



Tuesday, August 25, 2026
Monroe Zoning Board of Appeals Meeting Agenda

Town of Monroe, New York
Town Hall
1465 Orange Turnpike
Monroe, New York

1. Welcome

- 1.1. Roll Call
- 1.2. Point Out Fire Exits
- 1.3. Pledge of Allegiance

2. Public Hearing

- 2.1. Planning Board Appeal
485 Route 208 LLC
SBL #1-1-55.111
485 Route 208
- 2.2. Joel Brach (Z105-2025)
SBL #7-1-45
190 Cromwell Hill Road

3. New Projects

- 3.1. Francisco Martinez-Garcia (Z108-2026)
SBL #11-1-5
150 Valley View Ave
- 3.2. Joseph Taunton (Z109-2026)
SBL #11-6-56
10 Heaton Rd
- 3.3. Louis Della-Peruta (Z110-2026)
SBL #44-1-9
112 Mercury Ct

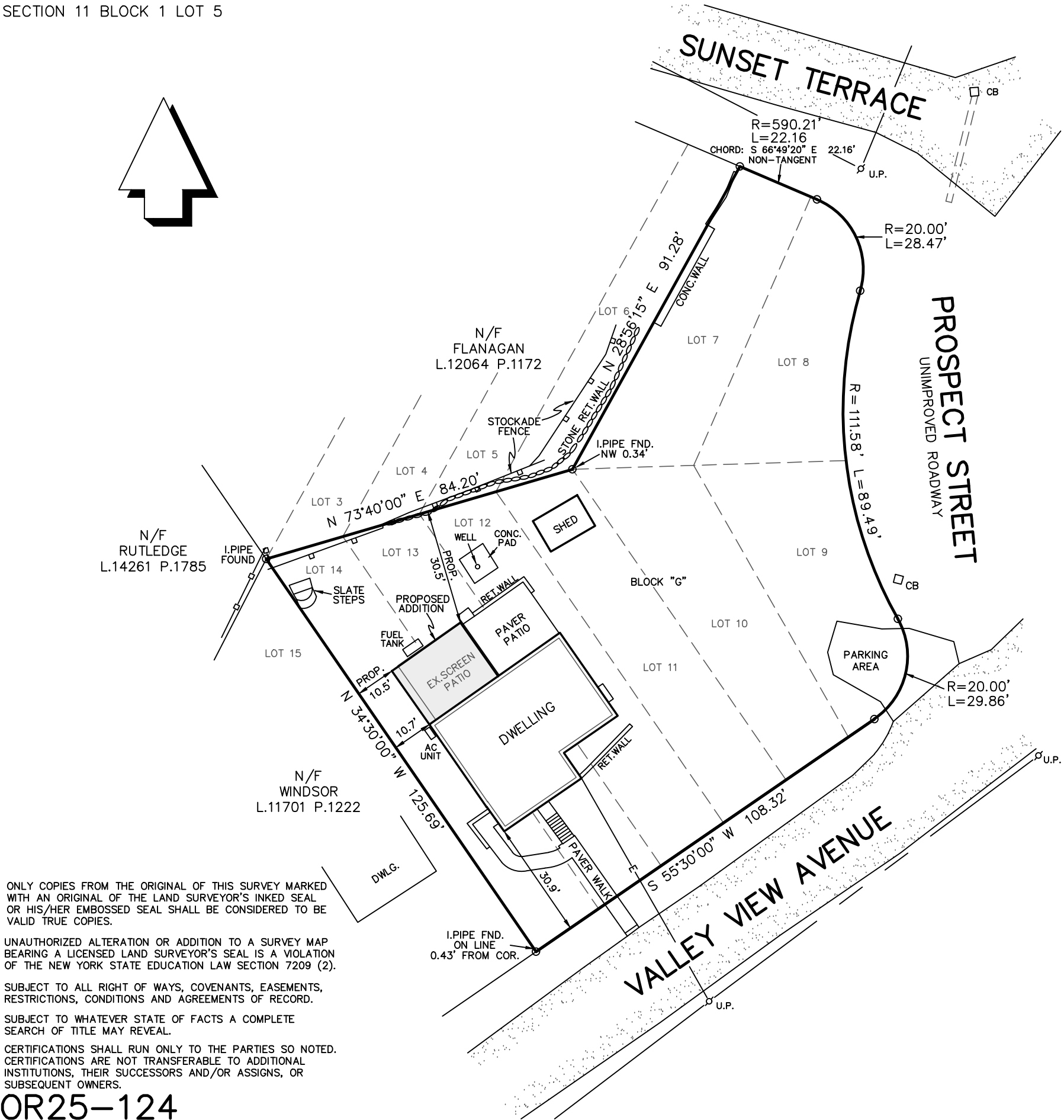
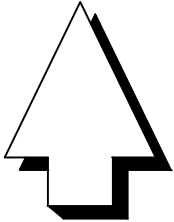
4. Minutes

4.1. February 24, 2026

4.2. July 28, 2026

5. Adjournment

5.1. Adjournment of Meeting



ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS/HER EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW SECTION 7209 (2).

SUBJECT TO ALL RIGHT OF WAYS, COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.

SUBJECT TO WHATEVER STATE OF FACTS A COMPLETE SEARCH OF TITLE MAY REVEAL.

CERTIFICATIONS SHALL RUN ONLY TO THE PARTIES SO NOTED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS, OR SUBSEQUENT OWNERS.

OR25-124

ZONE: SR-15 SUBURBAN RESIDENTIAL
15,000 SQ.FT. WITH CENTRAL SEWER

	REQUIRED	SUPPLIED
MINIMUM LOT AREA.....	15,000 SQ.FT.	17,031 SQ.FT.
MINIMUM LOT WIDTH.....	85 FT.	108.0 FT.
MINIMUM FRONT YARD.....	40 FT.	* 30.9 FT.
MINIMUM SIDE YARD.....	15 FT.	10.5 FT.
MINIMUM TOTAL SIDE YARD.....	40 FT.	89.0 FT.
MINIMUM REAR YARD.....	40 FT.	30.5 FT.
MAXIMUM LOT COVERAGE.....	25 %	15 %
MAXIMUM HEIGHT (FEET\STORIES).....	35\2.5	14±/1

* PRE-EXISTING NON-CONFORMING

VARIANCE REQUIRED

SURVEY OF PROPERTY FOR

FRANCISCO MARTINEZ GARCIA

TOWN OF MONROE ORANGE COUNTY, N.Y.
SCALE: 1"=20' DECEMBER 11, 2025 AREA=0.391 ACRES
REVISED: MARCH 2, 2026

REFERENCE: BEING LOTS 7, 8, 9, 10, 11, 12, 13 & 14 IN BLOCK "G" AS SHOWN ON MAP ENTITLED,"MAP No.2 LAKE REGION HOME SITE CO.", FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON MARCH 26, 1929.

CERTIFIED TO: FRANCISCO MARTINEZ GARCIA, TO BE CORRECT AND ACCURATE.



JAMES A. DILLIN, PLS
PROFESSIONAL LAND SURVEYOR
GOSHEN, NEW YORK

**Town of Monroe
Zoning Board of Appeals**

Area Variance Application

Enclosed Herewith:

- ☒ Application
- ☐ Affidavit of Regularity (proof of mailing)
- ☒ Disclosure Addendum Statement
- ☒ Environmental Assessment Form

You Should Do and Obtain the Following to be Attached to the Application:

For each item 8 copies are required and they are to be put into 8 packets consisting of all items listed below.

- ☒ Deed
- ☒ Portion of tax map on which property has been outlined in red.
- ☒ Notice of Refusal of the Building Inspector from which this appeal is taken
- ☒ Drawing to scale or survey showing present and proposed conditions if Relief is granted.

List of addresses of all property owners abutting the applicant all others within 300 feet. (Obtain list from Assessor's Office 783-1900 ext 224)

Upon receipt of Notice of Public Hearing you are to send said notice certified, return receipt to all property owners within 300 feet of the subject property. Proof of mailing must be made on or before the hearing date in order for application to be heard. Enclosed is the Affidavit of Regularity which is required to be heard.

Fees:

\$250.00 Area Variance Application Fee

Town of Monroe
Zoning Board of Appeals
Area Application

Date: 3/2/26

Applicant:

Name: Francisco Martinez Garcia Phone No. [REDACTED]

Address: 150 Valley View Avenue
Monroe ny 10950

Section 11 Block 1 Lot 5

Zoning District SR-15

The above described property was acquired by the applicant on 9/7/22

Zoning Code Sections

1. 57-S

Subject Matter of Section

Compliance with Bulk Regulations
non-conforming structures

2. _____

Applicant requests the following changes:

The Zoning Law Requires

I desire to do

1. 57-6S

Obtain Variances

2. _____

Reason for Request:

Explain briefly why grant of requested variance will not (1) change nature of the neighborhood and (2) be detrimental to neighboring properties:

Proposed addition location overlays
existing screen patio having no
significant character change.

(B) Explain briefly (1) why a variance is only feasible means for achieving the benefit sought by this project and (2) why the variance requested is the MINIMUM variance necessary.

(1) Existing dwelling and patio are located
to close to the property line.

(2) The variance is only 0.20 feet
additional from the existing dwelling.

(C) State whether the variance sought is large in size. If so, set forth any mitigating circumstances.

Variance sought is small. 0.20 feet
from existing non-conforming.

(D) State whether the project is anticipated to have any adverse physical or environmental impacts on the neighborhood.

No adverse environmental impacts
on the neighborhood.

(E) Explain briefly why the difficulty in complying with applicable zoning has not been self-created.

Pre-existing conditions prior to
current zoning.

This property has (has not) been the subject of a previous appeal. If applicable, attach a copy of the Decision in that matter.

Enclosed is my non-refundable fee of \$250.00, which I realize must be paid at the time my application is submitted or it will not be processed.

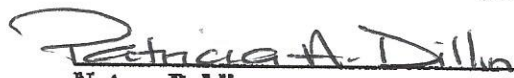
Received on _____, 20____

By: _____


Signature of Applicant

STATE OF NEW YORK
COUNTY OF ORANGE

Sworn to before me this 2 day of March, 2026

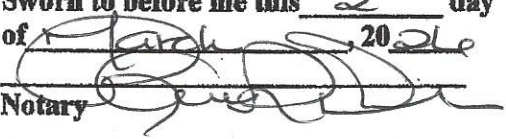

Notary Public

Proxy

Francisco Martinez Garza being duly sworn, deposes and says:
He/She resides at 1501 Valley View Avenue, in the County of Orange and the State of New York, and that he/she is the owner in fee of 1501 Valley View Avenue, which is the premises described in the foregoing application and that he/she has authorized James A Dillin PS to make the foregoing application as described therein.


Owner's Signature

Sworn to before me this 2 day
of March, 2026

Notary 

PATRICIA A. DILLIN
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01DI0040335
Qualified in Orange County
Commission Expires August 7, 2029

DISCLOSURE PURSUANT TO SECTION 809 OF THE GENERAL MUNICIPAL LAW

Town of Monroe
11 - 13 Stage Road
Monroe, New York 10950
(914) 782-8221

The undersigned hereby affirms that all of the following statements are true and that the nature and extent of any interests set forth are disclosed to the extent that they are known to the undersigned.

1) Print or type full name and Post Office Address

Francisco Martinez Garcia 150 Valley View Avenue
Monroe NY 10950

being the undersigned who certifies that he/she is the owner or the agent for the owner of all of the property described in this application, and if not the owner that he/she has been duly and properly authorized to make this application and to assume the responsibility for the owner in connection with the application for the relief set forth below.

2) To the Zoning Board of Appeals of the
(Board, Commission, Official or Agency)
Town of Monroe, Orange County, New York:

Application, petition or request is submitted for

- ☒ Variance,
- ☐ Amendment,
- ☐ Change of Zoning,
- ☐ Approval of Plat,
- ☐ Exemption from a plat or official map,
- ☐ License or Permit,
- ☐ Other including site plan and Special Permit

3. To permit the construction, maintenance and use of premises located at 150 Valley View Avenue

known as Tax Map Designation 11-15
as Area Variances
proposed relief sought

4. There is no State Officer, Orange County Officer or employee or Town of Monroe officer or employee nor his or her spouse, brother, sister, parent, child or grandchild, or a spouse of any of these relatives who is the applicant or who has an interest in the person, partnership or association making this application, petition or request, or is an officer, director, partner or employee of the applicant, or that such officer or

employee, if this applicant is a corporation,, legally or beneficially owns or controls any stock of the applicant in excess of 5% of the total of the corporation if its stock is listed on the New York or American Stock Exchanges; or is a member or partner of the applicant, if the applicant is an association or a partnership; nor that such Town officer or employee nor any member of his family in any of the foregoing classes is a party to an agreement with the applicant, express or implied, whereby such officer or employee may receive any payment or other benefit, whether or not for services rendered, which is dependent or contingent upon the favorable approval of this application, petition or request.

5. That to the extent that the same is known to your applicant and to the owner of the subject premises, there is disclosed herewith the interest of the following officer or employee of the State of New York or the County of Orange or of the Town of Monroe in the petition, request or application or in the property or subject matter to which it relates: (if none, so state)

a. Name and Address of officer or employee None

b. Nature of interest _____

c. If stockholder, number of shares _____

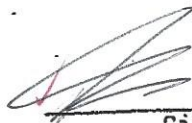
d. If officer or partner, nature of office and name of partnership _____

e. If a spouse or brother, sister, parent, child, grandchild or the spouse of any of these blood relatives of such State, County or Town of Monroe officer or employee, state name and address of such relative and nature of relationship to officer and employee and nature and extent of office, interest or participation in the ownership or any person, partnership or association having an interest in such ownership or in any business entity sharing in such ownership.

(f) IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five (5) percent of any class of stock, must be attached, if any of these are officers or employees of the State of New York, or of the County of Orange, or of the Town of Monroe.

I, Francisco Martinez Garcia certify that the foregoing is true and understand that any person who knowingly and intentionally violates the provisions of General Municipal Law Section 809 is guilty of a misdemeanor.

Dated:



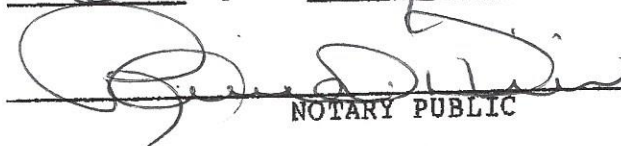
Signature

Mailing Address

150 Valley View Avenue
Yonkers NY 10550

Sworn to before me this

2 day of April, 19 2020


NOTARY PUBLIC

PATRICIA A. DILLIN
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01DI0040335
Qualified in Orange County
Commission Expires August 7, 2029

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: <i>Survey of Property for Francisco Martinez Garcia</i>			
Project Location (describe, and attach a location map): <i>150 Valley View Avenue Monroe NY</i>			
Brief Description of Proposed Action: <i>Variances required for proposed addition</i>			
Name of Applicant or Sponsor: <i>Francisco Martinez Garcia</i>		Telephone: [REDACTED]	
Address: <i>150 Valley View Avenue</i>		E-Mail: [REDACTED]	
City/PO: <i>Monroe</i>		State: <i>NY</i>	Zip Code: <i>10950</i>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO	YES
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: <i>Town of Monroe Zoning Board of Appeals</i>		NO	YES
3.a. Total acreage of the site of the proposed action?		<i>0.391</i> acres	
b. Total acreage to be physically disturbed?		_____ acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>0.391</i> acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____ ☐ Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
b. Consistent with the adopted comprehensive plan?		✓	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation service(s) available at or near the site of the proposed action?	✓		
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	✓		
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: <u>meets State energy code requirements</u>	NO	YES	
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? ☐ NO ☒ YES] If No, describe method for providing potable water: _____	NO	YES	
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? ☐ NO ☒ YES] If No, describe method for providing wastewater treatment: _____	NO	YES	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
b. Is the proposed action located in an archeological sensitive area?	✓		
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	✓		
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☒ Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
16. Is the project site located in the 100 year flood plain?	NO	YES	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☐ NO ☒ YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ ☐ NO ☒ YES	NO	YES	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>James A. Dillin, PLS</u> Date: <u>3/2/20</u> Signature: _____		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
☐ 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.	
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) _____

INTER-COMMUNITY IMPACT FORM

Applicant Name: Francisco Martinez Garcia

Address of Property: 150 Valley View Avenue Monroe NY

The law requires that certain applications be provided to neighboring communities and to the County. Please state if any of the following are applicable:

1. This property is within 500 feet of any other municipality (including any other Town or Village)? ☒ No ☐ Yes, if Yes, which other municipality or municipalities?

2. Is the property within 500 feet of any of the following?

no The boundary of any existing or proposed county or state park or any other recreation area

no The right-of-way of any existing or proposed county or state parkway, thruway, expressway, road or highway; or

no The existing or proposed right-of-way of any stream or drainage channel owned by the county or for which the county has established channel lines; or

no The existing or proposed boundary of any county or state owned land on which a public building or institution is situated; or

no The boundary of a farm operation located in an agricultural district, as defined by article twenty-five-AA of the agriculture and markets law, except this subparagraph shall not apply to the granting of area variances.

Please note that the answers to these questions are needed in order to deem the application complete.


Signature

Name (please print): Francisco Martinez Garcia

Date: 3/2/26



Site Visit Consent Form

The property owner of Section 11 Block 1 Lot 5

Is regards to the application of Francisco Martinez Garcia hereby grants permission to all members of the Town of Monroe Planning Board/Zoning Board their consultants, and the Town of Monroe Conservation Commission to visit the property at any time during the tenure of said application before the Planning Board/Zoning Board for purpose of analysis. The above parties agree that both the applicant and the property owner shall be held harmless in case of an event that may happen during such site analysis.

By: Francisco Martinez Garcia 3/2/20
(Property Owner Name) Date

By: [Signature] 3/2/20
(Property Owner Signature) Date

Nearest cross street Prospect Street

Property identification:

Mail box name: 150 Valley View Avenue

Adjacent homeowners:

Left: Windsor 11-1-7

Right: - Prospect Street (unimproved)

Across Road: Rivera + Gonzalez 11-4-15

Other identifying features: corner of Valley View Avenue + Prospect Street

CHAIRPERSON:
CHIP POSTIGLIONE



ATTORNEY:
DAVID MACCARTNEY, ESQ.
(845) 294-9447

BOARD MEMBERS:
STEVEN THAU
KEVIN SCULLY
MARCI DANIEL
JOHN SEELEY

Zoning Board of Appeals

1465 ORANGE TPK, LOWER LEVEL
MONROE, NEW YORK 10950

www.monroeny.org
845-783-1900 x115
FAX 845-782-5597

SECRETARY:
NORINNE MCSWEENEY
(845) 783-1900 ext115
(845) 782-4009 (fax)
planning@monroeny.org

ALTERNATE MEMBER:
ZACH MURPHY

I, Francisco Martinez Garcia, acknowledge my responsibility to reimburse the Town of Monroe for any consultant review charges that may be submitted for payment after the Chairperson of the Zoning Board has affixed his/her signature to my ZBA Decision.

Signature of Applicant

3/2/20
(Date)

Town of Monroe, New York
Zoning Board of Appeals
Bulk Lot Compliance Table



Date:

March 2 2020

Parcel Address:

150 Valley View Avenue

Applicant:

Francisco Martinez Garcia

	Required	Existing	Proposed	% Variance
District:				
Minimum Lot Area (sq. ft.)	15,000	17,031		
Minimum Lot Width (feet)	85'	108'		
Minimum Front Yard (feet)	40'	30.9'	30.9'	22.75%
Minimum Side Yard (feet) One	15'	10.7'	10.5'	30%
Total	40'	89'		
Minimum Rear Yard (feet)	40'	30.5'	30.5'	23.75%
Maximum Lot Coverage (%)	25%	14%	15%	
Maximum Building Height (feet)	35'	14±		
(stories)	2.5	1		

Definitions:

LOT AREA

The total gross area included within lot lines.

LOT AREA, MINIMUM

The total area included within lot lines after deducting any area identified as an environmental constraint set forth in § 57-21.1. (see text below).

LOT COVERAGE

The percentage of the lot area that is occupied by the area of buildings, structures and all impermeable and/or compacted surfaces, including but not limited to parking lots, access and circulation drives.

YARD, FRONT

An open unoccupied space on the same lot with a principal building, extending the full width of the lot and situated between the street line and the front line of the nearest roofed portion of a building projected to the side lines of the lot. The depth of the front yard shall be measured between the front line of the building and the street line. Covered porches, whether enclosed or unenclosed, shall be considered as part of the main building and shall not project into the required front yard.

YARD, REAR

An open unoccupied space on the same lot with a principal building, extending the full width of the lot and situated between the rear line of the lot and the rear line of the nearest roofed portion of a building projected to the side lines of the lot. The depth of the rear yard shall be measured between the rear line of the lot and the rear line of the

YARD, SIDE

An open unoccupied space on the same lot with a main building, situated between the side line of the nearest roofed portion of a building and the adjacent side line of the lot and extending from the rear line of the front yard to the front line of the rear yard

LOT, WIDTH OF

The mean dimension of the two lines measured at both the required minimum rear and front yard depths or, in a case where a building setback line is established by the Planning Board at the time of subdivision approval, which line is further removed from the street line than the minimum front yard depth, at such lines. The dimension of width shall be measured along such lines as extended the straight distance from side lot line to side lot line, which lines are generally parallel to the front lot line. In such case where a front or rear lot line is curved, the dimension of lot width shall be measured along a line which is perpendicular to a line bisecting the lot from front to rear. Every point along a lot width line shall be the minimum required distance from the front or rear lot line.

