

**ZB# 90-22**

**Han Ung Motel &  
Realty Corp.**

**48-2-1**

#90-22 - Han Ung Motel & Realty Corp. - dba Windsor Motels - sign

Public:

Aug. 13, 1990.

Public Hearing:

Sept. 10, 1990

COED to be notified <sup>10/10/90</sup>

Notice to Sentinel

mailed on 8/14/90 ✓

Paid \$50.00.

Sign.  
Variance  
approved  
9/10/90.

# General Receipt

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

11546

Received of

*Harry Ung Motel & Realty Co.* *Aug. 8* 19*90*  
 \$ *50.00*

*Fifty and 00/100*

DOLLARS

For

*Variation Application Fee - 90.00*

DISTRIBUTION

FUND	CODE	AMOUNT
<i>50.00</i>	<i>Cash</i>	

By

*Pauline G. Townsend*  
*Town Clerk*

Title

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



-----X

In the Matter of the Application of

HAN UNG MOTEL & REALTY CORP.

DECISION GRANTING  
SIGN VARIANCE

#90-22.

-----X

WHEREAS, HAN UNG MOTEL & REALTY CORP., a corporation having an office located at 114-124 Route 9W, New Windsor, N. Y. 12553, has made application before the Zoning Board of Appeals for a 180.04 s.f. sign area and 6 ft. 6 in. sign height variance for the purpose of replacing a double-faced free-standing sign on the front portion of the highway at the above location in an NC zone; and

WHEREAS, a public hearing was held on the 10th day of September, 1990 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, the Applicant appeared by Ilung Lee, its President; 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 the Applicant is seeking to replace a free-standing sign on the front portion of the above property due to Applicant's recent change to a "Daystop" Motel franchise.
3. Applicant's proposed sign area exceeds the bulk regulations for a sign in the NC zone by 180.04 s.f. and requires a 6 ft. 6 in. height variance as well.
4. The evidence presented and the Board's familiarity with the area shows that Route 9W is a well-traveled highway with a 55 m.p.h. speed limit adjacent to Applicant's property and that signs identifying the location of area businesses are essential to passing traffic.
5. The evidence presented shows that the Applicant seeks to replace an existing combination sign with a single sign which is smaller in area than the now-existing sign, and only 1 ft. higher than the now-existing sign.

6. The evidence further shows that the sign is located along a major highway and is located on a hill which hampers visibility at certain angles for passing motorists.

7. The evidence presented further showed that the proposed sign will facilitate ready identification of the Applicant's property, and its new franchise, by passing motorists.

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

1. The evidence shows that the applicant will encounter practical difficulty if the sign variance requested is not granted due to the fact that this is a well-travelled highway and a sign identifying the new franchise name is required.

2. The proposed variance will not result in substantial detriment to adjoining properties or change the character of the neighborhood since the neighboring properties are commercial in character.

3. The proposed request for sign variances of 180.04 s.f. sign area and 6 ft. 6 in. maximum sign height, is not considered excessive with relation to the other signs which are located on adjacent commercial properties, and, in addition, the new proposed sign is smaller in square footage than the sign which is to be replaced.

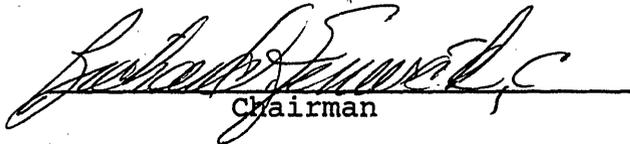
NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a sign area variance of 180.04 s.f. and sign height variance of 6 ft. 6 in. in accordance with plans presented at the public hearing and on file in Building Inspector's Office.

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 applicant.

Dated: September 24, 1990.

  
Chairman

Prelim  
8/13/90  
90-22

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK



## NOTICE OF DISAPPROVAL OF BUILDING PERMIT

1763

FILE NUMBER 90-15  
TO: WINDSOR MOTEL  
ROUTE 9W  
NEW WINDSOR, NY. 12553  
PHONE 562-7661

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATED 7/13/90  
FOR PERMIT TO REPLACE SIGN WITH SMALLER SIGN  
AT WINDSOR MOTEL - RTE. 9W IS DISSAPROVED ON THE  
FOLLOWING GROUNDS SIGN AREA TOO GREAT AND HEIGHT  
EXCEEDS LIMIT.

