

**ZB# 95-34**

**MCB Partnership**

**69-2-12**

69-2-12

Rehm.

June 26, 1995,  
7:25 AM. Notice to Sentinel

~~Hand new~~ 4  
Amended AOD

Copy of

① Wuel 4

② Title Policy

③ Fees: 150.00 + pd.

cks. Post dated to 8/14/95 - 2

④ Photos. Hold

⑤ Proxy 4 here

Letters out: 7/24/95

~~Public Hearing~~

August 14, 1995.

Approved

Sign Area

Variance

Refund: \$367.00.

#95-34- MCB Partnership - Signs  
Blockbuster Video

TOWN OF NEW WINDSOR  
555 Union Avenue  
New Windsor, NY 12550

# GENERAL RECEIPT

14871

July 28 19 95

Received of Morgan Sign Co. \$ 150.00

One Hundred Fifty and 00/100 DOLLARS

For Zoning Board # 95-34

DISTRIBUTION:

FUND	CODE	AMOUNT
CB # 4688		150.00

By Dorothy N. Hansen

Town Clerk

Title

APPLICATION FEE (DUE AT TIME OF FILING OF APPLICATION)

APPLICANT: MC+B Partnership

FILE # 95-34

RESIDENTIAL: \$50.00

COMMERCIAL: \$150.00

APPLICATION FOR VARIANCE FEE . . . . . \$150.00 paid  
 \* \* \* \* \*

*7/28/95 - CK# 4688*

ESCROW DEPOSIT FOR CONSULTANT FEES . . . . . \$500.00 paid

*CK# 4687  
7/28/95*

DISBURSEMENTS -

STENOGRAPHER CHARGES:

PRELIMINARY MEETING - PER PAGE *6/26/95 - 7 pages* \$ 31.50  
 2ND PRELIM. MEETING - PER PAGE *8/14/95 - 7 pages* \$ 31.50  
 3RD PRELIM. MEETING - PER PAGE \$ \_\_\_\_\_  
 PUBLIC HEARING - PER PAGE \$ \_\_\_\_\_  
 PUBLIC HEARING (CONT'D) PER PAGE \$ \_\_\_\_\_

TOTAL . . . . . \$ 63.00

ATTORNEY'S FEES:

PRELIM. MEETING- \_\_\_\_\_ HRS. *6/26/95* \$ 35.00  
 2ND PRELIM. \_\_\_\_\_ HRS. *8/14/95* \$ 35.00  
 3RD PRELIM. \_\_\_\_\_ HRS. \$ \_\_\_\_\_  
 PUBLIC HEARING \_\_\_\_\_ HRS. \$ \_\_\_\_\_  
 PUBLIC HEARING \_\_\_\_\_ HRS. (CONT'D) \$ \_\_\_\_\_  
 FORMAL DECISION \_\_\_\_\_ HRS. \$ \_\_\_\_\_

TOTAL HRS. \_\_\_\_\_ @ \$ \_\_\_\_\_ PER HR. \$ \_\_\_\_\_  
 TOTAL . . . . . \$ 70.00

MISC. CHARGES:

TOTAL . . . . . \$ 133.00

LESS ESCROW DEPOSIT . . . . . \$ 500.00  
 (ADDL. CHARGES DUE) . . . . . \$ \_\_\_\_\_  
 REFUND TO APPLICANT DUE . . . . . \$ 367.00

(ZBA DISK#7-012192.FEE)



# MORGAN SIGN CO.

43 DAY STREET  
SOUTH NORWALK, CONNECTICUT 06854

REMITTANCE ADVICE					

51-44/119

4687

PAY

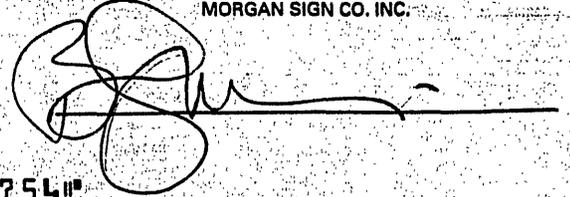
Five hundred + No/100

DOLLARS

CHECK NO.	TO THE ORDER OF	DATE	REFERENCE	CHECK AMOUNT
4687	Town of New Windsor	8/14/95	ZBA/Vault Gate Block Bstr	500-

MORGAN SIGN CO. INC.

 Shawmut Bank  
Hartford, Connecticut



#95-34-ZBA @004687@ :011900445: 3065 6754@

# MORGAN SIGN CO.

43 DAY STREET  
SOUTH NORWALK, CONNECTICUT 06854

REMITTANCE ADVICE					

51-44/119

4688

PAY

One hundred fifty + No/100

DOLLARS

CHECK NO.	TO THE ORDER OF	DATE	REFERENCE	CHECK AMOUNT
4688	Town of New Windsor	7/24	ZBA-Vault Gate Block Buster	150-

MORGAN SIGN CO. INC.

 Shawmut Bank  
Hartford, Connecticut



#95-34-ZBA @004688@ :011900445: 3065 6754@

# MORGAN SIGN CO.

43 DAY STREET  
SOUTH NORWALK, CONNECTICUT 06854

REMITTANCE ADVICE					

51-44/119

4687

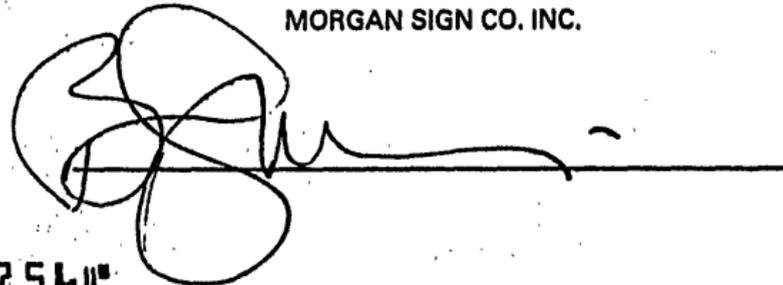
PAY Five hundred + No/100

DOLLARS

CHECK NO.	TO THE ORDER OF	DATE	REFERENCE
4687	Town of New Windsor	8/14/95	ZBA / Walls Gate Brook Bstr

CHECK AMOUNT
500-

MORGAN SIGN CO. INC.



# 95-34 ZBA

⑈004687⑈ ⑆011900445⑆ 3065 6754⑈

-----X  
In the Matter of the Application of

MCB PARTNERSHIP

DECISION GRANTING  
AREA  
VARIANCES

#95-34.  
-----X

WHEREAS, MCB PARTNERSHIP, request for (1) 0 x 19 ft. 8 in. front wall sign variance for sign #1, (2) 2.5 ft. x 29 ft. 8 in. front wall sign variance for sign #2, (3) 2.5 ft. x 29 ft. 8 in. side wall sign variance for sign #1, (4) 2.5 ft. x 29 ft. 8 in. side wall sign variance for sign #2, (5) and more than the allowable front wall sign by one; and more than the allowable side wall signs by two, in variation of Section 48-18H(1)(b)[1] at proposed Blockbuster Video located on Route 300/Old Temple Hill Road in a C zone; and

WHEREAS, a public hearing was held on the 14th day of August, 1995, before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, the Applicant appeared by Brett Morgan and Mike Swaim for this proposal; and

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

WHEREAS, no one spoke in opposition to the application before the Board; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings 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 presented by the applicant showed that:

(a) The subject property is commercial property located in a neighborhood of commercial properties.

(b) Because of the way this building is situated on the property, the actual front of the building is considered the side of the the building for zoning purposes.

(c) The size of the signs for the requested variance have been reduced from the original application although variances are still needed for the reduced signs.

(d) The signs for which variances are sought are the minimum necessary to allow the applicant to identify its business and to compete in this commercial area filled with signs.

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

1. The requested variances will not produce an undesirable change in the character of the neighborhood or create a detriment to nearby properties.

2. There is no other feasible method available to applicant which can produce the benefit sought other than the variance procedure.

3. The variances created are substantial but should nevertheless be granted because if granted they will not make the building inconsistent with the neighborhood and given the nature of the neighborhood, it is necessary for adequate identification of this business.

4. The requested variances will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or zoning district.

5. The difficulty the applicant faces in conforming to the bulk regulations is self-created but should be granted because granting them will enhance the value of the property and for the reason specified in paragraph 3, supra.

6. It is the finding of this Board that the benefit to the applicant, if the requested area variances are granted, outweighs the detriment to the health, safety and welfare of the neighborhood or community by such grant.

7. It is the further finding of this Board that the requested area variances are the minimum variance necessary and adequate to allow the applicant relief from the requirements of the bulk regulations and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

8. The interests of justice will be served by allowing the granting of the requested area variances.

NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT all of the sign area variances requested as (1) through (5) of the first paragraph of this decision at proposed Blockbuster Video located on Route 300/Old Temple Hill Road in a C zone, as sought by the applicant in accordance with plans filed with the Building Inspector and presented at the public hearing.

BE IT FURTHER,

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and applicant.

Dated: October 23, 1995.

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Chairman

(ZBA DISK#13-092995.MCB)

Prelim.  
June 26, 1995.  
#95-34

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

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

DATE: JUNE 20, 1995

APPLICANT: MCB PARTNERSHIP  
208 MEADOW AVENUE  
SCRANTON, PA 18505

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE: JUNE 16, 1995

FOR (BUILDING PERMIT): SIGNS

LOCATED AT: BLOCKBUSTER VIDEO  
OLD TEMPLE HILL ROAD

ZONE "C"

DESCRIPTION OF EXISTING SITE: SEC: 69, BLOCK: 2, LOT: 12

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

1. ONLY ONE FACADE SIGN ALLOWED.
2. FACADE SIGN EXCEEDS MAX. SIZE OF 2 1/2 FT. X 10 FT.

*Ernst Schmuth*

BUILDING INSPECTOR

\*\*\*\*\*

PERMITTED

PROPOSED OR  
AVAILABLE

VARIANCE  
REQUEST

ZONE C

USE 48-18 H(1)(b)[1]

SIGN

FREESTANDING

HEIGHT

SIDE WALL SIGN

3FT. X <sup>24'9"</sup>~~29FT. 8~~ IN.

0

3FT. X 29FT. 8 IN.

FRONT WALL SIGNS

3FT. X <sup>24'9"</sup>~~29FT. 8~~ IN.

2 1/2' X 10FT

.5' X 19'8"

TOTAL ALL SIGNS FRONT 2

1

1

SIDES 2

0

2

FEET FROM ANY LOT LINE

APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT  
914-563-4630 TO MAKE AN APPOINTMENT WITH THE ZONING BOARD OF  
APPEALS.

