

**ZB# 89-10**

**Allen Hicks**

**59-2-27**

#89-10 - Hicks, Allen - lot width

Prelim.

3/13/89

(Pull old file #86-12)

~~Had to have a~~

~~Public Hearing~~

3/17/89. Amended Notice of Denial requested by Board. from B.G.

3/16/89. Allen Hicks to call when list is ready - Pat to add date to P.H. notice & publish.

Public Hearing:

Apr. 24, 1989 -

Collect fee \$25.00

(no fee rec'd)

Area variance

Granted

on 4/24/89

#89-10 - Hicks, Allen - lot width

Prelim.

3/13/89

(Pull old file #86-12)

~~Hicks Allen~~

~~Public Hearing~~

3/13/89. Amended Notice of Denial requested by Board. from B.S.

3/16/89. Allen Hicks to call when list is ready - Pat to add date to P.H. notice & publish.

Public Hearing:

Apr. 24, 1989 -

Collect Fee \$25.00

(no fee rec'd)

Area variance

Granted

on 4/24/89

# General Receipt

10544

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

May 5, 1989

Received of Alan Salick \$ 25.00

Twenty-five and 00/100 DOLLARS

For Z.B.A. Application Fee - #89-10

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>Check #8</u>		

By Pauline D. Townsend

Town Clerk

Title

cc file

NEW WINDSOR ZONING BOARD OF APPEALS

-----x

In the Matter of the Application of  
ALLEN HICKS

DECISION GRANTING  
AREA VARIANCES

#89-10.

-----x

WHEREAS, ALLEN HICKS, 280 North Route 303, Congers, New York 10920, has made application before the Zoning Board of Appeals for (1) 32 ft. lot width and (2) 410 s.f. lot area variances for purposes of construction of a singlefamily residence on the corner of Windsor Terrace and Valley View Drive in an R-4 zone; and

WHEREAS, a public hearing was held on the 24th day of April, 1989 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, Applicant was present in behalf of himself;

WHEREAS, the application was not opposed by adjacent property owners present for the hearing; 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 vary the bulk regulations for a R-4 zone with regard to lot width and lot area in order to construct a single family dwelling.
3. The evidence presented by Applicant substantiated the fact that a variance for less than the allowable lot width and lot area would be required in order for Applicant to construct the proposed single family dwelling and that denial of same would cause practical difficulty to Applicant since relief sought by Applicant is not substantial in relation to the required bulk regulations.
4. The requested variances will not result in substantial detriment to adjoining properties or change the character of the neighborhood.
5. The requested variance will produce no effect on the population density or governmental facilities.

6. That there is no other feasible method available to Applicant which can produce the necessary results other than the variance procedure.

7. The interest of justice would be served by allowing the the granting of the requested variances.

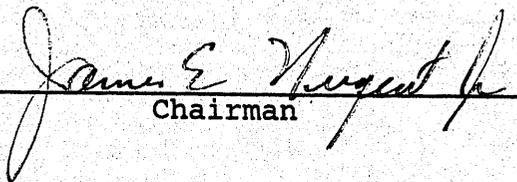
NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT the above variances sought by Applicant in accordance with plans submitted and filed with Building Inspector.

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: May 8, 1989.

  
Chairman

4/28/89 - Public Hearing - #89-10 - Hicks

Name: Address:

W. Collins Beaver Dam  
Mary Jane Hinkelbrecht Birchwood Lane SM  
Harvey J. Mulholland Mendocino Rd SM  
Stephen H. Delgado Valley Dr SM  
Larry Morahan Valley Dr SM

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. 10.

Request of Allen K. Hicks

for a VARIANCE of

the regulations of the Zoning Local Law to

permit construction of one family

residential dwelling w/ insufficient lot area & lot width

being a VARIANCE of

Section 48-12 - Table of Use/Bulk Regs. - Cols. C+D

for property situated as follows:

Corner of Valley View Road & Windsor Terrace,

New Windsor, N.Y. - known & designated

as Tax Map Section 59 - Blk. 2 - Lot 27.

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.

James Nugent.  
Chairman

TOWN OF NEW WINDSOR  
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

# 89-10.

Date: 3/16/89.

I. Applicant Information:

- (a) Allen K. Nicks 280 Rt 203 Congers N.Y. 10920. 914-268 6884  
(Name, address and phone of Applicant) Yes.  
(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) Resid. Valley View Rd/Windsor Ter 59-2-27 21,370 ft  
(Zone) (Address) (S B L) (Lot size)
- (b) What other zones lie within 500 ft.? Residential
- (c) Is a pending sale or lease subject to ZBA approval of this application? N/A
- (d) When was property purchased by present owner? 1986
- (e) Has property been subdivided previously? NO When? \_\_\_\_\_
- (f) Has property been subject of variance or special permit previously? Yes When? 1986
- (g) Has an Order to Remedy Violation been issued against the property by the Zoning Inspector? \_\_\_\_\_
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail: N/A

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) 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: C & D.

Requirements	Proposed or Available	Variance Request
Min. Lot Area <u>21,780 #</u>	<u>21,370 #</u>	<u>410 #</u>
Min. Lot Width <u>100</u>	<u>75.22'</u>	<u>24.88 FT</u>
Reqd. Front Yd. <u>35</u>	<u>40</u>	
Reqd. Side Yd. <u>15/15</u>	<u>20   24.2</u>	<u>1</u>
Reqd. Rear Yd. <u>35</u>	<u>103.4</u>	
Reqd. Street Frontage* <u>100</u>	<u>75.22</u>	
Max. Bldg. Hgt. _____	<u>28 FT.</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 would become an unbuildable lot and become worthless.  
A variance was granted for this lot for the same violations 2 1/2 years ago.  
did not realize that a variance could expire.

VI. Sign Variance: N/A

(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.

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- (c) 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: *N/A*

- (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.)

✓

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IX. ✓ Attachments required:

- ✓ Copy of letter of referral from Bldg./Zoning Inspector.
- ✓ Copy of tax map showing adjacent properties.
- N/A* 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.
- N/A* 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 3/16/89.

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.

X. Allen R. Hunt  
(Applicant)

Sworn to before me this  
16th day of March, 1989.

Patricia A. Barnhart

**PATRICIA A. BARNHART**  
Notary Public, State of New York  
No. 01BA4904434  
Qualified in Orange County  
Commission Expires August 31, 1991.

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.



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK

(34)

March 29, 1989

Allen K. Hicks  
280 North Route 303  
Conger, NY 10920

Re: Variance List for Tax Map Parcel 59-2-27

Dear Mr. Hicks:

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 \$55.00, 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

LC/po  
Attachments

✓  
X Rakowiecki, Joseph E.  
Station Rd.  
Salisbury Mills, NY 12577

X Haight, Robert R.  
PO Box 27  
Salisbury Mills, NY 12577

X Goodrich, Paul S. & Donna M.  
Box 138A, RD #1  
Salisbury Mills, NY 12577

X Weider, Arthur  
552 Laguardia Place  
New York, NY 10012

X Remba, Frances H.  
Windsor Terrace  
Salisbury Mills, NY 12577

X Sutton, Francis E. & Marianne  
RD #4, Windsor Terrace  
Salisbury Mills, NY 12577

X The County of Orange  
F/B/O Beaver Dam Lake Prot. & Rehab. District  
265 Main St.  
Goshen, NY 10924

X Best, Hermina & Charles  
c/o Kilkes  
4 Park Forest Dr.  
Pittsford, NY 14534

X Collins, William & Margaret  
16 Valley Dr.  
Salisbury Mills, NY 12577

X Willson, Robert & Joanne  
RD #1, Box 161  
Valley View Dr.  
Salisbury Mills, NY 12577

X Blauth, Sr. George D.  
RD #4, Windsor Terrace  
Salisbury Mills, NY 12577

X Delgado, Stephen H. & Bertha  
RD #1, Box 142  
Valley Drive  
Salisbury Mills, NY 12577

X Cahill, Conor & Anne Rita  
141A Valley Dr.  
Salisbury Mills, NY 12577

X Gisselbrecht, Jr. George L. & Mary Jane  
RD #1  
Salisbury Mills, NY 12577

① Shepard, Edwin L. & Ann Saweikis-Shepard  
141 Valley View Dr.  
New Windsor, NY 12550

