

ZB# 80-13

YWCA

4-2-3.222

YVOCA - Use Variance & Spec. Permit

80-18 13

80-13

Public Hearing -

8 p.m. - June 23rd

Letter pending from

DCPD -

Ordered list - 6/10.

All Fees waived

Notified TPB 6/11

Fees waived
by Town Board
by resolution

PUBLIC NOTICE OF HEARING BEFORE
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
pursuant to Section 48-33A of the Zoning Ordinance on the
following proposition:

Appeal No. 10

Request of Y. W. C. A.

for a VARIANCE ~~XXXXXXXXXXXXXXXXXX~~ of
the regulations of the Zoning Ordinance, to permit
meeting and
construction of/recreation facility

being a VARIANCE ~~XXXXXXXXXXXXXXXXXX~~ of

Section 48-9 -- Table of Use Regulations - Col.A

for property situated as follows:

565 Union Avenue, adjacent to Town Hall, Town of
New Windsor, N. Y.

SAID HEARING will take place on the 23rd day of June, 1980,
at the New Windsor Town Hall, 555 Union Avenue, New Windsor, N. Y.
beginning at 8 o'clock P. M.

VINCENT BIVONA
Chairman

IV. Use variance:

(a) Use Variance requested from New Windsor Zoning Local Law, Section 48-9, Table P I, Column A, to allow

Education, developmental and recreational facility
(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.

Strict adherence to the local law would deprive applicant and the community of the reasonable use of the premises as an educational, developmental and recreational facility and would create an unnecessary hardship for applicant and the residents of the Town. Unnecessary hardship would result if applicant is denied the proposed use of the premises because the construction of a long awaited and much needed community facility, which is in keeping with the present character of the neighborhood, will be prevented. Such proposed use in in the public interest, is within the spirit of the local law and is in harmony with the general purpose of the law. Such proposed use would not be injurious to the neighborhood and would serve as ideal transitional buffer between the residential zone on the north and the industrial properties to the south and west.

V. Area variance:

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

<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area _____	_____	_____
Min. Lot Width _____	_____	_____
Reqd. Front Yard _____	_____	_____
Reqd. Side Yards <u>1</u>	<u>1</u>	<u>1</u>
Reqd. Rear Yard _____	_____	_____
Reqd. Street Frontage* _____	_____	_____
Max. Bldg. Hgt. _____	_____	_____
Min. Floor Area* _____	_____	_____
Development Coverage* _____ %	_____ %	_____ %

allow _____, Column _____, to

Education, developmental and recreational facility
(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.

Strict adherence to the local law would deprive applicant and the community of the reasonable use of the premises as an educational, developmental and recreational facility and would create an unnecessary hardship for applicant and the residents of the Town. Unnecessary hardship would result if applicant is denied the proposed use of the premises because the construction of a long awaited and much needed community facility, which is in keeping with the present character of the neighborhood, will be prevented. Such proposed use in in the public interest, is within the spirit of the local law and is in harmony with the general purpose of the law. Such proposed use would not be injurious to the neighborhood and would serve as ideal transitional buffer between the residential zone on the north and the industrial properties to the south and west.

V. Area variance:

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

<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area _____	_____	_____
Min. Lot Width _____	_____	_____
Reqd. Front Yard _____	_____	_____
Reqd. Side Yards <u>1</u>	<u>1</u>	<u>1</u>
Reqd. Rear Yard _____	_____	_____
Reqd. Street Frontage* _____	_____	_____
Max. Bldg. Hgt. _____	_____	_____
Min. Floor Area* _____	_____	_____
Development Coverage* <u>3</u>	<u>3</u>	<u>3</u>
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 _____, 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?

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	_____	_____	_____
<hr/> <hr/>			
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.)
The safety, health, welfare, comfort and convenience of the nearby residents (including the Town) and the public will be safeguarded adequately. The proposed use will transform a parcel of unimproved realty which has laid fallow for many years, which has been zoned under various classifications and which could not be sold until purchased by applicant, into a well landscaped, attractive facility which will be an asset to the community. As is set forth on the site plan which is a part of this application, proper drainage, landscaping, parking, etc., will be provided, all subject to the site plan review of the Planning Board.

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
- 3 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.

(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 safety, health, welfare, comfort and convenience of the nearby residents (including the Town) and the public will be safeguarded adequately. The proposed use will transform a parcel of unimproved realty which has laid fallow for many years, which has been zoned under various classifications and which could not be sold until purchased by applicant, into a well landscaped, attractive facility which will be an asset to the community. As is set forth on the site plan which is a part of this application, proper drainage, landscaping, parking, etc., will be provided, all subject to the site plan review of the Planning Board.

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- ___ 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
- 3 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 \$ _____ 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

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.

YOUNG WOMEN'S CHRISTIAN ASSOCIATION
OF NEWBURGH

By: Robert O. Weltzien Chairman, Board
(Applicant) of Trustees

Robert O. Weltzien

Sworn to before me this
10th day of June, 1980.

Stewart P. Glenn
Notary Public

STEWART P. GLENN
Notary Public, State of New York
Qualified in Orange County
My commission expires Mar. 30, 1981

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.

