ZB# 99-2

John Aquino
(Advanced Dental & Oral Surgery)
65-2-24

#99-2- Aquino [redacted] - Sign Area

65-2-24.

Prelim.

Jan. 11, 1999.

~~Hearing~~ 1/13/99.

Public Hearing:
(Proxy missing)
Jan. 25, 1999.

Notice to Sanford 1/12/99.

Granted - Sign
Variance

Refund
416.50

WilsonJones • Carbonless • S1654-NCR Duplicate • S1657N-CL Triplicate

© WilsonJones, 1989

DATE January 15, 1999 **RECEIPT** 037477

RECEIVED FROM Gloede Neon Signs

Address

One Hundred Fifty and 00/100 DOLLARS $ 150.00

FOR Zoning Board application fee #99-2

Town Clerk

ACCOUNT			HOW PAID		
BEGINNING BALANCE			CASH	$200	57
AMOUNT PAID			CHECK	150	00
BALANCE DUE			MONEY ORDER		

BY Dorothy H. Hassen

WilsonJones • Carbonless • S1654-NCR Duplicate • S1657N-CL Triplicate

© WilsonJones, 1989

DATE January 15, 1999 **RECEIPT** 037478

RECEIVED FROM Gloede Neon Signs

Address

Twenty and 00/100 DOLLARS $ 20.00

FOR Balance on Assessors fee

Town Clerk

ACCOUNT			HOW PAID		
BEGINNING BALANCE			CASH	$200	57
AMOUNT PAID			CHECK	20	00
BALANCE DUE			MONEY ORDER		

BY Dorothy H. Hassen

APPLICATION FEE (DUE AT TIME OF FILING OF APPLICATION)

APPLICANT: Aquino/Advance Dental (Goede). FILE# 99-2

RESIDENTIAL: $50.00 COMMERCIAL: $150.00
INTERPRETATION: $150.00

AREA X USE ___

APPLICATION FOR VARIANCE FEE ..... $ 150.00 paid 1/15/99. #20057

* * *

ESCROW DEPOSIT FOR CONSULTANT FEES ..... $ 500.00 paid 1/15/99 ck. 20058

DISBURSEMENTS:

STENOGRAPHER CHARGES: $4.50 PER PAGE

PRELIMINARY MEETING-PER PAGE 1/11/99 .. 3 .. $ 13.50
2ND PRELIMINARY- PER PAGE .. 2/8/99 .. 3 ..... $ 13.50
3RD PRELIMINARY- PER PAGE ..... $ ___
PUBLIC HEARING - PER PAGE ..... $ ___
PUBLIC HEARING (CONT'D) PER PAGE ..... $ ___
TOTAL ..... $ 13.50

ATTORNEY'S FEES: $35.00 PER MEEETING

PRELIM. MEETING: 1/11/99 ..... $ 35.00
2ND PRELIM. ..... 2/8/99 ..... $ 35.00
3RD PRELIM. ..... $ ___
PUBLIC HEARING ..... $ ___
PUBLIC HEARING (CONT'D) ..... $ ___
TOTAL ..... $ 70.00

MISC. CHARGES:

___ ..... $ ___
TOTAL ..... $ 83.50

LESS ESCROW DEPOSIT ..... $ 500.00
(ADDL. CHARGES DUE) ..... $ ___
REFUND DUE TO APPLICANT .. $ 416.50

TOWN OF NEW WINDSOR

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

TO Gloede Neon Signs DR.
P.O. Box 4963
Poughkeepsie, N.Y. 12602

DATE			CLAIMED		ALLOWED	
/4/99		Refund of Escrow Dep. # 99-2	$416	50		
		Approved: Patricia G. Barnhart				
		ZBA.				

THE ORIGINAL DOCUMENT IS PRINTED ON SECURITY PAPER. SEE A MICROPRINTED BORDER

RIVERSIDE BANK

20056

GLOEDE NEON SIGNS
P.O. BOX 4963
POUGHKEEPSIE, NY 12602
PHONE: (914) 471-4366

11-13 GARDEN STREET
POUGHKEEPSIE, NEW YORK 12601

50-1134/219

DATE Jan 14, 1999 AMOUNT ******$20.00*

Memo:

PAY Twenty and 0/100 Dollars

TO THE ORDER OF
Town of New Windsor
555 Windsor Highway
New Windsor, NY 12553

Duplicate GLOEDE NEON SIGNS

Barbara Fitzgerald

THE REVERSE SIDE OF THIS DOCUMENT INCLUDES AN ARTIFICIAL WATERMARK - HOLD AT AN ANGLE TO VIEW

⑈020056⑈ ⑆021911343⑆ ⑈01 20 006288⑈

(Balance due on List)

NEW WINDSOR ZONING BOARD OF APPEALS 65-2-24

----------x

In the Matter of the Application of

JOHN AQUINO/ADVANCE DENTAL & ORAL SURGERY

#99-2.