57-21.1 Minimum lot area.

- A. Net acreage. Whenever the phrase "lot area, minimum lot area, or minimum lot size" or similar term appears in this Zoning Chapter, such phrase shall be deemed to be based upon net acreage following the exclusion of the following environmentally constrained
- (1) The one-hundred-year floodplain as defined by and illustrated on the Federal Emergency Management Agency (FEMA) Flood Hazard Boundary maps as those maps now exist or as they may be amended from time to time;
 - (2) Wetlands, including New York State-designated wetlands but excluding the one-hundred-foot regulated adjacent area, and wetlands regulated by the U.S. Army Corps of Engineers, as those wetlands now exist or may be found to exist;
 - (3) Lands under water, and lands covered by natural or constructed water bodies including, without limitation, retention and detention basins;
 - (4) Steep slopes equal to or greater than 30%;
 - (5) Land encumbered by easements or other restrictions, including utility easements, preventing use of such land for construction of buildings, uses, and/or development.

% Variance for Minimums = (Required-Proposed)/Required

% Variance for Maximums = (Proposed-Required)/Required



ORANGE COUNTY – STATE OF NEW YORK
KELLY A. ESKEW, COUNTY CLERK
255 MAIN STREET
GOSHEN, NEW YORK 10924

COUNTY CLERK'S RECORDING PAGE
THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH



Recording:

Recording Fee	45.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
Notice of Transfer of Sal	10.00
RP5217 Residential/Agricu	116.00
RP5217 - County	9.00

Sub Total: 205.00

Transfer Tax
Transfer Tax - State 1320.00

Sub Total: 1320.00

Total: 1525.00
**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****
Transfer Tax #: 1947
Transfer Tax
Consideration: 330000.00

Transfer Tax - State 1320.00

Total: 1320.00

BOOK/PAGE: 15313 / 355
INSTRUMENT #: 20220068975

Receipt#: 3081808
Clerk: GMB
Rec Date: 09/22/2022 04:04:39 PM
Doc Grp: D
Descrip: DEED
Num Pgs: 5
Rec'd Frm: Hudson United

Party1: CURMI EMAN
Party2: GARCIA FRANCISCO MARTINEZ
Town: MONROE (TN)
11-1-5

Payment Type: Check ___
Cash ___
Charge ___
No Fee ___

Comment: _____

Kelly A. Eskew

Kelly A. Eskew
Orange County Clerk

Record and Return To:

ELECTRONICALLY RECORDED BY INGE0

HAS-31364

Record & Return to:
O'Keeffe & McCann LLP
43 St. John Street
Goshen, NY 10924

Municipality: Town of Monroe
S.B.L. #: 11-1-5
Known as: 150 Valley View Avenue, Monroe, NY 10950

Bargain and Sale Deed, with Covenant against Grantor's Acts - Individual or Corporation

DEED

EC
DR
THIS INDENTURE made the 7 day of September, 2022, between, **Debra Grech and Eman Curmi, wife and husband**, residing at 150 Valley View Avenue, Monroe, NY 10950, party of the first part and **Francisco Martinez**, residing at 124 Seven Spring Road, Monroe, NY 10950, party of the second part; *GARCIA*

WITNESSETH:

Section 11
Block 1
Lot 5
That the party of the first part, in consideration of TEN (\$10.00) DOLLARS, lawful money of the United States, and other good and 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 for 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 Monroe, County of Orange, State of New York, more particularly bounded and described as follows:

SEE SCHEDULE "A" DESCRIPTION ATTACHED HERETO AND MADE PART HEREOF

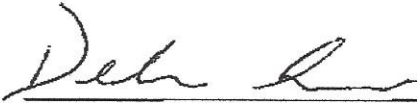
Subject to covenants, easements and restrictions of record.

BEING and intended to be the same premises conveyed to Debra Grech and Eman Curmi, wife and husband, by deed of Bernard Schonfeld, dated September 27, 2021 and recorded November 5, 2021 in the Orange County Clerk's Office in Liber 15087 Page 1460.

Deed made by Edward M. Coco and Roseanne C. Ciancotta, as Co-Executors of the Estate of Edward D. Coco, dated May 24, 2018 and recorded May 29, 2018 in the Orange County Clerk's Office in Liber 14407 Page 1355.

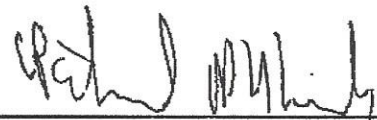
TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above-described premises to the center lines thereof,

TOGETHER with the appurtenances and all the estate rights of the party of the first part in and to said premises,


Debra Grech

STATE OF NEW YORK)
COUNTY OF Orange)ss.:
)

On the 2 day of August, 2022, before me, the undersigned, personally appeared **Debra Grech**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.


NOTARY PUBLIC

PATRICK D. HICKEY
Notary Public, State of New York
No. 02HI6338304
Qualified in Dutchess County
Commission Expires 03/07/2024

The Security Title Guarantee Corporation of Baltimore

Title Number: **HAS-31364**

SCHEDULE A DESCRIPTION

ALL those tracts of land, situate, lying and being in the Town of Monroe, County of Orange and State of New York more particularly described as Lots No. 7,8,9,10,11,12,13 and 14 Block "G" as shown on "Map No. 2, Lake Region Home Site Co., Town of Monroe, Orange County, New York, Map Subdivision of Hilltop Section", dated February 14, 1929 and filed in the Office of the County Clerk of Orange County at Goshen, New York.

FOR INFORMATION ONLY:

Being and intended to be the same premises conveyed to the grantor by deed dated September 27, 2021 and recorded November 5, 2021 in the ORANGE County Clerk's Office in Liber 15087 Page 1460.

OFFICE OF THE BUILDING DEPARTMENT



1465 Orange Turnpike
Monroe, NY 10950
845-783-1900 ext.208
www.townofmonroeny.gov

February 3, 2026

Francisco Martinez Garcia
150 Valley View Ave
Monroe, NY 10950

RE: 150 Valley View Ave., Tax Map #11-1-5
Area Variance for Addition for Permit Application #2026-6

Dear Mr. Cipriani,

With reference to the above lot and your permit applications: #2026-6 for a rear addition submitted to my office dated 1/9/2026, as shown on survey dated 12/11/2025, approval can't be granted at this time for the following reasons:

- 1) **§ 57-5. Compliance with bulk regulations required; nonconforming structures.**
Except as hereinafter provided, no building or structure or part thereof shall hereafter be erected, structurally altered, enlarged or rebuilt except in conformity with the Schedule of District Regulations as to height, lot dimension, coverage, yard, court and density regulations herein prescribed. Any building or structure that does not conform to such regulations, herein referred to as the "building regulations" of this chapter, shall be deemed a nonconforming structure, irrespective of the use to which it is put. Variances granted by the Zoning Board of Appeals pursuant to § 57-65 on grounds of practical difficulties or unnecessary hardship, not self-imposed, shall be deemed nonconforming structures.
- 2) Schedule of District Regulations table for SR-15 District with central sewers requires the following Minimum Areas and Setbacks:
 - a) **Front Yard – 40'.** Existing 30.9'. **Difference of 9.1' because existing non-conforming condition.**
 - b) **Side Yards 15' one/40' total.** Corners of house existing left side 10.5'. **Encroachment of 4.5' because of pre-existing non-conforming condition.**
 - c) **Year Yard – 40'.** Existing 30.5'. **Difference of 9.5' because existing non-conforming condition.**
 - d) **Lot Coverage – 25%.** **Existing coverage will have to be verified by surveyor because it is not on the survey.**
- 3) Shed to the rear right is in violation because there is no permit on record for it. **Need to get a permit for the shed.**

You may contest the above through the Zoning Board of Appeals by contacting the ZBA Clerk Norinne McSweeney @ 845-783-1900 ext. 115. If a variance is granted, you shall submit the signed approved resolution for review.

NOTE: AS PER SECTION A66-15 OF MONROE TOWN CODE "AN APPEAL SHALL BE TAKEN WITHIN THIRTY (30) DAYS OF THE ACTION OF THE ADMINISTRATIVE OFFICIAL APPEALED FROM.

Yours truly,


Benigno Maldonado
Building & Fire Inspector
Code Enforcement Officer

Cc: [REDACTED]

Symbols

GRADE LINE

BORDER LINE, OUTLINE

FIRE SEPARATION WALL

SMOKE COMPARTMENT

CENTER LINE

OBJECT LINE

ELEVATION LINE

MATCH LINE

HIDDEN LINE

DEMOLITION

BREAK LINE

BREAK LINE

BREAK LINE (PIPE)

FRAMING DESIGNATION

DIMENSION LINE

COLUMN LINE

WALL TYPE

DOOR TAG

WINDOW TAG

CEILING TAG

PLUMBING TAG

EQUIPMENT TAG

WALL TAG

CONSTRUCTION NOTE

SLOPE DESIGNATIONS

ADA SYMBOL

Drawing Label

REVISION CLOUD W/ TAG

ROOM NAME

ROOM NAME DESIGNATION

BLOW UP PLAN DESIGNATION

INTERIOR ELEVATION

SECTION MARK

General Notes

- PROJECT NOTES:
- DESIGN LIVE LOADS ARE IN CONFORMANCE WITH THE 2025 NEW YORK STATE RESIDENTIAL CODE
 - ROOMS OTHER THAN SLEEPING - 40 PSF, L/360 DEFLECTION
SLEEPING ROOMS - 30 PSF ATTICS WITH
STORAGE - 20 PSF
ROOF LOAD - 50 PSF,
L/180 DEFLECT., MIN.
3:12 PITCH GROUND SNOW LOAD - 50 PSF
 - STAIRS SHALL HAVE A MAX. RISER OF 8 1/4" EA., TREADS SHALL BE 9" MIN. EACH, PROVIDE A RAILING ON THE WALL SIDE OF BASEMENT STAIRS, 4.5" PROJECTION MIN. MAIN STAIR SHALL HAVE A OPEN RAILING ON ONE SIDE W/SPINDLES SPACED NO MORE THAN 4" APART O/C MAX. ALL STAIRS SHALL BE DESIGNED @ 40 PSF LOAD. STAIR SHALL BE A MIN 36" WIDE. NOSINGS SHALL BE 3/4" TO 1 1/4" MAX., 3/8" MAX. RISER HEIGHT VARIATION. LANDINGS SHALL BE AT LEAST THE WIDTH OF THE STAIR AND A MIN. 3'0" IN THE DIRECTION OF EGRESS. HEADROOM SHALL BE AT LEAST 6'-8" MIN. INSULATE WALLS ENCLOSING STAIRS W/ R-13 BATT INSULATION WHEN STAIR WITHIN AN UNHEATED SPACE.
 - BATHROOMS / LAVS.: ALL BATHROOMS AND LAVS. NOT HAVING OPERABLE WINDOWS OR HAVING LESS THAN 1.5 SF OF WINDOW VENT SPACE SHALL BE MECHANICALLY VENTED TO THE EXTERIOR AND TERMINATE USING A WEATHERPROOF BAFFLE DEVICE. INTERMITTENT VENTILATION REQUIRES A MINIMUM OF 50 cfm (23.6 L/s) WHILE CONTINUOUS VENTILATION REQUIRES 20 cfm (9.4 L/s).
 - FIREPLACE NOTES: ALL FIREPLACES SHALL BE U.L. LISTED, AND INSTALLED AS PER THE MANUFACTURERS SPECIFICATIONS.
A. FIREPLACE AND FLUE SHALL BE OF THE TYPE AS LISTED AND APPROVED BY THE N.F.P.A.
B. INSTALL NON-COMBUSTIBLE FIRESTOPS AT EACH FLOOR, WALL OR CEILING THAT THE CHIMNEY PENETRATES.
C. REFER TO MANUFACTURERS SPECS. FOR ALL METAL SHIELDS AND HEARTH REQUIREMENTS.
D. EXTEND F.P. FLUE THROUGH ROOF AS NEEDED FOR PROPER DRAFT. THE FLUE SHALL EXTEND AT LEAST 2 FEET HIGHER THAN ANY COMBUSTIBLE WITHIN 10 FEET IN ANY DIRECTION ON THE HORIZONTAL PLANE.
E. ALL FLUES MUST HAVE A 2 INCH MIN. CLEARANCE TO ALL COMBUSTIBLE MATERIALS. PROVIDE METAL CHIMNEY CAP AROUND EXTERIOR ENCLOSURE FOR WEATHER PROTECTION.
 - DRYER VENTS: DUCT VENTS FROM CLOTHES DRYERS SHALL BE VENTED TO THE EXTERIOR IN ACCORDANCE WITH THE DRYER MANUFACTURER'S INSTRUCTIONS. TERMINATE VENT ON EXTERIOR OF BUILDING EQUIPPED WITH A BACKDRAFT DAMPER. EXHAUST DUCTS SHALL BE CONSTRUCTED OF MIN. 0.016-INCH-THICK (0.406 mm) RIGID METAL DUCTS. THE MAXIMUM LENGTH OF CLOTHES DRYER EXHAUST DUCT (STRAIGHT LINE RUN) SHALL NOT EXCEED 25 FEET.
 - INSTALL THE SEPTIC SYSTEM AS PER THE APPROVED SITE PLAN DOCUMENTS NOTED ABOVE AND SUBJECT TO THE ENGINEER'S INSPECTIONS.
 - WOOD DECKS TO HAVE P.T. LUMBER AND RAILINGS W/ 2" SPINDLES (MIN) AND 4x4 MIN. POSTS USING HOT DIPPED, GALVANIZED STEEL FASTENERS AND JOIST HANGERS, TYP. - PRESSURE TREATED WOOD STEPS SHALL MEET GRADE WITH EQUAL RISERS, 8 1/4" MAX., 9" MIN. TREADS W/ 1 1/8" NOSING, TYP. STRINGERS SHALL BE SOLID AND 2x12s P.T. LUMBER U.O.N.
 - SMOKE DETECTORS SHALL BE HARDWIRED, BATTERY BACK-UP, INTERCONNECTED AND LOCATED AS PER CODE - ONE IN EACH BEDROOM, ONE OUTSIDE THE 3 BEDROOMS, ONE OUTSIDE THE MASTER BEDROOM AND ONE IN THE BASEMENT. CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE THE BEDROOMS AS PER THE MANUFACTURERS SPECIFICATIONS. SECTION R313 OF INTERNATIONAL RESIDENTIAL CODE 2020 GOVERNS - UPGRADE EXISTING DETECTORS PER CODE.
 - EMERGENCY EGRESS NOTES
A. ALL GROUND FLOOR SLEEPING ROOMS AND BASEMENT THAT ARE FINISHED AS HABITABLE SPACES SHALL HAVE AN EMERGENCY ESCAPE AND A RESCUE OPENING WITH A MIN. NET CLEAR OPENING OF 5 SQUARE FEET.
B. ALL SECOND FLOOR SLEEPING ROOMS SHALL HAVE AN EMERGENCY ESCAPE AND RESCUE OPENING WITH A MIN. NET CLEAR OPENING OF 5.7 SQUARE FEET.
C. ALL EMERGENCY AND ESCAPE OPENINGS SHALL HAVE A MIN. NET CLEAR OPENING HEIGHT OF 24 INCHES AND A MIN. NET CLEAR WIDTH OF 20 INCHES AND A MAX. SILL HEIGHT OF NO MORE THAN 44 INCHES A.F.F.
 - LIGHT & VENT
1. THE RESIDENCE HAS BEEN CHECKED FOR LIGHT & VENTILATION (HABITABLE SPACES) AND MEETS THE REQUIREMENTS OF THE N.Y.S.R.D. CODE (8% OF THE FLOOR AREA IS REQUIRED FOR LIGHT & 4% OF THE FLOOR AREA IS REQUIRED FOR VENTILATION) ALTERNATE LIGHT - 6 FOOT CANDLES MIN. @ 30' A.F.F. - VENTILATION
3. ALTERNATE: VENTILATION - MECHANICAL VENT @ 35 AIR CHANGES PER HOUR NOTE: ALL BATHROOMS AND KITCHENS NOT HAVING OPERABLE WINDOWS OR HAVING LESS THAN 3.0 SF OF WINDOW OPERABLE SPACE SHALL BE MECHANICALLY VENTED (50 CFM INTERMITTENT OR 30 CFM CONT.) TO THE EXTERIOR & TERMINATE USING A WEATHERTIGHT BAFFLE DEVICE. ADJOINING ROOMS W/ AN OPENING AT LEAST 50% OF THE WALL IS CONSIDERED PART OF THE SAME ROOM.
 - FLAME SPREAD & SMOKE DENSITY WALL & CEILING FINISHES MUST HAVE A FLAME SPREAD CLASSIFICATION OF 200 OR LESS AND A SMOKE DEVELOPMENT INDEX OF 450 OR LESS.
 - SITE ADDRESS - BUILDINGS MUST HAVE APPROVED NUMBERS INDICATING THE ADDRESS FROM THE ROAD.
 - FIREBLOCKING
1. FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL VERTICAL AND HORIZONTAL DRAFT OPENINGS BETWEEN ALL STORIES AND ATTIC SPACES OF FIRE RATED CONSTRUCTION AND ASSEMBLIES.
2. PROVIDE FIREBLOCKING IN RESIDENTIAL APPLICATION AT OPENINGS AROUND VENTS, PIPES, ELECTRICAL WIRES AND DUCTS @ ALL LEVELS, INCLUDING CEILING TO ROOF ATTIC, TO RESIST THE FREE PASSAGE OF FLAME - SECTION R602.8
3. CHIMNEYS AND FIREPLACES SHALL BE FIREBLOCKED AS NOTED.

NEW ADDITION

10 HEATON RD
MONROE, NY 10950

General Notes Continued

GENERAL & BUILDING CODE NOTES

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES:

- NEW YORK STATE RESIDENTIAL CODE — 2025
- NEW YORK STATE ENERGY CONSERVATION CODE — 2025
- NATIONAL ELECTRICAL CODE (NFPA 70) AS ADOPTED BY NEW YORK STATE
- ALL OTHER APPLICABLE STATE AND LOCAL CODES AND REGULATIONS

SCOPE OF WORK

NEW ADDITION TO EXISTING SINGLE-FAMILY HOME.

- ALL WORK SHALL COMPLY WITH THE NEW YORK STATE RESIDENTIAL CODE OF 2025 AND ALL APPLICABLE LOCAL REGULATIONS.
- ALL MECHANICAL AND PLUMBING WORK SHALL COMPLY WITH THE NEW YORK STATE RESIDENTIAL CODE OF 2025 AND ALL APPLICABLE MECHANICAL AND PLUMBING CODES.
- ALL ELECTRICAL WORK SHALL COMPLY WITH THE CURRENT ADOPTED NEW YORK STATE ELECTRICAL CODE (NFPA 70) AND ALL APPLICABLE REGULATIONS.
- SMOKE AND CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN ACCORDANCE WITH THE NEW YORK STATE RESIDENTIAL CODE OF 2025.
- THE CONTRACTOR SHALL PERFORM ALL WORK REQUIRED FOR THE COMPLETION OF THE PROJECT, WHETHER OR NOT ALL WORK IS SPECIFICALLY INDICATED ON THE DRAWINGS.
- THE CONTRACTOR SHALL NOT CUT OR ALTER ANY STRUCTURAL MEMBERS WITHOUT PRIOR APPROVAL FROM THE ARCHITECT AND IN ACCORDANCE WITH THE APPLICABLE CODE.
- ALL CONSTRUCTION SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND CODE REQUIREMENTS.

Climatic and Geographic Design Criteria

Ground snow load	Wind speed (mph)	Seismic design category	SUBJECT TO DAMAGE FROM—				Winter Design Temp.	Ice shield underlayment req'd.	Flood hazards
40 PSF	115	B	Weathering	Frost Line Depth	Termites	Decay	6	YES	1985

Energy Notes

GENERAL INFORMATION

FIRST FLOOR AREAEXISTING 700 SF + PROPOSED 524 SF = TOTAL 1,224 SF
BUILDING TYPE.....SINGLE-FAMILY/RESIDENTIAL
NUMBER OF STORIES.....TWO STORIES
CONSTRUCTION TYPE.....5B-WOOD FRAME
INFILTRATION METHOD.....STANDARD

BUILDING ENVELOPE THERMAL PERFORMANCE CRITERIA

COMPONENT.....INSULATION
TYPE.....R
ROOF/ATTIC.....R 49
WALLS.....R 21
FLOOR.....R 30
GLAZING U-FACTOR.....0.27

NEW YORK STATE EDUCATION LAW

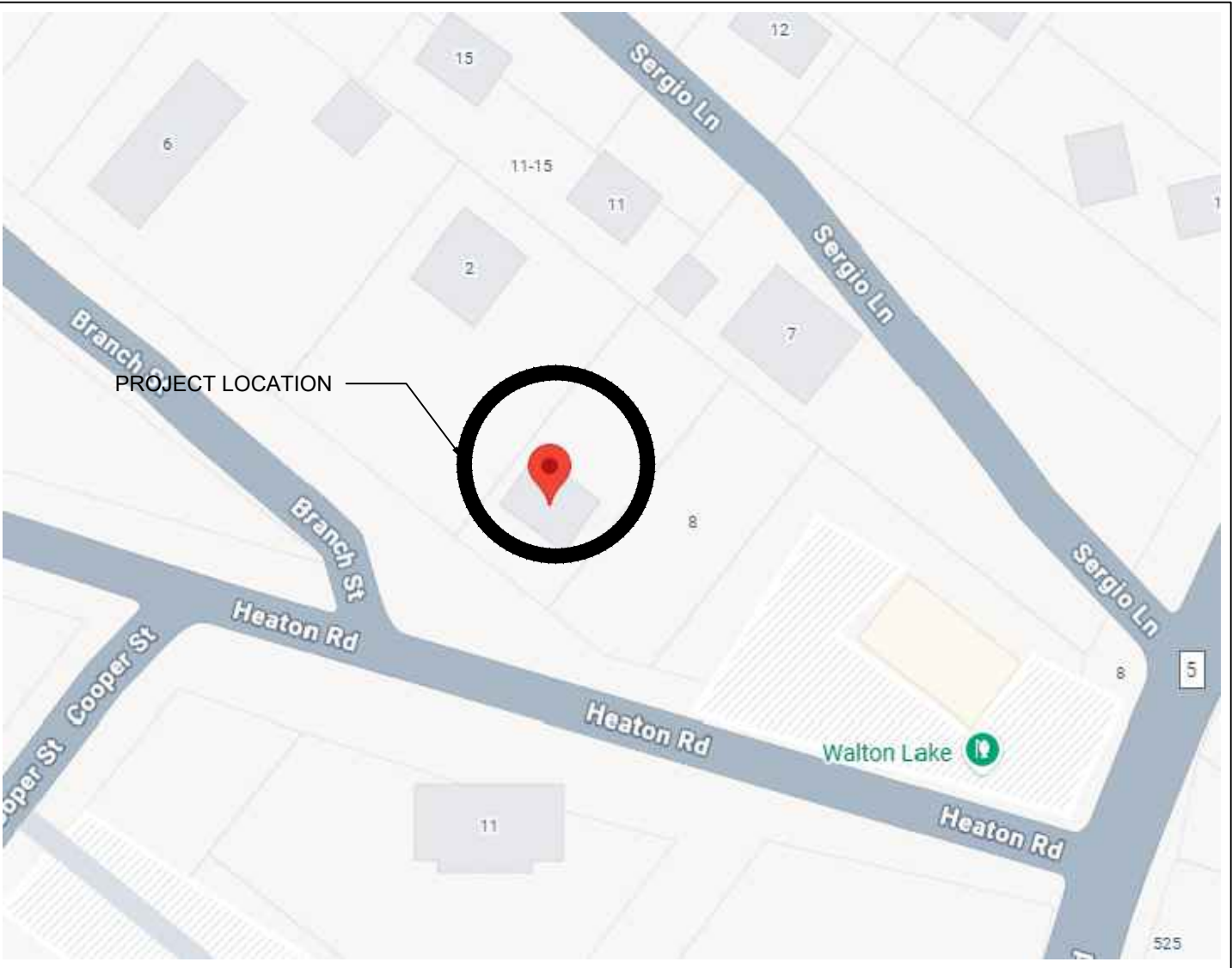
UNAUTHORIZED ALTERATION OR ADDITION TO THESE PLANS AND SPECIFICATIONS IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

Signed, David Niemotko, Registered Architect NYS License # 021931

Drawing Index

SHEET NO.	DESCRIPTION
T1.01	TITLE SHEET AND GENERAL NOTES
A2.01	FLOOR PLANS
A3.01	ELEVATIONS, NOTES
A4.01	FRAMING NOTES
EP1.01	ELECTRICAL AND PLUMBING PLANS

Location Map



Energy Code Analysis

NEW YORK STATE ENERGY CONSERVATION CODE- 2025- RESIDENTIAL

ORANGE COUNTY IS IN ZONE 5B, 5750 HEATING DEGREE DAYS TABLE 402.1.2- INSULATION AND FENESTRATION REQUIREMENTS TABLE N1102.1.2- INSULATION AND FENESTRATION REQUIREMENT BY COMPONENT

REQUIRED

GLAZING U FACTOR- 0.27
CEILING R VALUE- R-49
EXTERIOR WALL R VALUE- R-20
FLOOR R VALUE- R-30
BASEMENT WALL R VALUE- R-19

PROVIDED

GLAZING U FACTOR- 0.27
CEILING R VALUE- R-49
EXT. WALL R VALUE- R-21
FLOOR R VALUE- R-30
BASEMENT WALL R VALUE- R-19

*** CHAPTER 4 OF THE 2025 ENERGY CODE OF NYS- TABLE 402.1.2- PRESCRIPTIVE COMPLIANCE

*** CHAPTER 5 OF THE 2025 ENERGY CONSERVATION CODE- SECTION R503- ALTERATION R503.1.1 BUILDING ENVELOPE EXCEPTION 2 APPLIES

ENERGY EFFICIENCY NOTES

- N1102.4 (R402.30) AIR LEAKAGE FOR BUILDING THERMAL MASS- TESTING WILL INCLUDE A DOOR BLOWER TEST AS PER CODE- 3ach50 VALUE TO BE MET.
- N1102.4.1.2 FOR AIR LEAKAGE RATES.
- SEAL AND CAULK ALL JOINTS AND PENETRATIONS FOR AIR LEAKAGE PREVENTION.
- N1103 (R403) SYSTEMS TESTING
- N1103.3.2 (R403.3.2)- SEALING OF DUCTWORK
- N1103.3.3 AND N1103.3.4 (R403.3.3) DUCT TESTING LEAKAGE REQUIREMENTS- 4% VALUE TO BE MET.

- INSULATION MUST MEET DOOR BLOWER TEXT AND AIR LEAKAGE TEST PER THE CODE REQUIREMENTS FOR EACH.
- DUCTWORK IN UNCONDITIONED SPACE MUST BE SEALED AND TESTED FOR LEAKAGE PER THE CODE.
- SEAL ALL PENETRATIONS AND JOINTS- PIPE, ELECTRICAL AND DUCTWORK- WITH FIRE CAULK FROM ONE FLOOR TO THE OTHER AND FROM FLOOR TO ATTIC SPACE, AND AT ALL FIRE RATED WALLS, TYP.

REVISION
CLIENT REVIEW
CLIENT REVIEW
REV SUBMITTAL

DATE
11-12-2022
11-12-2022
09/12/2022

No



DAVID NIEMOTKO ARCHITECTS, P.C.
167 STAGE ROAD
MONROE, NEW YORK 10950
Ph: (845) 774-7523
www.niemotkoarchitects.com

NOTE
FOR AUTHENTICITY
SEAL MUST BE ORIGINAL AND
SIGNATURE MUST
BE IN COLOR- BOTH CANNOT BE
COPIED



TITLE SHEET

NEW ADDITION
10 HEATON RD
MONROE, NY 10950

KAREN AND JOEY TALANTON
10 HEATON RD
MONROE, NY 10950

SHEET TITLE:

PROJECT:

CLIENT:

SCALE:

DRW:

CAD #

JOB #

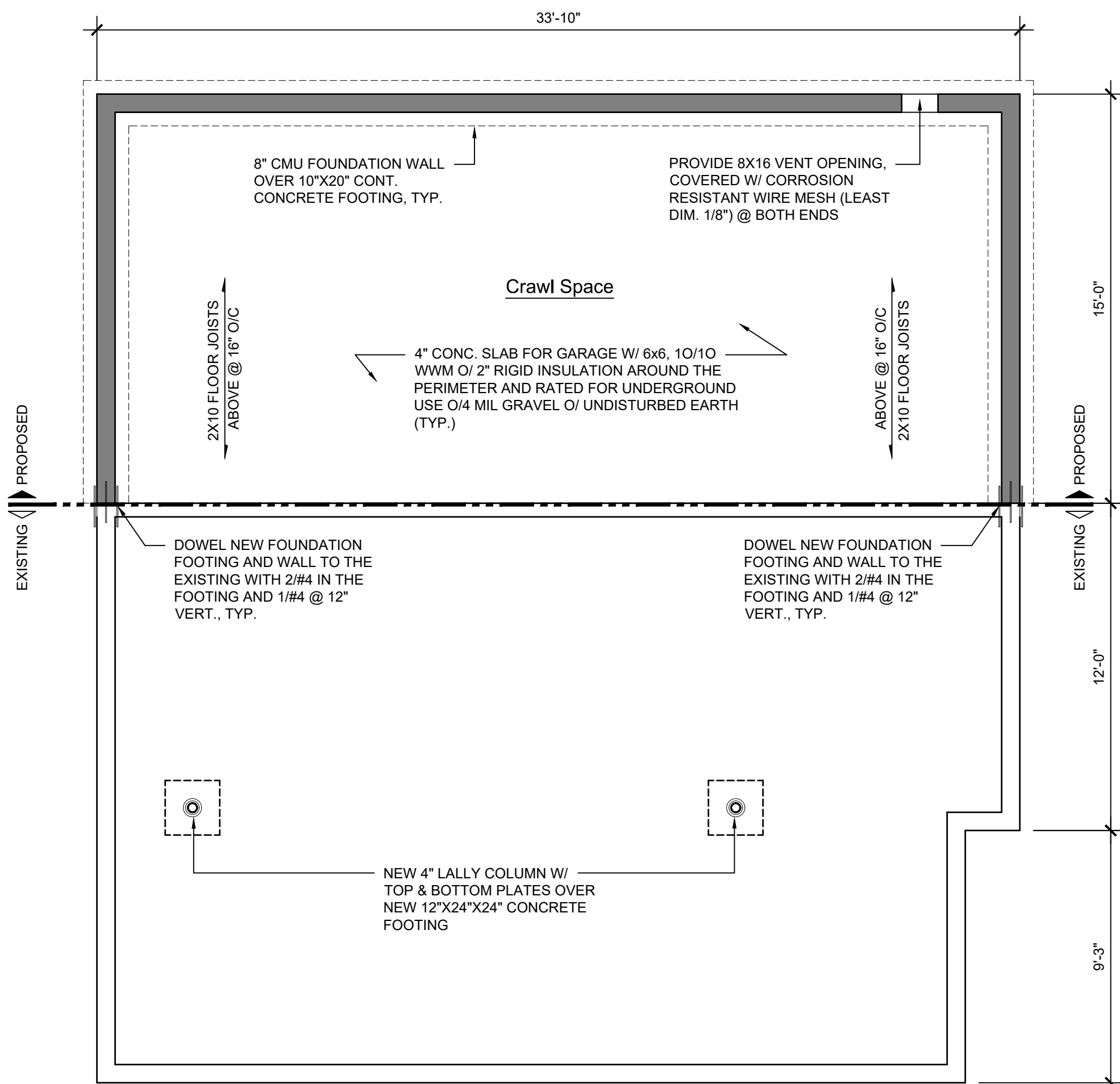
JOB

PLOT DATE:

11-12-2022

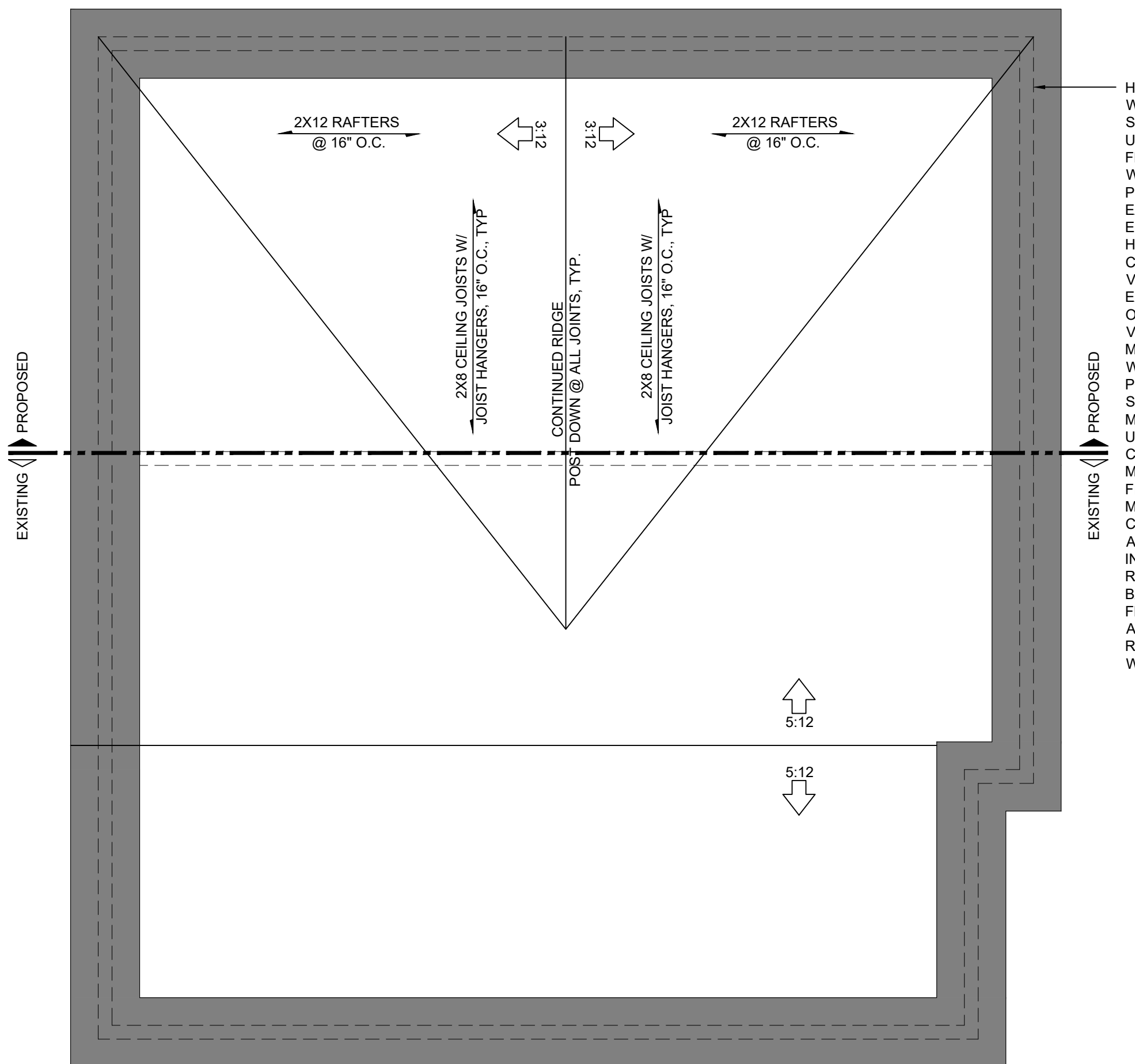
SHEET NO.

T1.01



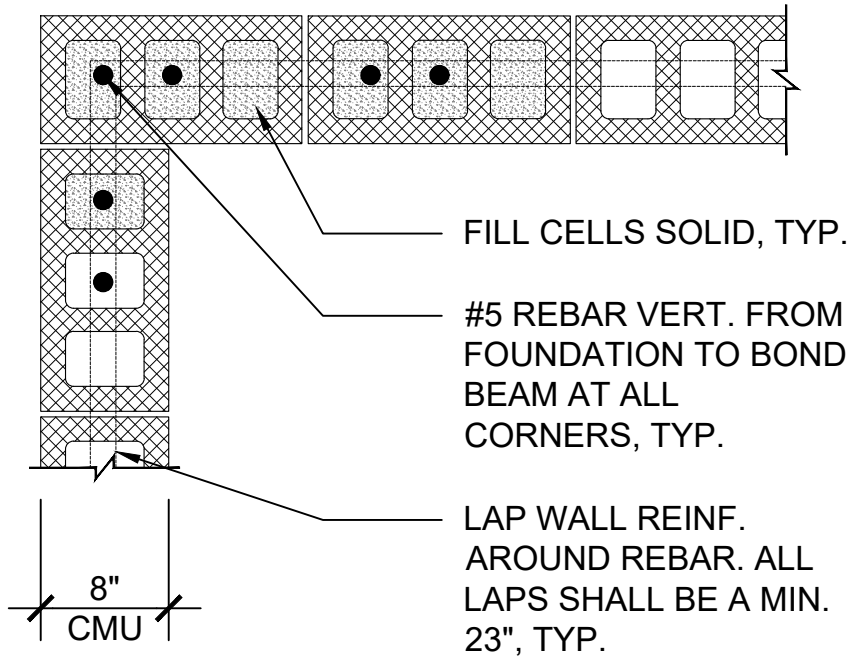
1
A3.01
1/4" = 1'-0"

Proposed Foundation Plan



2
A3.01
1/4" = 1'-0"

Proposed Roof Plan



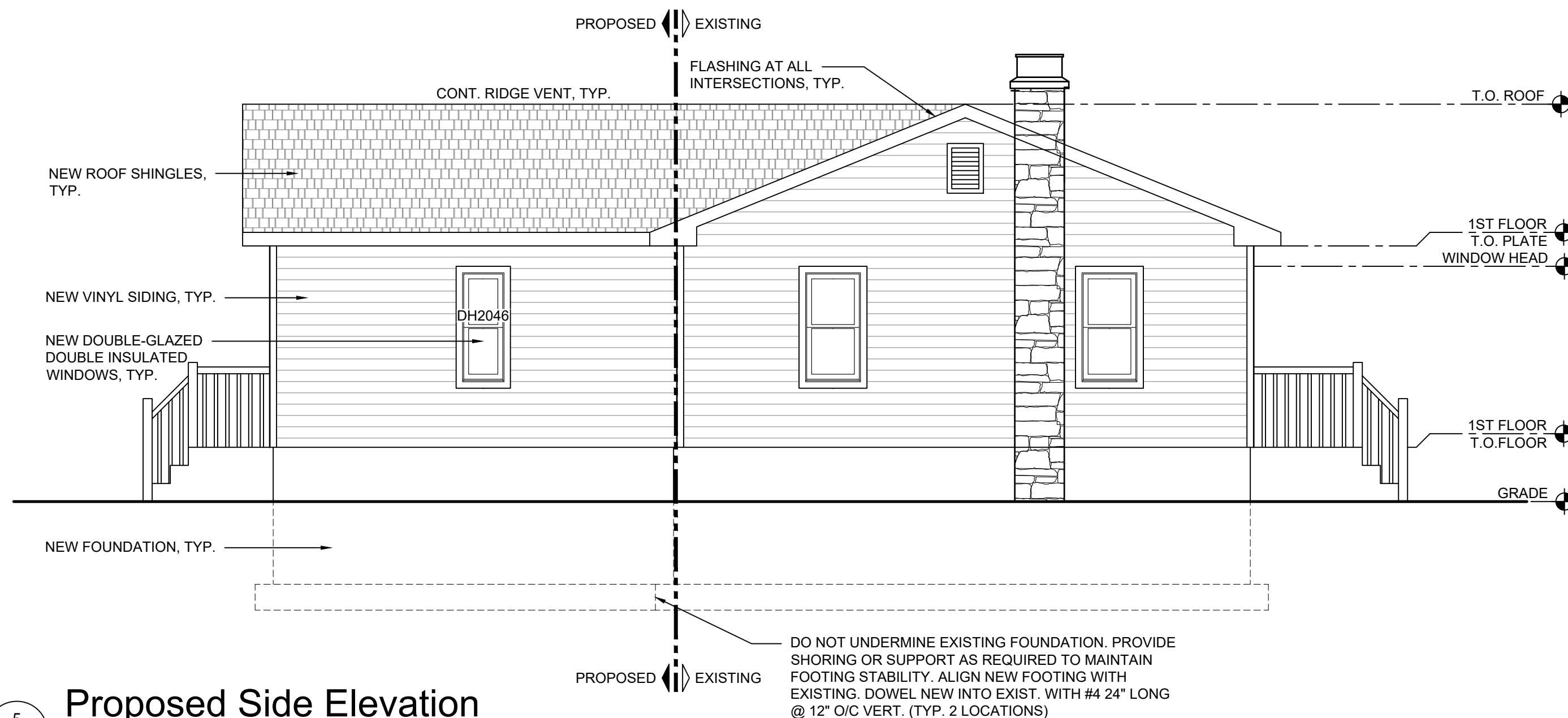
3
A3.01
3/4" = 1'-0"

CMU Corner Detail



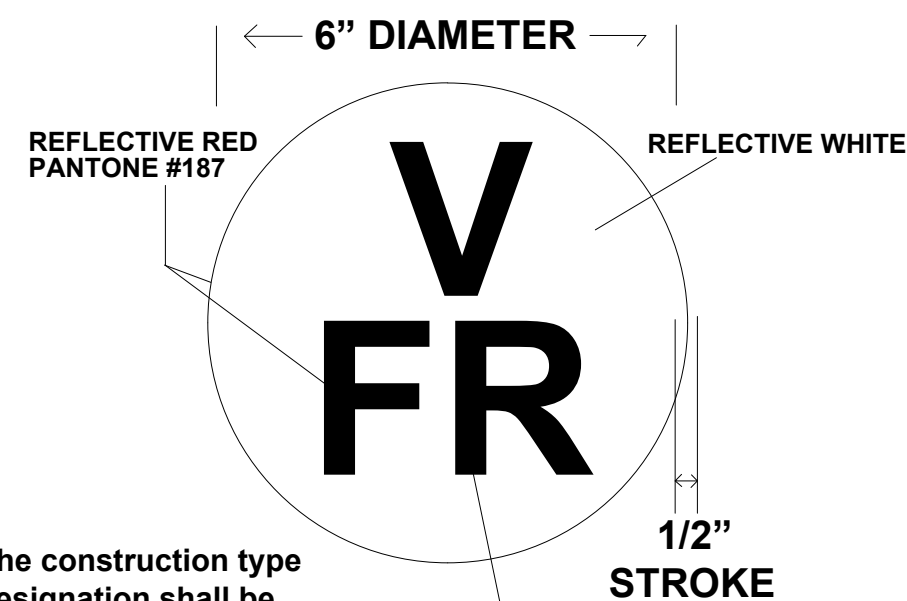
4
A3.01
1/4" = 1'-0"