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

**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.

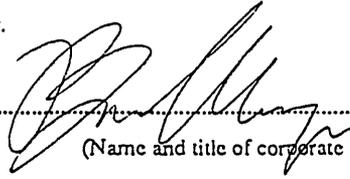
1. WHEN EXCAVATING IS COMPLETE AND FOOTING FORMS ARE IN PLACE (BEFORE POURING).
2. FOUNDATION INSPECTION. CHECK HERE FOR WATERPROOFING AND FOOTINGS DRAINS.
3. INSPECT GRAVEL BASE UNDER CONCRETE FLOORS, AND UNDERSLAB PLUMBING.
4. WHEN FRAMING IS COMPLETED, AND BEFORE IT IS COVERED FROM INSIDE, AND PLUMBING ROUGH-IN.
5. INSULATION.
6. PLUMBING FINAL & FINAL HAVE ON HAND ELECTRICAL INSPECTION DATA AND FINAL CERTIFIED PLOT PLAN. BUILDING IS TO BE COMPLETED 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 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 OBTAINED FROM TOWN CLERKS OFFICE.
14. ALL BUILDING PERMITS WILL NEED A CERTIFICATION OF OCCUPANCY OR A CERTIFICATE OF COMPLIANCE AND THERE IS A FEE FOR THIS

Name of Owner of Premises..... ~~HINES~~ MCB PARTNERSHIP  
Address 208 MEADOW AVE, SCRANTON, PA, 18505 Phone 717-343-3225  
Name of Architect..... CHANDLER SIGN. CO.  
Address 3201 MANOR WAY, DALLAS TX 75235 Phone 214-902-2000  
Name of Contractor..... MORGAN SIGN CO.

Address 43 DAY ST. NORWALK, CT, 06851 Phone 203-866-1245

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

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

  
PRESIDENT  
(Name and title of corporate officer) BREC MORGAN

1. On what street is property located? On the.....side of RT 300

and.....feet from the intersection of (N.S.E. or W.) OLD TEMPLE ROAD

2. Zone or use district in which premises are situated .....Is property a flood zone? Yes.....No...X

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

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

a. Existing use and occupancy NONE b. Intended use and occupancy VIDEO STORE

5. Nature of work (check which applicable): New Building..... Addition..... Alteration..... Repair.....

Removal..... Demolition..... Other SIGN ERECTION

6. Size of lot: Front Rear..... Depth..... Front Yard..... Rear Yard..... Side Yard.....

Is this a corner lot? YES

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 VIDEO RENTAL STORE

10. Estimated cost \$2000- Fee.....  
(to be paid on this application)

11. School District.....

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, the 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.....19.....

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.

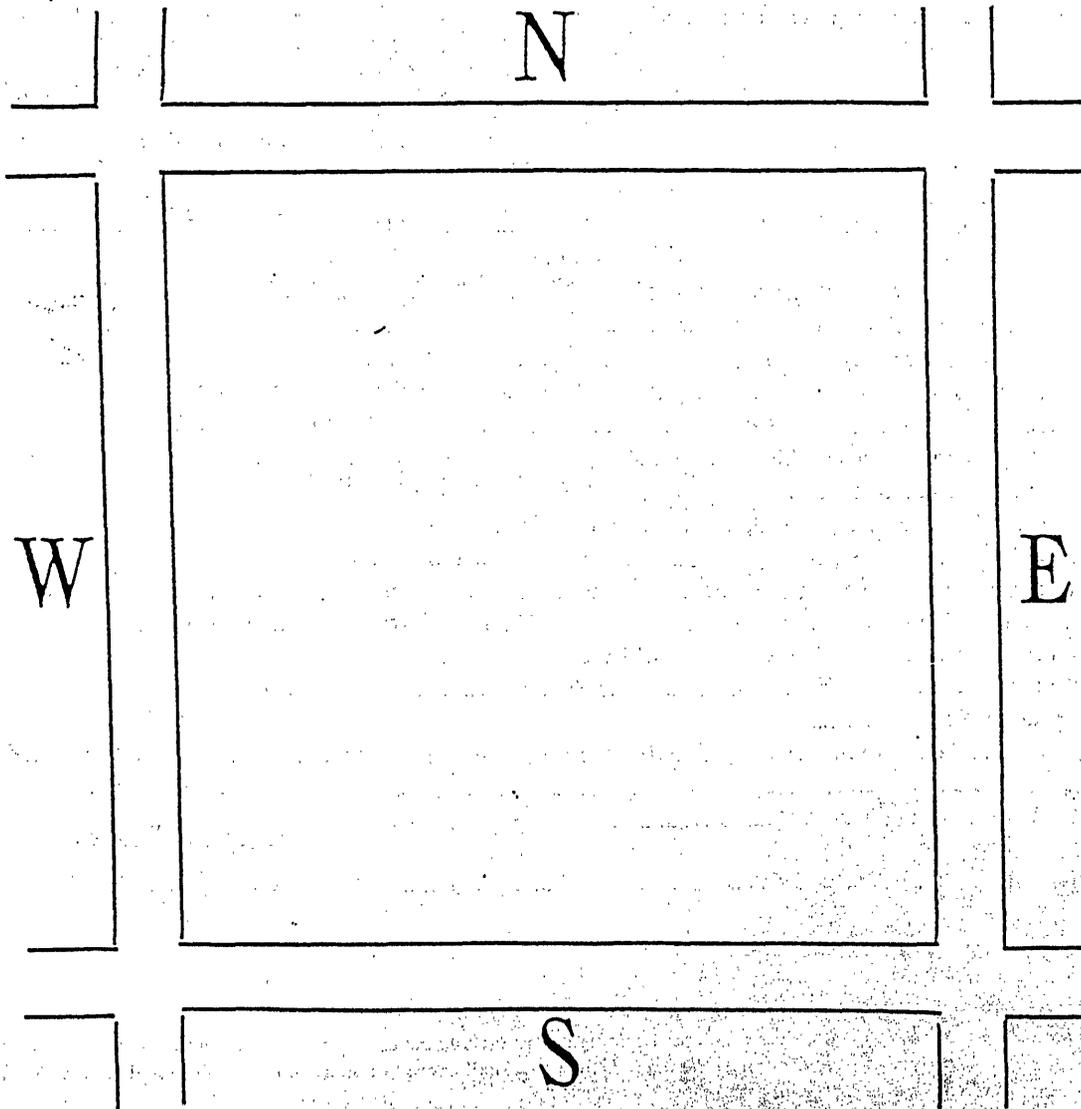
.....  
(Signature of Applicant)

43 DAY ST. NORWALGET, 0685A  
.....  
(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.







PUBLIC HEARING:

MCB PARTNERSHIP

MR. NUGENT: Request for (1) 0 x 19'8" front wall sign variance for sign #1, (2) 2.5' x 29'8" front wall sign variance for sign #2 (3) 2.5' x 29'8" side wall sign variance for sign #1 (4) 2.5' x 29'8" side wall sign variance for sign #2; (5) and more than the allowable front wall sign by one; and more than the allowable side wall signs by two in variation of Section 48-18H(1)(b)[1] at proposed Blockbuster Video store located on Route 300/Old Temple Hill Road in C zone.

Mr. Bret Morgan and Mr. Mike Swaim appeared before the board for this proposal.

MR. KRIEGER: Record already reflects that there are no spectators.

MS. BARNHART: Let the record reflect that 38 addressed envelopes went out on July 28, 1995 to adjacent property owners and there's an affidavit of service by mail in the file signed by me stating that fact.

MR. NUGENT: We're having a little problem with the number one variance is zero.

MR. BABCOCK: If you look at the denial, Mr. Chairman, we're doing a sign one, sign two as they go so sign number one, he's allowed a 2.5 by 10 foot sign, okay. He want a 2/5 by 29'8" so he doesn't need any variance in the height, only in the length. So he needs a 19 foot 8 inch length variance, we thought that that would be less confusing. As you know, the signs used to go by square footage, so it's, so it was so simple to calculate today it doesn't, it goes by the size of the sign.

MR. KANE: Also when we're looking at this, the front, the actual front of the building for Blockbuster is considered the side in this case since the side of the building faces the street.

MR. BABCOCK: The front is Temple Hill Road, that is

the way we look at it.

MR. KANE: But it's actually the side of the building, the entrance is on the side of the building.

MR. BABCOCK: Right. You have to really look at the denial to understand it, I think.

MR. BABCOCK: Because we did, there's 4 signs they want to put up, one on each side.

MR. LANGANKE: Why do they want one on the back?

MR. NUGENT: They want two on the front and one on each side.

MR. MORGAN: This I assume is considered the front of the building.

MR. NUGENT: Right.

MR. KANE: For these purposes, that is the side of the building, right, that is considered the side that is where the main entrance is to the building, that is considered the side for what we're talking about. There's your two signs right over there, the front of the building is the portion of the building that faces the street to which is this sign right here where your glass is, that is the front they need one. They are looking for the two signs, that is why they need the variance for allowable side wall variance in section one and two. The front of the building, the entrance of the building is on the side of the building, not on the front cause the front faces the street. Gets a little complicated. I have seen the building so I know.

MR. BABCOCK: They are allowed the same size sign, whether it's on the side or the front. So it really doesn't matter. We called it a front and we called it a side, just so that we could get, so we knew that there was--

MR. NUGENT: We asked them to reduce the size, right?

August 14, 1995

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MR. BABCOCK: That is correct.

MR. NUGENT: And they did that.

MR. MORGAN: From 36 to 30 inches and one of the things in the scaling of this that I'd like to point out is that the request for 29'8" width has been changed to 24'9" so it's actually less.

MR. BABCOCK: On all of them.

MR. MORGAN: Yes, on every single one, that was unfortunately when the computer was drawing them there was an error and I don't believe that that number was changed.

MR. BABCOCK: That is good. What was the number again now?

MR. MORGAN: 24'9" which reduces the square footage overall as well.

MR. REIS: That is what this rendering--

MR. MORGAN: Let's see what one you have, gentlemen, that is 24'9" but application itself is asking for 29 feet.

MR. LANGANKE: So it is 24'9"?

MR. MORGAN: That is correct and that would be reflected for each one of them.

MS. BARNHART: Mike, you want to change this on the Notice of Disapproval also?

MR. BABCOCK: I don't know that we want to change them tonight on the public hearing, do we, after all the notices are sent out? It doesn't really matter, he's allowed.

