

**ZB# 05-72**

**Jorg Frischknecht**

**16-1-10**

ZONING BOARD OF APPEALS  
TOWN OF NEW WINDSOR  
555 UNION AVENUE  
NEW WINDSOR, N.Y. 12553  
*Granted 2-27-06*

**05-72**

JORG FRISCHNECHT (area)  
2 OAK RIDGE DR. (16-1-10)

In the Matter of the Application of

MEMORANDUM OF  
DECISION GRANTING

**JORG UWE FRISCHKNECHT**

**AREA**

CASE #05-72

**WHEREAS, Jorg Uwe Frischknecht , owner(s) of 2 Oak Ridge Drive, New Windsor, New York, 12553, has made application before the Zoning Board of Appeals for a/an Request for 7 ft. Maximum Building Ht. for proposed detached two-car garage;**

**WHEREAS, a public hearing was held on FEBRUARY 27, 2006 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and**

**WHEREAS, the Applicant appeared on behalf of 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 published in The Times Herald Record, also as required by law.
2. The Evidence presented by the Applicant showed that:
  - (a) The property is a one Family Dwelling located in a neighborhood of one Family Dwellings in an R-4 zone.
  - (b) The applicant seeks a building height variance to construct a lift for the service of his business van which business he conducts out of his home, but, there are not customers and no visible signs of the conduct of any business.
  - (c) In constructing the garage, the applicant will remove no trees or substantial vegetation.

- (d) In constructing the garage the applicant did not create the ponding or collection of water or divert the flow of water drainage.
- (e) The garage is similar in size and appearance to other garages in the neighborhood.
- (f) The applicant will not do commercial auto repairs, but, seeks only to do basic service on his own personal vehicle.

**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).

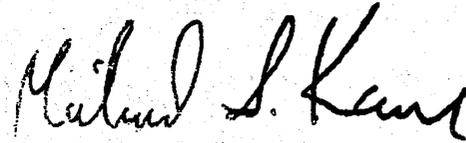
**NOW, THEREFORE, BE IT**

**RESOLVED**, that the Zoning Board of Appeals of the Town of New Windsor GRANT a request for a Request for 7 ft. Maximum Building Ht. for proposed detached two-car garage at 2 Oak Ridge Drive in an R-4 Zone (16-1-10) 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: February 27, 2006



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Chairman



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4689

## OFFICE OF THE ZONING BOARD OF APPEALS

June 27, 2006

Jorg Frischknecht  
2 Oak Ridge Drive  
New Windsor, NY 12553

SUBJECT: REQUEST FOR VARIANCE #05-72

Dear Mr. Frischknecht:

Please find enclosed two copies of the Formal Decision for your case before the Zoning Board of Appeals. Please keep these copies in your records for future reference if needed.

If you are in need of any further assistance or have any questions in this matter, please feel free to contact me at the above number.

Very truly yours,

---

Myra Mason, Secretary to the  
NEW WINDSOR ZONING BOARD

MLM:mlm

cc: Michael Babcock, Building Inspector

PUBLIC HEARINGS:

JORG FRISCHKNECHT (05-72)

MR. KANE: Request for 7 ft. maximum building height for proposed detached two-car garage at 2 Oak Ridge Drive.

Mr. Jorg Frischknecht appeared before the board for this proposal.

MR. KANE: Tell us what you want to do.

MR. FRISCHKNECHT: Well, I wanted to have a higher garage because my van, my business called Leak Finders and the van is kind of high and I'd like to make my own maintenance of the car and I want to install a lift so the car can be lifted and the regular height actually it doesn't even fit in the regular height of 8 feet high, the van alone is 9 feet almost.

MR. KANE: I'm in the pool business so I happen to know what he does and if you have ever seen the new type vans that are kind of really tall and square that's the type of van.

MR. FRISCHKNECHT: Like the Fed-Ex, so I want to lift, it will not lift completely but at least half high so I can go underneath in case I need to. That's the reason to put the height, extra height.

MR. KANE: Cutting down any trees or removing substantial vegetation?

MR. FRISCHKNECHT: No, it has been cut last year but the trees were falling so--

MR. KANE: Nothing substantial though?

MR. FRISCHKNECHT: No.

MR. KANE: Create any water hazards or runoffs?

MR. FRISCHKNECHT: No, I'm the top of the hill, no, I'm not accumulating water.

MR. KANE: Garage itself will be same in size and nature to other garages in the neighborhood in your area? It's not overly big, it's a one car garage, two car garage?

MR. FRISCHKNECHT: The most houses that are in the neighborhood the garage is attached to the house and it's vinyl, I want to make brick so it's a little different, yes.

MR. KANE: Little different but if you've seen detached garages this isn't huge, like this is a normal garage, detached garage?

MR. FRISCHKNECHT: It may look a little except for the height for two cars so it's a little and because of the top I cannot make a rectangular, the wall is a little like this, it looks a little different.

MR. TORPEY: What are you going to be lifting?

MR. FRISCHKNECHT: The van.

MR. TORPEY: You're going to lift that van in the garage?

MR. FRISCHKNECHT: If it's possible, that's why I need the higher height.

MR. TORPEY: You need a lot of height there.

MR. FRISCHKNECHT: I will not lift the whole hundred percent.

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MR. KANE: Not to walk under.

MR. TORPEY: You're still going to be installing a lift in the garage, a car lift?

MR. FRISCHKNECHT: Yeah, is that a problem?

MR. TORPEY: It's a pretty tall van.

MR. FRISCHKNECHT: Now when he mentioned the van, they have two different heights, the one I have has a lowest height, not the like Fed-Ex which is higher than high, you can stand inside that one, in my van you cannot stand a little.

MR. TORPEY: It's a Mercedes?

MR. FRISCHKNECHT: Yes.

MR. TORPEY: And you have to maintain that? That's a pretty good vehicle.

MR. FRISCHKNECHT: You don't want to know how much problems I had with maintenance. Previously I had a Dodge and five years all I did was change the oil and put gasoline but this thing I don't know but it's, it's history now so I have to keep going with that.

MR. KANE: I'll ask at this point if there's anybody in the audience that's here for this particular meeting? Nobody cares. We have opened and closed the public portion of the meeting, I'll ask Myra how many mailings we've had.

MS. MASON: Well, on December 22, I mailed out 41 envelopes containing the notice of public hearing. Mr. Frischknecht didn't come for the first public hearing so for the second one we just readvertised in the paper on February 14, we didn't send out the extra notices.

