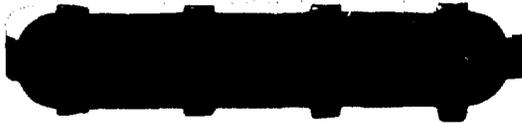


ZB# 08-16

Patricia Coppola

89-2-7

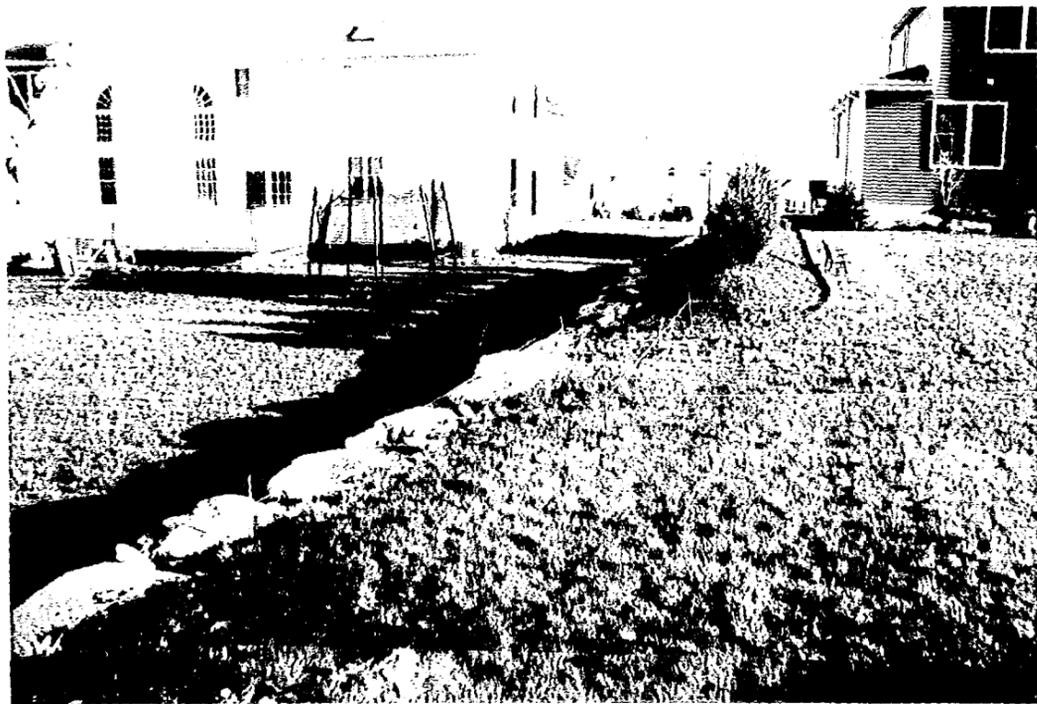


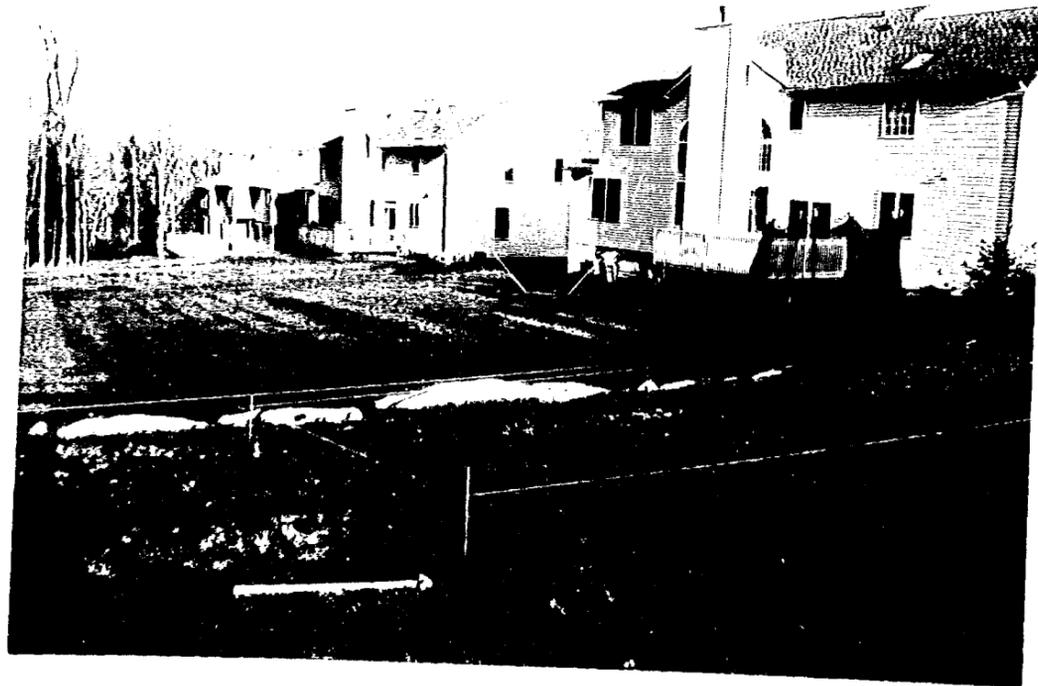
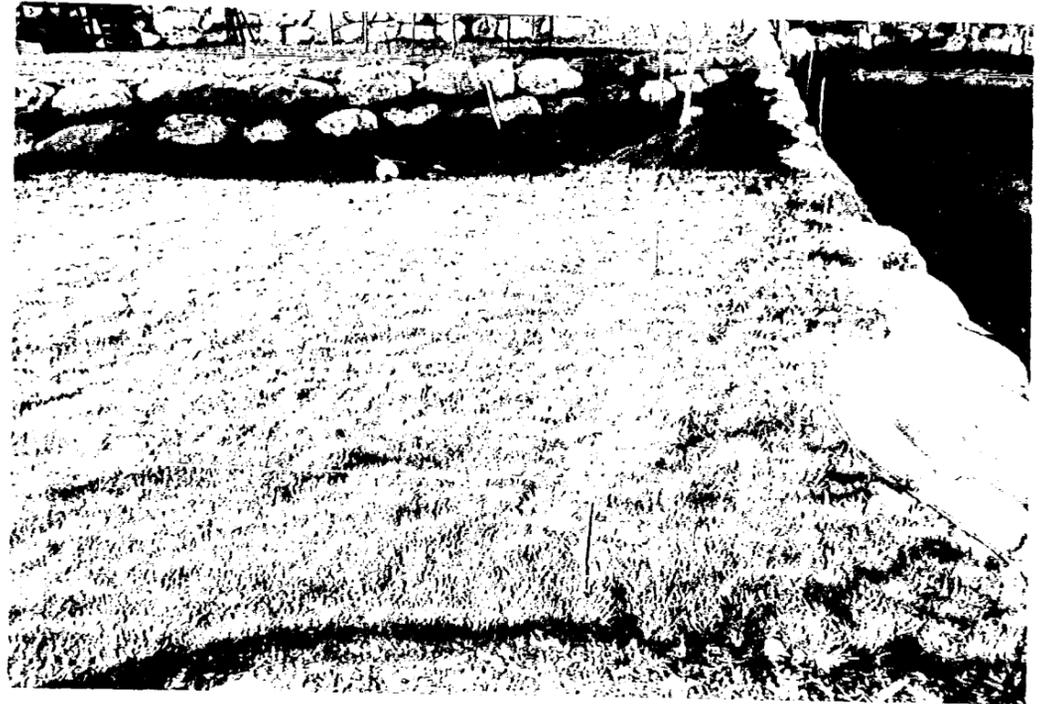
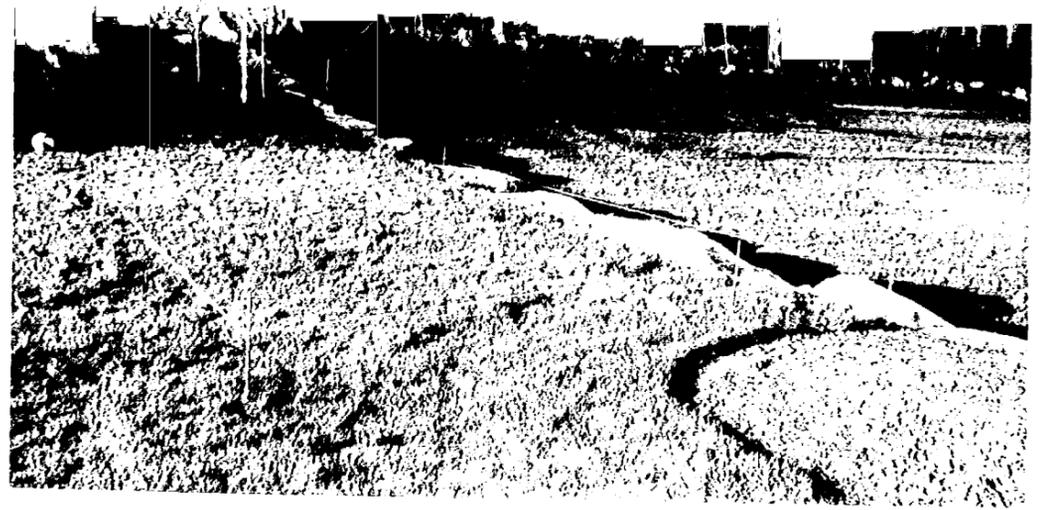
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR
555 UNION AVENUE
NEW WINDSOR, N.Y. 12553

