

**ZB# 88-24**

**Donald Wilson**

**16-1-11**

#88-24-

Wilson, Donald

Bellevue

May 9, 1988

Public Hearing

June 13, 1988

Notice to

Sequestered on 5/26/88

~~Collect Fee~~  
25.00

Area Variance  
Granted 6/13/88

CK # 3010  
\$ 25.00

General Receipt

9897

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

June 15 19 88

Received of Donald Wilson \$ 25.<sup>00</sup>/<sub>100</sub>

Twenty-five and 00 DOLLARS  
100

For Spring Board Application Fee - #88-24

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>Check 3010</u>		<u>\$25.<sup>00</sup></u>

By Pauline H. Townsend

Town Clerk

Title

*file*

NEW WINDSOR ZONING BOARD OF APPEALS

-----x

In the Matter of the Application of

DECISION GRANTING  
AREA VARIANCE

DONALD WILSON

#88-24.

-----x

WHEREAS, DONALD WILSON, 17 Veronica Avenue, New Windsor, New York, 12550, has made application before the Zoning Board of Appeals for a variance for construction of a two-car garage in the front yard of the property at above location in an R-4 zone; and

WHEREAS, a public hearing was held on the 13th day of June, 1988 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, 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 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 permission to construct a two-car garage in the front yard of property at the above location in an R-4 zone.

3. The evidence presented by Applicant substantiated the fact that the garage cannot be placed in another position on the property in order to conform with the bulk regulations.

4. The evidence shows that the applicant will encounter practical difficulty if the variance requested is not granted.

5. The requested variance will not result in substantial detriment to adjoining properties or change the character of the neighborhood which is residential in nature.

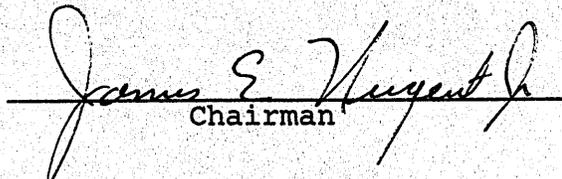
NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a 21 ft. 6 in. front yard variance for construction of a two-car garage in the front yard as stated above 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: June 27, 1988.

  
Chairman



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK

June 15, 1988

Mr. Donald Wilson  
17 Veronica Avenue  
New Windsor, N. Y. 12550

RE: APPLICATION FOR AREA VARIANCE - GARAGE  
#88-24

Dear Mr. Wilson:

This is to confirm that the Zoning Board of Appeals at its June 13, 1988 meeting voted to grant the above application for an area variance.

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  
Enclosure

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

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

5/9

7:30

Town Hall  
bring PLANS  
pictures  
etc.

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

File No. 88-116

Date 4/4, 1988

To Donald L. Wilson

17 Veramiga Ave. Tele 562-7188

New Windsor, N.Y. 13550

PLEASE TAKE NOTICE that your application dated 4/4/88, 1988

for permit to Put 2 CAR GARAGE ON Property

at the premises located at 17 Veramiga Ave R-4 Zone

12 - 1 - 11

is returned herewith and disapproved on the following grounds:

Have 13 Feet 6 Inches Need 35 Ft This is Front Yard  
Need VARIANCE OF 21' 6"

John Finnegan  
Building Inspector  
Post Zoning

Requirements	Proposed or Available	Variance Request
Min. Lot Area		
Min. Lot Width		
Rear Front Yd		

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

File No. 88-116

Date 4/4, 1988

To Donald L. Wilson

17 Veronica Ave. Tele 562-7188

New Windsor, N.Y. 13550

PLEASE TAKE NOTICE that your application dated 4/4/88, 19

for permit to Put 2 CAR GARAGE ON Property

at the premises located at 17 Veronica Ave R-4 Zone

16 - 1 - 11

is returned herewith and disapproved on the following grounds:

Have 13 Feet 6 Inches. Need 35 Ft This is Front Yard  
Need VARIANCE OF 21' 6"

John Ferragamo  
Building Inspector  
Post zoning

Requirements	Proposed or Available	Variance Request
Min. Lot Area		
Min. Lot Width		
Reqd. Front Yd. 35	13' 6"	21' 6"
Reqd. Side Yd. 7	7	7
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.....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.