ZONING BOARD OF APPEALS : TOWN OF NEW WINDSOR

-----X
In the Matter of the Application of
YOUNG WOMEN'S CHRISTIAN ASSOCIATION OF
NEWBURGH.

DECISION GRANTING
USE VARIANCE.

#80-18.

-----X
WHEREAS, YOUNG WOMEN'S CHRISTIAN ASSOCIATION OF NEWBURGH,
P. O. Box 6038, Stewart Airport, New Windsor, N. Y., has made application
for a use variance to construct a recreation and meeting facility in a
Planned Industrial (PI) zone to be located at 565 Union Avenue, adjacent
to Town Hall; and

WHEREAS, a public hearing was held on the 23rd day of June,
1980 at the Town Hall, 555 Union Avenue, New Windsor, New York; and

WHEREAS, the applicant was represented by Stewart P. Glenn,
Esq. of Northrop and Stradar, 388 Broadway, Newburgh, N. Y.; and

WHEREAS, the application was unopposed; and

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

1. The notice of public hearing was duly sent to residents
and businesses as prescribed by law and published in The Sentinel, also
as required by law.

2. The evidence shows that strict adherence to the local law
would deprive the applicant and the community of the reasonable use of
the premises as an educational, developmental and recreational facility
and would create an unnecessary hardship for applicant and residents of
Town.

3. The evidence shows that the proposed use would not be injurious to the neighborhood and would serve as an ideal transitional buffer between the residential zone on the north and the industrial property to the south and west.

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

1. The evidence shows that the plight of the applicant was due to unique circumstances and not to general conditions suffered by other persons within the zone.

2. The evidence shows that the application as presented will not alter the essential character of the neighborhood.

NOW, THEREFORE, BE IT

RESOLVED, that 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 the applicant.

Dated: July 14, 1980.

/ Richard Jenwick
Chairman



1763

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Sole Assessor
Paula King
555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

June 10, 1980

Young Womans Christian Assoc.
P.O. Box 6038
Stewart Field, New Windsor,
New York, 12550

RE: 4-2-3.222

Dear Mrs. Sargent:

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

Very truly yours,

PAULA KING
ASSESSOR
Town of New Windsor

R= Receipt

E= Envelope Returned

O= No Response

R = Receipt
E = Envelope Returned
O = No Response

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR



1763

on list = 35
R = 33
O = 2

Total 35

Sole Assessor
Paula King
555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

- | | |
|---|--|
| R Malza Theresa
615 Union Ave.
New Windsor, N.Y. 12550 | R Van Voorhis Raphael J & Carol M
28 Clarkview Road
New Windsor, N.Y. |
| R Shatz Marvin G & Pariser Barry
c/o Shatz
PO Box 886
Newburgh, N.Y. 12550 | P Jennings Richard C & Patricia C
R 30 Clarkview Road
New Windsor, N.Y. |
| O Fischer Capt. Susan & Mark J
43D CSG Box 669
APO San Francisco Calif 96334 | R Polli Daniel M & Sharon
32 Clarkview Road
New Windsor, N.Y. |
| R Automotive Brake Co. of Newburgh Inc.
300 Temple Hill Rd.
New Windsor, N.Y. | R Infante Madeline
602 Union Ave.
New Windsor, N.Y. |
| R Town of New Windsor
555 Union Ave.
New Windsor, N.Y. | R Casalnuovo Dominick & Rose
606 Union Ave.
New Windsor, N.Y. |
| R King of Kings Lutheran Church
36 Hudson Dr.
New Windsor, N.Y. | R Hughes Donald T & Anne L
614 Union Ave.
New Windsor, N.Y. |
| R Birks Realty Inc
53-59 Rte 17K
Newburgh, N.Y. | R Mossuto Edward & Josephine
15 Clarkview Road
New Windsor, N.Y. |
| R Sarinsky's Garage Inc
171 Windsor Hwy
New Windsor, N.Y. | R Smith David E & Rose S
1 President Court
New Windsor, N.Y. |
| R Ellwhy Realty Corp
c/o Leonard Yanko
14 Dogwood Hills
Newburgh, N.Y. | R Schultz John E & Grace M
3 President Court
New Windsor, N.Y. |
| R Crowley Foods Inc
145 Conklin Ave.
Binghamton, N.Y. 13902 | R Carroll Frederick W & Joan A
5 President Court
New Windsor, N.Y. |
| R Gomes Joseph A
26 Clarkview Road
New Windsor, N.Y. | R Cerniglia Stephen & Josephine
7 President Court
New Windsor, N.Y. |
| | R Thornton O'Conney S Sr. &
Ernestine H
9 President Court
New Windsor, N.Y. |



1763

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Sole Assessor
Paula King
555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

- R Guillod Richard A
27 Clarkview Road
New Windsor, N.Y.
- R McDonald Leonard J & Carol Ann
29 Clarkview Road
New Windsor, N.Y.
- R Porath Harold A & Vera C
31 Clarkview Road
New Windsor, N.Y.
- R Wilson Elwood L & Florence D
592 Union Ave.
New Windsor, N.Y.
- R Herring Zebedee C & Betty L
590 Union Ave.
New Windsor, N.Y.
- O Moseley Le Grande Sr & Willetta M
588 Union Ave.
New Windsor, N.Y.
- R Seaman J Tad & Seaman J Tad
542 Union Ave.
New Windsor, N.Y.
- R Clark Irving N
572 Union Ave.
New Windsor, N.Y.
- R Raszcewski Rose
540 Union Ave.
New Windsor, N.Y.
- R Alessi Joseph M
60 Lawrence Ave.
New Windsor, N.Y.
- R Clegg John C & Robert S
4 Innis Ave.
Newburgh, N.Y.
- R Newburgh Bananas Inc.
111 Dickson Ave.
Newburgh, N.Y.