MS. BARNHART: As long as it's making it smaller.

MR. KRIEGER: He can get a smaller one, not a bigger one.

MR. BABCOCK: Right.

MR. MORGAN: Now, I'm Bret Morgan, I'm from the Morgan Sign Company. Ian was here at the hearing. He got married, he's on his honeymoon so I am filling in. But Mike Swaim is here. These are the colors that are the traditional Blockbuster colors and again, working with the situation where Blockbuster has a logo and color format that they use in all of their stores wherever they set up, so they can be identified, it's definitely one of the things that they are looking for is to continue that identification to the colors and letter style that they have.

MR. KANE: Even though these are the minimum signs that you need to you feel compete with the other businesses in the area to let them shop, you know, it's self-created.

MR. MORGAN: Well, originally the 36 inches which I don't know whether you have that drawing but it was actually larger.

MR. KANE: Right, I remember but this would be the minimum you need, even though it's a self-created hardship.

MR. SWAIM: Yes.

MR. LANGANKE: Are you affiliated with the Blockbuster over in Newburgh at all?

MR. MORGAN: No, sir, not personally, no.

MR. LANGANKE: I was just wondering how many signs were on that building other than I believe there's two on the front. I thought there was one but I could be wrong.

MR. NUGENT: Any other questions.

MR. KRIEGER: I have to have the numbers squared when I do the decision what the actual request is.

MR. MORGAN: We have done some numbers on the square footage here, 2.5 times 24'9", which is .75, it's 61.88 square foot on each times 4 which is 247.52 square feet so that would be the total number of square feet.

MR. KRIEGER: Number one, he's not looking for 19'8", he's really looking for 14.

MR. MORGAN: Fourteen foot or--

MR. KRIEGER: 14'8" or 14 even?

MR. MORGAN: 14'9".

MR. KRIEGER: I've got 2.5 times 29'8".

MR. MORGAN: Which should be 24'9" as well.

MR. KRIEGER: That would be 2.5 times 24'9," three is 2.5 same thin, change the 29'8" to 24'9", four same thing, 2.5 times 28'9" should be 24'9".

MR. MORGAN: Yes.

MR. KRIEGER: Same thing with the allowable front side that stays.

MR. MORGAN: Yes.

MR. KRIEGER: More than the allowable side wall signs by two, that stays, okay.

MR. REIS: These are illuminated, correct?

MR. MORGAN: Yes, they are. They are back lit awnings and there's a diagram that shows there will be double rows of fluorescent lamps running horizontally behind each one of the awnings and it's going to have an open bottom so that there will be light also washings down the front of the store illuminating the sidewalk area or the glass area.

MR. KRIEGER: What's the difference in square footage between the allowed and what's requested here? Is it written in terms of square foot?

MR. MORGAN: To be honest, I'm not sure.

MR. NUGENT: Two by ten.

MR. BABCOCK: 2 1/2 by 10.

MR. MORGAN: Oh, so that would be 25.

MR. KRIEGER: 25 each.

MR. NUGENT: He's not even allowed.

MR. BABCOCK: That is what he is allowed, one that is it, he wants to put up four. He's allowed one sign that is 2 1/2 foot high by 10 foot and he wants to put up four signs that are 2 1/2, 2 1/2 by 24'9".

MR. KRIEGER: This is in the middle of a commercial neighborhood. There are other buildings there with significant signage.

MR. NUGENT: What's the overall width, 103 feet?

MR. MORGAN: I'm not as familiar because I didn't get a chance to take a look at the building but it appears to be quite a large building, it's 103 feet long, appears that it might of at some point been divided up into smaller store fronts that each could have had, I would assume a sign allowed on that building front if it had been subdivided into four separate stores, it might have been allowed four separate signs all at 24 square foot each. By unifying the entire thing and putting their standard signature wraparound awning on it, their feeling is very strongly that obviously is identification to let people know who they are and what they have as the product is very important so.

MR. LANGANKE: You're making an effort.

MR. NUGENT: Any other questions by the board?

MR. KANE: No.

MR. NUGENT: I'll entertain a motion.

August 14, 1995

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MR. KANE: I move that we approve all five segments of the requested variances for MCB Partnership for the Blockbuster Video store located at Route 300 and Old Temple Hill Road.

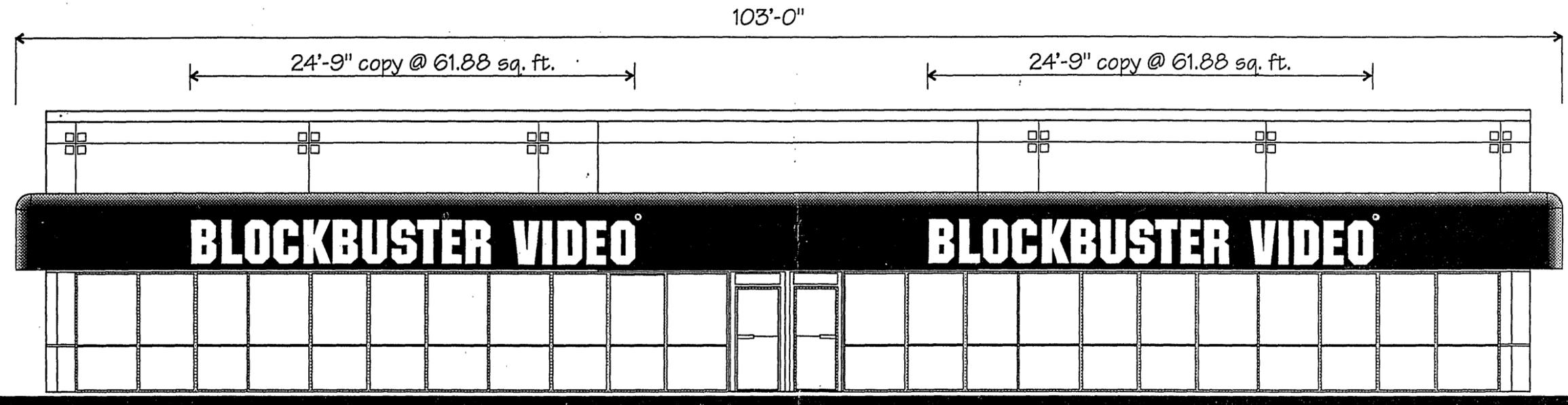
MR. KREIGER: As the request now appears as opposed to the way it started out?

MR. KANE: Yes, all the reduced variances.

MR. REIS: Second it.

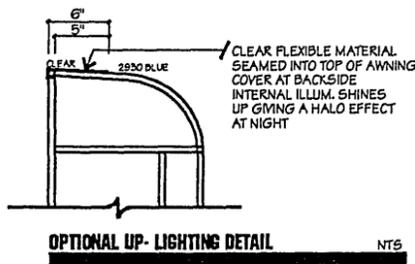
ROLL CALL

MR. KANE	AYE
MR. LANGANKE	NO
MR. REIS	AYE
MR. NUGENT	AYE



ELEVATION FRONT

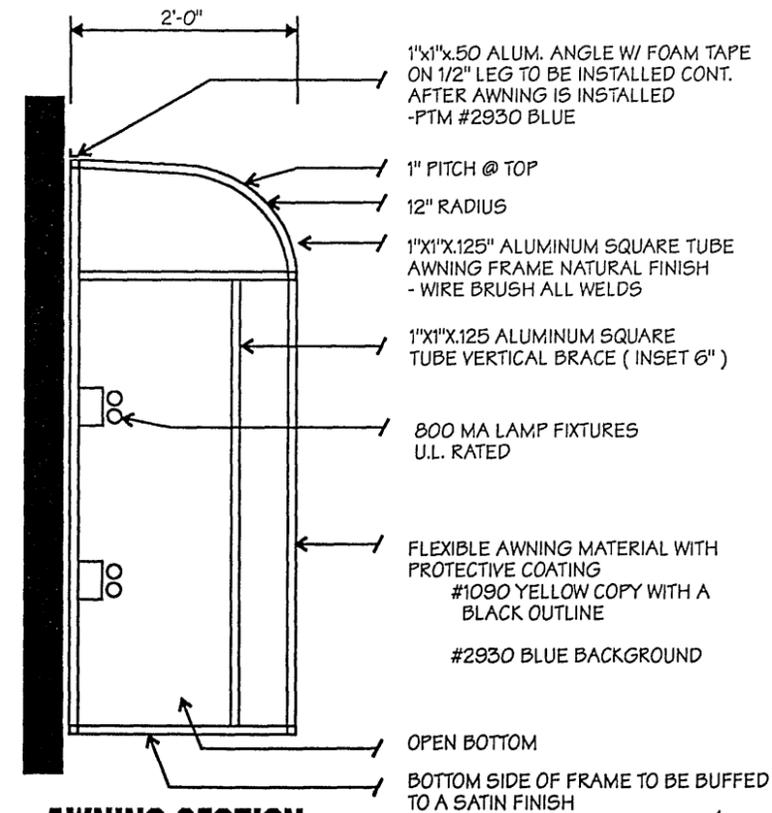
1/8" = 1'-0"



OPTIONAL UP- LIGHTING DETAIL

NTS

**U.L. LABELS REQ'D.**



AWNING SECTION

nts

**OPTION C**



3201 Manor Way 214-902-2000  
 Dallas, TX 75235 FAX 214-902-2044  
 3201 Cherry Ridge Dr. C301 210-349-3804  
 San Antonio, TX 78230 FAX 210-349-8724

DISTRIBUTION OF PRINTS			
MASTER	<input type="checkbox"/> FILE	<input type="checkbox"/> CAD	<input type="checkbox"/>
ELECTRICAL	<input type="checkbox"/> PLEX	<input type="checkbox"/> CAM	<input type="checkbox"/>
SERVICE	<input type="checkbox"/> PAINT	<input type="checkbox"/> HEAT TRANS	<input type="checkbox"/>
CUSTOM	<input type="checkbox"/> VINYL	<input type="checkbox"/> AWN. ASSY.	<input type="checkbox"/>
ALUMINUM	<input type="checkbox"/> NEON	<input type="checkbox"/> INSTALL	<input type="checkbox"/>
CHNL LTR.	<input type="checkbox"/> SCREEN	<input type="checkbox"/> TOTAL	
ASSEMBLY	<input type="checkbox"/> AWNING	<input type="checkbox"/>	

