

**ZB# 06-26**

**4 Season Dollar Store**

**4-2-21.12**

ZONING BOARD OF APPEALS  
TOWN OF NEW WINDSOR  
555 UNION AVENUE  
NEW WINDSOR, N.Y. 12553  
*Granted 6-12-06*

**06-26** 4 Season Dollar Store  
(SIGN) Patriot Plaza (4-2-21)

P.O. # 44999

Publish 5/23/06

-----x  
In the Matter of the Application of  
**PATRIOT PLAZA ASSOCIATES LLC**  
**(Four Seasons Dollar Store - Suite 100-500)**

MEMORANDUM OF  
DECISION GRANTING

**SIGN**

CASE #06-26  
-----x

**WHEREAS, Tom Walsh represented the** , owner(s) of 176 Windsor Highway, New Windsor, New York, 12553, has made application before the Zoning Board of Appeals for a/an Request for Sign Variances:

	Permitted	Proposed	Variance Requested
Sign #1	2.5' X 10'	1' 6" X 10' 8"	8"
Sign #2	0	1' 6" X 16' 2"	1' 6" X 16' 2"

in a PUD area (4-2-21.12)

**WHEREAS,** a public hearing was held on June 12, 2006 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

**WHEREAS,** the Applicant appeared on behalf of this Application; and

**WHEREAS,** there were no spectators appearing at the public hearing; and

**WHEREAS,** no one spoke in favor of or in opposition to the Application; and

**WHEREAS,** a decision was made by the Zoning Board of Appeals on the date of the public hearing granting the application; and

**WHEREAS,** the Zoning Board of Appeals of the Town of New Windsor sets forth the following findings in this matter here memorialized in furtherance of its previously made decision in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Official Town Newspaper, also as required by law.
2. The Evidence presented by the Applicant showed that:

- (a) The property is a commercial property located in a mixed neighborhood of commercial/residential properties at the intersection of a busy State Highway and a busy County Highway in an PUD zone.
- (b) Although the applicant is requesting two variances, the sign itself will appear to be one sign on the façade of the building. The Board has examined the building and finds that the sign is not overly large for the size of the building and the rental space therein.
- (c) The sign will consist of channel letters, each of which will be internally illuminated with non-flashing lighting.
- (d) The sign will actually be narrower than as allowed under the Town of New Windsor Zoning Law and will conform to the space designated on the façade of the building for signage, which space is marked by an indenture.
- (e) The building is removed some distance from the adjacent roadway on which motorists travel at a high rate of speed thus necessitating the variance to create a sign big enough to be observed by passing motorists.

**WHEREAS**, The Zoning Board of Appeals of the Town of New Windsor makes the following conclusions of law here memorialized in furtherance of its previously made decision in this matter:

1. The requested variance(s) will not produce an undesirable change in the character of the neighborhood or create a detriment to nearby properties.
2. There is no other feasible method available to the Applicant that can produce the benefits sought.
3. The variance(s) requested is/are substantial in relation to the Town regulations but, nevertheless, are warranted.
4. The requested variance(s) will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or zoning district.
5. The difficulty the Applicant faces in conforming to the bulk regulations is/are self-created but, nevertheless, should be allowed.
6. The benefit to the Applicant, if the requested variance(s) is/are granted, outweighs the detriment to the health, safety and welfare of the neighborhood or community.
7. The requested variance(s) are/is appropriate and are/is the minimum variance(s) necessary and adequate to allow the Applicant relief from the requirements of the Zoning Local Law

and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

8. The interests of justice will be served by allowing the granting of the requested area variance(s).

**NOW, THEREFORE, BE IT**

**RESOLVED**, that the Zoning Board of Appeals of the Town of New Windsor GRANT a request for a 4 SEASONS DOLLAR STORE (06-26) Request for Sign Variances:

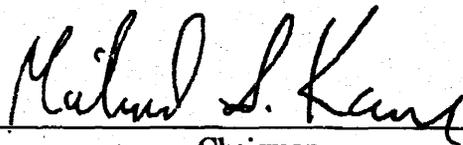
	Permitted	Proposed	Variance Requested
Sign #1	2.5' X 10'	1' 6" X 10' 8"	8"
Sign #2	0	1' 6" X 16' 2"	1' 6" X 16' 2"

at 176 Windsor Highway – Suite 100-500 in a PUD area (4-2-21.12) as sought by the Applicant in accordance with plans filed with the Building Inspector and presented at the public hearing.

**BE IT FURTHER**

**RESOLVED**, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and/or Building Inspector and Applicant.

Dated: June 12, 2006



Chairman



# Town of New Windsor

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

## OFFICE OF THE ZONING BOARD OF APPEALS

October 12, 2006

4 Season Dollar Store  
939 Route 376,  
Wappingers Falls, NY 12590

SUBJECT: REQUEST FOR VARIANCE #06-26

Dear Sir:

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

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

Very truly yours,

---

Myra Mason, Secretary to the  
NEW WINDSOR ZONING BOARD

MLM:mlm

cc: Michael Babcock, Building Inspector

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

**NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION**

DATE: February 6, 2006

APPLICANT: Patriot Plaza Associates L.L.C.  
1 Executive Blvd.  
Yonkers, New York 10701

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE: 1/25/06

FOR : PATRIOT PLAZA ASSOCIATES L.L.C.

LOCATED AT: 176 Windsor Hwy. - Suite 100-500

ZONE: R-4            Sec/ Blk/ Lot: 4-2-21.12

**COPY**

DESCRIPTION OF EXISTING SITE: RETAIL BUILDING

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

1. 300-45 A,2 FAÇADE SIGNS – 1 PERMITTED 2.5'x10' WIDE. TWO (2) PROPOSED SIGNS EXCEED THE MAXIMUM WIDTH OF 10'. A VARIANCE OF 8" WIDTH FOR THE 4 SEASON SIGN IS REQUIRED. A VARIANCE TO PERMIT THE SECOND SIGN. 1'6"x16'2" IS REQUIRED.

  
BUILDING INSPECTOR

	PERMITTED	PROPOSED OR AVAILABLE:	VARIANCE REQUEST:
ZONE: R-4    USE:			
SIGN:			
FREESTANDING:			
HEIGHT:			
WIDTH:	10'	1 - 10'8" 1 - 16'2"	1 - 8" 1 - 6'2"
WALL SIGNS:	1 - 2.5'x10'	1 - 1'6"x10'8" 1 - 1'6"x16'2"	
TOTAL ALL SIGNS:			
FEET FROM ANY LOT LINE:			

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

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

Other inspections will be made in most cases but those listed below must be made or Certificate of Occupancy may be withheld. Do not mistake an unscheduled inspection for one of those listed below. Unless an inspection report is left on the job indicating approval of one of these inspections it has not been approved and it is improper to continue beyond that point in the work. Any disapproved work must be reinspected after correction.

1. When excavating is complete and footing forms are in place (before pouring.)
2. Foundation inspection. Check here for waterproofing and footing drains.
3. Inspect gravel base under concrete floors and under slab plumbing.
4. When framing, rough plumbing, rough electric and before being covered.
5. Insulation.
6. Final inspection for Certificate of Occupancy. Have on hand electrical inspection data and final certified plot plan. Building is to be completed at this time. Well water test required and engineer's certification letter for septic system required.
7. Driveway inspection must meet approval of Town Highway Superintendent. A driveway bond may be required.
8. \$50.00 charge for any site that calls for the inspection twice.
9. Call 24 hours in advance, with permit number, to schedule inspection.
10. There will be no inspections unless yellow permit card is posted.
11. Sewer permits must be obtained along with building permits for new houses.
12. Septic permit must be submitted with engineer's drawing and perc test.
13. Road opening permits must be obtained from Town Clerk's office.
14. All building permits will need a Certificate of Occupancy or a Certificate of Compliance and here is no fee for this.

