

ZB# 91-6

August Associates

4-2-2



91-6 - August Assoc. - (Lois, Eugene) Rent All Center

Prelim:

Feb. 25, 1991.

Motion to
Schedule

P.H. -

Need Photos of
Approach.

Applicant is
waiting for list -
will call for
P.H. date at
that time.

Notice to
Sentinel -
3/7/91. ✓

Public Hearing:
Mar. 26, 1991.

Paid ✓

Sign Variance
Granted
on 3/25/91.

General Receipt

11922

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

April 1 19 *91*

Received of *Mid Hudson Contractors Supply Corp* \$ *50.00*

Fifty and 00/100 DOLLARS

For *Planning Board 91-6*

DISTRIBUTION:

FUND	CODE	AMOUNT
<i>CP# 33126</i>		<i>50.00</i>

By *Pauline H. Townsend*
CS

Town Clerk
Title

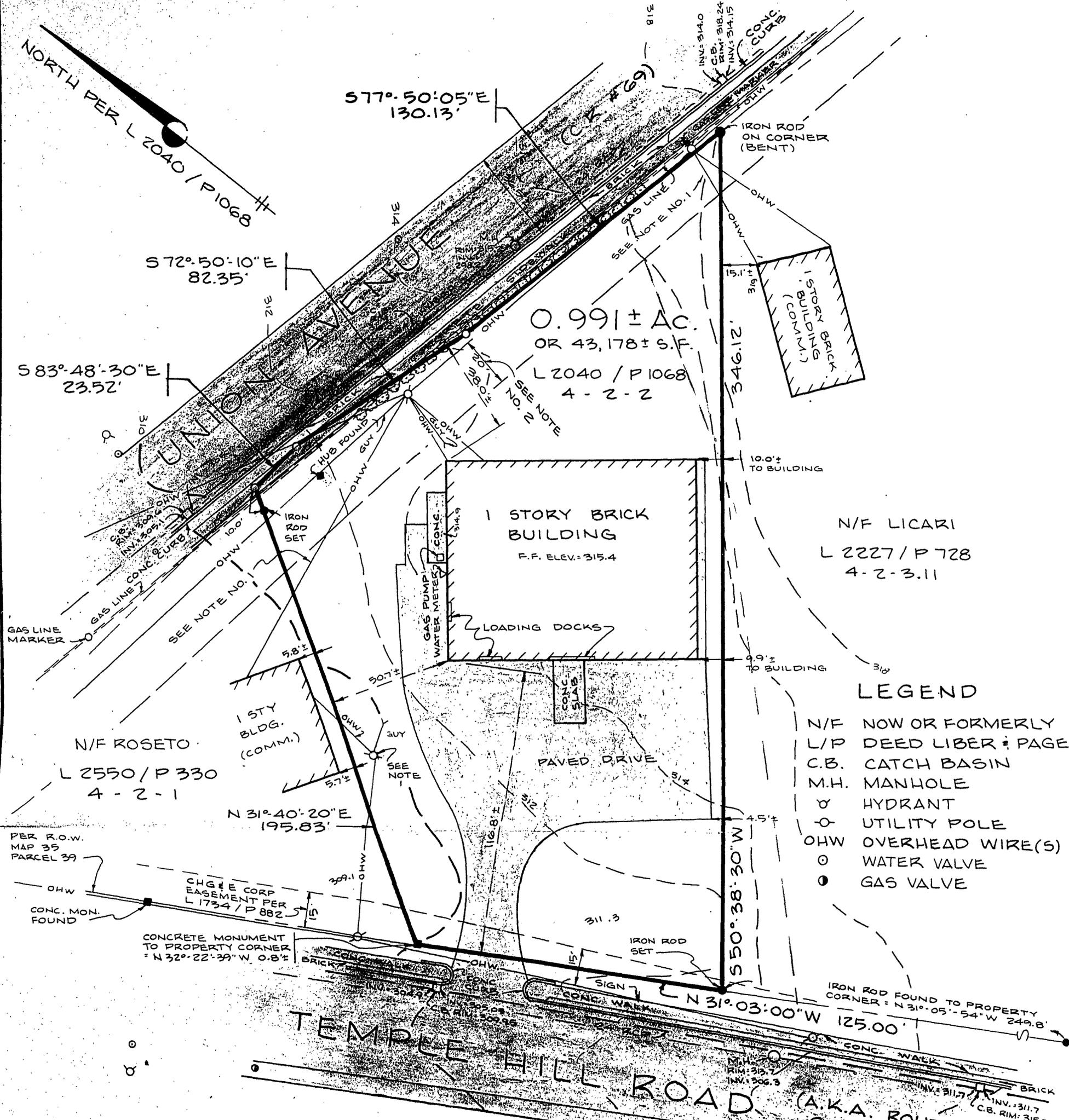
Williamson Law Book Co., Rochester, N. Y. 14609

Oxford®

✱ ESSELTE

MADE IN U.S.A.