MR. LUNDSTROM: Did anyone appear as a result of the first mailing?

MS. MASON: No.

MR. KANE: Any questions?

MS. LOCEY: You don't, if I understand this correctly, you don't propose to do commercial auto repairs?

MR. FRISCHKNECHT: No, no, this is my personal, yes, absolutely, absolutely, I like to do everything with my hands.

MR. TORPEY: How high is the garage going to be?

MR. BABCOCK: Twenty-two feet.

MR. FRISCHKNECHT: The inside will be two times 8, 16.

MR. KANE: Twenty-two to the top?

MR. FRISCHKNECHT: Twenty-two to the pitch.

MR. TORPEY: You're going to have 16 foot ceilings?

MR. FRISCHKNECHT: That's correct, yes.

MR. KANE: Accept a motion.

MS. GANN: I'll offer a motion that we grant Jorg Frischknecht his request for 7 foot maximum building height for proposed detached two car garage at 2 Oak Drive in an R-4 zone.

MS. LOCEY: Second the motion.

ROLL CALL

MS. GANN                      AYE

February 27, 2006

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MR. LUNDSTROM	AYE
MR. TORPEY	AYE
MS. LOCEY	AYE
MR. KANE	AYE

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

**COPY**

**NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION**

DATE: **September 21, 2005**

APPLICANT: **Jorg Uwe Frischknecht**  
**2 Oak Ridge Drive**  
**New Windsor, NY 12553**

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE: **September 13, 2005**

FOR : **Proposed detached two car garage**

LOCATED AT: **2 Oakridge Dr.**

ZONE: **R-4 Sec/Blk/ Lot: 16-1-10**

DESCRIPTION OF EXISTING SITE: **One family house**

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

1. **Proposed detached two car garage will exceed maximum height of 15ft.**

  
BUILDING INSPECTOR

PERMITTED

PROPOSED OR  
AVAILABLE:

VARIANCE  
REQUEST:

ZONE: R-4 USE: Bulk Tables 300-11 A-1-A

MIN LOT AREA:

MIN LOT WIDTH:

REQ'D FRONT YD:

REQ'D SIDE YD:

REQ'D TOTAL SIDE TD:

REQ'D REAR YD:

REQ'D FRONTAGE:

MAX BLDG HT:

15'

22'

7'

FLOOR AREA RATIO:

MIN LIVABLE AREA:

DEV COVERAGE:

cc: Z.B.A., APPLICANT, FILE, W/ ATTACHED MAP

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

**COPY**

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 un-checked 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, to schedule inspection.
10. There will be no inspections unless yellow permit card is posted.
11. Sewer permits must be obtained along with building permits for new houses.
12. Septic permit must be submitted with engineer's drawing and percolation 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 here is no fee for this.

SEP 13 2005

FOR OFFICE USE ONLY Building Permit #: <u>1003</u>
---

**AFFIDAVIT OF OWNERSHIP AND/OR CONTRACTOR'S COMP & LIABILITY INSURANCE CERTIFICATE IS 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

JORG UWE FRISCHKNECHT

222-3884

Address

2 OAK RIDGE DRIVE

Phone #

565-9896

Mailing Address

NEW WINDSOR, NY

Fax #

—

Name of Architect

JAY S. KLEIN

Address

49 GREENSHIRE WAY, WALDEN, NY

Phone

566-6111

Name of Contractor

JORG UWE FRISCHKNECHT

Address 2 OAK RIDGE DR., NEW WINDSOR, N.P. Phone 565-9896

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

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

1. On what street is property located? On the NORTH side of OAK RIDGE DRIVE  
(N, S, E or W)  
and 0 feet from the intersection of VERONICA DRIVE

2. Zone or use district in which premises are situated R-4 Is property a flood zone? Y N X

3. Tax Map Description: Section 16 Block 1 Lot 10

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

a. Existing use and occupancy HOME b. Intended use and occupancy NEW GARAGE

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

6. Is this a corner lot? YES

7. Dimensions of entire new construction. Front 51'-2" Rear 51'-2" Depth 26' Height 22 No. of stories 1

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

Number of bedrooms — Baths — Toilets — Heating Plant: Gas NO Oil —  
Electric/Hot Air — Hot Water — If Garage, number of cars 2

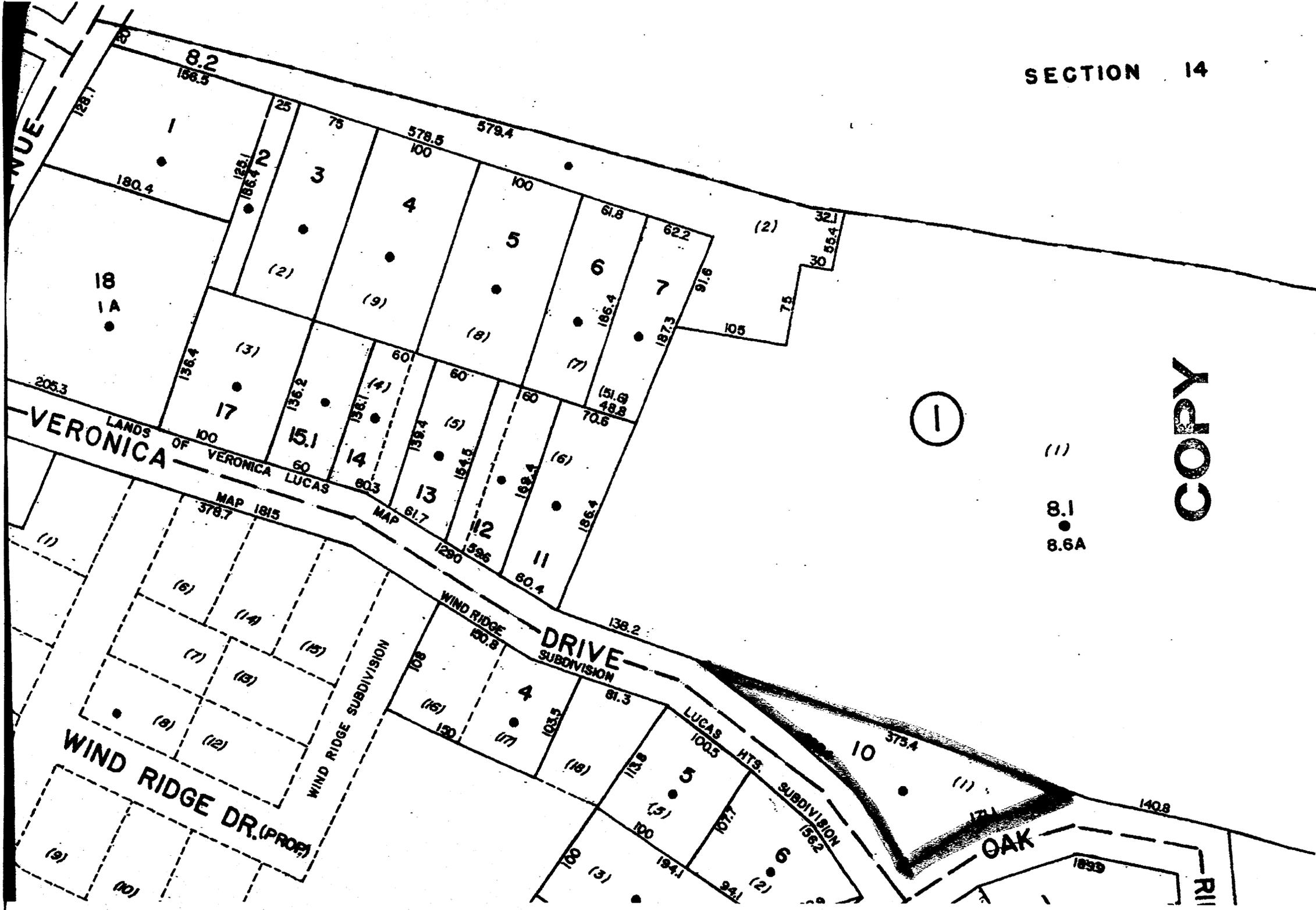
9. If business, commercial or mixed occupancy, specify nature and extent of each type of use GARAGE &

