

ZB# 87-49

Fred Zamenick

18-1-20

Prelim:

Aug. 10, 1987.

Public Hearing:

Oct. 26, 1987

Notice to Sentinel

on 9/29/87.

Collect \$25.00 fee

Area

Variance

Granted

10/26/87

#87-49.

Zamerick, Fred

General Receipt

9371

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

Oct. 27 19 57

Received of Frederick Zumbach, Jr. \$ 25.⁰⁰

Monthly - bus and car DOLLARS

For Z.B.A. - #87-49

DISTRIBUTION

FUND	CODE	AMOUNT

By Pauline Townsend

Town Clerk
Title

Williamson Law Book Co., Rochester, N. Y. 14609

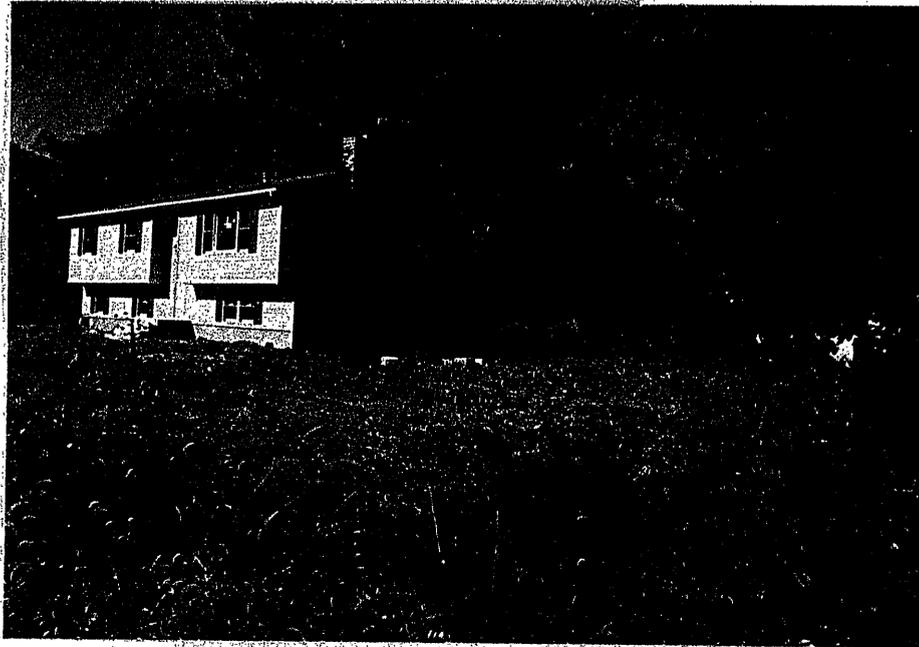


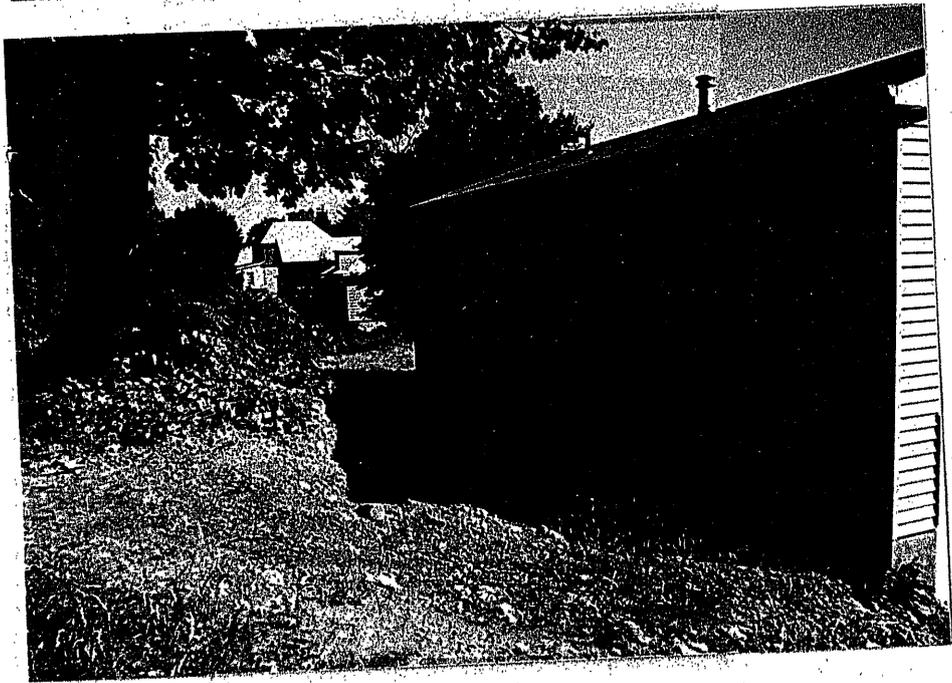
Williamson Law Book Co., Rochester, N. Y. 14609

By Arthur H. Lawless

Town Club

Title





101 - Lewis

NEW WINDSOR ZONING BOARD OF APPEALS

-----X
In the Matter of the Application of
FRED ZAMENICK

DECISION GRANTING
AREA VARIANCE

#87-49.
-----X

WHEREAS, FRED ZAMENICK, 120 Orrs Mills Road, Newburgh, New York, 12550, has made application before the Zoning Board of Appeals for a variance of the Regulations of Section 48-12 - Table of Use/Bulk Regulation to construct a deck on his one-family residential dwelling with insufficient rear yard in an R-4 zone; and

WHEREAS, a public hearing was held on the 26th day of October, 1987 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, the applicant appeared in behalf of himself; 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 deck on the rear of his one-family residential dwelling with insufficient rear yard according to the bulk regulations in an R-4 zone.