NO. 753



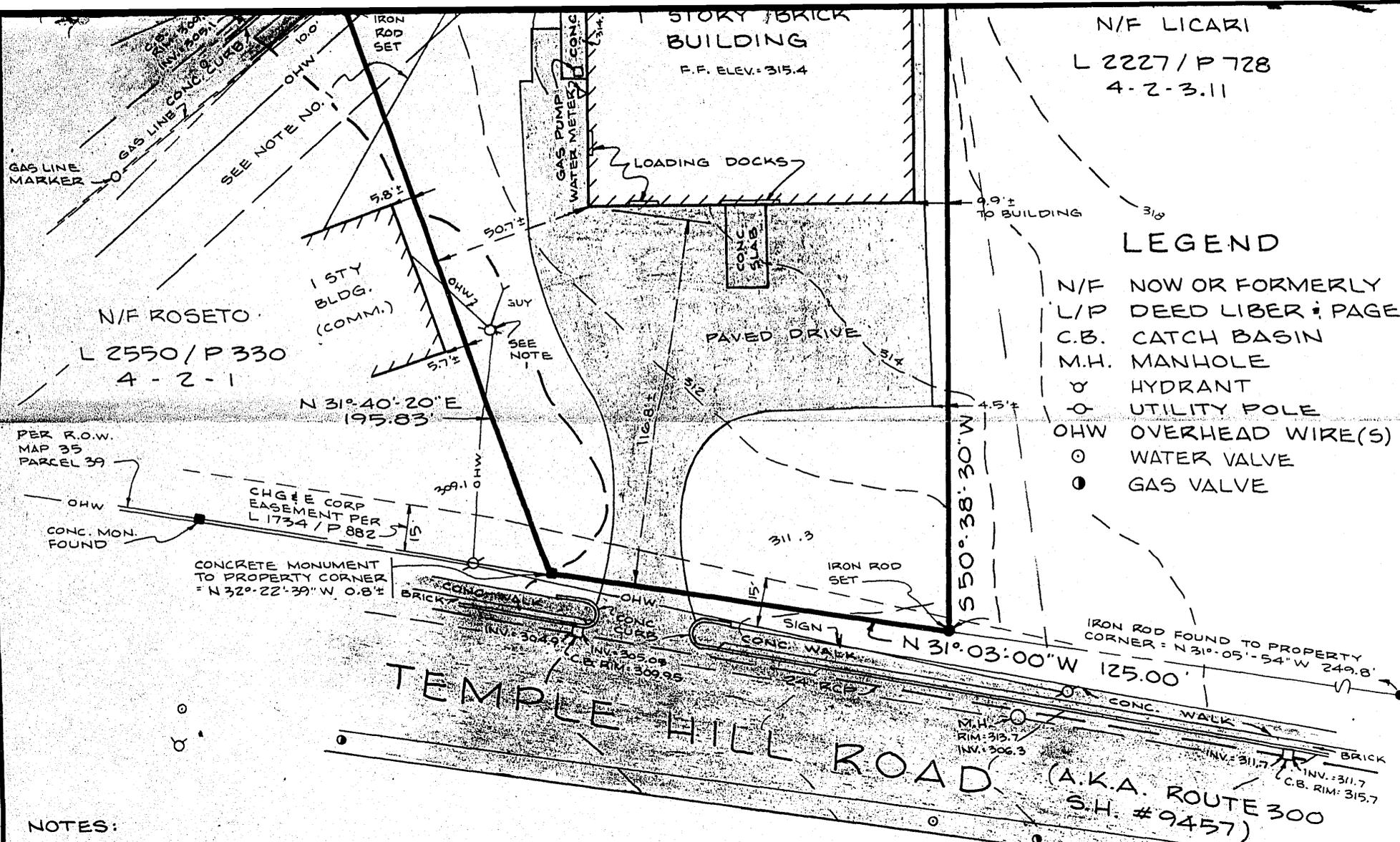
LEGEND

- N/F NOW OR FORMERLY
- L/P DEED LIBER & PAGE
- C.B. CATCH BASIN
- M.H. MANHOLE
- ⊕ HYDRANT
- ⊙ UTILITY POLE
- OHW OVERHEAD WIRE(S)
- WATER VALVE
- GAS VALVE

NOTES:

1. NO EASEMENT OF RECORD FOUND FOR OVERHEAD UTILITIES SERVICING ADJACENT BUILDINGS

(A.K.A. ROUTE 300
S.H. #9457)



NOTES:

- NO EASEMENT OF RECORD FOUND FOR OVERHEAD UTILITIES SERVICING ADJACENT BUILDINGS
- A 20' WIDE CENTRAL HUDSON GAS AND ELECTRIC CORPORATION AND NEW YORK TELEPHONE EASEMENT AS PER L 1427 / P 350 AND L 1341 / P 255
- UTILITY EASEMENT L 693 / P 335 IS A BLANKET EASEMENT ALONG ROADS. NO DETAILED DESCRIPTION FOUND
- TWO FOOT CONTOURS AS OF 10/26/89 AND ON N.Y.S. DOT DATUM

CERTIFICATION

I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED BELOW THAT THIS MAP SHOWS THE RESULTS OF AN ACTUAL FIELD SURVEY COMPLETED ON OCTOBER 26, 1989.

- EUGENE LOIS
- MARINE MIDLAND BANK
- SECURITY TITLE AND GUARANTY COMPANY
- AUGUST ASSOCIATES

NOTES

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYORS SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYORS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FROM WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

THIS SURVEY IS SUBJECT TO ANY FINDINGS OF A TITLE SEARCH.

SUBSURFACE STRUCTURES AND UTILITIES WHICH WERE NOT VISIBLE AT THE TIME OF SURVEY HAVE NOT BEEN SHOWN.

SURVEY MAP PREPARED FOR

GENE LOIS

TOWN OF NEW WINDSOR

ORANGE COUNTY, NEW YORK

• REVISIONS •

• NEW YORK STATE •

11/10/89 TOPO AND ADDITIONAL UTILITY LOCATION ADDED

GRAY, RAILING & HEINSMAN
ENGINEERING & SURVEYING, P.C.

TRIAD PROFESSIONAL PARK
186 ROUTE 9
WAPPINGERS FALLS, NEW YORK
(914) 297-9435 (914) 297-4775



PROJ. # 89-101

DATE 10 / 2 / 89	SCALE 1" = 40'	DRAWN BY R. A. H.	CHECKED BY R. E. H.
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LICENSE N° 049270

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-----X

In the Matter of the Application of

AUGUST ASSOCIATES, INC.

DECISION GRANTING
SIGN VARIANCE

#91-6.

-----X

WHEREAS, AUGUST ASSOCIATES, INC., a corporation having an office located at P. O. Box 829, Wappingers Falls, N.Y. 12590, has made application before the Zoning Board of Appeals for 184.5 s.f. sign area variances for the following signage: (1) 2 1/2 x 6 1/2 ft. double-faced, free-standing illuminated sign on Temple Hill Road; (2) 2 x 6 ft. double-faced, free-standing illuminated sign on Union Avenue; (3) 6 x 18 ft. sign on front side of building (left of store front); and (4) 5 x 15 ft. sign on north side of building known as "The Rent All Center" located at 312 Temple Hill Road in a PI zone; and

WHEREAS, a public hearing was held on the 25th day of March, 1991 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, Eugene Lois, President of the above-named corporation, was present for the hearing and spoke on behalf of the applicant in support of the application; and

WHEREAS, Mr. Joseph A. Gomes of 26 Clarkview Road, New Windsor, N. Y. appeared in response to a certified letter which he had received from the applicant and did not object to the application before the Board; 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 construct four (4) signs, namely two (2) free-standing and two (2) building signs on the above parcel in order to gain exposure for a new commercial business on the site.

3. Applicant's proposed sign area exceeds the bulk regulations for signs in the PI zone by 184.5 s.f.

4. The evidence presented and the Board's familiarity with the area shows that Temple Hill Road and Union Avenue are both

well-traveled highways, and that motorists typically pass the subject site at 40-45 m.p.h., which makes clear signage identifying the location of area businesses essential to passing traffic.

5. The evidence presented by the applicant indicated that the proposed signs are required since this commercial business is a new operation at this site. The applicant also indicated that the building fronts on both Temple Hill Road and Union Avenue, which is adjacent to a busy intersection, and potential customers many times become confused and cannot locate the building in which the applicant's business is conducted.

6. The evidence presented by the applicant further indicated that signage on both road frontages, as well as on both building sides facing both said roads, is necessary since the building is set back approximately 130 ft. from both roads. Thus, the requested signage is necessary for exposure of the logo of this newly-established business to the public and passing motorists.

7. The applicant presented photographs of the adjacent area which contains many signs, both building signs and roadside signs, some of which are considerably larger than the proposed signs.

8. The evidence presented and the Board's familiarity with the area shows that the signs will be located along major highways, not too far from a busy intersection, where a multitude of signs are located, which further hampers visibility of signs located in this area.

9. The evidence presented further showed that the proposed signs will facilitate ready identification of the applicant's property 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 variances requested are not granted due to the fact that these are well-travelled highways and signs readily identifying the applicant's new commercial business are required.

2. The proposed variances 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 184.5 s.f. sign area is not considered excessive with relation to the other signs which are located on adjacent commercial properties.

NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT sign area variances of 184.5 s.f. as requested above 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: May 13, 1991.

Chairman

PUBLIC HEARING: AUGUST ASSOCIATES

#91-6 ZBA

MR. FENWICK: This is a request for 184.50 square foot sign variance to be located at intersection of Temple Hill Road/Union Avenue (Rent All Center) in a PI zone.

Mr. Gene Lois came before the Board representing this proposal.

MR. LOIS: I've got to apologize ahead of time for my lack of photographic talents and maybe for the fact that I don't have a real great argument, economic hardship.

MR. LUCIA: That's a different standard. You, as I think I told you last time, need to show us why you need this sort of sign exposure.

MR. LOIS: Guess it will do me no good why everyone else needs it on that road.

MR. LUCIA: If it effects your visibility as a business, everybody on the road had billboards and you're restricted with a little sign, that's relevant.

MR. LOIS: I'd say most everyone there seems to have a large sign on the building as well as one long sign on the road and I guess I have to say just to compete with other businesses because of the way traffic does go there. I think that I should have something along those lines. I'll just give you a, this is just the one side of the building and we just want to put a sign, our logo, which I guess you have all seen on the one side of the door, just off to one side and we have not had any kind of design on it because I didn't really know what you'd approve.

MR. FENWICK: Are you affiliated with the one on the other side of the river?

MR. TORLEY: Is there a corporation logo?

MR. LOIS: Yes, there is. This sign would be on the building and then a similar shaped sign on the street.

MR. FINNEGAN: We are not going to need lighting?

