

PB# 73-16

C.P. Mans

MIANS, C. P.

73-16

GENERAL RECEIPT

1258

Town of New Windsor, N. Y.

March 12, 1973

Received of Raymond Bradford \$ 1.00
one and 00/100 Dollars

For first copy regarding mans + miller.

DISTRIBUTION:

FUND	CODE	AMOUNT

Town clerk
TITLE
BY W.D. Inley Deputy

WILLIAMSON LAW BOOK CO., ROCHESTER, N. Y. 14609



Oxford

STOCK No. 752 1/3

MADE IN U. S. A.

PLANS, C. Y.

73-16

Started before I started as Secretary to Planning Board

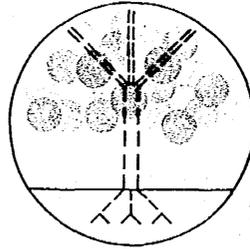
Completed 3/28/73

gave to Town Clerk 3/29/73 -

2:00 p.m.

gmt.

Department of Planning



County of Orange

Peter Garrison, A.I.P., Commissioner
Edwin J. Garling, A.I.P., Deputy Commissioner

The County Building
Goshen, New York 10924
(914) 294-5151

Louis V. Mills, County Executive

September 25, 1970

Mrs. Louise Budney
Chairman
Town of New Windsor Zoning Board of Appeals
16 Veronica Avenue
New Windsor, New York 12550

Re: Application for Use Variance
of C. P. Mans for Used Car
Sales Lot, Old Temple Hill
Road on Rt. 94.

Dear Mr. Budney:

This office is in receipt of materials pertinent to the above cited application on which your board held a public hearing on September 21, forwarded to us on September 23 by the applicant's attorney (not directly from your board as is proper, nor accompanied by properly completed County Review Sheet, nor in time for our comments to be part of the public hearing).

We have examined this application and find that, in our opinion, the applicant's request is beyond the power of the Zoning Board of Appeals to grant. Article 111, Section 48-9B (11) prohibits used car sales in the LB District except as an accessory use to new car sales. To allow otherwise would be to legislate new uses (not merely modify conditions), which is beyond the purview of the local Z.B.C.

To accommodate the applicant's request would require a zone change from LB to GB. This we have already recommended for this area to the Town Board, and they have agreed to a comprehensive re-study of the zoning districts and ordinance, for which we would serve as consultants. This applicant will have to await those recommendations and ensuing actions before we will consider granting County approval.

Acting under Article 12B, Section 239 l and m, of the General
Municipal Law of the State of New York, county approval is
hereby denied.

Very truly yours,

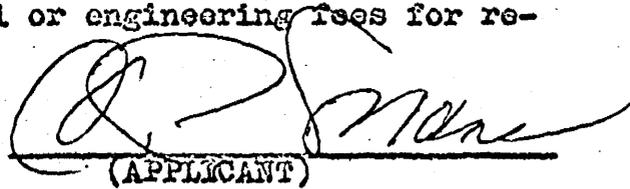
Peter Garrison
Commissioner Planning Department

pg/pj

cc: Theodore Marsden
Joseph Tallarico
Arthur O. Maharay

I do hereby affirm that all fees, permits, and charges applicable under the laws and ordinances of the State of New York and the Town of New Windsor will be paid and that any expenses for advertising of Public Hearing or meetings will be paid. Also any legal or engineering fees for review of this project.

Signed:



(APPLICANT)

6-27-73
J

RAYMOND H. BRADFORD
COUNSELLOR AT LAW
425 ROBINSON AT NORTH
NEWBURGH, NEW YORK 12550

(014) 561-2727

June 18, 1973

C
O
P
Y

Mr. Howard Collett
Building Inspector
Town of New Windsor
555 Union Avenue
New Windsor, New York, 12550

Re: Mans and Miller
My File No. 7041

Dear Sir:

Permit No. 515, a Building Permit, was issued on February 16, 1973, to Mans and Miller Auto Centers for a sales office building.