July 14, 2008

08-1

*Patricia Coppola (Mrs)
1037 Rollins Ridge (89-237)*





-----X
In the Matter of the Application of

MEMORANDUM OF
DECISION GRANTING

PATRICIA COPPOLA

AREA

CASE #08-16
-----X

WHEREAS, Patricia Coppola, owner(s) of 1037 Rolling Ridge, New Windsor, New York, 12553, has made application before the Zoning Board of Appeals for a/an request for 5 ft. Side Yard Setback for proposed 10 ft. X 16 ft. Shed at 1037 Rolling Ridge in an R-3 Zone (89-2-7)

WHEREAS, a public hearing was held on July 14, 2008 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, the Applicant and her husband appeared on behalf of this Application; and

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

WHEREAS no one spoke 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 published in The Official Town Newspaper, also as required by law.
2. The Evidence presented by the Applicant showed that:
 - (a) The property is a residential property located in a neighborhood of residential properties where the proposed use is allowed in an R-3 zone.
 - (b) The proposed shed will not interfere with any esments including but not limited to water, sewer, or electric.
 - (c) The shed will not create the ponding or collection of water or dervert the flow of water drainage.

(d) The proposed shed is similar to other sheds in the neighborhood.

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 variance(s) 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 that can produce the benefits sought.
3. The variance(s) requested is/are substantial in relation to the Town regulations but, nevertheless, are warranted.
4. The requested variance(s) 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/are self-created but, nevertheless, should be allowed.
6. The benefit to the Applicant, if the requested variance(s) is/are granted, outweighs the detriment to the health, safety and welfare of the neighborhood or community.
7. The requested variance(s) are/is appropriate and are/is the minimum variance(s) 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 variance(s).

NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a request for 5 ft. Side Yard Setback for proposed 10 ft. X 16 ft. Shed at 1037 Rolling Ridge in an R-3 Zone (89-2-7) 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/or Building Inspector and Applicant.

Dated: July 14, 2008

Michael S. Kuntz

Chairman

**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS
OFFICE
845-563-4615**

MEMORANDUM

TO: JACK FINNEGAN, COMPTROLLER
FROM: MYRA MASON, SECRETARY TO THE ZONING BOARD
DATE: 01-21-09
SUBJECT: ESCROW REFUND 08-16

**PLEASE ISSUE A CHECK IN THE AMOUNT OF \$ 166.11 TO CLOSE OUT
ESCROW FOR:**

ZBA FILE #08-16

NAME & ADDRESS:

**Patricia Coppola
1037 Rolling Ridge
New Windsor, NY 12553**

THANK YOU,

MYRA

JF.01-21-09



**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS
RECORD OF CHARGES & PAYMENTS**



FILE #08-16 TYPE:AREA TELEPHONE: 784-4498

APPLICANT:

Patricia Coppola
1037 Rolling Ridge
New Windsor, NY 12553

RESIDENTIAL:	\$ 50.00	CHECK # <u>134</u>
COMMERCIAL	\$ 150.00	CHECK # _____
INTERPRETATION	\$ 150.00	CHECK # _____

ESCROW: RESIDENTIAL \$300.00 CHECK # 135



<u>DISBURSEMENTS:</u>		MINUTES	ATTORNEY
		\$7.00 / PAGE	FEE

PRELIMINARY:	<u>3</u>	PAGES	\$ <u>21.00</u>	\$ 35.00
2 ND PRELIMINARY:	—	PAGES	\$ _____	\$ _____
PUBLIC HEARING:	<u>4</u>	PAGES	\$ <u>28.00</u>	\$ <u>35.00</u>
PUBLIC HEARING:	—	PAGES	\$ _____	\$ _____

LEGAL AD: Publish Date:6/27 \$ 14.89

TOTAL: \$ 63.89 \$ 70.00



ESCROW POSTED:	\$ 300.00
LESS: DISBURSEMENTS:	\$ <u>133.89</u>

AMOUNT DUE: \$ _____

REFUND DUE: \$ 166.11

Cc:

J.F. 01/21/09

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS
RECEIPT OF ESCROW RECEIVED:

DATE RECEIVED: 04-23-08

FOR: 08-16 ESCROW

FROM:
Patricia Coppola
1037 Rolling Ridge
New Windsor, NY 12553

CHECK FROM:
SAME

CHECK NUMBER: 135

TELEPHONE: 784-4498

AMOUNT: _____

RECEIVED AT COMPTROLLER'S OFFICE BY:

NAME _____ DATE _____

J. J. Fanning
5-9-08

ZBA #08-16 Escrow

DOMINICK COPPOLA 1037 ROLLING RIDGE NEW WINDSOR, NY 12553	01-08 <u>784-4498</u>	Date <u>4/23/08</u>	135 1-1367/260 514
Pay to the Order of <u>Town of New Windsor</u>	\$ <u>300.00</u>		
<u>Three hundred 00/100</u>	Dollars		
Commerce Bank America's Most Convenient Bank® 1-800-YFS-0000			
For <u>Escrow</u>	<i>Dom Coppola</i>		
⑆026013673⑆	79	539558	0135

April 28, 2008

21

PATRICIA COPPOLA (08-16)

MS. LOCEY: Patricia Coppola, request for 5 foot side yard setback for a proposed 8 x 16 shed at 1037 Rolling Ridge in The Reserve.

Mr. and Mrs. Coppola appeared before the board for this proposal.

MS. LOCEY: Just if you could speak loud enough and give the stenographer your name.

MRS. COPPOLA: There's just I think a correction on here, it was, we're actually in Forest Glen and it's a 10 x 16.

MS. LOCEY: Ten by sixteen and you're in?

MRS. COPPOLA: Forest Glen.

MS. LOCEY: The building department needs to correct the paperwork.

MR. BABCOCK: Well, your address is 1037 Rolling Ridge?

MRS. COPPOLA: Yes.

MS. MASON: The footage is the problem.

MS. LOCEY: Ten foot as opposed to 8 as is indicated here.

MR. BABCOCK: Well, no problem, there's no issue.

MS. LOCEY: But it does need to be corrected before we go to public hearing.

MRS. COPPOLA: Okay.

MS. LOCEY: We have to advise the public on what the

application is.

MR. BABCOCK: You're still going to maintain five feet off the property line?

MR. COPPOLA: We'd like to, yes.

MR. BABCOCK: So you're getting closer, even if it was 12 foot wide that wouldn't be an issue for tonight's meeting, it's going to go closer.

MR. COPPOLA: It's going to go towards the property.

MR. BABCOCK: I'll correct that paperwork.

MS. LOCEY: Did you want to just explain a little bit what you'd like to do?

MR. COPPOLA: We basically just want to put a shed up in the back yard and it's going to be 10 foot wide so plus the 10 foot side yard setback it would kind of be like, you know, it would be like an eyesore in the middle of the yard and we're at the little bit higher of an elevation than the neighbor so kind of was thinking if we get 5 really wouldn't change much for them whereas it would keep our yard open for the kids.

MS. LOCEY: And will the construction of the shed cause for the removal of any substantial vegetation?

MR. COPPOLA: No, nothing.

MS. LOCEY: Will it cause any water runoff or drainage problems?

MR. COPPOLA: No.

MS. LOCEY: Are there any right-of-ways or easements in the area where the shed will be constructed?

MR. COPPOLA: No.

MS. LOCEY: Does the size and design of the shed fall in character with the rest of the neighborhood? Is it similar to sheds that your neighbors have?

MR. COPPOLA: Basically, yeah, you know, it's not going to be, it's going to be, you know, sided, it's going to look like it's a part of the house.

MS. LOCEY: And I think you have already touched on it but could you explain why it is you need this variance and you can't locate the shed in another portion of your property so you would not need the variance?

MR. COPPOLA: Well the other side would be the same situation and the back, the end of our property line is like 15 feet higher than our actual grass so there would be--

MS. LOCEY: The elevation makes it so you--

MR. COPPOLA: You can't put it back, it's got to go to the sides and both sides are the same problem for us.

MS. LOCEY: Does anyone else have any questions for the applicants?

MR. DITTBRENNER: The back side of the property it's elevated up behind the retaining wall and couldn't be set back there?

MR. COPPOLA: Again, it would be like this big thing right in the middle where the kids play, that's kind of why we wanted to keep it on the side. On the higher elevation is a swing set, trampoline for the kids.

MS. LOCEY: Mr. Bedetti, any questions or concerns?

MR. BEDETTI: No.

April 28, 2008

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MS. LOCEY: I'd like to call for a motion to schedule a public hearing.

MR. BEDETTI: I'll make a motion that we schedule a public hearing for the application of Patricia Coppola as requested for the variance as recommended here in their application.

MR. DITTBRENNER: Second it.

ROLL CALL

MR. DITTBRENNER	AYE
MR. BEDETTI	AYE
MS. LOCEY	AYE

July 14, 2008

39

21-00

PATRICIA COPPOLA (08-16)

MS. LOCEY: Request for 5 foot side yard setback for proposed 10 ft. x 16 ft. shed at 1037 Rolling Ridge in an R-3 Zong.

Mr. and Mrs. Coppola appeared before the board for this proposal.

MS. LOCEY: Hi, do you want to just summarize what it is you're asking for?

MR. COPPOLA: We're looking for the shed on this side here, this is the, our property line and the shed is going to be 10 by this one here it's, you have to be, the shed we're putting up is 10 x 20 which would make this whole thing 20 feet on the property which is kind of like we'd be looking from the deck at the side of it so we wanted to go 5 feet closer to the property line.

MS. LOCEY: So instead of 10 foot you just--

MR. COPPOLA: Five foot.

MS. LOCEY: Five foot side yard. I can see from the pictures but still we have to ask for the record will you be taking down any substantial vegetation?