MR. LOIS: The one on the building, just the one on the front is going to be lighted but not lit from within though and these I guess are some of the other ones I took.

MRS. BARNHART: For the record, there were 31 on the list, there's 21 return receipts, 2 unclaimed.

MR. TORLEY: Because you really front on two roads.

MR. LOIS: We do front on two roads.

MR. FINNEGAN: The sign on the building is different from the sign on the road, right?

MR. FENWICK: According to the law, I believe you're allowed so much on the building plus a freestanding sign. We don't even have percentages any longer.

MR. NUGENT: We do on the buildings, don't we?

MR. BABCOCK: Yes. Let me tell you what it says here. It's, there's only one section about signs in this zone. Most zones there's 10 or 15 sections. This one says that you are allowed 40 square feet of free-standing sign and the total of 60 square feet of all signs so you can have, that's why I made up this new denial. Freestanding sign he's allowed 40 feet and total signage he's allowed 60 square feet. Well, he's got 61.50 as far as freestanding and 244 is the total. So, he needs 21.50 on the freestanding and 184.50, his total. They don't say wall sign. They just say a total. If he opts to put on 1 square foot free-standing sign up, he can put 59 square foot on the building. That's the way it works.

MR. FENWICK: Do we have a picture of the freestanding sign? Am I missing something here?

MR. BABCOCK: Yes. It's all on one. The reason we don't have a picture for the freestanding sign, it's already up and it's legal. That's the difference.

MR. FENWICK: We are just going for the signs on the building?

MR. BABCOCK: Right.

MR. FENWICK: I saw the other signs were listed in the description.

MR. LUCIA: I think maybe the second freestanding sign needs a variance, doesn't it?

MR. BABCOCK: Yes, I'm sorry, you're right.

MR. TANNER: Do you have two freestanding signs, one

on each road?

MR. LOIS: We have one. We happen to put up the other. The reason I didn't put up the other, I didn't know how you're going to treat me in respect to what I am asking now.

MR. BABCOCK: He has one freestanding sign which is 24 square feet and he has one freestanding sign that's 67.50 square feet, which gives him a total of 61.50 square foot.

MR. NUGENT: He's only 1 foot over on the freestanding.

MR. BABCOCK: No. See that's the confusing part. What it says you can have 40 square foot of freestanding sign, so he's 21.50 square foot over on freestanding.

MR. NUGENT: Everything on the building is over?

MR. BABCOCK: He's allowed 60 square foot total.

MR. FENWICK: Do we have the square footage that he needs on the application?

MR. BABCOCK: In the application that he presented to me, yes and that's what I give to you and the application that he made out to the Zoning Board, I'm sure that he used the same numbers.

MR. TANNER: They are here, yes all three signs, yes.

MR. PETRO: I went down and looked at the sign that's already up and I find it to be extremely professional. Being that he is on a corner lot, I think it should be, Union Avenue and 207, he's on two roads, two separate roads because somebody happens to be driving down 207, they see one. What if somebody is coming down Union Avenue?

MR. LOIS: It's surprising people can't take directions to that place. They get goofed up. It's not so easy to give directions.

MR. FENWICK: The sign on Union Avenue is there or not there?

MR. LOIS: That's the one that's not there.

MR. FENWICK: You're not going to have an entrance off Union Avenue to the company?

MR. LOIS: No, that's just for an exit or for our own trucks when they come in to open a gate. We have endeavored to keep that exit closed at all times. I don't think anyone's succeeded. A lot of people have tried. No one's succeeded.

MR. BABCOCK: They are putting a gate up across there only to his access to open only for his purposes.

MR. NUGENT: Can I ask a question? Why does the sign have to be so large on the building? I'm talking about if I understand this correctly, like one is 6 by 18 foot and one is 5 foot by 15 foot.

MR. LOIS: Our logo is such that it, it's a proportion, it's basically 3 to 1 proportion. It's three times as long as it is high.

MR. NUGENT: Why couldn't you make both of them 5 by 15 rather than 6 by 18?

MR. LOIS: No, that's what I asked for. The only thing that determines that, holds that figure is just the proportion. We could reduce it to 5 by--

MR. TORLEY: That would be a lesser variance.

MR. NUGENT: 6 by 18 sign is going to face 300?

MR. LOIS: Temple Hill.

MR. BABCOCK: That's his main sign, the 6 by 18 sign is the main sign. That's the front of his business. That's the front entrance.

MR. NUGENT: And that's where he's going to enter?

MR. LOIS: I'd rather reduce the other one if I had to make the choice.

MR. TANNER: The two signs on the road are relatively small.

MR. LOIS: Because of the fact that both sides are counted, it doesn't make for much of a sign.

MR. FENWICK: I'll open it up to the public. Anyone in the audience have anything to say about this one way or the other? At this time, I'll close the public hearing. I will open it back to the Members of the Board.

MR. TORLEY: I'm glad to see that you have a fence there, a gate I'm sure otherwise people will try to cut through your lot.

MR. LOIS: I think it's been a thoroughfare for years.

MR. NUGENT: None of the signs were lit?

MR. PETRO: Ground lighting.

MR. LOIS: The two on the street would be lit from the interior.

MR. FENWICK: Freestanding on Temple Hill and Union Avenue exit are double faced illuminated.

MR. LOIS: Yes.

MR. FENWICK: One on the front of the building is illuminated by spot lights and the north side of the building, doesn't say anything about illumination.

MR. LOIS: There would be no illumination from that side, just from the front of the building.

MR. FINNEGAN: They are not neon or anything of that type?

MR. LOIS: Just most of the signs along there seem to be the same type.

MR. TORLEY: The reason you require the additional signage area is because people are finding it difficult?

MR. LOIS: We are 130 feet back from the road and our little sign is just lost as you come down everything just blends in so we do have to have a sign on the building, I think. I would like to have one that size because I don't it's really going to be effective at 130 feet at the speed that people travel unless it's that size or around that size. I just think the little one in the front I'd give up the little one on the road before I'd want to give up the one on the building because the one on the road is really just lost.

MR. FINNEGAN: I haven't seen it yet.

MR. FENWICK: I'd like to ask our attorney if we have been presented with enough information.

MR. LUCIA: Just I have one or two questions just to

add to the record. The traffic on Temple Hill Road, how fast would you say they move by your location?

MR. LOIS: They have to be doing 40 or 45, most of the time.

MR. LUCIA: How about Union Avenue?

MR. LOIS: That I don't know. They do have to make a turn but that's not really where we'd be facing. We'll be facing the Union Avenue side. We'd be facing Union Avenue coming towards us and that's a fairly high speed road.

MR. LUCIA: How far is your setback on Union Avenue, approximately?

MR. LOIS: I believe it's also 130 feet on the long side.

MR. LUCIA: So you need signage both at the road and at the building on both roads?

MR. LOIS: Yes.

MR. LUCIA: I think that's enough from my standpoint.

MR. NUGENT: I'll make a motion that we grant the variance.

MR. PETRO: I'll second that.

ROLL CALL:

Mr. Torley	Aye
Mr. Finnegan	Aye
Mr. Petro	Aye
Mr. Konkol	Aye
Mr. Tanner	Aye
Mr. Nugent	Aye
Mr. Fenwick	Aye

MR. FENWICK: According to law, you do not have a variance yet until we have a formal decision on this. At that time, which will probably happen at the next meeting, I would say then you have the go ahead at that time to go ahead with your signs.

MR. LOIS: Will you notify me?

3-25-91

MRS. BARNHART: You'll get a copy of it in the mail,
signed, sealed and delivered.

MR. LOIS: Okay, thank you.

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

91-6.

Date: 2/27/91

I. Applicant Information:

- (a) AUGUST ASSOCIATES INC PO BOX 829 WAPPINGER FALLS NY 12590 GENE LOIC 097-4243
(Name, address and phone of Applicant) (Owner)
- (b) N/A
(Name, address and phone of purchaser or lessee)
- (c) N/A
(Name, address and phone of attorney)
- (d) N/A
(Name, address and phone of broker)

II. Application type:

- Use Variance Sign Variance
- Area Variance Interpretation.