RECEIVED  
JAN 26 2006

FOR OFFICE USE ONLY:  
Building Permit #: 2006-61

**AFFIDAVIT OF OWNERSHIP AND/OR CONTRACTOR'S COMP & LIABILITY INSURANCE CERTIFICATE IS REQUIRED BEFORE PERMIT WILL BE ISSUED**

PLEASE PRINT CLEARLY - FILL OUT ALL INFORMATION WHICH APPLIES TO YOU

Owner of Premises PATRIOT PLAZA ASSOC. LLC.

Address 1 EXECUTIVE BLVD, YONKERS, NY. 10701 Phone: 914.965.3990

Mailing Address SAME AS ABOVE Fax: 914.965.3899

Name of Architect N/A

Address \_\_\_\_\_ Phone \_\_\_\_\_

Name of Contractor SIGN LANGUAGE INC.

Address 44 NOXON ROAD, Poughkeepsie, NY. Phone 845.483.1043

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

If applicant is a corporation, signature of duly authorized officer. Thomas A. W. M. PRESIDENT.  
(Name and title of corporate officer)

1. On what street is property located? On the WEST side of ROUTE 32  
(N,S,E or W)  
and \_\_\_\_\_ feet from the intersection of \_\_\_\_\_

2. Zone or use district in which premises are situated \_\_\_\_\_ Is property a flood zone? Y \_\_\_\_\_ N

3. Tax Map Description: Section 4 Block 2 Lot 21.12

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

a. Existing use and occupancy \_\_\_\_\_ b. Intended use and occupancy \_\_\_\_\_

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

6. Is this a corner lot? YES

AI-B5 SIGN

7. Dimensions of entire new construction. See Attached  
Front \_\_\_\_\_ Rear \_\_\_\_\_ Depth \_\_\_\_\_ Height \_\_\_\_\_ No. of stories \_\_\_\_\_

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

Number of bedrooms \_\_\_\_\_ Baths \_\_\_\_\_ Toilets \_\_\_\_\_ Heating Plant: Gas \_\_\_\_\_ Oil \_\_\_\_\_

Electric/Hot Air \_\_\_\_\_ Hot Water \_\_\_\_\_ If Garage, number of cars \_\_\_\_\_

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

10. Estimated cost \_\_\_\_\_ Fee \$50-

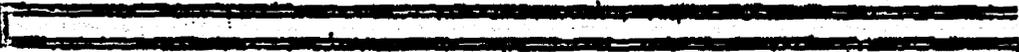
CH# 3684

**PAID**

**APPLICATION FOR BUILDING PERMIT**  
**TOWN OF WEST HOOKS, ORANGE COUNTY, NEW YORK**  
 Payment to New York State Building Code and Town Codebooks

Building Inspector: Michael I. Robinson  
 Asst. Inspector: Frank Lisi & Louis Gagliardi  
 New Windsor Town Hall  
 685 Main Avenue  
 New Windsor, New York 12553  
 (914) 892-4949  
 (914) 892-4948 FAX

This copy furnished \_\_\_\_\_  
 Fee copy furnished \_\_\_\_\_  
 Approved \_\_\_\_\_  
 Disapproved \_\_\_\_\_  
 Permit No. \_\_\_\_\_



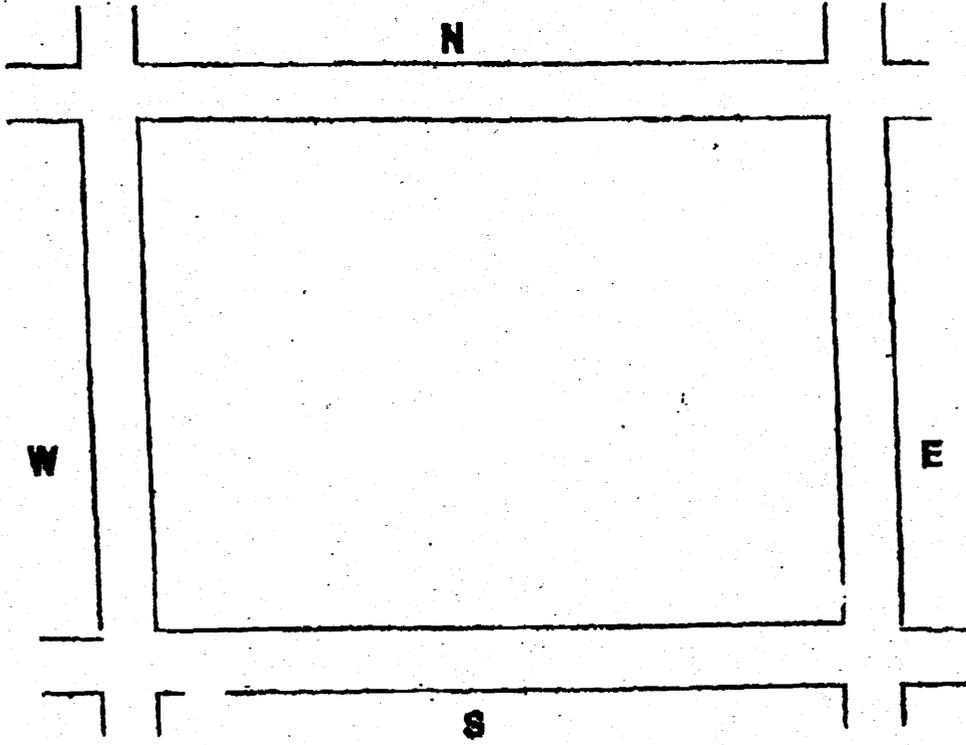
- A. This application must be completely filled in by applicant or its agent and submitted to the Building Inspector.
- B. Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or ways, and showing a detailed description of layout of property must be drawn on the drawing, which is part of this application.
- C. This application must be accompanied by two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.
- D. The work covered by this application may not be commenced before the issuance of a Building Permit.
- E. Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.
- F. No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit, pursuant to the New York Building Construction Code Codebooks of the Town of West Hooks for the construction of buildings, addition, or alterations, or for removal or demolition or use of property as herein described. The applicant agrees to comply with all applicable laws, ordinances, regulations and codes which in the course or pursuit of such work he, his agent or person of his order building described in this application and if not the owner, that he has been duly and properly authorized to make this application and to assume responsibility for the work in connection with this application.

Thomas G. Williams PRES ORANGE CO. 112 ANDRON ROAD FOURTH PEPSEE, NY 12683  
 (Applicant's Signature) (Address of Applicant)  
Joseph [Signature] 1 Executive Blvd. Hookers, NY 10701  
 (Owner's Signature) (Owner's Address)

**PLOT PLAN**

**NOTE:** Locate all buildings and include all outdoor enclosures. Applicant must indicate the building line or lines clearly and distinctly on the drawings.





100 FT FRONTAGE

X \_\_\_\_\_  
APPROVED BY DATE

PHONE  
845-483-1043

FAX  
845-483-0692

## 4 SEASONS DOLLAR STORE

Date: 4/4/06



Address:

The Prices, Specifications, and Conditions as Described are Satisfactory and are Hereby Accepted. You Are Authorized to do the Work as Specified.