MEMORANDUM OF DECISION GRANTING

AREA VARIANCE

----------x

WHEREAS, JOHN AQUINO, 9 Hathorne Place, Apt. 2N, Boston, MA 02114, owner, and **ADVANCE DENTAL & ORAL SURGERY OF NEW WINDSOR,** 375 Windsor Highway, New Windsor, N. Y. 12553, contract vendee, have made application before the Zoning Board of Appeals for a 10 ft. sign width variance for placement of a wall sign on a commercial building, in variation of Section 48-18H(b)[1], Supplemental Sign Regulations, at 401 Windsor Highway in a C zone; and

WHEREAS, a public hearing was held on the 25th day of January, 1999 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, the Applicant appeared by Barbara Fitzgerald of Gloede Neon Signs, Ltd.; and

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

WHEREAS, no one spoke in favor or in opposition to the Application; and

WHEREAS, a decision was made by the Zoning Board of Appeals on the date of the public hearing granting the application; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor sets forth the following findings in this matter here memorialized in furtherance of its previously made decision in this matter:

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

2. The evidence presented by the Applicant showed that:

(a) The property is a commercial property located on a busy state highway in a neighborhood of commercial properties.

(b) The prior occupant of the premises had a sign on premises which the present Applicant seeks permission to replace.

(c) The sign the Applicant proposes, while greater than that allowed in the Code, is still smaller than that maintained by the previous occupant.

(d) The proposed sign will have interior illumination but will not be flashing nor will it have neon.

(e) The proposed sign is consistent in both size and appearance with other signs in the neighborhood.

(f) The proposed sign if permitted will be no higher, and possibly lower than the existing sign.

WHEREAS, The Zoning Board of Appeals of the Town of New Windsor makes the following conclusions of law here memorialized in furtherance of its previously made decision in this matter:

1. The variance 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 the Applicant which can produce the benefits sought.

3. The variance requested is substantial in relation to the Town regulations, but nevertheless are warranted.

4. The requested variance 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 nevertheless should be allowed.

6. The benefit to the Applicant, if the requested variance is granted, outweighs the detriment to the health, safety and welfare of the neighborhood or community.

7. The requested variance as previously stated is reasonable in view of the size of the building, its location, and its appearance in relation to other buildings in the neighborhood.

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

NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a request for a 10 ft. sign width variance for a wall sign on a commercial building located at 401

Windsor Highway, in variation of Section 48-18H(1)[b] of the Supplemental Sign Regulations, 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: April 12, 1999.

_____

Chairman

Date 2/8/98, 19

TOWN OF NEW WINDSOR

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

TO Frances Roth
~~168 N. Drury Lane~~
Newburgh, N.Y. 12550 DR.

			CLAIMED		ALLOWED	
4		Zoning Board Mtg	75	00		
		Misc 3				
		Sirdykka - 16				
		Petrone - 5				
		Aquino - 3 13.50.				
		Pellegrino - 7	153	00		
		34				
			228	00		
		James Nugent				

PUBLIC HEARING:

ACQUINO/ADVANCE DENTAL

MR. NUGENT: Let the record show there's no one in the audience. This is request for 10 ft. sign width variance for wall sign at 401 Windsor Highway (former Captain Video) in a C zone.

Ms. Barbara Fitzgerald appeared before the board for this proposal.

MS. FITZGERALD: Well, I believe we, I showed everyone last time that we're putting, we wish to put up a 2 1/2 foot by 20 foot wall sign for Advanced Dental and Oral Surgery. It's replacing what was Captain Video which was a 2 1/2, 2 1/2 x 24 foot. Prior to the change in the zoning code, Captain Video did have a variance in place for their sign which evidently was an area variance. The way it's figured now, we're going for a variance in the length of the sign which exceeds the ten foot, we feel that it's still not, it's not going to, it's valued and needed because of the setback and the way the building is situated.

MR. KANE: What size is the sign?

MS. FITZGERALD: 2 1/2 x 20.

MR. KANE: The one that you want to put up now?

MS. FITZGERALD: Yes, which we'll be replacing 2 1/2 x 24 that was there.

