

ZB# 97-6

**Frank & Elaine
Pietrzak**

4-1-33.1

Prubin,

January 27, 1997.

Deeds, here 4
Title 4

Notice to
Sentinel -
6/1/97.

Fees: 4 Paid

Letters out - 5/12/97 & 5/12/97.

Public Hearing:

June 9, 1997.

Variance - Area

Approved

Refund: * 174.00

97-6 - Pietrzak, Frank & Elaine
Area - 4-1-33.1

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, NY 12553

General Receipt

16322

May 18 1997

Received from Clairmont State Prctgale \$ 50.00

DOLLARS

For Fifty one 06/100 ZBH application fee #97-6

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>CD #3888</u>		<u>\$50.00</u>

BY

Rosette N. Warner

Town Clerk

TITLE

WILLIAMSON LAW BOOK CO., VICTOR, NY 14564





Area - X-1-33.1



Area -
4-1-33.1

APPLICATION FEE (DUE AT TIME OF FILING OF APPLICATION)

APPLICANT: Pietrzak

FILE # 97-6

RESIDENTIAL: \$ 50.00
INTERPRETATION: \$150.00

COMMERCIAL: \$150.00

AREA

USE

APPLICATION FOR VARIANCE FEE \$ 50.00

* * * * *

ESCROW DEPOSIT FOR CONSULTANT FEES \$ 300.00

DISBURSEMENTS -

STENOGRAPHER CHARGES: \$4.50 PER PAGE

PRELIMINARY MEETING - PER PAGE	<i>1/27/97 - 3 page</i>	\$	<u>13.50</u>
2ND PRELIM. MEETING - PER PAGE	<i>6/9/97 - 5 "</i>	\$	<u>22.50</u>
3RD PRELIM. MEETING - PER PAGE		\$	
PUBLIC HEARING - PER PAGE		\$	
PUBLIC HEARING (CONT'D) PER PAGE		\$	
TOTAL		\$	<u>36.00</u>

ATTORNEY'S FEES: \$35.00 PER MEETING

PRELIM. MEETING:	<i>1/27/97</i>	\$	<u>35.00</u>
2ND PRELIM.	<i>6/9/97</i>	\$	<u>35.00</u>
3RD PRELIM.		\$	
PUBLIC HEARING		\$	
PUBLIC HEARING		\$	
TOTAL		\$	<u>70.00</u>

MISC. CHARGES:

TOTAL \$ 106.00

LESS ESCROW DEPOSIT . . . \$ 300.00
(ADDL. CHARGES DUE) . . . \$
REFUND DUE TO APPLICANT . \$ 194.00

Refund

(ZBA DISK#7-012192.FEE)

*paid
ck # 3868
5/12/97.
paid ck.
3869
5/12/97.*

ELAINE PIETRZAK
FRANK PIETRZAK
14 STEELE ROAD
NEW WINDSOR, NY 12553

29-1
213
5205081289

3869

DATE May 12, 1997

PAY TO THE
ORDER OF

Town of New Windsor \$ 300.00

Three hundred and no/100 ~~500~~ DOLLARS

27520
Newburgh, New York, 12550

MEMO 387 APPLICATION

Frank Pietrzak

⑆021300019⑆ 52050 81269⑆ 3869

ELAINE PIETRZAK
FRANK PIETRZAK
14 STEELE ROAD
NEW WINDSOR, NY 12553

29-1
213
5205081289

3868

DATE May 12, 1997

PAY TO THE
ORDER OF

Town of New Windsor \$ 50.00

Fifty dollars ~~500~~ DOLLARS

M-Flect

27520
Newburgh, New York, 12550

MEMO 387 APPLICATION

Frank Pietrzak

⑆021300019⑆ 52050 81269⑆ 3868

In the Matter of the Application of

ELAINE PIETRZAK

**MEMORANDUM OF
DECISION GRANTING
AREA VARIANCES**

#97-6

WHEREAS, ELAINE PIETRZAK, 14 (7) Steele Road, New Windsor, New York 12553, has made application before the Zoning Board of Appeals for area variances as follows: Lot #1: 2,368 s.f. lot area and 42.74 ft. lot width; and Lot #2: 24,912 s.f. lot area variance, 4.16 ft. lot width and 6.5 ft. maximum building height in order to subdivide commercial and residential parcel located at 14 (7) Steele Road in a PI zone; and

WHEREAS, a public hearing was held on the 9th day of June, 1997 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, the Applicant appeared before the Board himself and with Daniel Yanosh, L.S. for this Application; and

WHEREAS, there were no spectators appearing at the public hearing; and

WHEREAS, no one spoke in favor of or in opposition to the Application; and

WHEREAS, a decision was made by the Zoning Board of Appeals on the date of the public hearing granting the application; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor sets forth the following findings in this matter here memorialized in furtherance of its previously made decision in this matter:

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

2. The evidence presented by the Applicant showed that:

(a) The property is located in a commercial (PI) zone in a neighborhood of mixed commercial and residential properties.

(b) The Applicant is seeking the variances in order to enable him to apply for subdivision approval so as to separate the commercial from residential uses.

(c) The residential use of the property appears to predate zoning.

(d) So long as the property is a mixed commercial and residential use the Applicant is unable to obtain residential financing.

(e) The residential use of the property predates zoning and the commercial use is an allowable use in that zone.

(f) The property is adjacent to a factory, a law office and a broadcast facility, all commercial uses.

(g) No buildings or additional structures are proposed for the property. The uses of the property are separated by a large elevation grade difference.

(h) The properties located on the parcel, both commercial and residential, do not interfere with the sewage or septic service since the property is serviced by municipal sewage service and will not interfere with the water service to the property by well.