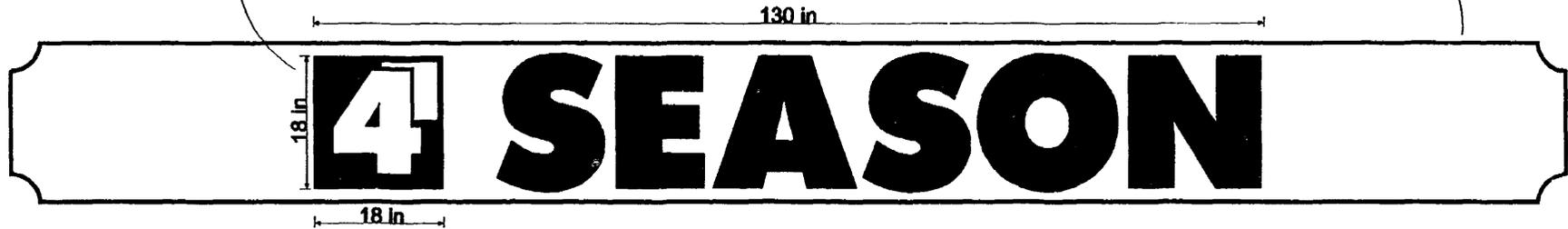
Phone:

50% DEPOSIT REQUIRED  
ON ALL WORK OVER \$100.00  
FULL PAYMENT IN ADVANCE REQUIRED  
FOR ALL WORK UNDER \$100.00

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INTERNALLY ILLUMINATED BOX SIGN  
MULTI-COLOR PLEXI FACE ON BLACK BOX

OUTLINE OF BUILDING INDENTATION



INTERNALLY ILLUMINATED INDIVIDUAL  
CHANNEL LETTERS WITH RED NEON,  
WHITE LETTER RETURNS AND RACEWAY,  
RED TRIM CAPS

X \_\_\_\_\_ DATE \_\_\_\_\_  
APPROVED BY

PHONE  
845-483-1043

FAX  
845-483-0692

4 SEASON DOLLAR STORE

Date: 1/19/06

Address:

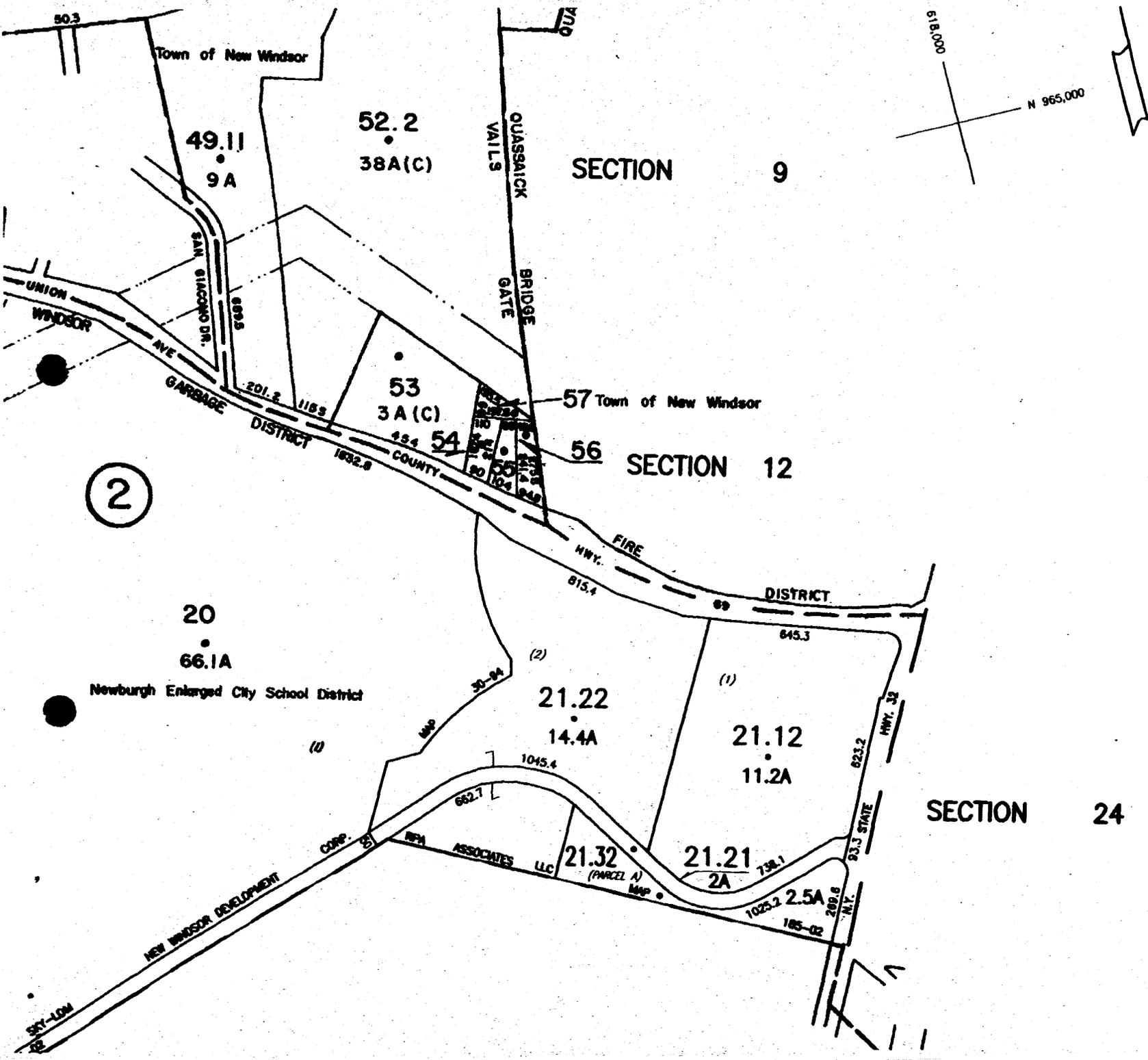
Phone:

The Prices, Specifications, and Conditions as Described are  
Satisfactory and are Hereby Accepted. You Are Authorized to do  
the Work as Specified.

50% DEPOSIT REQUIRED  
ON ALL WORK OVER \$100.00  
FULL PAYMENT IN ADVANCE REQUIRED  
FOR ALL WORK UNDER \$100.00



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

**MEMORANDUM**

**TO: LARRY REIS, COMPTROLLER**  
**FROM: MYRA MASON, SECRETARY TO THE ZONING BOARD**  
**DATE: July 26, 2006**  
**SUBJECT: ESCROW REFUND**

**PLEASE ISSUE A CHECK IN THE AMOUNT OF \$ 387.33 TO CLOSE OUT  
ESCROW FOR:**

**ZBA FILE #06-26**

**NAME & ADDRESS:**

**4 Season Dollar Store  
939 Route 376,  
Wappingers Falls, NY 12590**

**THANK YOU,**

**MYRA**

**L.R.7/26/06**



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



FILE #06-26      TYPE:SIGNTELEPHONE:      227-9196

**APPLICANT:**  
4 Season Dollar Store  
939 Route 376,  
Wappingers Falls, NY 12590

RESIDENTIAL:	\$ 50.00	CHECK # _____
COMMERCIAL	\$ 150.00	CHECK # <u>1494</u>
INTERPRETATION	\$ 150.00	CHECK # _____

ESCROW:                  COMMERCIAL \$500.00                  CHECK # 1497



<b><u>DISBURSEMENTS:</u></b>		<b>MINUTES</b>	<b>ATTORNEY</b>
		<b><u>\$7.00 / PAGE</u></b>	<b><u>FEE</u></b>

PRELIMINARY:	<u>2</u>	PAGES	<u>\$14.00</u>	<u>\$35.00</u>
2 <sup>ND</sup> PRELIMINARY:	_____	PAGES	\$ _____	\$ _____
PUBLIC HEARING:	<u>2</u>	PAGES	<u>\$14.00</u>	<u>\$35.00</u>
PUBLIC HEARING:	_____	PAGES	\$ _____	\$ _____

LEGAL AD: Publish Date:05-23-06                  \$ 14.67

TOTAL:                  \$ 42.67                  \$ 70.00



ESCROW POSTED:                  \$ 500.00  
LESS: DISBURSEMENTS:                  \$ 112.67

AMOUNT DUE:                  \$ \_\_\_\_\_

REFUND DUE:                  \$ 387.33

Cc:

L.R. 7/26/06

June 12, 2006

11

PUBLIC HEARINGS:

4 SEASONS DOLLAR STORE (06-26)

Mr. Tom Walsh appeared before the board for this proposal.