INTER-OFFICE CORRESPONDENCE

TO: TOWN PLANNING BOARD
TOWN BUILDING/ZONING INSPECTOR

FROM: ZONING BOARD OF APPEALS

SUBJECT: APPLICATION #80-10 - Y.W.C.A.

DATE: June 24, 1980

Please be advised that the above application for a use variance was granted at the June 23, 1980 session of the Zoning Board of Appeals.

Pat

/pd

LAW OFFICES OF
NORTHROP AND STRADAR

GEORGE MILNER NORTHROP
GEORGE F. STRADAR, JR.
STEWART P. GLENN

JAMES L. MONELL

388 BROADWAY
POST OFFICE BOX 2395
NEWBURGH, NEW YORK 12550

AUGUSTUS W. BENNET,
OF COUNSEL

(914) 562-0020
(914) 561-8000

June 27, 1980

Mrs. Patricia Delio, Secretary
New Windsor Zoning Board of Appeals
555 Union Avenue
New Windsor, New York 12550

RE: YOUNG WOMEN'S CHRISTIAN ASSOCIATION
OF NEWBURGH
Application for Use Variance for Lands
565 Union Avenue (Section 4, Block 2,
Lot 3.222)

Dear Mrs. Delio:

Thank you for your letter of June 24, 1980.

I enclose herewith US Postal Service Return Receipt indicating delivery to LeGrande Moseley, Sr. and Willetta M. Moseley on June 21, 1980 which receipt was received subsequent to the hearing on June 23, 1980.

Thank you for your many courtesies.

Very truly yours,

Stewart P. Glenn
Stewart P. Glenn

SPG/lza
Enclosure
G-986

RECEIVED
ATTORNEYS OFFICE / 25A
TOWN OF NEW WINDSOR

JUN 30 1980

BY: *Patricia Delio*

Members present: Buona - chair
Finnick - V-chair
Konkol
Pagano
Skypin
Nugent

Also present: A. Kruger Esq.
absent: Catcock

6/9/80 called to order

Minutes 5/12/80 accepted

motion: Konkol

seconded: Pagano

roll call: Pagano - yes

Konkol - yes

Nugent - yes

Skypin - yes

Finnick - yes

Buona - yes

motion carried 6~~5~~ yes

#1 Prelim - Requero Vitolo ^{owner of business} - new bldg - 36' x 46'
variance needed for side yard - at present
side yard is 20' x 40' - needs 30'
with total of 70'

represented by Lynn Williams - Designer
962 - 2789

motion - Skopin
seconded - Pagano
roll call

Pagano - yes
Korkol - yes
Skopin - yes
Fenwick - yes
Bwana - yes
Nugent - yes

vote - 6 yes

#2. Pelerin bar: Gerald Lusher representing
M. Hussain & E. Jankovsky - request for
dentist office - house has been on
market since Sept of last year (1979). Mr.
Pagano pointed out that he is a neighbor & the
Dr. is his dentist. House is now vacant. Hussain
is owner.

motion - Nugent
seconded - Skopin

roll call: Pagano: yes
Korkol: yes
Skopin: yes
Nugent: yes
Bwana: yes
Fenwick: yes

vote - 6 yes

#3 Pulim bear. Wayland Sheafe - he already
sells wholesale & he wants to sell
retail. - use variance - structure
now exists - nothing new to be
added.

motion
second

Karkol

Fenwick

roll call: Karkol - yes
Pagano - yes
Nagent - yes
Shapiro - yes
Burma - yes
Fenwick - yes

Public Hearing: G.W.C.A. represented by
Stewart P. Glenn, Esq. of Northrop & Strader - presented
for record - paperwork - noted by Mr. Kriger

⊕ Rec'd. 33 return receipts

2 unclaimed - 35 on list

Presented for record - ① 9/1/80 memo

② 9/1/80 memo
③ 9/1/80 memo

④ *

⑤ site plan (updated)

⑥ memo 1/20 1980 - Louis Cascino to P.B. G. 2/2

⑦ memo L-TE/23
⑧

motion: Nugent → as per submitted plans

second: Konkol roll call: Pagano - yes

Konkol - yes

Nugent - yes

Skopin - yes

lays - variance granted Buona - yes

Fenwick - yes

Formal Decision - Henning, Plumstead & Gibney.

motion: Skopin

second: Pagano

roll call: Pagano - yes

Konkol - yes

Nugent - yes

Skopin - yes

Buona - yes

Fenwick - yes

Motion for adjournment - Buona

second - Pagano

motion carried all eyes

Pat & I will call you in the morning.

8pm - Public Hearing - YWCA - 9/23/80.

