

ZB# 77-10

Gordon & Bernice Robinson

13-9-22

177-10 - Robinson, Gordon & Bernice

Public Hearing

May 9, 1977 - 8 p.m.

✓ Notice sent to
Evening News on 4/22/77
Published April 30, 1977.
✓ Fee paid -
sent to T.C. 5/3/77.

~~Report formal~~

~~Attorney~~

File with Town
Clerk

Variance granted 5/9/77
Patricia
P. Hunsley

GENERAL RECEIPT

3255

Town of New Windsor, N. Y.

May 13, 1977

Received of Gordon & Bernice Robinson \$ 25.00

Twenty-five and 00/100 Dollars

For Variance Application

DISTRIBUTION:

FUND	CODE	AMOUNT
25.00		
Check		

BY Charlotte M. Mantonio

TITLE

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

lotsize -

9,600 short -

lot width - need 40 ft.

Don't need stee

Variances
ought -
(1) 9600 ft. lot area
(2) 40 ft. lot width
(3) 17 ft. front yard

13-9-22.

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

77-10
(Number)

April 22, 1977
(Date)

I. Applicant information:

- (a) ROBINSON GORDON & BERNICE L.
(Name, address and phone of Applicant)
48 QUASSAICIC AVE - NEW WINDSOR, N.Y.
- (b) TEL - 561-2754
(Name, address and phone of purchaser or lessee)
- (c) _____
(Name, address and phone of attorney)
- (d) _____
(Name, address and phone of broker)

II. Application type:

- Use variance
- Area variances
- Sign variance
- Special permit

III. Property information:

- (a) R-4 22 BLANCHE AVE N.W. 60' x 90'
(Zone) (Address) (M B L) (Lot size)
- (b) What other zones lie within 500 ft.? _____
- (c) Is a pending sale or lease subject to ZBA approval of this application? no
- (d) When was property purchased by present owner? 197
- (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. If so, when _____
- (h) Is there any outside storage at the property now or is any proposed?

77-10
(Number)

April 22, 1977
(Date)

I. Applicant information:

- (a) ROBINSON GORDON & BERNICE L.
(Name, address and phone of Applicant)
48 QUASSAIC AVE - NEW WINDSOR, N.Y.
- (b) TEL - 561-2754
(Name, address and phone of purchaser or lessee)
- (c) _____
(Name, address and phone of attorney)
- (d) _____
(Name, address and phone of broker)

II. Application type:

- Use variance
- Area variances
- Sign variance
- Special permit

III. Property information:

- (a) R-4 22 BLANCKE AVE. N.W. 60' x 90'
(Zone) (Address) (M B L) (Lot size)
- (b) What other zones lie within 500 ft.? _____
- (c) Is a pending sale or lease subject to ZBA approval of this application? no
- (d) When was property purchased by present owner? 197
- (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. If so, when _____
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail. Small Shed approx 12' x 12'

IV. Use variance:

(a) Use Variance requested from New Windsor Zoning Local Law, Section _____, Table _____, Column _____, to allow

(Describe proposed use)

(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.

V. Area variance:

(a) Area variance requested from New Windsor Zoning Local Law, Section 13, Table _____, Column _____

Requirements	Proposed or Available	Variance Request
Min. Lot Area <u>15,000</u>	<u>5400^{sq}ft</u>	<u>9600</u>
Min. Lot Width <u>100'</u>	<u>60'</u>	<u>40'</u>
Reqd. Front Yard <u>35'</u>	<u>18'</u>	<u>17'</u>
Reqd. Side Yards <u>1</u>	<u>1</u>	<u>1</u>
Reqd. Rear Yard <u>40</u> 15/30	<u>46'</u> 10	<u>on 5' one side only</u> 5' one side only
Reqd. Street Frontage* <u>157^{sq}ft</u> 163	<u>60</u> 10	<u>only</u>
Max. Bldg. Hgt. <u>35'</u>	<u>15'</u>	<u>-</u>
Min. Floor Area* <u>1000</u>	<u>898</u>	<u>- 102</u>
Development Coverage* <u>30 %</u>	<u>%</u>	<u>%</u>
Floor Area Ratio** _____	_____	_____

* Residential districts only
** Non-residential districts only

(Describe proposed use)

(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.



V. Area variance:

(a) Area variance requested from New Windsor Zoning Local Law, Section 13, Table _____, Column _____

Requirements	Proposed or Available	Variance Request
Min. Lot Area <u>15,000</u>	<u>5400^{sq}ft</u>	<u>9600</u>
Min. Lot Width <u>100'</u>	<u>60'</u>	<u>40'</u>
Reqd. Front Yard <u>35'</u>	<u>18'</u>	<u>17'</u>
Reqd. Side Yards <u>1</u>	<u>1</u>	<u>1</u>
Reqd. Rear Yard <u>40</u> 15/30	<u>40'</u> 10	<u>one side only</u> 5' one side only
Reqd. Street Frontage* <u>15/30</u> 63	<u>10</u> <u>60</u>	<u>5' one side only</u> one side only
Max. Bldg. Hgt. <u>35'</u>	<u>15'</u>	<u>-</u>
Min. Floor Area* <u>1000</u>	<u>898</u>	<u>- 102</u>
Development Coverage* <u>30 %</u>	<u> %</u>	<u> %</u>
Floor Area Ratio** <u> </u>	<u> </u>	<u> </u>

* 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.

Present zoning regulations does not permit ample space for the erection of dwelling as proposed.

VI. Sign Variance:

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

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
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?

ample space for the erection of dwelling as
proposed.

VI. Sign Variance:

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

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
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 _____, Column _____.

(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.)

Proposed request for a permit to erect a small modest home, consisting of a four room + bath, on lot owned by applicant, will provide a permanent structure on this site, and tend to upgrade the area - Area around dwelling will be landscaped and all trees that do not interfere with location of dwelling will be left as is.

IX. Attachments required:

Copy of letter of referral from Building and Zoning Inspector.

___ Copy of contract of sale, lease or franchise agreement.

Copy of tax map showing adjacent properties

___ 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.

___ Copy(ies) of sign(s) with dimensions.

___ Check in amount of \$25.00. payable to Town of New Windsor.

Photos of existing premises which show all present signs and landscaping.

(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.)

Proposed request for a permit to erect a small modest home, consisting of a few rooms & back, on lot owned by applicant, will provide a permanent structure on this site, and tend to upgrade the area - Area around dwelling will be landscaped and all trees that do not interfere with location of dwelling will be left as is.

IX. Attachments required:

- Copy of letter of referral from Building and Zoning Inspector.
 - Copy of contract of sale, lease or franchise agreement.
 - Copy of tax map showing adjacent properties
 - 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.
 - Copy(ies) of sign(s) with dimensions.
 - Check in amount of \$25.00 payable to Town of New Windsor.
- Photos of existing premises which show all present signs and landscaping.
All photos must be 8" x 10" or be mounted on 8 1/2" x 11" paper.
- Other

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.

Mr. Gordon L. Robinson, Jr. (Berrice)
(Applicant)

Sworn to before me this

6th day of May, 1977.

PATRICIA RAZANSKY
Notary Public, State of N.Y.
No. 8970775
Appointed in Orange County
Term Expires Mar. 30, 1977

XI. ZBA Action:

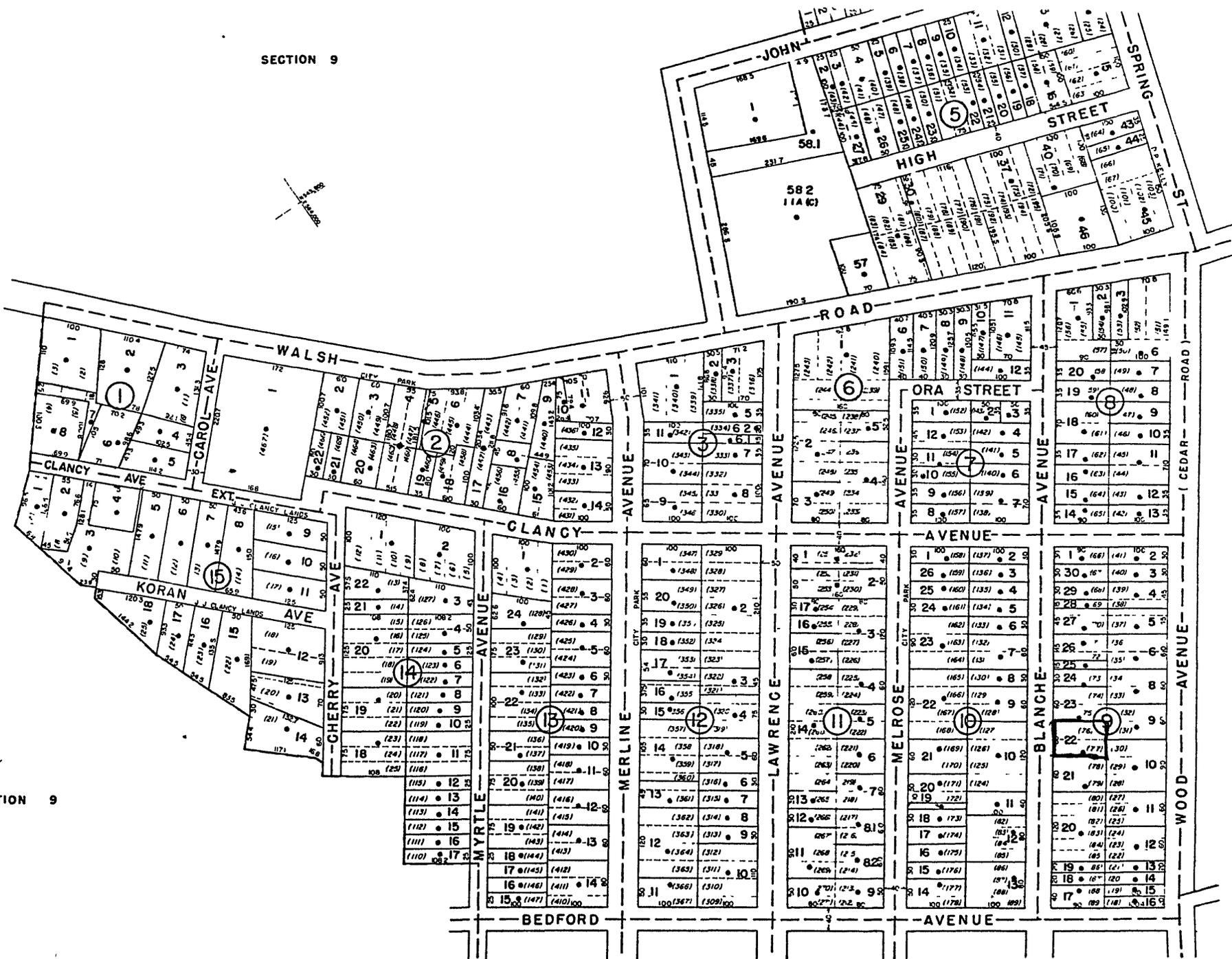
- (a) Public Hearing date _____
- (b) Variance is _____
- Special Permit is _____
- (c) Conditions and safeguards _____
- _____
- _____
- _____
- _____
- _____

A FORMAL DECISION WILL FOLLOW
WHICH WILL BE ADOPTED BY RESO-
LUTION OF ZONING BOARD OF APPEALS.

SECTION 9

SECTION 14

SECTION 15



SECTION 9

ZONING BOARD OF APPEALS : TOWN OF NEW WINDSOR

-----X
In the Matter of the Application of
BERNICE ROBINSON and GORDON ROBINSON
for an area variance.

DECISION GRANTING
AREA VARIANCES

Application #77-10.
-----X

WHEREAS, BERNICE ROBINSON and GORDON ROBINSON of 48 Quassaick Avenue,
Town of New Windsor, OrangeCounty, New York have applied to the Zoning Board of Appeals
for area variances to permit use of an undersized lot located on Blanche Avenue; and

WHEREAS, the applicants seek area variances as follows:

9,600 square ft. lot area, 40 ft. lot width, 17 ft. front yard; and

WHEREAS, notice of public hearing was duly sent to residences and
businesses as prescribed by law, and published in The Evening News, also required by
law; and

WHEREAS, a public hearing was held on the 9th day of May, 1977; and

WHEREAS, RALPH HOLT, a contractor from the Town of Newburgh, appeared
on behalf of Mr. and Mrs. Robinson with the proposal at the time of the public hearing
on the above date; and

WHEREAS, no opposition to this application was voiced at the public
hearing.

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes
the following findings of fact in this matter:

1. The proposed request of 9,600 ft. lot area, 40 ft. lot width, and
17 ft. frontyard for this undersized lot would not affect the general character of
the neighborhood since it is zoned R-4 and applicant plans to construct a one-family
dwelling thereon.

WHEREAS, the Zoning Board of Appeals makes the following determinations of law in this matter:

1. The variance sought is not substantial in relation to the legally required lot area, width and frontyard.

NOW, THEREFORE BE IT RESOLVED that the Zoning Board of Appeals of the Town of New Windsor grant the following area variances to Mr. and Mrs. Gordon Robinson:

- (1) 9,600 square ft. lot area;
- (2) 40 ft. lot width; and
- (3) 17 ft. front yard.

BE IT FURTHER RESOLVED that the Secretary of the Zoning Board of Appeal is directed to forward a copy of this decision to the applicant, the Town Planning Board and the Town Clerk.

Dated this ____ day of May, 1977.



THEODORE JARGSTORFF, Chairman

PUBLIC HEARING - APPLICATION OF GORDON & BERNICE
ROBINSON - BLANCHE AVE.

NAME	ADDRESS
Nelson Russio	36 Cedar Ave.

555 Union Avenue
New Windsor, N. Y. 12550
May 12, 1977

Mr. and Mrs. Gordon Robinson
48 Quassaick Avenue
New Windsor, N. Y. 12550

RE: APPLICATION FOR VARIANCE #77-10

Dear Mr. and Mrs. Robinson:

This is to confirm that application #77-10 for area variances before the Zoning Board of Appeals was granted at their May 9, 1977 meeting.

Formal decision is being prepared at the present time and will follow within the next few weeks.

Very truly yours,

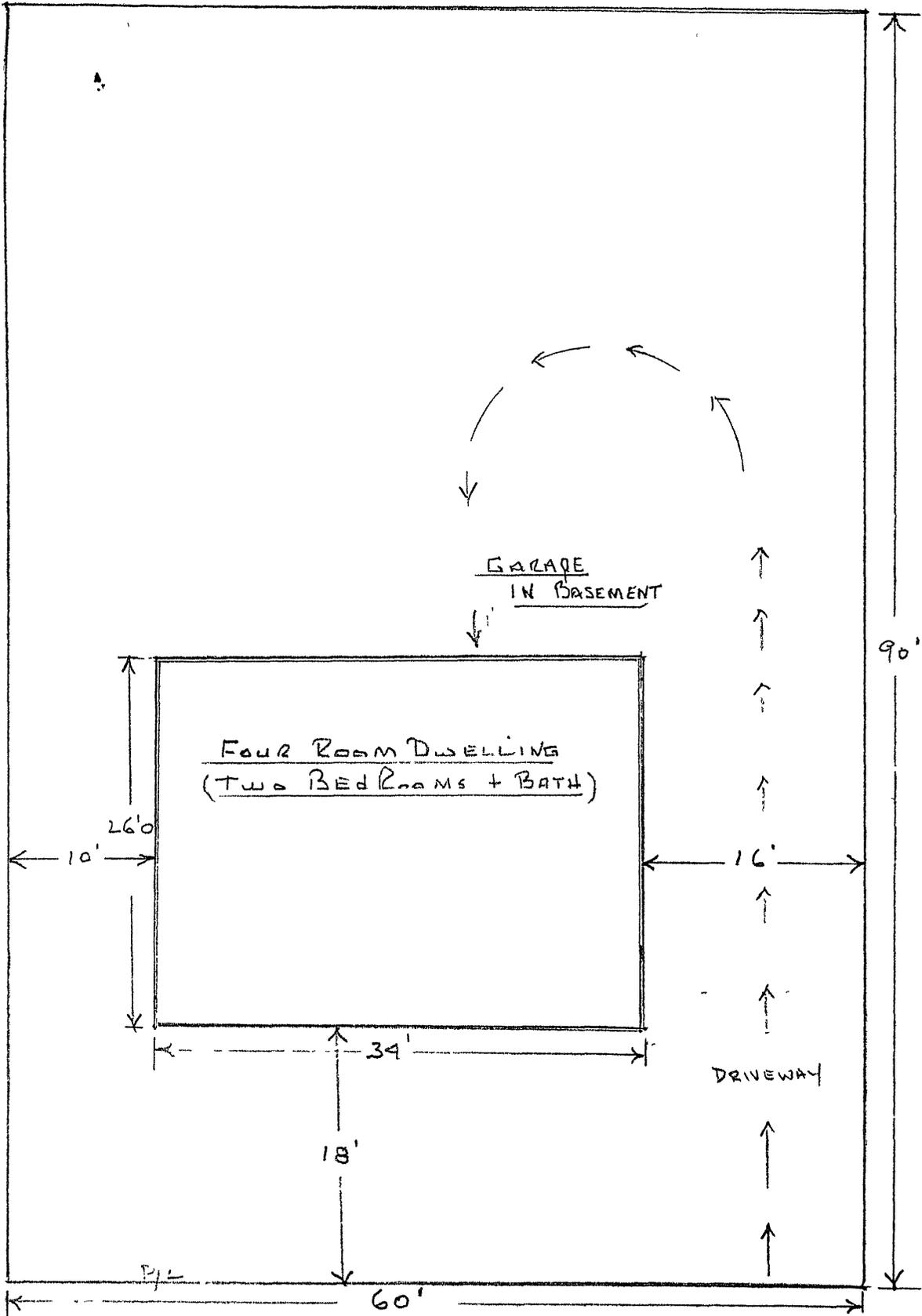
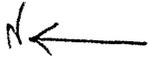
PATRICIA RAZANSKY, Secretary

/pr

cc: Mr. Ralph Holt

Howard Collett, Bldg. Inspector

Hank Van Leeuwen, Chairman
Town Planning Board



GARAGE
IN BASEMENT

FOUR ROOM DWELLING
(TWO BED ROOMS + BATH)

DRIVEWAY

BLANCH AVE
TOWN OF NEW WINDSOR

PROPERTY OF 22
G. ROBINSON
SECTION 13 - LOT 22 ©

11-1-1987



1763

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Chairman
Ellsworth E. Weyant
555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

April 19, 1977

Mr. Gordon Robinson
25 Walnut Street
New Windsor, N.Y. 12550

RE: 13-9-22

Dear Mr. Robinson:

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

The charge for this service is \$30.00. Please remit same to the Town Clerk, Town of New Windsor.

Very truly yours,


ELLSWORTH E. WEYANT
Sole Assessor
Town of New Windsor

EEW/pk
att.



1763

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Chairman
Ellsworth E Weyant
555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

- ✓✓ Koran, Helen #1
19 Lawrence Avenue
New Windsor, N.Y. 12550
- ✓✓ Grzibowski, Chester & Evelyn #2
12 Melrose Avenue
New Windsor, N.Y. 12550
- ✓✓ Babcock, John T. & Angela Grace #3
12 Blanche Avenue
New Windsor, N.Y. 12550
- ✓✓ Vinson, Richard F. & Rebecca M. #4
14 Blanche Avenue
New Windsor, N.Y. 12550
- ~~Terwilliger, Fern; Carpenter, #5~~
✓✓ Joyce, Misner, Gladys
C/O William Weygant
16 Blanche Avenue
New Windsor, N.Y. 12550
- ✓✓ Weygant, F. Jr. #6
3 Melrose Avenue
New Windsor, N.Y. 12550
- ✓✓ Coykendall, Helen M. #7
11 Melrose Avenue
New Windsor, N.Y. 12550
- ✓✓ Hollow, Lewis #8
25 Melrose Avenue
New Windsor, N.Y. 12550
- ✓✓ Netz, Albert H. #9
9 Melrose Avenue
New Windsor, N.Y. 12550
- ✓✓ Weyant, Charles Jr. & Bella #10
3 Melrose Avenue
New Windsor, N.Y. 12550
- ✓✓ Pelus, Rudolph & Ella #10
20 Cedar Avenue
New Windsor, N.Y. 12550
- ✓✓ Gerbes, Frank & Helen #11
52 Cedar Avenue
New Windsor, N.Y. 12550
- ✓✓ Gerbes, Frank P. Jr. & Mary #11
6 Clancy Avenue
New Windsor, N.Y. 12550
- ✓✓ Kelley, Mary O. #12
MD#23 Blanche Avenue
New Windsor, N.Y. 12550
- ✓✓ Osusky, Elizabeth #13
15 Blanche Avenue
New Windsor, N.Y. 12550
- ✓✓ O'Brien, Thomas & Kathleen #14
13 Blanche Avenue
New Windsor, N.Y. 12550