Proposed Rear Elevation



5
A3.01
1/4" = 1'-0"

Proposed Side Elevation



The construction type designation shall be "I", "II", "III", "IV" or "V" to indicate the construction classification of the structure under section 602 of the BCNYS

DESIGNATION FOR STRUCTURAL COMPONENTS THAT ARE OF TRUSS TYPE CONSTRUCTION

6
A3.01
N.T.S.

Truss Type Construction Sign Detail

LIGHTING REQUIREMENTS				
ROOM NAME	REQUIRED (8% OF FLOOR AREA)	PROVIDED	MEETS CODE	CORRECTIVE MEASURE
MASTER BEDROOM	142 SF x 8% = 11.36 6 FOOTCANDLES @ 30" A.F.F.	(1) 2'-0"x4'-6" WINDOW = 8.98 S.F. (1) 3'-0"x4'-6" WINDOW = 13.47 S.F. TOTAL = 22.45 S.F. NATURAL LIGHTING ARTIFICIAL LIGHTING 2 FOOTCANDLES AVG. EACH LIGHT	YES	22.45 PROVIDED > 11.36 REQUIRED MEETS NYS CODE
BEDROOM #1	98 SF x 8% = 7.84 6 FOOTCANDLES @ 30" A.F.F.	(1) 3'-0"x4'-6" WINDOW = 13.47 S.F. NATURAL LIGHTING ARTIFICIAL LIGHTING 2 FOOTCANDLES AVG. EACH LIGHT	YES	13.47 PROVIDED > 7.84 REQUIRED MEETS NYS CODE
BEDROOM #2	79 SF x 8% = 6.32 6 FOOTCANDLES @ 30" A.F.F.	(1) 3'-0"x4'-6" WINDOW = 13.47 S.F. NATURAL LIGHTING ARTIFICIAL LIGHTING 2 FOOTCANDLES AVG. EACH LIGHT	YES	13.47 PROVIDED > 6.32 REQUIRED MEETS NYS CODE

VENTILATION REQUIREMENTS				
ROOM NAME	REQUIRED (4% OF FLOOR AREA)	PROVIDED	MEETS CODE	CORRECTIVE MEASURE
MASTER BEDROOM	142 SF x 4% = 5.68 35 AIR CHANGES PER HOUR = 30 CFM	(1) 2'-0"x4'-6" WINDOW = 8.98 S.F. (1) 3'-0"x4'-6" WINDOW = 13.47 S.F. TOTAL = 22.45 S.F.	YES	22.45 PROVIDED > 5.68 REQUIRED MEETS NYS CODE
BEDROOM #1	98 SF x 4% = 3.92 35 AIR CHANGES PER HOUR = 30 CFM	(1) 3'-0"x4'-6" WINDOW = 13.47 S.F. NATURAL LIGHTING	YES	13.47 PROVIDED > 3.92 REQUIRED MEETS NYS CODE
BEDROOM #2	79 SF x 4% = 3.16 35 AIR CHANGES PER HOUR = 30 CFM	(1) 3'-0"x4'-6" WINDOW = 13.47 S.F. NATURAL LIGHTING	YES	13.47 PROVIDED > 3.16 REQUIRED MEETS NYS CODE

REVISION
CLIENT REVIEW
CLIENT REVIEW
REV SUBMITTAL

DATE
01-12-2028
01-12-2028
03-17-2028

NO



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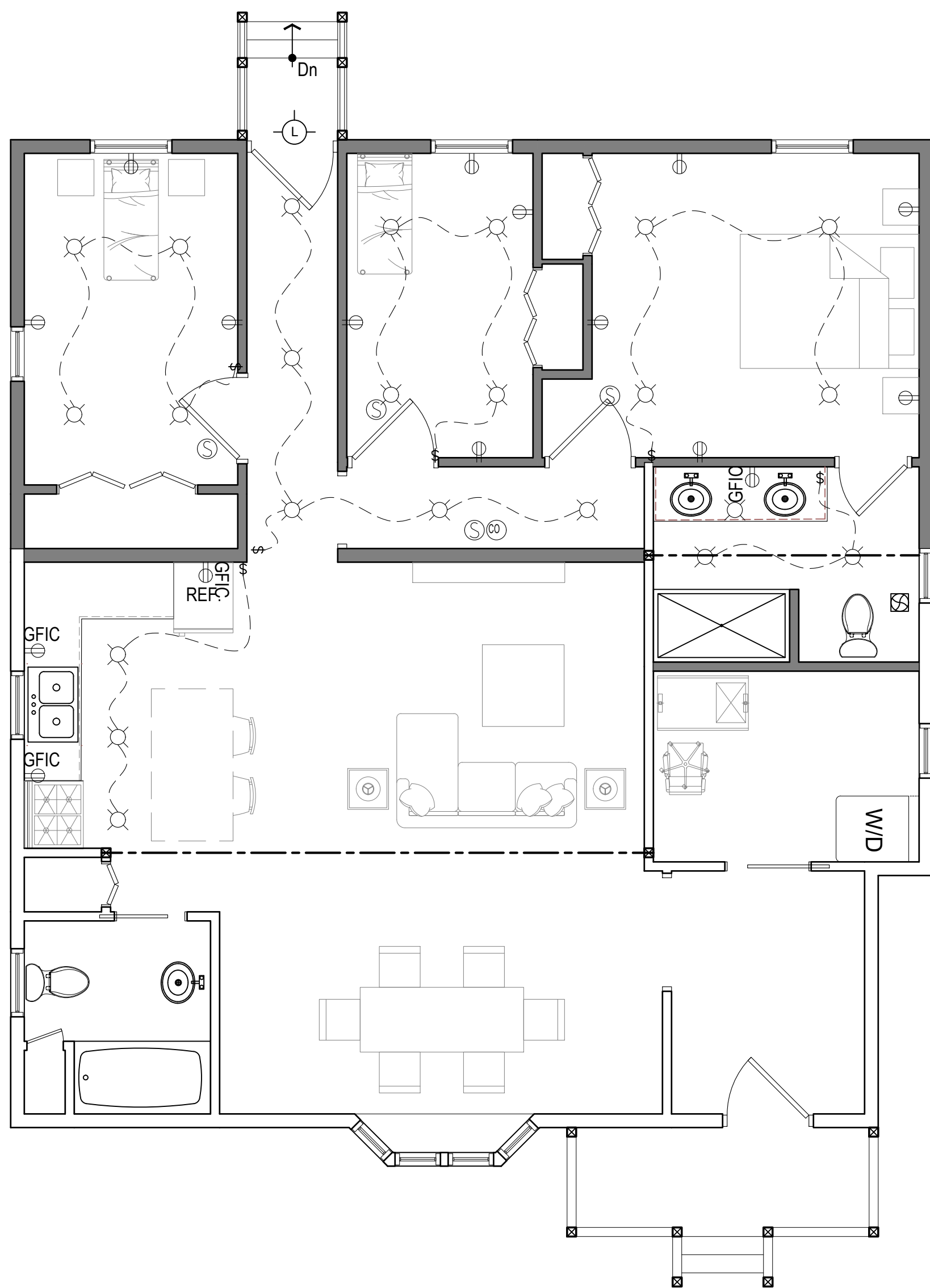


PLANS & ELEVATIONS
NEW ADDITION
10 HEATON RD
MONROE, NY 10950
KAREN AND JOEY TAUNTON
10 HEATON RD
MONROE, NY 10950

SHEET TITLE:
PROJECT:
CLIENT:
SCALE:
DRW:
CAD #:
JOB # JOB
PLOT DATE:

SHEET No.

A3.01



1
EP1.01

1/4" = 1'-0"

Proposed First Floor Electrical Plan

GENERAL ELECTRIC NOTES

1. ALL ELECTRICAL WORK SHALL BE COMPLETED IN ACCORDANCE W/ THE NYS RESIDENTIAL CODE OF 2020 (CHAPTER 8 AND 35), NATIONAL ELECTRIC CODE (NEC NFPA 72), AND ALL OTHER APPLICABLE CODES.
2. CONTRACTOR SHALL PROVIDE A WRITTEN SCHEDULE OF ALL CIRCUITRY IN THE PANEL. SCHEDULES SHALL MATCH THE LOADS SHOWN IN THE PANEL SCHEDULE INCLUDED WITH THIS DOCUMENT. ALL SPARE PANEL SPACES SHALL BE FULLY PROTECTED WITH METAL BLANKS.
3. ELECTRICAL CONTRACTOR SHALL COMPLY WITH ALL REQUIRED PERMITS AND INSPECTIONS.
4. MAIN POWER WILL BE 120/240V SINGLE PHASE 4/0 FEEDER WIRE WITH A 200 AMP SERVICE AND PANEL.
5. "DEDICATED RECEPTACLES" SHALL BE
 - A. OVEN - #6 NM ROMEX 50 AMP 220V
 - B. DRYER - #10 NM ROMEX 30 AMP 220V
 - C. FURNACE - #12 NM ROMEX 15 AMP 110V
6. ALL LIGHTING SHALL HAVE A MINIMUM OF #14 NM ROMEX WIRING. ALL RECEPTACLES THAT ARE 20 AMP U.O.N SHALL A MINIMUM OF #12 NM ROMEX WIRING.
7. ALL KITCHEN AND BATHROOM RECEPTACLES SHALL BE GROUND FAULT PROTECTED AND ARC FAULT PROTECTED. RECEPTACLES AND LIGHTING IN FINISHED AREAS PER NEC CODE SHALL BE ARC FAULT PROTECTED. AND TAMPER RESISTANT.
8. LAYOUT OUTLETS PER CODE U.O.NOTED, TYP.

LIGHTING & EQUIPMENT SCHEDULE

1. 2020 ENERGY CONSERVATION CONSTRUCTION CODE, SECTION 4 RESIDENTIAL ENERGY EFFICIENCY SECTION 404 POWER AND LIGHTING
2. A MINIMUM OF 75% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.

- ⊗ EE KEYLESS PORCELIN FIXTURE WITH A 13 WATT CFL BULB OR EQUIVALENT LED BULB AND FIXTURE
- ⊕ W WALL MOUNT LED FIXTURE 60W - VANITY
- ⊕ R RECESSED LIGHT FIXTURE - APPROX. LOCATIONS-EXIST. FIXTURES W/ 60 WATT LED OR CFL ENERGY EFFICIENT EQUIVALENT BULBS
- UC — UNDERCOUNTER LIGHTING
- WR WATER RESISTANT RECESSED LIGHTING - 60 WATT BULB MIN. OR EQUAL LED OR CFL BULB
- ⊗ FE CEILING FAN WITH 13 WATT CFL BULB OR LED EQUIVALENT
- ⊙ L EXTERIOR LIGHT PER CODE

- ⊠ EXHAUST FAN/LIGHT COMBO 50 CFM. DUCT TO EXTERIOR. SEE NOTE 5/A1- INSTALL AS PER MANUF. SPECS.

SMOKE DETECTOR. SEE NOTE 14/A1.

CARBON MONOXIDE DETECTOR. SEE NOTE 14/A1.

- ⊖ SW-B FURNACE TURN OFF SWITCH

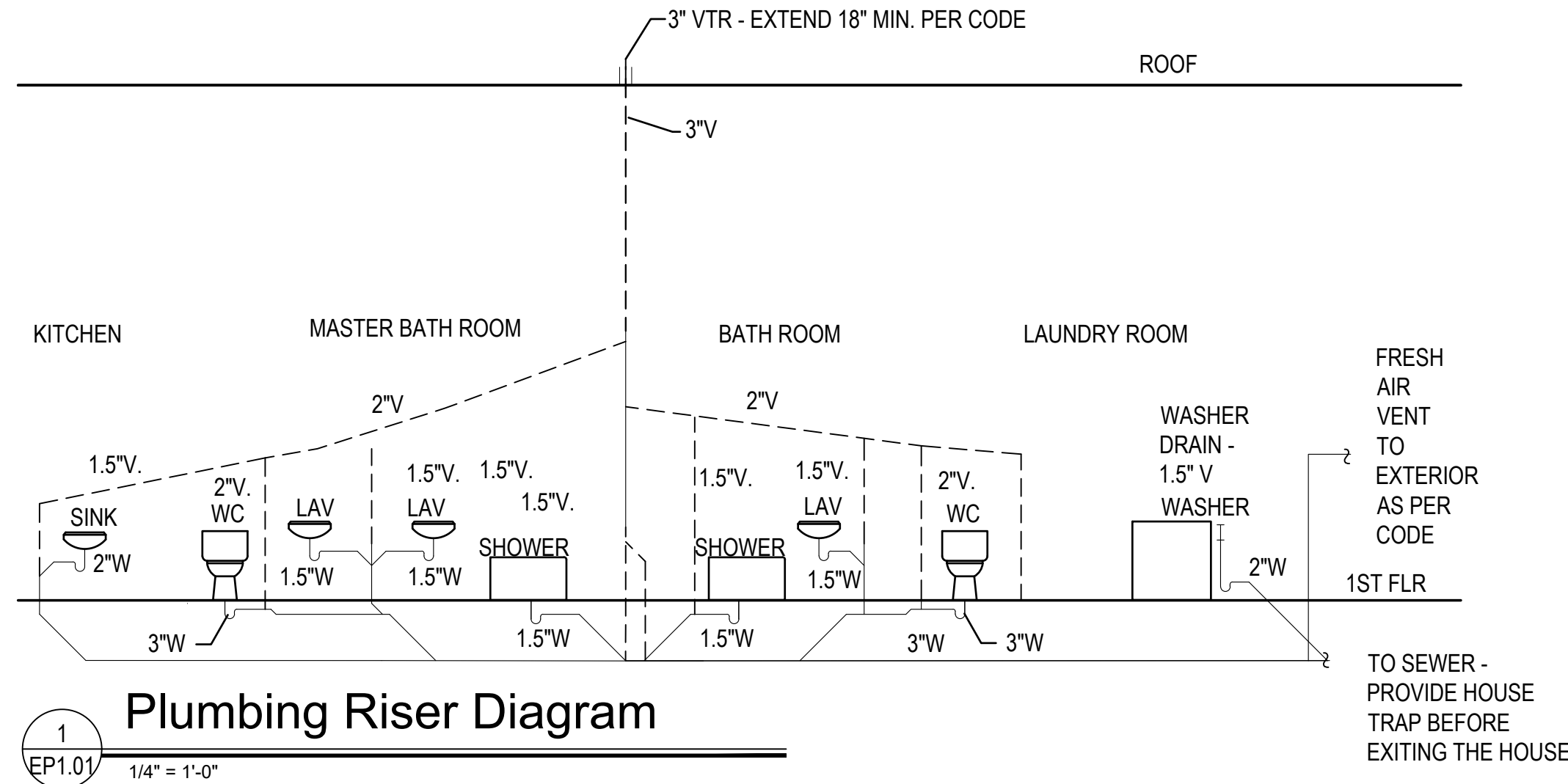
- ⊕ GFI GROUND FAULT PROTECTION RECEPTACLE OR CIRCUIT

- ⊓ DIMMER SWITCH

- ⊓ LIGHT SWITCH

- ⊕ GENERAL RECEPTACLE 110 V

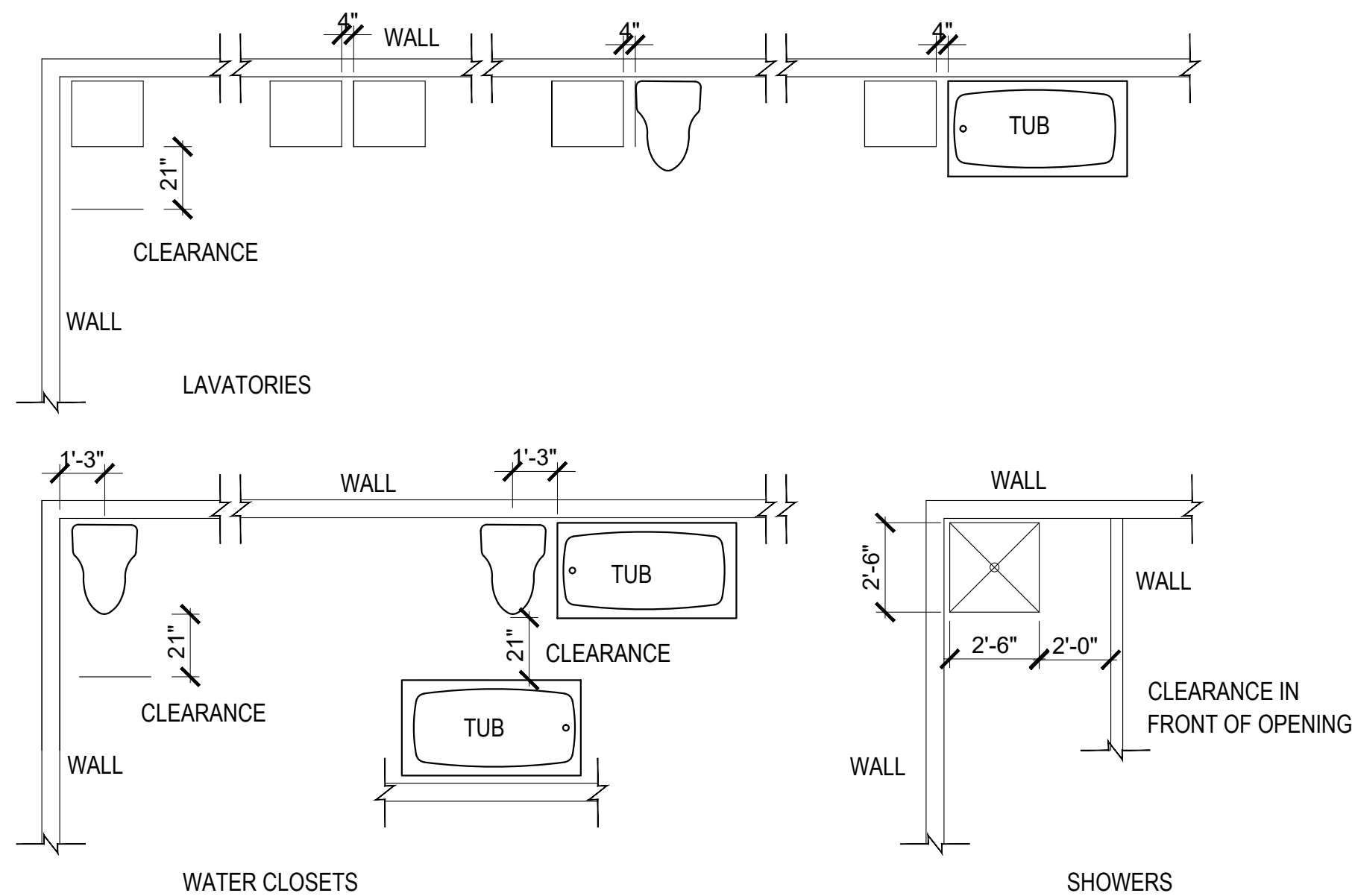
- ⬡ H HEAT DETECTOR - MOUNT WITHIN 3 FEET OF HIGHEST POINT



- PLAN NOTES:
1. COVER ALL EXPOSED HOT WATER PIPING WITH 1/2" WALLED, FOAM INSULATION, I.E. ARMORFLEX OR APPROVED EQUAL.
 2. UNDERSLAB SANITARY PIPING CAN BE PLASTIC, SCHEDULE 40.
 3. SLOPE WASTE PIPE AT 1/4" PER FOOT, TYP.
 4. INSTALL FIREPROOF CAULK AROUND ALL PIPE AND DUCT PENETRATIONS THROUGH FLOORS AND CEILINGS.
 5. PIPE PENETRATIONS THROUGH THE FOUNDATION WALL SHALL BE 2 PIPE SIZES LARGER THAN THE PIPE PASSING THROUGH THE WALL. THE VOID SHALL BE FILLED WITH A "FLEXIBLE", WATERPROOF MATERIAL, I.E. LINK-SEAL.
 6. VENT DRYER DIRECTLY TO THE EXTERIOR PER CODE AND AS PER THE MANUFACTURERS SPECIFICATIONS.
 7. INSTALL FIREPROOF CAULK AND STOPPING AROUND ALL PIPE AND DUCT PENETRATIONS THROUGH THE FLOOR, TYP.
 8. FURNACE IS GAS FIRED, 125,000 BTUs, 85% EFFICIENCY MIN.

GENERAL NOTES-HVAC

1. ALL WORK SHALL CONFORM TO THE NYS RESIDENTIAL CODE OF 2020.
2. CONTRACTOR SHALL INSTALL ALL EQUIPMENT IN ACCORDANCE WITH THE CODE AND THE MANUFACTURERS SPECIFICATIONS.
3. ALL CONTROL WIRING SHALL BE IN ACCORDANCE WITH THE APPLICABLE ELECTRICAL CODES.
4. ALL DUCTWORK IN UNCONDITIONED SPACES SHALL BE INSULATED WITH ONE INCH FIBERGLASS WRAP MIN. WITH FOIL FACE COVER, IN ACCORDANCE WITH THE NYS ENERGY CODE. ALL JOINTS SHALL BE TAPED SECURELY, PROVIDING A VAPOR TIGHT SEAL.
5. H/L - HIGH MOUNTED SUPPLY FOR COOLING AND LOW MOUNTED SUPPLY FOR HEATING.
6. TANKS AND PIPING SHALL BE SIZED, SPECIFIED AND INSTALLED BY THE PROPANACE COMPANY IN ACCORDANCE WITH THE RESIDENTIAL CODE AND MANUFACTURERS SPECIFICATIONS.
7. HIGH EFFICIENCY PROPANE FIRED FURNACE WITH FAN COIL - 5 TON SPLIT SYSTEM CONDENSER.
8. BOILERS - RAISE FIRE BOX 8 INCHES MIN. ABOVE THE FLOOR.