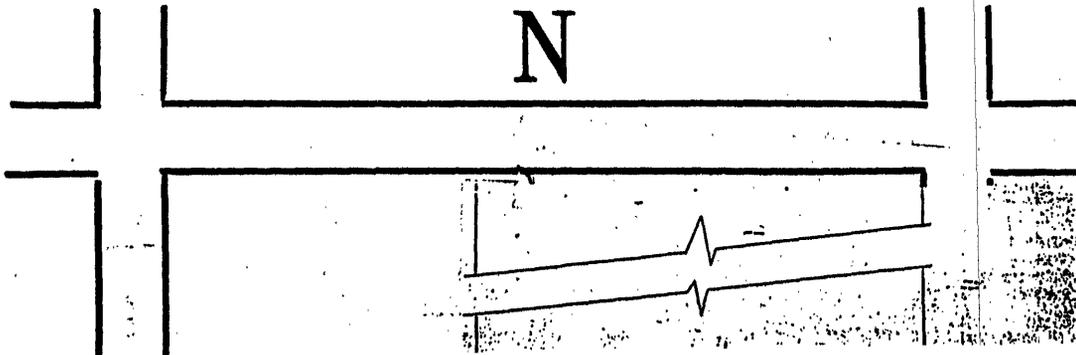
APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions or alterations, or for removal or demolition or use of property, as herein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

.....  
(Signature of Applicant)

..... 17 Vermin Ave., New Windsor, NY  
(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.



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

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.
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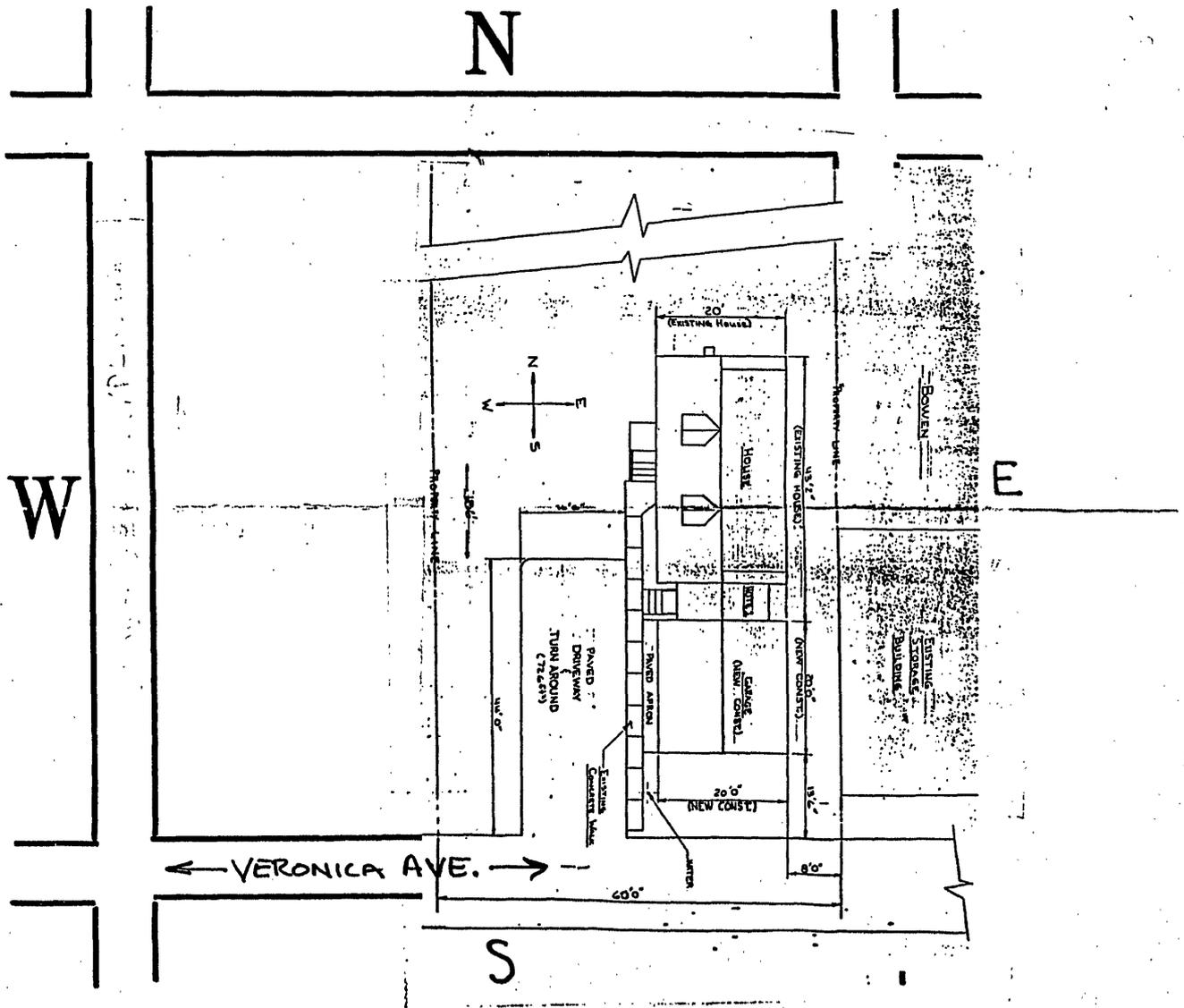
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*[Signature]*  
 (Signature of Applicant)