Names:

Addresses:

Stewart P. Glenn	11 Gedroy Way, Newburgh
Donald C. Mother	12 Sylvia St. Newburgh
John B. Swan	8 Windwood Dr. Newburgh
Juggarey Davies	14 Horseshoe Bend New Windsor
Jay L. Sergeant	11 Paula Ct. Cornwall-on-the-Hudson
Robert D. Weltzin	1 Warden Circle, Newburgh N.Y.
Ebedee Herring	590 Union Ave New Windsor
Betty Herring	" " " "

(Albert A. Favoino)

Memo FROM: Paul V. Cuomo, P. E.
TOWN OF NEW WINDSOR
555 UNION AVENUE NEW WINDSOR, NEW YORK 12550

TO:

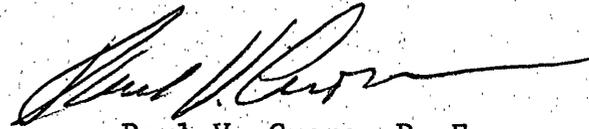
Mr. Vincent Bivona,
Chairman
Zoning Board Appeals

DATE: June 23, 1980

SUBJECT: YWCA Site Plan

—FOLD HERE—

I have reviewed the Site Plan submitted to me by Mr. Donald Moller, Landscape Architect of Witfield and Remick Architects, and have found it satisfies all site and drainage requirements, also ingress and egress of roads.



Paul V. Cuomo, P. E.
Town Engineer

RECEIVED
ATTORNEY'S OFFICE/28A
TOWN OF NEW WINDSOR

PVC/mfb

cc: Mr. D. Moller

JUN 23 1980

BY: Dorinda DeLo

by _____



COUNTY OF ORANGE
LOUIS HEIMBACH, COUNTY EXECUTIVE

Department of Public Works

ROUTE 17-M P.O. BOX 509
GOSHEN, NEW YORK 10924
TEL: Office 294-7951 - Garage 294-9115

LOUIS J. CASCINO, P.E.
Commissioner

June 20, 1980

Re: Y.W.C.A.
Union Avenue, C.R. 69

Mr. Ernest Spignardo
Chairman, Town of New Windsor Planning Board
Enries Tailor Shop, Route 32
New Windsor, New York 12550

Dear Mr. Spignardo:

On Friday, May 30, 1980, I met with Donald Moller, Landscape Architect working with Whitfield and Remick, Architects. At that time, I inspected the site of the proposed Y.W.C.A. to be built on Union Avenue, C.R. 69 in the Town of New Windsor.

There are no problems as relates to sight distance and driveway grades; therefore, preliminary approval is hereby granted to ingress and egress to and from County Road 69 at the location shown on the preliminary site plan.

Final approval will be granted subsequent to submittal of final plans to this office.

Very truly yours,

Louis J. Cascino
COMMISSIONER

LJC:rjc

cc: John A. Petro, Town Supervisor
Paul Cuomo, Town Engineer

LAW OFFICES OF
NORTHROP AND STRADAR

GEORGE MILNER NORTHROP
GEORGE F. STRADAR, JR.
STEWART P. GLENN

JAMES L. MONELL

388 BROADWAY
POST OFFICE BOX 2395
NEWBURGH, NEW YORK 12550

AUGUSTUS W. BENNET,
OF COUNSEL

(914) 562-0020
(914) 561-8000

June 23, 1980

Mr. Vincent Bivona, Chairman
Zoning Board of Appeals of
the Town of New Windsor
Town Hall
555 Union Avenue
New Windsor, New York 12550

Re: Young Women's Christian Association of
Newburgh -- Application for Use Variance
for Lands 565 Union Avenue (Section 4,
Block 2, Lot 3.222)

Dear Mr. Bivona:

I hand you herewith:

- a. Affidavit of Publication of Legal Notice by E. W. Smith Publishing Company, Inc., publisher of The Sentinel as sworn to by Everett Smith, President of the corporation on June 17, 1980.
- b. Affidavit of Mailing Public Notice of Hearing as sworn to be Karen M. Foster on June 13, 1980.
- c. Letter of Paula King, Assessor for the Town of New Windsor dated June 10, 1980 listing property owners within five hundred (500) feet of the subject property as annotated with respect to receipt and return of notices.

NORTHROP AND STRADAR

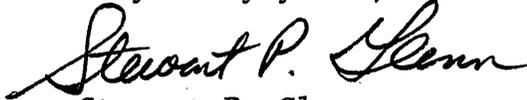
Mr. Vincent Bivona

- 2 -

June 23, 1980

- d. Thirty-three (33) United States Postal Service Return Receipts with respect to mailing of Public Notice of Hearing.
- e. Three (3) duplicate originals of Site Plan.
- f. Copy of approval letter dated June 20, 1980 by Louis J. Cascino, Commissioner of Public Works for the County of Orange to Mr. Ernest Spignardo, Chairman, Town of New Windsor Planning Board.
- g. Copy of memorandum dated June 23, 1980 by Mr. Paul Cuomo, Town Engineer, Town of New Windsor with respect to review of Site Plan.

Very truly yours,



Stewart P. Glenn

SPG/tas
Encls.

(914) 565-8550

June 24, 1980

NORTHROP and STRADAR
P. O. Box 2395
388 Broadway
Newburgh, N. Y. 12550

Attn: Stewart P. Glenn, Esq.