- ✓✓ Caesar, Joseph & Cecelia #15
25 Clancy Avenue
New Windsor, N.Y. 12550
- ✓✓ Valenzano, Ralph E. & Katherine #16
26 Cedar Avenue
New Windsor, N.Y. 12550
- ✓✓ Jones, Thomas & Katherine #17
28 Cedar Avenue
New Winsor, N.Y. 12550
- ✓✓ Dabroski, John & Lillian #18
30 Cedar Avenue
New Windsor, N.Y. 12550
- ✓✓ Scott, William & Dorothy #19
8 Cedar Lane
New Windsor, N.Y. 12550



1763

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Chairman
Ellsworth E Weyant
555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

- ✓ 3 D Realty Inc. #20
MD#23 Oakridge Drive
New Windsor, N.Y. 12550
- ✓ Mahusky, Sofia #21
34 Cedar Avenue
New Windsor, N.Y. 12550
- ✓ Russio, Anthony L. & Helen M. #22
36 Cedar Avenue
New Windsor, N.Y. 12550
- ✓ Piqueras, Joseph & Cecelia #23
38 Cedar Avenue
New Windsor, N.Y. 12550
- ✓ Maley, Lillian K. #24
40 Cedar Avenue
New Windsor, N.Y. 12550
- ✓ Orzechowski, Zygmunt & Stella #25
61 Blanche Avenue
New Windsor, N.Y. 12550
- ✓ Gandolfini, Lino & Ida #26
44 Cedar Avenue
New Windsor, N.Y. 12550
- ✓ Mowery, Lawrence & Johanna C. #27
69 Bradford Avenue
New Windsor, N.Y. 12550
- ✓ Biedekapp, Scott & Harriet #28
63 Blanche Avenue
New Windsor, N.Y. 12550
- ✓ Aronauer, Milton & Glenna #29
22 West First Street
Mt. Vernon, N.Y. 10550
- ✓ Edwards, Warren #30
39 Blanche Avenue
New Windsor, N.Y. 12550
- ✓ Detz, Frank & Dorothy #31
37 Blanche Avenue
New Windsor, N.Y. 12550
- ✓ Irwin, Albert & stella #32
35 Blanche Avenue
New Windsor, N.Y. 12550
- ✓ Palazzo, Andrew J. & Jennie M. #33
15 Melrose Avenue
New Windsor, N.Y. 12550
- ✓ Szajko, Laszlo & Barbara Ann #34
24 Clancy Avenue
New Windsor, N.Y. 12550
- ✓ Conklin, Joseph H. & Agnes #35
28 Blanche Avenue
New Windsor, N.Y. 12550
- ✓ Rahemba, Victoria #36
32 Blanche Avenue
New Windsor, N.Y. 12550
- ✓ Rahemba, Joseph C. & Joyce M. #37
40 Blanche Avenue
New Windsor, N.Y. 12550
- ✓ Simanowski, Charles & Anna #38
MD#23 Bradford Avenue
New Windsor, N.Y. 12550
- ✓ Donahue, Thomas P. #39
MD#23 Bradford Avenue
New Windsor, N.Y. 12550
- ✓ Stanford, Leroy & Rosemarie #42
53 Melrose Avenue
New Windsor, N.Y. 12550
- ✓ Konrad, John & Helen #43
49 Melrose Avenue
New Windsor, N.Y. 12550