3. The evidence presented by the applicant substantiated the fact that a 6 ft. 1 in. rear yard variance is required in order for applicant to comply with the Bulk Regulations for rear yard in an R-4 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 comply with bulk regulations.

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

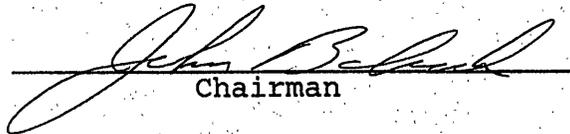
NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a 6 ft. 1 in. rear yard variance for construction of a deck attached to residential dwelling in an R-4 zone 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: November 9, 1987.


Chairman



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

File

October 27, 1987

Mr. Fred Zamenick
120 Orrs Mill Road, R. D. #4
Newburgh, N. Y. 12550

RE: APPLICATION FOR AREA VARIANCE
#87-49

Dear Mr. Zamenick:

This is to confirm that the Zoning Board of Appeals made a decision to GRANT your above request for a variance at the October 26, 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.

DATE: 10/26/87

Application #

PUBLIC HEARING -

Zamerick, Fed

(Applicant)

NAME:

ADDRESS:

Shirley Zamerick

Jose Baranski 106 Blank Avenue

Rita Mastrovoco 3 Foley Ave

Shirley Petro 109 Myrtle Ave.

William Petro 109 Myrtle ave

Paul Petro 8 Park Hill Rd,

Rose De Julio Foley Ave.

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

87-49.

Date: 9/29/89

I. ✓ Applicant Information:

- (a) FRED ZAMENICK, BLANCHE AVE EXT. (562-8502)
(Name, address and phone of Applicant) (Owner)
- (b) _____
(Name, address and phone of purchaser or lessee)
- (c) _____
(Name, address and phone of attorney)
- (d) _____
(Name, address and phone of broker)

II. Application type:

- Use Variance Sign Variance
- Area Variance Special Permit

III. ✓ Property Information:

- (a) R-4 Blanche Ave. Ext. 18-1-20 15003± SF.
(Zone) (Address) (S B L) (Lot size)
- (b) What other zones lie within 500 ft.? PI
- (c) Is a pending sale or lease subject to ZBA approval of this application? NO
- (d) When was property purchased by present owner? 11-85
- (e) Has property been subdivided previously? NO When? _____
- (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: NO

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. G.

Requirements	Proposed or Available	Variance Request
Min. Lot Area	_____	_____
Min. Lot Width	_____	_____
Reqd. Front Yd.	_____	_____
Reqd. Side Yd.	<u>1</u>	<u>1</u>
Reqd. Rear Yd.	<u>40 FT</u>	<u>6 FT 1"</u>
Reqd. Street Frontage*	_____	_____
Max. Bldg. Hgt.	_____	_____
Min. Floor Area*	_____	_____
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.

WITHOUT THE VARIANCE I CAN NOT HAVE A DECK LARGE ENOUGH TO SIT ON.

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.)

This Deck will Better the Property

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.
- Copy(ies) of sign(s) with dimensions.
- Check in the amount of \$25.00 payable to TOWN OF NEW WINDSOR.
- Photos of existing premises which show all present signs and landscaping.

X. AFFIDAVIT

Date September 29, 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.

Fredrick Zamenick Jr.
(Applicant)

Sworn to before me this

29th day of Sept., 1987.

Patricia A. Barnhart
PATRICIA BARNHART
NOTARY PUBLIC, State of New York
No. 5870775

Qualified in Orange County
Commission Expires ~~March 30, 1988~~ Aug. 31, 1989.

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.

INTER-OFFICE CORRESPONDENCE

TO: TOWN PLANNING BOARD
TOWN BUILDING/ZONING INSPECTOR BABCOCK

FROM: ZONING BOARD OF APPEALS

SUBJECT: PUBLIC HEARINGS BEFORE THE ZBA - 10/26/87

DATE: October 16, 1987

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

HORWATH, PHYLLIS - AREA VARIANCE
ZAMENICK, FRED - AREA VARIANCE
PETRO, JOHN A. - USE/AREA VARIANCES
DOYLE, STEPHEN - AREA VARIANCE
ALESTALO, ERIC - AREA VARIANCE
(Exhibits previously submitted)