III. Property Information:

- (a) P1 312 TEMPLE HILL RD 4-2-2 1 AC ±
(Zone) (Address) (S B L) (Lot size)
- (b) What other zones lie within 500 ft.? R4
- (c) Is a pending sale or lease subject to ZBA approval of this application? NO
- (d) When was property purchased by present owner? 10/22/89
- (e) Has property been subdivided previously? NO When? _____
- (f) Has property been subject of variance or special permit previously? NO When? _____
- (g) Has an Order to Remedy Violation been issued against the property by the Zoning Inspector? NO
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail: 1340 ± sq ft in front along Temple Hill Rd for equip rest display and large area in rear of building along Union Ave (See approved site plan)

IV. Use Variance: N/A.

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

(b) ^{N/A.} 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: ^{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.	<u> / </u>	<u> / </u>
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) ^{N/A.} 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 48-18., Table of ~~Regs., Col.~~ Supp. Sign Regs.

	Requirements	Proposed or Available	Variance Request
Sign 1	_____	<u>22' X 7 1/2' = 37.5 sq ft</u>	<u>0</u>
Sign 2	_____	<u>2' X 6' = 24 sq ft</u>	<u>1.5 sq ft</u>
Sign 3	_____	<u>6 X 18' = 108 sq ft</u>	<u>108 sq ft</u>
Sign 4	_____	<u>5 X 15' = 75 sq ft</u>	<u>75 sq ft</u>
Sign 5	_____	_____	_____
Total	<u>60 sq.ft.</u>	<u>244.5 sq.ft.</u>	<u>184.5 sq.ft.</u>

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

SIGN 1 - 2 1/2' x 6 1/2' double-sided, free standing, illuminated sign on Terpel Hill RD
 SIGN 2 - 2' x 6' double-sided, free standing, illuminated sign on Union Ave
 SIGN 3 - 6' x 18' sign on front side of building, + left of store front
 SIGN 4 - 5' x 15' sign on North side of building

ALL SIGNS AS SHOWN We would like a sign at each major street and a building sign to identify business. We feel this amount of signage is necessary due to

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

244.5 sq ft -

Interpretation:

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

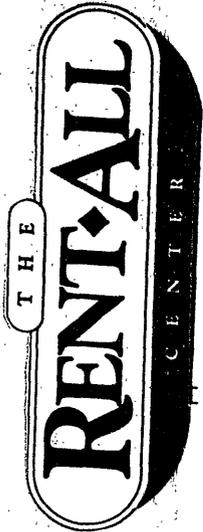
- (b) Describe in detail the proposal before the Board:

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.)

IX. Attachments required:

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



The building being set back from Terpel Hill RD approx 130ft, the high volume of traffic on both Terpel Hill and Union Ave and the speed at which the traffic moves thru the area.

X. AFFIDAVIT

Date 27 Feb 1991

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.

Cyrus Low, Pres.
(Applicant)

Sworn to before me this
27 day of February, 1991.

WENDY A. GURSKY
Notary Public, State of New York
No. 4748491
Qualified in Dutchess County
Commission Expires Feb. 28, 1992

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.



SIGN #1

TEMPLE HILL RD ENTRANCE

2½' H X 6½' L double-faced
illuminated
free-standing on single 12' high pole

SIGN #2

UNION AVE EXIT

2' H X 6' L double-faced
illuminated
free-standing on single 12' high pole

SIGN #3

FRONT SIDE (TEMPLE HILL RD) OF BUILDING

6' H X 18' L mounted on face of building
illuminated by spot lights placed on ground
and aimed at building

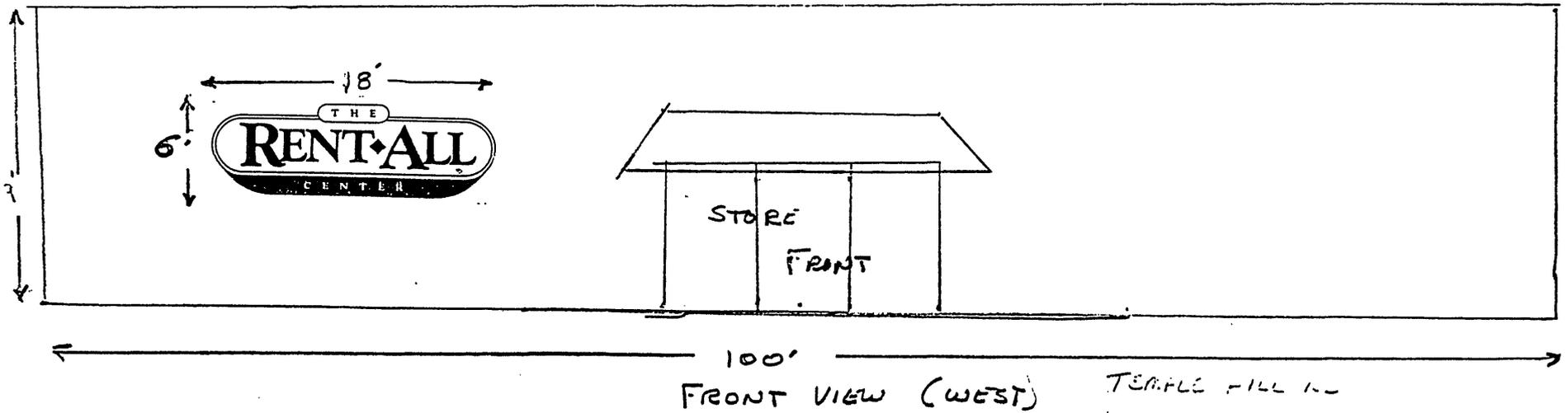
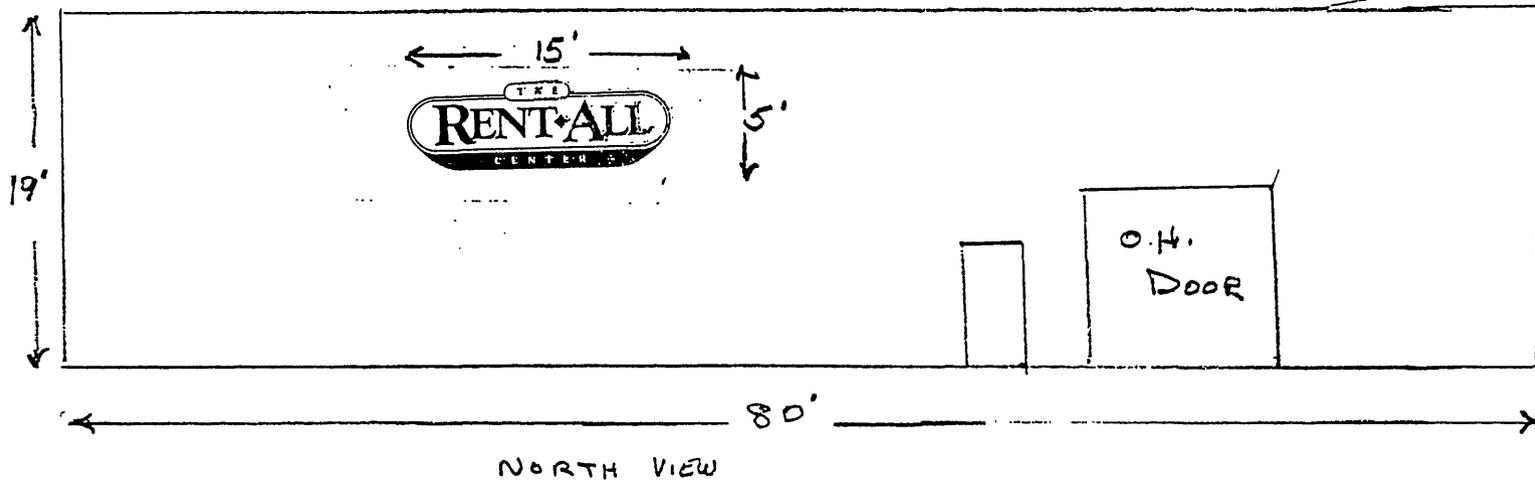
SIGN #4

NORTH SIDE OF BUILDING

5' H X 15' L mounted on face of building

BUILDING SIGNS
THE RENT ALL CENTER

8 FEBRUARY 1971



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. 6

Request of AUGUST ASSOCIATES INC

for a VARIANCE of the regulations of the Zoning Local Law to permit more than 60 sq ft of signs for The Rent-All Center

being a VARIANCE of Section 48-18 - Supplementary Sign Regs.

for property situated as follows:

312 TEMPLE HILL RD JUST PAST INTERSECTION OF TEMPLE HILL RD AND UNION AVE known & designated as tax map Sec. 4 -- Blk. 2 - Lot. 2.