ZONE NC TYPE OF VARIANCE AREA/HEIGHT

REQUIREMENTS	PROPOSED	VARIANCE
<u>AREA MAX 30 SQ. FT.</u>	<u>210.04 SQ. FT.</u>	<u>180.04 SQ. FT.</u>
<u>HEIGHT MAX 15 FT. 6 IN.</u>	<u>21 FT.</u>	<u>6 FT. 6 IN.</u>

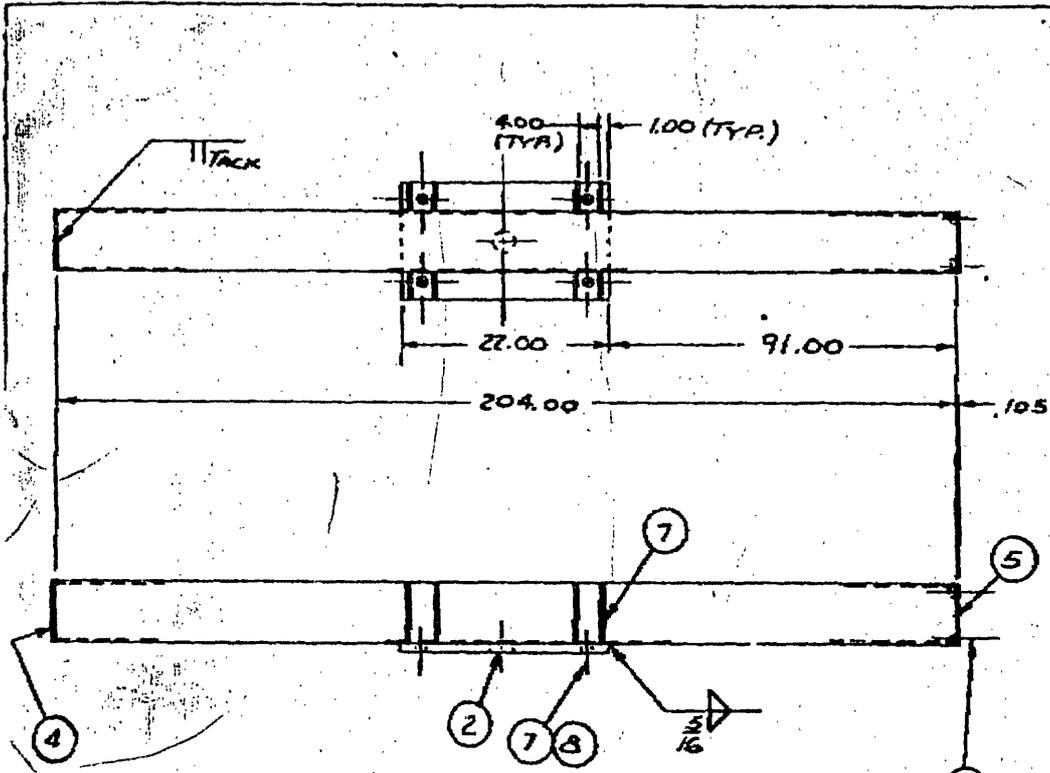
CALL PAT BARNHART (ZBA SECRETARY) AT 565-8550 FOR APPOINTMENT

Denis J. Sciamanna

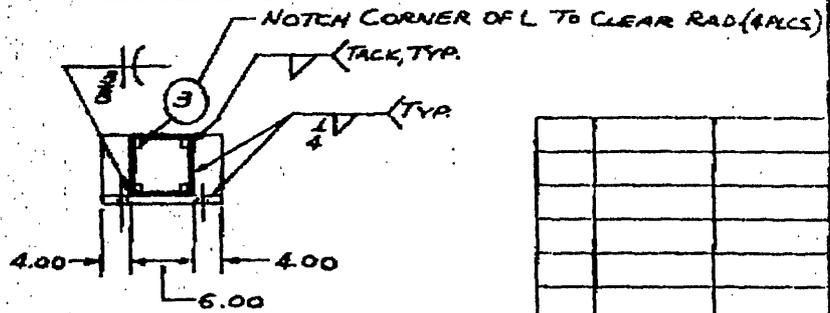
BUILDING/ZONING INSPECTOR

Old sign  
12 x 16





END. NO.	PART NO.	DWG. NO.	DESCRIPTION	QTY.
1	002-3611	A16575	6 x 6 x 1/4 STEEL TUBE	1
2	002-3613	A16577	3/4" STL. MFG. PL.	1
3	002-3656	A16595	1 x 1 x 1/8 STL. ANGLE	4
4	002-3658	A16579	12 GA. STL. END CAP	1
5	002-3617	A16581	12 GA. STL. COVER	1
6	007-0648	B03828	#10-24 x 1/2" HEX HEAVY. Hd. TR SCR.	4
7	002-3655	A16594	3/4" GUSSET	8
9				
	001-9414	A16328	PRIMER, BIEGE	
	001-9415	A16328	CATALYST, BIEGE	