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

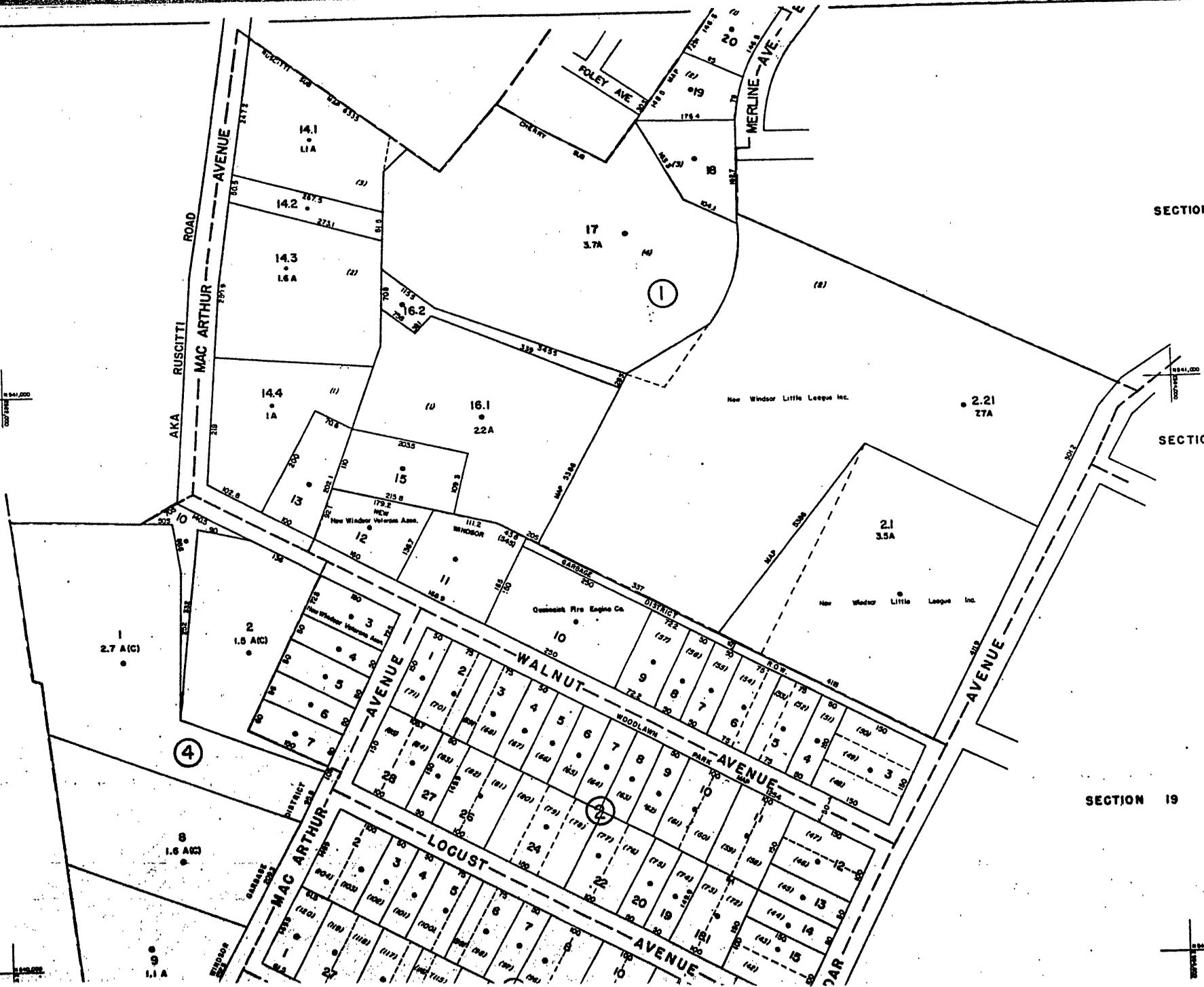
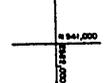
Attachments

SECTION 9

SECTION 15

SECTION 16

SECTION 19





1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

489

September 3, 1987

Fred Zamenick
Blanche Ave. Ext.
New Windsor, NY 12550

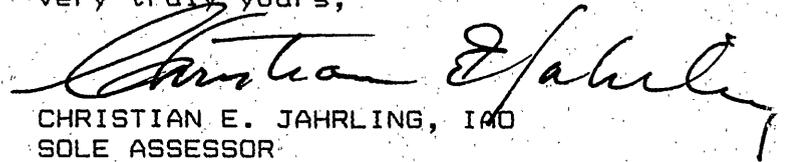
Re: 18-1-20

Dear Mr. Zamenick:

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 \$65.00, minus your deposit of \$25.00. Please remit same to the Town Clerk, Town of New Windsor.

Very truly yours,


CHRISTIAN E. JAHRLING, IMO
SOLE ASSESSOR

CEJ/cp

New Windsor Little League Inc.
90 Cedar Ave.
New Windsor, NY 12550

Cherry, Allen R. & Ruth S.
118 Cedar Ave
New Windsor, NY 12550

Park, Chung H. & Hwan I.
Osborne Hill Rd.
Fleetwood Apt. 14C
Wappinger Falls, NY 12590