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following conclusions of law here memorialized in furtherance of its previously made decision in this matter:

1. The requested variances will not produce an undesirable change in the character of the neighborhood or create a detriment to nearby properties.
2. There is no other feasible method available to the Applicant which can produce the benefits sought.
3. The variances requested are substantial in relation to the Town regulations but nevertheless are warranted due to the peculiar nature of the property.
4. The requested variances will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or zoning district.
5. The difficulty the Applicant faces in conforming to the bulk regulations is self-created but nevertheless should be allowed because the variances would allow the Applicant to separate the permissible commercial use from the pre-existing residential use.
6. The benefit to the Applicant, if the requested variances are granted, outweigh the detriment to the health, safety and welfare of the neighborhood or community.
7. The requested variances are appropriate and are the minimum variances necessary and adequate to allow the Applicant relief from the requirements of the Zoning Local Law and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.
8. The interests of justice will be served by allowing the granting of the requested area

variances.

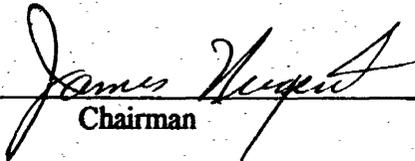
NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT the following area variances: Lot #1: 2,368 s.f. lot area and 42.74 ft. lot width; and Lot #2: 24,912 s.f. lot area, 4.16 ft. lot width and 6.5 ft. maximum building height variances in order to subdivide a commercial and residential parcel located at 14 (7) Steele Road in a PI zone, as sought by the Applicant in accordance with plans filed with 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: July 14, 1997.


Chairman

Date 6/17/97, 19.....

TOWN OF NEW WINDSOR
 TOWN HALL, 555 UNION AVENUE
 NEW WINDSOR, NEW YORK 12553

TO Frances Roth 168 N. Drury Lane DR.
Newburgh, NY 12550

DATE		CLAIMED	ALLOWED
3/97	Zoning Board Mtg	7500	
	Misc - 1		
	Beddings - 2		
	Catoran - 4		
	Thomas - 4		
	Suraci - 4		
	<u>Pietrzak - 5</u> 22.50	157 50	
	Ciancio - 15		
	<u>35</u>	232 50	

PUBLIC HEARING:

PIETRZAK, ELAINE

MR. NUGENT: Request for area variances as follows:
Lot 1, 2,368 sq. ft. lot area and 42.74 ft. lot width;
and Lot 2, 24,912 sq. ft. lot area, 4.16 ft. lot width
and 6.5 ft. maximum building height in order to
subdivide commercial and residential parcel located at
14 Steele Road in a PI zone.

Mr. Daniel Yanosh and Mr. Pietrzak appeared before the
board for this proposal.

MR. NUGENT: For the record, there is no one in the
audience for the Pietrzak request.

MR. YANOSH: Again, Mr. Pietrzak is the owner of the
two story house and two story garage on Steele Road,
everybody have the copies?

MR. NUGENT: We also have pictures.

MR. YANOSH: Mr. and Mrs. Pietrzak are requesting a 2
lot residential subdivision and due to the existing
location of the existing garage and house, we need the
following variances that were listed in the notice,
areas variances and setback variances, height variance
for the building. Everything is existing. How old's
the house? The house has been there for how many
years?

MR. PIETRZAK: About 30 some odd years.

MR. YANOSH: And the two story garage?

MR. PIETRZAK: About 13 years. In order for
subdivision approval, we need these variances in order
to continue on with the subdivision.

MR. NUGENT: 1964 you purchased the property?

MR. PIETRZAK: Okay.

June 9, 1997

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MR. KRIEGER: And the structures have been in existence since then?

MR. PIETRZAK: Yes, well the garage building was put up in '84.

MR. NUGENT: '83. And the property subject to a variance, yes, in 1983 he got a variance for that garage.

MR. PIETRZAK: Right.

MR. YANOSH: That would be the variance for the two story garage he was granted a variance for the front yard back in '83 right?

MS. OWEN: Are you planning to sell this commercial building?

MR. PIETRZAK: We are, right now, the reason why we want to do the subdivision is because they have been treating the property commercial and we can't get any standard mortgages which we were trying to do right now so we're always penalized by that and yes, at one point, or at some point we have to sell that piece being that I am retired now and I don't need the building anymore.

MR. TORLEY: This is all entire area is zoned PI?

MR. PIETRZAK: Yes.

MS. OWEN: Are you involved, were you involved in the old Trade Winds? It's right down the street, I thought I recognized you.

MR. PIETRZAK: Yes, I was.

MR. TORLEY: Did we get into a question of creating a use variance problem here with the house in a PI zone by doing a subdivision?

MR. KRIEGER: No, because the house is already there, he hasn't been, he hasn't been.

MR. TORLEY: I was thinking because we change the lot that will make the difference.

MR. KRIEGER: No, you would be if you were creating unauthorized use, but you're not creating anything there and he hasn't been cited for a violation. If that were the subject of an application, that would be a different matter. What's in the neighborhood around there?

MR. PIETRZAK: Well, we have got Macbeth as a neighbor and their parking lot and behind us, former Newburgh Packing property farming area, Mr. Reis can probably tell you a little bit about that, and David Rider with his little law office who's in my old building down in the old Trade Winds building and parking areas, that's about it.

MR. NUGENT: WGNY.

MR. PIETRZAK: WGNY is to Rider's left.

MR. KRIEGER: So it is largely commercial in nature?

MR. PIETRZAK: Absolutely right.

MR. YANOSH: But the end of Steele Road there's some residences at the end of Steele.

MR. KRIEGER: So in essence it's mixed?

MR. PIETRZAK: Yes.

MR. REIS: You have one septic system for this, both facilities?

MR. PIETRZAK: No, we have sewage.

MR. REIS: You're tied into sewer?

MR. PIETRZAK: Yes, sewage for both buildings, right.

MR. REIS: You have one drilled well?

MR. KRIEGER: How is the water done?

MR. PIETRZAK: Two wells, everything is separated right now.

MR. REIS: Doesn't show that you have a well on here, just for the record, unless I'm missing it.

MR. PIETRZAK: No, but I can show you if you want to, see the well is right about here underneath this deck right here and the well for this one is right there, there it is.

MR. REIS: Thank you.

MS. BARNHART: For the record, I have here an affidavit of service by mail stating that I sent out 14 addressed envelopes in conjunction with the list, the assessor's list on May 12, 1997.

MR. REIS: Any responses on that?