MR. COPPOLA: No.

MRS. COPPOLA: No.

MS. LOCEY: Are there any easements?

MR. COPPOLA: No.

MS. LOCEY: Will you be causing any water or drainage problems?

MR. COPPOLA: No.

MS. LOCEY: And do you feel it will negatively impact the character of your neighborhood?

MR. COPPOLA: No.

MS. LOCEY: Are there other sheds in the area similar to the one you're proposing about the same size?

MR. COPPOLA: Yes.

MS. LOCEY: So you feel it would fit in to the character of the neighborhood?

MR. COPPOLA: Well, I would say 70 percent of the houses have them.

MS. LOCEY: And your property is small and as you indicated you'd be looking at the shed.

MR. COPPOLA: Yeah, if you come out the back of the house it would be 20 feet and you'd kind of see like the side of it and you've got all the space behind it which would be dead space, I figured 5 feet off the property line still room back here still, you know, on our property but just a little bit closer just a little bit to the property line.

MS. LOCEY: Since there's no one in the audience I must deduct that there is no one here to speak on this public hearing so we'll close, open and close the public portion of the hearing.

MS. MASON: On July 11, I mailed out 32 addressed envelopes and had no response.

MR. KRIEGER: From the pictures it appears that there's an elevation difference between your property is actually lower than your neighbor's property?

July 14, 2008

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MR. COPPOLA: Mine's higher.

MR. KRIEGER: Okay, that's all.

MS. LOCEY: Any other comments, questions, concerns from the board? If not, I'll accept a motion.

MR. DITTBRENNER: I'll move to approve the request of Patricia Coppola for 5 foot side yard setback for proposed 10 ft. x 16 ft. shed at 1037 Rolling Ridge.

MR. BEDETTI: Second it.

ROLL CALL

MR. DITTBRENNER	AYE
MR. TORPEY	AYE
MR. BEDETTI	AYE
MS. LOCEY	AYE

MS. LOCEY: Motion to adjourn?

MR. BEDETTI: So moved.

MR. TORPEY: Second it.

ROLL CALL

MR. DITTBRENNER	AYE
MR. TORPEY	AYE
MR. BEDETTI	AYE

PUBLIC HEARING NOTICE
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 on the following

Proposition:
 Appeal No. 08-16)
 Request of **PATRICIA COPPOLA**
 for a VARIANCE of the Zoning Local Law to Permit:
 Request for 5 ft. Side Yard Setback for proposed 10 ft. X 16 ft. Shed at 1037 Pulling Ridge in an R-3 Zone (89-2-7)!!!!!!!
PUBLIC HEARING will take place on **JULY 14, 2008** at the New Windsor Town Hall, 555 Union Avenue, New Windsor, New York beginning at 7:30 PM.
 Michael Kane, Chairman

STATE OF NEW YORK

COUNTY OF ORANGE, ss:

Kathleen O'Brien, being duly sworn, disposes and says that she is the Supervisor of the Legal Department of the E.W. Smith Publishing Company, Inc., Publisher of The Sentinel, a weekly newspaper published and of general circulation in the Town of New Windsor, Town of Newburgh and City of Newburgh and that the notice of which is annexed is a true copy was published in said newspaper 1 time(s) commencing on the 27th day of June, A.D., 2008 and ending on the 27th day of June, A.D., 2008.

Kathleen O'Brien

Subscribed and shown to before me this 29th day of July, 2008.

Deborah Green

Notary Public of the State of New York
 County of Orange
 My commission expires _____

DEBORAH GREEN
 Notary Public, State of New York
 Qualified in Orange County
 #4984065
 Commission Expires July 15, 2011

14. 89

PUBLIC HEARING NOTICE
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 on the following Proposition:

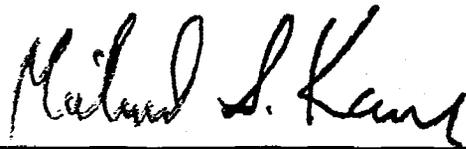
Appeal No. (08-16)

Request of PATRICIA COPPOLA

for a VARIANCE of the Zoning Local Law to Permit:

Request for 5 ft. Side Yard Setback for proposed 10 ft. X 16 ft. Shed at 1037 Rolling Ridge in an R-3 Zone (89-2-7)

PUBLIC HEARING will take place on JULY 14, 2008 at the New Windsor Town Hall, 555 Union Avenue, New Windsor, New York beginning at 7:30 P.M.



Michael Kane, Chairman



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (914) 563-4631
Fax: (914) 563-4693

Assessors Office

May 6, 2008

Dominick Coppola
1037 Rolling Ridge
New Windsor, NY 12553

Re: 89-2-7

ZBA#: 08-16 (32)

Dear Mr. Coppola

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 \$55.00, minus your deposit of \$25.00.

Please remit the balance of \$30.00 to the Town Clerk's Office:

Sincerely,

J. Todd Wiley, IAO
Sole Assessor

JTW/LK
Attachments

CC: Myra Mason, Zoning Board

65-1-17
Kartiganer Family Limited partnership
C/O Herbert L. Kartiganer
3928 Live oak Blvd.
Delray Beach, Fl 33445

89-2-9.1 & 89-2-9.2
Tanh Ho & Tina Bo Nguyen
1041 Rolling Ridge
New Windsor, NY 12553

89-6-6
Roger Black
1007 Verde Vista
New Windsor, NY 12553

65-1-19.2
NY City Dept. Of EP
C/O City of New York Dep.
465 Columbus Ave. Suite 350
Valhalla, NY 10595

89-2-10.1 & 89-2-10.2
Brian & Betty Ann Moretti
1043 Rolling Ridge
New Windsor, NY 12553