MR. KANE: Request for sign #1 8" variance and sign #2 1'6" x 16'2" variance. Tell us what you want to do.

MR. WALSH: Okay, 4 Seasons is a dollar store that occupies the largest frontage, actually it would be 4 of the indentures where the signs go, possibly 5, I believe it's 4, the letters are 18 inch tall similar to the Green Garden that I was just talking about, internally illuminated, non-flashing, channel letters, red faces except for the logo which is the 4 is a just a multi-color logo and that's pretty much it.

MR. KANE: Let the record show seeing some of the signs from the street that the signs actually aren't oversized for how they appear on the front of it. That's my personal observation. You said non-illuminating, non-flashing, internally illuminated?

MR. WALSH: Yes.

MR. KANE: Anybody in the audience for this particular hearing? Seeing as no one is here for this, we'll close the public hearing, bring it back to Myra, ask her how many mailings we add.

MS. MASON: On May 19, I mailed out 48 envelopes and had no response.

MR. KRIEGER: Now the reason that this is two signs is simply because it's two indentures, they're next to each other, is that correct?

MR. WALSH: Well, yeah, I couldn't continuously run

June 12, 2006

12

this sign.

MR. KRIEGER: It appears to be one continuous thing when somebody looks at it but it is in fact not.

MR. WALSH: Correct.

MR. KRIEGER: And the permitted width of a sign is 2 1/2, you're actually proposing less than the permitted only 1.6 a little longer and a little less width, is that correct?

MR. WALSH: That's correct.

MR. KRIEGER: Okay.

MR. KANE: Any other questions? I'll accept a motion.

MS. LOCEY: I will offer a motion to grant the requested variances on the application of 4 Seasons Dollar Store for sign number 1 an 8 inch variance and for sign number 2 to cover the entire size of the sign 1 foot 6 inch by 16 foot 2 inch all at 176 Windsor Highway, Suite 100 through 500 in a PUD zone.

MR. TORPEY: I'll second that.

ROLL CALL

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

May 8, 2006

5

4 SEASONS DOLLAR STORE (06-26)

MR. KANE: Request for sign variances, sign number 1, 8" variance requested, sign number two, 1'6" x 16'2" sign request at 176 Windsor Highway, Suite 100-500 in a PUD area.

Mr. Tom Walsh appeared before the board for this proposal.

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

MR. WALSH: As you just read, there's 4 Seasons occupies a hundred feet of frontage on this, their particular store unit, I'd like to fabricate, typically it would be one channel letter sign but since the indenture is kind of makes the architecture of the building the way it is, we have to separate the signs as shown.

MR. KANE: This is the new Dollar Store on 32 and Union on the corner?

MR. WALSH: Yes and then the photograph here shows each sign and the two indentures from the corner of the building.

MR. KANE: Let the record show the pictures of the signs that are superimposed on it size wise will look fine on the store, they're not over big.

MR. BABCOCK: When they built the building they actually made a recess for the signs there so he couldn't do 4 Seasons Dollar Store above each other because he's got a recess so that's why it's really one sign but it is actually two.

MR. WALSH: Well the other thing is that your code allows for 2 1/2 foot by 10 foot which would not fit in the indenture either even though on the signs each

May 8, 2006

6

individual sign is under the square footage that's allowed.

MR. KANE: Any illumination?

MR. WALSH: Internally.

MR. KANE: Non-flashing non-neon?

MR. WALSH: It's internal neon.

MR. KANE: Non-flashing?

MR. WALSH: Right.

MR. KANE: And the lights themselves will not bother any drivers driving by?

MR. WALSH: No, this is very common in all the plazas in the area, very similar.

MR. KANE: Any further questions? We'll accept a motion.

MS. LOCEY: I'll offer to schedule a public hearing on the application of 4 Seasons Dollar Store request for a is it 8 inch sign number one and request for second sign to measure 1.6 inches by 16 feet 2 inches all at 176 Windsor Highway, Suite 100-500 in a PUD area.

MS. GANN: Second the motion.

ROLL CALL

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



# THE SENTINEL

P.O. BOX 406  
VAILS GATE, NY 12584

## Invoice

Date	Invoice #
6/12/2006	7783

Bill To	<i>mm.</i>
TOWN OF NEW WINDSOR 555 UNION AVE NEW WINDSOR, NY 12553	

### RECEIVED

JUN 27 2006

TOWN OF NEW WINDSOR  
COMPTROLLER'S OFFICE

P.O. No.	Terms	Project
44999	Due on receipt	

Issue Date	Description	PCS/Units	Amount
5/23/2006	LEGAL ADS: 4 SEASONS DOLLAR STORE NOTICE 06-26	10.67	10.67
	1 AFFIDAVIT	4.00	4.00
		<b>Total</b>	<b>\$14.67</b>

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

State of New York  
 County of Orange, ss:  
 Patricia Quill being duly  
 sworn disposes and says that she is The  
 Supervisor of Legal Dept. of the E.W. Smith  
 Publishing Company; Inc. Publisher of The  
 Sentinel, a weekly newspaper published and  
 of general circulation in the Town of New  
 Windsor, Town of Newburgh and City of  
 Newburgh and that the notice of which the  
 annexed is a true copy was published IX  
 in said newspaper, commencing on  
 the 23 day of May A.D., 2006  
 and ending on the 23 day of May  
 A.D. 2006

**PLEASE TAKE NOTICE** that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York, will hold a Public Hearing on the following Proposition:  
 Appendix, 66-26  
 Request of EMBROIDERIE SOLE ARIENNE Inc. VENDOR of the Sewing Land Use District  
 Request for Sign Variance:  
 Proposed: Proposed  
 Variance Requested: Variance Requested  
 Sign 1: 2'5" X 10" 1'6" X 10"  
 Sign 2: 8" 1'6" X 10"  
 X 10" 1'6" X 10"  
 at 176 Windsor Highway - Suite 100-500  
 in P.O. Box 46-3-21.12  
**PUBLIC HEARING** will take place on  
 JUNE 22, 2006  
 at the New Windsor Town Hall, 585 Union  
 Avenue, New Windsor, New York  
 beginning at 7:30 P.M.  
 Michael Kane, Chairman

*Patricia Quill*

Subscribed and shown to before me  
 this 22<sup>nd</sup> day of June, 2006

*Deborah Green*

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

DEBORAH GREEN  
 Notary Public, State of New York  
 Qualified in Orange County  
 # 4984066  
 Commission Expires July 15, 2007

My commission expires \_\_\_\_\_

RESULTS OF Z.B.A. MEETING OF: June 2006

PROJECT: Four Season (Sign Language) ZBA # 06-26  
P.B.# \_\_\_\_\_

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

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

GANN \_\_\_\_\_  
LUNDSTROM \_\_\_\_\_  
LOCEY \_\_\_\_\_  
TORPEY \_\_\_\_\_  
KANE \_\_\_\_\_ CARRIED: Y \_\_\_\_\_ N \_\_\_\_\_

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

GANN \_\_\_\_\_  
LUNDSTROM \_\_\_\_\_  
LOCEY \_\_\_\_\_  
TORPEY \_\_\_\_\_  
KANE \_\_\_\_\_ CARRIED: Y \_\_\_\_\_ N \_\_\_\_\_

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

GANN \_\_\_\_\_  
LUNDSTROM \_\_\_\_\_  
LOCEY \_\_\_\_\_  
TORPEY \_\_\_\_\_  
KANE \_\_\_\_\_ CARRIED: Y \_\_\_\_\_ N \_\_\_\_\_

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

GANN \_\_\_\_\_  
LUNDSTROM \_\_\_\_\_  
LOCEY \_\_\_\_\_  
TORPEY \_\_\_\_\_  
KANE \_\_\_\_\_ CARRIED: Y \_\_\_\_\_ N \_\_\_\_\_

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

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

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

PUBLIC HEARING: STATEMENT OF MAILING READ INTO MINUTES   
VARIANCE APPROVED: M) Lo S) I VOTE: A 4 N 0.