MS. BARNHART: No and you can see we don't have any responses here.

MR. TORLEY: Just a question on the pool, because of the history of the town, you have got the right fencing around that pool?

MR. PIETRZAK: Yes.

MR. YANOSH: There's a big elevation grade difference there between the house and the pool and the garage and the pool.

MR. NUGENT: Any further questions by the board? I will accept a motion.

MR. TORLEY: I move we set up Mr. Pietrzak--

MR. NUGENT: Not setting him up.

MR. TORLEY: Change gears, I move we grant the requested variances to Mrs. Pietrzak as described in our agenda.

June 9, 1997

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MS. OWEN: Second it.

ROLL CALL

MS. OWEN	AYE
MR. REIS	AYE
MR. TORLEY	AYE
MR. NUGENT	AYE

Prelim.
Jan. 27, 1997

OFFICE OF THE PLANNING BOARD - TOWN OF NEW WINDSOR
ORANGE COUNTY, NY

#97-6

NOTICE OF DISAPPROVAL OF SITE PLAN OR SUBDIVISION APPLICATION

PLANNING BOARD FILE NUMBER: 96-28

DATE: 4 DEC '96

APPLICANT: PIETRZAK, ELAINE
7 STEELE RD.
NEW WINDSOR N.Y. 12553

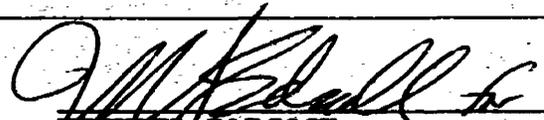
PLEASE TAKE NOTICE THAT YOUR APPLICATION DATED 16 OCT '96

FOR (SUBDIVISION - ~~SITE PLAN~~)

LOCATED AT 7 STEELE RD APPROX 250 FT EAST
OF RT. 207 ZONE PI

DESCRIPTION OF EXISTING SITE: SEC: 4 BLOCK: 1 LOT: 33.1

IS DISAPPROVED ON THE FOLLOWING GROUNDS:


MICHAEL BABCOCK,
BUILDING INSPECTOR

<u>REQUIREMENTS</u>		<u>PROPOSED OR AVAILABLE</u>		<u>VARIANCE REQUEST</u>	
ZONE	USE	LOT 1	LOT 2	LOT 1	LOT 2
PI	***	37632	15088	2368	24912
MIN. LOT AREA	40 000 SF	107.26	145.84	42.74	4.16
MIN. LOT WIDTH	150 LF	53.26	22.29**	—	**
REQ'D FRONT YD	50 LF	5.14*	43.68	*	—
REQ'D SIDE YD.	15 FT	58.52	99.56	—	—
REQ'D TOTAL SIDE YD.	40 FT	103.34	21	—	—
REQ'D REAR YD.	20 FT	—	—	—	—
REQ'D FRONTAGE	N/A	17.0	17.0	*	6.5
MAX. BLDG. HT.	6" PER FT = 2.57 10.50	.04	0.14	—	—
FLOOR AREA RATIO	0.6	N/A	N/A	—	—
MIN. LIVABLE AREA	N/A	—	—	—	—
DEV. COVERAGE	N/A %	—	—	—	—
O/S PARKING SPACES	—	—	—	—	—

* PRE-EXISTING NON-CONFORMING CONDITION ** PREVIOUS VARIANCE
 APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT:
 (914-563-4630) TO MAKE AN APPOINTMENT WITH THE ZONING BOARD
 OF APPEALS.

*** MINIMUM BULK VALUES FOR ZONE SHOWN — PRE-EXISTING NON-CONF. USE.

CC: [REDACTED], APPLICANT, P.B. ENGINEER, P.B. FILE

October 23, 1996

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PIETRZAK, ELAINE SUBDIVISION (96-28) STEELE ROAD

Dan Yanosh and Mr. Pietrzak appeared before the board for this proposal.

MR. YANOSH: This is on Steele Road off 207, 52,719 square foot lot has existing two story house on it, one single family and also two story garage where DiAmico's Auto Body Shop is now located. Proposal is for two lot subdivision, we want to cut the house away from the garage. Mr. Pietrzak has trouble getting refinancing for the house, his house, since the business is there. Also we he wants to cut the one from the other. We're going to need variances from the Zoning Board of Appeals for lot size, both of them are undersized, we need 40,000, we're going to need a variance for lot width on both lots. We have the property line between the two of them, would be right next to the paved parking lot at the bottom of the hill, we could make one conform but for looks and aesthetics, we'll ask for both of them. The existing two story house was built how long ago?

MR. PIETRZAK: 1964.

MR. YANOSH: '64, again, it was built, the offset to the side yard is 5.14 feet, we'll go for that variance also at that time.

MR. PETRO: That is already existing, obviously you're not creating that one.

MR. YANOSH: It's existing also. We already did get a variance for the front yard of the two story garage of 22.29 feet, that was granted back in 1983, May 31st.

MR. PETRO: This is, this sits up on the hill?

MR. YANOSH: Correct.

MR. PETRO: All the side yards that need variances you couldn't make different configuration that would lower the amount of variances you need?

MR. YANOSH: No, the one you could change possibly an

October 23, 1996

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area for one of them and maybe a lot width, this one existing house is 37,632 square feet, in order to make that conform, I have to add another 2,400 square feet which would get into the parking lot, if I did that, or moved it here, the rear yard and the garage has to be 20 feet, I made it 21. So I'm tight that way.

MR. PETRO: I'm sure you did your homework. What you're saying this is the best configuration.

MR. YANOSH: Again, frontage for this lot here I'm short only by five feet, 4.5 feet, I could come into that lawn a little bit but then again, I make the sizes different but then again, it's making one worse to make the other one conform, it's not going to really matter too much in that case.

MR. PETRO: I'll poll the members, if this application should happen to receive the variances that are required, is there anyone that has a problem with the subdivision?

MR. DUBALDI: No, I think we should give a positive recommendation to the zoning board.

MR. LANDER: So moved.

MR. DUBALDI: You're improving the situation.