6 USE (5) AS TEMPL. TO MATCH DRILL .177"  $\phi$  HOLE IN (3), 4 PLCS.


P/N 11-32-019-5811 REV. ECN \* DATE

**APPROVED**  
 CUSTOMER \_\_\_\_\_  
 DATE \_\_\_\_\_

**PLASTI-LINE, INC.**  
 623 EAST EMORY ROAD  
 P.O. BOX 5066 MEMPHIS, TN 37421-8066

DSCNR:	DATE:	SCALE: NONE
DWG. BY: LT	DATE: 6/1/87	APP'D BY: LT
CHK BY:	DATE:	DATE: 6-8-87

DESC: **UNIVERSAL ADAPTER FOR 9x17 SIGN**

CUSTOMER: **DAYS INN**

SHEET 1 OF 1 x **B04509**

PLASTI-LINE MEMPHIS

PROPERTY OF PLASTI-LINE, INC.  
 NOT TO BE DUPLICATED.  
 UNSPECIFIED RADII = .015 R

TOLERANCES (UNLESS OTHERWISE SPECIFIED) ALL DIMENSIONS ARE IN INCHES  
 .XX = .03 .XXX = .015 ANGLES = 90°  
 MATERIAL UNLESS NOTED PER DWG. B01703

**IMPORTANT**  
**REQUIRED INSPECTIONS OF CONSTRUCTION - YOU MUST CALL FOR THESE**

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.

CALL ONE DAY AHEAD FOR ALL INSPECTIONS TO AVOID DELAYS - 565-8807

- 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 UNDERSLAB PLUMBING.
- 4- WHEN FRAMING IS COMPLETED, AND BEFORE IT IS COVERED FROM INSIDE, AND PLUMBING ROUGH-IN.
- 5- INSULATION.
- 6- PLUMBING FINAL & FINAL. HAVE ON HAND ELECTRICAL INSPECTION DATA PER THE BOARD OF FIRE UNDERWRITERS, AND FINAL CERTIFIED PLOT PLAN. BUILDING IS TO BE COMPLETE AT THIS TIME. WELL WATER TEST REQUIRED AND ENGINEERS CERTIFICATION LETTER FOR SEPTIC SYSTEM REQUIRED.
- 7- DRIVEWAY INSPECTION MUST MEET APPROVAL OF TOWN HIGHWAY INSPECTOR. A DRIVEWAY BOND MAY BE REQUIRED.
- 8- \$20.00 CHARGE FOR ANY SITE THAT CALLS FOR THE SAME INSPECTION TWICE.
- 9- PERMIT NUMBER MUST BE CALLED IN WITH EACH 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 & 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 THERE IS A \$15.00 FEE FOR THIS.

Name of Owner of Premises Windsor Motel Mr. Lee IL Vng Lee

Address 9W New Windsor Phone 562-7661

Name of Architect .....

Address .....

Name of Contractor Mid-Hudson Neon Inc

Address 32 Walnut St. NW Phone 561-5561

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

If applicant is a corporation, signature of duly authorized officer.

Arthur Miller pres. Mid-Hudson Neon Inc.

(Name and title of corporate officer)

1. On what street is property located? On the E side of 9W

(N.S.E. or W.)

and .....feet from the intersection of Union Ave.

REMOVAL 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.

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Name of Owner of Premises Windsor Motel Mr. Lee IL Vng Lee  
Address 9W New Windsor Phone 562-7661  
Name of Architect \_\_\_\_\_  
Address \_\_\_\_\_ Phone \_\_\_\_\_  
Name of Contractor Mid-Hudson Neon Inc  
Address 32 Walnut St. NW Phone 561-5561  
State whether applicant is owner, lessee, agent, architect, engineer or builder agent & conf  
If applicant is a corporation, signature of duly authorized officer.

Arthur Miller Mid-Hudson Neon Inc.  
pres.  
(Name and title of corporate officer)

1. On what street is property located? On the E side of 9W (N.S.E. or W.) Union Ave. and \_\_\_\_\_ feet from the intersection of \_\_\_\_\_
2. Zone or use district in which premises are situated. Is property in a flood zone? Yes \_\_\_\_\_ No
3. Tax Map description of property: Section 48 Block 2 Lot 1
4. State existing use and occupancy of premises and intended use and occupancy of proposed construction:  
a. Existing use and occupancy MOTEL b. Intended use and occupancy Same
5. Nature of work (check which applicable): New Building \_\_\_\_\_ Addition \_\_\_\_\_ Alteration \_\_\_\_\_ Repair \_\_\_\_\_ Removal \_\_\_\_\_ Demolition \_\_\_\_\_ Other SIGN replacement
6. Size of lot: Front Rear \_\_\_\_\_ Depth \_\_\_\_\_ Front Yard \_\_\_\_\_ Rear Yard \_\_\_\_\_ Side Yard \_\_\_\_\_  
Is this a corner lot? \_\_\_\_\_
7. Dimensions of entire new construction: Front \_\_\_\_\_ Rear \_\_\_\_\_ Depth \_\_\_\_\_ Height \_\_\_\_\_ Number 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 2000- Fee \_\_\_\_\_

(to be paid on filing this application)

Costs for the work described in the Application for Building Permit include the cost of all the construction and other work done in connection therewith, exclusive of the cost of the land. If final cost shall exceed estimated cost, an additional fee may be required before the issuance of Certificate of Occupancy.

TOWN OF NEW WINDSOR, ORANGE COUNTY, N. Y.

Examined.....19.....  
 Approved.....19.....  
 Disapproved a/c.....  
 Permit No. ....