89-6-7
Robert & Kathleen Santarsiero
1005 Verde Vista
New Windsor, NY 12553

65-1-33
Ruby Nemeth
Po Box 81
Vails Gate, NY 12584

89-2-11
Dominic & Judith Cascone
1045 Rolling Ridge
New Windsor, NY 12553

89-6-8
Alan & Pamela Fox
1003 Verde Vista
New Windsor, NY 12553

65-1-88.1
Joseph & Carol Passaro
38 Passaro Dr.
New Windsor, NY 12553

89-2-12
Erick Ramos
1047 Rolling Ridge
New Windsor, NY 12553

89-6-12
Gary & Barbara Regenbaum
1020 Forest Glenn
New Windsor, NY 12553

89-2-2
Philip & Janis Fernsten
1027 Rolling Ridge
New Windsor, NY 12553

89-2-13
William Kodl & Elaine Sunray
1049 Rolling Ridge
New Windsor, NY 12553

89-6-13
Mark & Rosemarie Amici
1022 Forest Glenn
New Windsor, NY 12553

89-2-3
Lewis & Laura Klein
1029 Rolling Ridge
New Windsor, NY 12553

89-6-1
Concetta Cacioppo
1028 Rolling Ridge
New Windsor, NY 12553

89-7-1
John Channell & Kathleen Camell
1036 Rolling Ridge
New Windsor, NY 12553

89-2-4
Adam & Karen Lipton
1031 Rolling Ridge
New Windsor, NY 12553

89-6-2
Atanda & Oluwakemi Owolabi
1030 Rolling Ridge
New Windsor, NY 12553

89-7-2.1 & 89-7-2.2
Bryan & Julia DiGovanni
1038 Rolling Ridge
New Windsor, NY 12553

89-2-5
Gary & Rosemarie Zlotnick
1033 Rolling Ridge
New Windsor, NY 12553

89-6-3
Ann Sissler & Ann Rettus
1032 Rolling Ridge
New Windsor, NY 12553

89-7-3.1 & 89-7-3.2
William & Patricia Amaro
1040 rolling Ridge
New Windsor, NY 12553

89-2-6
Pauline 7 Anthony Noto
1035 Rolling Ridge
New Windsor, NY 12553

89-6-4
Jared Flagg
1034 Rolling Ridge
New Windsor, NY 12553

89-7-4.1 & 89-7-4.2
Michael & Claudine Lynch
1042 Rolling Ridge
New Windsor, NY 12553

89-2-8
Qingping & Chen, Wei Jiang
1039 Rolling Ridge
New Windsor, NY 12553

89-6-5
John & Barbara Boyer
1009 Verde Vista
New Windsor, NY 12553

89-7-8
Eileen & Christopher Murphy
1004 Verde Vista
New Windsor, NY 12553

89-7-9
Kevin & Lauree MacKay
1006 Verde Vista
New Windsor, NY 12553

89-7-10
Vincent Dobilas & Barbara Stahl
1008 Verde Vista
New Windsor, NY 12553

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#266-2008

05/08/2008

Coppola, Dominick *ZBA 08-16*

Received \$ 50.00 for Zoning Board Fees, on 05/08/2008. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

RESULTS OF Z.B.A. MEETING OF: April 28 2008

PROJECT: Patricia Coppola ZBA # 08-16
P.B.# _____

USE VARIANCE:

LEAD AGENCY: M) _____ S) _____ VOTE: A _____ N _____

VOLPE _____
BEDETTI _____
LOCEY _____
TORPEY _____
KANE _____ CARRIED: Y _____ N _____

PUBLIC HEARING: M) _____ S) _____ VOTE: A _____ N _____

VOLPE _____
BEDETTI _____
LOCEY _____
TORPEY _____
KANE _____ CARRIED: Y _____ N _____

NEGATIVE DEC: M) _____ S) _____ VOTE: A _____ N _____

VOLPE _____
BEDETTI _____
LOCEY _____
TORPEY _____
KANE _____ CARRIED: Y _____ N _____

APPROVED: M) _____ S) _____ VOTE: A _____ N _____

VOLPE _____
BEDETTI _____
LOCEY _____
TORPEY _____
KANE _____ CARRIED: Y _____ N _____

ALL VARIANCES - PRELIMINARY APPEARANCE:

SCHEDULE PUBLIC HEARING: M) B S) D VOTE: A 3 N 0

Dittbrenner

~~VOLPE~~ A
BEDETTI A
LOCEY A
TORPEY _____
~~KANE~~ _____

CARRIED: Y N _____

PUBLIC HEARING: STATEMENT OF MAILING READ INTO MINUTES _____

VARIANCE APPROVED: M) _____ S) _____ VOTE: A _____ N _____

VOLPE _____
BEDETTI _____
LOCEY _____
TORPEY _____
KANE _____

CARRIED: Y _____ N _____

Building Dept to correct paperwork - 10X16 shed

AGENDA DATE: _____

4128

OFFICE OF THE BUILDING INSPECTOR
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

COPY

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT (845) 563-4630 TO MAKE AN APPOINTMENT WITH THE ZONING BOARD OF APPEALS.

DATE: *February*
~~January~~ 5, 2008

APPLICANT: Patricia Coppola
1037 Rolling Ridge
New Windsor, NY 12553

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE: 2/1/08

FOR : Proposed shed

LOCATED AT: 1037 Rolling Ridge

ZONE: R-3 Sec/Blk/ Lot: 89-2-7

DESCRIPTION OF EXISTING SITE: One family house

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

1. Proposed ¹⁰ x 16 ft. shed will not meet minimum 10' side yard set-back.

PLEASE ALLOW FIVE TO TEN DAYS TO PROCESS
IMPORTANT
YOU MUST CALL FOR ALL REQUIRED INSPECTIONS OF CONSTRUCTION

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 re-inspected after correction.

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 under slab plumbing.
4. When framing, rough plumbing, rough electric and before being covered.
5. Insulation.
6. Final inspection for Certificate of Occupancy. Have on hand electrical inspection data and final certified plot plan. Building is to be completed at this time. Well water test required and engineer's certification letter for septic system required.
7. Driveway inspection must meet approval of Town Highway Superintendent. A driveway bond may be required.
8. \$50.00 charge for any site that calls for the inspection twice.
9. Call 24 hours in advance, with permit number and Tax Parcel ID #, to schedule inspection.
10. There will be no inspections unless yellow permit card is posted.
11. Water and Sewer permits must be obtained along with building permits for new houses.
12. Septic permit must be submitted with engineer's drawing and perc test.
13. Road opening permits must be obtained from Town Clerk's office.
14. All building permits will need a Certificate of Occupancy or a Certificate of Compliance and there is no fee for this.