Vignogna, Joseph D.
64 Myrtle Ave.
New Windsor, NY 12550

Palentino, Fannie
72 Myrtle Ave.
New Windsor, NY 12550

DeMarco, Antoinette & James A.
74 Myrtle Ave.
New Windsor, NY 12550

Crudele, James & Elvira
90 Myrtle Ave.
New Windsor, NY 12550

Argento, Nicola & Santa
116 Myrtle Ave.
New Windsor, NY 12550

Spoto, Alfonso & Rosalia
118 Myrtle Ave.
New Windsor, NY 12550

DiChiaro, Vincent A. & Theresa
122 Myrtle Ave.
New Windsor, NY 12550

Yonnone, Cosmo & Carmela
78 Merline Ave.
New Windsor, NY 12550

Yannone, Thomas J. & Hazel M.
80 Merline Ave.
New Windsor, NY 12550

Yannone, Gus J. & Anna
82 Merline Ave
New Windsor, NY 12550

McDermott, Ronald M. & Lari-Sue
88 Merline Ave
New Windsor, NY 12550

Gilfeather, Robert J. & Rose H.
90 Merline Ave.
New Windsor, NY 12550

Komar, Michael
96 Merline Ave.
New Windsor, Ny 12550

Carlstrom, James J. & Anna R.
106 Merline Ave.
New Windsor, NY 12550

Petro, John
8 Park Hill Dr.
New Windsor, NY 12550

Vignogna, Daniel Sr. & Margaret
111 Myrtle Ave.
New Windsor, NY 12550

Petro, William & Shirley
109 Myrtle Ave.
New Windsor, NY 12550

DeWitt, James J.
101 Myrtle Ave.
New Windsor, NY 12550

Jollie, Edward L.
32 Willow Lane
New Windsor, NY 12550

Hotaling, Richard & Maryann
95 Myrtle Ave.
New Windsor, NY 12550

Mott, Arthur D. & Clara
91 Myrtle Ave.
New Windsor, NY 12550

Yannone, Cosmo & Stephanie
67 Myrtle Ave.
New Windsor, NY 12550

Homin, John F. & Frances
91 Merline Ave
New Windsor, NY 12550

Hotaling, Richard D. & Josephine
14 Goodman Ave.
New Windsor, NY 12550

Mullarkey, John
16 Goodman Ave.
New Windsor, NY 12550

Smith, Donald J. & Edith
24 Goodman Ave.
New Windsor, NY 12550

Augustine, Walter R.
121 Blanche Ave.
New Windsor, NY 12550

McDaniel, Edmund M. & Barbara M.
123 Blanche Ave.
New Windsor, NY 12550

Rizzo, Michael & Christine
125 Blanche Ave.
New Windsor, NY 12550

O'Brien, John T.
127 Blanche Ave.
New Windsor, NY 12550

Cifers, Willie M. & Barbara
120 Blanche Ave.
New Windsor, NY 12550

Ulrich, John J. Jr. & Georgia C.
122 Blanche Ave.
New Windsor, NY 12550

Shanley, Brian & Catherine
118 Blanche Ave.
New Windsor, NY 12550

Hilfiger, Robert & Jo Ann
116 Blanche Ave.
New Windsor, NY 12550

Guaragna, Guido W. & Margaret A.
114 Blanche Ave.
New Windsor, NY 12550

Hamilton, David K. & Cheryl A.
74 Lawrence Ave.
New Windsor, NY 12550

Oliver, William R.
PO Box 4035
New Windsor, NY 12550

Salamotoff, Connie
84 Lawrence Ave.
New Windsor, NY 12550

Naclerio, John & Stephanie
87 Merline Ave.
New Windsor, NY 12550

Ryan, Walter T. & Arlene M
77 Merline Ave.
New Windsor, NY 12550

Ponessi, Paul L. & Dorina R.
73 Merline Ave.
New Windsor, NY 12550

Smith, Arthur & Eileen M.
76 Melrose Ave.
New Windsor, NY 12550

Bothwell, James W. & Karen M.
RD 2, Box 285 Mt. Airy Rd.
New Windsor, NY 12550

Fornal, Stanley J. Jr.
87 Lawrence Ave.
New Windsor, NY 12550

Konosov, Vladimir
77 Lawrence Ave.
New Windsor, NY 12550

Town of New Windsor
555 Union Ave.
New Windsor, NY 12550

Aug. 10th
Prelim

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

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

File No. 87-107

Date 6/24, 1987

To Frederick & Linda Zamenick Jr
1201 Orps Mill Rd
Newburgh, N.Y.

PLEASE TAKE NOTICE that your application dated 6/24, 1987
for permit to Build Deck on back of house in R-4 Zone
at the premises located at Blanche Ave

is returned herewith and disapproved on the following grounds:

Need 40ft from house to Rear Yard - You will
Have only 33.9 Feet. Need Variance of 6. Ft. 1"

John Finnegan
Building Inspector

Requirements	Proposed or Available	Variance Request
Min. Lot Area		

OFFICE OF ZONING - BUILDING INSPECTOR

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

File No. 87-107

Date 6/24, 1987

To Frederick & Linda Zamenick Jr
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John Finnegan
 Building Inspector

Requirements	Proposed or Available	Variance Request
Min. Lot Area		
Min. Lot Width		
Reqd. Front Yd.		
Reqd. Side Yd.	<u>1</u>	<u>1</u>
Reqd. Rear Yd.	<u>40 Ft</u>	<u>33.9</u>
Reqd. Street Frontage*		<u>6 Ft 1"</u>
Max. Bldg. Hgt.		
Min. Floor Area*		
Dev. Coverage*	<u>%</u>	<u>%</u>
Floor Area Ratio**		

* Residential Districts only
 ** Non-residential districts only

Name of Owner of Premises FREDERICK + LINDA ZAMENICK
 Address 1201 ORRS Mill RD RD-4 Newburgh NY Phone 534-9999
 Name of Architect.....
 Address..... Phone.....
 Name of Contractor SCHOONMAKER HOMES
 Address 1 Holiday Park RD Newburgh NY Phone 564-7701
 State whether applicant is owner, lessee, agent, architect, engineer or builder: OWNER
 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 BLANCHE AVE N/S
 (N. S. E. or W.)
 and 0 feet from the intersection of BLANCHE / MERLINE
2. Zone or use district in which premises are situated R4
3. Tax Map description of property: Section 18 Block 1 Lot 20.0
4. State existing use and occupancy of premises and intended use and occupancy of proposed construction:
 - a. Existing use and occupancy ONE FAMILY RES.
 - b. Intended use and occupancy DECK
5. Nature of work (check which applicable): New Building..... Addition..... Alteration..... Repair..... Removal.....
 Demolition..... Other.....
6. Size of lot: Front 146 Rear 146 Depth 115 Front Yard 27.5 Rear Yard 47.9 Side Yard 31.0
 Is this a corner lot? NO
7. Dimensions of entire new construction: Front 18 Rear..... Depth 14 Height..... Number of stories.....
8. If dwelling, number of dwelling units..... Number of dwelling units on each floor.....
 Number of bedrooms..... Baths..... Toilets.....
 Heating Plant: Gas..... Oil..... Electric...../Hot Air..... Hot Water.....
 If Garage, number of cars.....
9. If business, commercial or mixed occupancy, specify nature and extent of each type of use.....
10. Estimated cost \$ 200 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 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

Address 1. HOLIDAY PARK RD. Newburgh N.Y. Phone 564-7701

State whether applicant is owner, lessee, agent, architect, engineer or builder: OWNER
If applicant is a corporation, signature of duly authorized officer.