X Rinaldi, James V.  
12 Scotchtown Ave.  
Goshen, NY 10924

X Salas, Michael & Annette  
Windsor Rd.  
Salisbury Mills, NY 12577

X Mullholland, Harry G. & Eva M.  
RD #1, Box 158  
Windsor Rd.  
Salisbury Mills, NY 12577

X Murphy, Sr. Howard T. & Mary Jane  
Birchwood Lane  
RR #1, Box 157A  
Salisbury Mills, NY 12577

X Melone, Mark J.  
11039 Baylor Dr.  
Spring Hill, FL 34608

X Wray, Andrew & Catherine  
RD #1, Birchwood Lane  
Salisbury Mills, NY 12577

✓ Reilly, Dalton & Ann Marie  
17 Keeler Place  
Ridgefield, CT 06877

X Hyde, Jr. Walter F. & Janine E.  
RD #1, Windsor Rd.  
Salisbury Mills, NY 12577

X Waldo, Sr. Daniel & Charlotte  
Valley Dr.  
Salisbury Mills, NY 12577

X Monahan, John R. & Geraldine  
RD #1, Box 160B, Valley Dr.  
Salisbury Mills, NY 12577

X Strugger, Stuart R.  
RR #1, Box 162A  
Salisbury Mills, NY 12577

① Derevensky, Richard  
161 Valley View Dr.  
New Windsor, NY 12550

X Heidelberg, Jan  
56 Lake Rd.  
Salisbury Mills, NY 12577

X Lipinsky, Adolf & Luise  
RD #1, 55 Lake Rd.  
Salisbury Mills, NY 12577

X DeLillo, Hugo & Marion  
RD #1  
Salisbury Mills, NY 12577

X Benga, Jr. Joseph & Theresa R.  
Valley View Dr.  
Salisbury Mills, NY 12577

X Jeyaseelan Sr. Robert & Shanthi V.  
RD #1, Box 162  
Valley View Dr.  
Salisbury Mills, NY 12577

X Trainor, William M. & Deborah E.  
161A Valley View Dr.  
Salisbury Mills, NY 12577

X Broere, Antonius & Grace  
Windsor Rd., RD #1, Box 159  
Salisbury Mills, NY 12577



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK

*Prelim.*

3/13/89

*Former -  
ZBA approval 86-12*

## NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

FILE NUMBER 89-3

TO: Allen Hicks  
280 N.Rt. 303  
Congers, N.Y. 10920

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATED 1 MAR 89,

FOR PERMIT TO Construct single family house

AT Corner of Windsor Terr and Valley View Dr.

IS DISSAPROVED ON THE FOLLOWING GROUNDS Insufficient lot width -

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

REQUIREMENTS	PROPOSED	VARIANCE
Min. lot width 100'	68'	32'
Min. lot area 21,790 sq'	not listed, will be furnished.	6,737 s.f.
_____	_____	_____
_____	_____	_____
_____	_____	_____

*Bill Pullen*  
BUILDING INSPECTOR

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-INSULATION.
6-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.
7-DRIVEWAY INSPECTION MUST MEET APPROVAL OF TOWN HIGHWAY INSPECTOR.
8-\$20.00 CHARGE FOR ANY SITE THAT CALLS FOR THE SAME INSPECTION TWICE.
9-PERMIT NUMBER MUST BE CALLED IN WITH EACH INSPECTION.
10-THERE WILL BE NO INSPECTIONS UNLESS YELLOW PERMIT CARD IS POSTED.
11-SEWER PERMITS MUST BE OBTAINED ALONG WITH BUILDING PERMITS FOR NEW HOUSES.
12-SPETIC PERMIT MUST BE SUBMITTED WITH ENGINEER'S DRAWING & PERC TEST.
13-ROAD OPENING PERMITS MUST BE OBTAINED FROM TOWN CLERK'S OFFICE.