FEB 01 2008

FOR OFFICE USE ONLY
Building Permit #: 2008-73

AFFIDAVIT OF OWNERSHIP AND/OR CONTRACTOR'S COMP. DISABILITY & LIABILITY INSURANCE
CERTIFICATES ARE REQUIRED BEFORE THE BUILDING PERMIT APPLICATION WILL BE ACCEPTED AND/OR
ISSUED

PLEASE PRINT CLEARLY - FILL OUT ALL INFORMATION WHICH APPLIES TO YOU

Owner of Premises Patrizia Coppola

Address 1037 Rolling Ridge Phone # 845-784-4498

Mailing Address 1037 Rolling Ridge New Windsor Fax # _____

Name of Architect _____

Address _____ Phone _____

Name of Contractor owner

Address _____ Phone _____

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

If applicant is a corporation, signature of duly authorized officer _____
(Name and title of corporate officer)

1. On what street is property located? On the _____ side of _____
(N,S,E or W)
and _____ feet from the intersection of _____

2. Zone or use district in which premises are situated _____ Is property a flood zone? Y _____ N _____

X 3. Tax Map Description: Section 89 Block 2 Lot 7

4. State existing use and occupancy of premises and intended use and occupancy of proposed construction.
a. Existing use and occupancy _____ b. Intended use and occupancy _____

5. Nature of work (check if applicable) New Bldg. Addition Alteration Repair Removal Demolition Other

6. Is this a corner lot? NO shed angle

7. Dimensions of entire new construction. Front _____ Rear _____ Depth _____ Height _____ No. of stories _____

8. If dwelling, number of dwelling units: _____ Number of dwelling units on each floor _____

Number of bedrooms _____ Baths _____ Toilets _____ Heating Plant: Gas _____ Oil _____

Electric/Hot Air _____ Hot Water _____ If Garage, number of cars _____

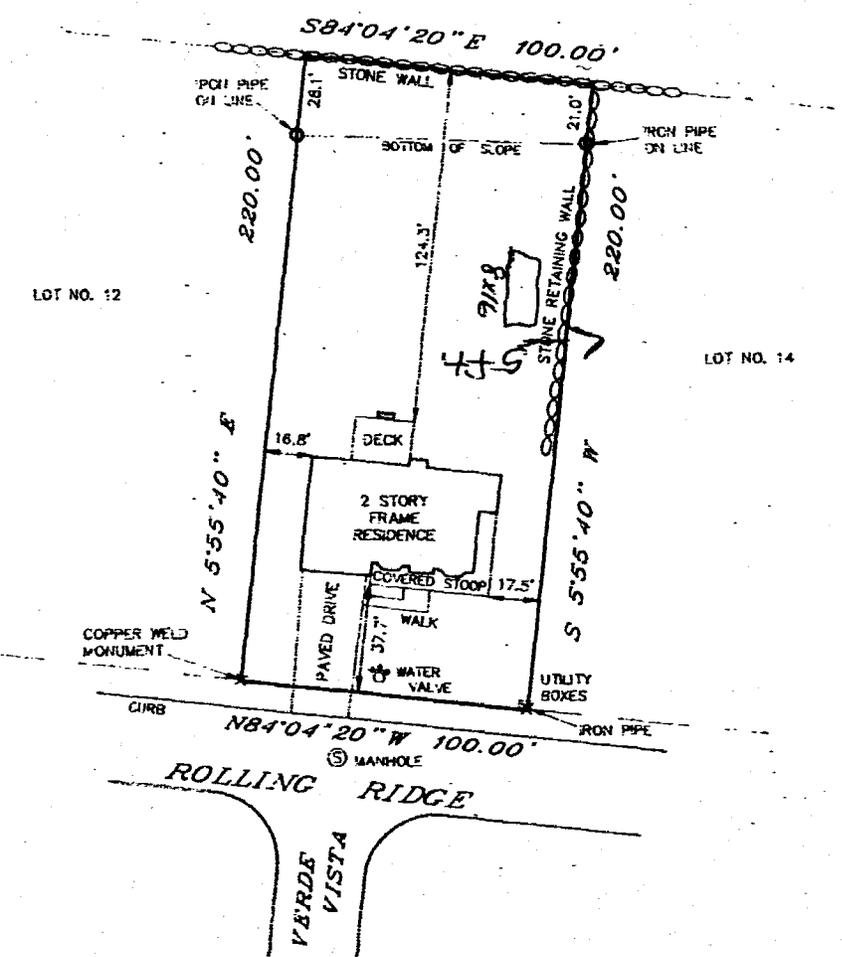
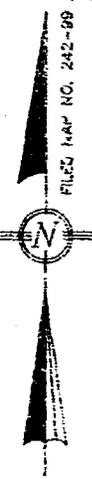
9. If business, commercial or mixed occupancy, specify nature and extent of each type of use _____ **ZONING BOARD**

10. Estimated cost \$ 1200 Fee \$ 50 - CN# 104

PAID

N/F
KARTIGANER

Parcel Area
22,000 S.F.
0.50 Ac.



GENERAL NOTES

1. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.
2. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY, MARKED WITH AN ORIGINAL LAND SURVEYOR'S INKED SEAL, SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
3. CERTIFICATION SHALL RUN ONLY TO THE PERSONS FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF, TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON AND IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

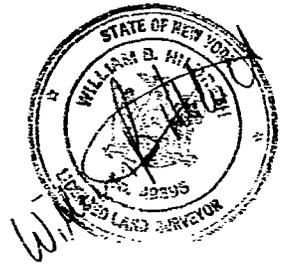
SPECIAL NOTES

1. BEING LOT NO. 13 AS SHOWN ON A MAP ENTITLED "MAJOR SUBDIVISION FOR SHANNON ACRES TO BE KNOWN AS FOREST GLEN", SAID MAP HAVING BEEN FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON 1 NOVEMBER 1999 AS MAP NO. 242-99. TAX MAP DESIGNATION: SECTION 89 BLOCK 2 LOT 7.
2. OFFSETS SHOWN ARE AT RIGHT ANGLES TO THE PROPERTY LINES, UNLESS OTHERWISE NOTED.
3. NO CERTIFICATION IS MADE FOR ITEMS NOT VISIBLE AT GROUND SURFACE AT THE TIME OF SURVEY.
4. THIS PLAN WAS PREPARED PRIOR TO THE RECEIPT OF A TITLE REPORT OR ABSTRACT OF TITLE AND IS THEREFORE SUBJECT TO EASEMENTS AND OTHER GRANTS NOT VISIBLE, IF ANY.

CERTIFICATION

I hereby certify that this plan resulted from an actual field survey of the indicated premises completed on 21 December 2005 performed in accordance with the code of practice adopted by the N.Y.S. Association of Professional Land Surveyors, Inc., and is, to the best of my knowledge and belief, correct.