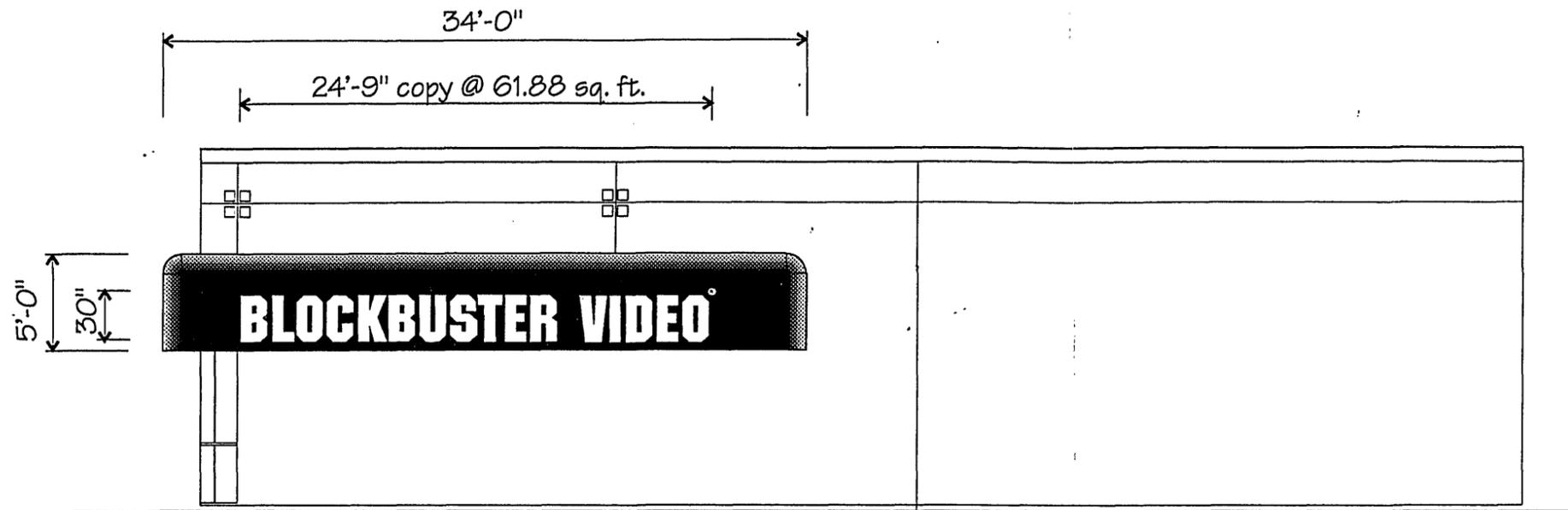
APPROVED BY	DATE
ART DEPT.	
SALES	
ESTIMATING	
ENGINEERING	
CLIENT	
LANDLORD	

**BLOCKBUSTER VIDEO**

RT 300 & OLD TEMPLE RD  
 VAILS GATE NY

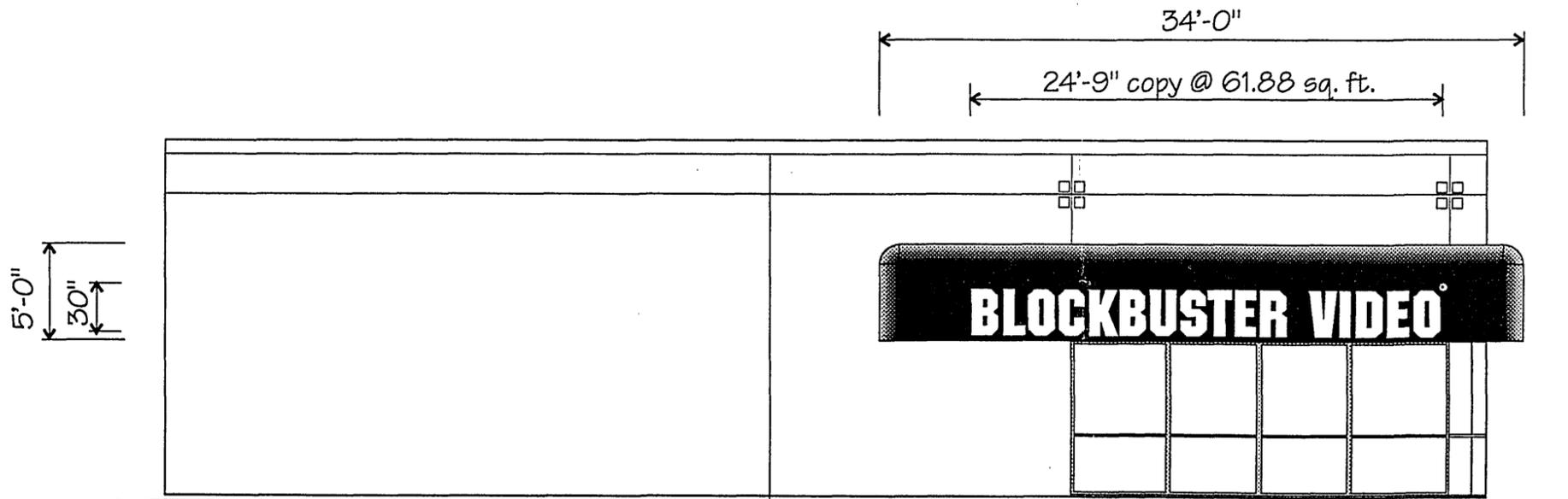
THIS DRAWING IS THE PROPERTY OF CHANDLER SIGNS, INC. AND ALL RIGHTS TO ITS USE FOR REPRODUCTION IS RESERVED BY CHANDLER SIGNS, INC.

WORK ORDER NUMBER	DESIGN NUMBER	95-1175
SHEET 1 OF 2	DATE	4-21-95
SALES REP: WF / AM	ARTIST	DM



RIGHT ELEVATION

1/8" = 1'-0"



LEFT ELEVATION

1/8" = 1'-0"

# OPTION C



3201 Manor Way  
Dallas, TX 75235  
214-902-2000  
FAX 214-902-2044  
3201 Cherry Ridge Dr. C301  
San Antonio, TX 78230  
210-349-3804  
FAX 210-349-8724

DISTRIBUTION OF PRINTS			
MASTER	<input type="checkbox"/>	FILE	<input type="checkbox"/>
ELECTRICAL	<input type="checkbox"/>	PLEX	<input type="checkbox"/>
SERVICE	<input type="checkbox"/>	PAINT	<input type="checkbox"/>
CUSTOM	<input type="checkbox"/>	VINYL	<input type="checkbox"/>
ALUMINUM	<input type="checkbox"/>	NEON	<input type="checkbox"/>
CHNL LTR.	<input type="checkbox"/>	SCREEN	<input type="checkbox"/>
ASSEMBLY	<input type="checkbox"/>	AWNING	<input type="checkbox"/>
	<input type="checkbox"/>	CAD	<input type="checkbox"/>
	<input type="checkbox"/>	CAM	<input type="checkbox"/>
	<input type="checkbox"/>	HEAT TRANS	<input type="checkbox"/>
	<input type="checkbox"/>	AWN. ASSY.	<input type="checkbox"/>
	<input type="checkbox"/>	INSTALL	<input type="checkbox"/>
	<input type="checkbox"/>	TOTAL	<input type="checkbox"/>

APPROVED BY	DATE
ART DEPT.	
SALES	
ESTIMATING	
ENGINEERING	
CLIENT	
LANDLORD	

# BLOCKBUSTER VIDEO

RT 300 & OLD TEMPLE RD  
VAILS GATE NY

THIS DRAWING IS THE PROPERTY OF CHANDLER SIGNS, INC. AND ALL RIGHTS TO ITS USE FOR REPRODUCTION IS RESERVED BY CHANDLER SIGNS, INC.

WORK ORDER NUMBER		DESIGN NUMBER	95-1175
SHEET	2 OF 2	DATE	4-21-95
SALES REP.	WF / AM	ARTIST	DM

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. 34

Request of MCB PARTNERSHIP

for a VARIANCE of the Zoning Local Law to permit:

FRONT & SIDE ILLUMINATED AWNINGS w/ more than the  
allowable sign area;

being a VARIANCE of Section 48-18H(1)(b)(1) - ONE FAÇADE  
SIGN of MAX SIZE 2 1/2 FT X 10 FT.

for property situated as follows:

RT 300 & OLD TEMPLE ROAD, New Windsor, N.Y.

known as tax lot Section 69 Block 2 Lot 12.

SAID HEARING will take place on the 14th day of August,  
1995, at New Windsor Town Hall, 555 Union Avenue, New Windsor,  
New York, beginning at 7:30 o'clock P. M.

James Nugent  
Chairman

ZONING BOARD OF APPEALS : TOWN OF NEW WINDSOR  
COUNTY OF ORANGE : STATE OF NEW YORK

-----x  
In the Matter of Application for Variance of

MC&B Partnership

Applicant.

AFFIDAVIT OF  
SERVICE  
BY MAIL

#95-34

-----x  
STATE OF NEW YORK )  
                          ) SS.:  
COUNTY OF ORANGE )

PATRICIA A. BARNHART, being duly sworn, deposes and says:

That I am not a party to the action, am over 18 years of age and reside at 7 Franklin Avenue, New Windsor, N. Y. 12553.

On July 28, 1995, I compared the 38 addressed envelopes containing the attached Notice of Public Hearing with the certified list provided by the Assessor regarding the above application for variance and I find that the addressees are identical to the list received. I then mailed the envelopes in a U. S. Depository within the Town of New Windsor.

Patricia A. Barnhart  
Patricia A. Barnhart

Sworn to before me this  
28th day of July, 1995.

Deborah Green  
Notary Public

DEBORAH GREEN  
Notary Public, State of New York  
Qualified in Orange County  
# 4984065  
Commission Expires July 15, 1997

(TA DOCDISK#7-030586.AOS)



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

(37)

July 12, 1995

Morgan Sign Co.  
Attn: Ian Coville  
43 Day Street  
So. Norwalk, CT

Re: Tax Map Parcel #69-2-12

Dear Mr. Coville:

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

The charge for this service is \$55.00, minus your deposit of \$25.00.

Please remit the balance of \$30.00 to the Town Clerk's office.