MR. KANE: So you're making it smaller?

MS. FITZGERALD: Yes.

MR. KANE: Illuminated inside?

MS. FITZGERALD: Yes, an illuminated box sign.

MR. KRIEGER: So, it's not flashing or neon, it's a steady illumination?

MS. FITZGERALD: No, steady, correct.

MR. KRIEGER: Will the sign if permitted be any higher than the present sign?

MS. FITZGERALD: No, they are both, I'm not sure if Captain Video is even higher, I mean.

MR. KRIEGER: It won't be any higher, it may be smaller but it will not be higher.

MS. FITZGERALD: Exactly.

MR. KRIEGER: Will it be higher than other signs in the neighborhood? It's commercial neighborhood, right?

MS. FITZGERALD: Right, it's all commercial.

MR. KRIEGER: Surrounded by commercial properties, all of whom have signs?

MS. FITZGERALD: Right.

MR. KRIEGER: This won't be any bigger or taller?

MS. FITZGERALD: No.

MS. BARNHART: For the record, we sent out 22 addressed envelopes on January 15, 1999, and I have an affidavit of mailing here that states such. Are we going to need a front yard variance on Petrone?

MR. BABCOCK: We don't believe so, it's an existing building with existing setback, that's the way we looked at it, if the board would like it written up for a front yard variance.

MR. KANE: As long as he doesn't have to come back for something else in the future.

MR. BABCOCK: No, it's pre-existing, it's an existing building, it's been there for ever.

MS. BARNHART: So, you don't think it's necessary?

MR. BABCOCK: That's the way we looked at it.

MR. TORLEY: Lot and building pre-exists zoning?

MR. BABCOCK: Yes.

MR. NUGENT: I'll accept a motion.

MR. TORLEY: I move that we grant Acquino/Advanced Dental 10 ft. sign variance.

MR. KANE: Second the motion.

ROLL CALL

MR. REIS	AYE
MR. KANE	AYE
MS. OWEN	AYE
MR. TORLEY	AYE
MR. NUGENT	AYE

OFFICE OF THE BUILDING INSPECTOR
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

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

DATE: 12/17/98

APPLICANT: John Aquino
9 Hathorne Place – Apt 2N
Boston, Ma. 02114

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE: 12/15/98

FOR : 2' – 6" X 20' Wall Sign

LOCATED AT: 401 Windsor Highway

ZONE: C Sec/ Blk/ Lot: 65-2-24

DESCRIPTION OF EXISTING SITE:

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

1. Proposed wall sign exceeds max permitted size.

BUILDING INSPECTOR

	PERMITTED 10'	PROPOSED OR AVAILABLE:	VARIANCE REQUEST:
ZONE: C	USE: 48-18-H-B-1		
SIGN:			
FREESTANDING:			
HEIGHT:			
WIDTH:		20'	10'
WALL SIGNS:			
TOTAL ALL SIGNS:			
FEET FROM ANY LOT LINE:			

cc: Z.B.A., APPLICANT, FILE,W/ATTACHED MAP

YOU MUST CALL FOR ALL REQUIRED INSPECTIONS OF CONSTRUCTION

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 footing drains.
3. Proper gravel base under concrete floors and understab plumbing.
4. When framing is completed and before it is covered from inside and plumbing rough-in.
5. [illegible]
6. Plumbing final and final. Have on hand electrical inspection data and final certified plot plan. Building is to be [illegible] as the time. Well water test required and engineer's certification letter for septic system required.
7. Driveway inspection must meet approval of Town Highway Superintendent. A driveway bond may be required.
8. [illegible] charge for any site that calls for the inspection twice.

[illegible] must be called in with each inspection.

[illegible] inspections unless yellow permit card is posted.

[illegible] be displayed along with building permits for new houses.

[illegible] with engineer's drawing and perc test.

[illegible] be obtained from Town Clerk's office.

[illegible] Certificate of Occupancy or a Certificate of Compliance and there is no fee for this.