~~GANN~~  
LUNDSTROM A  
LOCEY A  
TORPEY A  
KANE A

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

No Public Comment



**PUBLIC HEARING NOTICE**  
**ZONING BOARD OF APPEALS**  
**TOWN OF NEW WINDSOR**

**PLEASE TAKE NOTICE** that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York, will hold a Public Hearing on the following Proposition:

**Appeal No. 06-26**

**Request of 4 SEASONS DOLLAR STORE**

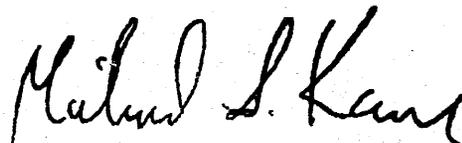
**for a VARIANCE of the Zoning Local Law to Permit:**

**Request for Sign Variances:**

<b>Permitted</b>	<b>Proposed</b>	<b>Variance Requested</b>	
<b>Sign #1</b>	<b>2.5' X 10'</b>	<b>1' 6" X 10' 8"</b>	<b>8"</b>
<b>Sign #2</b>	<b>0</b>	<b>1' 6" X 16' 2"</b>	<b>1' 6" X 16' 2"</b>

**at 176 Windsor Highway – Suite 100-500 in a PUD area (4-2-21.12)**

**PUBLIC HEARING will take place on JUNE 12, 2006**  
**at the New Windsor Town Hall, 555 Union Avenue, New Windsor, New York**  
**beginning at 7:30 P.M.**



---

**Michael Kane, Chairman**



1763

# Town of New Windsor

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

## Assessors Office

May 16, 2006

Four Seasons Dollar Store  
c/o Sign Language, Inc.  
44 Noxon Road – Suite 4  
Poughkeepsie, NY 12603

Re: 4-2-21.12 ZBA#: 06-27 (48)

To Whom It May Concern:

According to our records, the attached list of property owners are within five hundred (500) feet of the above referenced property.

The charge for this service is \$65.00, minus your deposit of \$25.00.

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

Sincerely,

J. Todd Wiley, IAO  
Sole Assessor

JTW/tmp  
Attachments

CC: Myra Mason, Zoning Board

**Section 88**

Windsor Crest Homeowners Assoc.  
c/o Archway Management, Inc.  
P.O. Box 454  
Central Valley, NY 10917

12-1-23  
Ofar Avgush  
4 Hillside Avenue  
New Windsor, NY 12553

12-1-28 & 29  
Martine Dacilas Laguerre  
15 Hillside Avenue  
New Windsor, NY 12553

12-1-33  
Wilma & Cory Anzalone  
27 Hillside Avenue  
New Windsor, NY 12553

12-1-46.1  
Jonle Enterprises, Inc.  
354 Union Avenue  
New Windsor, NY 12553

12-2-2 & 3  
David Sarinsky  
298 Union Avenue  
New Windsor, NY 12553

24-1-1-4, 24 & 25  
Amelia Baez  
Almalina Ledesma  
175 Windsor Highway  
New Windsor, NY 12553

24-1-7.1  
Joel & Nancy Barker  
187 Windsor Highway  
New Windsor, NY 12553

24-1-14 & 15  
Melissa DiGiacomo  
191 Windsor Highway  
New Windsor, NY 12553

24-2-1  
Joan Thiele  
222 Daniher Avenue  
New Windsor, NY 12553

**Section 92**

Patriot Ridge Condo Assoc.  
c/o River Management Att: Lizzie  
P.O. Box 5309  
Poughkeepsie, NY 12602

12-1-24  
Louis & Kathleen Antonelli  
3 Hillside Avenue  
New Windsor, NY 12553

12-1-30  
Erik Cutroneo  
19 Hillside Ave - Apt 3  
New Windsor, NY 12553

12-1-42  
Frank & Barbara Antonelli  
360 Union Avenue  
New Windsor, NY 12553

12-1-48  
Central Hudson Gas & Electric  
284 South Avenue  
Poughkeepsie, NY 12602

12-2-4  
Gertrude Sarinsky  
294 Union Avenue  
New Windsor, NY 12553

24-1-5  
John & Rose Mitchell  
228 James Street  
New Windsor, NY 12553

24-1-11 & 16  
John Naclerio  
Cathleen Perren  
189 Windsor Highway  
New Windsor, NY 12553

24-1-21  
Xavier Garrett  
181 Windsor Highway  
New Windsor, NY 12553

24-2-2  
Jeanette & Joseph Martinez  
224 Daniher Avenue  
New Windsor, NY 12553

4-2-21.21 & 4-2-21.32  
RPA Assoc., LLC  
AVR-RPA Development, LLC  
c/o AVR Realty Co.  
1 Executive Blvd  
Yonkers, NY 10701

12-1-27 & 49  
John Antonelli  
Frank Antonelli, Sr.  
4 Cedar Court  
Palm Coast, FL 32137

12-1-31 & 32  
Nicholas Cracolici  
23 Hillside Avenue  
New Windsor, NY 12553

12-1-44.1  
Ruth & Richard Cecchetelli  
356 Union Avenue  
New Windsor, NY 12553

12-2-1  
Orwest New Windsor, Inc.  
c/o Ralph DiBart  
400 Central Park West - #7R  
New York, NY 10025

12-2-5  
David & Jacie Sarinsky  
298 Union Avenue  
New Windsor, NY 12553

24-1-6  
Edith Sambells  
230 James Street  
New Windsor, NY 12553

24-1-13.1  
Elaine & Michael Veneziali, Sr.  
233 Wall Place  
New Windsor, NY 12553

24-1-22.1  
Javier Sabillon  
179 Windsor Highway  
New Windsor, NY 12553

24-2-3  
William & Marie Murphy  
228 Daniher Avenue  
New Windsor, NY 12553

24-2-6  
William Adams  
Marion Adams  
232 Daniher Avenue  
New Windsor, NY 12553

24-2-10  
Anjel & Laura Perez  
246 Daniher Avenue  
New Windsor, NY 12553

24-2-15  
Truman Adams  
13 Boulevard  
Cornwall-On-Hudson, NY 12520

24-3-18  
Robert & Margaret Ponesse  
246 Parkway Drive  
New Windsor, NY 12553

24-3-21  
Robert & Lyndsay Hodge  
197 Windsor Highway  
New Windsor, NY 12553

24-3-23  
Christine Feroli  
Helen Macy  
234 Wall Place  
New Windsor, NY 12553

24-2-8  
Tracy Bielenberg  
Giuseppe DiBella  
238 Daniher Avenue  
New Windsor, NY 12553

24-2-11 & 12  
Audrey & Michael Fusco, Jr.  
245 James Street  
New Windsor, NY 12553