SAID HEARING will take place on the ___ day of _____, 19___, at the New Windsor Town Hall, 555 Union Avenue, New Windsor, N. Y. beginning at 7:30. o'clock P. M.

Richard Fenwick
Chairman



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

(31)

*27 need.
2 unclaimed*

AUGUST ASSOCIATES, INC.
P.O. Box 829
Wappingers Falls, N.Y. 12590

March 4, 1991

August Associates Inc.
PO Box 829
Wappinger Falls, NY 12590

Re: Tax Map Parcel #4-2-2

Dear Sirs:

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 \$55.00, minus your deposit of \$25.00.

Please remit the balance of \$30.00 to the Town Clerk, Town of New Windsor, NY.

Very truly yours,

L. Cook

LESLIE COOK
Sole Assessor

LC/cad
Attachments

cc: Pat Barnhardt

City of Newburgh
Newb. Water Supply
c/o City Comptroller
City Hall
Newburgh, NY 12550

Roseto Nicholas
RR 1 Thorn Lot Rd. X
Stockholm, NJ 07460

Licari, Rita
478 Union Ave.
New Windsor, NY 12553

Picard, Howard J. III & Carol D.
70 Wells Rd.
Newburgh, NY 12550

Hecht, Eugene & Elaine
13 Ona Lane
New Windsor, NY 12553

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

Orange County Industrial Development Agency
County Building
252-72 Main St.
Goshen, NY 10924

Automotive Brake Co of Newburgh Inc
300 Temple Hill Road
New Windsor, NY 12553

Freedom Road Realty Associates
335 Temple Hill Rd.
New Windsor, NY 12553

The Coca-Cola Bottling Company of New York Inc.
c/o Charles J. Smith
20 Horseneck Lane
Greenwich, CT 06830

Granuzzo, Anthony
DBA Gamma Realty
Lincoln, Rd.
Putnam Valley, NY 10579

Crowley Foods Inc.
P.O. Box 549
Binghamton, NY 13902

Gomes, Joseph A. & Marie
26 Clarkview Rd.
New Windsor, NY 12553

Van Voorhis, Raphael J. & Carol M.
28 Clarkview Road
New Windsor, NY 12553

Jennings, Richard C. & Patricia C.
30 Clarkview Rd.
New Windsor, NY 12553

Senikowich, William J. & Romana Giuliano
32 Clarkview Rd.
New Windsor, NY 12553

Infante, Philip & Madeline
602 Union Ave.
New Windsor, NY 12553

Casalinuovo, Dominick & Rose
606 Union Ave.
New Windsor, NY 12553

Scaglione, Domenico
RD 2 Temple Hill Road
New Windsor, NY 12553

McDougall, Robert J.
614 Union Ave.
New Windsor, NY 12553

Simpson, Harry M. & Dorothy
Box 941
Newburgh, NY 12550

Ramirez, Jose
618 Union Ave.
New Windsor, NY 12553

Grismer, Eleanor & Ralph
PO Box 320
Monroe, NY 10950

Ronsini, Mario & Ruth
630 Union Ave.
New Windsor, NY 12553

Rossi, Olympia
52 Balmville Rd.
Newburgh, NY 12550

County of Orange
255-275 Main St.
Goshen, NY 10924

Angeloni, Americo & Rose
326 Temple Hill Rd.
New Windsor, NY 12553

Ronsini, Jr. Nicholas A. & Juanita
322 A Temple Hill Rd.
New Windsor, NY 12553

Ronsini, Nicholas A. Sr. & Rose
322 Temple Hill Rd.
New Windsor, NY 12553

Huebner, Edward R. Jr. & Jean A.
29 Clarkview Rd.
New Windsor, NY 12553

Porath, Harold A. & Vera C.
31 Clarkview Rd.
New Windsor, NY 12553

OFFICE OF THE BUILDING INSPECTOR - TOWN OF NEW WINDSOR
ORANGE COUNTY, NY

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Prelim:
2/25/91.
91-6

DATE: 2-13-91

APPLICANT: AUGUST ASSOCIATES INC.
PO BOX 829 WAPPINGERS FALLS
NY 12590 - 297-4843

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATED 2-13-91

FOR (BUILDING PERMIT) FOR 4 SIGNS

LOCATED AT TEMPLE HILL RD + UNION AVE

ZONE P.I

DESCRIPTION OF EXISTING SITE: SEC: 4 BLOCK: 2 LOT: 2

IS DISAPPROVED ON THE FOLLOWING GROUNDS: TOTAL FREE STANDING

SIGNS NOT TO EXCEED 40 SQ FT AND TOTAL

ALL SIGNS NOT TO EXCEED 60 SQ FT

Rent All Center.

Michael P. ...
BUILDING INSPECTOR

PERMITTED

PROPOSED OR
AVAILABLE

VARIANCE
REQUEST

NY 12590 - 297-4843

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FOR (BUILDING PERMIT) FOR 4 SIGNS

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SIGNS NOT TO EXCEED 40 SQ FT AND TOTAL

ALL SIGNS NOT TO EXCEED 60 SQ FT

Rent All Center.

Michael P. P. P.
BUILDING INSPECTOR

<u>PERMITTED</u>	<u>PROPOSED OR AVAILABLE</u>	<u>VARIANCE REQUEST</u>
ZONE <u>PI</u> USE <u>A-17</u>		
SIGN		
FREE STANDING <u>40 SQ FT</u>	<u>61.50 SQ FT</u>	<u>21.50 SQ FT</u>
HEIGHT <u>12 FT</u>	<u>12 FT</u>	
WALL SIGNS		
TOTAL ALL SIGNS <u>60 SQ FT</u>	<u>244.50 SQ FT</u>	<u>184.50 SQ FT</u>

APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT: (914-505-8550) TO MAKE AN APPOINTMENT WITH THE ZONING BOARD OF APPEALS.

CC: Z.B.A., APPLICANT, B.P. FILE

NO SET FROM L.I.N.