STORAGE

10. Estimated cost ~~100000~~ Fee \$50.00

2 BA REAR YARD 7'

**PAID**



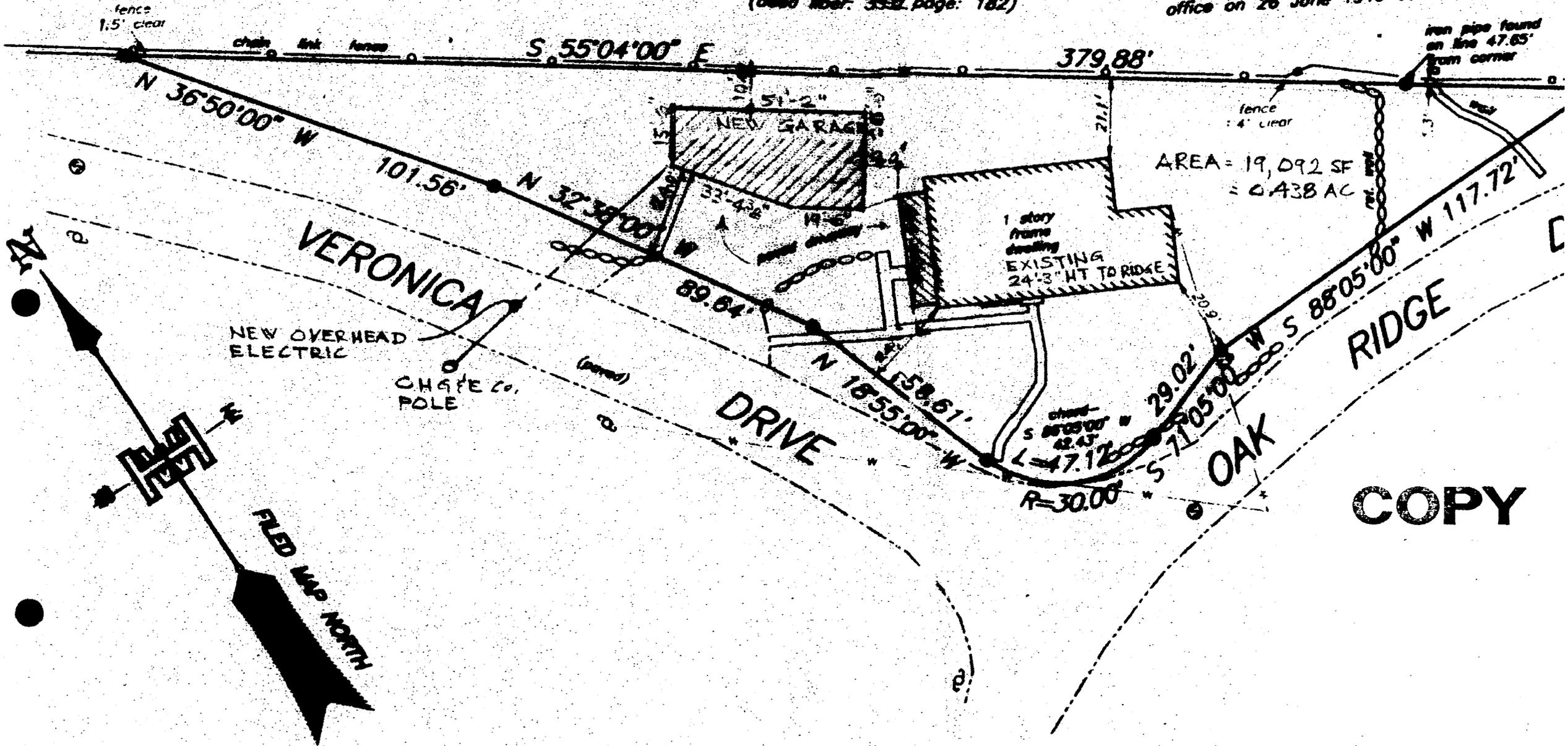
COPY

1

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HEIGHTS  
(dead lib: 352 page: 182)

HEIGHTS filed in the office on 26 June 1946 as map no. 1314



**COPY**

**SITE PLAN**

SCALE: 1" = 30'

SITE PLAN IS BASED ON A SURVEY BY HOWARD W. WEEBEN, LLC, MARCH 2, 1996











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

**MEMORANDUM**

**TO: LARRY REIS, COMPTROLLER**  
**FROM: MYRA MASON, SECRETARY TO THE ZONING BOARD**  
**DATE: 04-25-06**  
**SUBJECT: ESCROW REFUND**

**PLEASE ISSUE A CHECK IN THE AMOUNT OF \$ 167.34 TO CLOSE OUT  
ESCROW FOR:**

**ZBA FILE #05-72**

**NAME & ADDRESS:**

**Jorg Frischknecht  
2 Oak Ridge Drive  
New Windsor, NY 12553**

**THANK YOU,**

**MYRA**

**L.R.04-25-06**



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

FILE #05-72      TYPE:AREA      TELEPHONE: 565-9896

APPLICANT:  
Jorg Frischknecht  
2 Oak Ridge Drive  
New Windsor, NY 12553

RESIDENTIAL:	\$ 50.00	CHECK #	<u>299</u>
COMMERCIAL	\$ 150.00	CHECK #	_____
INTERPRETATION	\$ 150.00	CHECK #	_____

ESCROW:            RESIDENTIAL \$300.00            CHECK # 298



<b><u>DISBURSEMENTS:</u></b>		<b><u>MINUTES</u></b>	<b><u>ATTORNEY</u></b>
		<b><u>\$5.50 / PAGE</u></b>	<b><u>FEE</u></b>

PRELIMINARY:	<u>3</u>	PAGES	\$ <u>16.50</u>	\$ <u>35.00</u>
2 <sup>ND</sup> PRELIMINARY:	___	PAGES	\$ _____	\$ _____
PUBLIC HEARING:	<u>5</u>	PAGES	\$ <u>35.00</u>	\$ <u>35.00</u>
PUBLIC HEARING:	___	PAGES	\$ _____	\$ _____

LEGAL AD: Publish Date:2/10            \$ 11.16

TOTAL:            \$ 62.66            \$ 70.00



ESCROW POSTED:            \$ 300.00  
LESS: DISBURSEMENTS:    \$ 132.66

AMOUNT DUE:            \$ \_\_\_\_\_

REFUND DUE:            \$ 167.34

Cc:

L.R. 04-25-06

JORG\_FRISCHNECHT\_\_ (05-72)

Mr. Jorg Frischknecht appeared before the board for this proposal.

MR. KANE: Request for 7 ft. maximum building height for proposed detached two-car garage at 2 Oak Ridge Drive. Tell us what you want to do, explain to us what you want to do.

MR. FRISCHNECHT: Since you're so kind to know I'm an electrician, I have a van which is pretty high and I like to make my own maintenance and I want to install a lift so that's the reason why I need a higher height so I can lift the car inside the garage. The car is already high so I need, the car's 9 foot high anyway alone so I have to, it's five or six feet going up so I can work underneath.

MR. KANE: How far off the road will the garage be?

MR. FRISCHNECHT: Oh, it's far away, there's a plan.

MR. BABCOCK: It's 24 feet from the property line, Mr. Chairman, probably close to 40 feet from the edge of the pavement.

MR. KANE: Very strange lot.

MR. BABCOCK: Yes.

MR. FRISCHNECHT: Oh, yeah.

MR. BABCOCK: The setbacks of the garage meet the requirements except an accessory structure can't be more than 15 foot high.

MR. KANE: The height of this building won't be higher than any other buildings or accessory buildings in your neighborhood?

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MR. FRISCHNECHT: I don't think so, including there's a 4 feet high of dirt that will go away so the garage will--

MR. KANE: Will actually sit a little lower than you think.

MR. FRISCHNECHT: Actually lower than my own house, yes.

MR. KANE: Will you be creating any water hazards or runoffs with the building?

MR. FRISCHNECHT: I don't think so.

MR. KANE: Cutting down substantial vegetation or trees?

MR. FRISCHNECHT: Well, trees, two went down but they were rotten so I had to sacrifice them anyway.

MR. KANE: Nothing substantial there?

MR. FRISCHNECHT: No.

MR. KANE: Any easements running in the area where the proposed garage is?

MR. FRISCHNECHT: No easements. You say utilities?

MR. KANE: Right-of-way utilities right through the property.

MR. FRISCHNECHT: No but my own sewer line goes pretty much along the fence.

MR. KANE: We're not too worried about that.

MR. FRISCHNECHT: I have only one neighbor, I have no

November 14, 2005

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other neighbors.

MR. KANE: Any further questions?

MR. REIS: Accept a motion?

MR. KANE: I will.

MR. REIS: I make a motion we set up Mr. Jorg Frischnecht for requested 7 foot maximum building height for proposed detached garage at 2 Oak Ridge Drive.

MS. LOCEY: Second it.

ROLL CALL

MS. LOCEY	AYE
MR. BROWN	AYE
MR. REIS	AYE
MR. KANE	AYE

Please return with payment  
**Invoice**



**THE SENTINEL**  
P.O. BOX 406  
VALS GATE, NY 12584

Date	Invoice #
2/28/2006	7405

<b>Bill To</b>
TOWN OF NEW WINDSOR 555 UNION AVE NEW WINDSOR, NY 12553

P.O. No.	Terms	Project
43764	Due on receipt	

Issue Date	Description	PCS/Units	Amount
2/10/2006	LEGAL ADS: APPEAL NO. 06-03 2 AFFIDAVITS	6.72 8.00	6.72 8.00
2/10/2006	LEGAL ADS: APPEAL NO. 05-72 ✓ 2 AFFIDAVITS	3.16 8.00	3.16 8.00
2/10/2006	LEGAL ADS: APPEAL NO. 06-05 2 AFFIDAVITS	6.32 8.00	6.32 8.00
		<b>Total</b>	<b>\$40.20</b>

VISA, MASTERCARD, AMERICAN EXPRESS PAYMENTS ACCEPTED, CALL (845) 562-1218

State of New York

County of Orange, ss:

Lucas Ladlee being duly

sworn disposes and says that he is The Supervisor of Legal Dept. 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 the annexed is a true copy was published ix

in said newspaper, commencing on the 10 day of Feb. A.D., 2006

and ending on the 10 day of Feb. A.D. 2006

*Lucas W. Ladlee*

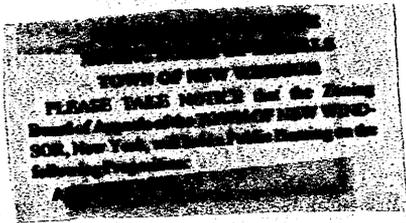
Subscribed and shown to before me this 8<sup>th</sup> day of March, 2006

*Deborah Green*

Notary Public of the State of New York  
County of Orange.