Office Of Building Inspector  
 Michael L. Babcock  
 Town Hall, 555 Union Avenue  
 New Windsor, New York 12550  
 Telephone 565-8807

Refer —  
 Planning Board.....  
 Highway.....  
 Sewer.....  
 Water.....  
 Zoning Board of Appeals .....

APPLICATION FOR BUILDING PERMIT

Pursuant to New York State Building Code and Town Ordinances

Date..... 7/13..... 19 90

INSTRUCTIONS

- This application must be completely filled in by typewriter or in ink and submitted in duplicate to the Building Inspector.
- Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram which is part of this application.
- 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.
- The work covered by this application may not be commenced before the issuance of a Building Permit.
- 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.
- 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.

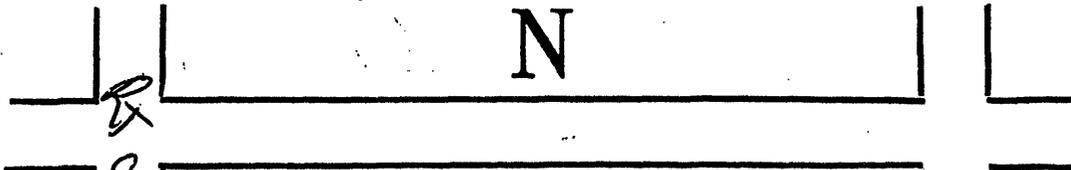
APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions or alterations, or for removal or demolition or use of property, as herein described. The applicant agrees to comply with all applicable laws, ordinances, regulations and certifies that he is the owner or agent of all that certain lot, piece or parcel of land and/or 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 owner in connection with this application.

(Signature of Applicant)

(Address of Applicant)

PLOT PLAN

NOTE: Locate all buildings and indicate all set-back dimensions.  
 Applicant must indicate the building line or lines clearly and distinctly on the drawings.



Refer -  
Planning Board.....  
Highway.....  
Sewer.....  
Water.....  
Zoning Board of Appeals.....