17 Veronica Ave., New Windsor, NY  
 (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 ..... Donald L. Wilson .....  
Address 17 Veronica Ave. New Windsor, N.Y. .... Phone 562-7188 .....  
Name of Architect Donald L. Wilson .....  
Address 17 Veronica Ave. New Windsor, N.Y. .... Phone 562-7188 .....  
Name of Contractor .. Donald L. Wilson .....  
Address .. 17 Veronica Ave. New Windsor, N.Y. .... Phone 562-7188 .....  
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 North side of Veronica Ave.  
(N. S. E. or W.)  
and 700 ft. feet from the intersection of Veronica Ave. and Cedar Ave.
2. Zone or use district in which premises are situated ... residential .....
3. Tax Map description of property: Section.... 16 ..... Block.... 1 ..... Lot..... 11 .....
4. State existing use and occupancy of premises and intended use and occupancy of proposed construction:  
a. Existing use and occupancy 1 family res. .... b. Intended use and occupancy 2 car garage .....
5. Nature of work (check which applicable) : New Building..... Addition..  Alteration..... Repair..... Removal.....  
Demolition..... Other.....
6. Size of lot: Front 60' Rear 85' Depth 186' Front Yard 33.5' Rear Yard 109' Side Yard 32'  
Is this a corner lot?.. NO.
7. Dimensions of entire new construction: Front 20' Rear 20' Depth 20' Height 12' Number of stories 1
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.. 2...
9. If business, commercial or mixed occupancy, specify nature and extent of each type of use.....  
.....
10. Estimated cost \$9,000.00 ..... Fee \$65.00 .....  
(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

Address: 17 Veronica Ave, New Windsor, N.Y. Phone 562-7188

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 North side of Veronica Ave. (N. S. E. or W.) and 700 ft feet from the intersection of Veronica Ave. and Cedar Ave.