RE: YOUNG WOMEN'S CHRISTIAN ASSOCIATION OF NEWBURGH
Application for Use Variance for Lands
565 Union Avenue (Section 4, Block 2, Lot 3.222)

Dear Mr. Glenn:

This is to advise that the above application for a use variance was granted at the June 23, 1980 session of the New Windsor Zoning Board of Appeals.

Formal decision will be grafted in the interim and acted upon at an upcoming session of the Board. I will then transmit a copy to you by return mail.

Very truly yours,

PATRICIA DELIO, Secretary
New Windsor Zoning Board of Appeals

/pd

cc: Town Planning Board - Attn: Ernest Spignardo, Chairman
Town Building/Zoning Inspector Collett

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

I, KAREN M. FOSTER, being duly sworn, say:

1. I am over 18 years of age and reside at 51 Benkard Avenue, City of Newburgh, Orange County, New York.

2. On the 13th day of June, 1980, I deposited a true copy of the June 23, 1980, Y.W.C.A. Public Notice of Hearing, Zoning Board of Appeals, Town of New Windsor, of which a copy is annexed hereto as Exhibit "A", by mailing the same in a sealed envelope, with proper postage prepaid thereon, first class, certified mail, return receipt requested, in a post-office or official depository of the U. S. Postal Service within the State of New York, located in front of 386 Broadway, City of Newburgh, New York, addressed to each of the persons listed on the June 10, 1980 list of property owners prepared by the Assessor of the Town of New Windsor, at the addresses shown on said list, a copy of the list being annexed hereto as Exhibit "B".

Karen M. Foster

KAREN M. FOSTER

Sworn to before me this

13th day of June, 1980.

Ann G. Lawrence

Notary Public

ANN G. LAWRENCE
Notary Public, State of New York
Qualified in Orange County
My commission expires Mar. 30, 1982

LAW OFFICES OF
NORTHROP AND STRADAR

GEORGE MILNER NORTHROP
GEORGE F. STRADAR, JR.
STEWART P. GLENN

JAMES L. MONELL

388 BROADWAY
POST OFFICE BOX 2395
NEWBURGH, NEW YORK 12550

AUGUSTUS W. BENNET,
OF COUNSEL

(914) 562-0020
(914) 561-8000

June 10, 1980

Zoning Board of Appeals of
the Town of New Windsor
Town Hall
555 Union Avenue
New Windsor, New York 12550

Attention: Mrs. Patricia Delio, Secretary to ZBA

Re: Young Women's Christian Association of Newburgh --
Application for Use Variance for Lands 565 Union
Avenue (Section 4, Block 2, Lot 3.222)

Dear Mrs. Delio:

We hand you herewith:

(a) Application for Use Variance dated June 10, 1980,
executed in triplicate;

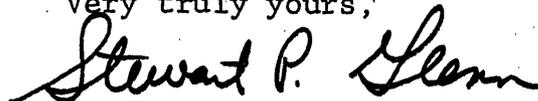
(b) Three copies of Preliminary Site Plan dated
5/28/80; and

(c) Copy of Town of New Windsor letter to Janet C.
Gruenhagen, dated June 5, 1980, indicating that the New Windsor
Town Board has waived filing fees.

We shall see to it that the affidavit of publication in The
Sentinel and the green return receipt cards are delivered to you in
due course.

Thank you for your continued cooperation.

Very truly yours,



Stewart P. Glenn

SPG:ef
Encs.
BY HAND



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

June 5, 1980

Janet C. Gruenhagen, President
Board of Directors
Orange Area Y.W.C.A.
Box 6038, Stewart Airport
Newburgh, New York 12550

Dear Ms. Gruenhagen:

This letter will serve as official notice that the New Windsor Town Board waived the fees for your organization with reference to the following: Planning Board, Zoning Board of Appeals, Building Permit and Certificate of Occupancy.

Your continued efforts to bring joy to the area communities is most appreciated. Please accept my personal best wishes for continued success.

Looking forward to having you as a neighbor.

Sincerely,

PAULINE G. TOWNSEND
Town Clerk

cc: Planning Board
Zoning Board of Appeals
Building Inspector



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

RECEIVED
ATTORNEY'S OFFICE
TOWN OF NEW WINDSOR

JUN 5 1980

BY: Patricia Ellis

June 5, 1980

Janet C. Gruenhagen, President
Board of Directors
Orange Area Y.W.C.A.
Box 6038, Stewart Airport
Newburgh, New York 12550

Dear Ms. Gruenhagen:

This letter will serve as official notice that the New Windsor Town Board waived the fees for your organization with reference to the following: Planning Board, Zoning Board of Appeals, Building Permit and Certificate of Occupancy.

Your continued efforts to bring joy to the area communities is most appreciated. Please accept my personal best wishes for continued success.

Looking forward to having you as a neighbor.

Sincerely,

A handwritten signature in cursive script that reads "Pauline G. Townsend".

PAULINE G. TOWNSEND
Town Clerk

cc: Planning Board
Zoning Board of Appeals ✓
Building Inspector

cc: Town Board

YOUNG WOMEN'S CHRISTIAN ASSOCIATION

~~2000~~
~~NEW YORK~~
~~12550~~

MEMBER AGENCY
OF THE
ORANGE AREA UNITED FUND

Y W C A
Box 6038, Stewart Airport
New Windsor
Newburgh, N. Y. 12550
564-6050

MEMBER
YOUNG WOMEN'S CHRISTIAN ASSOCIATION
OF THE U. S. A.

May 27, 1980

Mr. Vincent Bivona, Chairman and Z. B. A. Members,
Zoning Board of Appeals,
Town of New Windsor,
New Windsor Town Hall,
New Windsor, New York, 12550.

Gentlemen:

The Board of Directors of the Orange Area Young Women's Christian Association respectfully requests that all variance application fees be waived.

Thank you for your consideration of this request.

Sincerely,

Janet C. Gruenhagen

Janet C. Gruenhagen, President
Board of Directors
Orange Area Y. W. C. A.

JCG/hfs



COUNTY OF ORANGE

Department of Planning

124 MAIN STREET (1887 Building)
GOSHEN, NEW YORK 10924
TEL. (914) 294-5151

Peter Garrison, Commissioner

Richard S. DeTurk, Deputy Commissioner

*YWCA file
80-10.*

June 24, 1980

Mr. Ernest Spignardo, Chairman
Town of New Windsor Planning Board
Town Hall
555 Union Avenue
New Windsor, New York 12550

Re: Preliminary Site Plan Proposed Orange Area Y.W.C.A.

Dear Mr. Spignardo:

We have this day received your request for review and comments on the above previously forwarded to us by Gene Kolman, of the Orange County Department of Public Works.

We have no problems with the site plan as designed, or the use, and hereby grant Orange County Department of Planning approval consistent with the applicable provisions of Article 12-B, Section 239, paragraphs 1 and m, of the General Municipal Law of the State of New York.

In granting our approval, it does not relieve the Town of its responsibility for bringing the use into conformity with existing zoning and current planning thinking. As matters stand, the use is not permitted either as a matter of right or by special permit of the Zoning Board of Appeals. Nor is there a case to support the granting of a use variance by the Zoning Board of Appeals. The only proper way to have handled this matter was for either the Planning Board or the applicant to have requested of the Town Board consideration of either a zoning map or schedule change. Either would have been acceptable from a planning standpoint.

We think it is not too late to hand this matter in this way. Our own preference would be to amend the map to show R-4

RECEIVED
ATTORNEY'S OFFICE/2819
TOWN OF NEW WINDSOR

JUN 25 1980

BY: *Patricia Delis*

Mr. Ernest Spignardo
Re: Preliminary Site Plan
Proposed Orange Area Y.W.C.A.

-2-

June 24, 1980

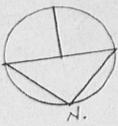
Whichever course the Town favors will be acceptable to us. Our concern is that the Town Board not the Zoning Board of Appeals be the responsible body for affecting this change and the legitimacy of the Y.W.C.A. in performance of its service to the community.

Sincerely,

Peter Garrison
Commissioner of Planning

PG:mj

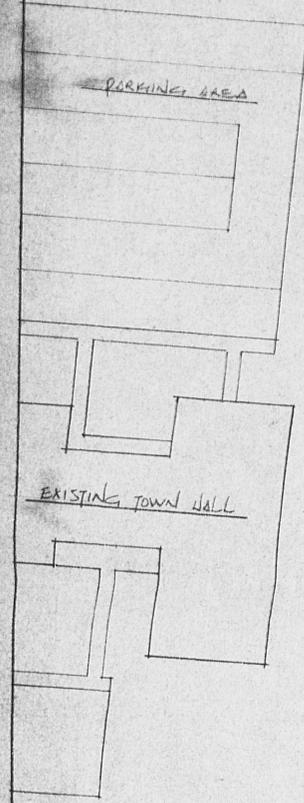
cc: John A. Petro, Supervisor
Mark Stortecky, Chairman, ZBA



N/E FIRMS REALTY, INC.
(REPUTED OWNER)