Name of Owner of Premises ... man-star Developers Inc
Address ... 280 Rt 303 Congers N.Y ... Phone ... 268 6884
Name of Architect ... Robert Hoene
Address ... 379 Piermont Ave ... Phone ... 359 6723
Name of Contractor ... Gramak Const. Corp
Address ... 280 Rt 303 Congers N.Y ... Phone ... 268 6884
State whether applicant is owner, lessee, agent, architect, engineer or builder: ... owner
If applicant is a corporation, signature of duly authorized officer.

Allen K. Suck (Pres.)
(Name and title of corporate officer)

- 1. On what street is property located? On the ... East ... side of ... Windsor Terrace ...
and ... at ... feet from the intersection of ... Valley View + Windsor Terrace.
2. Zone or use district in which premises are situated ... Residential
3. Tax Map description of property: Section ... 59 ... Block ... 2 ... Lot ... 27
4. State existing use and occupancy of premises and intended use and occupancy of proposed construction:
a. Existing use and occupancy ... Vacant Lot ... b. Intended use and occupancy ... Single Family Dwelling
5. Nature of work (check which applicable): New Building ... Addition ... Alteration ... Repair ... Removal ...
Demolition ... Other ...
6. Size of lot: Front ... 68 ... Rear ... 68 ... Depth ... 195 ... Front Yard ... 35 ... Rear Yard ... 115 ... Side Yard ... 37 ... 18.5 each side
Is this a corner lot? ...

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-INSULATION.
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- 13-ROAD OPENING PERMITS MUST BE OBTAINED FROM TOWN CLERK'S OFFICE.

Name of Owner of Premises *mon-star Developers Inc*

Address *280 Rt 303 Congers NY* Phone *268 6884*

Name of Architect *Robert Hoene*

Address *379 Piermont Ave* Phone *359 6723*

Name of Contractor *Bramak Const Corp*

Address *280 Rt 303 Congers NY* Phone *268 6884*

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

*Allen K. Suck (Pres.)*  
(Name and title of corporate officer)

1. On what street is property located? On the *East* side of *Windsor Terrace*  
(N. S. E. or W)  
and *at* feet from the intersection of *Valley View + Windsor Terrace*

2. Zone or use district in which premises are situated *Residential*

3. Tax Map description of property: Section *59* Block *2* Lot *27*

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

a. Existing use and occupancy *Vacant Lot* b. Intended use and occupancy *Single Family Dwelling*

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

6. Size of lot: Front *68* Rear *68* Depth *195* Front Yard *35* Rear Yard *11.5* Side Yard *37* *18.5 each side*

Is this a corner lot?.....

7. Dimensions of entire new construction: Front *31* Rear *31* Depth *45* Height *24* Number of stories *2*

8. If dwelling, number of dwelling units *1* Number of dwelling units on each floor.....

Number of bedrooms *3* Baths *2* Toilets *3*

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 *\$60,000* 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.

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.....3/1.....19.89

INSTRUCTIONS

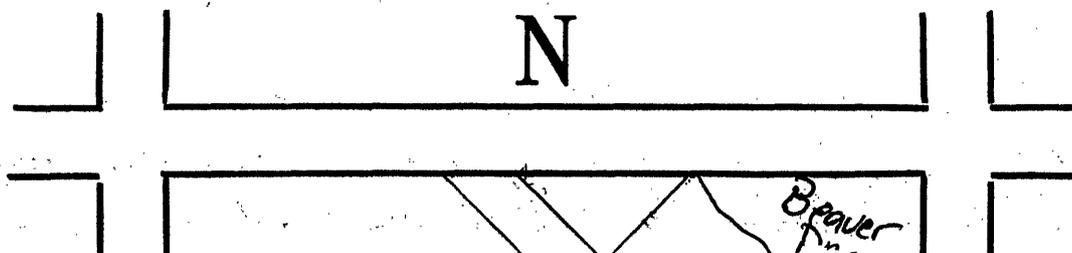
- a. This application must be completely filled in by typewriter or in ink and submitted in duplicate to the Building Inspector.
- b. Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout 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.

.....Allen R. Hicks.....280 N. Rt. 303.....Congers, N.Y. 10920  
(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.



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

**APPLICATION FOR BUILDING PERMIT**  
 Pursuant to New York State Building Code and Town Ordinances

Date..... 3/1..... 19.89..