24-2-16, 17 & 18  
Diane & Donald McKee, Jr.  
227 James Street  
New Windsor, NY 12553

24-3-19  
Angelo & Carmela Schettini  
248 Parkway Drive  
New Windsor, NY 12553

24-3-22.1  
John Terrizzi  
P.O. Box 4735  
New Windsor, NY 12553

24-3-24  
Wayne Steele  
236 Wall Place  
New Windsor, NY 12553

24-2-9  
Cheryl Ann McCann  
242 Daniher Avenue  
New Windsor, NY 12553

24-2-13 & 14  
William & Joann Nyborg  
239 James Street  
New Windsor, NY 12553

24-3-1  
Genevieve Thompson  
293 Union Avenue  
New Windsor, NY 12553

24-3-20  
Anna Cleaves  
254 Parkway Drive  
New Windsor, NY 12553

24-3-22.2  
Robert Parker, Sr.  
232 Wall Place  
New Windsor, NY 12553

24-9-1  
Frank AJ Manthey, JR., Ruth Curley  
Robert Manthey, Janet Sullivan  
205 Windsor Highway  
New Windsor, NY 12553

RESULTS OF Z.B.A. MEETING OF: May 8, 2006

PROJECT: 4 Season Dollar Store

ZBA # 06-26

P.B.# \_\_\_\_\_

USE VARIANCE: \_\_\_\_\_

NEED: EAF \_\_\_\_\_

PROXY \_\_\_\_\_

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

GANN \_\_\_\_\_  
LUNDSTROM \_\_\_\_\_  
LOCEY \_\_\_\_\_  
TORPEY \_\_\_\_\_  
KANE \_\_\_\_\_ CARRIED: Y \_\_\_\_\_ N \_\_\_\_\_

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

GANN \_\_\_\_\_  
LUNDSTROM \_\_\_\_\_  
LOCEY \_\_\_\_\_  
TORPEY \_\_\_\_\_  
KANE \_\_\_\_\_ CARRIED: Y \_\_\_\_\_ N \_\_\_\_\_

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

GANN \_\_\_\_\_  
LUNDSTROM \_\_\_\_\_  
LOCEY \_\_\_\_\_  
TORPEY \_\_\_\_\_  
KANE \_\_\_\_\_ CARRIED: Y \_\_\_\_\_ N \_\_\_\_\_

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

GANN \_\_\_\_\_  
LUNDSTROM \_\_\_\_\_  
LOCEY \_\_\_\_\_  
TORPEY \_\_\_\_\_  
KANE \_\_\_\_\_ CARRIED: Y \_\_\_\_\_ N \_\_\_\_\_

**ALL VARIANCES - PRELIMINARY APPEARANCE:**

SCHEDULE PUBLIC HEARING: M) Lo S) G VOTE: A 5 N 0

GANN A  
LUNDSTROM A  
LOCEY A  
TORPEY A  
KANE A

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

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

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

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

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

Internally Lit - Not Flashing

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

**RECEIPT**  
**#376-2006**

05/09/2006

Tom & Gigi Inc. Etal

Received \$ 150.00 for Planning Board Fees, on 05/09/2006. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

**Deborah Green**  
Town Clerk

**TOWN OF NEW WINDSOR**  
**ZONING BOARD OF APPEALS**  
**RECEIPT OF ESCROW RECEIVED:**

DATE RECEIVED: 05-08-2006

FOR: ESCROW 06-26

FROM:  
**TOM & GIGI INC. DBA**  
**HOME TOWN DOLLAR STORE**  
**939 Route 376**  
**Wappingers Falls, NY 12590-6343**

CHECK FROM:  
SAME

CHECK NUMBER: 1497

TELEPHONE: 227-9196

AMOUNT: 500.00

RECEIVED AT COMPTROLLER'S OFFICE BY:

Nei                      5/9/06  
NAME                                      DATE

PLEASE RETURN ONE SIGNED COPY TO MYRA FOR FILING

THANK YOU





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



**APPLICATION FOR VARIANCE**

MARCH 8, 2006  
Date

Application Type: Use Variance  Area Variance   
Sign Variance  Interpretation

I. **Owner Information:** Phone Number: (516) 798-3578  
PATRIOT PLAZA ASSOCIATES, L.L.C. Fax Number: (516) 798-5844  
(Name)  
1 EXECUTIVE BLD., YONKERS NEW YORK 10701  
(Address)

II. **Applicant:** Phone Number: (845) 227-9196  
4 SEASON DOLLAR STORE Fax Number: (845) 227-2569  
(Name)  
939 ROUTE 376, WAPPINGER FALLS, NEW YORK 12590  
(Address)

III. **Forwarding Address, if any, for return of escrow:** Phone Number: ( )  
Fax Number: ( )  
(Name)  
(Address)

IV. **Contractor/Engineer/Architect/Surveyor/:** Phone Number (845) 483-1043  
Fax Number: (845) 483-0692  
SIGN LANGUAGE INC.  
(Name)  
44 NOXON ROAD, SUITE 4 POUGHKEEPSIE, NEW YORK 12603  
(Address)

V. **Property Information:**  
Zone: R-4 Property Address in Question: 176 WINDSOR HIGHWAY  
Lot Size: \_\_\_\_\_ Tax Map Number: Section 4 Block 2 Lot 21.12  
a. What other zones lie within 500 feet? \_\_\_\_\_  
b. Is pending sale or lease subject to ZBA approval of this Application? NO  
c. When was property purchased by present owner? \_\_\_\_\_  
d. Has property been subdivided previously? \_\_\_\_\_ If so, When: \_\_\_\_\_  
e. Has an Order to Remedy Violation been issued against the property by the  
Building/Zoning/Fire Inspector? \_\_\_\_\_  
f. Is there any outside storage at the property now or is any proposed? \_\_\_\_\_

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

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

**APPLICATION FOR VARIANCE - continued**

- IX. In making its determination, the ZBA shall take into consideration, among other aspects, the benefit to the applicant if the variance is granted as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. Also, whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; (2) whether the benefit sought by the applicant can be achieved by some other method feasible for the applicant to pursue other than an area variance; (3) whether the requested area variance is substantial; (4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and (5) whether the alleged difficulty was self-created.

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

① THERE WILL NOT BE AN UNDESIRABLE CHANGE TO THE CHARACTER OF THE NEIGHBORHOOD OR A DETRIMENT TO NEARBY PROPERTIES. DUE TO THE ARCHITECTURE OF THE BUILDING THE INSET ABOVE EACH STORE FRONT ALLOWS FOR A MORE NARROW & WIDER SIGN. UTILIZING CHANNEL LETTERS CONSISTANTLY THROUGHOUT THE PLAZA ACHIEVES MORE OF AN UPSCALE LOOK. (2) THE SIGNS ARE LESS THAN THE SQUARE FOOTAGE ALLOWED BY TOWN CODE. THE HEIGHT & LENGTH ARE APPROPRIATE TO THE BUILDINGS DESIGN (3) THE AREA VARIANCE IS NOT SUBSTANTIAL, THE SIGNS ARE WITHIN THE SQUARE FOOTAGE ALLOWED (4) THIS TYPE OF SIGN (CHANNEL LETTERS) ARE COMMONLY USED IN SURROUNDING SHOPPING CENTERS & PLAZAS. THEY CREATE A CLEAN & LESS CLUTTERED LOOK.