Sincerely,

*Leslie Cook* (cmo)

LESLIE COOK  
Sole Assessor

/cmo

Attachment

cc: Pat Barnhart

Bila Family Partnership  
158 N. Main Street  
Florida, NY 10921

Charles T. & Rose M. Daidone  
250 - 260 Temple Hill Road  
New Windsor, NY 12553

Norstar Bank of Upstate NY  
Facilities Management  
P.O. Box 911  
Newburgh, NY 12550

Mans Brothers Realty Inc.  
P.O. Box 247  
Vails Gate, NY 12584

Joan A. Shedden  
P.O. Box 608A  
Vails Gate, NY 12584

John J. Aquino & Gregory Mellick  
c/o Gregory Mellick  
135 W. Nyack Road  
Nanuet, NY 10954

Albany Savings Bank  
94 Broadway  
Newburgh, NY 12550

William & Viola Rosenberg  
176 N. Main Street  
Florida, NY 10921

Katherine Kelly  
P.O. Box 38  
Vails Gate, NY 12584

Edith B. Lawton  
c/o Cameron Realty  
236 Main Street  
Cornwall, NY 12518

Orange County I.D.A  
c/o Strober King Building Supply  
P.O. Box 726  
Vails Gate, NY 12584

Sy Realty Corp  
550 Hamilton Ave.  
Brooklyn, NY 11232

Antonio & Giencinta Dedominicis  
P.O. Box 327  
Cornwall, NY 12518

Robert & Catherine Babcock  
P.O. Box 537  
Vails Gate, NY 12584 4

Route 300 Associates  
c/o John Yanaklis  
550 Hamilton Ave.  
Brooklyn, NY 11232 4

V.G.R. Associates  
c/o Bobrow & Rosen  
40 E. 69th Street  
New York, NY 10021 4

Steve Prekas  
3 Warden Circle  
Newburgh, NY 12550 4

Steve Prekas  
c/o ACSIS Foods Inc.  
P.O. Box 212  
Vails Gate, NY 12584 4

MCB Partnership  
Route 211 E. & Carpenter Ave.  
Middletown, NY 10940 4

R & S Foods Inc.  
249 N. Craig St.  
Pittsburgh, Pa 15213

NYS Dept. of Transportation  
Office of the State Comptroller  
A.E. Smith Office BLDG.  
Albany, NY 12236 4

John Grana  
412 Windsor Highway  
New Windsor, NY 12553 4

Primavera Properties Inc.  
P.O. Box 177  
Vails Gate, NY 12584 4

Angelo Rosmarino Enterprises, Inc.  
P.O. Box 392  
Vails Gate, NY 12584 4

Amerada Hess Corp.  
c/o Dean E. Cole, Mgr., Property Tax Dept.  
1 Hess Plaza  
Woodbridge, NJ 07095 4

Brambury Associates  
765 Elmgrove Road  
Rochester, NY 14624 4

TGS Associates Inc. ✓  
15 E. Market Street  
Red Hook, NY 12571

S & S Properties Inc. ✓  
123 Quaker Road  
Highland Mills, NY 10930

Conna Corporation ✓  
c/o Dairy Mart #6668  
One Vision Drive  
Enfield, CT 06082  
Attn: Prop. Admin. Dept.

Franchise Realty Interstate Corp. ✓  
c/o Colley & McCoy Co.  
P.O. Box 360  
Windham, NH 03087

Herbert Slepoy & Fred Gardner ✓  
104 S. Central Ave.  
Valley Stream, NY 11580-5461

Mobil Oil Corp. ✓  
Property Tax Dept.  
P.O. Box 290  
Dallas, TX 75221

Leonardo Constantine ✓  
94 Maple St.  
Newburgh, NY 12550

Leonardo Samuel ✓  
7 Dogwood Hills Road  
Newburgh, NY 12550

House of Apache Properties LTD ✓  
52 Elm St  
Huntington, NY 11743

Hughes Terry Scott ✓  
18 Ellison Drive  
New Windsor, NY 12553

Gregory Greer ✓  
P.O. Box 212  
Shields Road  
Cornwall, NY 12518

OFFER TO PURCHASE

The undersigned M, C, AND G PARTNERSHIP, herein called Purchaser, offers to purchase from LOUIS KORNGOLD, herein called Seller, the following described property located in VAIL GATE, County of ORANGE, State of NEW YORK, being more fully described as follows:

PROPERTY BEING ON ST RT 300, HAVING APP 460 FEET ON RT 300, HAVING ACCESS TO RT 32 AND OLD TEMPLE ROAD, THE PROPERTY BEING THE PROPERTY SURVEYED BY GRAVAS & HILDRETH, CONTAINING APP 3.05+/-ACRES

at and for the price of Seven Hundred Thousand Dollars upon the following terms:

Fifteen Thousand Dollars, which the Purchaser herewith pays as earnest money, and part payment on the purchase price of the property, the earnest money to be deposited with the title company/escrow agent under article 7;

Three hundred, eighty-five thousand dollars ( ) cash upon delivery to the purchaser of a general Warranty Deed with the proper statutory form for recording with revenue stamps and proper amount affixed thereto by the Seller, at Seller's expense, so as to convey to the Purchaser title to the property, free of all encumbrances except herein stated;

The balance of three hundred thousand dollars ( ) in the form of a Note secured by Purchase Money Mortgage on the premises above described and said sum to be repaid as follows: interest quarterly at the rate of 10.25% per annum and the entire principal balance together with accrued interest to be paid upon development of the conveyed premises with a Jiffy Lube franchise and a Blockbuster franchise, but in no event more than five years from the date of sale. The Seller agrees his mortgage shall be subject and subordinate to any financing obtained by the Purchaser in a maximum amount of as set forth in Paragraph 1(E) below. Purchaser agrees that the entire proceeds of such financing shall be used solely for the development of the subject premises. Purchaser agrees that any default under the terms of the superior mortgage shall constitute a default of the terms of the mortgage to be held by Seller.

1. This offer to Purchase is made subject to the following conditions:

- A. That the property is zoned commercially, and such zoning shall permit the construction and operation of a JIFFY LUBE CENTER, WITH CAR WASH and BLOCKBUSTER VIDEO STORE and that Purchaser obtain all necessary permits for the construction and operation of such facilities. Purchaser agrees to use due diligence in applying for and fulfilling all requirements necessary to obtain

such permits. These conditions to be satisfied by August 1, 1993. If not satisfied, the Purchaser has the right 1) to proceed and close on this contract, 2) Or call this contract "null and void" and receive all earnest money deposited, 3) Or, with Seller's written permission, extend this contract.

- B. That utilities to service the premises are available and the local authorities will permit the use of those utilities.
- C. That Purchaser obtain, at Purchaser's expense, an environmental study of subject premises satisfactory to Purchaser and Purchaser's lender not later than sixty (60) days after the last signing of this Agreement, after which such condition is deemed waived.
- D. Seller represents that he has negotiated a proposed lease with "Blockbuster Video". Purchaser has been allowed to review the proposed or executed "Blockbuster Video" lease. If Purchaser finds the content of said lease unsatisfactory or in the event that said lease is non-assignable, Purchaser shall have the option to declare the entire contract null and void and all deposits paid with respect thereto shall be returned in full, such option to be exercised not later than 60 days after the last signing of this Agreement after which such condition shall be deemed waived.
- E. That Purchaser receive a commitment from Community National Bank of Pennsylvania for financing for the development of this project in the amount of eight hundred, fifty thousand dollars ( ), said commitment to be obtained within eight weeks of the execution of this contract. In the event that Purchaser fails to obtain said commitment, the Purchaser shall have the option to declare the contract null and void and all deposits paid with respect thereto shall be returned in full. Purchaser represents that it knows of no reason why such commitment should be denied.
- F. That Purchaser obtain site approval from Jiffy Lube International for the construction of a Jiffy Lube facility with car wash on the subject premises, such approval to be obtained within 60 days of the date of last signing of this Agreement after which this condition shall be deemed waived.
- G. That there are three (3) existing tenants on the subject premises one (1) is a month to month tenant and the other two (2) occupy the premises pursuant to written leases, copies of which have been provided to the Purchaser. Purchaser agrees to take title subject to the three (3) existing tenancies on the condition that such tenancies do

not prohibit the development of the subject premises with a Blockbuster franchise or a Jiffy Lube franchise. Purchaser agrees to advise Seller if the tenancies prohibit such development within sixty (60) days of the last signing of this Agreement after which such condition shall be deemed waived.

In the event those contingencies in paragraphs A through F are not completed by either party within the time herein required, or in the event such boring test or surveys disclose matters which would make the property unsuitable, in Purchaser's sole judgment, for the purposes herein stated, Purchaser shall have the option of terminating this agreement and all deposits with respect hereto shall be returned in full.

2. Seller hereby grants to Purchaser, its agents or its contractors, the right to enter upon the premises at all reasonable times to make soil tests and surveys provided for herein, provided Purchaser restores the premises to its original condition.

3. Seller agrees to furnish Buyer within 30 days from date of last signing, a current boundary and topographic survey of subject premises showing the location of the utilities.

4. Seller agrees to furnish Buyer within 45 days from receipt of Purchaser's mortgage commitment an owner's title insurance binder covering the property herein in Purchaser's name and for Purchaser's benefit from a reputable title insurance company, showing good and marketable title on the date of issuance of the binder. The binder will be mailed to Purchaser and Purchaser will have a reasonable time to examine the title and to reply to Seller as to objections Purchaser might have. Seller shall have reasonable time after receipt of such objections to satisfy all valid objections, and if Seller fails to satisfy such valid objections within a reasonable time, then at the option of the Purchaser, evidenced by written notice to Seller, this contract shall be null and void, and all deposits paid thereto shall be returned to Purchaser. Any title insurance binder furnished Purchaser, and paid for by Seller, as hereunder shall contain a commitment to issue title insurance in an insured amount equal to the purchase price specified above. If, as and when title actually closes, the Purchaser shall pay for the title insurance actually obtained. If the title does not close, then and in that event the Seller will pay all title insurance charges, if any.

5. If after the date hereof, and prior to the closing, all or a part of the property is subjected to a benefit threat of condemnation by a body having the power of eminent domain or is taken by eminent domain or condemnation (or sale in lieu thereof), or all or a substantial part of the property is damaged or destroyed by any cause, Purchaser may, by a written notice to Seller, elect to 1) cancel this agreement prior to the closing of title hereunder, in which event, both parties shall be relieved and released of and from any further liability hereunder, except that Seller shall refund all

sums paid to Seller by Purchaser pursuant to this agreement and thereupon this agreement shall become null and void and be considered cancelled, or 2) reduce the purchase price by the amount of the condemnation award to Seller or by the amount of any insurance proceeds paid or payable to Seller or by the value of the building located on the property. If no such election is made prior to closing, this agreement shall remain in full force and effect, and the purchase contemplated herein, less any interest taken by eminent domain or condemnation, shall be effected with no further adjustment, and upon the closing of this purchase, Seller shall assign, transfer and set over to Purchaser all of the right, title and interest of Seller in any and to any awards that have been or that may thereafter be made for such taking, and Seller further shall assign, transfer and set over to Purchaser any sums of insurance money paid for any damage or destruction, and shall set over to Purchaser all of the right, title and interest of seller in and to any insurance awards that may thereafter be made for such damage or destruction.