1
EP1.01

1/4" = 1'-0"

Plumbing Fixture Clearances

REVISION
CLIENT REVIEW
CLIENT REVIEW
RD SUBMISSION

DATE
01-12-2028
01-12-2028
00-01-2028

No



DAVID NIEMOTKO ARCHITECTS, P.C.
167 STAGE ROAD
MONROE, NEW YORK 10950
Ph: (845) 774-7523
www.niemotkoarchitects.com

NOTE
FOR AUTHENTICITY
SEAL MUST BE ORIGINAL AND
SIGNATURE MUST
BE IN COLOR - BOTH CANNOT BE
COPIED



ELECTRICAL & PLUMBING PLANS

NEW ADDITION
10 HEATON RD
MONROE, NY 10950

KAREN AND JOEY TAUNTON
10 HEATON RD
MONROE, NY 10950

SHEET TITLE:

SCALE:

DRWN:

CAD #

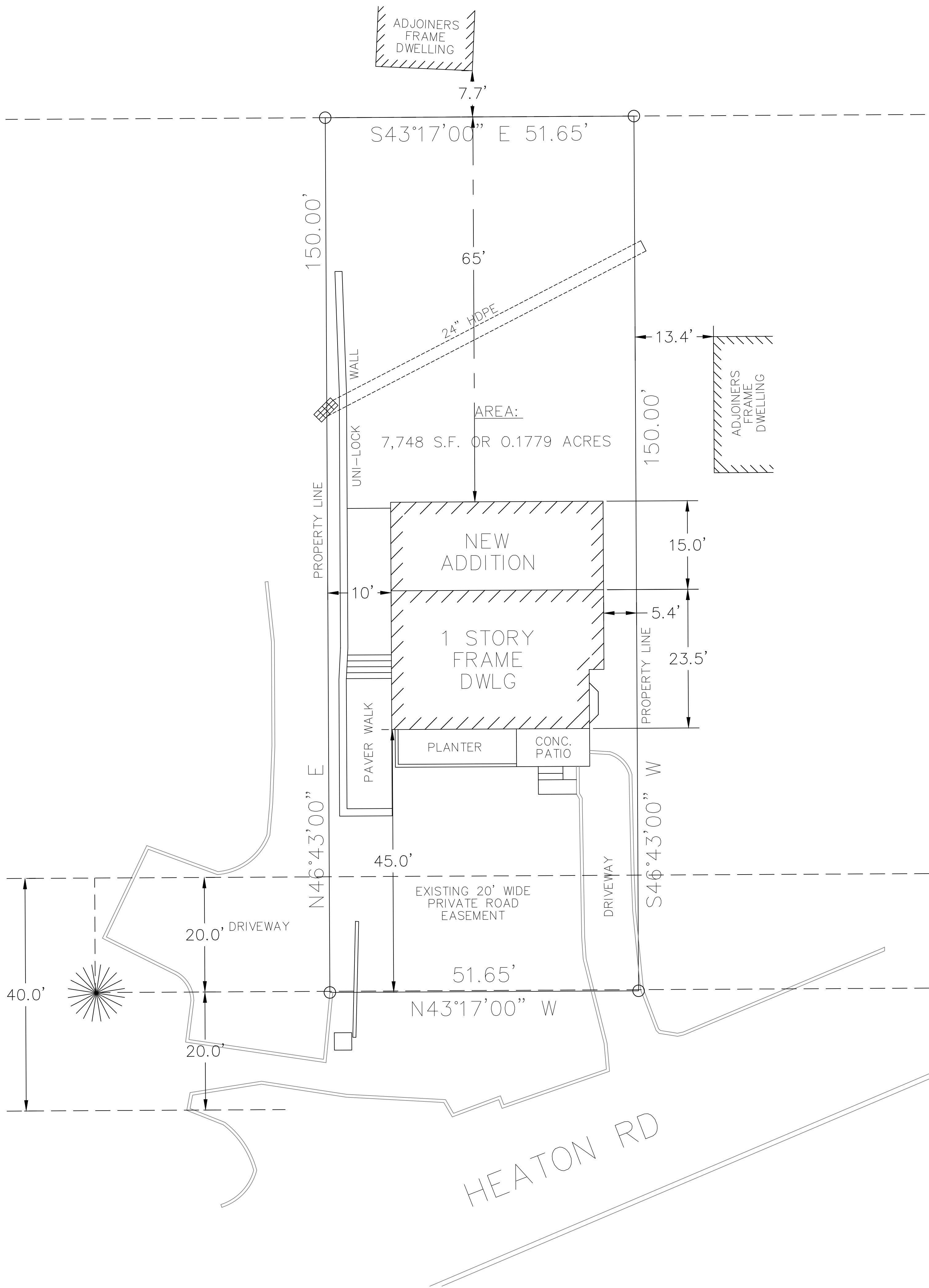
JOB #

JOB

PLOT DATE:

SHEET No.

EP1.01



1 PLOT PLAN
C-1 SCALE: 1"=10'

PROJECT DESCRIPTION & NOTES

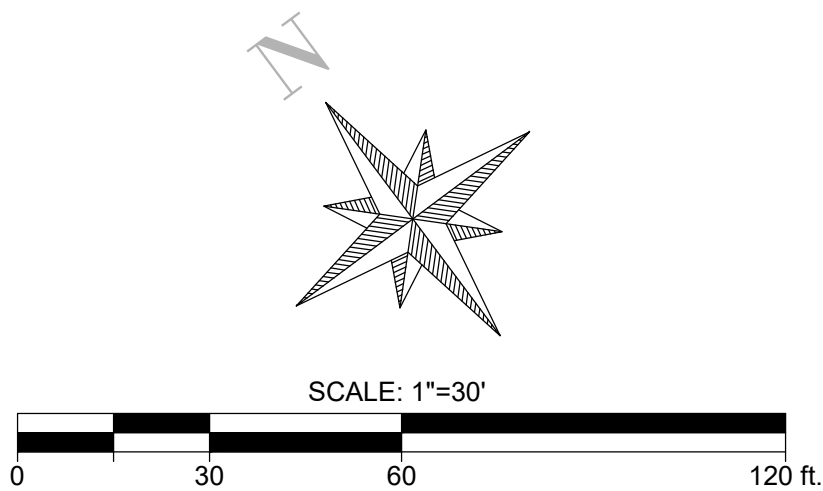
- LOT ID: 11-6-56
- LOT AREA: 0.1779 ACRES
- ZONING DISTRICT: SR-15 SUBURBAN RESIDENTIAL
- UNAUTHORIZED ALTERATION OR ADDITION TO THESE PLAN IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

REFERENCES:

- TOPOGRAPHIC INFORMATION SHOWN IS TAKEN FROM NEW YORK STATE GIS. 204, AND IS NOT CERTIFIED.
- THE SURVEY IS BASED ON A FIELD SURVEY BY AFR ENGINEERING AND LAND SURVEYING, P.C., COMPLETED ON 08/30/13

ZONING TABLE			
SECTION, LOT, BLOCK:	11-6-56		
ZONE:	SR-15 Suburban Residential (15,000 sf)		
PROPOSED USE:	Single-Family Residential		
	MINIMUMS REQUIRED	PROPOSED	EXISTING
LOT AREA (SF)	15,000	NO CHANGE	7,748 SF
LOT WIDTH (FT)	85 ft	NO CHANGE	51.65 ft
FRONT SETBACK (FT)	40 ft	NO CHANGE	-
REAR SETBACK (FT)	40 ft	65 ft	80 ft
SIDE SETBACK (ONE / TOTAL FT)	15 ft/40 ft	NO CHANGE	10 ft/15.4 ft
	MAXIMUMS PERMITTED	PROPOSED	EXISTING
LOT COVERAGE (%)	15%	15.5%	9%
BUILDING HEIGHT (FT / STORIES)	35 ft/2.5 STORIES	NO CHANGE	1

(E) - EXISTING NON-CONFORMITY
(V) - VARIANCE REQUESTED



REVISION		
	DATE	03/26/2026
NO.		
	1	



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SHEET TITLE:	ENLARGED PLOT PLAN	
	NEW ADDITION TO HEATON RD MONROE, NY 10950	
PROJECT:	KAREN AND JOEY TAUNTON TO HEATON RD MONROE, NY 10950	
CLIENT:		

SCALE:	
DRAWN BY:	J.S.
CHECKED BY:	D.N.
JOB #	
PLOT DATE:	05/28/2025

SHEET No.
C-1
PAGE 1 OF 1



ORANGE COUNTY – STATE OF NEW YORK
KELLY A. ESKEW, COUNTY CLERK
255 MAIN STREET
GOSHEN, NEW YORK 10924

COUNTY CLERK'S RECORDING PAGE

THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH



BOOK/PAGE: 15874 / 1107
INSTRUMENT #: 20260023465

Receipt#: 3495396
Clerk: DC
Rec Date: 03/31/2026 10:38:49 AM
Doc Grp: RP
Descrip: MTG
Num Pgs: 12
Rec'd Frm: ClearEdge Title, Inc.

Party1: TAUNTON JOSEPH
Party2: HOMETAP EQUITY PARTNERS LLC
Town: MONROE (TN)
11-6-56

Payment Type: Check ___
Cash ___
Charge ___
No Fee ___

Comment: _____

Kelly A. Eskew

Kelly A. Eskew
Orange County Clerk

Recording:

Recording Fee	80.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75

Sub Total: 100.00

Mortgage Tax	
Basic	247.50
MTA Additional	118.50
Special Additional	0.00
Special Assistance	123.75
Local	0.00

Sub Total: 489.75

Total: 589.75
**** NOTICE: THIS IS NOT A BILL ****

***** Mortgage Tax *****
Serial #: DQ-9416
B - 1 or 2 Family Home
Mtg Amt: 49538.00

Basic	247.50
MTA Additional	118.50
Special Assistance	123.75

Total: 489.75

Record and Return To:

ELECTRONICALLY RECORDED BY SIMPLIFILE

OFFICE OF THE BUILDING DEPARTMENT



1465 Orange Turnpike
Monroe, NY 10950
845-783-1900 ext.208

www.townofmonroeny.gov

April 8, 2026

David Niemotko, Architect P.C.
167 Stage Rd.
Monroe, NY 10950

RE: Joseph Taunton 10 Heaton Rd., Tax Map #11-6-56
Area Variance for Addition for Permit Application #RES-ADD-26-0003

Dear Mr. Niemotko,

With reference to the above lot and your permit applications: # RES-ADD-26-0003 for a rear addition submitted to my office dated 4/1/2026, as shown on survey dated 3/26/2026, approval can't be granted at this time for the following reasons:

- 1) **§ 57-5. Compliance with bulk regulations required; nonconforming structures.**
Except as hereinafter provided, no building or structure or part thereof shall hereafter be erected, structurally altered, enlarged or rebuilt except in conformity with the Schedule of District Regulations as to height, lot dimension, coverage, yard, court and density regulations herein prescribed. Any building or structure that does not conform to such regulations, herein referred to as the "building regulations" of this chapter, shall be deemed a nonconforming structure, irrespective of the use to which it is put. Variances granted by the Zoning Board of Appeals pursuant to § 57-65 on grounds of practical difficulties or unnecessary hardship, not self-imposed, shall be deemed nonconforming structures.
- 2) Schedule of District Regulations table for SR-15 District with central sewers requires the following Minimum Areas and Setbacks:
 - a) **Lot Area – 15,000 s/f.** Existing 7,748 s/f. **Difference of 7,252 s/f because existing non-conforming condition.**
 - b) **Lot Width – 85'.** Existing 51.65'. **Difference of 33.35' because of existing non-conforming condition.**
 - c) **Side Yards 15' one/40' total.** Corners of house existing right side 5.4' and 15.4' total.
An encroachment of 9.6' & 24.6' because of pre-existing non-conforming condition.

You may contest the above through the Zoning Board of Appeals by contacting the ZBA Attorney David H. Chen, Esq. @ 914-287-6155 or Email: dchen@bpslaw.com.

If a variance is granted, you shall submit the signed approved resolution for review.

NOTE: AS PER SECTION A66-15 OF MONROE TOWN CODE "AN APPEAL SHALL BE TAKEN WITHIN THIRTY (30) DAYS OF THE ACTION OF THE ADMINISTRATIVE OFFICIAL APPEALED FROM.

Yours truly,

Benigno Maldonado

Benigno Maldonado
***Building & Fire Inspector
Code Enforcement Officer***

Cc: sara@niemotkoarchitects.com david@niemotkoarchitects.com



Town of Monroe Zoning Board of Appeals

AREA VARIANCE APPLICATION

Enclosed Herewith:

- ☒ Application
- ☐ Affidavit of Regularity (proof of mailing)
- ☒ Disclosure Addendum Statement
- ☒ Environmental Assessment Form



You Should Do and Obtain the Following to be Attached to the Application:

For each item, 8 copies are required and they are to be put into 8 packets consisting of all items listed below:

- ☒ Deed
- ☒ Portion of tax map on which property has been outlined in red.
- ☒ Notice of Refusal of the Building Inspector from which this appeal is taken.
- ☒ Drawing to scale or survey showing present and proposed conditions if Relief is granted.

List of addresses of all property owners abutting the applicant all others within 300 feet.
(Obtain list from Assessor's Office 783-1900 ext. 206)

Upon receipt of Notice of Public Hearing, you are to send said notice certified, return receipt to all property owners within 300 feet of the subject property. Proof of mailing must be made on or before the hearing date in order for application to be heard. Enclosed is the Affidavit of Regularity which is required to be heard.

Fees:

Fees shall be submitted in accordance with the current Town of Monroe Fee Schedule.



Town of Monroe Zoning Board of Appeals

AREA APPLICATION

Date: 07-28-2026

Applicant Name: Joseph Taunton Phone No. [REDACTED]

Address:
10 Heaton Rd Monroe, NY 10950

Section: 11 Block: 6 Lot: 56

Zoning District: SR-15

The above described property was acquired by the applicant on: _____

Zoning Code Sections

1. § 57-18
2. § 57-65

Subject Matter of Section

- Schedule of Bulk Regulations
- Area Variance

Applicant requests the following changes:

The Zoning Law Requires

1. Min. SY setback of 15 feet (one side) / 40 feet total
2. Min. lot area and lot width requirements

I desire to do

Maintain the existing nonconforming side yard setbacks while constructing a code-compliant rear addition.

Construct a rear addition to an existing single-family residence without increasing the existing nonconforming conditions.

Reason for Request:

Explain briefly why grant of requested variance will not (1) change nature of the neighborhood and (2) be detrimental to neighboring properties:

The subject property contains an existing dwelling with legally existing side yard setbacks that predate the current zoning requirements and do not conform to present-day standards. The proposed rear addition is located entirely within the required rear yard setback and does not increase or intensify the existing side yard nonconformities. An area variance is requested to recognize the existing side yard condition while allowing a code-compliant rear addition. Granting the requested variance will not alter the character of the surrounding neighborhood or be detrimental to neighboring properties.



(B) Explain briefly (1) why a variance is only feasible means for achieving the benefit sought by this project and (2) why the variance requested is the MINIMUM variance necessary.

The existing dwelling does not comply with the current side yard setback requirements. Although the proposed rear addition complies with the required rear setback, the existing nonconforming side yard condition remains. The requested variance is the minimum necessary because no additional side yard encroachment is proposed, and the project does not increase the existing nonconformity. The variance simply permits a code-compliant rear addition to an existing dwelling.

(C) State whether the variance sought is large in size. If so, set forth any mitigating circumstances.

The requested variance pertains only to an existing side yard setback condition and does not create any new encroachments. The proposed addition is located within the required rear setback and is designed to minimize impacts to adjoining properties.

(D) State whether the project is anticipated to have any adverse physical or environmental impacts on the neighborhood.

No adverse physical or environmental impacts are anticipated. The project is a modest residential addition that complies with the required rear yard setback, does not increase the existing side yard encroachment, and will not adversely affect drainage, traffic, utilities, or neighboring properties.

(E) Explain briefly why the difficulty in complying with applicable zoning has not been self-created.

The need for the variance results from the existing location of the dwelling, which does not comply with current side yard setback requirements. The applicant is not proposing to increase or worsen the existing side yard nonconformity. The proposed rear addition is designed to comply with the required rear setback while allowing reasonable improvement of the existing residence.

This property has (has not) been the subject of a previous appeal. If applicable, attach a copy of the Decision in that matter.



Enclosed is my non-refundable fee of \$250.00, which I realize must be paid at the time my application is submitted or it will not be processed.

Received on: _____, 20____

By: _____

X 
Signature of Applicant

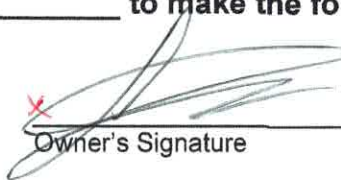
STATE OF NEW YORK
COUNTY OF ORANGE

Sworn to before me this 28 day of July, 2026
Kerepak
Notary Public

KATARZYNA CZEREPAK
NOTARY PUBLIC-STATE OF NEW YORK
No. 01CZ6372887
Qualified in Orange County
My Commission Expires 03-26-2030

Proxy

Joseph Taunton, being duly sworn, deposes and says: He/She resides at 10 Heaton Rd Monroe NY 10950, in the County of Orange, and the State of New York, and that he/she is the owner in fee of _____, which is the premises described in the foregoing application and that he/she has authorized _____ to make the foregoing application as described therein.

X 
Owner's Signature

Sworn to before me this 28 day

of July, 2026

Kerepak
Notary

KATARZYNA CZEREPAK
NOTARY PUBLIC-STATE OF NEW YORK
No. 01CZ6372887
Qualified in Orange County
My Commission Expires 03-26-2030

DISCLOSURE PURSUANT TO SECTION 809 OF THE GENERAL MUNICIPAL LAW

Town of Monroe
1465 Orange Turnpike
Monroe, New York 10950
(845) 783-1900

The undersigned hereby affirms that all of the following statements are true and that the nature and extent of any interests set forth are disclosed to the extent that they are known to the undersigned.

1) Print or type full name and Post Office Address:

Joseph Taunton 787 NY-17M, Monroe NY 10950

being the undersigned who certifies that he/she is the owner or the agent for the owner of all of the property described in this application, and if not the owner that he/she has been duly and properly authorized to make this application and to assume the responsibility for the owner in connection with the application for the relief set forth below.

2) To the Zoning Board of Appeals of the
(Board, Commission, Official or Agency)

Town of Monroe, Orange County, New York:

Application, petition or request is submitted for:

- ☒ Variance,
- ☐ Amendment,
- ☐ Change of Zoning,
- ☐ Approval of Plat,
- ☐ Exemption from a plat or official map,
- ☐ License or Permit,
- ☐ Other including site plan and Special Permit

3. To permit the construction, maintenance and use of premises located at:

10 Heaton Rd Monroe, NY 10950

Street Address

known as Tax Map Designation: 11-6-56

Section, Block & Lot Number

as Area variance for a rear addition to an existing single-family residence.

proposed relief sought

4. There is no State Officer, Orange County Officer or employee or Town of Monroe officer or employee nor his or her spouse, brother, sister, parent, child or grandchild, or a spouse of any of these relatives who is the applicant or who has an interest in the person, partnership or association making this application, petition or request, or is an officer, director, partner or employee of the applicant, or that such officer or employee; if this applicant is a corporation, legally or beneficially owns or controls any stock of the applicant in excess of 5% of the total of the corporation if its stock is listed on the New York or American Stock Exchanges; or is a member or partner of the applicant, if the applicant is an association or a partnership; nor that such Town officer or employee nor any member of his family in any of the foregoing classes is a party to an agreement with the applicant, express or implied, whereby such officer or employee may receive any payment or other benefit, whether or not for services rendered, which is dependent or contingent upon the favorable approval of this application, petition or request.

5. That to the extent that the same is known to your applicant and to the owner of the subject premises, there is disclosed herewith the interest of the following officer or employee of the State of New York or the County of Orange or of the Town of Monroe in the petition, request or application or in the property or subject matter to which it relates: (if none, so state)

a. Name and Address of officer or employee:

N/A

b. Nature of interest:

N/A

c. If stockholder, number of shares:

N/A

d. If officer or partner, nature of office and name of partnership:

N/A

e. If a spouse or brother, sister, parent, child, grandchild or the spouse of any of these blood relatives of such State, County or Town of Monroe officer or employee, state name and address of such relative and nature of relationship to officer and employee and nature and extent of office, interest or participation in the ownership or any person, partnership or association having an interest in such ownership or in any business entity sharing in such ownership.

(f) IN THE EVENT OF CORPORATE OWNERSHIP:

A list of all directors, officers and stockholders of each corporation owning more than five (5) percent of any class of stock, must be attached, if any of these are officers or employees of the State of New York, or of the County of Orange, or of the Town of Monroe.

I, Joseph Taunton certify that the foregoing is true and understand that any person who knowingly and intentionally violates the provisions of General Municipal Law Section 809 is guilty of a misdemeanor.

Dated: 07-28-2026

Signature: X

Mailing Address:

10 Heaton Rd Monroe, NY 10950

Sworn to before me this

23 day of July, 2026.

Katarzyna Czerepak
Notary Public Signature

KATARZYNA CZEREPAK
NOTARY PUBLIC-STATE OF NEW YORK
No. 01CZ6372887
Qualified in Orange County
My Commission Expires 03-26-2030

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: New Addition in the Rear Yard of The House			
Project Location (describe, and attach a location map): 10 Heaton Rd Monroe, NY 10950			
Brief Description of Proposed Action: The proposed action consists of the construction of a rear addition to an existing single-family residence to provide additional living space, including new bedrooms and associated interior living areas. The proposed addition is located entirely within the required rear yard setback and does not increase or alter the existing nonconforming side yard setbacks of the dwelling. The project will include all associated architectural, structural, and building system improvements necessary to accommodate the addition while maintaining the property's existing residential use. No change in the use of the property or increase in the existing side yard encroachments is proposed.			
Name of Applicant or Sponsor: David Niemotko Architect, P.C.		Telephone: (845) 774-7523	
		E-Mail: david@niemotkoarchitects.com	
Address: 167 Stage Rd			
City/PO: Monroe		State: NY	Zip Code: 10950
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If No, continue to question 2.		NO ☒	YES ☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO ☒	YES ☐
3. a. Total acreage of the site of the proposed action?		0.16 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.16 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action: ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☒ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify:	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
b. Are public transportation services available at or near the site of the proposed action?	☒	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☒	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: Does not exceed	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	☐	☒	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	☐	☒	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☒	☐	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☒	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☐	☒	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☒	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☒ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☒ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Northern Long-eared Bat	NO ☐	YES ☒
16. Is the project site located in the 100-year or 500-year flood plain?	NO ☒	YES ☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	NO ☒ ☒ ☒	YES ☐ ☐ ☐
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO ☒	YES ☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO ☒	YES ☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO ☒	YES ☐
21. Is the project located within, or within ½ mile of, a disadvantaged community? If No, could impacts from the project affect a disadvantaged community? If Yes to either question in 21, answer the following question. a. Identify the potential pollution impacts of the project, either direct or indirect, that may occur within the disadvantaged community (e.g., wastewater discharges, air emissions, noise, odors, solid or hazardous waste generation or management):	NO ☒ ☒	YES ☐ ☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>David Niemotko Architect, P.C.</u> Date: <u>07-28-2026</u> Signature: <u><i>David Niemotko</i></u> Title: <u>Architect</u>		



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Northern Long-eared Bat
Part 1 / Question 16 [100 or 500 Year Floodplain]	No
Part 1 / Question 20 [Remediation Site]	No
Part 1 / Question 21 [Disadvantaged Community]	No



INTER-COMMUNITY IMPACT FORM

Applicant Name: Joseph Taunton

Address of Property: 10 Heaton Rd Monroe, NY 10950

The law requires that certain applications be provided to neighboring communities and to the County. Please state if any of the following are applicable:

1. This property is within 500 feet of any other municipality (including any other Town or Village)?

☒ No

☐ Yes, if Yes, which other municipality or municipalities?

2. Is the property within 500 feet of any of the following?

☐ The boundary of any existing or proposed county or state park or any other recreation area; or No

☐ The right-of-way of any existing or proposed county or state parkway, thruway, expressway, road or highway; or No

☐ The existing or proposed right-of-way of any stream or drainage channel owned by the county or for which the county has established channel lines; or No

☐ The existing or proposed boundary of any county or state-owned land on which a public building or institution is situated; or No

☐ The boundary of a farm operation located in an agricultural district, as defined by Article Twenty-Five-AA of the Agriculture and Markets Law, except this subparagraph shall not apply to the granting of area variances. No

Please note that the answers to these questions are needed in order to deem the application complete.

Signature: X 

Name (please print): Joseph Taunton

Date: 07-28-2026

**Town of Monroe, New York
Zoning Board of Appeals
Bulk Lot Compliance Table**



Date: 07-28-2026

Parcel Address: 10 Heaton Rd Monroe, NY 10950

Applicant: Joseph Taunton

	Required	Existing	Proposed	% Variance
District:				
Minimum Lot Area (sq. ft.)	15,000	7,748	No change	48.35%
Minimum Lot Width (feet)	85	51.65	No change	39.24%
Minimum Front Yard (feet)	40	45	No change	No change
Minimum Side Yard (feet) One	15	5.4	No change	64%
Total	40	15.4	No change	61.5%
Minimum Rear Yard (feet)	40	80	65	No change
Maximum Lot Coverage (%)	25%	9%	15.5%	No change
Maximum Building Height (feet)	35	15	No change	No change
(stories)	2.5	1.5	No change	No change

Definitions:

LOT AREA The total gross area included within lot lines.

LOT AREA, MINIMUM The total area included within lot lines after deducting any area identified as an environmental constraint set forth in § 57-21.1. (see text below).

LOT COVERAGE The percentage of the lot area that is occupied by the area of buildings, structures and all impermeable and/or compacted surfaces, including but not limited to parking lots, access and circulation drives.

YARD, FRONT An open unoccupied space on the same lot with a principal building, extending the full width of the lot and situated between the street line and the front line of the nearest roofed portion of a building projected to the side lines of the lot. The depth of the front yard shall be measured between the front line of the building and the street line. Covered porches, whether enclosed or unenclosed, shall be considered as part of the main building and shall not project into the required front yard.

YARD, REAR

An open unoccupied space on the same lot with a principal building, extending the full width of the lot and situated between the rear line of the lot and the rear line of the nearest roofed portion of a building projected to the side lines of the lot. The depth of the rear yard shall be measured between the rear line of the lot and the rear line of the

YARD, SIDE

An open unoccupied space on the same lot with a main building, situated between the side line of the nearest roofed portion of a building and the adjacent side line of the lot and extending from the rear line of the front yard to the front line of the rear yard

LOT, WIDTH OF

The mean dimension of the two lines measured at both the required minimum rear and front yard depths or, in a case where a building setback line is established by the Planning Board at the time of subdivision approval, which line is further removed from the street line than the minimum front yard depth, at such lines. The dimension of width shall be measured along such lines as extended the straight distance from side lot line to side lot line, which lines are generally parallel to the front lot line. In such case where a front or rear lot line is curved, the dimension of lot width shall be measured along a line which is perpendicular to a line bisecting the lot from front to rear. Every point along a lot width line shall be the minimum required distance from the front or rear lot line.

57-21.1 Minimum lot area.

- A. Net acreage. Whenever the phrase "lot area, minimum lot area, or minimum lot size" or similar term appears in this Zoning Chapter, such phrase shall be deemed to be based upon net acreage following the exclusion of the following environmentally constrained
- (1) The one-hundred-year floodplain as defined by and illustrated on the Federal Emergency Management Agency (FEMA) Flood Hazard Boundary maps as those maps now exist or as they may be amended from time to time;
 - (2) Wetlands, including New York State-designated wetlands but excluding the one-hundred-foot regulated adjacent area, and wetlands regulated by the U.S. Army Corps of Engineers, as those wetlands now exist or may be found to exist;
 - (3) Lands under water, and lands covered by natural or constructed water bodies including, without limitation, retention and detention basins;
 - (4) Steep slopes equal to or greater than 30%;
 - (5) Land encumbered by easements or other restrictions, including utility easements, preventing use of such land for construction of buildings, uses, and/or development.

% Variance for Minimums = (Required-Proposed)/Required

% Variance for Maximums = (Proposed-Required)/Required



SITE VISIT CONSENT FORM

The property owner of Section: 11 Block: 6 Lot: 56

Is regards to the application of Joseph Taunton hereby grants permission to all members of the Town of Monroe Planning Board/Zoning Board their consultants, and the Town of Monroe Conservation Commission to visit the property at any time during the tenure of said application before the Planning Board/Zoning Board for purpose of analysis. The above parties agree that both the applicant and the property owner shall be held harmless in case of an event that may happen during such site analysis.

By: Joseph Taunton 07-28-2026
(Property Owner Name) Date

By: X 07/28/26
(Property Owner Signature) Date

Nearest cross street: Pine Tree Road

Property identification:

Mail box name: 10

Adjacent homeowners:

Left: Evelyn A Krasinski

Right: Jonathan Samuel Galvez

Across Road: Eugene Michael Heaton

Other identifying features: Single-family residence with frontage on Heaton Rd

CHAIRPERSON:
ZACHARY MURPHY

BOARD MEMBERS:
STEVEN THAU
KEVIN SCULLY
CHIP POSTIGLIONE

ALTERNATE MEMBER:



Zoning Board of Appeals

1465 ORANGE TPK, LOWER LEVEL
MONROE, NEW YORK 10950
www.monroeny.org
(845) 783-1900

ZBA ATTORNEY:
DAVID H. CHEN, ESQ.
BLEAKLEY PLATT &
SCHMIDT, LLP
(914) 949-2700

SECRETARY:
ALYSSA KEZEK
(845) 783-1900 ext.113
planning@monroeny.org

ZONING BOARD REIMBURSEMENT ACKNOWLEDGEMENT FORM

I, Joseph Taunton, acknowledge my responsibility to reimburse the Town of Monroe for any consultant review charges that may be submitted for payment after the Chairperson of the Zoning Board has affixed his/her signature to my ZBA Decision.

_____
Signature of Applicant

07-28-2026
(Date)

TOWN OF MONROE, NEW YORK

Zoning Board of Appeals Application Package

Property Owner(s): Louis & Nancy Della Peruta

Property Address: 112 Mercury Court, Monroe, NY 10950

Tax Map Designation: Section 44, Block 1, Lot 9

Item	Description	Pages
1	Zoning Board Application	3
2	Statement of Request / Project Narrative	2
3	Disclosure Statement	3
4	Inter-Community Impact Form	1
5	Bulk Lot Compliance Table	2
6	Site Visit Consent Form	1
7	Zoning Board Reimbursement Acknowledgement	1
8	Copy of Recorded Deed	4
9	Names and Addresses of Adjacent Property Owners (104, 107, 109 & 110 Mercury Court)	
10	Current Property Survey Showing Garage and Lot Coverage Calculations	1
11	Photographs of Existing Garage and Surrounding Property	2

Submitted By: Louis & Nancy Della Peruta

112 Mercury Court, Monroe, NY 10950

Application Regarding: Existing Garage / Property Improvements as Shown on Submitted Survey and Supporting Documentation.

Total Package: 28 Pages (plus any oversized survey sheets)



Town of Monroe Zoning Board of Appeals

AREA APPLICATION

Date: 8/6/26

Applicant Name: Louis DeLuca-Peruta Phone No. [REDACTED]
C: [REDACTED]

Address: 112 Mercury Court
Monroe NY 10556

Section: 44 Block: 1 Lot: 9

Zoning District: SR 20

The above described property was acquired by the applicant on: 11/1/84

Zoning Code Sections

1. _____
2. _____

Subject Matter of Section

- _____
- _____

Applicant requests the following changes:

The Zoning Law Requires

1. 20% lot coverage
2. _____

I desire to do

To receive a variance to occupy 26.45%

Reason for Request:

Explain briefly why grant of requested variance will not (1) change nature of the neighborhood and (2) be detrimental to neighboring properties:

Please see attached letter



(B) Explain briefly (1) why a variance is only feasible means for achieving the benefit sought by this project and (2) why the variance requested is the MINIMUM variance necessary.

See Attached letter

(C) State whether the variance sought is large in size. If so, set forth any mitigating circumstances.

The variance is small in nature 6.45% increase in lot coverage

(D) State whether the project is anticipated to have any adverse physical or environmental impacts on the neighborhood.

IT will have 0 impact

(E) Explain briefly why the difficulty in complying with applicable zoning has not been self-created.

The garage was installed/built and then the driveway enlarged pushing me over the 20% lot coverage.

This property has (has not) been the subject of a previous appeal. If applicable, attach a copy of the Decision in that matter.



Enclosed is my non-refundable fee of \$250.00, which I realize must be paid at the time my application is submitted or it will not be processed.

Received on: _____, 20____

By: _____

Signature of Applicant

STATE OF NEW YORK
COUNTY OF ORANGE

Sworn to before me this 4th day of August, 2026

Notary Public

MILDRED TORRES
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01TO0049098
Qualified in Orange County
Commission Expires April 20, 2030

Proxy

Louis Della-Peruta, being duly sworn, deposes and says: He/She resides at 112 Mercury CT, Monroe, NY 10950, in the County of Orange, and the State of New York, and that he/she is the owner in fee of _____, which is the premises described in the foregoing application and that he/she has authorized _____ to make the foregoing application as described therein.

Owner's Signature

Sworn to before me this 4th day

of August, 2026

Notary

MILDRED TORRES
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01TO0049098
Qualified in Orange County
Commission Expires April 20, 2030

Town of Monroe Zoning Board of Appeals
Area Variance Request for Lot Coverage

Applicant: Louis Della-Peruta

Property Address: 112 Mercury Court, Monroe, NY 10950

Section/Block/Lot: Section 44, Block 1, Lot 9

Statement of Request

I respectfully request an Area Variance for lot coverage at my property located at 112 Mercury Court, Monroe, New York.

The Town Code permits a maximum lot coverage of 20%. Due to the construction of a detached garage measuring approximately 14 feet by 24 feet and an extension of the driveway necessary to access the garage, the total lot coverage exceeds the allowable amount by approximately 6.45%.

Justification for the Variance

The requested variance will not produce an undesirable change in the character of the neighborhood. The garage is consistent with the residential nature of the surrounding area and is designed as an accessory structure that complements the existing home. Similar residential garages and paved driveways are common throughout the neighborhood.

There is no practical alternative that would allow the property owner to achieve the intended use without requiring variance relief. The garage was constructed to provide enclosed storage and protection for vehicles and equipment while maintaining the functionality and appearance of the property. Because driveway access is necessary for the garage, some increase in impervious coverage is unavoidable.

While the requested variance is measurable, it is relatively limited in scope. The property contains approximately 0.6071 acres, and the additional coverage represents a modest increase beyond the allowable percentage.

The variance will not create adverse impacts on neighboring properties or environmental conditions. The proposed improvements are entirely located on the subject property, do not encroach on adjacent lots, and do not interfere with neighboring property owners' use and enjoyment of their land. Existing drainage patterns have been maintained, and no significant environmental impacts are anticipated.

Although the need for the variance arises from improvements made to the property, the benefit to the property owner substantially outweighs any potential detriment to the health, safety, or welfare of the neighborhood. The garage improves the property's functionality and appearance while remaining compatible with surrounding residential development.

Conclusion

For the reasons stated above, I respectfully request that the Town of Monroe Zoning Board of Appeals grant the requested Area Variance for lot coverage.

Thank you for your consideration.

Respectfully submitted,

Louis Della-Peruta
112 Mercury Court
Monroe, NY 10950

DISCLOSURE PURSUANT TO SECTION 809 OF THE GENERAL MUNICIPAL LAW

Town of Monroe
1465 Orange Turnpike
Monroe, New York 10950
(845) 783-1900

The undersigned hereby affirms that all of the following statements are true and that the nature and extent of any interests set forth are disclosed to the extent that they are known to the undersigned.

1) Print or type full name and Post Office Address:

LOUIS DELLA PERUTA

112 MERCURY COURT MONROE NY 10950

being the undersigned who certifies that he/she is the owner or the agent for the owner of all of the property described in this application, and if not the owner that he/she has been duly and properly authorized to make this application and to assume the responsibility for the owner in connection with the application for the relief set forth below.

2) To the _____ of the
(Board, Commission, Official or Agency)

Town of Monroe, Orange County, New York:

Application, petition or request is submitted for:

☒ Variance,

☐ Amendment,

☐ Change of Zoning,

☐ Approval of Plat,

☐ Exemption from a plat or official map,

☐ License or Permit,

☐ Other including site plan and Special Permit

3. To permit the construction, maintenance and use of premises located at:

112 Mercury Court Monroe KY 10950

Street Address

known as Tax Map Designation: 44, 1 9

Section, Block & Lot Number

as To increase Max Lot coverage by 6.45%

proposed relief sought

4. There is no State Officer, Orange County Officer or employee or Town of Monroe officer or employee nor his or her spouse, brother, sister, parent, child or grandchild, or a spouse of any of these relatives who is the applicant or who has an interest in the person, partnership or association making this application, petition or request, or is an officer, director, partner or employee of the applicant, or that such officer or employee; if this applicant is a corporation, legally or beneficially owns or controls any stock of the applicant in excess of 5% of the total of the corporation if its stock is listed on the New York or American Stock Exchanges; or is a member or partner of the applicant, if the applicant is an association or a partnership; nor that such Town officer or employee nor any member of his family in any of the foregoing classes is a party to an agreement with the applicant, express or implied, whereby such officer or employee may receive any payment or other benefit, whether or not for services rendered, which is dependent or contingent upon the favorable approval of this application, petition or request.

5. That to the extent that the same is known to your applicant and to the owner of the subject premises, there is disclosed herewith the interest of the following officer or employee of the State of New York or the County of Orange or of the Town of Monroe in the petition, request or application or in the property or subject matter to which it relates: (if none, so state)

a. Name and Address of officer or employee:

N/A

b. Nature of interest:

N/A

c. If stockholder, number of shares:

N/A

d. If officer or partner, nature of office and name of partnership:

N/A

e. If a spouse or brother, sister, parent, child, grandchild or the spouse of any of these blood relatives of such State, County or Town of Monroe officer or employee, state name and address of such relative and nature of relationship to officer and employee and nature and extent of office, interest or participation in the ownership or any person, partnership or association having an interest in such ownership or in any business entity sharing in such ownership.

(f) IN THE EVENT OF CORPORATE OWNERSHIP:

A list of all directors, officers and stockholders of each corporation owning more than five (5) percent of any class of stock, must be attached, if any of these are officers or employees of the State of New York, or of the County of Orange, or of the Town of Monroe.

I, LOUIS DELLA PERUTA certify that the foregoing is true and understand that any person who knowingly and intentionally violates the provisions of General Municipal Law Section 809 is guilty of a misdemeanor.

Dated: 8/4/2026

Signature: *[Signature]*

Mailing Address:

112 MERCURY COURT
MONROE NY 10950

Sworn to before me this

4th day of August, 2026.

[Signature]
Notary Public Signature





INTER-COMMUNITY IMPACT FORM

Applicant Name: LOUIS DELLA PERUTA

Address of Property: 112 MERCURY COURT MONROE NY 10950

The law requires that certain applications be provided to neighboring communities and to the County. Please state if any of the following are applicable:

1. This property is within 500 feet of any other municipality (including any other Town or Village)?

☒ No

☐ Yes, if Yes, which other municipality or municipalities?

2. Is the property within 500 feet of any of the following? NO TO ALL

☐ The boundary of any existing or proposed county or state park or any other recreation area; or

☐ The right-of-way of any existing or proposed county or state parkway, thruway, expressway, road or highway; or

☐ The existing or proposed right-of-way of any stream or drainage channel owned by the county or for which the county has established channel lines; or

☐ The existing or proposed boundary of any county or state-owned land on which a public building or institution is situated; or

☐ The boundary of a farm operation located in an agricultural district, as defined by Article Twenty-Five-AA of the Agriculture and Markets Law, except this subparagraph shall not apply to the granting of area variances.

Please note that the answers to these questions are needed in order to deem the application complete.

Signature: Louis Della Peruta

Name (please print): LOUIS DELLA PERUTA

Date: 8/3/2026

Town of Monroe, New York
Zoning Board of Appeals
Bulk Lot Compliance Table



Date:

8/3/2026

Parcel Address:

112 MERCURY COURT MONROE NY

Applicant:

LOUIS DELLA PERUTA

	Required	Existing	Proposed	% Variance
District:				
Minimum Lot Area (sq. ft.)		26,440		
Minimum Lot Width (feet)		75.47'		
Minimum Front Yard (feet)		5400 ^{SQ FT} App.		
Minimum Side Yard (feet) One		LEFT: 43'		
Total				
Minimum Rear Yard (feet)				
Maximum Lot Coverage (%)		20%	26.45%	
Maximum Building Height (feet)				
(stories)		2		

Definitions:

LOT AREA The total gross area included within lot lines.

LOT AREA, MINIMUM The total area included within lot lines after deducting any area identified as an environmental constraint set forth in § 57-21.1. (see text below).

LOT COVERAGE The percentage of the lot area that is occupied by the area of buildings, structures and all impermeable and/or compacted surfaces, including but not limited to parking lots, access and circulation drives.

YARD, FRONT An open unoccupied space on the same lot with a principal building, extending the full width of the lot and situated between the street line and the front line of the nearest roofed portion of a building projected to the side lines of the lot. The depth of the front yard shall be measured between the front line of the building and the street line. Covered porches, whether enclosed or unenclosed, shall be considered as part of the main building and shall not project into the required front yard.