**APPLICATION FOR BUILDING PERMIT**  
Pursuant to New York State Building Code and Town Ordinances

Date..... 7/13 1990

**INSTRUCTIONS**

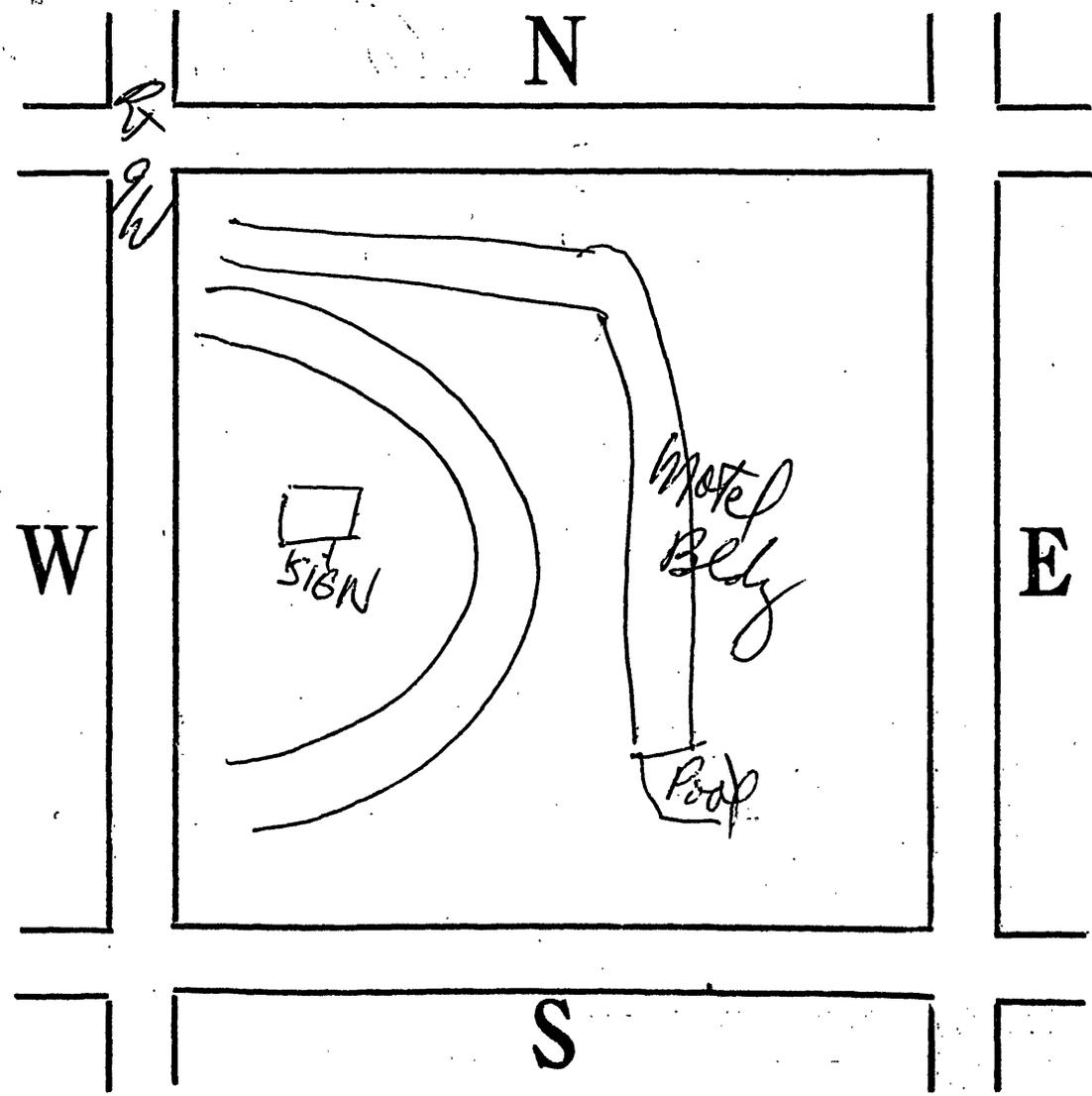
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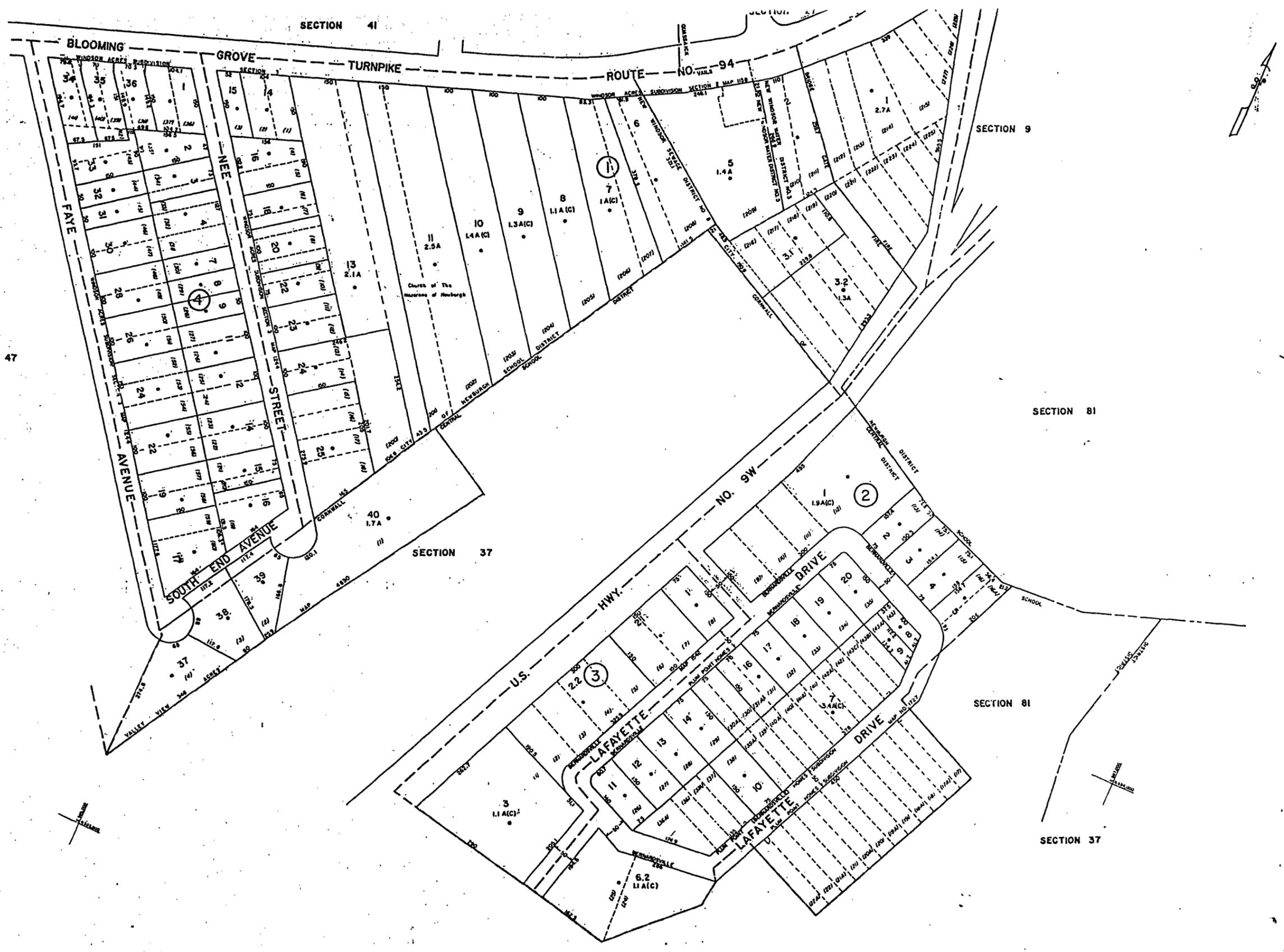
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.....  
*Arthur Miller for Windsor Motel* Rt. 9 Windsor  
(Signature of Applicant) (Address of Applicant)

**PLOT PLAN**

NOTE: Locate all buildings and indicate all set-back dimensions.  
Applicant must indicate the building line or lines clearly and distinctly on the drawings.