BUILDING DEPARTMENT

DEC 15 1998

RECEIVED

PLEASE PRINT CLEARLY

FILL OUT ALL INFORMATION WHICH APPLIES TO YOU

Owner [illegible] John Aquino

Address 91 Hamilton Pl. Phone 617-573-0191

Mailing Address Apt 2N Boston, MA 02114

Name of Architect Fred Klenk

Address 684 - RT 208 Franklin Lakes NJ 07417 Phone 973-848-8844

Name of Contractor GLOEDE NEON SIGNS

Address 97 N. CLINTON ST., Poughkeepsie, NY 12601 Phone 914-471-4366

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

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

K Fang

(Name and title of corporate officer)

BOX
FOR OFFICE USE ONLY

Building Permit # _____

(Building Permit #9162)

STREET ADDRESS: 401 WINDSOR HIGHWAY

1. On what street is property located? On the E side of RT 32 North
(N,S,E or W)
and _____ feet from the intersection of _____

2. Zone or use district in which premises are situated C Is property a flood zone?
Y ____ N O

3. Tax Map Description: Section 65 Block 2 Lot 24

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

a. Existing use and occupancy FORMERLY "CAPTAIN VIDEO" b. Intended use and occupancy
Dentist (DENTAL OFFICE)

5. Nature of work (check if applicable) New Bldg ☐ Addition ☐ Alteration ☐ Repair ☐ Removal ☐ Demolition ☐ Other ☒
SIGN

6. Is this a corner lot? NO

7. Dimensions of entire new construction. Front _____ Rear _____ ~~Depth~~ Length 20' Height 2'6" No. 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 Dentist

10. Estimated cost $2000 Fee $50.00 (To be Paid on this Application)

11. School District Hyde Park Vails Gate

Cost 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, NEW YORK
Pursuant to New York State Building Code and Town Ordinances

Building Inspector: Michael L. Babcock
Asst. Inspector: Frank Usi
New Windsor Town Hall
555 Union Avenue
New Windsor, New York 12553
(914) 565-8808
(914) 565-8555 FAX

Bldg Insp Examined _____
Fire Insp Examined _____
Approved _____
Disapproved _____
Permit No. _____

REFER TO: Planning Board ☐ Highway Dept ☐ Sewer ☐ Water ☐ Zoning Board of Appeals ☐

INSTRUCTIONS

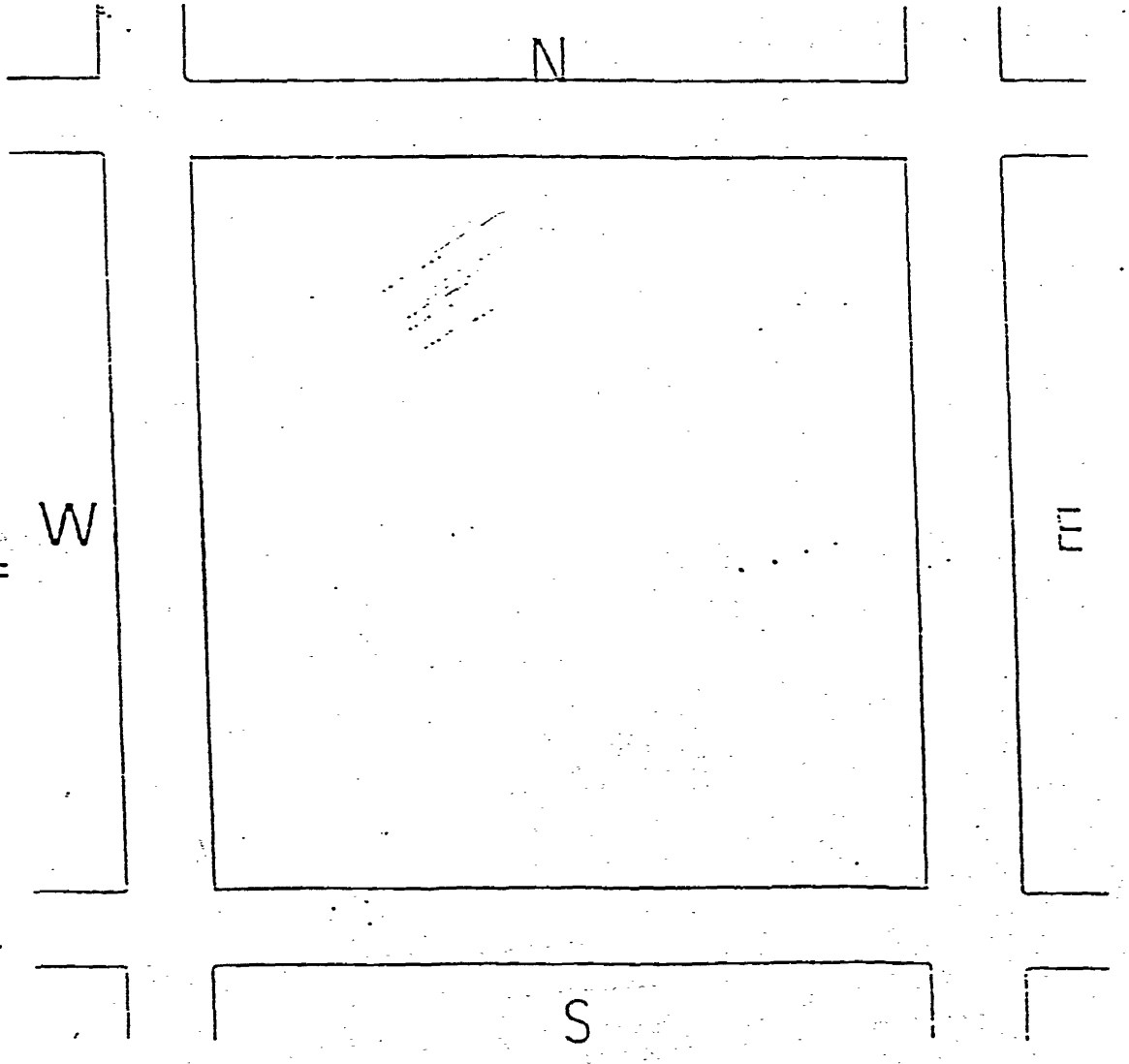
A. This application must be completely filled in by typewriter or in ink and submitted in duplicate to the Building Inspector.
B. Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of 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.