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

3. Tax Map description of property: Section 16 Block 1 Lot 11

4. State existing use and occupancy of premises and intended use and occupancy of proposed construction: a. Existing use and occupancy 1 family res. b. Intended use and occupancy 2 car garage

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

6. Size of lot: Front 60' Rear 85' Depth 186' Front Yard 33.5' Rear Yard 109' Side Yard 32'

Is this a corner lot? NO

7. Dimensions of entire new construction: Front 20' Rear 20' Depth 20' Height 12' Number of stories 1

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 2

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

10. Estimated cost \$9000.00 Fee \$65.00 (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

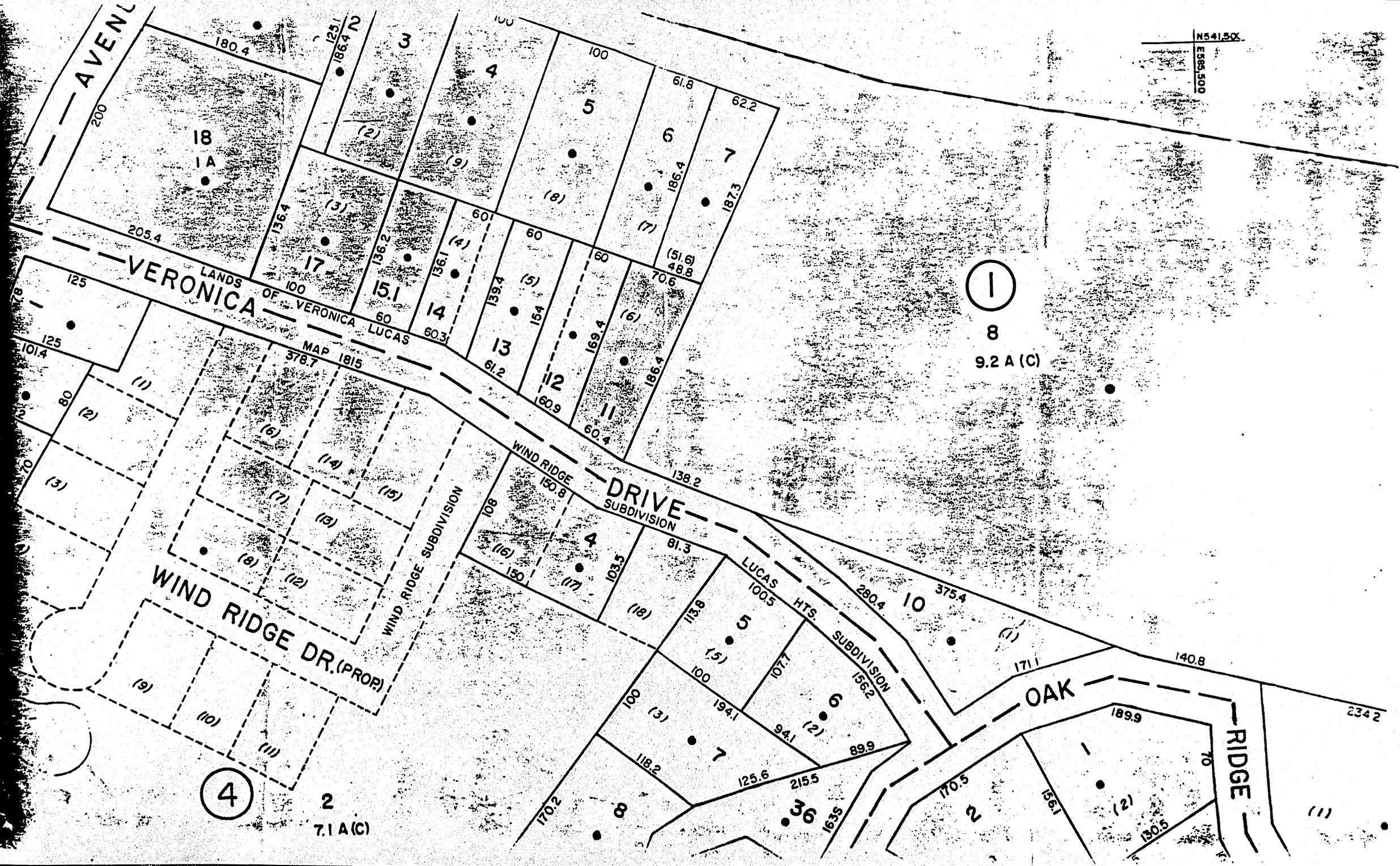
REQUIRED INSPECTIONS OF CONSTRUCTION - YOU MUST CALL FOR THESE

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

- 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.