It was the hope of Mr. Mans that this building would be started by now but due to unavoidable delays of certain specialized materials and a shortage thereof, the material is not on line as yet to begin this construction. It is entirely possible that there will be a delay of at least 2 more months before construction can begin. We hope this work will start before September 1 which is the 6-month period in which construction is to proceed. If it does not, we shall have to ask for another permit.

It is not the desire of Mr. Mans or myself or the bank that has already agreed to finance him to hold up this construction but we do think you should be kept advised of developments.

Very truly yours,

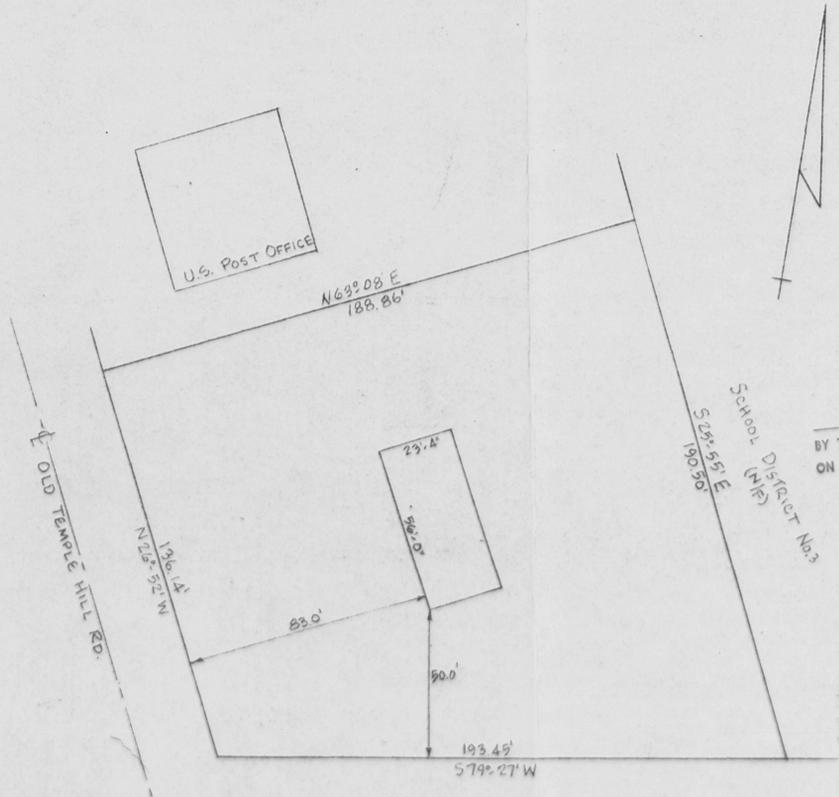