(Name and title of corporate officer)

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(N. S. E. or W.)
and 0 feet from the intersection of Blanche / Merline
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a. Existing use and occupancy ONE Family Res. b. Intended use and occupancy Deck
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If Garage, number of cars.....
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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.

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.....19.....

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.

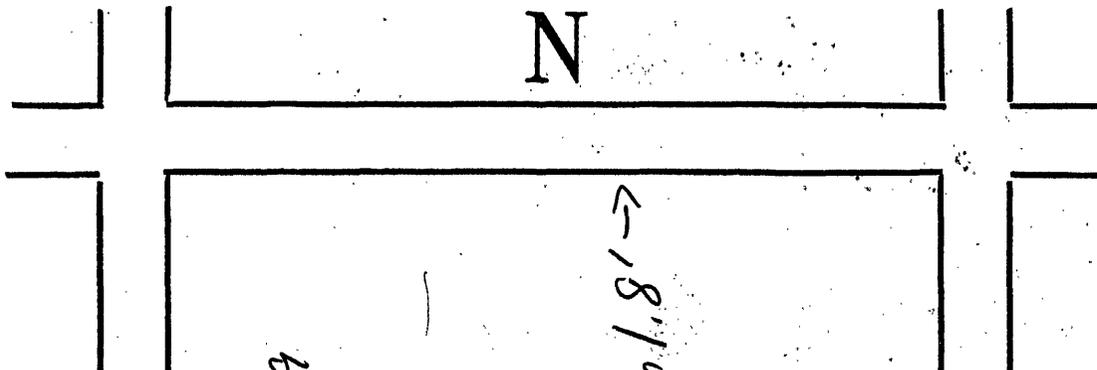
APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions or alterations, or for removal or demolition or use of property, as herein 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.

Judeid Zement
(Signature of Applicant)

.....
(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.



47.9
14
33.9

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

Pursuant to New York State Building Code and Town Ordinances

Date.....19.....

INSTRUCTIONS

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- 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.

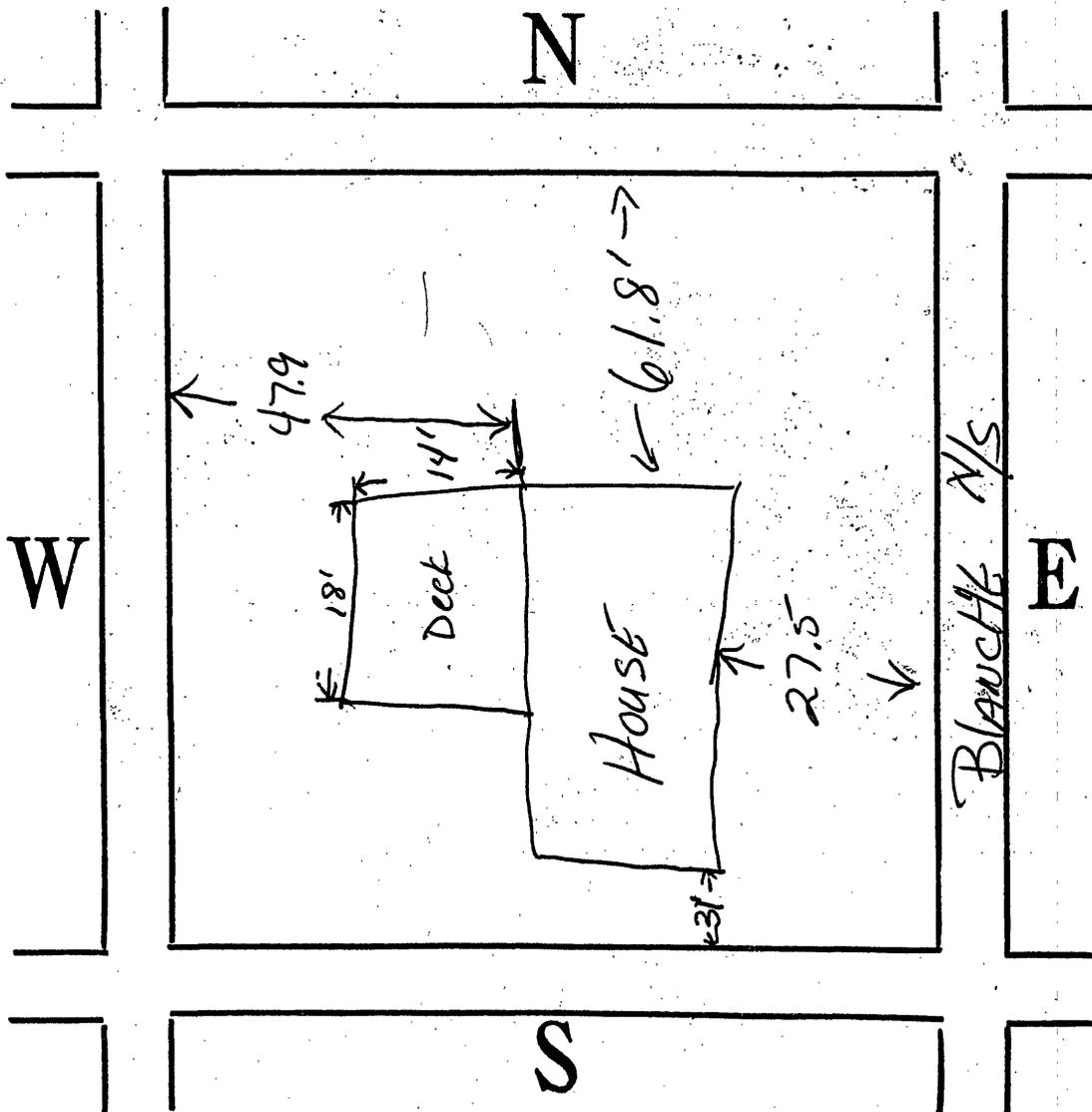
APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions or alterations, or for removal or demolition or use of property, as herein 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.