982

Prepared by  
**AERO SERVICE CORPORATION**  
 A DIVISION OF LITTON INDUSTRIES  
 400 WEST 111th STREET, NEW YORK, N.Y. 10019  
**FOR TAX PURPOSES ONLY**  
 MAY BE USED FOR OTHER PURPOSES

LEGEND			
STATE OR COUNTY LINE	FILED PLAN LOT LINE	TAX MAP BLOCK NO.	FILED PLAN BLOCK NO.
CITY, TOWN OR VILLAGE	EASEMENT LINE	TAX MAP PARCEL NO.	FILED PLAN LOT NO.
BLOCK & SECTION LIMIT	MATCH LINE	AREAS	STATE HIGHWAYS
SPECIAL DISTRICT LINE	STREAMS	DIMENSIONS	COUNTY HIGHWAYS
PROPERTY LINE			TOWN ROADS

**ORANGE COUNTY - NEW YORK**  
 Photo No. 14-31, 32, 33 Date of Photo: 3-1-65  
 Date of Map: 9-24-67 Date of Revision: 3-1-89

**TOWN OF NEW WINDSOR**  
 Section No. 48

ALL RIGHTS RESERVED

TOWN OF NEW WINDSOR  
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

# 90-22

Date: 08/13/90

- I. Applicant Information: HAN UNG MOTEL & REALTY CORP., d/b/a Windsor Motel
- (a) 114-124 Route 9W, New Windsor, N. Y. 12553 x  
(Name, address and phone of Applicant) (Owner)
- (b) -  
(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  Sign Variance
- Area Variance  Interpretation.

III. Property Information:

- (a) NC 114-124 Route 9W, New Windsor 48-2-1 1.9 acres +  
(Zone) (Address) (S B L) (Lot size)
- (b) What other zones lie within 500 ft.? R-4
- (c) Is a pending sale or lease subject to ZBA approval of this application? No
- (d) When was property purchased by present owner? 7/24/79
- (e) Has property been subdivided previously? No When? -
- (f) Has property been subject of variance or special permit previously? Yes When? 3/22/76 (Pool - frontyard)
- (g) Has an Order to Remedy Violation been issued against the property by the Zoning Inspector? No
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail: n/a

IV. Use Variance: n/a

- (a) Use Variance requested from New Windsor Zoning Local Law, Section \_\_\_\_\_, Table of \_\_\_\_\_ Regs., Col. \_\_\_\_\_, to allow:  
(Describe proposal) \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

- n/a  
 (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.

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V. Area variance: n/a

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

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

\* Residential Districts only

\*\* Non-residential districts only

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

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VI. Sign Variance:

- (a) Variance requested from New Windsor Zoning Local Law, Section 48-18T, Table of Use/Blk. Regs., Col. N \_\_\_\_\_.

	(3) (c) Requirements	Proposed or Available	Variance Request
Sign 1	30 s.f.	210.04 s.f.	180.04 s.f. *
Sign 2	_____	_____	_____
Sign 3	_____	_____	_____
Sign 4	_____	_____	_____
Sign 5	_____	_____	_____
Total	30 sq.ft.	210.04sq.ft.	180.04 sq.ft.
*Plus Hgt.	15'6"	21'	6 ft. 6 in.

- (b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.  
Applicant proposes to replace old sign with a new construction which is actually smaller in size than old signage. Applicant also seeks to change name of motel and must advertise as such. The new proposed construction will actually enhance and beautify the motel location on Rt. 9W. The sign proposed has interior illumination. Route 9W is well-travelled highway with high speed traffic passing by. A sign for purposes of identification is vital.
- (c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

199.6 s.f. total

VII. Interpretation: n/a

(a) Interpretation requested of New Windsor Zoning Local Law, Section \_\_\_\_\_, Table of \_\_\_\_\_ Regs., Col. \_\_\_\_\_.

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

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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.)

(See annexed sketch as Exhibit A).

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IX. Attachments required:

- x   Copy of letter of referral from Bldg./Zoning Inspector.
- x   Copy of tax map showing adjacent properties.
- Copy of contract of sale, lease or franchise agreement.
- n/a   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.
- x   Copy(ies) of sign(s) with dimensions.
- x   Check in the amount of \$50.00 payable to TOWN OF NEW WINDSOR.
- x   Photos of existing premises which show all present signs and landscaping.

X. AFFIDAVIT

Date August 13, 1990

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.

