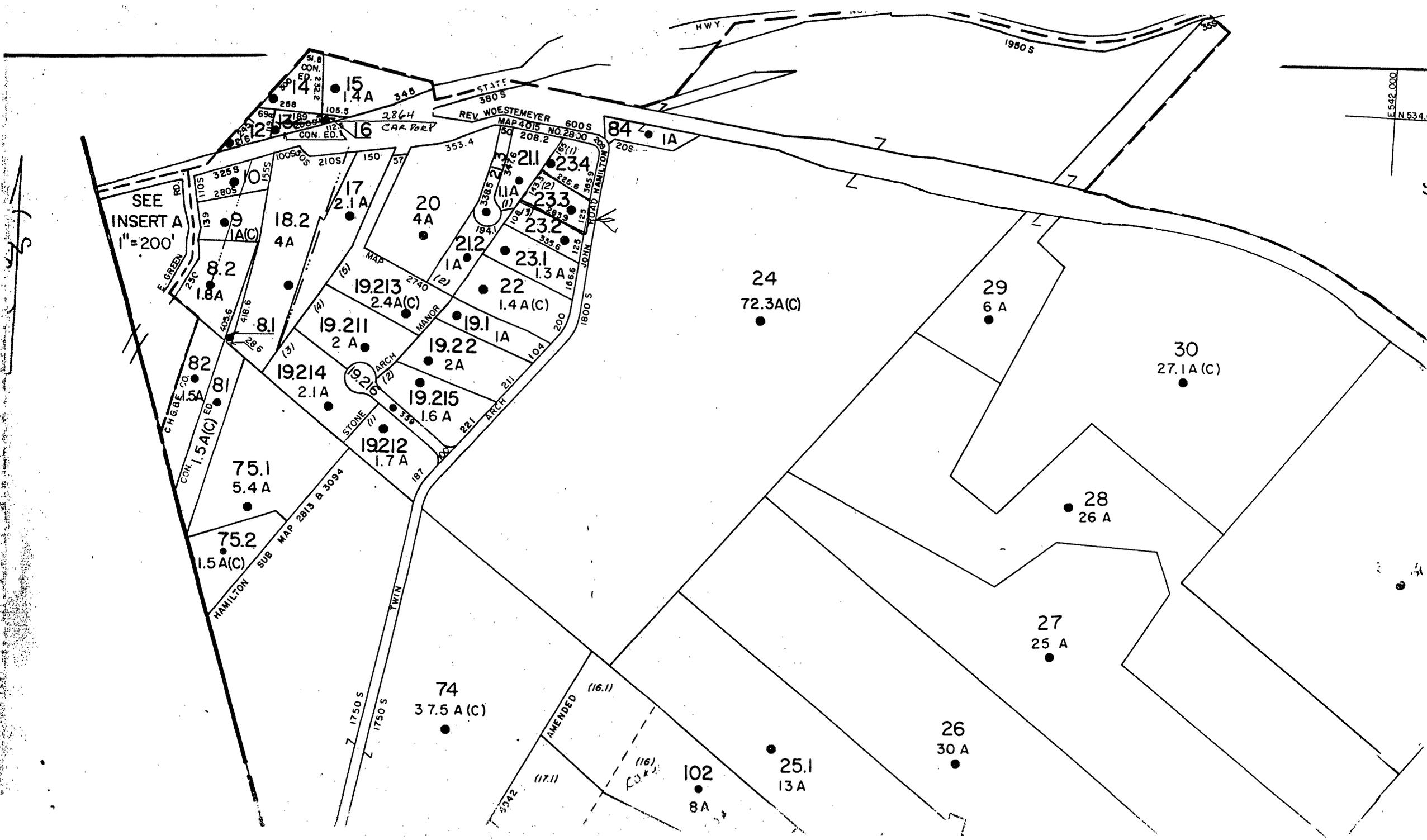
Your prompt attention to this matter will be
greatly appreciated by all parties concerned.

Thank you.

Sincerely,

Elizabeth J. McEvoy

Elizabeth J. McEvoy



SEE
INSERT A
1"=200'

14

15
1.4A

16

17
2.1A

18.2
4A

20
4A

21
1.1A

22
1.4A(C)

23
1.3A

24
72.3A(C)

29
6A

30
27.1A(C)

9
1A(C)

8.2
1.8A

8.1
2A

19.21
2A

19.22
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1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

File

September 15, 1987

Ms. Elizabeth McEvoy
P. O. Box 203
Burlingham, N. Y. 12722

RE: APPLICATION FOR AREA VARIANCE
#87-46

Dear Ms. McEvoy:

This is to confirm that the Zoning Board of Appeals made a decision to GRANT your above request for a variance at the September 14, 1987 meeting.