MR. YANOSH: He will keep his parking lot and the rest of it that way.

MR. PETRO: Is there any other comments? If not, I'll take a motion.

MR. DUBALDI: I make a motion we approve the Pietrzak minor subdivision on Steele Road.

MR. STENT: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning board approve the Pietrzak subdivision on Steele Road. Is there any further discussion from the board members? If not, roll call.

October 23, 1996

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ROLL CALL

MR. DUBALDI	NO
MR. STENT	NO
MR. LUCAS	NO
MR. LANDER	NO
MR. PETRO	NO

MR. PETRO: You have now been referred to the New Windsor Zoning Board for the necessary variances. If you are successful in receiving them, we will review it again at this board. Thank you.

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE

97-6.

Date: 5/12/97.

I. Applicant Information:

- (a) ELAINE PIETRZAK 14 STEELE RD. NEW WINDSOR, N.Y. 914-562-1503
(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 contractor/engineer/architect)

II. Application type:

- Use Variance Sign Variance
- Area Variance Interpretation

III. Property Information:

- (a) P.I. 14 STEELE RD. NEW WINDSOR 4-1-33.1 52,719 sq. ft.
(Zone) (Address) (S B L) (Lot size)
- (b) What other zones lie within 500 ft.? R-2
- (c) Is a pending sale or lease subject to ZBA approval of this application? YES
- (d) When was property purchased by present owner? 1964
- (e) Has property been subdivided previously? NO
- (f) Has property been subject of variance previously? YES
If so, when? 1983 (MAY 25)
- (g) Has an Order to Remedy Violation been issued against the property by the Building/Zoning Inspector? NO
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail: NO

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) ^{N/A} 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.

(c) ^{N/A} Applicant must fill out and file a Short Environmental Assessment Form (SEQR) with this application.

(d) The property in question is located in or within 500 ft. of a County Agricultural District: Yes No .

If the answer is Yes, an agricultural data statement must be submitted along with the application as well as the names of all property owners within the Agricultural District referred to. You may request this list from the Assessor's Office.

✓ V. Area variance:

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

Requirements	LOT 1 Available	LOT 2	LOT 1 Variance Request	LOT 2
Min. Lot Area <u>40,000</u>	* 37,632	* 15,088	2,362	24,912
Min. Lot Width <u>150 ft.</u>	* 107.26	* 145.84	42.74	4.16
Reqd. Front Yd. <u>50 ft.</u>	53.26	(*) 22.29		
Reqd. Side Yd. <u>15</u>	* 5.14	43.68		
Reqd. Rear Yd. <u>20 ft.</u>	103.34 ft.	21 ft.		
Reqd. Street Frontage*				
Max. Bldg. Hgt. <u>6' 0" ft. = 2.57/10.50</u>	17.0 / 17.0.		Lot 1 *	Lot 2 6.5'
Min. Floor Area*				
Dev. Coverage* <u> </u> %				
Floor Area Ratio** <u>0.6</u>	0.4	● 0.14		
Parking Area <u> </u>				

- * Residential Districts only
- ** No-residential districts only
- * VARIANCE REQUESTED
- * PRE-EXISTING CONDITION
- (*) PREVIOUS VARIANCE GRANTED

✓ (b) In making its determination, the ZBA shall take into consideration, among other aspects, the benefit to the applicant if the variance is granted as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. Also, whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; (2) whether the benefit sought by the applicant can be achieved by some other method feasible for the applicant to pursue other than an area variance; (3)

V b.

The physical characteristics of the property being considered for sub division has not changed in the past 14 years: nor is it our intention to do so . We are seeking to sub divide said property so that we may separate our home, (which we have lived in for the past 37 years)from the garage building. Since our family no longer operates the business that was once housed in the garage building, it has become necessary to separate the two entities so that the garage building could be sold at some future date. It would also enable us to seek conventional financing in order to make needed repairs and improvements to our home and surrounding property.

VIII

Over the past 14 years , many improvements have been made to the property and a program of maintenance initiated and kept ongoing to the present time. Driveways and parking areas have been paved and maintained both summer & winter. Shrubs & grass were planted to upgrade appearance. The erection of a retaining wall and safety guard rail have been completed, as well as proper water drainage. Private area lighting has been installed and maintained in addition to street lighting contracted for & provided by Central Hudson Gas & Electric Corp. Weekly grass & weed control is maintained on a contractual agreement as is snow plowing and sanding during winter months. It is our intention to continue to foster this practice, and would structure any future sale agreement to insure that this practice would continue, as it is our intention to continue living in the same house.

whether the requested area variance is substantial; (4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and (5) whether the alleged difficulty was self-created. Describe why you believe the ZBA should grant your application for an area variance:

(You may attach additional paperwork if more space is needed)

VI. Sign Variance: *N/A*

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

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Sign 1	_____	_____	_____
Sign 2	_____	_____	_____
Sign 3	_____	_____	_____
Sign 4	_____	_____	_____

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

N/A
 (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. 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:

✓ 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

(b) Variance: Granted (___) Denied (___)

(c) Restrictions or conditions: _____

NOTE: A FORMAL DECISION WILL FOLLOW UPON RECEIPT OF THE PUBLIC HEARING MINUTES WHICH WILL BE ADOPTED BY RESOLUTION OF ZONING BOARD OF APPEALS AT A LATER DATE.

(ZBA DISK#7-080991.AP)



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

February 20, 1997

14

Elaine Pietrzak
14 Steele Road
New Windsor, NY 12550

RE: 4-1-33.1

Dear Ms. Pietrzak,

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

The charge for this service is \$35.00, minus your deposit of \$25.00.

Please remit the balance of \$10.00 to the Town Clerk's office.