Il Ung Lee  
(Applicant)  
HAN UNG MOTEL & REALTY CORP.  
By: Il Ung Lee

Sworn to before me this

8th day of August, 1990.  
Patricia A. Barnhart

PATRICIA A. BARNHART  
Notary Public, State of New York  
No. 01BA4904434  
Qualified in Orange County  
Commission Expires August 31, 1991.

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.



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK

(28)

July 25, 1990

Han Ung Motel & Realty Corp.  
d/b/a Windsor Motel  
114-124 Route 9W  
New Windsor, NY 12553

Attn: Mr. Llung Lee

Re: Tax Map Parcel 48-2-1

Dear Mr. Lee:

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

The charge for this service is \$45.00, minus your deposit of \$25.00.

Please remit the balance of \$20.00 to the Town Clerk, Town of New Windsor, NY.

Sincerely,

*Leslie Cook (cp)*

LESLIE COOK  
Sole Assessor

LC/po  
Attachments

~~cc: Patricia Bannard~~

Fischer, Lt. Col. Susan  
608 LaSalle Circle  
Bellevue, NE 68005

Dori Associates, Inc. X  
PO Box 4097  
New Windsor, NY 12553

Petro Realty of New York, Inc.  
111 Route 9W X  
New Windsor, NY 12553

Bonura, Mary E. X  
87 Route 9W, So.  
Newburgh, NY 12550

Goumas, Eva  
& Noni Christiano  
732 8th Avenue  
New York, NY 10036

Zampino, Joseph M.  
8 New Market Road  
Garden City, NY 11530

Coloni, Richard B. & Mary C. X  
PO Box 4097, Route 9W  
New Windsor, NY 12553

~~Dori Associates, Inc.~~  
~~Po Box 4097~~  
New Windsor, NY 12553

Bacon, Kevin J. X  
95 Blooming Grove Turnpike  
New Windsor, NY 12553

Pisco, Jr. Richard V. & Irene X  
23 Lafayette Dr.  
New Windsor, NY 12553

Crist, Jr. LeRoy R. & Phyllis R. X  
25 Lafayette Dr.  
Newburgh, NY 12550

Rhodes, Myron L. & Eleanor J.  
27 Lafayette Dr.  
New Windsor, NY 12553

Bonanno, J.  
& Piazzola, M. X  
& Papera, G.  
c/o Allstate Can Corp.  
40 Isabella St., PO Box 677  
Clifton, NJ 07012

Phelen, Dianne X  
26 Lafayette Dr.  
New Windsor, NY 12553

Corey, Herbert C. & Caroline J. X  
26B Lafayette Dr.  
New Windsor, NY 12553

McDonnell, William & Christine  
40 Lafayette Dr.  
New Windsor, NY 12553

Turner, Richard & Diane J. X  
2 Lafayette Dr.  
New Windsor, NY 12553

Belsito, Grace & Ralph F., Jr. X  
4 Lafayette Dr.  
New Windsor, NY 12553

Niedbala, John S. & Betty X  
6 Lafayette Dr.  
New Windsor, NY 12553

Llewellyn, Robert & Amelia X  
8 Lafayette Dr.  
New Windsor, NY 12553

Conklin, Edward L. & Katherine T. X  
12 Lafayette Dr.  
New Windsor, NY 12553

Cohen, Stanley C. X  
14 Lafayette Dr.  
New Windsor, NY 12553

Nucifore, Alan & Deborah X  
16 Lafayette Dr.  
New Windsor, NY 12553

Beyers, Edward C. & Marcia K. X  
18 Lafayette Dr.  
New Windsor, NY 12553

Marcano, Domingo & Alejandrina X  
20 Lafayette Dr.  
New Windsor, NY 12553

Artusa, Eugene X  
PO Box 2547  
Newburgh, NY 12553

Valicenti, Audrey X  
108 9W, So.  
New Windsor, NY 12553

Toyota of Newburgh, Inc. X  
96 Route 9W  
New Windsor, NY 12553

Plum Point on Hudson Assoc. X  
c/o Harold Walland  
2 Lake St.  
Monroe, Ny 10950

Noticed  
published 8/23/90  
per Everett Smith

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 48-34A of the Zoning Local Law on the following proposition:

Appeal No. 22

Request of HAN UNG MOTEL & REALTY CORP.

for a VARIANCE of

the regulations of the Zoning Local Law to

permit replacement of existing sign with new sign of smaller dimension; said sign having more than the allowable square footage and height;

being a VARIANCE of

Section 48-18T(3)(c) - Supplementary Sign Regulations

for property situated as follows:

114-124 Route 9W, New Windsor, N.Y. 12553, known as

Windsor Motel and designated as tax map Section 48 -

Blk. 2 - Lot 1.

SAID HEARING will take place on the 10th day of September, 1990, at the New Windsor Town Hall, 555 Union Avenue, New Windsor, N. Y. beginning at 7:30 o'clock P. M.

RICHARD FENWICK  
Chairman

August 13, 1990

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ZONING BOARD OF APPEALS

TOWN OF NEW WINDSOR

August 13, 1990 - 7:30 P.M.