**INSTRUCTIONS**

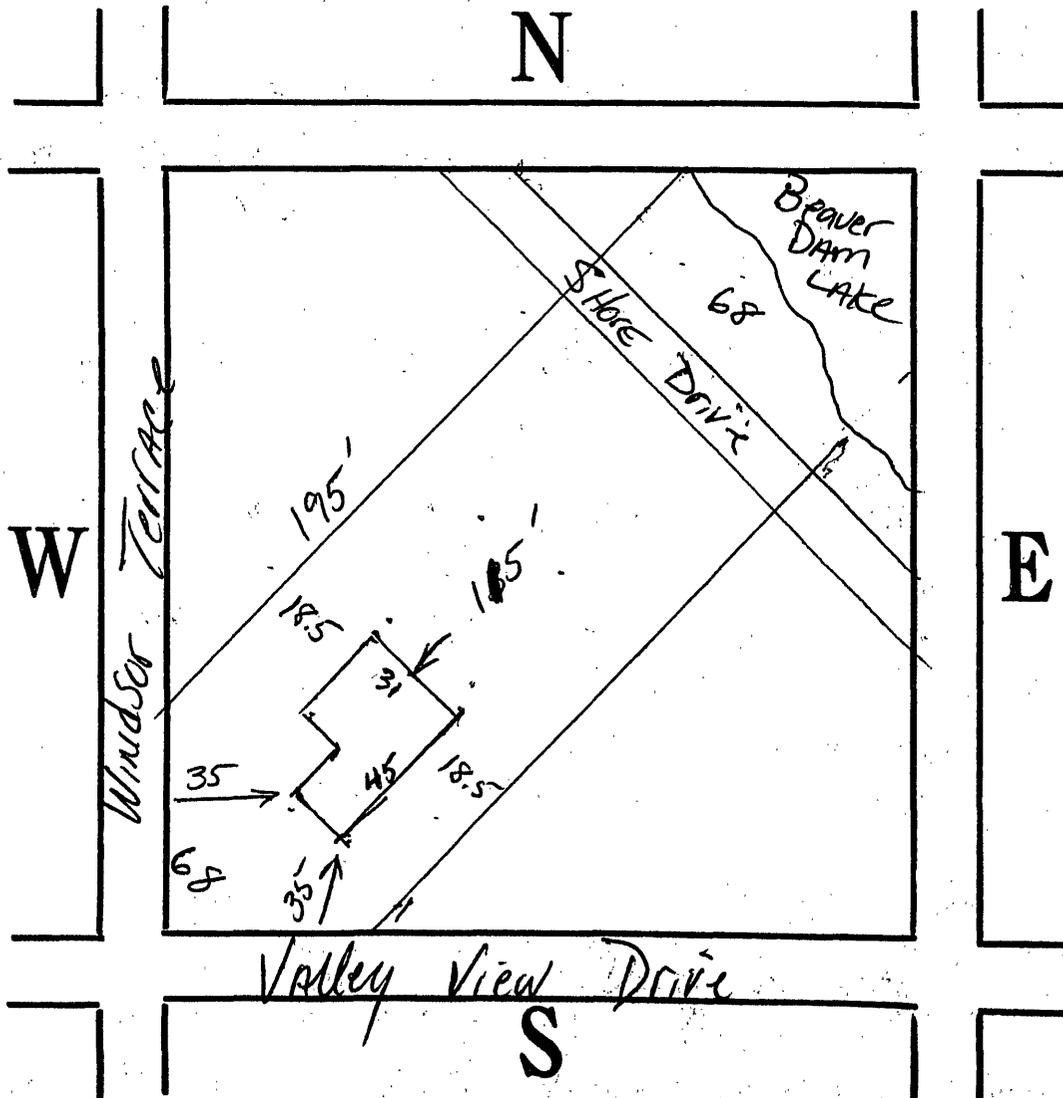
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- e. Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available 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.

