

**PB# 73-24**

**Betty & Waldemar  
Larson**

Larson

73-24

filed  
4-26-73  
11:50

**RM**

*Oxford*

STOCK No. 752<sup>1</sup>/<sub>3</sub>



Larson

73-24

filed  
4-26-73  
9:50 AM  
Jmt.

SA. names materialized  
4/26/73  
given to T.C.

ZONING BOARD OF APPEALS  
Town of New Windsor, New York 12550

7 Franklin Avenue  
New Windsor, N. Y.  
March 21, 1973

3/28/73  
J

Mr. Joseph C. Tallarico, Chairman  
New Windsor Planning Board  
555 Union Avenue  
New Windsor, N. Y. 12550

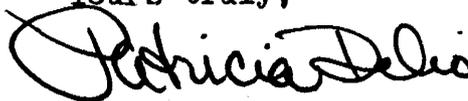
RE: Application for Use Variance  
Larson/Leghorn

Dear Mr. Tallarico:

Please be advised that there is a public hearing  
regarding the above application scheduled for Monday,  
April 2, 1973 at 8 p.m.

I have enclosed a copy of the application and public  
hearing notice which appeared in the newspaper on March  
23rd.

Yours truly,



Patricia Delio, Secretary

/pd'

cc: Howard Collett, Building Inspector  
Town of New Windsor  
555 Union Avenue  
New Windsor, N. Y. 12550

**Legal Notices**

**LEGAL NOTICE**  
**PUBLIC NOTICE OF HEARING**  
**BEFORE THE ZONING BOARD**  
**OF APPEALS**

PLEASE TAKE NOTICE that the  
Zoning Board of Appeals of the  
Town of New Windsor, New York  
will hold a public hearing pursuant  
to Section 40-33 A of the Zoning  
Ordinance on the following propo-  
sition:

Appeal No. 73-5  
Request of Betty J. & Waldemar  
E. Larson for a Variance of the  
regulations of the Zoning Ordinance,  
to permit an Antique Business on  
property described below, being a  
Variance of Article III, Section  
40-4, for property situated as  
follows: On Intersection of Jackson  
Ave. & Bethlehem Road 2.3 Acres.

SAID HEARING will take place  
on the 2nd day of April, 1973,  
at the New Windsor Town Hall,  
555 Union Avenue, New Windsor,  
N.Y. beginning at 8 o'clock P.M.

FRED WYANT  
Chairman

By: PATRICIA DELIO  
Secretary

Mar. 23

APPLICATION FOR VARIANCE

Application No. 73-5

Date: March 13, 1973

TO THE ZONING BOARD OF APPEALS OF THE TOWN OF NEW WINDSOR, NEW YORK

I (We) Betty J. & Waldemar E. Larson of 17 Dogwood Hills Jackson Avenue  
Murial & Wm. R. Leghorn (Street & Number)  
Newburgh, New York HEREBY MAKE  
(State)

APPLICATION FOR A VARIANCE:

A. Location of the Property Intersection of Jackson Ave. & Bethlehem Rd.  
(Street & Number) (Zone)

B. Provision of the Zoning Ordinance Applicable: (Indicate the article, section, sub-section and paragraph of the Zoning Ordinance applicable, by number. Do not quote the ordinance.) Art. III Section 48-6

C. NOTE: NECESSARY FINDINGS: Before any Variance is granted, the Zoning Board of Appeals must find all of the following conditions to be present:

1. Conditions and circumstances are unique to the applicant's land, structure or building and do not apply to the neighboring lands, structures or buildings in the same zone because: Cannot purchase with out variance,

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. Strict application of the provisions of this ordinance would deprive the applicant of a reasonable use of the land, structure or building in a manner equivalent to the use permitted to be made by other owners of their neighboring lands, structures or buildings in the same zone because: There are Antique Business's and Shop type operation in immediate area

\_\_\_\_\_  
\_\_\_\_\_

3. The unique conditions and circumstances are not the result of actions taken of the applicant subsequent to the adoption of the Ordinance because: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. Relief, if approved, will not cause substantial detriment to the public good or impair the purposes and intent of this Ordinance because: We will operate a quiet, neat and unoptrusive business; does not materially add to traffic (we have off street parking) it is clean & quiet, and only have discreat notation.

5. Relief, if approved, will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zone because: We are asking permission to do as others are doing.

D. Describe in detail how the property is to be used and submit plans or sketches in duplicate.

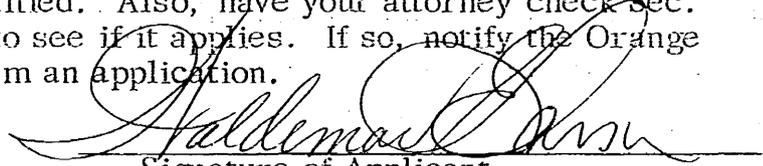
We will live in house and use barn for Antique Business.

E. Application to be accompanied by two checks, one payable to the Town of New Windsor in the amount decided by the Board and the second check payable to the Secretary for taking the public hearing minutes. Applications to be returned to: Secretary of ZBA.

F. NOTICE OF HEARING: Applicant agrees to send notice of any public hearing via registered or certified mail to all abutting land owners as required by Sec. 9.4.1. of the Ordinance.

G. If the property in question is located within a radius of 500 ft. of an adjoining municipality, the Board should be notified. Also, have your attorney check Sec. 239 I&M of the Gen. Municipal Law to see if it applies. If so, notify the Orange County Planning Board by sending them an application.

Dated: 3/14/73

  
Signature of Applicant

STATE OF NEW YORK )  
COUNTY OF ORANGE ) SS.:

Sworn to on this 13th day of March, 1973.

Address \_\_\_\_\_

Patricia Delio  
(Notary Public) - Orange County

Telephone Number \_\_\_\_\_

My Comm. Exps. 3/30/74.  
(DO NOT WRITE IN THIS SPACE)

Application No. \_\_\_\_\_  
Date of Hearing \_\_\_\_\_  
Date of Decision \_\_\_\_\_

Date Received \_\_\_\_\_  
Notice Published \_\_\_\_\_

DECISION: