

PB# 85-2

**Ren Electronics
(9W Tennis Courts)
(Never Materialized)
37-1-16.21**

Ren Electronics 85-2
9W Tennis Courts Site Plan

Frank + Conrad Squires

564-3188

*never materialized
 (purchased by someone else)
 filed with Town Clerk
 1/3/86
 ph -*

General Receipt

TOWN OF NEW WINDSOR
 555 Union Avenue
 New Windsor, N. Y. 12550

6205

Jan. 23 19 85

Received of Charles Gimrella R.E. Inc. \$ 25.00

Twenty-five 00/100 DOLLARS

For Site Plan Application fee - 85-2

DISTRIBUTION:

FUND	CODE	AMOUNT
Check # 6		
85-2	(9W. Tennis Court)	25.00

By Tauline M. Townsend

Town Clerk (JY)

Title

Williamson Law Book Co., Rochester, N. Y. 14609

*Review
 ✓ for Bureau
 ✓ for Stamp*

1st appearance - 1/23/85 ph.

Memo FROM: ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR

555 UNION AVENUE

NEW WINDSOR, NEW YORK 12550

*Planning Board
received 1/30/85
ph*

TO:

TOWN PLANNING BOARD
TOWN BUILDING/ZONING OFFICER

DATE: 1/29/85

SUBJECT: PUBLIC HEARING BEFORE ZONING BOARD OF APPEALS

--FOLD HERE--

Please be advised that the Zoning Board of Appeals granted a use variance to 9W TENNIS CLUB, INC. at the 1/28/85 public hearing. Certain restrictions were also placed on the granting of the use variance: (1) Hours of operation are restricted to 7 a.m. to 12 p.m.; (2) No loading dock on the northside of the building. Formal decision to follow.

Patricia Delio, Secretary

/pd

cc: 9W TENNIS CLUB, INC.
P. O.Box 85
Vails Gate, N. Y. 12584

Attn: Mr. Frank Davenport, President

by _____

INTER-OFFICE CORRESPONDENCE

TO: TOWN PLANNING BOARD
FROM: BUREAU OF FIRE PREVENTION
SUBJECT: SITE PLAN REVIEW - 2/5/85
DATE: February 18, 1985

*Ren (9w terms)
85, 2*

Please be advised that the following site plans were reviewed and approved by the NEW WINDSOR BUREAU OF FIRE PREVENTION at their meeting of 2/5/85:

REN ELECTRONICS CORP.

DENNISON MONARCH SYSTEMS INC.

LOGIC I- HEALTH CLUB AND RESTAURANT

Richard Hotaling, Chairman

/pd

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEAL

TPB

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

85-2.

Date: 1-9-85

- I. Applicant Information:
- (a) 9W Tennis Club Inc. P.O. Box 85 Vails Gate, N.Y. 562-2040
- (b) (Name, address and phone of Applicant) (Owner)
Ran Electronics Corp. 755 New Ludlow Road, South Hadley Falls, MASS (413) 536-
1800
- (c) (Name, address and phone of purchaser or lessee)
Finkelstein, Kaplan, Levine, Gittelsohn and Tetenbaum, 456 Robinson Ave.
- (d) (Name, address and phone of attorney) 236-4900
Charles Giametta, Route 9W Marlboro, N.Y.
- (Name, address and phone of broker)

II. Application type:

- Use Variance Sign Variance
- Area Variance Special Permit

- III. Property Information:
- (a) NC Route 9W New Windsor 37-1-16.21 8.1 acres
(Zone) (Address) (S, B, L) (Lot size)
- (b) What other zones lie within 500 ft.? FP R-4 R-5
- (c) Is a pending sale or lease subject to ZBA approval of this application? Yes
- (d) When was property purchased by present owner? 1976
- (e) Has property been subdivided previously? No When? _____
- (f) Has property been subject of variance or special permit previously? No When? _____
- (g) Has an Order to Remedy Violation been issued against the property by the Zoning Inspector? No
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail: No

IV. Use Variance:

- (a) Use Variance requested from New Windsor Zoning Local Law,
Section 48-9, Table of USES, NC Regs., Col. A, to
allow:
(Describe proposal) Building is to be used for assembly of electronic
components. No hazardous substances will be stored or used. There will
be no appreciable noise, dust or debris created. The outside appearance
of the structure will remain the same.

(b) The legal standard for a "Use" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship, other than this application.

The owner has tried to sell the premises for three years but has had no offers. The owner must sell the premises due to financial difficulties.

V. Area variance:

(a) Area variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.

Requirements	Proposed or Available	Variance Request
Min. Lot Area	_____	_____
Min. Lot Width	_____	_____
Reqd. Front Yd.	_____	_____
Reqd. Side Yd.	_____ / _____	_____ / _____
Reqd. Rear Yd.	_____	_____
Reqd. Street Frontage*	_____	_____
Max. Bldg. Hgt.	_____	_____
Min. Floor Area*	_____	_____
Dev. Coverage* %	_____ %	_____ %
Floor Area Ratio**	_____	_____

* Residential Districts only
 ** Non-residential districts only

(b) The legal standard for an "AREA" variance is practical difficulty. Describe why you feel practical difficulty will result unless the area variance is granted. Also, set forth any efforts you have made to alleviate the difficulty other than this application.

VI. Sign Variance:

(a) Variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.

	Requirements	Proposed or Available	Variance Request
Sign 1	_____	_____	_____
Sign 2	_____	_____	_____
Sign 3	_____	_____	_____
Sign 4	_____	_____	_____
Sign 5	_____	_____	_____
Total	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.

(b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

(c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

VII. Special Permit:

(a) Special Permit requested under New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.

(b) Describe in detail the use and structures proposed for the special permit.

VIII. Additional comments:

(a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

The outside appearance of the premises will remain the same. The property use will create no noise or dust. There will be no storage of debris or any other material outside the building.

IX. Attachments required:

- Copy of letter of referral from Bldg./Zoning Inspector.
- * Copy of tax map showing adjacent properties.
- ** Copy of contract of sale, lease or franchise agreement.
- Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.
- N/A Copy(ies) of sign(s) with dimensions.
- Check in the amount of \$ 50.00 payable to TOWN OF NEW WINDSOR.
- * Photos of existing premises which show all present signs and landscaping.

* To be supplied
** No written contract has been executed

X. AFFIDAVIT

Date January 9, 1985

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

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.

9W Tennis Club Inc.

BY: *Frank Davenport*
(Applicant)

Sworn to before me this 9 day of January, 1985

Frank Davenport

HOWARD S. FINKELSTEIN
Notary Public, State of New York
Duly Qual., Orange County
Commission Expires March 30, 1985

- XI. ZBA Action:
- (a) Public Hearing date _____
 - (b) Variance is _____
Special Permit is _____
 - (c) Conditions and safeguards: _____
- _____
- _____
- _____

A FORMAL DECISION WILL FOLLOW
WHICH WILL BE ADOPTED BY
RESOLUTION OF ZONING BOARD OF APPEALS.



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

BUREAU OF FIRE PREVENTION

SITE PLAN APPROVAL

REN ELECTRONICS CORP.

1763

The aforementioned site plan or map was reviewed by the Bureau of Fire Prevention at a meeting held on 5 FEBRUARY 19 85.



The site plan or map was approved by the Bureau of Fire Prevention.

The site plan or map was disapproved by the Bureau of Fire Prevention for the following reason(s).

Multiple horizontal lines for providing reasons for disapproval.

SIGNED: *Richard J. [Signature]*
CHAIRMAN

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, New York 12550

(This is a two-sided form)

Date Received January 18, 1985
Meeting Date 1/23/85
Public Hearing _____
Action Date _____
Fees Paid \$25.00 Application fee
Fees Paid _____