DEBORAH GREEN  
Notary Public, State of New York  
Qualified in Orange County  
# 4884085  
Commission Expires July 15, 2007

My commission expires 7-15-07



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:

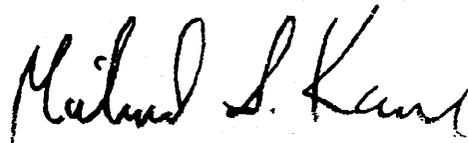
**Appeal No. 05-72**

**Request of JORG FRISCHKNECHT**

**for a VARIANCE of the Zoning Local Law to Permit:**

**Request for 7 ft. Maximum Building Ht. for proposed detached two-car garage at 2 Oak Ridge Drive in an R-4 Zone (16-1-10)**

**PUBLIC HEARING will take place on FEBRUARY 27, 2006  
at the New Windsor Town Hall, 555 Union Avenue, New Windsor, New York  
beginning at 7:30 P.M.**



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**Michael Kane, Chairman**

Per Andy Kreiger:

Placed this ad in the 2-14-06  
Sentinel.

New notices to be mailed are not necessary.

②



RESULTS OF Z.B.A. MEETING OF: February 27, 2006

PROJECT: Jörg Fuscheknecht ZBA # 05-72  
P.B.# \_\_\_\_\_

USE VARIANCE: NEED: EAF \_\_\_\_\_ PROXY \_\_\_\_\_

LEAD AGENCY: M) \_\_\_\_\_ S) \_\_\_\_\_ VOTE: A \_\_\_\_\_ N \_\_\_\_\_  
GANN \_\_\_\_\_  
LOCEY \_\_\_\_\_  
TORPEY \_\_\_\_\_  
KANE \_\_\_\_\_ CARRIED: Y \_\_\_\_\_ N \_\_\_\_\_

NEGATIVE DEC: M) \_\_\_\_\_ S) \_\_\_\_\_ VOTE: A \_\_\_\_\_ N \_\_\_\_\_  
GANN \_\_\_\_\_  
LOCEY \_\_\_\_\_  
TORPEY \_\_\_\_\_  
KANE \_\_\_\_\_ CARRIED: Y \_\_\_\_\_ N \_\_\_\_\_

PUBLIC HEARING: M) \_\_\_\_\_ S) \_\_\_\_\_ VOTE: A \_\_\_\_\_ N \_\_\_\_\_  
GANN \_\_\_\_\_  
LOCEY \_\_\_\_\_  
TORPEY \_\_\_\_\_  
KANE \_\_\_\_\_ CARRIED: Y \_\_\_\_\_ N \_\_\_\_\_

APPROVED: M) \_\_\_\_\_ S) \_\_\_\_\_ VOTE: A \_\_\_\_\_ N \_\_\_\_\_  
GANN \_\_\_\_\_  
LOCEY \_\_\_\_\_  
TORPEY \_\_\_\_\_  
KANE \_\_\_\_\_ CARRIED: Y \_\_\_\_\_ N \_\_\_\_\_

ALL VARIANCES - PRELIMINARY APPEARANCE:  
SCHEDULE PUBLIC HEARING: M) \_\_\_\_\_ S) \_\_\_\_\_ VOTE: A \_\_\_\_\_ N \_\_\_\_\_

GANN \_\_\_\_\_  
LOCEY \_\_\_\_\_  
TORPEY \_\_\_\_\_  
KANE \_\_\_\_\_

CARRIED: Y \_\_\_\_\_ N \_\_\_\_\_

PUBLIC HEARING: STATEMENT OF MAILING READ INTO MINUTES   
VARIANCE APPROVED: M) Ga S) Lo VOTE: A \_\_\_\_\_ N \_\_\_\_\_

2 Lundstrom A  
1 GANN A  
4 LOCEY A  
3 TORPEY A  
KANE A

CARRIED: Y \_\_\_\_\_ N \_\_\_\_\_

Large empty rectangular box with horizontal lines, likely for additional notes or signatures.

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:

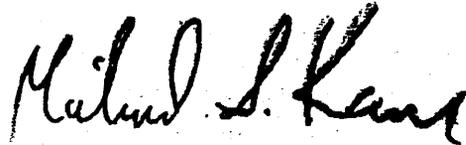
Appeal No. 05-72

Request of JORG FRISCHKNECHT

for a VARIANCE of the Zoning Local Law to Permit:

Request for 7 ft. Maximum Building Ht. for proposed detached two-car garage at 2 Oak Ridge Drive in an R-4 Zone (16-1-10)

PUBLIC HEARING will take place on JANUARY 9, 2006  
at the New Windsor Town Hall, 555 Union Avenue, New Windsor, New York  
beginning at 7:30 P.M.



---

Michael Kane, Chairman

January 5, 2006

I have no objection to the above request by  
Mr. Frischknecht.

Nellie S. Mauskat  
6 Victory Ln  
New Windsor, N.Y. 12553-6644

16-4-7



**TOWN OF NEW WINDSOR**  
**ZONING BOARD OF APPEALS**  
**Regular Session - JANUARY 9, 2006**

**AGENDA**

7:30 p.m. – Roll Call

Motion to accept minutes of **December 12, 2005** meetings as written.

**PRELIMINARY MEETINGS:**

1. **VASAL MONCZYN (06-01)** Request for 28 feet Rear Yard Setback for existing attached rear deck (G-5) at 170 Shaw Road in an R-1 Zone (52-1-48)
2. **ERICA GRASSI (06-02)** Request for 13.3 feet Side Yard Setback for proposed addition to existing single-family dwelling (300-10(6) at 64 Merline Avenue in an R-4 Zone 15-4-3
3. **CALLAHAN/CREAGAN (06-03)** Request for 26,777 Minimum Lot Area; and 17.3 feet Rear Yard Setback as referred from Planning Board for proposed Lot Line Change at Fernandez Drive (20-2-17.22 & 19)
4. **EDWARD JACOPINO (d/b/a Faricellia's Market) (06-04)** Request for Use Variance for proposed Multi-family/Multiple Dwelling Use (increase in non-conformity); and Parking Variances for off-street parking of 5 spaces as referred from Planning Board for site at 238 Walsh Avenue in an R-4 Zone (13-2-17)

**PUBLIC HEARINGS:**

5. **JOHN LEWIS (05-74)** Request for Use Variance to build a single-family residence in a PI zone at 1113 River Road (20-2-49)
6. **LEWIS EVANGELISTO (for Detoro) (05-71)** Request for

**GARAGE:** .7 ft. Side Yard Setback and; 1.2 ft. Rear Yard Setback  
**SHED:** 7.5 ft. Side Yard Setback  
**HOUSE:** 17.5 ft. Front Yard Setback and; 1.5 ft. Side Yard Setback

For existing garage, shed and house at 45 Merline Avenue in an R-4 Zone (13-12-14.1)

7. **ROBERT MCKNIGHT, JR. (05-73)** Request for 4 ft. Side Yard Setback for Proposed 24' X 24' deattached garage at 51 Birchwood Drive in an R-4 Zone (40-1-1)
8. **JORG FRISCHKNECHT (05-72)** Request for 7 ft. Maximum Building Ht. for proposed detached two-car garage at 2 Oak Ridge Drive in an R-4 Zone (16-1-10)

**FORMAL DECISIONS:**

**PUCCIO 05-43**  
**MOWBRAY 05-52**  
**MCGOVERN 05-44**  
**THOMPSON 05-46**

**GUALTIERI 05-57**  
**NADAS 05-47**  
**SCHILLER 05-48**  
**GARCIA 05-51**

**MANDATO 05-45**  
**PATRIOT PLAZA 05-53**  
**QUICK CHEK 05-54**





1763

# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4631  
Fax: (845) 563-3101

## Assessors Office

November 9, 2005

Jorg Frischknecht  
2 Oakridge Drive  
New Windsor, NY 12553

Re: 16-1-10                      ZBA#: 05-72 (41)

Dear Mr. Frischknecht:

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 \$65.00, minus your deposit of \$25.00.

Please remit the balance of \$40.00 to the Town Clerk's Office.

Sincerely,

J. Todd Wiley, IAO  
Sole Assessor

JTW/tmp  
Attachments

CC: Myra Mason, Zoning Board

14-6-1  
Calvary Cemetery  
c/o Church of St. Patrick  
55 Grand Street  
Newburgh, NY 12550

16-1-5  
Patrice & James Colson  
12 Bradford Terrace  
New Windsor, NY 12553

16-1-8.1 & 8.2  
Joan & Donald Boehm  
120 Quassaick Avenue  
New Windsor, NY 12553

16-1-12  
Nilsa Gonzalez  
15 Veronica Avenue  
New Windsor, NY 12553

16-1-15.1  
Kenneth & Karen Bergin  
9 Veronica Avenue  
New Windsor, NY 12553

16-2-2  
Michael & Lisa DeGrave  
3 Oakridge Drive  
New Windsor, NY 12553

16-2-5  
Dominick Lease  
5 Lucas Drive  
New Windsor, NY 12553

16-3-2  
John Panzella  
2 Lucas Drive  
New Windsor, NY 12553

16-4-4  
Gary & Darla Dreyer  
18 Veronica Avenue  
New Windsor, NY 12553

16-4-7  
Ambrose & Nellie Maushart  
6 Victory Lane  
New Windsor, NY 12553

16-1-3  
George Friedle  
8 Bradford Terrace  
New Windsor, NY 12553

16-1-6  
Ronald & Elizabeth Wright  
14 Bradford Terrace  
New Windsor, NY 12553

16-1-9  
Joseph & Lynda Cherneck  
130 Quassaick Avenue  
New Windsor, NY 12553

16-1-13  
Bernardo Colandrea  
13 Veronica Avenue  
New Windsor, NY 12553

16-1-17  
James & Catherine Lima  
7 Veronica Avenue  
New Windsor, NY 12553

16-2-3  
Walter & Jeanne Koury  
1 Lucas Drive  
New Windsor, NY 12553

16-2-6  
Lisa Brown  
136 Quassaick Avenue  
New Windsor, NY 12553

16-3-5  
James Deyo  
4 Lucas Drive  
New Windsor, NY 12553

16-4-5  
Richard & Wilma Anniballi  
22 Veronica Avenue  
New Windsor, NY 12553

16-4-8  
Lucy Gillmeier Barnes  
Brennan Barnes  
12 Victory Lane  
New Windsor, NY 12553

16-1-4  
Isabel Rapp  
10 Bradford Terrace  
New Windsor, NY 12553

16-1-7  
Alfred & Anna Craig  
16 Bradford Terrace  
New Windsor, NY 12553

16-1-11  
Donald & Sherlie Wilson  
17 Veronica Avenue  
New Windsor, NY 12553

16-1-14  
Roberta Handy  
c/o Drake-Wurster  
12 Oxford Road  
New Windsor, NY 12553

16-2-1  
James & Janet Greene  
1 Oakridge Drive  
New Windsor, NY 12553

16-2-4  
Mahesh Rengaswamy  
3 Lucas Drive  
New Windsor, NY 12553

16-3-1  
Alice & Rocco Randazzo, Jr.  
5 Oakridge Drive  
New Windsor, NY 12553

16-4-2  
Clifford & Patricia Budney  
12 Veronica Avenue  
New Windsor, NY 12553

16-4-6  
Donald & Ernestine Anderson  
4 Oakridge Drive  
New Windsor, NY 12553

16-4-9  
John Constantino  
18 Victory Lane  
New Windsor, NY 12553

16-4-10  
Joseph Lazzopina  
8 Oakridge Drive  
New Windsor, NY 12553

16-4-11  
Matthew Wagner  
10 Oakridge Drive  
New Windsor, NY 12553

16-4-13  
Dorothy Granata  
12 Oakridge Drive  
New Windsor, NY 12553

16-4-36  
County of Orange  
255-275 Main Street  
Goshen, NY 10924

17-1-9  
Frances Tersillo  
127 Quassaick Avenue  
New Windsor, NY 12553

17-1-10  
William & Brian Hotaling  
125 Quassaick Avenue  
New Windsor, NY 12553

17-1-11  
John & Carol Sarcka  
123 Quassaick Avenue  
New Windsor, NY 12553

17-1-12  
Anne Nelson  
c/o Karen Culver  
8 Orchard Street  
Newburgh, NY 12550

17-4-10  
James & Deana Armstrong  
117 Holly Drive  
New Windsor, NY 12553

17-4-56  
William Rall, Jr.  
Christine McNally  
133 Quassaick Avenue  
New Windsor, NY 12553

17-4-57  
Patrick & Penelope Fogarty  
131 Quassaick Avenue  
New Windsor, NY 12553



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4689

## ZONING BOARD OF APPEALS

December 22, 2005

Jorg Frischknecht  
2 Oak Ridge Drive  
New Windsor, NY 12553

SUBJECT: REQUEST FOR VARIANCE #05-72

Dear Mr. Frischknecht:

This is just to let you know your Notices for Public Hearing were mailed out and the notice was also sent to The Times Herald Record Newspaper for publication. **PLEASE NOTE: The charge for publication in the Times Herald Record will be deducted from your escrow that was posted with your application papers.**

Your Public Hearing before the Zoning Board of Appeals for your requested variance at:

2 Oak Ridge Drive  
New Windsor, NY

is scheduled for the January 9<sup>th</sup>, 2006 agenda.

This meeting starts at 7:30 p.m. and is held in the Town Meeting Room at Town Hall. If you have any questions or concerns in this matter, please feel free to contact me.

Very truly yours,

---

Myra Mason, Secretary  
Zoning Board of Appeals

MLM:mlm

RESULTS OF Z.B.A. MEETING OF: November 14, 2005

PROJECT: Jorg Frischknecht ZBA # 05-72  
P.B.# \_\_\_\_\_

USE VARIANCE: NEED: EAF \_\_\_\_\_ PROXY \_\_\_\_\_

LEAD AGENCY: M) \_\_\_\_\_ S) \_\_\_\_\_ VOTE: A \_\_\_\_\_ N \_\_\_\_\_

GANN \_\_\_\_\_  
LOCEY \_\_\_\_\_  
BROWN \_\_\_\_\_  
MCDONALD \_\_\_\_\_ CARRIED: Y \_\_\_\_\_ N \_\_\_\_\_  
REIS \_\_\_\_\_  
KANE \_\_\_\_\_

PUBLIC HEARING: M) \_\_\_\_\_ S) \_\_\_\_\_ VOTE: A \_\_\_\_\_ N \_\_\_\_\_

GANN \_\_\_\_\_  
LOCEY \_\_\_\_\_  
BROWN \_\_\_\_\_  
MCDONALD \_\_\_\_\_ CARRIED: Y \_\_\_\_\_ N \_\_\_\_\_  
REIS \_\_\_\_\_  
KANE \_\_\_\_\_

NEGATIVE DEC: M) \_\_\_\_\_ S) \_\_\_\_\_ VOTE: A \_\_\_\_\_ N \_\_\_\_\_

GANN \_\_\_\_\_  
LOCEY \_\_\_\_\_  
BROWN \_\_\_\_\_  
MCDONALD \_\_\_\_\_ CARRIED: Y \_\_\_\_\_ N \_\_\_\_\_  
REIS \_\_\_\_\_  
KANE \_\_\_\_\_

APPROVED: M) \_\_\_\_\_ S) \_\_\_\_\_ VOTE: A \_\_\_\_\_ N \_\_\_\_\_

GANN \_\_\_\_\_  
LOCEY \_\_\_\_\_  
BROWN \_\_\_\_\_  
MCDONALD \_\_\_\_\_ CARRIED: Y \_\_\_\_\_ N \_\_\_\_\_  
REIS \_\_\_\_\_  
KANE \_\_\_\_\_

**ALL VARIANCES - PRELIMINARY APPEARANCE:**

SCHEDULE PUBLIC HEARING: M) Rs S) L VOTE: A 4 N 0

~~GANN~~ \_\_\_\_\_  
LOCEY A \_\_\_\_\_  
BROWN A \_\_\_\_\_  
MCDONALD \_\_\_\_\_  
REIS A \_\_\_\_\_  
KANE A \_\_\_\_\_

CARRIED: Y  N \_\_\_\_\_

PUBLIC HEARING: STATEMENT OF MAILING READ INTO MINUTES \_\_\_\_\_

VARIANCE APPROVED: M) \_\_\_\_\_ S) \_\_\_\_\_ VOTE: A \_\_\_\_\_ N \_\_\_\_\_

GANN \_\_\_\_\_  
LOCEY \_\_\_\_\_  
BROWN \_\_\_\_\_  
MCDONALD \_\_\_\_\_  
REIS \_\_\_\_\_  
KANE \_\_\_\_\_

CARRIED: Y \_\_\_\_\_ N \_\_\_\_\_

Large empty rectangular box with horizontal lines, likely for additional notes or signatures.

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

**RECEIPT OF ESCROW RECEIVED:**

DATE RECEIVED: 11-02-05

FOR: ESCROW 05-72

FROM:

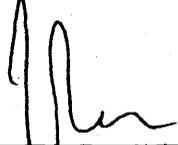
**Jorg Frischknecht**  
**2 Oak Ridge Drive**  
**New Windsor, NY 12553**

CHECK NUMBER: 298

TELEPHONE: 565-9896

AMOUNT: 300.00

RECEIVED AT COMPTROLLER'S OFFICE BY:

  
\_\_\_\_\_  
NAME

11/4/05  
\_\_\_\_\_  
DATE

PLEASE RETURN ONE SIGNED COPY TO MYRA FOR FILING

THANK YOU

ZBA # 05-72 application Fee

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

**RECEIPT**  
**#1059-2005**

11/04/2005

Jorg., Ffischknecht.

Received \$ 50.00 for Zoning Board Fees, on 11/04/2005. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green  
Town Clerk

# TOWN OF NEW WINDSOR REQUEST FOR NOTIFICATION LIST

DATE: 11-02-05 PROJECT NUMBER: ZBA# 05-72 P.B. #     

APPLICANT NAME: JORG FRISCHKNECHT

PERSON TO NOTIFY TO PICK UP LIST:

Jorg Frischknecht  
2 Oak Ridge Drive  
New Windsor, NY 12553

TELEPHONE: 565-9896

TAX MAP NUMBER: SEC. 16 BLOCK 1 LOT 10  
SEC.      BLOCK      LOT       
SEC.      B LOCK      LOT     

PROPERTY LOCATION: 2 OAK RIDGE DRIVE  
NEW WINDSOR, NY

THIS LIST IS BEING REQUESTED BY:

NEW WINDSOR PLANNING BOARD:     

SITE PLAN OR SUBDIVISION: (ABUTTING AND ACROSS ANY STREET)     