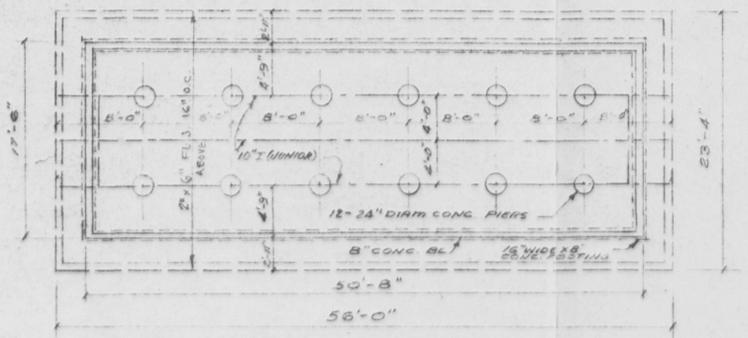
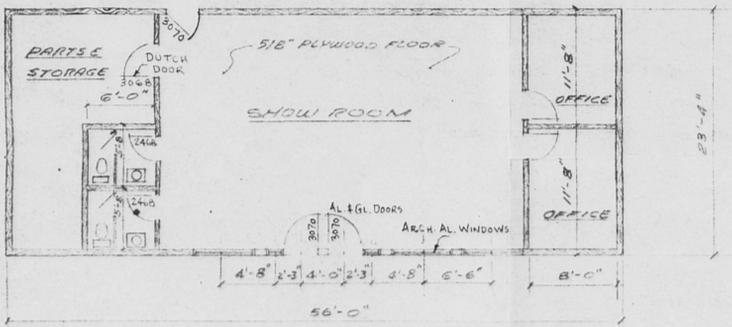
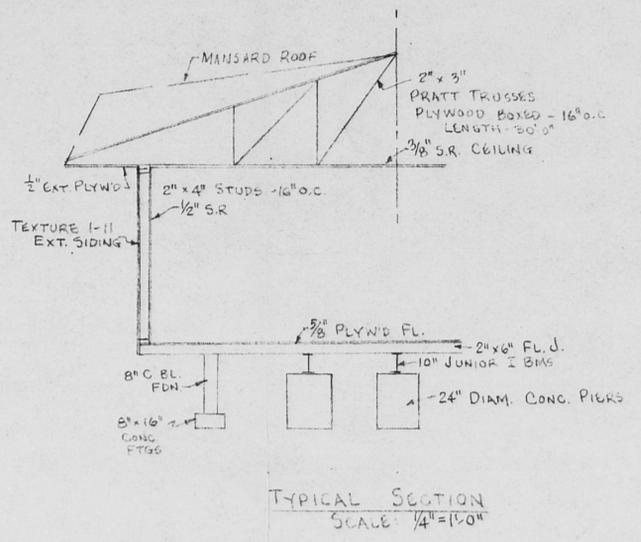
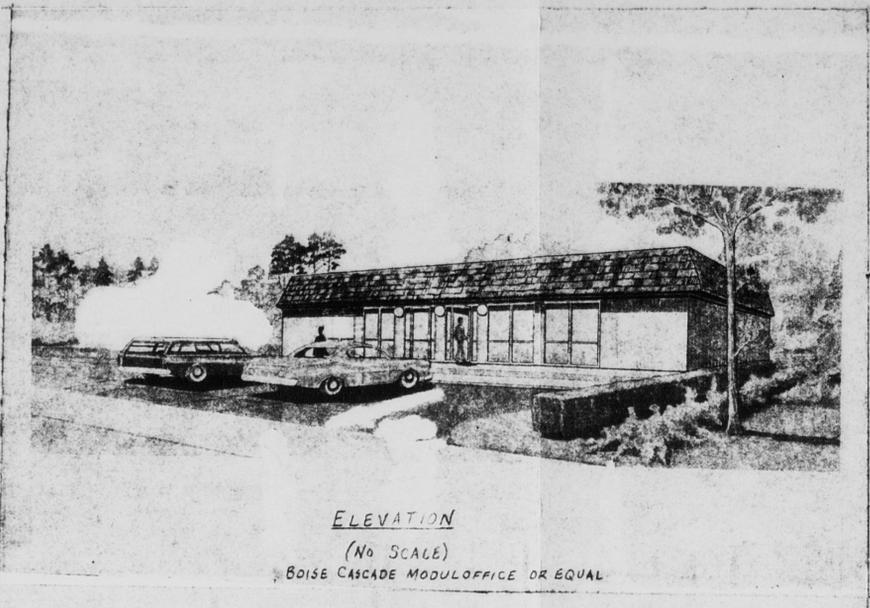
RHB

Raymond H. Bradford

RHB/pv

cc: Mr. Joseph Tallarico ✓
Chairman
Planning Board
Town of New Windsor, New York, 12550

Mr. Casey Mans
Old Temple Hill Road - Route 94
Vails Gate, New York



Final APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON Feb 14 1973
BY Ernest H. Applegate

PLANS FOR
MOBILE HOME SALES AND SERVICE
VAILS GATE
TOWN OF NEW WINDSOR, N.Y.

SEAL OF SIDNEY L. HONOWITZ
REGISTERED PROFESSIONAL ARCHITECT
NO. 27130
STATE OF NEW YORK
BY Sidney L. Honowitz, C.E.
RE. E.L.S. 67130
MONTICELLO, NY
SCALE: AS SHOWN
9 FEB 1973

OWNERS:
MANN & MILLER

NYS RTE 94
PLOT PLAN
SCALE: 1" = 30'