N 541.50'  
E 685.50'



AVENUE

VERONICA LUCAS

WIND RIDGE DRIVE SUBDIVISION

LUCAS HTS. SUBDIVISION

WIND RIDGE DR. (PROP.)

OAK

RIDGE

4

2  
7.1 A (C)

1

8  
9.2 A (C)

18  
1A

17  
(3)

15.1  
(4)

14  
(5)

13  
(6)

12  
(7)

11  
(8)

10  
(9)

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(10)

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(11)

7  
(12)

6  
(13)

5  
(14)

4  
(15)

3  
(16)

2  
(17)

1  
(18)

36

2

(2)

(1)

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. 24

Request of Donald L. Wilson

for a VARIANCE of the regulations of the Zoning Local Law to permit Construction of a two (2) car garage with insufficient front yard

being a VARIANCE of Section 48 - 12 table of use/bulk regulations Col. B for property situated as follows:

17 Veronica Avenue

New Windsor, NY

12550

SAID HEARING will take place on the 13<sup>th</sup> day of June, 1988., at the New Windsor Town Hall, 555 Union Avenue, New Windsor, N. Y. beginning at 7:30 o'clock P. M.

James Nugent  
Chairman

TOWN OF NEW WINDSOR  
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

# 88-34

Date: 5/13/88

I. ✓ Applicant Information:

- (a) Donald L. Wilson 17 Veronica Ave. 562-7188  
(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  Interpretation

III. ✓ Property Information:

- (a) B-4 17 Veronica Ave. 16-1-11 60 x 186 ±  
(Zone) (Address) (S B L) (Lot size)
- (b) What other zones lie within 500 ft.? N/A
- (c) Is a pending sale or lease subject to ZBA approval of this application? No
- (d) When was property purchased by present owner? Nov. 1973
- (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: 10 x 12 Metal Storage shed - old

IV. Use Variance: N/A

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

- (b) <sup>N/A</sup> 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.

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V. Area variance: ✓

- (a) Area variance requested from New Windsor Zoning Local Law, Section 48-12, Table of use/bulk Regs., Col. B.

Requirements	Proposed or Available	Variance Request
Min. Lot Area		
Min. Lot Width		
Reqd. Front Yd. <u>35</u>	<u>13'6"</u>	<u>21'6"</u>
Reqd. Side Yd. <u>1</u>		
Reqd. Rear Yd.		
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.

Placement of the proposed 2 Car garage would either block access to the rear of the property or/and cause cramping of the garage to the adjacent property (Pustala) as the adjacent house is only 3-5 ft from property line. An installation at the rear of the property would in effect require paving of the side yard and a good portion of the rear yard, diminishing the usefulness of a shaded, large lawn area.

VI. Sign Variance: <sup>N/A</sup>

- (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) <sup>N/A</sup> Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

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

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VII. Interpretation: <sup>N/A</sup>

- (a) Interpretation requested of New Windsor Zoning Local Law, Section \_\_\_\_\_, Table of \_\_\_\_\_ Regs., Col. \_\_\_\_\_.

- (b) Describe in detail the proposal before the Board:

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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.)

Installation of the garage as shown allows access without backing/driving directly into the street. All driveways/turnarounds will be paved. With the garage in this location the full width and depth of the lot can be utilized. Siding for the garage will match existing house aluminum siding.

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.