Formal decision will be drafted some time in the future and acted upon by the Board. You will be receiving a copy by return mail.

Very truly yours,

PATRICIA A. BARNHART
Secretary

/pab

cc: Town Planning Board
Michael Babcock, B. I.

TAD SEAMAN

John E. Bach Jr.
ATTORNEY AT LAW
P. O. BOX 61
38 SCOTCHTOWN AVENUE
GOSHEN, NEW YORK 10924
(914) 294-7941

Rec'd TA
office 4/27/87.

April 17, 1987

Mr. Michael Babcock
Town of New Windsor Building Inspector
555 Union Avenue
New Windsor, New York 12550

RE: Twin Arch Road Property,
Tax Map Parcel: 55-1-23.3 -
owned by Elizabeth McEvoy - Liber 2593 cp 234 -
Former owners: Anthony & Theresa Ciaffone -
contracted to be sold to William Iannone & William Chambers

Dear Mr. Babcock:

Please be advised that I am the attorney for Elizabeth McEvoy, current owner of the above parcel, who has entered into a contract to sell the same. I, likewise, was the attorney for her when she purchased it from Anthony and Theresa Ciaffone in October, 1986.

The realtor states you have stated the lot is not buildable and you should never have written a letter dated July 3, 1985, stating it was a "buildable lot provided all Building and Zoning regulations are followed". A copy of that letter is enclosed for your reference.

I submit your statement was a proper one for the following reasons:

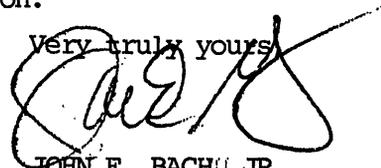
1. It was legally subdivided (Lot 2) on Subdivision Map #2800, Lands of Hamilton, June 10, 1972. (I am enclosing copy of Juen 10, 1985 survey for your review.)
2. It is separately assessed. (A copy of the 1987 Town Tax bill is also enclosed.)

If a minimum lot size for the district has changed since 1972, I submit this lot may be non-conforming as to area, but it is still legal provided the set back requirements are met. If a building permit application calls for setbacks that do not conform, then, and only then should a variance be required.

I would appreciate your reviewing this matter as soon as possible and providing a written reply.

Thank you in advance for your cooperation.

Very truly yours,



JOHN E. BACH, JR.

JEB/ag/encls.
cc Kenneth D. Johnson, Esq.
Panaro Real Estate Ms. Elizabeth McEvoy
Weichert Realtors & ERA Joseph Green Real Estate



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

July 3, 1985

To Whom It May Concern:

This letter states that Tax Map Section 55, Block 1, Lot 23.3 located on Twin Arch Road in the Town of New Windsor is a buildable lot provided all Building and Zoning regulations are followed.

Very truly yours,

Michael Babcock
Michael Babcock
Building Inspector

MB:md

MAKE CHECKS PAYABLE TO:

MARGUERITE D. MADDEN
RECEIVER OF TAXES
555 HUNTON AVE
NEW WINDSOR NY 12550

COUNTY TOWN
TAX BILL
TOWN OF NEW WINDSOR
COUNTY OF ORANGE

RECEIPT

FISCAL YEAR
01-01-87
12-31-87

WARRANT DATED 12-30-86

PROPERTY DESCRIPTION
337870 55-1-23.5- NY
FR FT- 125.00 DEPTH- 284.00
CLS-311 ROLL SECT-1 SCH-332002
LT 2 JOHN HAMILTON ETAL S

PROPERTY LOCATION
TWIN ARCH RD
ACCOUNT NUMBER
BANK CODE

TO: CIAFFONE ANTHONY
& THERESA
3 POWLER AVE
NEWBURGH NY 12550

*M/O McEvoy, Elizabeth
Box 203
BURLINGTON NY 12722*

ESTIMATED STATE AID IS
CNTY 32,487,734
TOWN 453,721

TAXES PAID BY

Elizabeth McEvoy

PLEASE RETURN ENTIRE BILL WITH YOUR PAYMENT

LEVY DESCRIPTION	FULL VALUE	TAXABLE VALUE	TAX RATE	TAX AMOUNT
COUNTY	6,500	6,500	10.701300	69.56
TOWN	6,500	6,500	8.581500	55.78
HIGHWAY ITEM 1	6,500	6,500	3.876600	25.20
RURAL FIRE	6,500	6,500	1.078700	7.01
TOTAL **				157.55
RECEIVED BY & DATE	AMOUNT	157.55	157.55	157.55
<i>M. Madden Rec'd 4/19/87</i>	PENALTY	3.15	1.58	
	TOTAL	160.70	159.13	157.55
	DATE DUE	01 MAR 87	01 FEB 87	01 JAN 87