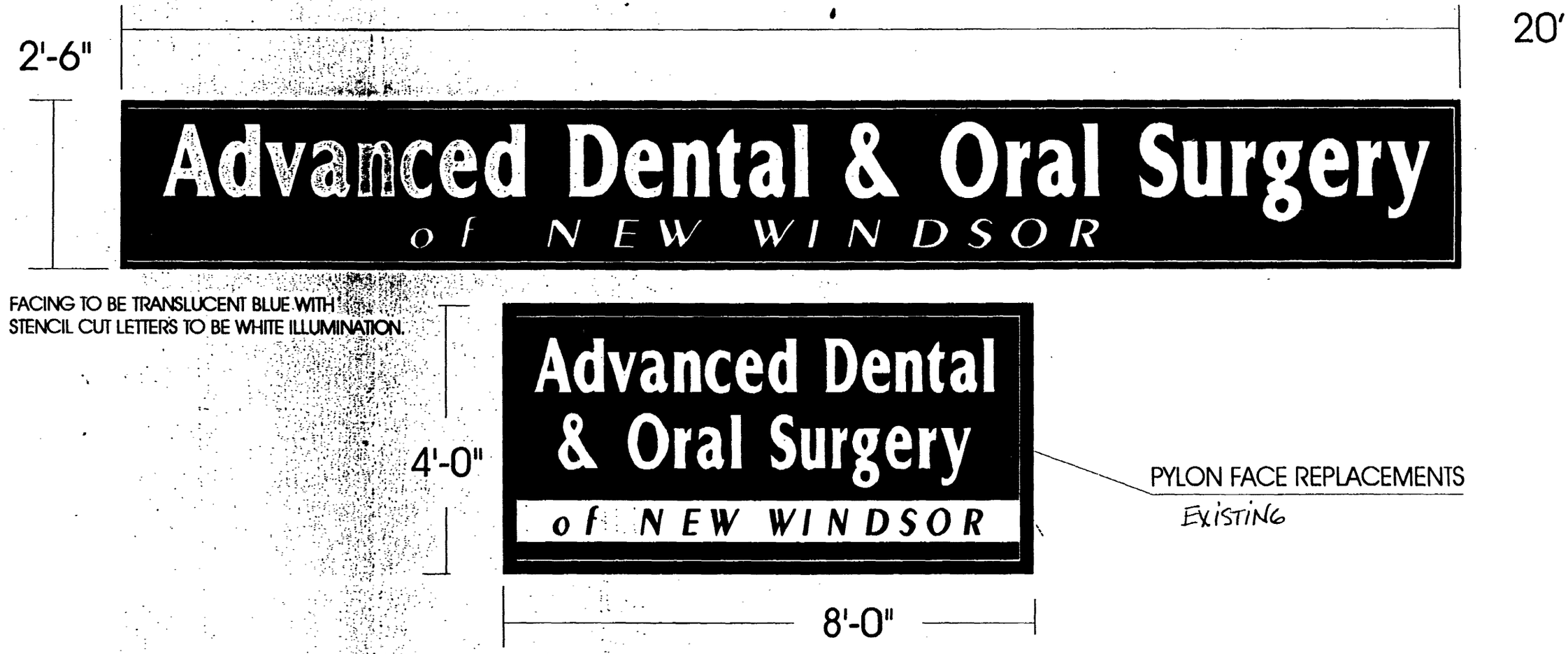
Barbara Fitzgerald, VP. - GLOBE SIGNS Ltd., 97 N. CLINTON ST.
Signature of Applicant — Address of Applicant
POUGHKEEPSIE, NY 12601