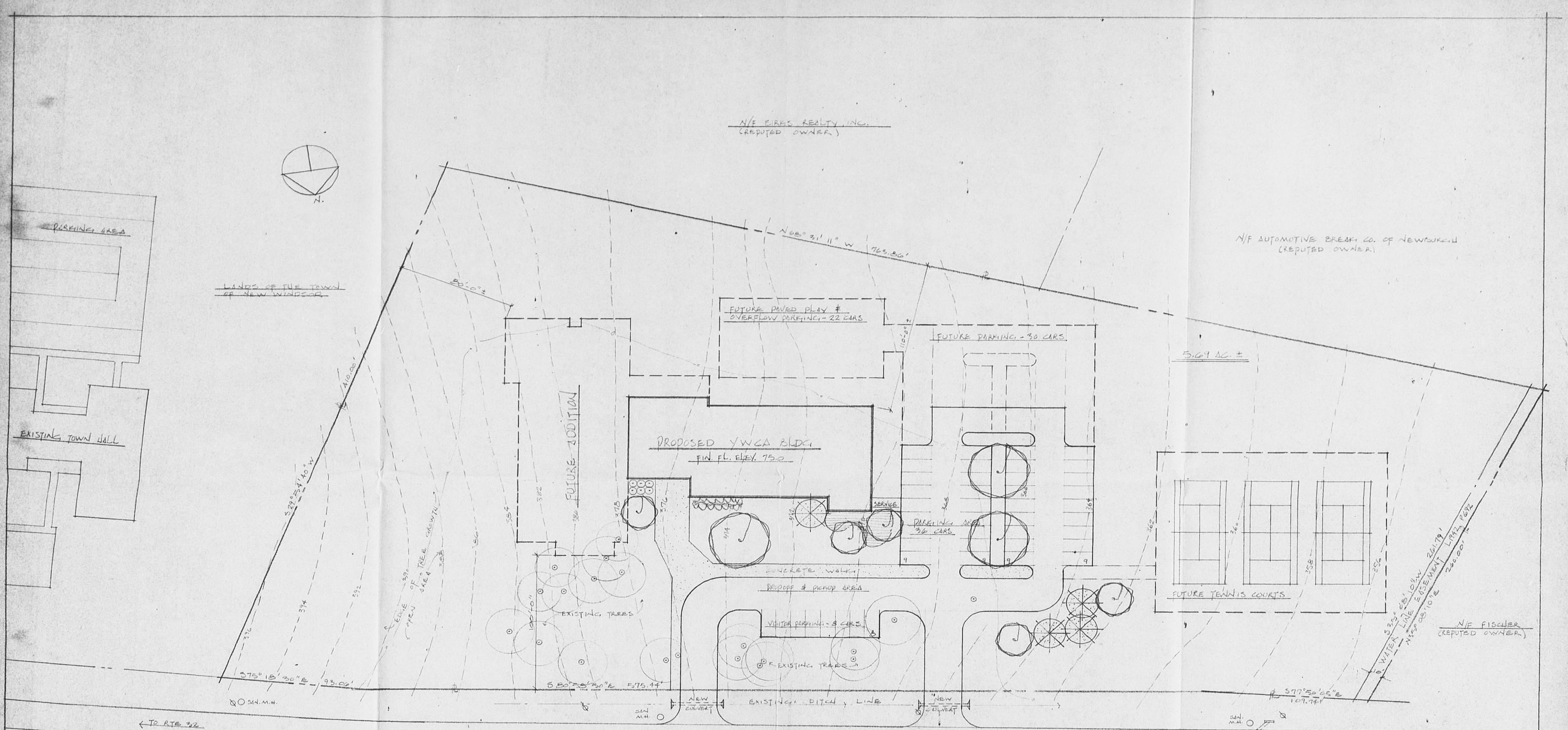
N/E AUTOMOTIVE BREAK CO. OF NEWBURGH
(REPUTED OWNER)

LANDS OF THE TOWN
OF NEW WINDSOR



EXISTING TOWN WALL

PARKING AREA



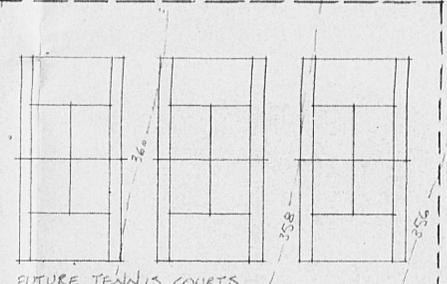
FUTURE PAVED PLAY #
OVERFLOW PARKING - 22 CARS

FUTURE PARKING - 30 CARS

5.69 AC. ±

PROPOSED YWCA BLDG
FIN. FL. ELEV. 75.0

FUTURE ADDITION



FUTURE TENNIS COURTS

PARKING AREA
30 CARS

CONCRETE WALK
DROPOFF & PICKUP AREA

VISITOR PARKING - 8 CARS

EXISTING TREES

EXISTING DITCH & LINE

UNION AVE.

WATER LINE

TO TEMPLE HILL RD.

← TO RTE 32

PRELIMINARY SITE PLAN

PROPOSED ORANGE ACRE YWCA
UNION AVE., NEW WINDSOR, N.Y.
WITFIELD & REMICK, ARCHTS.
DONALD C. MOLLER, LANDSCAPE ARCHT.

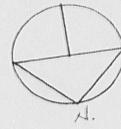
F-28/80

SCALE: 1" = 30'-0"

CLARE VIEW
DRIVE

WATER VALVE

N/E FISCHER
(REPUTED OWNER)