SPECIAL PERMIT ONLY: (ANYONE WITHIN 500 FEET)     

AGRICULTURAL DISTRICT:  
(ANYONE WITHIN THE AG DISTRICT WHICH IS WITHIN 500'  
OF SITE PLAN OR SUBDIVISION PROJECT)     



NEW WINDSOR ZONING BOARD XXX

LIST WILL CONSIST OF ALL PROPERTY WITHIN 500 FEET OF PROJECT XXX



AMOUNT OF DEPOSIT: 25.00 CHECK NUMBER: 300

TOTAL CHARGES:



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4689

## ZONING BOARD OF APPEALS

November 2, 2005

Jorg Frischknecht  
2 Oak Ridge Drive  
New Windsor, NY 12553

SUBJECT: REQUEST FOR VARIANCE #05-72

Dear Mr. Frischknecht:

This letter is to inform you that you have been placed on the November 14<sup>th</sup>, 2005 agenda for the Zoning Board of Appeals to discuss your request for a variance at:

2 Oak Ridge Drive  
New Windsor, NY

This meeting starts at 7:30 p.m. and is held in the Town Meeting Room at Town Hall. If you have a problem with this time and/or date, please contact me at the above number and we will reschedule your appearance. If you have any further questions, please feel free to contact me.

Very truly yours,

---

Myra Mason, Secretary  
Zoning Board of Appeals

MLM:mlm



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



**APPLICATION FOR VARIANCE**

10/08/05  
Date

Application Type: Use Variance  Area Variance   
Sign Variance  Interpretation

**I. Owner Information:**

JORG UWE FRISCHKNECHT Phone Number: 845) 565-9896  
(Name) Fax Number: ( )  
2 OAK RIDGE DR. NEW WINDSOR NY 12553  
(Address)

**II. Applicant:**

JORG UWE FRISCHKNECHT Phone Number: 845) 565-9896  
(Name) Fax Number: ( )  
2 OAK RIDGE DR. NEW WINDSOR NY 12553  
(Address)

**III. Forwarding Address, if any, for return of escrow:**

Phone Number: ( )  
Fax Number: ( )  
(Name)  
(Address)

**IV. Contractor/Engineer/Architect/Surveyor/:**

Phone Number ( ) 566-6111  
Fax Number: ( )  
JAY KLEIN  
(Name)  
49 GREENSHIRE WAY WALDEN NY  
(Address)

**V. Property Information:**

Zone: R-4 Property Address in Question: 2 OAK RIDGE DR  
Lot Size: 19092 SF Tax Map Number: Section 16 Block 1 Lot 10  
a. What other zones lie within 500 feet? \_\_\_\_\_  
b. Is pending sale or lease subject to ZBA approval of this Application? \_\_\_\_\_  
c. When was property purchased by present owner? 1996  
d. Has property been subdivided previously? NO If so, When: \_\_\_\_\_  
e. Has an Order to Remedy Violation been issued against the property by the Building/Zoning/Fire Inspector? NO  
f. Is there any outside storage at the property now or is any proposed? 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 Denial 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.			
Reqd. Rear Yd.			
Reqd. St Front*			
Max. Bldg. Hgt.	15'	22'	7'
Min. Floor Area*			
Dev. Coverage*			
Floor Area Ration**			
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; (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) 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.

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

THE FINAL HEIGHT OF THE PROPOSED  
GARAGE IS LOWER THAN THE EXISTING HOUSE THUS IT SEEMS  
NOT TO OFFEND THE NEIGHBORHOOD FROM THE AESTHETIC  
ASPECT. QUITE THE OPPOSITE! THE PROPOSED GARAGE WILL  
HAVE SOLID BRICK ALL AROUND THUS ADDING VALUE TO THE  
AREA.

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

**COMPLETE THIS PAGE**

**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.)

THE PROPOSED GARAGE OFFERS A WONDERFUL OPPORTUNITY TO RELANDSCAPE THE VERY ODD SHAPE OF THE PROPERTY.

**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 existing premises (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)

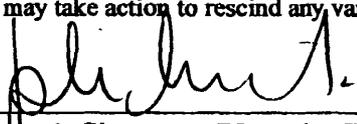
) SS.:

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:

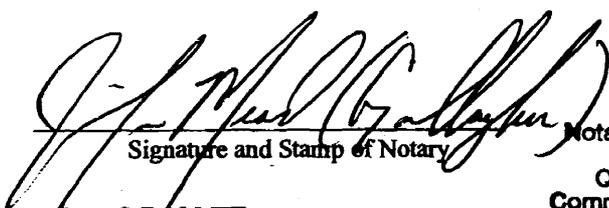
11<sup>th</sup> day of October 2005.

  
 Owner's Signature (Notarized)

JORG UWE FRISCHKNECHT  
 Owner's Name (Please Print)

DL# 379-990-359

exp. 10-15-12

  
 Signature and Stamp of Notary

JENNIFER MEAD  
 Notary Public, State Of New York  
 No. 01MF805924  
 Applicant's Signature (If not Owner)  
 Qualified In Orange County  
 Commission Expires 10/30/ 2006

**PLEASE NOTE:**

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

COMPLETE THIS PAGE

11/14



# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NY 12553  
(845) 563-4615 (MYRA MASON)



## ZONING BOARD PROCEDURES

PLEASE READ AND COMPLETE THE ATTACHED APPLICATION FORMS WHERE IT APPLIES TO YOUR SITUATION (LOOK FOR HIGHLIGHT IN BOX IN LOWER RIGHT CORNER OF EACH PAGE) AND RETURN 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 MEETING.

\*

**ESCROW**

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

## **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).
3. PREPARE AN ENVELOPE (self-sealing envelopes are much appreciated) FOR EACH LABEL WITH YOUR RETURN ADDRESS AND A REGULAR \$.37 STAMP. **BRING THE PREPARED ENVELOPES AND A COPY OF THE LIST TO THE ZONING BOARD SECRETARY FOR MAILING.** YOUR PUBLIC HEARING DATE WILL BE SCHEDULED AT THIS TIME.

### **NOTE:**

**IF IT IS EASIER FOR YOU, YOU CAN BRING THE ENVELOPES WITH YOU WHEN YOU PICK UP AND PAY FOR YOUR LIST. YOU CAN PUT THE LABELS ON AT THAT TIME AND BRING THEM TO THE ZBA OFFICE FOR COMPLETION.**

### **NOTE:**

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