TAXES PAID BY CHECK ARE SUBJECT TO COLLECTION

INTER-OFFICE CORRESPONDENCE

TO: TOWN PLANNING BOARD
TOWN BUILDING/ZONING INSPECTOR BABCOCK

FROM: ZONING BOARD OF APPEALS

SUBJECT: PUBLIC HEARINGS BEFORE THE ZBA - 09/14/87

DATE: September 02, 1987

Please be advised that the following public hearing(s) will be heard before the Zoning Board of Appeals on the above date:

KURTZ, IRA - AREA VARIANCE
RESLER, ANDREW - AREA VARIANCE FOR FENCE
TROTMAN, MICHAEL - AREA VARIANCE FOR FENCE
MC EVOY/IANNONE - AREA VARIANCE

I have attached hereto copies of the pertinent application(s) together with public hearing notice(s) which were published in The Sentinel.

Patricia A. Barnhart, Secretary
Zoning Board of Appeals

/pab

Attachments



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

15

August 20, 1987

ERA - Joseph Green
Route 208 South
Washingtonville, NY 10992

Re: 55-1-23.3 Elizabeth McEvoy

Dear Mr. Green:

According to our records, the attached list of property owners are within five hundred (500) feet of the above mentioned property.

The charge for this service is \$35.00, minus your deposit of \$25.00. Please remit same to the Town Clerk, Town of New Windsor, NY.

Very truly yours,

CHRISTIAN E. JAHRLING, IAO
SOLE ASSESSOR

CEJ/cp

Corcoran, Madeline &
Martin, June I.
Twin Arch Rd.
Rock Tavern, NY 12575

Elledge, Terry J. & Janet K.
Twin Arch Rd.
Rock Tavern, NY 12575

Rose, Calvin J. & Dorothy V.
Box 459
Rock Tavern, NY 12575

Woestemeyer, H. Addison
Twin Arch Rd., Box 298
Rock Tavern, NY 12575

Hulse, Charles E.
RR 1, Box 530
Campbell Hall, NY 10916

Browne, John Joseph & Margaret June
Twin Arch Rd.,
RD 1, Box 341B
Rock Tavern, NY 12575

West, Richard H. & Genevieve
Twin Arch Rd.
Rock Tavern, NY 12575

Moses, Steven R.
Marks, Beth S.
Twin Arch Rd.
Rock Tavern, NY 12575

Geffon, Michael & Lorraine
Twin Arch Rd.
Rock Tavern, NY 12575

Fuchs, Herman & Mina Lee
23 Milrose Lane
Monsey, NY 10952

A.H.F.S. Realty Corp.
Box 98A Perkinsville Rd.
Highland, NY 12528

Consolidated Edison Co.
4 Irving Place
New York City, NY

DiDonato, Carl J. & Mary R.
1 Twin Arch Rd.
Rock Tavern, NY 12575

Martin, Robert L. & Ethel M.
Box 65, Route 207
Rock Tavern, NY 12575

Congelosi, Paul J.
RD 2, Route 17K
Montgomery, NY 12549

PUBLIC NOTICE OF HEARING BEFORE
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York will hold a Public Hearing pursuant to Section 48-34A of the Zoning Local Law on the following proposition:

Appeal No. 46

Request of Elizabeth Mc Evoy

for a VARIANCE of

the regulations of the Zoning Local Law to

permit construction of one-family dwelling with insufficient lot area;

being a VARIANCE of

Section 48-12-Table of Use/Bulk Regs.-Col. C.

for property situated as follows:

West side of Twin Arch Rd., New Windsor, N.Y., known & designated as New Windsor Tax map Section 55, Block 1, Lot. 23.3.

SAID HEARING will take place on the ___ day of _____, 19___, at the New Windsor Town Hall, 555 Union Avenue, New Windsor, N. Y. beginning at ___ o'clock P. M.

Jack Babcock.
Chairman