**PLEASE NOTE:**

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

**OWN OF NEW WINDSOR  
ZONING BOARD OF APPEALS**

**APPLICATION FOR VARIANCE - continued**

**X. SIGN VARIANCE:**

- (a) Variance requested from New Windsor Zoning Local Law, Section \_\_\_\_\_, Supplementary Sign Regulations

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Sign #1	2 1/2' x 10'	18" x 10' - 10"	10" (WIDTH ONLY)
Sign #2	2 1/2' x 10'	18" x 16' - 2"	6' - 2" (WIDTH ONLY)
Sign #3			
Sign #4			

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

INTERNALLY ILLUMINATED INDIVIDUAL CHANNEL LETTER SIGNS  
MOUNTED ON A RACEWAY. THE BUILDINGS FACCA INSET  
ALLOWS FOR 18" TALL LETTERS THEREFORE WE CANNOT UTILIZE  
THE FULL 30" TALL, BUT INSTEAD GO WIDER WITH THE SIGNS  
TO CREATE A UNIFORM LOOK.

- (c) What is total area in square feet of all signs on premises including signs on windows, face of building and freestanding signs 0 ?

**XI. INTERPRETATION:**

- (a) Interpretation requested of New Windsor Zoning Local Law, Section \_\_\_\_\_

- (b) Describe in detail the proposal before the Board:

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

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

**XII. ADDITIONAL COMMENTS:**

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

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**X XIII. ATTACHMENTS REQUIRED:**

- Copy of contract of sale, lease or franchise agreement. Copy of deed and title policy.
- Copy of site plan or survey (if available) showing the size and location of the lot, buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot in question.
- Copies of signs with dimensions and location.
- Three checks: (each payable to the TOWN OF NEW WINDSOR)
- One in the amount of \$ 300.00 or 500.00 (escrow)
- One in the amount of \$ 50.00 or 150.00 (application fee)
- One in the amount of \$ 25.00 (Public Hearing List Deposit)
- Photographs of area that variances is being requested for showing relationship to property lines (5 or 6) from several angles. (IF SUBMITTING DIGITAL PHOTOS PRINTED FROM COMPUTER - PLEASE SUBMIT FOUR (4) SETS OF THE PHOTOS.)

*Try to take 4 or 5 shots from the road level to see how the sign is viewed from the street*

**XIV. AFFIDAVIT.**  
STATE OF NEW YORK)

COUNTY OF NASSAU SS:  
ORANGE

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

Sworn to before me this:

13 day of April 2006

Kerry A Vasallo  
Notary Public, State of NY  
No. 01VA5088247  
Qualified in Nassau County  
Commission Expires Nov 17 2009

*[Signature]*  
Signature and Stamp of Notary

*[Signature]*  
Owner's Signature (Notarized)

Joseph Campagnolo  
Owner's Name (Please Print)  
Rep

*For Joseph Campagnolo only*

Applicant's Signature (If not Owner)

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

**APPLICANT/OWNER PROXY STATEMENT**  
**(for professional representation)**

for submittal to the:  
TOWN OF NEW WINDSOR ZONING BOARD OF APPEALS

Patriot Plaza Associates, LLC , deposes and says that he resides  
(OWNER)

at 1 Executive Blvd, Yonkers, NY 10701 in the County of \_\_\_\_\_  
(OWNER'S ADDRESS)

and State of New York and that he is the owner of property tax map

(Sec. \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_ )  
designation number (Sec. \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_ ) which is the premises described in

the foregoing application and that he authorizes:

(Applicant Name & Address, if different from owner)

PRES. THOMAS WALSH, SIGN LANGUAGE INC.

(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: 4/13/06

Joseph Compagnolo  
Owner's Signature (MUST BE NOTARIZED)

Sworn to before me this:  
13 day of April 2006  
Kerry A Vasaturo  
Notary Public, State of NY  
No. 01VA5088247  
Qualified in Nassau County  
Commission Expires Nov 17, 2009

for Joseph Compagnolo  
only.

Applicant's Signature (If different than owner)

Kerry A Vasaturo  
Signature and Stamp of Notary

Thomas Walsh PRES.  
Representative's Signature

**THIS FORM IS TO BE COMPLETED ONLY IF SOMEONE OTHER THAN THE PROPERTY OWNER WILL BE APPEARING AS REPRESENTATION OF THE OWNER AT THE ZBA MEETINGS.**

**\*\* PLEASE NOTE:  
ONLY OWNER'S SIGNATURE MUST BE NOTARIZED.**

COMPLETE THIS PAGE

# ACORD CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
01/24/2006

**Insured**  
LoVullo Associates, Inc.  
6450 Transit Road  
Depew, NY 14043

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

**Insured**  
Sign Language, Inc.  
44 Noxon Road, Suite 4  
Poughkeepsie NY 12601

<b>INSURERS AFFORDED COVERAGE</b>	<b>NASC#</b>
INSURER: Nautilus Insurance Company	17370
INSURER:	
INSURER:	
INSURER:	

### COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

LINE	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE	POLICY EXPIRATION DATE	LIMITS
A	<b>GENERAL LIABILITY</b> <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIM MADE <input checked="" type="checkbox"/> OCCUR  GEN AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PER OCC <input type="checkbox"/> LOC	NC420536	05/20/05	05/20/06	EACH OCCURRENCE: \$1,000,000 DAMAGE TO CONTENTS (Commercial Gen. Liab. Only): \$ 50,000 MED EXP (Anyone Injury): \$ 5,000 PERSONAL & ADV INJURY: \$1,000,000 GENERAL AGGREGATE: \$2,000,000 PRODUCTS-COMMERCIAL AGG: \$1,000,000
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALLOWED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS				COMBINED SINGLE LIMIT (Each Occurrence): \$ BODILY INJURY (Persons): \$ BODILY INJURY (Pets/Objects): \$ PROPERTY DAMAGE (Persons): \$
	<b>GARAGE LIABILITY</b> <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT: \$ OTHER THAN AUTO ONLY: EA ACC: \$ ASE: \$
	<b>UMBRELLA/EXCESS LIABILITY</b> <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIM MADE  <input type="checkbox"/> DEDUCTIBLE <input type="checkbox"/> RETENTION: \$				EACH OCCURRENCE: \$ AGGREGATE: \$ \$ \$
	<b>EMPLOYERS COMPENSATION AND EMPLOYERS LIABILITY</b> ANY PROPOSED EMPLOYEE(S) MUST BE IDENTIFIED ON FACE OF POLICY OR ENDORSEMENT THIS CERTIFICATE DOES NOT COVER:				<input type="checkbox"/> DISABILITY <input type="checkbox"/> OTHER <input type="checkbox"/> E.L. EACH ACCIDENT: \$ <input type="checkbox"/> E.L. DISEASE - EA EMPLOYEE: \$ <input type="checkbox"/> E.L. DISEASE - POLICY LIMIT: \$
A	<b>Property</b> BPP EDP	NC420536	05/20/05	05/20/06	Ded: \$1000 \$115,000 \$ 30,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS

### CERTIFICATE HOLDER

Town of New Windsor  
555 Union Avenue  
New Windsor NY 12553

ACORD 25 (06/1999)

### CANCELLATION

IF SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE INSURED HEREIN WILL ENDORSE TO THIS CERTIFICATE WITHIN 10 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER TO THE LEFT, BUT FAILURE TO DO SO SHALL BECOME NO CANCELLATION OR LAPSE OF ANY KIND UPON THE INSURED, ITS AGENTS OR REPRESENTATIVES.