APPLICATION FOR SITE PLAN APPROVAL

1. Name of Project REN ELECTRONICS
2. Name of applicant 9W Tennis Club Inc. Phone 561-9020
Address Rt 9W New Windsor N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip Code)
3. Owner of record Frank Davenport Phone 562-9020
Address cb E 9W Tennis Rt 9W New Windsor, NY 12550
(Street No. & Name) (Post Office) (State) (Zip Code)
4. Name of person preparing plan Valdina Consulting Engineers Phone _____
Address 4 Pleasant Ave. Newburgh, NY 12550
(Street No. & Name) (Post Office) (State) (Zip Code)
5. Attorney _____ Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip Code)
6. Location: On the East side of Rt 9W
(Street)
_____ feet _____
(direction)
of _____
(Street) New Windsor, NY
7. Acreage of parcel 8-10 acres
8. Zoning district Neighborhood / Commercial
9. Tax map designation: Section 37 Block 1 Lot(s) 16.21
10. This application is for the use and construction of _____
Parking area + loading dock
11. Has the Zoning Board of Appeals granted any variance or special permit concerning this property? no pending approval If so, list case No. and Name _____
12. List all contiguous holdings in the same ownership
Section _____ Block _____ Lot(s) _____

OR OFFICE USE ONLY:
Schedule _____ Column _____ Number _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION, CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

18 day of January, 1985 Frank Davenport
Applicant's Signature
President
Title

Notary Public
CHARLES T. GIAMETTA
Notary Public, State of New York
Qualified in Orange and Ulster Counties
No. 4779739
Commission Expires March 30, 1985

OWNER'S ENDORSEMENT

(Completion required ~~ONLY~~ if applicable)

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

Frank Davenport being duly sworn, deposes and says that he resides
16 Route 9W Tennis Route 9W New Windsor, NY in the
(Owner's Address)
county of Orange and State of New York
and that he is (the owner in fee) of 9W Tennis Club Inc. of the
(Official Title)
Corporation which is the owner in fee) of the premises described in the foregoing application
and that he has authorized 9W Tennis / Ren Electronics to make the fore-
going application for special use approval as described herein.

Sworn before me this.

18 day of January, 1985 Frank Davenport, President
(Owner's Signature)

Charles T. Giametta
Notary Public

CHARLES T. GIAMETTA
Notary Public, State of New York
Qualified in Orange and Ulster Counties
No. 4779739
Commission Expires March 30, 1985



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

Received 1/31/85 ah.

January 31, 1985

9W TENNIS CLUB, INC.
P.O. Box 85
Vails Gate, N.Y. 12584

Attn: Mr. Frank Davenport, President

RE: APPLICATION FOR USE VARIANCE #85-2

Dear Mr. Davenport:

This is to confirm that the above-entitled application for a use variance was granted at a public hearing held before the New Windsor Zoning Board of Appeals on Monday evening, January 28, 1985.

The following restrictions were placed on the granting of the use variance:

- (1) Hours of operation - 7 a.m. to 12 p.m.
- (2) No loading dock on the northside of the building