Sincerely,

LESLIE COOK
sole assessor

/cd

cc: Pat Barnhart, ZBA

Eriksen, Louise A.
416 Little Britain Rd.
New Windsor, NY 12553

Farina, Vincent & Thompson, James
PO Box 2044
Newburgh, NY 12550

City of Newburgh
Newburgh Water Supply
c/o City Comptroller
City Hall
Newburgh, NY 12550

Kollmorgen Instruments Corp.
405 Little Britain Rd.
New Windsor, NY 12553

Owejan, Peter M. & Sharon L.
419 Little Britain Rd.
New Windsor, NY 12550

Gaetano, Gregory
421 Little Britain Rd.
New Windsor, NY 12553

R-FAM LLC
6 Commonwealth Ave.
Newburgh, NY 12550

Langanke, Herbert E. Jr. &
Katherine M.
25 Steele Rd.
New Windsor, NY 12553

Perrego, James A. & Mele A.
27 Steele Road
New Windsor, NY 12553

Langanke, Herbert
435 Little Britain Rd
New Windsor, NY 12553

CVC Capital Corp.
PO Box 2307
Newburgh, NY 12550

Newburgh Packing Corp.
439 Little Britain Rd.
New Windsor, NY 12553

Scheible, Otto
439 Little Britain Rd
New Windsor, NY 12553

Clark, Stephen M.
441 Little Britain Rd.
New Windsor, NY 12553

P.S. publish immediately. Send bill to: Applicant at below address.

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. 6

Request of Elaine Pietrzak

for a VARIANCE of the Zoning Local Law to permit:

subdivision of 2 lots of less than the allowable.

lot area & lot width & more than the allowable bldg. height;

being a VARIANCE of Section 48-12-Table of Use/Bulk
Reqs. - Cols. C & D & I.

for property situated as follows:

14 Steele Road, New Windsor, N.Y. 12553.

known as tax lot Section 4 Block 1 Lot 33.1

SAID HEARING will take place on the 9th day of June,
1997, at New Windsor Town Hall, 555 Union Avenue, New Windsor,
New York, beginning at 7:30 o'clock P. M.

James Nugent
Chairman

By: Patricia A. Barnhart, Secy.

Pls. publish immediately. Send bill to: Applicant at below address.

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. 6

Request of Elaine Pietrzak

for a VARIANCE of the Zoning Local Law to permit:

Subdivision of 2 lots w/ less than the allowable
lot area & lot width & more than the allowable bldg. height;

being a VARIANCE of Section 48-12-Table of Use/Bulk
Reqs. - Cols. C & D & I.

for property situated as follows:

14 Steele Road, New Windsor, N.Y. 12553

known as tax lot Section 4 Block 1 Lot 33.1

SAID HEARING will take place on the 9th day of June,
1992, at New Windsor Town Hall, 555 Union Avenue, New Windsor,
New York, beginning at 7:30 o'clock P. M.

James Nugent
Chairman

By: Patricia A. Barnhart, Secy.

David L. Rider
David L. Rider

James R. Lees
James R. Lees

STATE OF NEW YORK, COUNTY OF ORANGE ss:

On the 27th day of April 1983, before me personally came Richard J. Drake, Elliott M. Weiner, David L. Rider & James R. Lees to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they executed the same.

Jean A. Lewis
Notary Public

JEAN A. LEWIS
Residence on appointment-Orange County
Commission Expires March 30, 1985
Official Number 4502789

STATE OF NEW YORK, COUNTY OF ss:

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.

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 to said instrument.

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

NO T.T. 5-5-82

THIS INDENTURE, made the *27th* day of *April*, ^{LIBER 2254 PG 174} nineteen hundred and eighty-three
BETWEEN RICHARD J. DRAKE, residing at 8 Chestnut Lane, Town of Newburgh,
Orange County, New York, ELLIOTT M. WEINER, residing at Hinchcliff Drive,
Town of Newburgh, Orange County, New York, DAVID L. RIDER, residing at
Commonwealth Avenue, Town of Newburgh, Orange County, New York and JAMES
R. LOEB, residing at Maple Road, Cornwall, Orange County, New York,

party of the first part, and ELAINE PIETRZAK, residing at 7 Steele Road, Town of
New Windsor, Orange County, New York,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of ten dollars paid by the party of the second
part, does hereby remise, release and quitclaim 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, Orange County, New York.

XL

BEGINNING at a point at the intersection of the southerly side of Steele
Road with the easterly boundary line of the lands of Weiner, Loeb, Rider
& Drake, said point also being the northwesterly corner of the lands as
conveyed to Elaine Pietrzak by deed recorded in book 1978 at page 1047;
running thence from said beginning along the easterly boundary line of
lands now or formerly of the said Weiner, Loeb, Rider & Drake South 60°
42' 04" West 188.19 feet to a point in a stone wall marking a common
corner of the lands of Pietrzak, Weiner, Loeb, Rider & Drake and lands
now or formerly of Vanacore, Benedictus & Masterson, thence through the
lands of Weiner, Loeb, Rider & Drake North 39° 08' 16" East 145.36 feet
to a point, thence through the same North 65° 10' 40" East 38.75 feet to
a point at the southerly side of the above mentioned Steele Road, thence
along the southerly side of the said road South 45° 12' 41" East 52.41
feet to the place of beginning.

BEING a portion of the premises conveyed by deed dated June 1, 1978 from Elliott M. Weiner, David L. Rider, James R. Loeb to Richard J. Drake, Elliott M. Weiner, David L. Rider and James R. Loeb and recorded in the Orange County Clerk's Office on June 16, 1978 in Liber 2101 of Deeds at page 622.

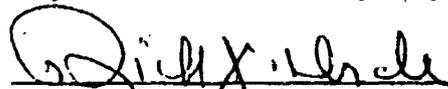
TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

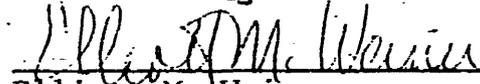
AND the party of the first part, in compliance with Section 13 of the Lien Law, hereby covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:


Richard J. Drake


Elliott M. Weiner



STATE OF NEW YORK, COUNTY OF Orange SS:

On the day of April 1974, before me personally came Frank Pietrzak

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

STATE OF NEW YORK, COUNTY OF Orange SS:

On the 16th day of April 1974, before me personally came Frank Pietrzak to me known, who, being by me duly sworn, did depose and say that he resides at No. Little Britain Road Newburgh, New York;

that he is the President of Pietrzak Enterprises, 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.

Geraldine M. Mandia

GERALDINE M. MANDIA
Notary Public, State of New York
Residing in Orange County
Commission Expires March 30, 1975

STATE OF NEW YORK, COUNTY OF SS:

On the day of 19, before me personally came

LIBER 1975 PG 326

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.

THE PIETRZAK ENTERPRISES
CORP. and FRANK PIETRZAK
TO

ELAINE PIETRZAK

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS

Distributed by

CHICAGO TITLE
INSURANCE COMPANY

SECTION

BLOCK

LOT

COUNTY OR TOWN

E 4

Recorded at Request of
CHICAGO TITLE INSURANCE COMPANY

Charge, Record and
Return by Mail to

RIDER, WEINER & LOEB, P. C.

P. O. Box 1268

Route 207, Little Britain Road

Newburgh, New York ^{Zip No.} 12550

Free Record Deed see D.B. 1976 pg 1047 May 3 1974

SPACE FOR USE OF RECORDING OFFICE

047106
REAL ESTATE TRANSFER TAX STATE OF NEW YORK
Dept. of Taxation APR 17 74
& Finance
FR. 15951
00.00
DS

Orange County Clerk's Office, s.s.

Recorded on the 17th day

Apr. 1974 at 9:46

A.M. in Liber 1974

at page 325

W. H. ...

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

THIS INDENTURE, made the 16th day of April, nineteen hundred and seventy-four

BETWEEN THE PIETRZAK ENTERPRISES CORPORATION, having an office at Little Britain Road (no number), Newburgh, New York, and

FRANK PIETRZAK, residing at Little Britain Road (no number) Newburgh, New York,

party of the first part, and

ELAINE PIETRZAK, residing at Little Britain Road (no number) Newburgh, New York,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of ten dollars and other valuable consideration 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, State of New York, bounded and described as follows:

BEGINNING at a point on the westerly line of Steele Road, said point being on the easterly line of lands conveyed to Elliott M. Weiner, et al, by deed from Pietrzak Enterprises Corporation, recorded in the Orange County Clerk's Office March 29, 1972, in Liber 1902 of deeds at page 302; thence running along the westerly line of Steele Road the following two courses and distances:

1. South 45° 12' 41" east 19.49 ft.;
2. South 61° 41' 41" east 181.19 ft. to the northwest corner of lands now or formerly of Langanke; thence along lands now or formerly of Langanke, the following four courses:
3. S 31° 52' 19" west a distance of 204.85 ft.;
4. N 63° 55' 41" west a distance of 30.46 ft.;
5. N 50° 31' 41" west a distance of 182.50 ft.;
6. N 48° 32' 11" west a distance of 80.60 ft.; to the southwest corner of lands of Elliott M. Weiner, et al, and thence running
7. south 60° 42' 4" west 188.19' along said lands to the point or place of beginning.

Containing 46,739 sq. ft.

No
Consideration

BEING a part of the premises conveyed by deed dated January 16, 1967 from Anthony Pietrzak and Frank Pietrzak to Frank Pietrzak and recorded in the Orange County Clerk's Office on January 27, 1967 in Liber 1761 of deeds at page 923.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

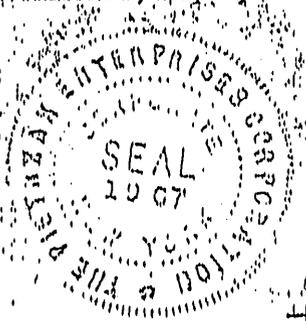
AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:



THE PIETRZAK ENTERPRISES CORPORATION

By [Signature]

[Signature]

Frank Pietrzak

~~Liber 1076 pg 325~~

DEC 1976 PG 1047

Date 2/18/97, 19.....

TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

TO Frances Roth 147 Sycamore Dr DR.
New Windsor Ny 12553

DATE		CLAIMED	ALLOWED
1/27/97	Zoning Board Mtg Misc - 2	75.00	
	UGR - 7		
	Pietrzak - 3 ✓ 13.50		
	Pizzo - 3		
	AFF - 7		
	Beddings - 17		
	Coyman - 3		
	Lem 3	202.50	
	<u>45.00</u>	<u>277.50</u>	

PIETRZAK, FRANK

MR. NUGENT: Referred by Planning Board request for lot #1:2,368 s.f. lot area and 42.74 ft. lot width variances and Lot #2:24,912 s.f. lot area, 4.16 ft. lot width and 6.5 ft. maximum building height variances for lot line change on property located at 7 Steele Road in a PI zone.

Mr. Frank Pietrzak appeared before the board for this proposal.

MR. NUGENT: Tell us what you're trying to do here, explain it to us.

MR. PIETRZAK: What we're trying to do is my home is like right here, that is my house and right next door is where I used to have my shop and I had to give up my business, I'm renting this business. What we're trying to do is subdivide the commercial building from my home which is on the same parcel and just--

MR. NUGENT: The pool area and all this is going to be one lot?

MR. PIETRZAK: Exactly.

MR. NUGENT: This is going to be one lot?

MR. PIETRZAK: Yes.

MR. NUGENT: All the entrances are off Steele Road?

MR. PIETRZAK: That is correct. Now it's kind of, you know, if I can, the way this is situated, the area is small, but this is a very steep bank back here, so this pool area is elevated quite a bit so there's like a permanent barrier here with the cliff that separates this from that area and the same thing on this side, the house and the pool is elevated and it's down at a different level and if you go by on 207, you can probably notice from the road.

MR. NUGENT: That lot number 2 is 15,000 square feet?

MR. PIETRZAK: I believe it is.

MR. TORLEY: Do you have a copy of the application?

MR. NUGENT: Yeah, sure, I want you to look at this, you need to look at the map.

MR. REIS: Frank, as it is now, you have separate entrances for each of the--

MR. PIETRZAK: Each of the parcels, yes, we do right off Steele Road, there is a driveway that separates the 2 parcels and the boundaries are such that with the cliff and everything, it doesn't permit anymore excavating or expansion for either one of them. But being that I am, it's a hardship now.