YARD, REAR

An open unoccupied space on the same lot with a principal building, extending the full width of the lot and situated between the rear line of the lot and the rear line of the nearest roofed portion of a building projected to the side lines of the lot. The depth of the rear yard shall be measured between the rear line of the lot and the rear line of the

YARD, SIDE

An open unoccupied space on the same lot with a main building, situated between the side line of the nearest roofed portion of a building and the adjacent side line of the lot and extending from the rear line of the front yard to the front line of the rear yard

LOT, WIDTH OF

The mean dimension of the two lines measured at both the required minimum rear and front yard depths or, in a case where a building setback line is established by the Planning Board at the time of subdivision approval, which line is further removed from the street line than the minimum front yard depth, at such lines. The dimension of width shall be measured along such lines as extended the straight distance from side lot line to side lot line, which lines are generally parallel to the front lot line. In such case where a front or rear lot line is curved, the dimension of lot width shall be measured along a line which is perpendicular to a line bisecting the lot from front to rear. Every point along a lot width line shall be the minimum required distance from the front or rear lot line.

57-21.1 Minimum lot area.

- A. Net acreage. Whenever the phrase "lot area, minimum lot area, or minimum lot size" or similar term appears in this Zoning Chapter, such phrase shall be deemed to be based upon net acreage following the exclusion of the following environmentally constrained
- (1) The one-hundred-year floodplain as defined by and illustrated on the Federal Emergency Management Agency (FEMA) Flood Hazard Boundary maps as those maps now exist or as they may be amended from time to time;
 - (2) Wetlands, including New York State-designated wetlands but excluding the one-hundred-foot regulated adjacent area, and wetlands regulated by the U.S. Army Corps of Engineers, as those wetlands now exist or may be found to exist;
 - (3) Lands under water, and lands covered by natural or constructed water bodies including, without limitation, retention and detention basins;
 - (4) Steep slopes equal to or greater than 30%;
 - (5) Land encumbered by easements or other restrictions, including utility easements, preventing use of such land for construction of buildings, uses, and/or development.

% Variance for Minimums = (Required-Proposed)/Required

% Variance for Maximums = (Proposed-Required)/Required



SITE VISIT CONSENT FORM

The property owner of Section: 44 Block: 1 Lot: 9

Is regards to the application of LOUIS DELLA PERUTA hereby grants permission to all members of the Town of Monroe Planning Board/Zoning Board their consultants, and the Town of Monroe Conservation Commission to visit the property at any time during the tenure of said application before the Planning Board/Zoning Board for purpose of analysis. The above parties agree that both the applicant and the property owner shall be held harmless in case of an event that may happen during such site analysis.

By: Louis Della Peruta
(Property Owner Name)

8/3/2026
Date

By: _____
(Property Owner Signature)

Date

Nearest cross street: MERCURY AVE MONROE NY 10950

Property identification:

Mail box name: LOUIS DELLA PERUTA 112 MERCURY COURT

Adjacent homeowners:

Left: 110 MERCURY COURT (SHILLINGFORDS)

Right: 109 MERCURY COURT (O'BRIENS)

Across Road: _____

Other identifying features: AT THE TOP OF THE CUL DE SAC

CHAIRPERSON:
ZACHARY MURPHY

BOARD MEMBERS:
STEVEN THAU
KEVIN SCULLY
CHIP POSTIGLIONE

ALTERNATE MEMBER:



Zoning Board of Appeals

1465 ORANGE TPK, LOWER LEVEL
MONROE, NEW YORK 10950
www.monroeny.org
(845) 783-1900

ZBA ATTORNEY:
DAVID H. CHEN, ESQ.
BLEAKLEY PLATT &
SCHMIDT, LLP
(914) 949-2700

SECRETARY:
ALYSSA KEZEK
(845) 783-1900 ext.113
planning@monroeny.org

ZONING BOARD REIMBURSEMENT ACKNOWLEDGEMENT FORM

I, Louis Della Penna, acknowledge my responsibility to reimburse the Town of Monroe for any consultant review charges that may be submitted for payment after the Chairperson of the Zoning Board has affixed his/her signature to my ZBA Decision.


Signature of Applicant

8/3/2026
(Date)

B-537-84
Sec. 44
Block 1
Lot 9

Standard N.Y.D.T.U. Form 8007

Bargain and Sale Deed, with Covenant against Grantor's Acts-Individual or Corporation.

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

LIBER 2308 PG 44

THIS INDENTURE, made the 5th day of November, nineteen hundred and Eighty-four, BETWEEN RICHARD J. DEXHEIMER and SUE ANN DEXHEIMER, his wife, both residing at 16810 Davenport Court, Dallas, Texas 75248

party of the first part, and LOUIS S. DELLA-PERUTA and NANCY L. DELLA-PERUTA, his wife, both residing at 346 Convent Road, Blauvelt, New York 10913

party of the second part,

WITNESSETH, that the party of the first part, in consideration of

ONE AND NO/100 - - - - - (\$1.00) - - dollars,

lawful money of the United States, and other good and 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 Monroe, County of Orange and State of New York, being more fully bounded and described on a certain map entitled, "Plan of Subdivision, Amended Plan, Section A, Horizon Heights, Town of Monroe, County of Orange, N.Y. filed in the office of Orange County Clerk as Map No. 2825 on August 18, 1972," which said lot is shown and designated on said map as Lot No. 17.

SUBJECT to easements and public utility easements recorded in Book 708 of Deeds at page 195 and Book 1660 of Deeds at page 728, rights of way and easements granted to American Telephone and Telegraph Company recorded in Book 1643 of Deeds at page 160 and subject to the rights to convey and dedicate the same to the County of Orange, recorded in Book 1799 of Deeds at page 479.

SUBJECT to a Declaration of Right-of-Way dated October 2, 1972 and recorded in the Orange County Clerk's Office on November 3, 1972 in Liber 1924 at page 495 of Deeds.

SUBJECT to a Declaration of Drainage dated October 2, 1972 and recorded in the Orange County Clerk's Office on November 3, 1972 in Liber 1924 at page 501 of Deeds.

SUBJECT to a Water and Sewer Easement dated October 2, 1972 and recorded in the Orange County Clerk's Office on November 3, 1972 in Liber 1924 at page 505 of Deeds.

TOGETHER with an easement for ingress and egress over the streets and highways laid out on said map, but reserving to Skyline Estates, Inc. the right to dedicate and convey such streets and highways to the Town of Monroe or to any successor municipality without the consent of the parties of the second part.

BEING the same premises described in a deed from Monroe Development Corp. to Richard J. Dexheimer and Sue Ann Dexheimer, his wife, dated January 30, 1973 and recorded in the Orange County Clerk's Office on February 5, 1973 in Liber 1933 of Deeds at page 29.

STATE OF NEW YORK, COUNTY OF ORANGE ss:
I, Kelly A. Eskew, County Clerk and Clerk of the Supreme and County Courts, Orange County, do hereby certify that I have compared this copy with the original thereof filed or recorded in my office 12/6/1984 and the same is a correct transcript thereof in witness whereof, I have hereunto set my hand and affixed my official seal 08/03/2026

Kelly A. Eskew
County Clerk & Clerk of the Supreme County Courts
Orange County

SCHEDULE A (Description)

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Monroe, County of Orange and State of New York, being more fully bounded and described on a certain map entitled, "Plan of Subdivision, Amended Plan, Section A, Horizon Heights, Town of Monroe, County of Orange, N.Y." filed in the Office of the Orange County Clerk as Map No. 2825 on August 18, 1972, which said lot is shown and designated as Lot No. 17, and being more particularly described as follows:

BEGINNING at a point on the Westerly end of the circle of Mercury Court where the same is intersected by the division line between lots 16 and 17 on said map and running thence

- 1) along the Westerly end of the circle of Mercury Court on a curve to the left having a radius of 60.00 feet, a distance of 75.47 feet to a point; thence
- 2) along the division line between lots 17 and 18 on said map South 58 degrees 42' 11" West 184.76 feet to a point; thence
- 3) along the Easterly line of lands now or formerly of Sky Line Estates North 5 degrees 24' 50" East 224.72 feet to a point; thence
- 4) continuing along the Easterly line of said last mentioned lands North 27 degrees 02' 00" East 55.83 feet to a point; thence
- 5) along the division line between lots 16 and 17 on said map South 49 degrees 13' 59" East 164.97 feet to the Westerly end of the circle of Mercury Court, the point or place of BEGINNING.

Property

ANGE CO

LIBER 2308 PG 46

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.

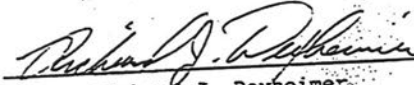
AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been incumbered in any way whatever, except as aforesaid.

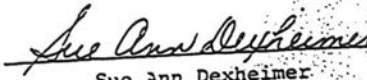
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of 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:


Richard J. Dexheimer


Sue Ann Dexheimer

Orange County, NY

Property



Property Address: 104 Mercury Ct
Municipality: Town of Monroe
Tax ID: 44-1-1

Summary

Municipality Town of Monroe
SWIS 334089
Tax ID 44-1-1
Status Active
Roll Section Taxable
Property Address 104 Mercury Ct
 Monroe NY
Property Class 210 - 1 Family Res
Ownership Code
In Ag District No
Zoning SR-20
Neighborhood 2 Oldies
School District Monroe-Woodbury Csd
Property Description Lt 15 Sec A Horizon Hgts
Total Acreage/Size 198 x 100
Deed Book 15034
Deed Page 1308
Grid East 568961
Grid North 895906
Bank Code C000000



05/18/2021 - Photo

Owners

Elie Hippolyte Kathleen Shillingford
 104 Mercury Ct 104 Mercury Ct
 Monroe, NY 10950 Monroe, NY 10950

Valuation

Assessed Year	2026
Equalization Rate	10.50%
Land Assessment	\$15,900
Total Assessment	\$67,000
Full Market Value	\$638,100

Special Districts

Year	Description	Type	Units	Percent	Value
2026	FD012 - Monroe fire		0	0%	\$0
2026	WD036 - Wtr 2 horizon hgts		1	0%	\$0
2026	LT017 - Monroe town lt		0	0%	\$0
2026	SW084 - Swr dist 7 debt		2	0%	\$0
2026	LB003 - Monroe Library		0	0%	\$0
2026	RG012 - Monroe refuse		200	0%	\$0
2026	SW085 - Swr dist 7 o&m		10	0%	\$0

Land

Site	Land Type	Size
Res 1	Primary	19,223 sq ft

Sales

Sale Date	Sale Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book/Page
7/7/2021	\$450,000	210 - 1 Family Res	Land & Building	Purdy, Robert W	Yes	Yes	No	15034 / 1308
2/5/1999	\$115,000	210 - 1 Family Res	Land Only	KATZ SANFORD	No	No	Yes	4987 / 341

Residential Buildings

Site	Res 1
Building Style	Colonial
Number of Full Baths	2
Number of Half Baths	1
Number of Bedrooms	5
Number of Kitchens	1
Number of Fireplaces	0
Overall Condition	Normal
Overall Grade	Average
Porch Type	Porch-open/deck
Porch Area	420
Year Built	1973
Effective Year Built	
Basement Type	Full
Basement Garage Cap.	0
Attached Garage Cap.	400

Living Area	2,112
First Story Area	1,020
Second Story Area	1,092
Half Story Area	0
Additional Story Area	0
Three Quarter Story Area	0
Finished Basement Area	0
Finished Rec Room Area	0
Finished Area Over Garage	0
Number of Stories	2
Sewer Type	Comm/public
Water Supply	Comm/public
Utilities	Electric
Heat Type	Hot wtr/stm
Fuel Type	Oil
Central Air	Yes

Improvements

Site	Structure	Size	Grade	Condition	Year Built
Res 1	Gar-1.0 att	20 x 20	Average	Normal	1973
Res 1	Porch-open/deck	14 x 30	Average	Normal	2003
Res 1	Porch-coverd	6 x 30	Average	Normal	1973
Res 1	Shed-machine	160 sq ft	Average	Normal	2018

Historical Tax Summary

Tax Year	Tax Type	Original Bill	Total Assessed Value	Full Market Value	Uniform %	Roll Section
2026	County	\$6,817.98	\$67,000.00	\$619,800.00	10.81%	1
2025	School	\$10,184.40	\$67,000.00	\$619,800.00	10.81%	1
2025	County	\$6,699.08	\$67,000.00	\$619,800.00	10.81%	1
2024	School	\$9,976.76	\$67,000.00	\$580,100.00	11.55%	1
2024	County	\$6,294.79	\$67,000.00	\$580,100.00	11.55%	1
2023	School	\$9,790.55	\$67,000.00	\$546,500.00	12.26%	1
2023	County	\$6,013.52	\$67,000.00	\$546,500.00	12.26%	1
2022	School	\$9,422.12	\$67,000.00	\$444,600.00	15.07%	1
2022	County	\$5,866.09	\$65,000.00	\$444,600.00	15.07%	1
2021	School	\$8,234.19	\$65,000.00	\$377,900.00	17.20%	1
2021	County	\$4,796.61	\$61,800.00	\$377,900.00	17.20%	1
2020	School	\$7,544.59	\$61,800.00	\$351,300.00	17.59%	1
2020	County	\$4,275.45	\$61,800.00	\$351,300.00	17.59%	1
2019	School	\$7,648.24	\$61,800.00	\$340,500.00	18.15%	1
2019	County	\$4,160.69	\$61,800.00	\$340,500.00	18.15%	1
2018	School	\$7,341.85	\$61,800.00	\$333,200.00	18.55%	1
2018	County	\$4,480.80	\$61,800.00	\$333,200.00	18.55%	1
2017	School	\$7,265.14	\$61,800.00	\$316,900.00	19.50%	1
2017	County	\$4,523.72	\$61,800.00	\$316,900.00	19.50%	1
2016	School	\$7,299.77	\$61,800.00	\$325,300.00	19.00%	1
2016	County	\$4,273.23	\$61,800.00	\$325,300.00	19.00%	1
2015	School	\$7,399.29	\$61,800.00	\$326,500.00	18.93%	1
2015	County	\$4,010.42	\$61,800.00	\$326,500.00	18.93%	1
2015	County	\$4,010.42	\$61,800.00	\$316,923.00	19.50%	1
2015	County	\$4,010.42	\$61,800.00	\$316,923.00	19.50%	1

Taxes reflect exemptions, but may not include recent changes in assessment.

Orange County, NY

Property



Property Address: 107 Mercury Ct
Municipality: Town of Monroe
Tax ID: 44-1-7

Summary

Municipality Town of Monroe
SWIS 334089
Tax ID 44-1-7
Status Active
Roll Section Taxable
Property Address 107 Mercury Ct
Monroe NY
Property Class 210 - 1 Family Res
Ownership Code
In Ag District No
Zoning SR-20
Neighborhood 2 Oldies
School District Monroe-Woodbury Csd
Property Description Lt 19 Sec A Horizon Hgts
Total Acreage/Size 94.2 x 155.3
Deed Book 15633
Deed Page 201
Grid East 568921
Grid North 895653
Bank Code C000000



09/16/2020 - Photo

Owners

Michele Rygiel
107 Mercury Ct
Monroe, NY 10950

Valuation

Assessed Year	2026
Equalization Rate	10.50%
Land Assessment	\$13,600
Total Assessment	\$66,000
Full Market Value	\$628,600

Special Districts

Year	Description	Type	Units	Percent	Value
2026	FD012 - Monroe fire		0	0%	\$0
2026	WD036 - Wtr 2 horizon hgts		1	0%	\$0
2026	LT017 - Monroe town lt		0	0%	\$0
2026	LB003 - Monroe Library		0	0%	\$0
2026	RG012 - Monroe refuse		200	0%	\$0
2026	SW084 - Swr dist 7 debt		2	0%	\$0
2026	SW085 - Swr dist 7 o&m		10	0%	\$0

Land

Site	Land Type	Size
Res 1	Primary	20,038 sq ft

Sales

Sale Date	Sale Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book/Page
9/27/2024	\$575,000	210 - 1 Family Res	Land & Building	Purdy, Kelly Ann	Yes	Yes	No	15633 / 201
11/30/1998	\$125,000	210 - 1 Family Res	Land & Building	Purdy, Robert	Yes	No	No	4928 / 163

Residential Buildings

Site	Res 1	Living Area	2,112
Building Style	Colonial	First Story Area	1,020
Number of Full Baths	2	Second Story Area	1,092
Number of Half Baths	1	Half Story Area	0
Number of Bedrooms	5	Additional Story Area	0
Number of Kitchens	1	Three Quarter Story Area	0
Number of Fireplaces	1	Finished Basement Area	0
Overall Condition	Normal	Finished Rec Room Area	0
Overall Grade	Average	Finished Area Over Garage	0
Porch Type	Porch-coverd	Number of Stories	2
Porch Area	180	Sewer Type	Comm/public
Year Built	1972	Water Supply	Comm/public
Effective Year Built		Utilities	Electric
Basement Type	Full	Heat Type	Hot wtr/stm
Basement Garage Cap.	0	Fuel Type	Oil
Attached Garage Cap.	400	Central Air	No

Improvements

Site	Structure	Size	Grade	Condition	Year Built
Res 1	Gar-1.0 att	20 x 20	Average	Normal	1972
Res 1	Pool-st/vnyl	40 x 20	Average	Normal	1984
Res 1	Porch-coverd	30 x 6	Average	Normal	1972
Res 1	Porch-open/deck	32 x 18	Average	Normal	2024
Res 1	Generator, Res	24 sq ft	Average	Normal	2024
Res 1	Utl Shed, Res	1 sq ft	Average	Normal	2016

Historical Tax Summary

Tax Year	Tax Type	Original Bill	Total Assessed Value	Full Market Value	Uniform %	Roll Section
2026	County	\$6,634.65	\$66,000.00	\$610,546.00	10.81%	1
2025	School	\$10,032.40	\$66,000.00	\$610,546.00	10.81%	1
2025	County	\$6,524.93	\$66,000.00	\$571,400.00	11.55%	1
2024	School	\$9,827.85	\$66,000.00	\$571,400.00	11.55%	1
2024	County	\$6,128.36	\$66,000.00	\$538,300.00	12.26%	1
2023	School	\$9,644.42	\$66,000.00	\$538,300.00	12.26%	1
2023	County	\$6,015.63	\$66,000.00	\$438,000.00	15.07%	1
2022	School	\$9,281.49	\$66,000.00	\$438,000.00	15.07%	1
2022	County	\$5,906.46	\$66,000.00	\$383,700.00	17.20%	1
2021	School	\$9,235.12	\$66,000.00	\$383,700.00	17.20%	1
2021	County	\$4,969.39	\$66,000.00	\$375,200.00	17.59%	1
2020	School	\$8,976.80	\$66,000.00	\$375,200.00	17.59%	1
2020	County	\$4,451.78	\$66,000.00	\$363,600.00	18.15%	1
2019	School	\$8,226.82	\$66,000.00	\$363,600.00	18.15%	1
2019	County	\$4,335.07	\$66,000.00	\$355,800.00	18.55%	1
2018	School	\$7,903.93	\$66,000.00	\$355,800.00	18.55%	1
2018	County	\$4,600.65	\$66,000.00	\$338,500.00	19.50%	1
2017	School	\$7,821.55	\$66,000.00	\$338,500.00	19.50%	1
2017	County	\$4,634.50	\$66,000.00	\$347,400.00	19.00%	1
2016	School	\$7,858.62	\$66,000.00	\$347,400.00	19.00%	1
2016	County	\$4,438.62	\$66,000.00	\$348,700.00	18.93%	1
2015	School	\$7,970.46	\$66,000.00	\$348,700.00	18.93%	1
2015	County	\$4,171.14	\$66,000.00	\$338,462.00	19.50%	1
2015	County	\$4,171.14	\$66,000.00	\$338,462.00	19.50%	1

Taxes reflect exemptions, but may not include recent changes in assessment.