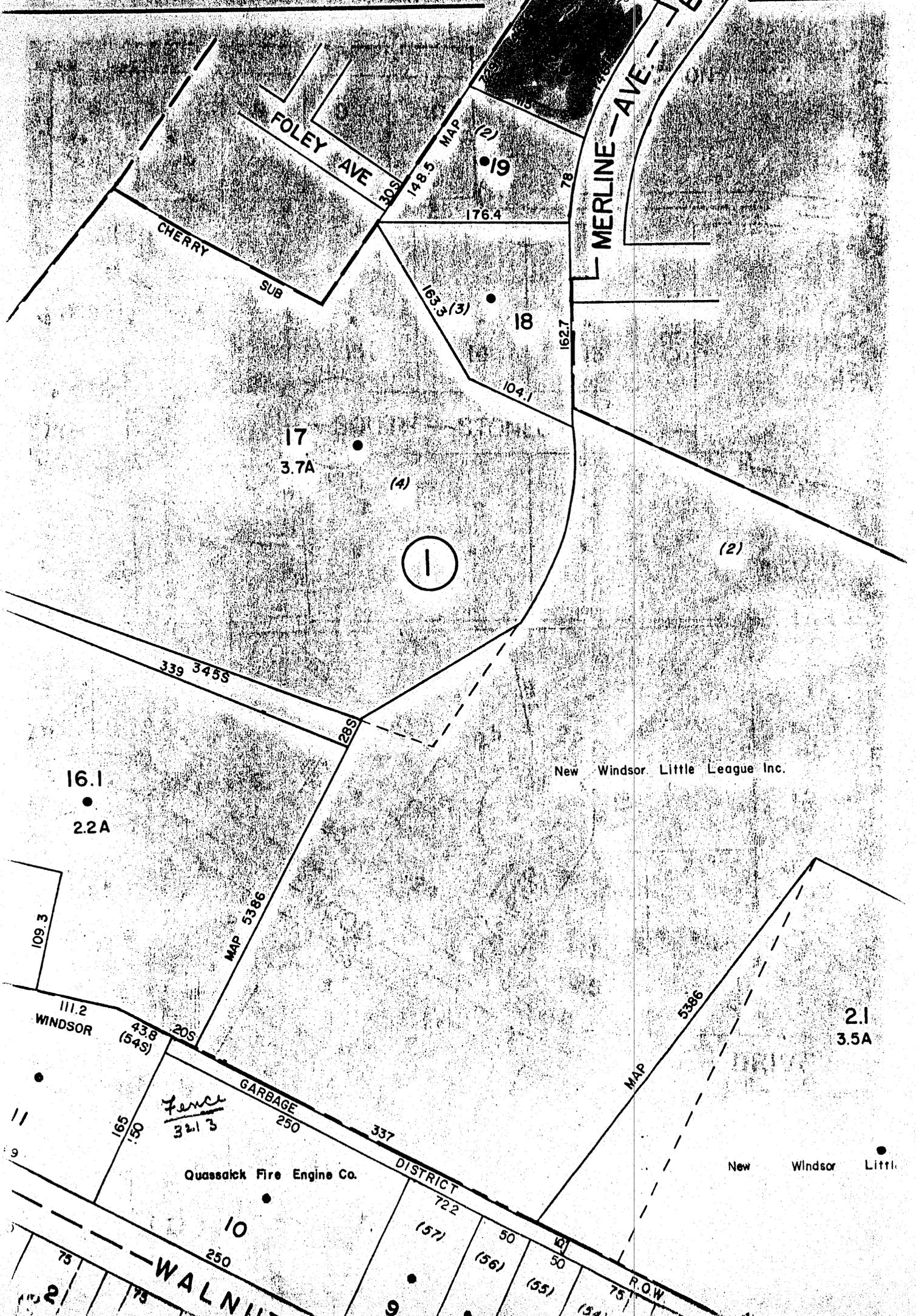
Frederic Zameal
 (Signature of Applicant)

.....
 (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.





FOLEY AVE

CHERRY SUB

MERLINE AVE

339 3455

16.1
2.2A

New Windsor Little League Inc.

109.3

MAP 5386

111.2
WINDSOR

43.8
(54S)

Fence
3213

Quassaick Fire Engine Co.

GARBAGE

250

337

DISTRICT

722

(57)

50

(56)

50

(55)

R.O.W.