6. That the date of this contract shall be regarded as the date when the last one of Seller and Purchaser has signed this contract.

7. The closing of this transaction shall be at the office of Seller's attorneys, or other title or law firms mutually agreed upon, at such time as all conditions of this Agreement have been satisfied, but not later than August 15, 1993. Earnest money as provided for in the Agreement shall be held in an interest bearing escrow account in the name of Seller's attorney or any other Escrow Agent as the parties shall mutually agree upon. If the transaction closes the interest earned on said escrow account shall be paid to the Seller.

8. This Agreement is binding upon the heirs, executors, administrators, successors and assigns of the respective parties.

9. All notices and demands herein required shall be in writing. The mailing of notice by US Mail, Certified, to the parties as follows:

Seller:

Doctor Louis Korngold  
125 South Main Street  
New City, NY 10956

and/or

Harvey S. Barr, Esquire  
Barr & Rosenbaum, Esq.  
664 Chestnut Ridge Road  
P.O. Box 664  
Spring Valley, NY 10977

Purchaser:

M, C and G Partnership  
c/o Jim Millett 351 W. Main  
Street Dalton, PA 18414

and/or

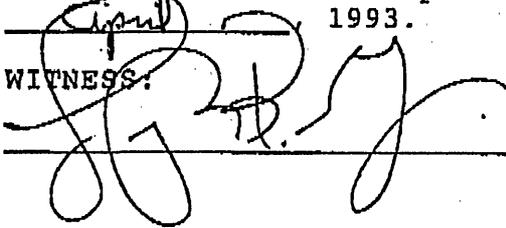
Joseph B. Meagher, Esquire  
Thomas, Collison & Place 1201  
Monroe Street, P.O. Box 329  
Endicott, New York 13760

10. This contract shall not be assignable without the consent of the Seller, which consent shall not be unreasonably withheld.

11. There are no brokers involved in this Agreement for the sale of this property and each party will indemnify the other party against any brokers' commissions, if any. Purchaser, however, specifically represents that it has been provided with a copy of the Seller's agreement with First Development Corporation (FDC) which pertains to the proposed Blockbuster lease and is satisfied with same; and, upon closing, Purchaser agrees to assume all responsibility for the payment of all commissions and fees due thereunder.

In WITNESS WHEREOF, the Purchaser has duly signed this Offer to Purchase and in triplicate this the 1st day of April, 1993.

WITNESS:



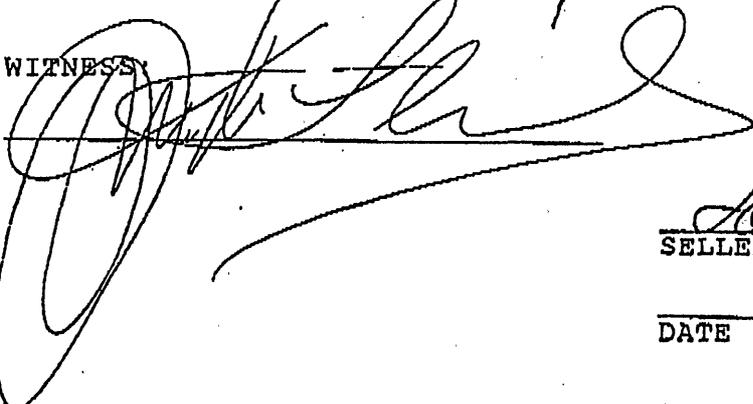
  
PURCHASER: M. C AND G PARTNERSHIP

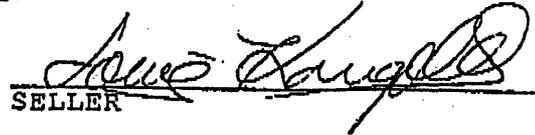
DATE

\*\*\*\*\*  
The undersigned, LOUIS KORNGOLD, hereby agrees to sell the above described property on the terms and conditions stated in the foregoing Offer to Purchase, and does hereby approve, ratify, and confirm said contract in all respects.

This 5th day of April, 1993.

WITNESS:



  
SELLER

DATE

TOWN OF NEW WINDSOR  
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE

# 95-34  
Date: 7/25/95

I. ✓ Applicant Information:

- (a) MCB PARTNERSHIP, 208 MEADOW AVE, SCRANTON, PA, 18505 (717) 343-3225  
(Name, address and phone of Applicant) (Owner)
- (b) BLOCKBUSTER VIDEO ENTERTAINMENT CORP. 1400 OLD COUNTRY RD, SUITE 102, WESTBURY, NY. 11590  
(Name, address and phone of purchaser or lessee) (516) 997-1892
- (c) \_\_\_\_\_  
(Name, address and phone of attorney) PETER KOESTENBLATT
- (d) MORGAN SIGN CO, 43 DAY ST, S. NORWALK, CT, 06854 - (203) - 866-1245  
(Name, address and phone of contractor/engineer/architect)

II. Application type:

- Use Variance  Sign Variance  
 Area Variance  Interpretation

III. ✓ Property Information:

- (a) C OLD TEMPLE HILL RD. 69-2-12 2.5 A ±  
(Zone) (Address) (S B L) (Lot size)
- (b) What other zones lie within 500 ft.? NONE
- (c) Is a pending sale or lease subject to ZBA approval of this application? NO
- (d) When was property purchased by present owner? YES
- (e) Has property been subdivided previously? YES
- (f) Has property been subject of variance previously? \_\_\_\_\_  
If so, when? \_\_\_\_\_
- (g) Has an Order to Remedy Violation been issued against the property by the Building/Zoning Inspector? NO
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail: No
- \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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) <sup>N/A</sup> 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.

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

(c) Applicant must fill out and file a Short Environmental Assessment Form (SEQR) with this application.

(d) The property in question is located in or within 500 ft. of a County Agricultural District: Yes \_\_\_\_\_ No X.

If the answer is Yes, an agricultural data statement must be submitted along with the application as well as the names of all property owners within the Agricultural District referred to. You may request this list from the Assessor's Office.

V. Area variance: <sup>N/A</sup>

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

<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
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** _____	_____	_____
Parking Area _____	_____	_____

\* Residential Districts only  
\*\* No-residential districts only

<sup>N/A</sup>  
(b) In making its determination, the ZBA shall take into consideration, among other aspects, the benefit to the applicant if the variance is granted as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. Also, whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; (2) whether the benefit sought by the applicant can be achieved by some other method feasible for the applicant to pursue other than an area variance; (3)

whether the requested area variance is substantial; (4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and (5) whether the alleged difficulty was self-created. Describe why you believe the ZBA should grant your application for an area variance:

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

(You may attach additional paperwork if more space is needed)

✓ VI. Sign Variance:

(a) Variance requested from New Windsor Zoning Local Law, Section 48-18H, Table of \_\_\_\_\_ Regs., Col. \_\_\_\_\_.

	Requirements	Proposed or Available	Variance Request
FRONT Sign 1	2'-5" x 10'	2.5' x 29'-8"	0' x 19'-8"
FRONT Sign 2	0	2.5' x 29'-8"	2.5' x 29'-8"
SIDE Sign 3	0	2.5' x 29'-8"	2.5' x 29'-8"
SIDE Sign 4	0	2.5' x 29'-8"	2.5' x 29'-8"

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

ILLUMINATED AWNING COPY SECTIONS, 2 ON FRONT, 1 FOR EACH SIDE  
ELEVATION DUE TO THE SIZE OF ELEVATIONS. FRONT ELEVATION = 103'-0"  
SIDE ELEVATIONS - 70'-0"

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

2.5' x 24'-9" (x4) = 61.88 sq each (x4) = 247.52 sq

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:

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

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



(b) Variance: Granted (\_\_\_) Denied (\_\_\_)

(c) Restrictions or conditions: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

NOTE: A FORMAL DECISION WILL FOLLOW UPON RECEIPT OF THE PUBLIC HEARING MINUTES WHICH WILL BE ADOPTED BY RESOLUTION OF ZONING BOARD OF APPEALS AT A LATER DATE.

(ZBA DISK#7-080991.AP)

A F F I D A V I T

SUBMISSION OF APPLICATION FOR VARIANCE # 95-34

ZONING BOARD OF APPEALS

TOWN OF NEW WINDSOR

STATE OF NEW YORK )

SS.:

COUNTY OF ORANGE )

James P. Millett (Partner) MCB deposes and says:  
I am the OWNER of a certain parcel of land within the TOWN OF NEW WINDSOR designated as tax map SECTION 69 BLOCK 2 LOT 14. I HEREBY AUTHORIZE San Corilla / Eric Morgan OF Morgan Signs (company name, to make an application before the ZONING BOARD OF APPEALS as described in the within application.

Dated: 7/25/95

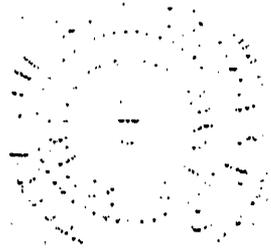
x James P. Millett (Partner)  
(Signature of Owner)  
James P. Millett (Partner)

Sworn to before me this

25th day of July, 1995.

Terry A. Beilman  
Notary Public

NOTARIAL SEAL  
TERRY A. BEILMAN, Notary Public  
Sussex, Lackawanna County  
(2BA DISK# - 060895 83)  
My Commission Expires Aug 2, 1997



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

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

*Amended*

DATE: JUNE 30, 1995

APPLICANT: MCB PARTNERSHIP  
208 MEADOW AVENUE  
SCRANTON, PA 18505

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE: JUNE 16, 1995

FOR (BUILDING PERMIT): FOUR (4) SIGNS

LOCATED AT: BLOCKBUSTER VIDEOS  
OLD TEMPLE HILL ROAD  
NEW WINDSOR, N.Y. 12553

ZONE "C"

DESCRIPTION OF EXISTING SITE: SEC: 69, BLOCK: 2, LOT: 12  
VIDEO RENTAL

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

1. ONLY ONE FACADE SIGN ALLOWED
2. FACADE SIGN EXCEEDS MAXIMUM 2.5FT. X 10FT.

*Christ Schmidt*

BUILDING INSPECTOR

\*\*\*\*\*

PERMITTED

PROPOSED OR  
AVAILABLE

VARIANCE  
REQUEST

ZONE "C"

USE 48-18 H(1)(b)[1]

FRONT WALL SIGN #1	2.5' X 10'	2.5' X 29'8"	0' X 19'8"
FRONT WALL SIGN #2	0	2.5' X 29'8"	2.5' X 29'8"
SIDE WALL SIGN #1	0	2.5' X 29'8"	2.5' X 29'8"
SIDE WALL SING #2	0	2.5' X 29'8"	2.5' X 29'8"

NUMBER OF SIGNS PERMITTED

FRONT WALL SIGNS	1	2	1
SIDE WALL SIGNS	0	2	2

APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT  
914-563-4630 TO MAKE AN APPOINTMENT WITH THE ZONING BOARD OF  
APPEALS.