1763

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Chairman
Ellsworth E Weyant
555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

✓ Kirk, Frances F. & Jeffrey W. #44
45 Melrose Avenue
New Windsor, N.Y. 12550

✓ Brink, Angela #45
37 Melrose Avenue
New Windsor, N.Y. 12550

✓ Starr, Pauline & Edward P. #46
MD#23 Melrose Avenue
New Windsor, N.Y. 12550

✓ Coykendall, Roy M. #47
25 Melrose Avenue
New Windsor, N.Y. 12550

✓ Stocker, Frank E. & Mary Neva #48
Apt. 106 371 NW 76th Avenue
Margata, Fla. 33063

✓ Gandolfini, Peter L. & Christine M. #49
16 Melrose Avenue
New Windsor, N.Y. 12550

✓ Ditroccho, Salvatore & Antonetta #50
20 Melrose Avenue
New Windsor, N.Y. 12550

✓ Gaydos, Pauline #51
24 Melrose Avenue
New Windsor, N.Y. 12550

✓ Babcock, John #52
12 Blanche Avenue
New Windsor, N.Y. 12550

✓ Pustola, Pauline #53
34 Melrose Avenue
New Windsor, N.Y. 12550

✓ Makarewicz, Walter J. & Dolores #54
38 Melrose Avenue
New Windsor, N.Y. 12550

✓ Mikutis, Anthony & Helen #55
44 Melrose Avenue
New Windsor, N.Y. 12550

✓ Pushman, Albert E. Jr. & Audrey R. #56
46 Melrose Avenue
New Windsor, N.Y. 12550

✓ Simanowski, Edward & Helen B. #57
56 Melrose Avenue
New Windsor, N.Y. 12550

✓ Malinowski, Peter A. & Thaddues; #58
~~Rymaszewski, Anna~~
39 Lawrence Avenue
New Windsor, N.Y. 12550

✓ Konrad, John C. & Joanne M. #59
33 Lawrence Avenue
New Windsor, N.Y. 12550

✓ Williams, Nicholas & Teresa A. #60
27 Lawrence Avenue
New Windsor, N.Y. 12550

✓ Calvarey Cemetary #61
C/O St. Patricks' Church
45 Grand Street
Newburgh, N.Y. 12550

Respectfully submitted,

Ellsworth E. Weyant
ELLSWORTH E. WEYANT

Sole assessor
Town of New Windsor

61

555 Union Avenue
New Windsor, N. Y.
May 2, 1977

Mr. Hank Van Leeuwen, Chairman
New Windsor Planning Board
555 Union Avenue
New Windsor, N. Y. 12550

RE: PUBLIC HEARINGS SCHEDULED FOR THE ZONING BOARD OF APPEALS
May 9, 1977

Dear Hank:

Kindly be advised that the following public hearings will be held
before the Zoning Board of Appeals on Monday evening, May 9, 1977:

8:00 - Application for area variances of
Gordon & Bernice Robinson

8:15 - Application for area variance of
Southgate Village Company

Enclosed for your information are copies of the above applications
for a variance together with the public hearing notices.

Sincerely,

Patricia Razansky, Secretary

/pr

Enclosures

cc: Howard Collett, Bldg./Zoning Inspector

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 48-33A of the Zoning Ordinance on the following
proposition:

Appeal No. 10
Request of GORDON L. ROBINSON and BERNICE L. ROBINSON
for a Variance ~~Special Use Permit~~ of the
regulations of the Zoning Local Law, to permit
construction of a single-family dwelling on an
undersized lot,
being a Variance ~~Special Use Permit~~ of
Section 48-12 - Table of Bulk Regulations-Columns 4-9,
for property situated at: Blanche Avenue - (north of
lands now or formerly of Mans), Town of New Windsor,
Orange County, New York.

SAID HEARING will take place on the 9th day of May, 1977,
at the New Windsor Town Hall, 555 Union Avenue, New Windsor, N. Y.
beginning at 8 o'clock P. M.

THEODORE JARGSTORFF
Chairman