WALNUT

2.1
3.5A

New Windsor Little

17
3.7A

(4)

1

163.3 (3)

18

104.1

176.4

MAP 1485

19

(2)

78

162.7

(2)

2

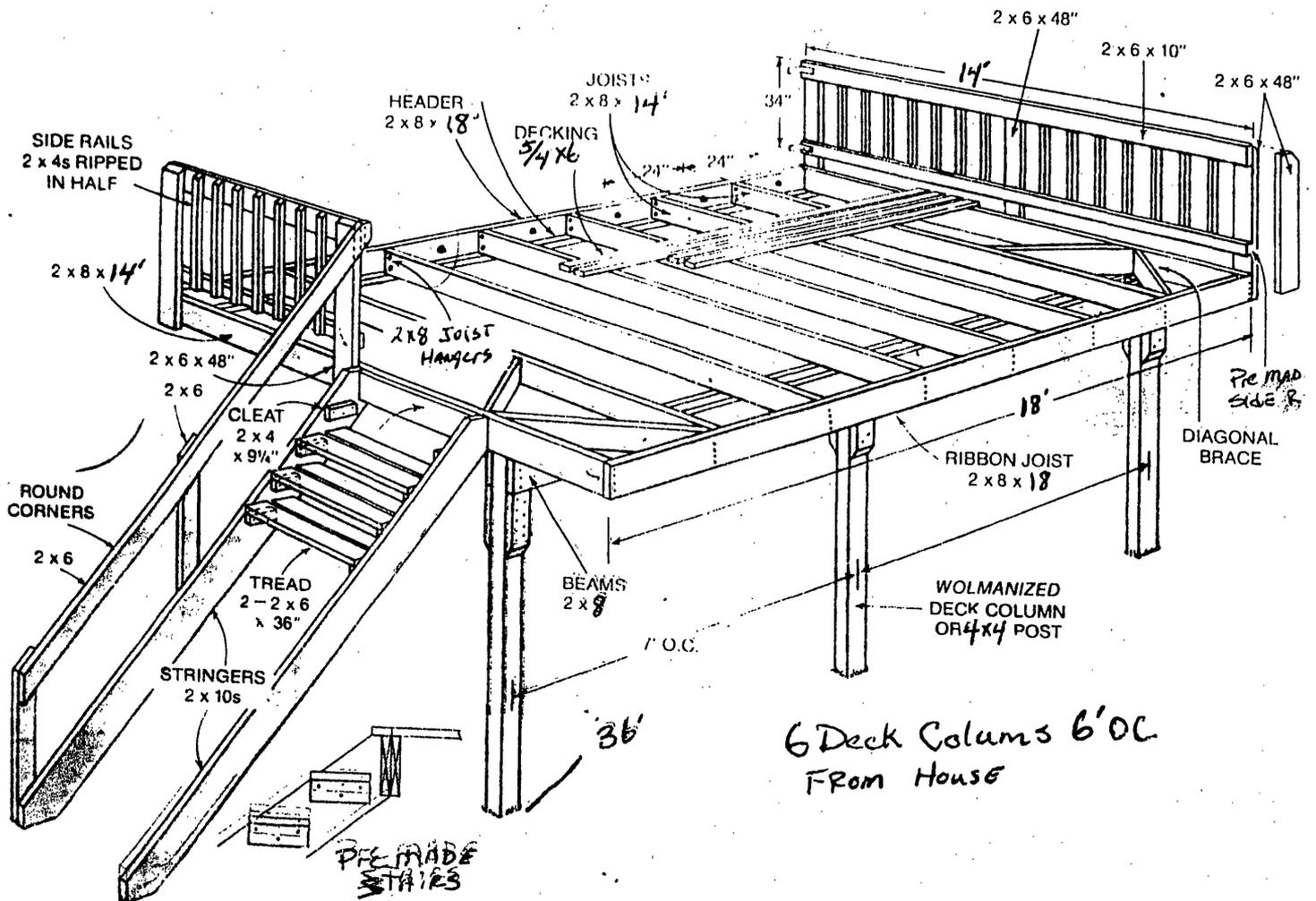
9

(54)

410

FREDERICK & LINDA ZAMENICK

Deck (14 x 18)



210-444

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

064672

THIS INDENTURE, made the 22nd day of November, nineteen hundred and eighty-five
BETWEEN ALLEN R. CHERRY and RUTH CHERRY, residing at 118
Cedar Avenue, New Windsor, New York 12550

party of the first part, and FREDRICK F. ZAMENICK, JR., and LINDA ANN
ZAMENICK, 120 Orrs Mill Road, R.D. #4, Newburgh, New York 12550

party of the second part,

WITNESSETH, that the party of the first part, in consideration of

-----TEN AND NO/100 (\$10.00)-----dollars,

lawful money of the United States, and other good and valuable considerations paid
by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or
successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate,
lying and being in the Town of New Windsor, County of Orange and State
of New York and more particularly bounded and described as
follows:

Lot #1 on a map entitled "Plan for Allen R. Cherry" dated 8-7-85
and last revised 9/25/85 made by Elias D. Grevas L.S. #45879,
and filed in the Orange County Clerk's Office on 10-15-85 as
filed map #7291, futher described as follows:

BEGINNING at a point in the northwesterly line of Merline Avenue,
said point being at the intersection of said line with the south-
westerly line of the "City Park" Subdivision (filed Map No. 647),
and running thence the following courses:

1. Along said northwesterly line of Merline Avenue, as extended
for the Ruscitti Subdivision (filed Map No. 6286), S 49° 00' 50"
W, 50.00' to a point of curvature;
2. Still along said roadline, on curve to the left having a
radius of 301.17' and an arc length of 96.50' to a point;
3. Leaving said roadline, and running along the northeasterly
line of Lot 2, as shown on the above-referenced Cherry Sub-
division map, N 52° 19' 59" W, 114.96' to a point;
4. Along the southeasterly line of the "Clancy Terrace" Sub-
division (filed Map No. 645), N 48° 15' 00" E, 146.50' to a
point;
5. Along the southwesterly line of the "City Park" Subdivision