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

**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.

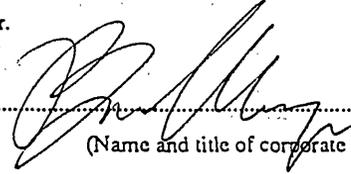
1. WHEN EXCAVATING IS COMPLETE AND FOOTING FORMS ARE IN PLACE (BEFORE POURING).
2. FOUNDATION INSPECTION. CHECK HERE FOR WATERPROOFING AND FOOTINGS DRAINS.
3. INSPECT GRAVEL BASE UNDER CONCRETE FLOORS, AND UNDERSLAB PLUMBING.
4. WHEN FRAMING IS COMPLETED, AND BEFORE IT IS COVERED FROM INSIDE, AND PLUMBING ROUGH-IN.
5. INSULATION.
6. PLUMBING FINAL & FINAL.HAVE ON HAND ELECTRICAL INSPECTION DATA AND FINAL CERTIFIED PLOT PLAN.BUILDING IS TO BE COMPLETED 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 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 OBTAINED FROM TOWN CLERKS OFFICE.
14. ALL BUILDING PERMITS WILL NEED A CERTIFICATION OF OCCUPANCY OR A CERTIFICATE OF COMPLIANCE AND THERE IS A FEE FOR THIS

Name of Owner of Premises..... ~~JAMES~~ MCB. PARTNERSHIP  
Address..... 208 MEADOW AVE, SCRANTON, PA, 18505 Phone..... 717-343-3225  
Name of Architect..... CHANDLER SIGN. Co.  
Address..... 3201 MANOR WAY, DALLAS, TX, 75235 Phone..... 214-902-2000  
Name of Contractor..... MORGAN SIGN Co.

Address 43 DAY ST. NORWALK, CT, 06854 Phone 203-866-1245

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

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

  
PRESIDENT  
BRUCE MORGAN  
(Name and title of corporate officer)

1. On what street is property located? On the Rt 300 side of OLD TEMPLE ROAD (N.S.E. or W.) and OLD TEMPLE ROAD feet from the intersection of
2. Zone or use district in which premises are situated ..... Is property a flood zone? Yes..... No. X
3. Tax Map description of property: Section..... Block..... Lot.....
4. State existing use and occupancy of premises and intended use and occupancy of proposed construction.  
a. Existing use and occupancy..... NONE b. Intended use and occupancy..... VIDEO STORE
5. Nature of work (check which applicable): New Building..... Addition..... Alteration..... Repair.....  
Removal..... Demolition..... Other SIGN ERECTION
6. Size of lot: Front Rear..... Depth..... Front Yard..... Rear Yard..... Side Yard.....  
Is this a corner lot? YES
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 VIDEO RENTAL STORE
10. Estimated cost \$ 2000 - Fec. - (to be paid on this application)
11. School District .....

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.....19.....

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.

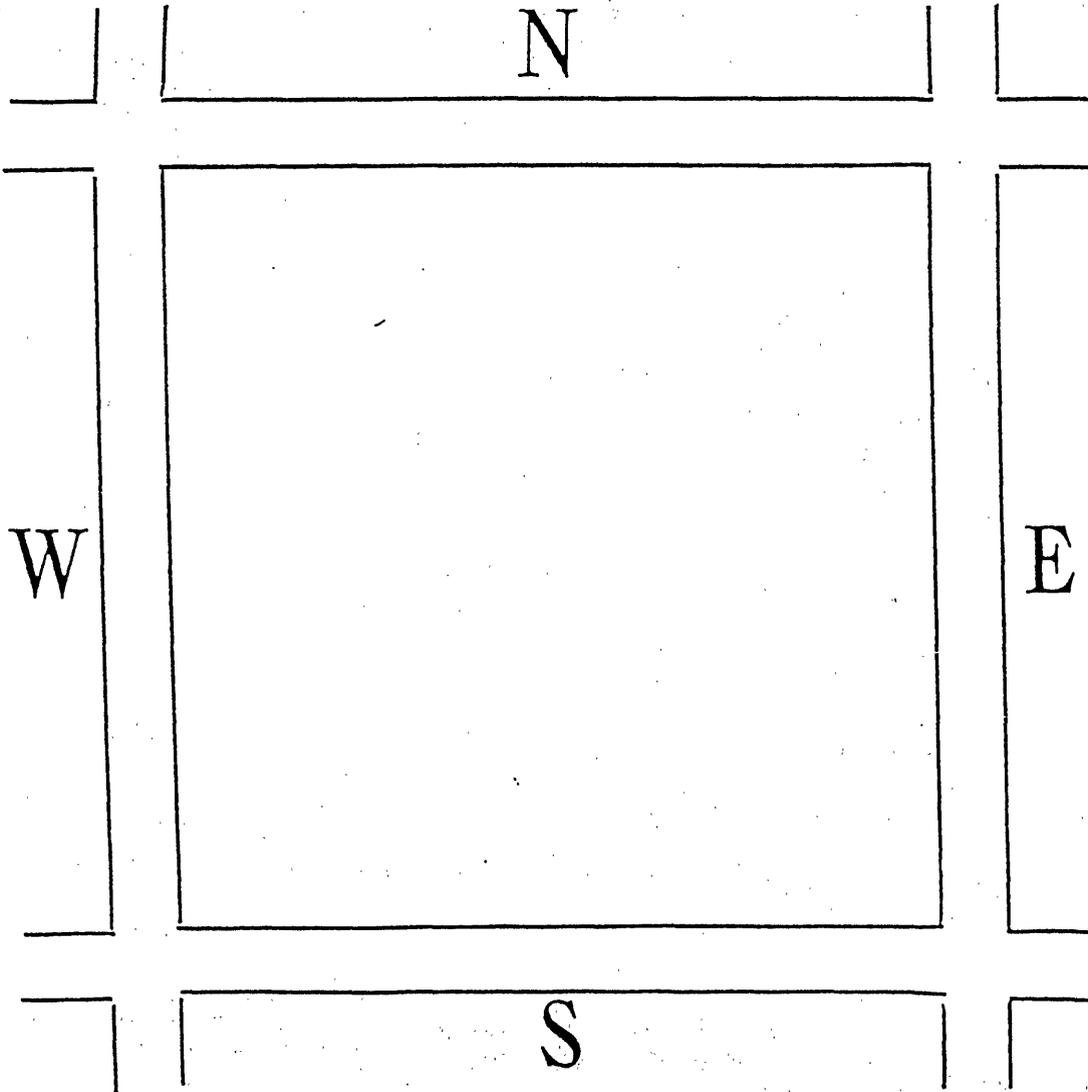
.....  
*[Handwritten Signature]*  
.....  
(Signature of Applicant)

.....  
43 DAY ST. NOTWALG CT. 0685A  
.....  
(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.



Date 6/28/95, 19.....

TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

to Frances Roth 147 Sycamore Dr DR.  
New Windsor NY 12553

DATE		CLAIMED	ALLOWED
6/1/95	Zoning Board Meeting	75 00	
	Misc. - 3		
	Dayton - 5		
	Dubetsky - 8		
	Roberts - 4		
	MCB - 7 31.50.		
	Brown - 4		
	Jaroscak - 4		
	Rhodes - 14		
	Trifilo - 3		
	Francan - 10		
	Brisman - 5	337 50	
	ELTS - 8	412 50	
	75 pp.		

**MGB PARTNERSHIP**

MR. NUGENT: Request for (1) 3 ft. x 29 ft. 8 in. side wall sign variance, (2) .5 ft. x 19 ft. 8 in. front wall sign variance (3) more than the allowable signs on front by 1, (4) more than the allowable signs on side wall by 2, and (5) a variance from Section 48-18H(1)(b)[1] of the supplemental sign regulations which only permits one facade sign of maximum size of 2 1/2 ft. x 10 ft. for Blockbuster Video located on Old Temple Hill Road in C zone.

Mr. Ian Coville of Morgan Sign Company appeared before the board for this proposal.

MR. COVILLE: My name is Ian Coville from Morgan Sign Company and basically I take care of all the installations or most of them, Connecticut and Westchester County. Basically, I have done half a dozen of these this year, they are all the same Blockbuster, they are blue Blockbuster, yellow, the only thing that varies is the size.

MR. NUGENT: Size of the letters?

MR. COVILLE: Right, some of the letters so--well, I have some photographs to show you the latest one I did, now I understand you only allow 20 or 25 square feet a copy or signage total one sign, is that correct?

MR. NUGENT: Yes.

MR. BABCOCK: That is correct.

MR. COVILLE: Ideally, they like to put two copy sections on the front because of the size of the elevation, they'll put one if they have to but they'd really like to put two and we're basically looking for your recommendations on this.

MR. TORLEY: Code says one.

MR. COVILLE: Code says one.

MR. NUGENT: Well, let's see, your overall length of

the building is 103 feet?

MR. COVILLE: Correct.

MR. NUGENT: You're allowed what, 2 1/2 by 10?

MR. KANE: Ten.

MR. TORLEY: So Mike, half foot by 19 foot 8 means you're counting both sides together for that run, is that it?

MR. BABCOCK: What's your question?

MR. TORLEY: This half feet by 19 foot 8 inches, you're counting the total length of one sign or how did you come up with that number? He's allowed one sign on and that one sign it's larger than required?

MR. BABCOCK: Yeah, he's allowed, he wants to put a sign up that is three foot high and 29 feet 8 inches long. He's allowed a sign that is 2 1/2 feet high by 10 feet so you would request a variance of .5 feet in height and 19 foot 8 inches long.

MR. KANE: Mike, that is for each one of these Blockbusters?

MR. BABCOCK: That is correct.