MR. NUGENT: Mike, that 42 foot, the lot width, is that because the house is so close to the property line and on what should be the right side of the drawing I'm looking at, yeah, 5.4.

MR. PIETRZAK: No, we're planning to expand this by buying a piece off Mr. Langanke, that is coming up before the planning board also. So we're going to extend that on this side to give that piece of property more of a side yard requirement. We have negotiated the sale.

MR. NUGENT: Then you won't need the variance if that is the case, I see what you're trying to do.

MR. BABCOCK: He needs 150 foot required lot width and lot 1 is 107 and lot 2 is 145 so he's under on both of them.

MR. NUGENT: Because it's a PI zone.

MR. BABCOCK: That is correct.

MR. REIS: Michael, what's the minimum lot square footage?

MR. BABCOCK: 40,000 square feet.

MR. NUGENT: He's almost there on lot 1.

MR. TORLEY: Now, the house as it's stated the planning board minutes the house was built in '64, so any use of it would be grandfathered.

MS. BARNHART: You say it's no longer a business?

MR. PIETRZAK: The change of the line that we're contemplating is right here, this is all cliffs and it comes this way, this is elevated also.

MR. TORLEY: You're talking with Mr. Langanke about purchasing some land there?

MR. PIETRZAK: We have already negotiated that with Mr. Langanke. That is another, obviously, it's going to be on this side so this will be extended here to give this yard the side yard requirement more space, can't do it on this side, this is all elevated from this area and this is elevated from this area.

MR. KANE: Mr. Chairman, I move we set up Mr. Frank Pietrzak for public hearing for his requested variances at 7 Steele Road.

MR. REIS: Second it.

ROLL CALL

MR. REIS	AYE
MR. KANE	AYE
MR. TORLEY	AYE
MR. NUGENT	AYE

MS. BARNHART: Okay, here's your paperwork.

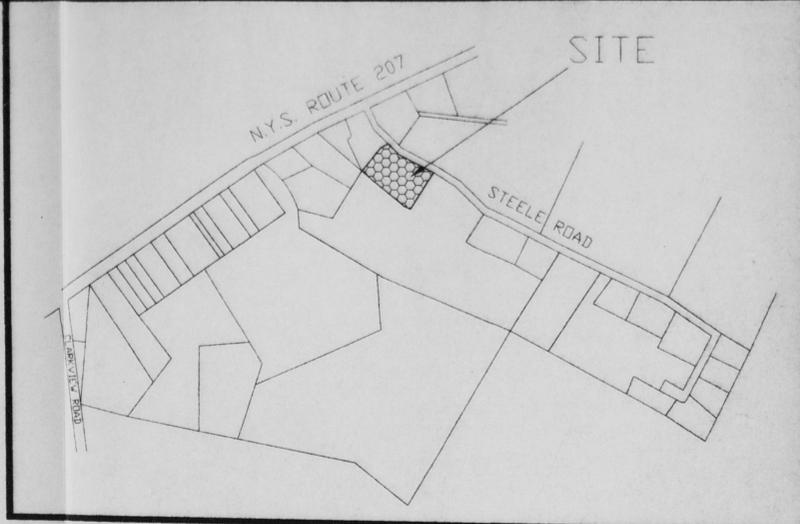
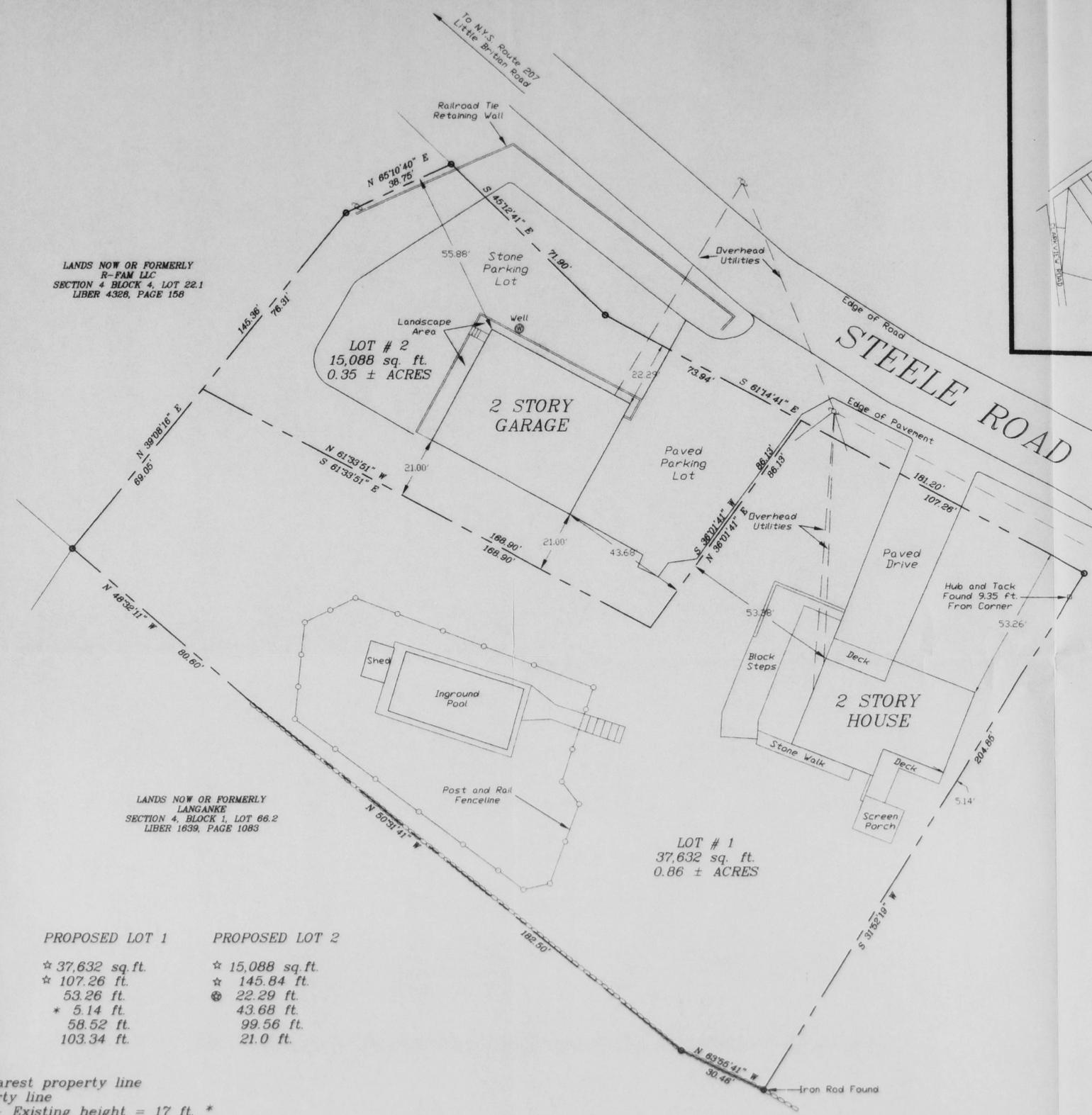
MR. PIETRZAK: Okay.