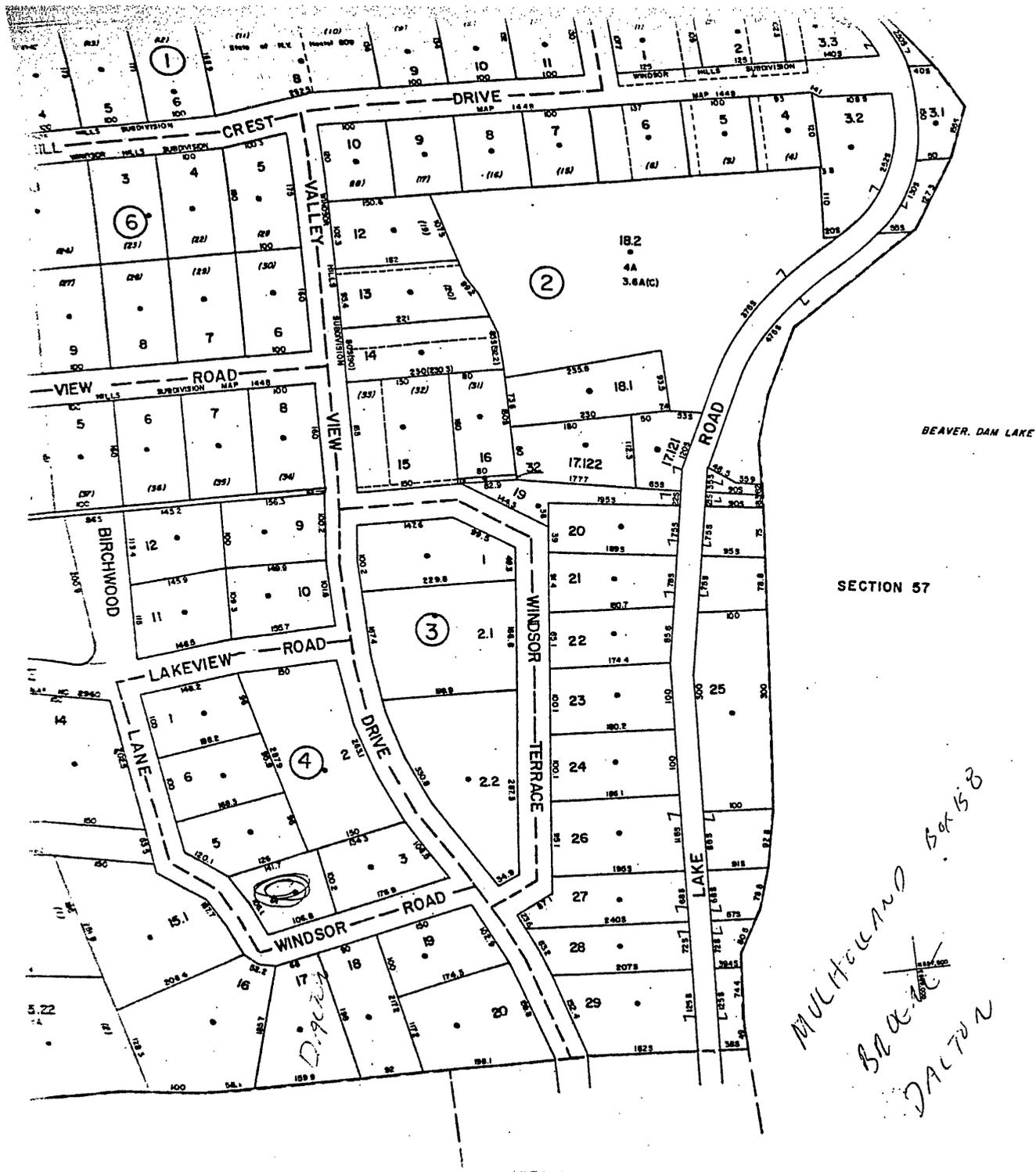
APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions or alterations, or for removal or demolition or use of property, as herein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

..... Allen K. Hicks ..... 200 N. Rt 303 Congers N.Y. 10920  
 (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.





MULHOLLAND Box 158  
 DARTON

MONSTAR

#4

3/1 19 89

1-758/260

PAY TO THE ORDER OF Town of New Windsor.