ECT. 18
BLK. 1
LOT 2.23

party of the first part, and FREDRICK F. ZAMENICK, JR., and LINDA ANN ZAMENICK, 120 Orrs Mill Road, R.D. #4, Newburgh, New York 12550

party of the second part,

WITNESSETH, that the party of the first part, in consideration of

-----TEN AND NO/100 (\$10.00)-----dollars, lawful money of the United States, and other good and valuable considerations paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of New Windsor, County of Orange and State of New York and more particularly bounded and described as follows:

Lot #1 on a map entitled "Plan for Allen R. Cherry" dated 8-7-85 and last revised 9/25/85 made by Elias D. Grevas L.S. #45879, and filed in the Orange County Clerk's Office on 10-15-85 as filed map #7291, futher described as follows:

BEGINNING at a point in the northwesterly line of Merline Avenue, said point being at the intersection of said line with the southwesterly line of the "City Park" Subdivision (filed Map No. 647), and running thence the following courses:

SECT. 18
BLK. 1
LOT 2.23

1. Along said northwesterly line of Merline Avenue, as extended for the Ruscitti Subdivision (filed Map No. 6286), S 49° 00' 50" W, 50.00' to a point of curvature;
2. Still along said roadline, on curve to the left having a radius of 301.17' and an arc length of 96.50' to a point;
3. Leaving said roadline, and running along the northeasterly line of Lot 2, as shown on the above-referenced Cherry Subdivision map, N 52° 19' 59" W, 114.96' to a point;
4. Along the southeasterly line of the "Clancy Terrace" Subdivision (filed Map No. 645), N 48° 15' 00" E, 146.50' to a point;
5. Along the southwesterly line of the "City Park" Subdivision, S 52° 55' 00" E, 101.53' to the point or place of BEGINNING.

CONTAINING 15,003 square feet, 0.344 Acres of land, more or less.

BEING a portion of the same premises described in a deed to ALLEN R. and RUTH CHERRY from EDWARD and PAULINE STARR by deed dated May 31, 1978 and recorded in the Orange County Clerk's Office in Liber 2100 at page 370.

STATE OF NEW YORK, COUNTY OF ORANGE

ss:

On the 22nd day of November, 1985, before me personally came ALLEN R. CHERRY and RUTH CHERRY

to me known to be the individual s described in and who executed the foregoing instrument, and acknowledged that they executed the same.

Vincent J. Tangredi
Notary Public

VINCENT J. TANGREDI
Notary Public, State of New York
No. 4737.15
Qualified in Orange County
Term Expires March 30, 1987

STATE OF NEW YORK, COUNTY OF

ss:

On the day of 1985, before me personally came to me known, who, being by me duly sworn, did depose and say that he resides at No.

that he is the of

, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

STATE OF NEW YORK, COUNTY OF

ss:

On the day of 19, before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

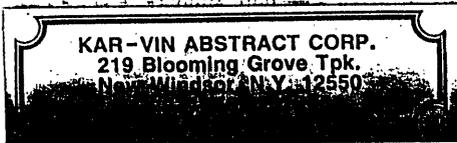
STATE OF NEW YORK, COUNTY OF

ss:

On the day of 19, before me personally came the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No.

that he knows

to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.



Bargain and Sale Deed

WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE No.

ALLEN R. CHERRY and RUTH CHERRY

TO

FREDERICK F. and LINDA ANN ZAMENICK, JR.

SECTION

BLOCK

LOT

COUNTY OR TOWN

H/ H/ 2

RETURN BY MAIL TO:

JERALD FIEDELHOLTZ, P. C.
P. O. Box 4088
New Windsor, New York 12550

Zip No.

John N. ...

Recording Office.

99, 985.
164 day
9/13
per 2443
186

Mex...

Vincent J. Tangredi
Notary Public

VINCENT J. TANGREDI
Notary Public, State of New York
No. 4707, 15
Qualified in Orange County
Term Expires March 30, 1987

STATE OF NEW-YORK, COUNTY OF

SS:

STATE OF NEW YORK, COUNTY OF

983

On the _____ day of _____, 19____, before me personally came _____ to me known, who, being by me duly sworn, did depose and say that he resides at No. _____;

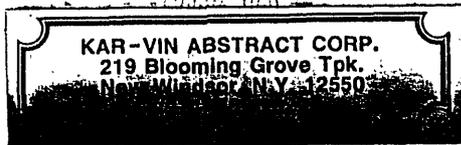
that he is the of _____

_____ the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

On the _____ day of _____, 19____, before me personally came _____ the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No. _____;

that he knows _____

_____ to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.



Bargain and Sale Deed
WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE No. _____

ALLEN R. CHERRY and
RUTH CHERRY

TO

FREDERICK F. and LINDA ANN
ZAMENICK, JR.

SECTION
BLOCK
LOT
COUNTY OR TOWN

41-42

RETURN BY MAIL TO:

JERALD FIEDELHOLTZ, P. C.
P. O. Box 4088
New Windsor, New York 12550
Zip No. _____

John N. ...

Reserve this space for use of Recording Office.

LIBER 2443 PG 188

RECEIVED
\$ 40.00
REAL ESTATE
NOV 25 1985
TRANSFER TAX
ORANGE
COUNTY 1017

Orange County Clerk's Office, Sys.
Recorded on the 15th day
of May, 1985 at 9:43
o'clock M. in Liber 2443
at page 186
and Examined.
Thomas J. Murphy