Table of Use/Bulk Regulations
Planned Industrial (PI)¹
Town of New Windsor

G	H	I	J	K	L	M	N	O	P
Required Rear Yard Depth (feet)	Required Street Frontage (feet)	Maximum Building Height (feet)	Floor Area Ratio	Minimum Livable Floor Area (square feet)	Development Coverage (percent)	Permitted Accessory Uses	Permitted Accessory Signs	Minimum Off-Street Parking (number of spaces)	Minimum Off-Street Loading Berths (number of berths)
50	N/A	4 inches per foot of distance to the nearest lot line	0.2 <i>20%</i>	N/A	N/A	<ol style="list-style-type: none"> Accessory parking Accessory loading Accessory signs Accessory to commercial agriculture operations, barns, silos and produce storage and packing warehouses, provided that such accessory buildings shall conform to the yard requirements for principal buildings Customary home occupations Garden houses, tool-houses, playhouses and garages, subject to § 48-14 Swimming pools, subject to § 48-21G Private garages accessory to the principal use of the lot Keeping domestic animals as follows: not more than a total of 3 cats or dogs over 1 year old, not more than 2 horses over 6 months old, not more than 10 fowl and not more than 2 of any other species of domestic animals; excluding, however, all pigs and cattle. No domestic animals, except dogs and cats, shall be maintained within 75 feet of any plot line Home professional office or studio of architect, artist, chiropractor, dentist, engineer, insurance broker, lawyer, musician, optometrist, osteopath, teacher, surgeon, physician, real estate broker and veterinarian, subject to § 48-21H 	<ol style="list-style-type: none"> For all uses permitted by right and uses by special permit: 1 sign facing each major street from which access to the lot is provided, giving the names of the occupant or occupants of the premises. Any such sign shall not exceed 40 square feet in area, and all such signs shall not have an aggregate area that exceed 60 square feet. The top of any sign shall not be more than 12 feet above ground level, as measured from the top of the sign, unless placed on the face of the building, in which case it shall not project above the roof of the building. Such sign may be illuminated but shall not be of the flashing type nor lighted by exposed light sources. Necessary directional signs not exceeding 5 square feet shall be permitted Refer to § 48-18 for supplementary sign regulations Refer to § 48-27 	<ol style="list-style-type: none"> Outdoor recreation areas: 1 for each 5 persons for which designed, but not less than 4 per acre Boat docks, marinas, clubhouses: 1 for each 3 persons for which seating is provided Boat ramps: 1 for each member Golf course and clubs: 10 for each tee Skiing areas: 3 for every 10 persons of practical lift capacity Buildings or open stands for the display and sale of agricultural products: 1 for each 5 feet of front wall of such stand or 300 square feet of floor space, whichever is greater Railroad, public utility, radio and television transmission antennas and right-of-way: 1 for each on-site employee Home occupation: 5 per dwelling with full turnaround area or as determined by the Planning Board, based on anticipated usage. There shall be provided sufficient parking to accommodate all prospective patrons for all but the 10 highest hours of usage each year Home professional office: a minimum of 7 per dwelling with full turnaround area. Refer to Article XI, Definitions, § 48-37B Businesses and professional offices: 1 space per 200 square feet of floor area 	<ol style="list-style-type: none"> For any uses permitted by right Nos. 9, 10, 11 and 12: 1 for any building or structure exceeding 10,000 square feet For uses permitted by right Nos. 1, 2, 3, 4, 5, 6, 7 and 13: 2 for 15,000 to 40,000 square feet of floor space. For each additional 40,000 square feet of floor space or major fraction thereof, 1 additional For all other uses permitted by right and all uses by special permit: 1 for 15,000 to 30,000 square feet, 2 for 30,000 to 50,000 square feet and 3 for 50,000 to 75,000 square feet. For each additional 25,000 square feet or major fraction thereof, 1 additional
50	N/A	4 inches per foot of distance to the nearest lot line	0.3	N/A	N/A				
100	N/A	4 inches per foot of distance to the nearest lot line	0.3	N/A	N/A				
20	N/A	6 inches per foot of distance to the nearest lot line	0.6	N/A	N/A	<ol style="list-style-type: none"> Accessory storage within a wholly enclosed permanent structure of materials, goods or supplies intended for sale, processing or consumption on the premises Storage of goods, equipment, raw materials or products accessory to any permitted use 		<ol style="list-style-type: none"> Medical and dental clinics or offices: 4 for each doctor or dentist, plus 1 for each examining or treatment room Laboratory or research offices and manufacturing uses: 1 for every 2 employees in the maximum work shift or for every 400 square feet of floor area, whichever is greater 	

50	N/A	4 inches per foot of distance to the nearest lot line	0.2 20%	N/A	N/A	<p>3. Accessory signs</p> <p>4. Accessory to commercial agriculture operations, barns, silos and produce storage and packing warehouses, provided that such accessory buildings shall conform to the yard requirements for principal buildings</p> <p>5. Customary home occupations</p> <p>6. Garden houses, tool-houses, playhouses and garages, subject to § 48-14</p> <p>7. Swimming pools, subject to § 48-21G</p> <p>8. Private garages accessory to the principal use of the lot</p> <p>9. Keeping domestic animals as follows: not more than a total of 3 cats or dogs over 1 year old, not more than 2 horses over 6 months old, not more than 10 fowl and not more than 2 of any other species of domestic animals; excluding, however, all pigs and cattle. No domestic animals, except dogs and cats, shall be maintained within 75 feet of any plot line</p> <p>10. Home professional office or studio of architect, artist, chiropractor, dentist, engineer, insurance broker, lawyer, musician, optometrist, osteopath, teacher, surgeon, physician, real estate broker and veterinarian, subject to § 48-21H</p> <p>11. Accessory storage within a wholly enclosed permanent structure of materials, goods or supplies intended for sale, processing or consumption on the premises</p> <p>12. Storage of goods, equipment, raw materials or products accessory to any permitted use</p>	<p>permitted: 1 sign facing each major street from which access to the lot is provided, giving the names of the occupant or occupants of the premises. Any such sign shall not exceed 40 square feet in area, and all such signs shall not have an aggregate area that exceed 60 square feet. The top of any sign shall not be more than 12 feet above ground level, as measured from the top of the sign, unless placed on the face of the building, in which case it shall not project above the roof of the building. Such sign may be illuminated but shall not be of the flashing type nor lighted by exposed light sources. Necessary directional signs not exceeding 5 square feet shall be permitted</p> <p>2. Refer to § 48-18 for supplementary sign regulations</p> <p>3. Refer to § 48-27</p>	<p>persons for which designed, but not less than 4 per acre</p> <p>2. Boat docks, marinas, clubhouses: 1 for each 3 persons for which seating is provided</p> <p>3. Boat ramps: 1 for each member</p> <p>4. Golf course and clubs: 10 for each tee</p> <p>5. Skiing areas: 3 for every 10 persons of practical lift capacity</p> <p>6. Buildings or open stands for the display and sale of agricultural products: 1 for each 5 feet of front wall of such stand or 300 square feet of floor space, whichever is greater</p> <p>7. Railroad, public utility, radio and television transmission antennas and rights-of-way: 1 for each on-site employee</p> <p>8. Home occupation: 5 per dwelling with full turnaround area or as determined by the Planning Board, based on anticipated usage. There shall be provided sufficient parking to accommodate all prospective patrons for all but the 10 highest hours of usage each year</p> <p>9. Home professional office: a minimum of 7 per dwelling with full turnaround area. Refer to Article XI, Definitions, § 48-37B</p> <p>10. Businesses and professional offices: 1 space per 200 square feet of floor area</p> <p>11. Medical and dental clinics or offices: 4 for each doctor or dentist, plus 1 for each examining or treatment room</p> <p>12. Laboratory or research offices and manufacturing uses: 1 for every 2 employees in the maximum work shift or for every 400 square feet of floor area, whichever is greater</p>	<p>and § 12: 1 for any building or structure exceeding 10,000 square feet</p> <p>2. For uses permitted by right Nos. 1, 2, 3, 4, 5, 6, 7 and 13: 2 for 15,000 to 40,000 square feet of floor space. For each additional 40,000 square feet of floor space or major fraction thereof, 1 additional</p> <p>3. For all other uses permitted by right and all uses by special permit: 1 for 15,000 to 30,000 square feet, 2 for 30,000 to 50,000 square feet and 3 for 50,000 to 75,000 square feet. For each additional 25,000 square feet or major fraction thereof, 1 additional</p>
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100		4 inches per foot of distance to the nearest lot line	0.3	N/A	N/A				
20	N/A	6 inches per foot of distance to the nearest lot line	0.6	N/A	N/A				
50	50	50	N/A	N/A	10				

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.
- 7-DRIVEWAY INSPECTION MUST MEET APPROVAL OF TOWN HIGHWAY INSPECTOR.
- 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-SPETIC PERMIT MUST BE SUBMITTED WITH ENGINEER'S DRAWING & PERC TEST.
- 13-ROAD OPENING PERMITS MUST BE OBTAINED FROM TOWN CLERK'S OFFICE.