ENDORSEMENT: *Chonard V. Sotello*

© ACORD CORPORATION 1998

STATE OF NEW YORK  
WORKERS' COMPENSATION BOARD

CERTIFICATE OF NYS WORKERS' COMPENSATION INSURANCE COVERAGE

<p>1a. Legal Name and address of Insured (Use street address only)</p> <p><b>SIGN LANGUAGE INC</b> 44 KNOXON ROAD SUITE 2 POUGHKEEPSIE, NY 12001</p> <p><i>Work Location of Insured (Only required if coverage is specifically limited to certain locations in New York State, i.e. a Wrap-Up Policy)</i></p>	<p>1b. Business Telephone Number of Insured</p> <p>(845) 463-1043</p> <p>1c. NYS Unemployment Insurance Employer Registration Number of Insured</p> <p>1417935330</p> <p>1d. Federal Employer Identification Number of Insured</p> <p>14 - 1793533</p>
<p>2. Name and Address of the Entity Requesting Proof of Coverage (Entity Being Listed as the Certificate Holder)</p> <p><b>TOWN OF NEW WINDSOR</b> 565 UNION AVE NEW WINDSOR, NY 12553</p>	<p>3a. Name of Insurance Carrier</p> <p><b>GUARD INSURANCE</b></p> <p>3b. Policy Number of Entity Listed in box "1a"</p> <p><b>SNWC843061</b></p> <p>3c. Policy effective period:</p> <p>08/28/05 to 06/28/06</p> <p>3d. The proprietor, Partners or Executive Officers are:</p> <p><input type="checkbox"/> included (Only check box if all partners/officers included)</p> <p><input checked="" type="checkbox"/> all excluded or certain partners/officers excluded</p> <p>3e. Demolition is (Definition of Demolition on Reverse)</p> <p><input type="checkbox"/> included.</p> <p><input checked="" type="checkbox"/> excluded.</p>

This certifies that the insurance carrier indicated above in box "3" insures the business referenced above in box "1a" for workers' compensations under the New York State Workers' Compensation Law. (To use this form, New York (NY) must be listed under Item 3A on the INFORMATION PAGE of workers' compensation insurance policy). The Insurance Carrier or its licensed agent will send this Certificate of Insurance to the entity listed above as the certificate holder in box "2".

The Insurance Carrier will also notify the above certificate holder within 10 days IF a policy is cancelled due to nonpayment of premiums or within 30 days IF there are reasons other than nonpayment of premiums that cancel the policy or eliminate the insured from the coverage indicated on this Certificate. (These notices may be sent by regular mail.) Otherwise, this Certificate is valid for a maximum of one year after this form is approved by the insurance carrier or its licensed agent.

Please Note: Upon the cancellation of the workers' compensation policy indicated on this form, if the business continues to be named on a permit, license or contract issued by a certificate holder, the business must provide that certificate holder with a new Certificate of Workers' Compensation Coverage or other authorized proof that the business is complying with the mandatory coverage requirements of the New York State Workers' Compensation Law.

Under penalty of perjury, I certify that I am an authorized representative or licensed agent of the insurance carrier referenced above and that the named insured has the coverage as depicted on this form.

Approved by: Robert McBurney  
(Print name of authorized representative or licensed agent of insurance carrier)

Approved by: *Robert F. McBurney* 01/25/06  
(Signature) (Date)

Title: Insurance Services Director

Telephone Number of authorized representative or licensed agent of insurance carrier: 877-266-6850

Please Note: Only insurance carriers and their licensed agents are authorized to issue the C-105.2 form. Insurance brokers are NOT authorized to issue it.



# TOWN OF NEW WINDSOR

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



## ZONING BOARD PROCEDURES

PLEASE READ AND COMPLETE THE ATTACHED APPLICATION FORMS WHERE IT APPLIES TO YOUR SITUATION (LOOK FOR HIGHLIGHT IN BOX IN LOWER RIGHT CORNER OF EACH PAGE) AND RETURN TO MYRA MASON (845-563-4615) AT THE ZONING BOARD OFFICE (LOCATED IN THE PLANNING BOARD & ENGINEERING OFFICE IN TOWN HALL) WITH THREE CHECKS MADE PAYABLE TO "THE TOWN OF NEW WINDSOR" AS FOLLOWS:

**RESIDENTIAL: (Three Separate Checks Please)**

APPLICATION FEE:	\$ 50.00
*ESCROW:	\$300.00
** <u>DEPOSIT</u> FOR PUBLIC HEARING LIST:	\$ 25.00

**MULTI-FAMILY: (Three Separate Checks Please)**

APPLICATION FEE:	\$150.00
*ESCROW:	\$500.00
** <u>DEPOSIT</u> FOR PUBLIC HEARING LIST:	\$ 25.00

**COMMERCIAL: (Three Separate Checks Please)**

APPLICATION FEE:	\$150.00
*ESCROW:	\$500.00
** <u>DEPOSIT</u> FOR PUBLIC HEARING LIST:	\$ 25.00

**INTERPRETATION: (Three Separate Checks Please)**

APPLICATION FEE:	\$150.00
*ESCROW:	\$500.00
** <u>DEPOSIT</u> FOR PUBLIC HEARING LIST:	\$ 25.00

UPON RECEIPT OF ALL APPLICABLE PAPERWORK AND CHECKS, YOU WILL BE SCHEDULED FOR THE NEXT AVAILABLE AGENDA FOR YOUR "PRELIMINARY MEETING". YOU DO NOT NEED YOUR PUBLIC HEARING LIST OR ENVELOPES FOR THIS FIRST MEETING.

\*

### ESCROW

IS TO COVER OUTSIDE PROFESSIONAL FEES SUCH AS ZBA ATTORNEY FEE, MINUTES OF YOUR PORTION OF THE MEETING, LEGAL ADS, ETC. THE BALANCE WILL BE RETURNED TO YOU UPON CLOSING FILE.

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LIST OF PROPERTY OWNERS WITHIN 500 FT. RADIUS OF PROPERTY IN QUESTION:

APPROXIMATE COST FOR PUBLIC HEARING LIST:

1-10 NAMES	25.00
11-20 NAMES	35.00
21-30 NAMES	45.00
31-40 NAMES	55.00
41-50 NAMES	65.00
51-60 NAMES	75.00
61-70 NAMES	85.00
71-80 NAMES	95.00
81-90 NAMES	105.00
91-100 NAMES	115.00

ANYTHING OVER 100 NAMES IS \$1.00 EA. ADDITIONAL NAME

## **PUBLIC HEARING LIST OF PROPERTY OWNERS**

1. UPON RECEIPT OF ALL APPLICABLE CHECKS AND PAPERWORK, YOUR APPLICATION WILL BE PROCESSED AND YOUR \$25.00 DEPOSIT WILL BE SENT TO THE ASSESSOR'S OFFICE TO ORDER YOUR LIST OF PROPERTY OWNERS WITHIN 500 FEET. **(NOTE: YOU DO NOT NEED THIS LIST OR THE ENVELOPES FOR YOUR FIRST (PRELIMINARY) MEETING. Please do not call the Assessor's Office looking for your list - they will contact you when it is ready or if necessary, call Myra at 845-563-4615.**
2. WHEN THE ASSESSOR'S OFFICE NOTIFIES YOU THAT YOUR PUBLIC HEARING LIST IS READY, YOU MUST COME IN AND PAY THE BALANCE DUE FOR THE LIST. (THE LIST WILL BE PREPARED ON LABELS FOR YOUR CONVENIENCE).
3. PREPARE AN ENVELOPE (self-sealing envelopes are much appreciated) FOR EACH LABEL WITH YOUR RETURN ADDRESS AND A REGULAR \$.39 STAMP. **BRING THE PREPARED ENVELOPES AND A COPY OF THE LIST TO THE ZONING BOARD SECRETARY FOR MAILING.** YOUR PUBLIC HEARING DATE WILL BE SCHEDULED AT THIS TIME.

### **NOTE:**

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

### **NOTE:**

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