CERTIFIED TO: Patricia M. Coppola
Applied Building Development of New York NWTIC
Applied Building Development of New York, Inc.
Windsor Karney Development, Inc.
Wells Fargo Bank, N.A.,
its successors and/or assigns
Ticor Title Insurance Company



William B. Hildreth Land Surveying, P.C. 407 SOUTH PLANK ROAD UNIT 3, NEWBURGH, N.Y. 12550 TEL: (914) 586-0800		SURVEY FOR: PATRICIA M. COPPOLA	
REVISIONS: ACAD-FG13		TOWN OF NEW WINDSOR ORANGE COUNTY NEW YORK	
DATE	DESCRIPTION	Drawn: WEH Checked: Scale: 1"=50' Date: Job No: 05-080	
		BOUNDARY/LOCATION SURVEY	



TOWN OF NEW WINDSOR

(845) 563-4615 (MYRA MASON)

ZONING BOARD APPLICATION PACKAGE



PLEASE READ AND COMPLETE THE ATTACHED APPLICATION FORMS WHERE IT APPLIES TO YOUR SITUATION (**COMPLETE ONLY THE PAGES WITH HIGHLIGHT IN BOX IN LOWER RIGHT CORNER OF EACH PAGE**) AND RETURN ONE ORIGINAL AND ONE COPY OF ALL PAPERWORK (unless otherwise specified) TO MYRA MASON (845-563-4615) AT THE ZONING BOARD OFFICE (LOCATED IN THE PLANNING BOARD & ENGINEERING OFFICE IN TOWN HALL) WITH THREE CHECKS MADE PAYABLE TO "THE TOWN OF NEW WINDSOR" AS FOLLOWS:

RESIDENTIAL: (Three Separate Checks Please)

APPLICATION FEE:	\$ 50.00
*ESCROW:	\$300.00
** <u>DEPOSIT</u> FOR PUBLIC HEARING LIST:	\$ 25.00

MULTI-FAMILY: (Three Separate Checks Please)

APPLICATION FEE:	\$150.00
*ESCROW:	\$500.00
** <u>DEPOSIT</u> FOR PUBLIC HEARING LIST:	\$ 25.00

COMMERCIAL: (Three Separate Checks Please)

APPLICATION FEE:	\$150.00
*ESCROW:	\$500.00
** <u>DEPOSIT</u> FOR PUBLIC HEARING LIST:	\$ 25.00

INTERPRETATION: (Three Separate Checks Please)

APPLICATION FEE:	\$150.00
*ESCROW:	\$500.00
** <u>DEPOSIT</u> FOR PUBLIC HEARING LIST:	\$ 25.00

UPON RECEIPT OF ALL APPLICABLE PAPERWORK AND CHECKS, YOU WILL BE SCHEDULED FOR THE NEXT AVAILABLE AGENDA FOR YOUR "PRELIMINARY MEETING". YOU DO NOT NEED YOUR PUBLIC HEARING LIST OR ENVELOPES FOR THIS FIRST (PRELIMINARY) MEETING.

*

ESCROW
 THIS IS TO COVER OUTSIDE PROFESSIONAL FEES SUCH AS ZBA ATTORNEY FEE, MINUTES OF YOUR PORTION OF THE MEETING, LEGAL ADS, ETC. THE BALANCE WILL BE RETURNED TO YOU UPON CLOSING FILE.

**

LIST OF PROPERTY OWNERS WITHIN 500 FT. RADIUS OF PROPERTY IN QUESTION:

APPROXIMATE COST FOR PUBLIC HEARING LIST:

1-10 NAMES	25.00
11-20 NAMES	35.00
21-30 NAMES	45.00
31-40 NAMES	55.00
41-50 NAMES	65.00
51-60 NAMES	75.00
61-70 NAMES	85.00
71-80 NAMES	95.00
81-90 NAMES	105.00
91-100 NAMES	115.00

ANYTHING OVER 100 NAMES IS \$1.00 EA. ADDITIONAL NAME

COMPLETE ONLY THE PAGES WITH CHECKED BOX IN CORNER OF PAGE. PLEASE SUBMIT ONE ORIGINAL AND ONE COPY OF ALL PAPERWORK (unless otherwise specified).

PUBLIC HEARING LIST OF PROPERTY OWNERS

1. UPON RECEIPT OF ALL APPLICABLE CHECKS AND PAPERWORK, YOUR APPLICATION WILL BE PROCESSED AND YOUR \$25.00 DEPOSIT WILL BE SENT TO THE ASSESSOR'S OFFICE TO ORDER YOUR LIST OF PROPERTY OWNERS WITHIN 500 FEET. **(NOTE: YOU DO NOT NEED THIS LIST OR THE ENVELOPES FOR YOUR FIRST (PRELIMINARY) MEETING. Please do not call the Assessor's Office looking for your list – they will contact you when it is ready or if necessary, call Myra at 845-563-4615.**
2. WHEN THE ASSESSOR'S OFFICE NOTIFIES YOU THAT YOUR PUBLIC HEARING LIST IS READY, YOU MUST COME IN AND PAY THE BALANCE DUE FOR THE LIST. (THE LIST WILL BE PREPARED ON LABELS FOR YOUR CONVENIENCE). BRING ENOUGH ENVELOPES PREPARED WITH YOUR RETURN ADDRESS AND A REGULAR STAMP WITH YOU....**YOUR PUBLIC HEARING DATE WILL BE SET AT THIS TIME.**
3. WHEN YOU COME IN TO PICK UP YOUR LIST, **ALLOW YOURSELF ENOUGH TIME TO FINISH PREPARING THE MAILINGS HERE AT THE TOWN HALL.** YOU WILL BE GIVEN ENOUGH "NOTICES OF PUBLIC HEARING" TO PUT ONE IN EACH ENVELOPE AND SEAL IT. (It may be easier for you if you bring self-sealing envelopes.)
4. **BRING THE COMPLETED ENVELOPES TO THE ZONING BOARD SECRETARY FOR MAILING. BY DOING IT THIS WAY, WE AVOID HAVING TO SEND EACH ENVELOPE "CERTIFIED MAIL" WHICH IS VERY COSTLY.**

NOTE:

THE ZBA MEETS ON THE 2ND AND 4TH MONDAY OF EACH MONTH UNLESS A HOLIDAY FALLS ON THAT DATE.



**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS**

APPLICATION FOR VARIANCE

_____ Application Type: Use Variance Area Variance
Date Sign Variance Interpretation

I. **Owner Information:** e-mail address: pcoppola@hvc.rr.com
 (Name) PATRICIA Coppola Phone Number: (845) 784-4498
 (Address) 1037 Rolling Ridge New Windsor, NY 12553 Fax Number: ()

II. **Applicant:** e-mail address: pcoppola@hvc.rr.com
 (Name) Patricia Coppola Phone Number: (845) 784-4498
 (Address) 1037 Rolling Ridge Fax Number: ()
New Windsor, NY 12553

III. **Forwarding Address, if any, for return of escrow:** Phone Number: ()
 Fax Number: ()
 (Name) _____
 (Address) _____

IV. **Contractor/Engineer/Architect/Surveyor/:** Phone Number ()
 SELF Fax Number: ()
 (Name) _____
 (Address) _____

V. **Property Information:**
 Zone: R-3 Property Address in Question: _____
 Lot Size: _____ Tax Map Number: Section 89 Block 2 Lot 7
 a. Is pending sale or lease subject to ZBA approval of this Application? NO
 b. When was property purchased by present owner? _____
 c. Has property been subdivided previously? NO If so, When: _____
 d. Has an Order to Remedy Violation been issued against the property by the Building/Zoning/Fire Inspector? NO

******PLEASE NOTE:*******
THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.

**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS**

APPLICATION FOR VARIANCE - continued

VIII. AREA VARIANCE: (This information will be on your Building Department Disapproval form you receive)

Area Variance requested from New Windsor Zoning Local Law,

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area			
Min. Lot Width			
Reqd. Front Yd.			
Reqd. Side Yd.	10 feet	5 feet	5 feet
Total Side Yd.			
Reqd. Rear Yd.			
Reqd. St Front*			
Max. Bldg. Hgt.			
Min. Floor Area*			
Dev. Coverage*			
Floor Area Ratio**			
Parking Area			

*Residential Districts Only

**Non-Residential Districts Only

PLEASE NOTE:

THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE - continued

- IX. **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.

PLEASE ANSWER EACH OF THE FOLLOWING QUESTIONS SPECIFICALLY:

1. 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; *No. if the structure was placed 10 ft off our property line it would not completely interfere with the usability of our yard.*
2. Whether the requested area variance is substantial; *We are requesting to have the structure placed 5 ft off our property line.*
3. Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; *It would not have an adverse effect. It would be placed next to a row of trees & would be aesthetically pleasing.*
4. Whether the alleged difficulty was self-created. *After assessing our property this area of placement is really the only feasible spot.*

**After reading the above paragraph, please describe why you believe the ZBA should grant your application for an Area Variance:

Placement of the structure 5 ft off the property line would in no way interfere with the neighboring land as we are at a higher elevation. Also, if placed greater than 5 ft it would be in the middle of our yard.

PLEASE NOTE: THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.

XII. 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, landscaped, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)
-

XIII. ATTACHMENTS REQUIRED:

- Copy of contract of sale, lease or franchise agreement. Copy of deed and title policy.
- Copy of site plan or survey (if available) showing the size and location of the lot, buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot in question.
- Copies of signs with dimensions and location.
- Three checks: (each payable to the TOWN OF NEW WINDSOR)
- One in the amount of \$ 300.00 or 500.00 (escrow)
- One in the amount of \$ 50.00 or 150.00 (application fee)
- One in the amount of \$ 25.00 (Public Hearing List Deposit)
- Photographs of area that variance(s) is/are being requested for showing relationship to property lines (5 or 6) from several angles. (IF SUBMITTING DIGITAL PHOTOS PRINTED FROM COMPUTER - PLEASE SUBMIT FOUR (4) SETS OF THE PHOTOS.)

XIV. AFFIDAVIT.

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/her knowledge or to the best of his/her information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance granted if the conditions or situation presented herein are materially changed.

Sworn to before me this:

23 day of April 2008.

Jennifer Gallagher
 Owner's Signature (Notarized) DL# 905-230-429
 09-10-12

JENNIFER GALLAGHER
 Notary Public, State of New York
 Owner's Name (Please Print) No. 01GA6050024
 Qualified in Orange County
 Commission Expires 10/30/10

J. Gallagher
 Signature and Stamp of Notary

Applicant's Signature (If not Owner)

PLEASE NOTE:

THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.

APPLICANT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR ZONING BOARD OF APPEALS

Patricia Coppola, deposes and says that he resides
(OWNER)
at 1037 Rolling Ridge in the County of Orange
(OWNER'S ADDRESS)

and State of NY and that he is the owner of property tax map
(Sec. Block Lot)
designation number (Sec. 89 Block 2 Lot 7) which is the premises described in

the foregoing application and that he authorizes:

Dominick Coppola
(Applicant Name & Address, if different from owner)

(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: 4/23/08

Patricia Coppola
Owner's Signature (MUST BE NOTARIZED)

Sworn to before me this:
23RD day of April 2008

Applicant's Signature (If different than owner)

JENNIFER GALLAGHER
Notary Public, State of New York
No. 01GA6050024
Qualified in Orange County
Commission Expires 10/30/10

Jennifer Gallagher
Signature and Stamp of Notary

Representative's Signature

THIS FORM IS TO BE COMPLETED ONLY IF SOMEONE OTHER THAN THE PROPERTY OWNER WILL BE APPEARING AS REPRESENTATION OF THE OWNER AT THE ZBA MEETINGS.

**** PLEASE NOTE:
ONLY OWNER'S SIGNATURE MUST BE NOTARIZED.**

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT/SPONSOR <i>Patricia Coppola</i>	2. PROJECT NAME <i>Shed</i>
3. PROJECT LOCATION: Municipality _____ County <i>Orange</i>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <i>1037 Rolling Ridge New Windsor, NY 12553</i>	
5. PROPOSED ACTION IS: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <i>Shed</i>	
7. AMOUNT OF LAND AFFECTED: Initially <i>1/2</i> acres Ultimately _____ acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, list agency(s) name and permit/approvals:	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, list agency(s) name and permit/approvals:	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: _____	Date: <i>7/23/08</i>
Signature: <i>Patricia Coppola</i>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

1

Reset

PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? If yes, coordinate the review process and use the FULL EAF.
 Yes No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.
 Yes No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:

D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)?
 Yes No If Yes, explain briefly:

E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?
 Yes No If Yes, explain briefly:

PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question D of Part II was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

- Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide, on attachments as necessary, the reasons supporting this determination.

Name of Lead Agency

Date

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)