1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK

30

May 13, 1988

Mr. Donald L. Wilson  
17 Veronica Avenue  
New Windsor, NY 12550

Re: 16-1-11

Dear Mr. Wilson:

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 \$45.00, minus your deposit of \$25.00.

Please remit same to the Town Clerk, Town of New Windsor, NY.

Very truly yours,

*Leslie Cook*

LESLIE COOK  
Acting Assessor

lsc/po  
Attachments

Calvary Cemetery  
c/o Church of St. Patrick  
55 Grand Street  
Newburgh, NY 12550

Critelli, Franklin P. & Rachelle A.  
2 Bradford Terrace ✓  
New Windsor, NY 12550

D'Alessandro, Nicola & Annina  
6 Bradford Terrace ✓  
New Windsor, NY 12550

Friedle, George R.  
8 Bradford Terrace  
New Windsor, NY 12550

*Nasty* ( Rapp, James B. & Isabel ✓  
10 Bradford Terrace  
New Windsor, NY 12550

Henry, George & Marie  
12 Bradford Terrace  
New Windsor, NY 12550

Wright, Ronald J. & Elizabeth ✓  
14 Bradford Terrace  
New Windsor, NY 12550

Craig, Alfred & Anna  
16 Bradford Terrace  
New Windsor, NY 12550

Boehm, Joan  
PO Box 1104  
Newburgh, NY 12550

Hughley, Otis & Maria Diaz  
2 Oakridge Dr.  
New Windsor, NY 12550

Maushart, Ambrose Y. Nellie  
6 Oakridge Dr.  
New Windsor, NY 12550

Pustola, Henry & Jane  
15 Veronica Ave.  
New Windsor, NY 12550 *Present*

Danow, Kevin, ETAL ✓  
1170 Broadway  
New York, NY 10001

Handy, Roberta J.  
11 Veronica Ave.  
New Windsor, NY 12550

Bergin, Kenneth W. & Karen L.  
9 Veronica Ave.  
New Windsor, NY 12550

Nahow, Alexander & Louise  
7 Veronica Ave. ✓  
New Windsor, NY 12550

Casey, Thomas J. & Cathy ✓  
55 Cedar Ave.  
New Windsor, NY 12550

Greene, James R. & Janet ✓  
1 Oakridge Dr.  
New Windsor, NY 12550

Anzovino, III, Peter & Patricia K. ✓  
3 Oakridge Dr.  
New Windsor, NY 12550

Rosenblum, Margaret ✓  
5 Oakridge Dr.  
New Windsor, NY 12550

Ahmed, Sohail & Noshin  
59 Cedar Ave.  
New Windsor, NY 12550

Budney, Clifford J. & Patricia M. ✓  
12-14 Veronica Ave.  
New Windsor, NY 12550