Very truly yours,

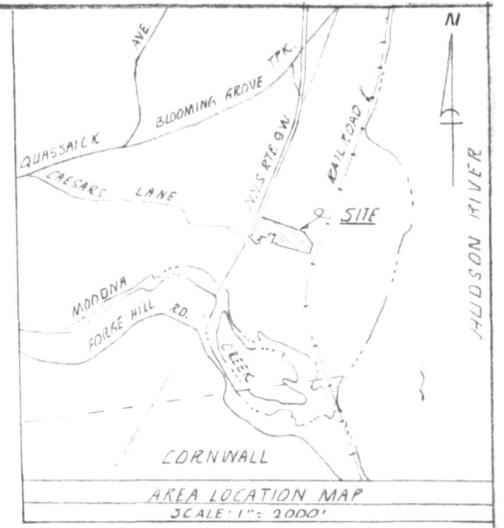
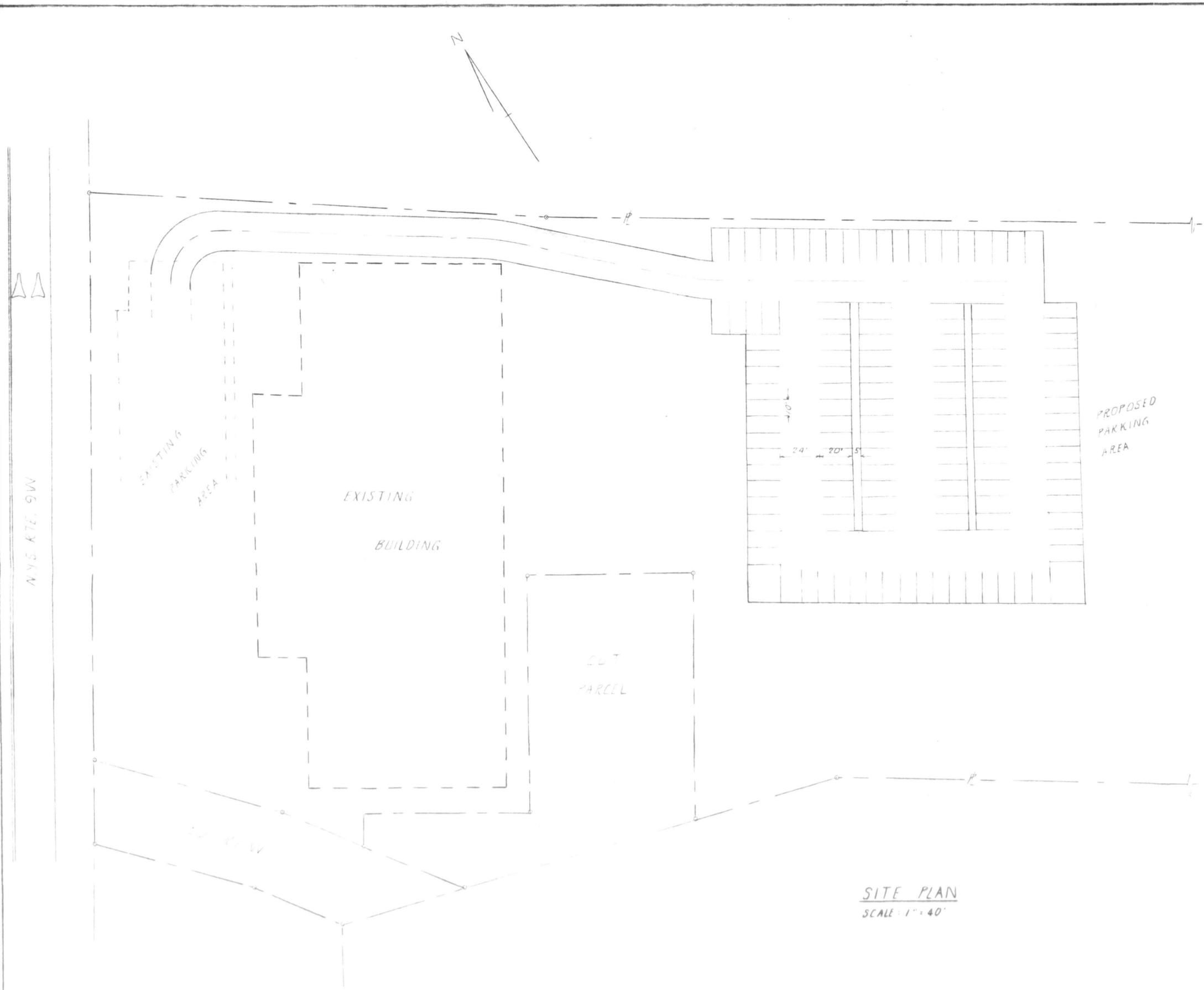
Patricia Delio

PATRICIA DELIO, Secretary
New Windsor Zoning Board of Appeals

/pd

cc: Town Planning Board
Town Building/Zoning Officer Kennedy

Giametta Realtors



- NOTES:**
1. UNAUTHORIZED ALTERATION OR ADDITION TO THIS PLAN IS A VIOLATION OF SECTION 7209(2) OF THE NYS EDUCATION LAW.
 2. BOUNDARY & BUILDING DATA FROM:
 - A. LOT LINE CHANGE - 9W TENNIS CLUB INC. BY ANTHONY D. VALDINA DATED: 8 FEB 82
 - B. SITE PLAN FOR 9W TENNIS CLUB BY GEORGE J. SHAW JR PE DATED: 4/7/76
 3. PROPOSED PARKING AREA CONTAINS 126 SPACES.

SITE PLAN
SCALE: 1" = 40'

VALDINA CONSULTING ENGINEERS
4 PLEASANT VIEW AVE., NEWBURGH, N.Y. 12550

REN ELECTRONICS CORP.
ROUTE 9W NEW WINDSOR NEW YORK

SCALE: AS SHOWN DATE: 10 JAN '85
DRAWN BY: PJVJR SHEET: 81