\$ 300<sup>00</sup>

Three hundred and 00/100

DOLLARS

**ATLANTIC BANK**  
**OF NEW YORK**

960 Avenue of the Americas, New York, N.Y. 10001

MEMO Permit Fee.

⑆026007582⑆ ⑆01⑆184 113⑆

Allen R. ...

SAFETY PAPER

NEW WINDSOR ZONING BOARD OF APPEALS

-----X

In the Matter of the Application of

DECISION GRANTING  
AREA VARIANCE

HERMAN HOERST/HICKS & DUNNIGAN  
CONTRACTING CO.

#86-12.

-----X

WHEREAS, HERMAN HOERST, (owner), 238 North Highland Avenue, Pearl River, New York, 10965 and HICKS & DUNNIGAN CONTRACTING CO., Box 352, Congers, New York, 10920 (contract purchaser) have made application before the Zoning Board of Appeals for area variance for the purpose of:

Construction of a one-family residential dwelling on a lot located on Valley View Drive and Windsor Terrace, (Beaver Dam Lake) N. Y. with insufficient lot area and lot width in an R-4 zone.

WHEREAS, a public hearing was held on the 9th day of June, 1986 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, the applicant PATRICK O. DUNNIGAN appeared in behalf of Co-Applicant, Hicks & Dunnigan, and furnished a copy of the contract to purchase the parcel in question; and

WHEREAS, the application was opposed by several adjacent residents;

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 sought permission to construct a residential dwelling which lot area would be insufficient by 6,737 s.f. and lot width by 32 ft. in order to meet the bulk requirements.

4. The evidence presented by the applicant substantiated the fact that practical difficulty would be encountered if the applicant was denied the area variance.

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 area variance requested is not granted since there is no additional property which can be acquired in order to meet the bulk requirements.

2. The requested variances will not result in substantial detriment to adjoining properties or change the character of the neighborhood since the neighboring properties are one-family residential dwellings in nature.

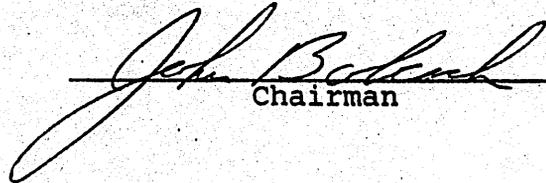
NOW, THEREFORE, BE IT

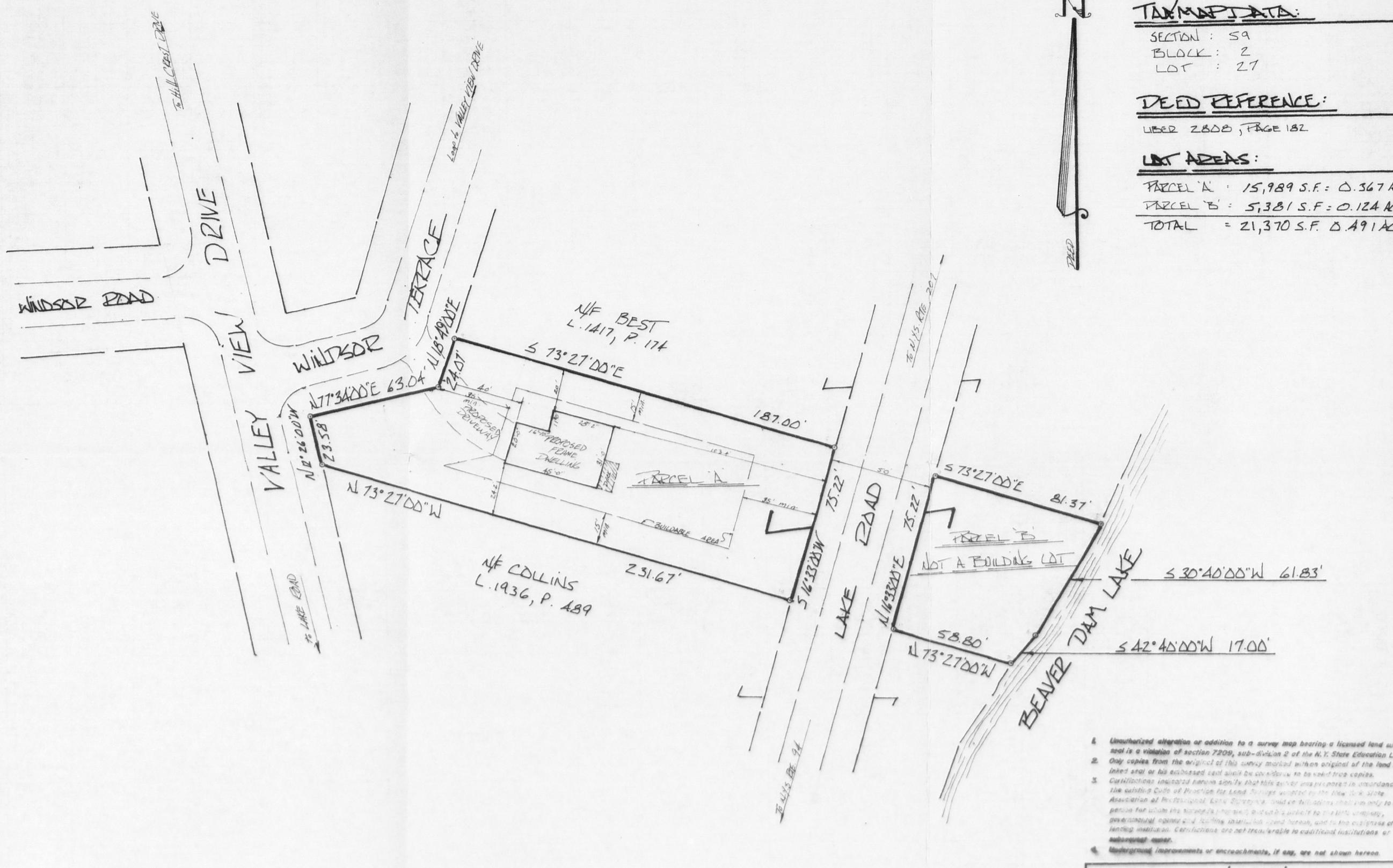
RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a 6,737 s.f. lot area and 32 ft. lot width variance with the restriction that applicant construct the dwelling in conformance with the frontyard setbacks of the existing residential dwellings in the area and accordance with plans submitted 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 23, 1986.

  
Chairman



TAX MAP DATA:

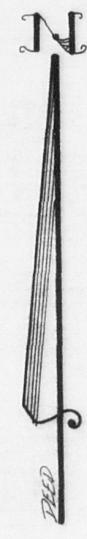
SECTION : 59  
 BLOCK : 2  
 LOT : 27

DEED REFERENCE:

LIBER 2808, PAGE 182

LOT AREAS:

PARCEL 'A' : 15,989 S.F. = 0.367 ACRES  
 PARCEL 'B' : 5,381 S.F. = 0.124 ACRES  
 TOTAL = 21,370 S.F. = 0.491 ACRES



1. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 2209, sub-division 2 of the N.Y. State Education Law.
2. Only copies from the original of this survey marked within original of the land surveyor's inked seal or his embossed seal shall be considered to be valid true copies.
3. Certifications indicated herein signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveyors created by the New York State Association of Professional Land Surveyors, and as to the accuracy of the data, only to the person for whom the survey is prepared, but shall be subject to the title company, governmental agency and lending institution's review, and to the discretion of the lending institution. Certifications are not transferable to additional institutions or subsequent users.
4. Underground improvements or encroachments, if any, are not shown hereon.

TO MDL-STAR DEVELOPERS INC AND  
 THE TOWN OF NEW WINDSOR  
 CERTIFIED TO BE CORRECT AND ACCURATE.  
 MARCH 10, 1989



<b>Patrick T. Kennedy, L.S.</b> 219 QUASSACK AVE. • NEW WINDSOR • NEW YORK 12550		
SCALE 1" = 30'	APPROVED BY	DRAWN BY
DATE MARCH 10, 1989		REVISED
FOR FILE FOR <b>MDL-STAR DEVELOPERS, INC.</b> TOWN OF NEW WINDSOR ORANGE COUNTY • NEW YORK		
		DRAWING NUMBER <b>89-96B</b>