Dreyer, Gary & Darla ✓  
18 Veronica Ave.  
New Windsor, NY 12550

Anniballi, Richard Z. & Wilma S. ✓  
20-22 Veronica Ave.  
New Windsor, NY 12550

Anderson, Donald J. & Ernestine J. ✓  
4 Oakridge Dr.  
New Windsor, NY 12550

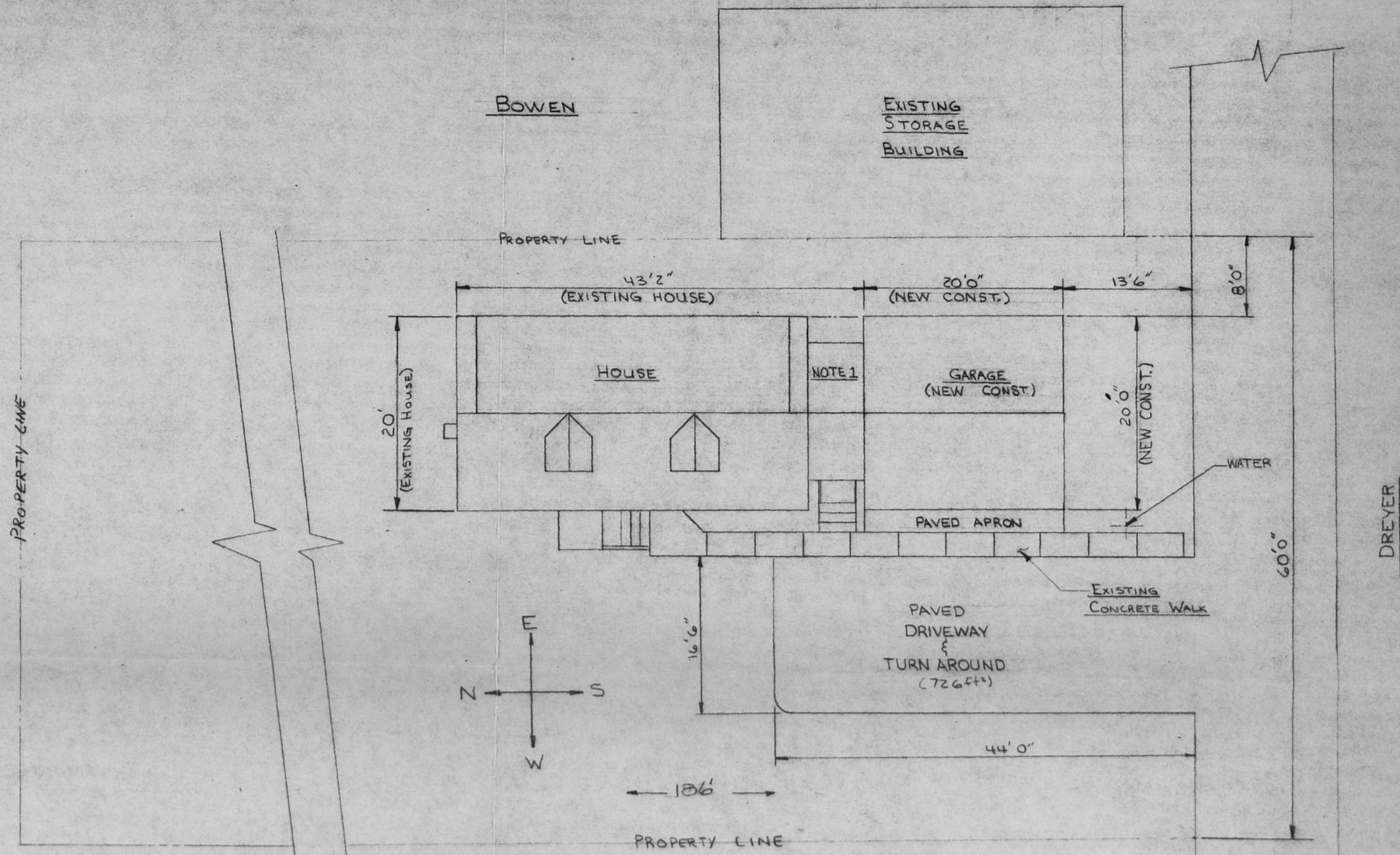
Gonzales, Jr., Raymond & Barbara  
16 Veronica Dr.  
New Windsor, NY 12550

Costantino, John & Diane M.  
10 Oakridge Dr.  
New Windsor, NY 12550

Gambino, William J. & Lucy B.  
8 Oakridge Dr.  
New Windsor, NY 12550

Etri, William A. & Rose M.  
10 Oakridge Dr.  
New Windsor, NY 12550

✓  
McQuiston, Hubert A. & Susanna  
63 Cedar Ave.  
New Windsor, NY 12550



NOTE:

1. EXISTING PORCH

SCALE: 1/8" = 1' 1/4"

TITLE:	LOT PLAN - ATTACHED GARAGE (20'X20')
FOR:	DON WILSON 17 VERONICA AVE. NEW WINDSOR, N.Y. 12550
BY:	D. L. WILSON
DATE:	JUNE 26, 1986