Photos

Orange County, NY

Property



Property Address: 109 Mercury Ct
Municipality: Town of Monroe
Tax ID: 44-1-8

Summary

Municipality Town of Monroe
SWIS 334089
Tax ID 44-1-8
Status Active
Roll Section Taxable
Property Address 109 Mercury Ct
 Monroe NY
Property Class 210 - 1 Family Res
Ownership Code
In Ag District No
Zoning SR-20
Neighborhood 2 Oldies
School District Monroe-Woodbury Csd
Property Description Lt 18 Sec A Horizon Hgts
Total Acreage/Size 75 x 185
Deed Book 5546
Deed Page 287
Grid East 568755
Grid North 895680
Bank Code C000000



01/04/2024

Owners

Jacqueline OBrien John OBrien
 109 Mercury Ct 109 Mercury Ct
 Monroe, NY 10950 Monroe, NY 10950

Valuation

Assessed Year	2026
Equalization Rate	10.50%
Land Assessment	\$15,700
Total Assessment	\$61,100
Full Market Value	\$581,900

Special Districts

Year	Description	Type	Units	Percent	Value
2026	FD012 - Monroe fire		0	0%	\$0
2026	WD036 - Wtr 2 horizon hgts		1	0%	\$0
2026	SW085 - Swr dist 7 o&m		10	0%	\$0
2026	SW084 - Swr dist 7 debt		2	0%	\$0
2026	LT017 - Monroe town lt		0	0%	\$0
2026	RG012 - Monroe refuse		200	0%	\$0
2026	LB003 - Monroe Library		0	0%	\$0

Land

Site	Land Type	Size
Res 1	Primary	32,645 sq ft

Sales

Sale Date	Sale Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book/Page
5/22/2001	\$270,000	210 - 1 Family Res	Land & Building	Puleo, Louis J	Yes	Yes	No	5546 / 287

Residential Buildings

Site	Res 1
Building Style	Colonial
Number of Full Baths	2
Number of Half Baths	1
Number of Bedrooms	5
Number of Kitchens	1
Number of Fireplaces	0
Overall Condition	Normal
Overall Grade	Average
Porch Type	Porch-covered
Porch Area	96
Year Built	1972
Effective Year Built	
Basement Type	Full
Basement Garage Cap.	0
Attached Garage Cap.	400

Living Area	2,300
First Story Area	1,104
Second Story Area	1,196
Half Story Area	0
Additional Story Area	0
Three Quarter Story Area	0
Finished Basement Area	0
Finished Rec Room Area	0
Finished Area Over Garage	0
Number of Stories	2
Sewer Type	Comm/public
Water Supply	Comm/public
Utilities	Electric
Heat Type	Hot wtr/stm
Fuel Type	Oil
Central Air	No

Improvements

Site	Structure	Size	Grade	Condition	Year Built
Res 1	Gar-1.0 att	400 sq ft	Average	Normal	1972
Res 1	Porch-coverd	96 sq ft	Average	Normal	2001
Res 1	Pool-abv grn	392 sq ft	Average	Normal	2001
Res 1	Sol Panels,Elec	7 sq ft	Average	Normal	2014
Res 1	Patio-brick	895 sq ft	Average	Normal	2017
Res 1	Shed-machine	100 sq ft	Average	Normal	2000

Historical Tax Summary

Tax Year	Tax Type	Original Bill	Total Assessed Value	Full Market Value	Uniform %	Roll Section
			\$61,100.00	\$565,200.00	10.81%	1
2026	County	\$6,420.90	\$61,100.00	\$565,200.00	10.81%	1
2025	School	\$9,287.57	\$61,100.00	\$529,000.00	11.55%	1
2025	County	\$6,323.69	\$61,100.00	\$529,000.00	11.55%	1
2024	School	\$9,098.21	\$61,100.00	\$498,400.00	12.26%	1
2024	County	\$5,932.89	\$61,100.00	\$498,400.00	12.26%	1
2024	School	\$8,928.40	\$61,100.00	\$405,400.00	15.07%	1
2023	County	\$5,784.12	\$61,100.00	\$405,400.00	15.07%	1
2023	School	\$8,592.41	\$61,100.00	\$355,200.00	17.20%	1
2022	County	\$5,708.50	\$61,100.00	\$355,200.00	17.20%	1
2022	School	\$8,549.48	\$61,100.00	\$347,400.00	17.59%	1
2021	County	\$4,767.79	\$61,100.00	\$347,400.00	17.59%	1
2021	School	\$8,310.34	\$61,100.00	\$336,600.00	18.15%	1
2020	County	\$4,246.05	\$61,100.00	\$336,600.00	18.15%	1
2020	School	\$8,416.92	\$61,100.00	\$329,400.00	18.55%	1
2019	County	\$4,131.63	\$61,100.00	\$329,400.00	18.55%	1
2019	School	\$8,176.94	\$61,100.00	\$313,300.00	19.50%	1
2018	County	\$4,514.38	\$61,100.00	\$313,300.00	19.50%	1
2018	School	\$8,094.46	\$61,100.00	\$321,600.00	19.00%	1
2017	County	\$4,438.52	\$61,100.00	\$321,600.00	19.00%	1
2017	School	\$8,130.07	\$61,100.00	\$322,800.00	18.93%	1
2016	County	\$4,245.67	\$61,100.00	\$322,800.00	18.93%	1
2016	School	\$8,309.08	\$61,100.00	\$313,333.00	19.50%	1
2015	County	\$3,983.64	\$61,100.00	\$313,333.00	19.50%	1
2015	School					
2015	County	\$3,983.64				

Taxes reflect exemptions, but may not include recent changes in assessment.

Photos

Orange County, NY

Property



Property Address: 110 Mercury Ct
Municipality: Town of Monroe
Tax ID: 44-1-10

Summary

Municipality: Town of Monroe
SWIS: 334089
Tax ID: 44-1-10
Status: Active
Roll Section: Taxable
Property Address: 110 Mercury Ct
Monroe NY
Property Class: 210 - 1 Family Res
Ownership Code: No
In Ag District: SR-20
Zoning: 2 Oldies
Neighborhood: Monroe-Woodbury Csd
School District: Lt 16 Sec A Horizon Hgts
Property Description: 83.9 x 165
Total Acreage/Size: 15669
Deed Book: 766
Deed Page: 568797
Grid East: 895942
Grid North:
Bank Code:



09/16/2020 - Photo

Owners

Carey Shillingford
110 Mercury Ct
Monroe, NY 10950
Serah N Shillingford
110 Mercury Ct
Monroe, NY 10950

Valuation

Assessed Year	2026
Equalization Rate	10.50%
Land Assessment	\$13,800
Total Assessment	\$63,000
Full Market Value	\$600,000

Special Districts

Year	Description	Type	Units	Percent	Value
2026	FD012 - Monroe fire		0	0%	\$0
2026	SW085 - Swr dist 7 o&m		10	0%	\$0
2026	RG012 - Monroe refuse		200	0%	\$0
2026	WD036 - Wtr 2 horizon hgts		1	0%	\$0
2026	LT017 - Monroe town lt		0	0%	\$0
2026	SW084 - Swr dist 7 debt		2	0%	\$0
2026	LB003 - Monroe Library		0	0%	\$0

Land

Site	Land Type	Size
Res 1	Primary	22,381 sq ft

Sales

Sale Date	Sale Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book/Page
12/4/2024	\$540,000	210 - 1 Family Res	Land & Building	Faith, Mary Ann	Yes	Yes	No	15669 / 766

Residential Buildings

Site	Res 1
Building Style	Colonial
Number of Full Baths	2
Number of Half Baths	1
Number of Bedrooms	5
Number of Kitchens	1
Number of Fireplaces	0
Overall Condition	Normal
Overall Grade	Average
Porch Type	Porch-covered
Porch Area	180
Year Built	1972
Effective Year Built	
Basement Type	Full
Basement Garage Cap.	0
Attached Garage Cap.	800

Living Area	2,112
First Story Area	1,020
Second Story Area	1,092
Half Story Area	0
Additional Story Area	0
Three Quarter Story Area	0
Finished Basement Area	0
Finished Rec Room Area	0
Finished Area Over Garage	0
Number of Stories	2
Sewer Type	Comm/public
Water Supply	Comm/public
Utilities	Electric
Heat Type	Hot wtr/stm
Fuel Type	Oil
Central Air	Yes

Improvements

Site	Structure	Size	Grade	Condition	Year Built
Res 1	Gar-1.0 att	20 x 40	Average	Normal	1972
Res 1	Porch-covered	6 x 30	Average	Normal	1972

Historical Tax Summary

Tax Year	Tax Type	Original Bill	Total Assessed Value	Full Market Value	Uniform %	Roll Section
2026	County	\$6,503.78	\$63,000.00	\$582,800.00	10.81%	1
2025	School	\$9,576.38	\$63,000.00	\$582,800.00	10.81%	1
2025	County	\$6,401.73	\$63,000.00	\$545,500.00	11.55%	1
2024	School	\$8,639.58	\$63,000.00	\$545,500.00	11.55%	1
2024	County	\$6,008.69	\$63,000.00	\$513,900.00	12.26%	1
2023	School	\$8,387.72	\$63,000.00	\$513,900.00	12.26%	1
2023	County	\$5,987.09	\$63,800.00	\$423,400.00	15.07%	1
2022	School	\$8,111.10	\$63,800.00	\$423,400.00	15.07%	1
2022	County	\$5,957.67	\$63,800.00	\$370,900.00	17.20%	1
2021	School	\$8,066.28	\$63,800.00	\$370,900.00	17.20%	1
2021	County	\$4,962.47	\$63,800.00	\$362,700.00	17.59%	1
2020	School	\$7,816.61	\$63,800.00	\$362,700.00	17.59%	1
2020	County	\$4,383.62	\$63,800.00	\$351,500.00	18.15%	1
2019	School	\$7,923.76	\$63,800.00	\$351,500.00	18.15%	1
2019	County	\$4,243.73	\$63,800.00	\$343,900.00	18.55%	1
2018	School	\$7,609.51	\$63,800.00	\$343,900.00	18.55%	1
2018	County	\$4,512.53	\$63,800.00	\$327,200.00	19.50%	1
2017	School	\$7,530.10	\$63,800.00	\$327,200.00	19.50%	1
2017	County	\$4,546.51	\$63,800.00	\$335,800.00	19.00%	1
2016	School	\$7,565.89	\$63,800.00	\$335,800.00	19.00%	1
2016	County	\$4,433.38	\$63,800.00	\$337,000.00	18.93%	1
2015	School	\$6,534.26	\$63,800.00	\$337,000.00	18.93%	1
2015	County	\$4,243.16	\$63,800.00	\$327,179.00	19.50%	1
2015	County	\$4,243.16	\$63,800.00	\$327,179.00	19.50%	1

Taxes reflect exemptions, but may not include recent changes in assessment.

Photos



09/16/2020 - Photo

44-1-10



09/16/2020 - Photo

SURVEY OF PROPERTY
FOR

LOUIS S. & NANCY L. DELLA-PERUTA

TOWN OF MONROE
SCALE: 1"=30'ORANGE COUNTY, N.Y.
AREA=0.6071 ACRESNOVEMBER 5, 1984
UPDATED: MAY 7, 2026
REVISED: JULY 2, 2026REFERENCE: BEING LOT #17, ON MAP ENTITLED, "PLAN OF SUBDIVISION, SECTION A,
HORIZON HEIGHTS", FILED IN THE O.C.C.O. ON AUGUST 18, 1972,
AS MAP No. 2825.CERTIFIED TO: LOUIS S. DELLA-PERUTA AND NANCY L. DELLA-PERUTA, TO BE
CORRECT AND ACCURATE.LOT COVERAGE
MAXIMUM LOT COVERAGE 20%
EXISTING LOT COVERAGE 26.45%ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED
WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL
OR HIS/HER EMBOSSED SEAL SHALL BE CONSIDERED TO BE
VALID TRUE COPIES.UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP
BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION
OF THE NEW YORK STATE EDUCATION LAW SECTION 7209 (2).SUBJECT TO ALL RIGHT OF WAYS, COVENANTS, EASEMENTS,
RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.SUBJECT TO WHATEVER STATE OF FACTS A COMPLETE
SEARCH OF TITLE MAY REVEAL.CERTIFICATIONS SHALL RUN ONLY TO THE PARTIES SO NOTED.
CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL
INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS, OR
SUBSEQUENT OWNERS.

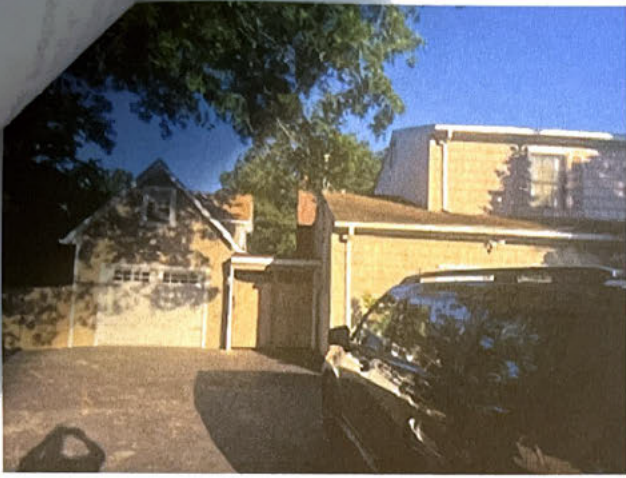
LIC.49087

JAMES A. DILLIN, PLS
PROFESSIONAL LAND SURVEYOR
GOSHEN, NEW YORK

OR26-42

From: Louis Della-Peruta [REDACTED]
To: Lou Della Peruta [REDACTED]
Date: Aug 4, 2026, 7:47:44 AM
Subject: Photos





Lou Della Peruta

Email: [REDACTED]

Mobile [REDACTED]

Sent from my iPhone

Zoning Review by Bldg. Inspector
Benigno Maldonado for

SBL#: 44-1-9 known as

Address: 112 Mercury Ct.

8/4/2026

SR-20 Suburban Residential - 20,000 SF District
Town of Monroe Zoning Chapter 57

1	2	3	4	5	6	7	8		9	10	11			
District	Principal Permitted Uses	Accessory Uses	Special Uses Subject to Authorization and Site Plan Approval by the Planning Board	Minimum Lot Area (sq. ft.)	Minimum Lot Width	Minimum Front Yard (feet)	Minimum Side Yard		Minimum Rear Yard	Maximum Lot Coverage	Maximum Building Height			
							One	Total			Feet	Stories		
SR-20	1) Single-family detached dwelling 2) Municipal park	1) Customary accessory uses and structures 2) Home occupation (§ 57-44B) 3) Gathering place (§ 57-13J) 4) Accessory apartment dwelling (§ 57-44A) 5) Noncommercial swimming pool 6) Signs, pursuant to Article XIII 7) Parking pursuant to Article XII	1) Bus passenger waiting shelter (open) (§ 57-13F) 2) Cemetery (§ 57-13G) 3) Membership club (§ 57-13N) 4) Public utility building or structure (§ 57-13S) 5) Livestock keeping, breeding, housing and raising on lots of 20 acres or more (§ 57-13M) 6) Child daycare center (§ 57-13H) 7) Place of worship (§ 57-13Q) 8) Public or private school (§ 57-13R) 9) Mobile home park on a 15-acre site (§ 57-13O) 10) Adaptive reuse of a historic building (§ 57-13A)	1 acre without central sewer facilities	125	50	30	65	60	15%	35	2.5		
				20,000 with central sewer facilities	100	40	15	40	50	20%	35	2.5		
			Existing Conditions as per survey dated:	26,363	75.47'	41.3'	34'	72'	60'	26.45%	N/A	N/A		
			Variance Required	N/A	YES	N/A	N/A	N/A	N/A	YES	N/A	N/A		

08 - 20 - 2025

Orange County, NY

Property



Property Address: 112 Mercury Ct
Municipality: Town of Monroe
Tax ID: 44-1-9

Summary

Municipality Town of Monroe
SWIS 334089
Tax ID 44-1-9
Status Active
Roll Section Taxable
Property Address 112 Mercury Ct
 Monroe NY
Property Class 210 - 1 Family Res
Ownership Code
In Ag District No
Zoning SR-20
Neighborhood 2 Oldies
School District Monroe-Woodbury Csd
Property Description Lt 17 Sec A Horizon Hgts
Total Acreage/Size 75 x 185
Deed Book 2308
Deed Page 00044
Grid East 568725
Grid North 895819
Bank Code L



09/16/2020 - Photo

Owners

Louis S Della-Peruta Nancy L Della-Peruta
 112 Mercury Ct 112 Mercury Ct
 Monroe, NY 10950 Monroe, NY 10950

Valuation

Assessed Year	2026
Equalization Rate	10.50%
Land Assessment	\$16,300
Total Assessment	\$68,300
Full Market Value	\$650,500

Special Districts

Year	Description	Type	Units	Percent	Value
2026	FD012 - Monroe fire		0	0%	\$0
2026	WD036 - Wtr 2 horizon hgts		1	0%	\$0
2026	RG012 - Monroe refuse		200	0%	\$0
2026	LB003 - Monroe Library		0	0%	\$0
2026	SW085 - Swr dist 7 o&m		10	0%	\$0
2026	SW084 - Swr dist 7 debt		2	0%	\$0
2026	LTO17 - Monroe town lt		0	0%	\$0

Land

Site	Land Type	Size
Res 1	Primary	26,363 sq ft

Town of Monroe, NY
845-783-1900



1465 Orange Turnpike
Monroe, NY 10950

Building Permits: Residential Accessory Structure

Number: #RES-ACC-26-0009
Valid From: 6-25-2026
Valid Until: 6-25-2027

Address: 112 MERCURY CT, MONROE NY 10950
Parcel: 33408904400000010090000000

Property Information

SBL #: 44-1-9

Street Address: 112 MERCURY CT, MONROE NY 10950

Contacts

Type	Name	Company	Title	Email	Phone	Fax	Address
Applicant	Louis Della Peruta	-	-			-	112 Mercury Ct Monroe NY 10950
Owner	-	-	-	-	-	-	-
Contractor	-	-	-	-	-	-	-
Architect/ Engineer	-	-	-	-	-	-	-

Application Fields

Description of Work:

For the installation of a 14'x24' (1)-Car garage with electric and breeze way roof attached to the left side of the existing Single-Family Detached Dwelling.

Note: Built without permits and inspections. Need to have the electrical work inspected and all of the framing for the breezeway including footings or attachments to the house and garage.

Fees

Application for Building Permit	\$940.00
Total	\$940.00

This permit authorizes the work described in the approved application and accompanying documents. All permitted activities must comply with applicable local, state, and federal regulations, including but not limited to building codes, zoning ordinances, and environmental requirements.

The permit holder is responsible for ensuring all work is completed in accordance with approved plans and code requirements. Inspections may be required at various stages and must be scheduled with the appropriate department.

This permit is valid until the expiration date listed above unless otherwise noted. If work has not commenced or is suspended for an extended period, the permit may expire and require reactivation or reapplication.

Print Name: Ben Maldonado, Bldg. & Fire Inspector/Code Enforcement Officer

Date: 6/25/26

Signature: *Benigno Maldonado*

OFFICE OF THE BUILDING DEPARTMENT



1465 Orange Turnpike
Monroe, NY 10950
845-783-1900 ext.208

www.townofmonroeny.gov

August 4, 2026

Louis S Della-Peruta
112 Mercury Ct
Monroe, NY 10950

RE: Tax Map #44-1-9
Area Variance for Addition for Permit #RES-ACC-26-0009

Dear Mr. Della-Peruta,

With reference to the above lot and your permit # RES-ACC-26-0009 for a left side (1)-Car garage with breezeway roof issued on 6/25/2026, as shown on as-built survey dated 7/2/2026, final C of O approval can't be granted at this time for the following reasons:

- 1) **§ 57-5. Compliance with bulk regulations required; nonconforming structures.**
Except as hereinafter provided, no building or structure or part thereof shall hereafter be erected, structurally altered, enlarged or rebuilt except in conformity with the Schedule of District Regulations as to height, lot dimension, coverage, yard, court and density regulations herein prescribed. Any building or structure that does not conform to such regulations, herein referred to as the "building regulations" of this chapter, shall be deemed a nonconforming structure, irrespective of the use to which it is put. Variances granted by the Zoning Board of Appeals pursuant to § 57-65 on grounds of practical difficulties or unnecessary hardship, not self-imposed, shall be deemed nonconforming structures.
- 2) Schedule of District Regulations table for SR-20 District with central sewers requires the following Minimum Areas and Setbacks:
 - a) **Front Yard – 100'**. Existing 75.47'. **Difference of 24.53' because existing non-conforming condition.**
 - b) **Lot Coverage – 20%**. Existing 26.45%. **Difference of 6.45% over the max allowed.**

You may contest the above through the Zoning Board of Appeals by contacting the ZBA Clerk Alyssa Kezek at 845-783-1900 ext. 113. If a variance is granted, you shall submit the signed approved resolution for review.

NOTE: AS PER SECTION A66-15 OF MONROE TOWN CODE "AN APPEAL SHALL BE TAKEN WITHIN THIRTY (30) DAYS OF THE ACTION OF THE ADMINISTRATIVE OFFICIAL APPEALED FROM.

Yours truly,


Benigno Maldonado
Building & Fire Inspector
Code Enforcement Officer

Cc: 

Zoning Review by Bldg. Inspector

Benigno Maldonado for

SBL#: 44-1-9 known as

Address: 112 Mercury Ct.

8/14/2020

SR-20 Suburban Residential - 20,000 SF District
Town of Monroe Zoning Chapter 57

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District	Principal Permitted Uses	Accessory Uses	Special Uses Subject to Authorization and Site Plan Approval by the Planning Board	Minimum Lot Area (sq. ft.)	Minimum Lot Width	Minimum Front Yard (feet)	Minimum Side Yard	Minimum Rear Yard	Maximum Lot Coverage	Maximum Building Height
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SR-20										
			Existing Conditions as per survey dated:	20,303	75.47'	41.3'	72'	60'	26.45%	N/A
			Variance Required	N/A	YES	N/A	N/A	N/A	YES	N/A

Orange County, NY

Property



Property Address: 112 Mercury Ct
Municipality: Town of Monroe
Tax ID: 44-1-9

Summary

Municipality Town of Monroe
SWIS 334089
Tax ID 44-1-9
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Roll Section Taxable
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Monroe NY
Property Class 210 - 1 Family Res
Ownership Code
In Ag District No
Zoning SR-20
Neighborhood 2 Oldies
School District Monroe-Woodbury Csd
Property Description Lt 17 Sec A Horizon Hgts
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Deed Page 00044
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Grid North 895819
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09/16/2020 - Photo

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2026	RG012 - Monroe refuse		200	0%	\$0
2026	LB003 - Monroe Library		0	0%	\$0
2026	SW085 - Swr dist 7 o&m		10	0%	\$0
2026	SW084 - Swr dist 7 debt		2	0%	\$0
2026	LT017 - Monroe town lt		0	0%	\$0

Land

Site	Land Type	Size
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Owner	-	-	-	-	-	-	-
Contractor	-	-	-	-	-	-	-
Architect/ Engineer	-	-	-	-	-	-	-

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Print Name: Ben Maldonado, Bldg. & Fire Inspector/Code Enforcement Officer

Date: 6/25/26

Signature:

Benigno Maldonado

1. Adjournment

Subject

5.1. Adjournment of Meeting

Meeting

August 25, 2026 - Monroe Zoning Board of Appeals Meeting
Agenda

Type