Name of Owner of Premises AUGUST ASSOCIATES, INC.

Address PO BOX 829, WAPPINGERS FALLS, NY 12590 Phone 297-4843

Name of Architect.....

Address..... Phone.....

Name of Contractor.....

Address..... Phone.....

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

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

Cyril Rose PRESIDENT
(Name and title of corporate officer)

1. On what street is property located? On the EAST side of TEMPLE HILL RD
(N. S. E. or W.)
and 300 feet from the intersection of UNION AVE & TEMPLE HILL RD

WORK. ANY DISAPPROVED WORK MUST BE REINSPECTED AFTER CORRECTION.

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

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Name of Owner of Premises AUGUST ASSOCIATES, INC.

Address PO BOX 824, WAPPINGERS FALLS, NY 12590 Phone 297-4843

Name of Architect.....

Address..... Phone

Name of Contractor

Address..... Phone

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

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

[Signature] PRESIDENT
(Name and title of corporate officer)

1. On what street is property located? On the EAST side of TEMPLE HILL RD
(N. S. E. or W.)

and 300 feet from the intersection of UNION AVE & TEMPLE HILL RD

2. Zone or use district in which premises are situated ZONE P1 USE A-17

3. Tax Map description of property: Section 4 Block 2 Lot 2

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 TOOL RENTAL CENTER

5. Nature of work (check which applicable): New Building.....Addition.....Alteration.....Repair.....Removal.....
Demolition.....Other SIGN APPLICATION

6. Size of lot: Front 125 Rear 239 Depth 346 Front Yard 130 Rear Yard 130 Side Yard 77
Is this a corner lot? No

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 TOOL RENTAL FACILITY

10. Estimated cost..... 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..... 2/12 19..... 91.....

INSTRUCTIONS

- a. This application must be completely filled in by typewriter or in ink and submitted in duplicate to the Building Inspector.
- b. 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.
- 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.

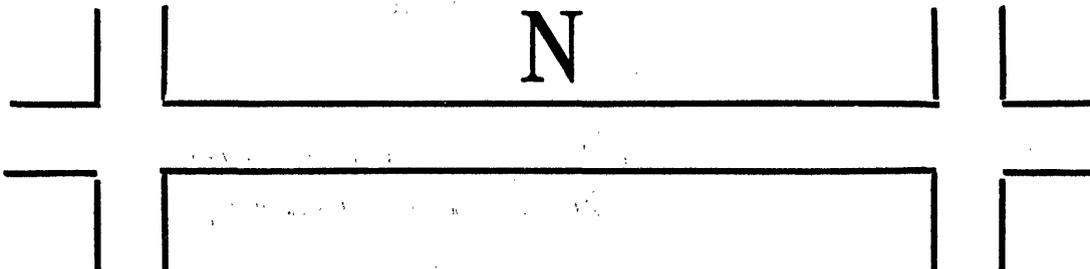
APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions or alterations, or for removal or demolition or use of property, as herein 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.

..... *Regina Lane*
(Signature of Applicant)

..... PO Box 829, WAPPINGERS FALLS, NY 12590
(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.



APPLICATION FOR BUILDING PERMIT

Pursuant to New York State Building Code and Town Ordinances

Planning Board.....
Highway.....
Sewer.....
Water.....
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Date..... 2/12 19.. 91.

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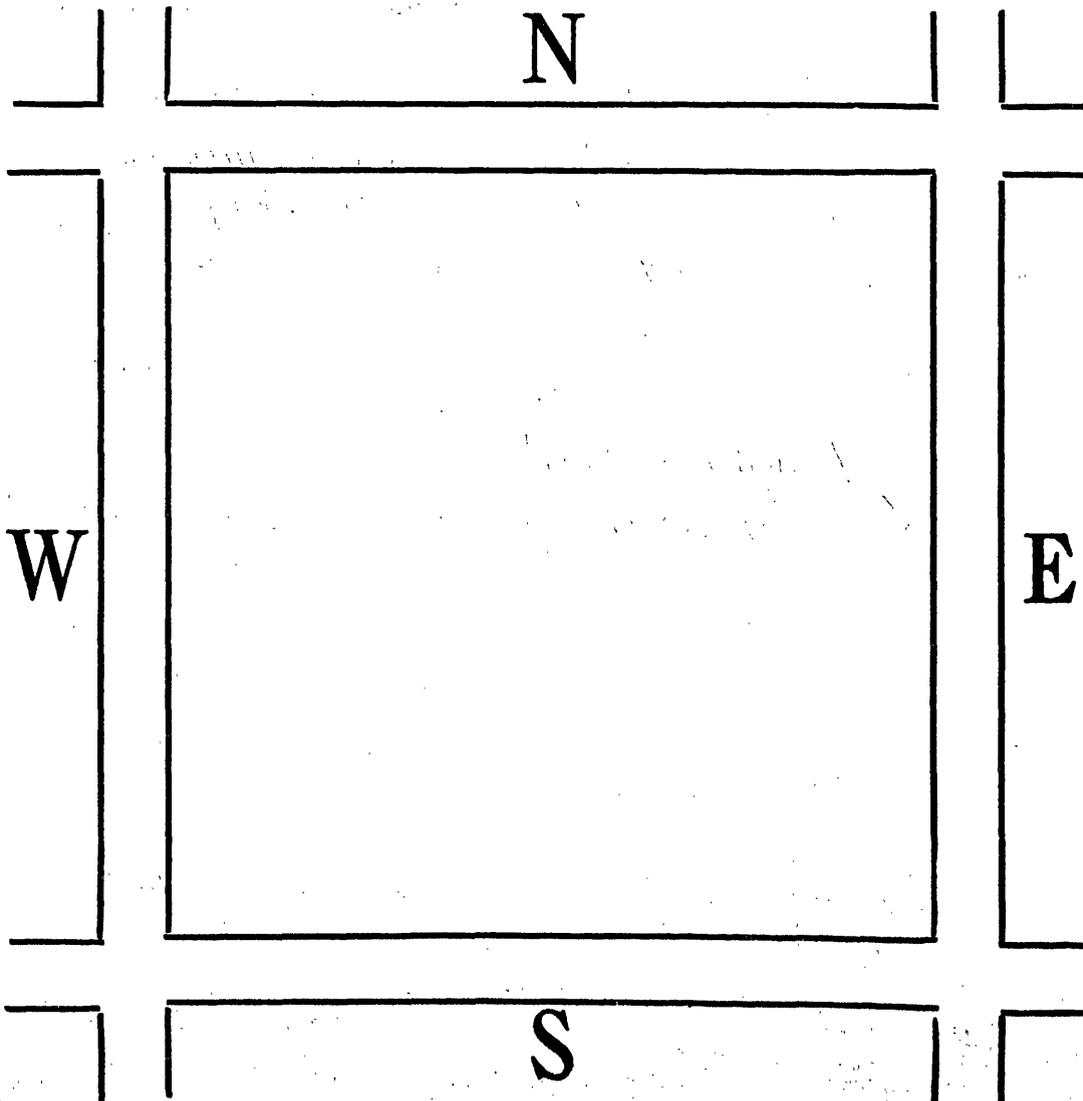
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(Signature of Applicant)

..... PO Box 829, WAPPINGERS FALLS, NY 12590
(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.



PRELIMINARY MEETING: AUGUST ASSOCIATES

MR. KONKOL: This is a request for 184.50 square foot sign variance to be located at intersection of Temple Hill Road/Union Avenue (Rent All Center) in a PI zone.

Mr. Eugene Lois came before the Board representing this proposal.