MR. NUGENT: If you have anymore information that you are buying from Herb that would probably be very good to bring up at the hearing.



LANDS NOW OR FORMERLY
R-FAM LLC
SECTION 4, BLOCK 4, LOT 22.1
LIBER 4328, PAGE 158

LANDS NOW OR FORMERLY
LANGANKE
SECTION 4, BLOCK 1, LOT 66.2
LIBER 1639, PAGE 1083



LOCATION PLAN
SCALE 1" = 400 ft.

TAX MAP DESIGNATION
SECTION 4, BLOCK 1, LOT 33.1
DEED REFERENCE
LIBER 1975, PAGE 325
LIBER 2254, PAGE 174
RECORD OWNER
ELAINE PIETRZAK
7 STEELE ROAD
NEW WINDSOR, NEW YORK 12550

- NOTES:
- CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THOSE NAMED INDIVIDUALS AND/OR INSTITUTIONS FOR WHOM THE SURVEY IS PREPARED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INDIVIDUALS, INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS OR SUBSEQUENT OWNERS.
 - UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE N.Y. STATE EDUCATION LAW. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
 - SUBJECT TO AN UP TO DATE ABSTRACT OF TITLE
SUBJECT TO UNDERGROUND UTILITIES AND EASEMENTS NOT RECORDED AND/OR NOT VISIBLE AT THE TIME OF FIELD SURVEY

- NOTES:
- BOTH LOTS SERVED BY EXISTING WELLS, AND EXISTING TOWN OF NEW WINDSOR SANITARY SEWER.
 - PREVIOUS VARIANCE GRANTED FOR FRONT YARD OF BUILDING ON LOT # 2 BY THE TOWN OF NEW WINDSOR ZONING BOARD OF APPEALS ON MAY 23, 1983.

REFERENCE: MAP ENTITLED "LOT LINE CHANGE - LANDS OF ELAINE PIETRZAK AND WEINER, LOEV, RIDER AND DRAKE", FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON MAY 31, 1983, AS MAP # 6242.

I HEREBY AGREE, UPON MY REVIEW, THAT THIS MAP MEETS MY APPROVAL AND IS CONCURRENT WITH MY INTENT.

ELAINE PIETRZAK _____ DATE _____

PLANNING BOARD APPROVAL

ZONING REQUIREMENTS	EXISTING	PROPOSED LOT 1	PROPOSED LOT 2
ZONE : PI - PLANNED INDUSTRIAL			
MINIMUM REQUIREMENTS			
LOT AREA	40,000 sq. ft.	☆ 37,632 sq. ft.	☆ 15,088 sq. ft.
LOT WIDTH	150 ft.	☆ 107.26 ft.	☆ 145.84 ft.
FRONT YARD	50 ft.	⊗ 22.29 ft.	⊗ 22.29 ft.
SIDE YARD	15 ft.	* 5.14 ft.	43.68 ft.
BOTH SIDE YARDS	40 ft.	40 ft.+	99.56 ft.
REAR YARD	20 ft.	103.34 ft.	21.0 ft.

MAXIMUM BUILDING HEIGHT 6" per ft. of distance to nearest property line
Existing House on Lot # 1 is 5.14 ft. from nearest property line
Maximum Building Height allowed = 2.57 ft. - Existing height = 17 ft. *
Existing Building on Lot # 2 is proposed to be 21.0 ft. from nearest property line
Maximum Building Height allowed = 10.50 ft. - Existing height = 17 ft. ☆

FLOOR AREA RATIO - Area of building divided by area of lot in square feet
Maximum Floor Area Ratio allowed is 0.6
Existing House on Lot # 1 is 1,575 sq. ft. - 37,632 sq. ft. = .04
Existing Building on Lot # 2 is 2,222 sq. ft. - 15,088 sq. ft. = 0.14

- ⊗ PREVIOUS VARIANCE GRANTED
- * PRE-EXISTING CONDITION
- ☆ VARIANCE REQUESTED

MAY 15, 1996
CERTIFIED TO:
ELAINE PIETRZAK
TOWN OF NEW WINDSOR

TO BE A TRUE SURVEY PERFORMED IN THE FIELD AND THAT IT IS TO THE BEST OF MY KNOWLEDGE AND BELIEF CORRECT.

DANIEL P. YANOSH, L.L.S.
N.Y.S. LIC # 49561

REV. 1 DECEMBER 13, 1996 - ZONING REQUIREMENTS	
DANIEL P. YANOSH N.Y.S. L.S. N.Y.S. ROUTE 302 - P.O. BOX 320 CIRCLEVILLE, NEW YORK 10919 PHONE # (914) 361 - 4700 FAX # (914) 361 - 4722	
2 LOT SUBDIVISION	
LANDS OF ELAINE PIETRZAK STEELE ROAD TOWN OF NEW WINDSOR ORANGE COUNTY, NEW YORK	
DRAWN BY D.P.Y.	CHECKED BY T.M.
SCALE 1" = 20'	DATE 5-15-96
JOB# 96-048	