MEMBERS PRESENT:

RICHARD FENWICK, Chairman

LAWRENCE TORLEY

JAMES NUGENT

TED TANNER

ABSENT:

DAN KONKOL

JACK BABCOCK

JACK FINNEGAN

ALSO PRESENT:

DANIEL LUCIA, ESQ., Zoning Board Attorney

PAT BARNHART, Secretary

DINO SCIAMANNA

BY MR. FENWICK: I call to order the August 13, 1990 meeting of the Zoning Board of Appeals. Do I hear a motion to accept the minutes of the July 9, 1990 meeting?

BY MR. TORLEY: So moved.

BY MR. NUGENT: I will second that.

ROLL CALL:

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TORLEY:           Aye.  
TANNER:           Aye.  
NUGENT:           Aye.  
FENWICK:          Aye.

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HAN UNG MOTEL AND REALTY CORP

Mr. Lee came before the Board presenting his proposal.

BY MR. FENWICK: This is a request for sign variance to replace old sign which is smaller in size than original located at 114 Route 9W in NC zone. Would you explain to the Board what you are proposing?

BY MR. LEE: Yes, I have a motel at 114 Route 9W and my motel is changing to Daystop franchise from Days Inn so I need a new sign, so I have original sign 12 x 16 so I'd like to put a new sign which is 9 x 17 which is smaller than the original sign.

BY MR. FENWICK: What about height?

BY MR. LEE: Maybe a little lower than we have.

BY MR. FENWICK: A little lower than the original one?

BY MR. LEE: I am not sure.

BY MR. TANNER: How was the lighting on the sign, is it the same type of lighting?

BY MR. LEE: This is not neon sign like fluorescent.

BY MR. FENWICK: It is lit inside.

BY MR. LEE: Yes.

BY MR. LUCIA: Mr. Lee, do you have a dimension for how wide your present sign is, the sketch in the file, the one that is there now --

BY MR. LEE: 12 x 16.

BY MR. LUCIA: Twelve feet wide?

BY MR. LEE: Yes.

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BY MR. TORLEY: You are replacing 12 x 16 with a 9 x 17?

BY MR. LEE: Yes.

BY MR. TORLEY: And the overall height of the sign is going to be lower than it was before?

BY MR. LEE: Yes.

BY MR. NUGENT: I don't understand what the problem is?

BY MR. FENWICK: Because the new law says from what I understand no matter what happens with the sign, if you change the sign, you are going to come to us. If it is oversized, even if it is smaller than before, is that correct?

BY MR. SCIAMANNA: Yes.

BY MR. FENWICK: That is what Mike told me the last time. Even if it is smaller and it is still bigger than what the law allows.

BY MR. LUCIA: Apparently also they don't have records of what is properly grandfathered so --

BY MR. NUGENT: That is what I was basing it on.

BY MR. TORLEY: So then what is the actual variance requested here?

BY MR. FENWICK: What the law is is the law allows 30 square feet, he is proposing 210, so he needs a variance of 180 square feet, forget the old sign.

BY MR. NUGENT: What was those numbers again?

BY MR. FENWICK: 30 is allowed, proposed is 210. His variance is 180 square feet.

BY MS. BARNHART: That is double faced.

BY MR. TORLEY: How do you get 210 out of that?

BY MR. FENWICK: Probably because it is not square.

BY MR. TORLEY: They are actually taking --

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BY MR. FENWICK: 17 by 3 foot eight and then it's kind of a semicircle of 9 foot four.

BY MR. TORLEY: It's going to be an internally lit sign?

BY MR. FENWICK: Yes, it is all here. Dan, this still falls under practical difficulty?

BY MR. LUCIA: Not really. What you have to do when you come before the Board is explain to them why it is you need a new sign. You have already mentioned you are changing franchises so you obviously need exposure and you may want to make a list of some of the factors you think the Board should consider. You are on a highway with 55 mile an hour speed limit. People going by quickly, you need a sign that can be recognized at a distance and by people passing quickly so maybe just make a list before you come in of that kind of factor that you want the Board to consider why we should allow you this variance for your new sign.

BY MR. LEE: Only one, we are changing the franchise, that is why we need a new sign for.

BY MR. LUCIA: This sign probably is going to be a lot more visible to somebody just seeing the Daystop logo at a distance.

BY MR. TORLEY: Is the corporate standard a legitimate reason?

BY MR. LUCIA: He's entitled to display it. You get into some difficulty where you have corporate standards with minimum sizes. We are not bound by that. He certainly has literature on what he proposes, so doesn't appear to be the 30 x 50 foot version.

BY MR. FENWICK: Motion to set him up for a public hearing?

BY MR. TORLEY: I will make that motion.

BY MR. TANNER: I will second it.

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ROLL CALL:

TORLEY: Aye.

TANNER: Aye.

NUGENT: Aye.

BY MR. FENWICK: You are going to get some paperwork, read it thoroughly, you have it already and you are going to have to get back to Pat.

BY MR. LEE: Thank you.