MR. KONKOL: Please state your name and your position in this.

MR. LOIS: My name is Eugene Lois and I am the President of the corporation.

MR. KONKOL: You're the owner?

MR. LOIS: Yes.

MR. KONKOL: Tell us what you want to do here.

MR. LOIS: I'd like to put two signs on the building, one on the, I don't know Mike is that the south side, front side of the building?

MR. BABCOCK: Yes, one on the south side and one on the west side of the property. Do you know where this is?

MR. KONKOL: Yes, I do.

MR. NUGENT: I don't, where is it?

MR. PETRO: Strober King building.

MR. LUCIA: The one with the Rent All sign in front of it.

MR. LOIS: What I'd like to do is put a sign on the building. We put a relatively small sign, two faced sign on the road and I'd like to put one on each side of the building.

MR. KONKOL: Eliminate the sign that you have on the road now?

MR. LOIS: No.

MR. KONKOL: This is going to be in addition?

MR. LOIS: Yes, in addition to it, yes. I kind of

thought they'd be tasteful really, you know, just they'd be on the building and not particularly lit or anything. They could be lit. They don't have to be lit.

MR. TORLEY: You're going to leave the sign that's on the road now and put two more on the building?

MR. LOIS: That is what I'd like to do.

MR. BABCOCK: He wants to put one more free standing sign also on Union Avenue. What there is, there's a total of four signs right?

MR. LOIS: Right.

MR. BABCOCK: And two of them would be free standing signs and two of them would be building signs. It will be a free standing sign at the entrance on Temple Hill Road and the free standing sign at the entrance on Union Avenue and also one on each of those building faces.

MR. KONKOL: Are you familiar with that area?

MR. TORLEY: Yes.

MR. FINNEGAN: Total is all four signs 184 feet?

MR. BABCOCK: The total signs, yes.

MR. PETRO: All four signs?

MR. BABCOCK: Yes.

MR. NUGENT: Less 40 feet, he's allowed 40.

MR. BABCOCK: Yes, he's allowed 60 total.

MR. KONKOL: Why do you feel you need this much signage?

MR. LOIS: I think that the sign ordinance, as I understand the value of controlling the size of signs, I think the sign ordinance is very, very stringent in this town. I think 60 feet which when you count both sides really if you think about it, what it gives someone is not a whole lot.

MR. TANNER: We won't argue with you about that.

MR. LOIS: I can see not letting someone put a billboard up. I thought signs, these would be against

the building and not free standing. There are free standing, it's 2 1/2 by 7 1/2.

MR. KONKOL: Put the ones on the building, do you still need the ones on the road?

MR. TORLEY: We have a lot more trouble with free standing signs.

MR. KONKOL: You can see the ones from the road once you put them on the building, these big signs you should be able to see them.

MR. LOIS: I can eliminate the one on Union Avenue but I would kind of like to get the other one.

MR. FINNEGAN: Would you have to designate how to get in and out?

MR. LOIS: The Planning Board was right. People will cut through there. We have put some railroad ties. You'd be amazed how many people come screeching through and turn around and come back. I didn't think that was going to be the case but it's in fact--

MR. PETRO: What is the size of the free standing sign?

MR. LOIS: 2 1/2 by 7 1/2 which when you count both sides, that's 17 feet but when you count both sides is 34 feet with a small sign you have taken up more than half of your allowance. Our normal signs are 4 by 8 in most towns, seems to be acceptable.

MR. FINNEGAN: How big is the sign in the building, 2 1/2 by 7?

MR. LOIS: No, they were larger.

MR. TORLEY: How large?

MR. BABCOCK: I have the one on the building would be 6 foot by 18 feet and the other one on the other side would be 5 foot by 15 feet. If you read the ordinance, the ordinance says he's allowed one sign facing each major street from which access to the lot is provided. He's allowed both of the free standing signs. He's also allowed a building face sign fronting on each street. He's allowed all four signs. What he's not allowed is the square footage of those signs. And he's allowed 40 square feet for free standing signs and a total of 60 square feet for all the signs. So, he's allowed four signs but he's only allowed 60 square feet.

MR. LOIS: Try to figure if you took six signs, two sides, two sides and two on the building that would be a total of six sides, divide that into 60 and that's 10 feet so you're really allowed like 3 by 6, well 3 by 3 signs and two up on the building, 3 by 3.

MR. KONKOL: I think that that Board is more concerned with is that we don't have a hodgepodge as many of the places are signs all over the place.

MR. LOIS: I agree with you.

MR. TANNER: You make the signs smaller, nobody is going to be able to see them.

MR. LOIS: Yes, that's what happens. If you go up and down the road now, I think if you go up and down the road, I'm not to sure that everyone has applied by the law. An awful a lot of people have an awful lot of things on the building over and above their normal signage. Matter of fact, they have all kinds of commercial things other than the name and I just want to put a name.

MR. PETRO: Is it going to be lit, the sign?

MR. LOIS: I didn't really have to have the building signs lit. They could be just--what I really wanted to put, you know, like a, I'd call it a plastic sign, sits against the building really is kind of tasteful. It does not have to be lit because if I have the one on the road lit, I don't need the additional one.

MR. FINNEGAN: How big are the letters on the building going to be.

MR. LOIS: They'd be basically--

MR. FINNEGAN: Six (6) feet?

MR. LOIS: No, not 6 feet. I really don't know. They'd be the size of the sign. The signmaker--our logo, there's a certain correlation between the width and the length.

MR. TANNER: That isn't to scale, is it?

MR. BABCOCK: No.

MR. TANNER: It would be helpful if we had something to scale, gives you an idea.

MR. PETRO: We have it here.

MR. LOIS: This is to scale because that was our original logo taken with a copier, we just reduced it.

MR. TORLEY: How big are the free standing?

MR. LOIS: 2 1/2 by 7 1/2. It's there now.

MR. TORLEY: One (1) is.

MR. LOIS: Just one, yes.

MR. FINNEGAN: They are big letters, they are about--

MR. TORLEY: You see the one, the road sign is quite visible.

MR. LOIS: I'd say the letter appear to be, I would guess--

MR. KONKOL: What is your pleasure? What would you like to have Mr. Lois do?

MR. TORLEY: I'd be willing to schedule it for a public hearing but we would need, I'd like to see some photographs of the signs and approaches and stuff. You have to make the showing that there's some practical difficulty why signs that would be according to code wouldn't be sufficient for your business and photographs of the approaches might help.

MR. FINNEGAN: I'd like to know whether or not you're going to light it.

MR. LOIS: That, as I say, I can eliminate lighting. I don't need the lighting since I have lighting on the road signs. I'll have lighting on the road.

MR. LUCIA: When you come back to the Board, you need to have made a decision on that so the Board knows.

MR. LOIS: I can say no now, I won't have a lighted sign, if I can have the signs on the building, I won't need a light on the signs.

MR. LUCIA: When you come back to address practical difficulty, express the problems you have in making your business known to the public since it's new, you have frontage on both roads, basic layout why it's, you need the signage for that.

MR. LOIS: That's the truth, I can sit and describe two people where we are and with as much traffic and as large as that building is, it's quite surprising few people know where it is.

MR. LUCIA: Layout, just talk about the speed of cars going by, the confusion, the signage that you need, something that stands out, anything that's relevant.

MR. TANNER: Setback from the road, how far you're back they can't see the building.

MR. LOIS: What about pictures? I can't bring you pictures of--

MR. KONKOL: Of the existing property and the building.

MR. TORLEY: We don't want you to bring pictures of the stuff you're asking for.

MR. NUGENT: I'll make the motion to set him up for a public hearing.

MR. TANNER: I'll second it.

ROLL CALL:

Mr. Torley	Aye
Mr. Finnegan	Aye
Mr. Petro	Aye
Mr. Konkol	Aye
Mr. Tanner	Aye
Mr. Nugent	Aye