MR. TORLEY: Actually, there would be for one second, the second sign would be total 3 by 20.

MR. BABCOCK: Right.

MR. NUGENT: Sir, I'm just trying to get through this as easy as possible. Would there be a terrible objection to reducing the size of the sign from 3 feet to 2 1/2 feet?

MR. COVILLE: No.

MR. NUGENT: It would not?

MR. COVILLE: No, I think they'd go to two but if they

can go to 30 inches, they'd be happy, I don't know.

MR. NUGENT: What I am trying to do is make the variances as small as possible.

MR. COVILLE: They want the most visibility.

MR. NUGENT: Of course, everyone does.

MR. COVILLE: 30 inches would probably be okay, I have a drawing that shows 30 inches, if you want to see it.

MR. KANE: Yeah, that would be nice.

MR. TORLEY: We're still left with having two signs instead of one.

MR. NUGENT: Well, I only got halfway through this, we got the sign smaller, now we got to get it shorter.

MR. TORLEY: Each sign?

MR. NUGENT: I don't have a problem, me personally, with two signs on a 103 foot long building, that is a big building.

MR. COVILLE: Well, 30 inches down to 24 foot 9.

MR. NUGENT: I shrunk it both ways already.

MR. KANE: So, in that case, that makes the--

MR. COVILLE: You're down 61 square feet instead of what are, whatever this is. I'm not sure that this is back from the road.

MR. NUGENT: It's not too far back, it's quite visible, anybody drives down the road is certainly going to see the building.

MR. BABCOCK: If it was more than 300 feet, they'd be allowed three and a half foot sign.

MR. KANE: They are nowhere near that.

MR. COVILLE: That is just the front elevation.

MR. BABCOCK: That is correct, the front.

MR. NUGENT: Is there any reason, let's continue with this, is there any reason that the side wall sign couldn't be reduced down too?

MR. COVILLE: To 30 inches?

MR. NUGENT: To whatever you're giving me have in the front.

MR. COVILLE: Yeah, it shows it.

MR. NUGENT: Well, it's exactly the same on the side.

MR. COVILLE: Whoever has the 30 inch.

MR. KANE: So, the side request would go down automatically?

MR. COVILLE: Correct.

MR. KANE: You brought that down to 2 1/2 to 24 1/2 did you say--

MR. COVILLE: 30 inches to 24 1/2 everything is uniform.

MR. TORLEY: Code says he's not allowed any side wall signs.

MR. NUGENT: One.

MR. TORLEY: It says more than allowable side wall by two, shouldn't it be by one?

MR. BABCOCK: He's asking for two side wall signs and he's not allowed any, he's allowed one facade sign, that is it.

MR. KANE: The front of that building faces, doesn't face the road, is that correct? So that would be a side wall, is that what you're talking about?

MR. BABCOCK: No, he's allowed one sign, that is it, period, one front facade sign. Now, if you put one on the back of the building, he might be entitled to that as far as having recognition as far as Old Temple Hill Road because he faces on two street fronts but on the ends, he's not.

MR. TORLEY: Can we have a site plan, anybody have that?

MR. NUGENT: No, we don't.

MR. TORLEY: At least for the public hearing, I'll need that.

MR. NUGENT: It's kind of an odd shaped lot. That is the best I can do for you. If you want to look at it.

MR. TORLEY: One of the problems is the town board after many years of consultation just over the last month or so come up with a new sign code, this is what we want, so obviously that has more bearing than the 20 year old sign code.

MR. KANE: But I think he's made a substantial move on the size of the lettering on that and compared to the other signs that are up in the area, I don't see a problem with it.

MS. BARNHART: Just need new numbers from Mike.

MR. TORLEY: I don't know how much more time we want to spend on it tonight, Mr. Chairman. Do you entertain a motion?

MR. NUGENT: Sure.

MR. TORLEY: I move we set up MCB Partnership for a request for public hearing regarding requested sign variances.

MR. BABCOCK: And all signs will be 30 inches?

MS. BARNHART: Mike, I need new numbers.

MR. BABCOCK: Yeah, I guess we do.

MR. KANE: I'll second that.

ROLL CALL

MR. KANE	AYE
MR. LANGANKE	AYE
MR. TORLEY	AYE
MR. NUGENT	AYE
MR. REIS	AYE

MR. KRIEGER: When you come in, the Zoning Board must address itself by law to the criteria set forth there. So if you would address yourself to those criteria, that would be helpful. I know that you are not the owner of the property, if at all possible, the owner could bring his title and title policy and deed for me to look at. Again, I don't need to keep them. I just need to look at them and give them back. That is one thing that I would--

MR. COVILLE: Is that absolutely essential?

MR. KRIEGER: Yeah, I would make every effort to.

MR. NUGENT: You need a proxy, if he's not going to be here.

MR. KRIEGER: The owner of the property, whoever the owner of the property is has to give a proxy. See the secretary for a proxy form. Under normal circumstances, I would say yes, that is essential, I happen however to have some personal knowledge with respect to this application, so with respect to this property, so if it isn't here, I'll not tell you absolutely that the variance cannot be granted, I'll tell you that, that it is a difficult--

MR. COVILLE: I'll make--

MR. KANE: And pictures of the building.

MR. COVILLE: We'll have full elevations, we'll have

June 26, 1995

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color rendering for you.

MR. KRIEGER: And pictures of the site, I guess the building isn't built yet.

MR. KANE: It's starting to go up.

MR. KRIEGER: Whatever condition it's in, bring a couple of pictures in.

68-3-8&11 TARAVELLA, ADOLPH VARIANCE - AREA GRANTED  
 OLD TEMPLE HILL ROAD #78-4 C ZONE 1/23/78  
 REQUEST TO CONSTRUCT BUILDING FOR USE AS AN ART GALLERY WHICH IS  
 ALLOWED IN C ZONE. THE FOLLOWING AREA VARIANCES ARE REQUIRED FOR LOT  
 #10: 25,500 S.F. LOT AREA AND 100 FT. LOT WIDTH.

68-3-12 DEDOMINICIS, ANTONIO AREA VARIANCES GRANTED  
 ROUTE 300/OLD TEMPLE HILL RD. C ZONE #92-1 05/11/92  
 REQUEST FOR 3,588 S.F. LOT AREA, 89.4 FT. LOT WIDTH, 13.70  
 FT. SIDE YARD, 21.80 FT. TOTAL SIDE YARDS AND 20.57 FT. BUILDING  
 HEIGHT VARIANCE TO PERMIT CONVERSION OF EXISTING DWELLING TO RETAIL  
 STORES ON ABOVE PROPERTY IN C ZONE. EXTENSION OF VARIANCE GRANTED ON  
 JULY 13, 1992 (DATE OF FORMAL DECISION) TO EXPIRE ON JULY 13, 1994.  
 FURTHER EXTENSION OF VARIANCE GRANTED ON JUNE 27, 1994 TO EXPIRE ON  
 JUNE 27, 1995. APPLICANT MUST APPEAR IN PERSON AND SUBMIT FURTHER  
 EVIDENCE IF HE REQUESTS ANY FURTHER EXTENSIONS PAST JUNE 27, 1995.

68-3-12 FOODMAKER/PALMER SIGN VARIANCE GRANTED  
 371 WINDSOR HIGHWAY #72-22 11/27/72  
 JACK-IN-THE-BOX

68-3-14 BABCOCK, ROBERT/KENNETH SIGN VARIANCE GRANTED  
 TEMPLE HILL ROAD C ZONE #90-29 01/14/91  
 REQUEST FOR 80 S.F. SIGN AREA,

69-1-1, 2, 12 KORNGOLD, LOUIS/MC&B PARTNERSHIP AREA/SIGN GRANTED  
 ROUTE 300/TEMPLE HILL ROAD #94-14 C ZONE 5/23&6/27/94  
 REQUEST FOR 4.0 FT. (JIFFY LUBE) AND 8.0 FT. (BLDG. #2) MAXIMUM  
 BLDG. HEIGHT VARIANCES, 85.75 S.F. SIGN VARIANCE FOR BUILDING SIGN,  
 88.12 S.F. TOTAL SIGN VARIANCE FOR FREESTANDING SIGN, 5 FT. SET BACK  
 FOR FREESTANDING SIGN FROM LOT LINE AND A VARIANCE FOR TWO WALLS SIGNS  
 WHERE ONLY ONE IS PERMITTED, ON EACH OF THE PROPOSED BUILDINGS LOCATED  
 ON ROUTE 300/TEMPLE HILL ROAD IN C ZONE.

69-1-2 HOPKINS, GEORGE USE/AREA VARIANCE GRANTED  
 VAILS GATE BICYCLE SHOP SIDE YARD/HEIGHT & 9/21/70  
 GI ZONE #70-16 LOT WIDTH

69-1-6 SIMMONS/AUSTIN (GRAND UNION) SIGN VARIANCE DENIED  
 (LAFAYETTE SIGN)-RT.94/TEMPLE HILL RD. #70-7 9/3/70  
 SIGN AREA REQUESTED WAS EXCESSIVE/LB ZONE

69-1-6 A & P COMPANY SIGN VARIANCE GRANTED  
 ROUTE 94 #72-15 10/19/72

69-1-6 GRAND UNION VARIANCE-SIGN GRANTED  
 VAILS GATE #77-13 C ZONE 3/24/77  
 REQUEST FOR 220 S.F. SIGN AREA VARIANCE "BAKERY-DELI" SIGN LOCATED  
 UNDER THE CANOPY ON THE GRANT UNION COMPANY BUILDING AT SIMMONS PLAZA.

69-1-6 VGR ASSOCS./GRAND UNION SIGN VARIANCE GRANTED  
 ROUTE 94/32-LAFAYETTE SIGN #80-4 C ZONE 4/14/80

REQUEST FOR 96 S.F. SIGN VARIANCE FOR TWO FREE-STANDING SIGNS TO  
 BE LOCATED AT THE NORTHWEST CORNER OF TEMPLE HILL ROAD AND ROUTE 94.

69-1-6 VGR ASSOCS./PARTY STOP SIGN VARIANCE GRANTED  
 ROUTE 94 (WALDBAUM'S PLAZA) C ZONE #88-15 12/12/88  
 REQUEST FOR 28 S.F. SIGN AREA VARIANCE FOR PARTY STOP STORE IN  
 WALDBAUM'S PLAZA IN C ZONE.

69-1-11 MARSHALL, NICHOLAS  
 PREKAS, STEVE/DUNKIN DONUTS VARIANCE GRANTED