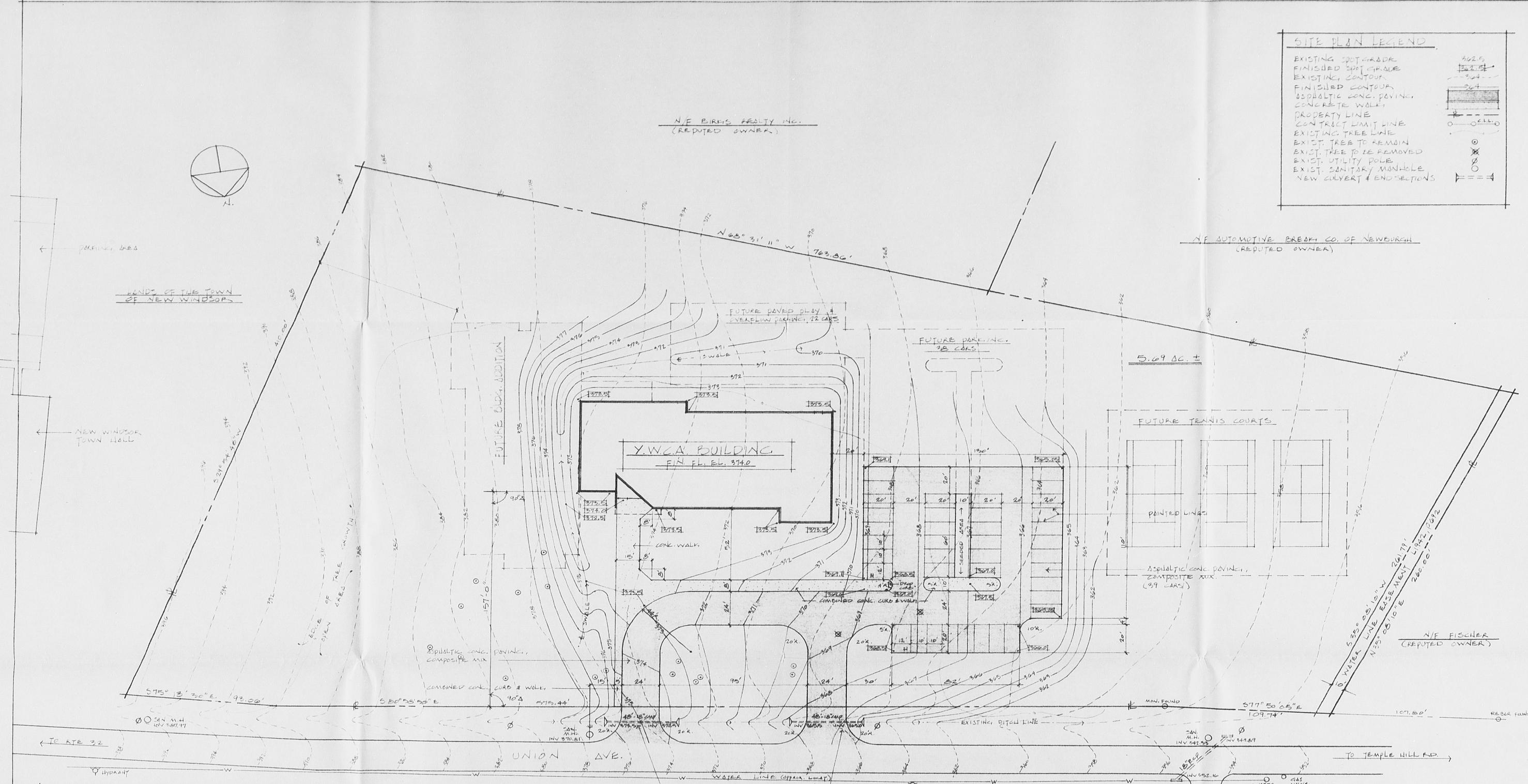


N/E BIRDS REALTY INC.
(REPUTED OWNER)

SITE PLAN LEGEND	
EXISTING SPOT GRADE	362.5
FINISHED SPOT GRADE	362.5
EXISTING CONTOUR	364
FINISHED CONTOUR	364
ASPHALTIC CONC. DRIVE	364
CONCRETE WALK	364
PROPERTY LINE	---
CONTRACT LIMIT LINE	---
EXISTING TREE LINE	○
EXIST. TREE TO REMAIN	○
EXIST. TREE TO BE REMOVED	⊗
EXIST. UTILITY POLE	⊗
EXIST. SANITARY MANHOLE	⊗
NEW CULVERT # END SECTIONS	==

N/E AUTOMOTIVE BREAK CO. OF NEWBURGH
(REPUTED OWNER)

N/E FISCHER
(REPUTED OWNER)



- GENERAL NOTES:**
1. TOPOGRAPHIC SURVEY & PROPERTY LINE INFORMATION FROM SURVEY BY VINCE DOCK PLS. #24404, DATED 5/6/80. CONTRACTOR TO VERIFY ALL LINES & GRADES BEFORE BEGINNING WORK & INSPECT EXISTING TREES, ROCKS, ETC. THAT REQUIRE REMOVAL.
 2. STRIP ALL TOPSOIL TO FULL DEPTH IN ALL PAVED & BUILDING AREAS, & STOCKPILE FOR FUTURE USE IN LAWN AREAS.
 3. ALL AREAS OF THE SITE WITHIN THE CONTRACT LIMIT LINE, EXCEPT BUILDING, & PAVED AREAS, TO RECEIVE 6" OF TOPSOIL & SHALL BE SEEDDED.
 4. NEW CULVERT & METAL END SECTIONS AT EACH PAVED DRIVE ARE PART OF THIS CONTRACT.

SITE PLAN
 PROPOSED ORANGE AREA YWCA
 UNION AVE., NEW WINDSOR, N.Y.
 WITFIELD & REMICK, ARCHTS.
 DONALD C. MOHLER, LANDSCAPE ARCHT.
 6/23/80

SCALE: 1" = 30'-0"

LOOK VIEW
DRIVE