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.*



PROPOSED SINGLE FACED ILLUMINATED WALL SIGN



PROPOSED WALL SIGNAGE - ADVANCED DENTAL

Nov.. 1998

GLOEDE NEON SIGN CO.
97 NORTH CLINTON STREET
POUGHKEEPSIE, NEW YORK 12601
914-471-4366 - PHONE
914-471-0987 - FAX

P R O X Y A F F I D A V I T

SUBMISSION OF APPLICATION FOR VARIANCE # 99-2

ZONING BOARD OF APPEALS

TOWN OF NEW WINDSOR

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

John J. Aquino, deposes and says:
I am the OWNER of a certain parcel of land within the TOWN OF NEW WINDSOR designated as tax map SECTION 65 BLOCK 2 LOT 24. I HEREBY AUTHORIZE BARBARA FITZGERALD of GLOEDE NEON SIGNS, LTD. (company name) to make an application before the ZONING BOARD OF APPEALS as described in the within application.

Dated: 1/25/99.

(Signature of Owner)

Sworn to before me this
25th day of JANUARY, 1999.

Notary Public

ROBERT J. DIETTRICH, Notary Public
My Commission Expires January 19, 2001

(ZBA DISK#1-060895.PXY)

Date 1/25/98, 19

TOWN OF NEW WINDSOR

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

TO Frances Roth
168 N. Drury Lane
Newburgh, N.Y. 12550 DR.

DATE			CLAIMED		ALLOWI	
1/21/98		Zoning Board Mtg	75	00		
		Misc - 3				
		Bigi - 3				
		Caquino/Mellick - 3 @ 13.50				
		Mans - 10				
		Owest/Dairy Mart - 22				
		Dantas - 4				
		Pellegrino - 13				
		58	261	00		
		James Nugent	336	00		

(192)?

AQUINO/MELLICK

MR. NUGENT: Request for 10 ft. sign width variance for wall sign at 401 Windsor Highway (former Captain Video) in a C zone.

Ms. Barbara Fitzgerald appeared before the board for this proposal.

MS. FITZGERALD: My name is Barbara Fitzgerald. We worked with you before on the Forge Hill Plaza. This project basically is to replace Captain Video sign, which it was channel letters and measures 2 1/2 x 24 feet in length with a box sign that is internally illuminated for Advanced Dental and Oral Surgery of New Windsor. And I believe I sent a drawing in and forth the and I wanted to make sure that we addressed any questions that you may have.

MR. NUGENT: How big is the newer one?

MS. FITZGERALD: 2 1/2 x 20, it's four feet smaller.

MR. TORLEY: When was the Captain Video sign variance granted?

MR. NUGENT: You have to ask Mike that question.

MS. FITZGERALD: I was curious to know that too, I wanted to know if they had a variance.

MS. BARNHART: Yes, they did.

MR. NUGENT: Now, if I understand this correctly, you're going to have actually two signs?

MS. FITZGERALD: This is what we had, this was a little misleading, this is on the road that's a freestanding sign that is in existence. However, at this point, they are not planning on that because they have not received permission to use that entire sign from the property owner. So this may not happen, they may end up with half of it.

MR. NUGENT: Everybody understand that she's only in

for this sign?

MR. REIS: What would happen if they request or require that in the future, you would need another variance?

MR. NUGENT: Not if there's an approved sign there now.

MS. FITZGERALD: No, it's an existing sign there now that shares.

MR. TORLEY: They would have needed a variance for the pylon sign too double sided 4 x 8.

MR. NUGENT: Michael, do we have a variance on that sign?

MR. BABCOCK: No, the 4 x 8 is acceptable.

MR. NUGENT: I'm talking about the existing sign that is there now?

MR. BABCOCK: The one that says Captain Video, yeah, there was a variance granted back in '92, but the problem was, Jimmy, is that back then, it went by square footage and they got a variance to put up 3 wall signs for Video Ranger, sign one was a 55 square foot area variance and 6 foot height, sign two is a ten, ten square foot area and six inch height and sign three was ten square foot and six inch height.

MR. NUGENT: What you're saying is that really isn't relevant anymore.

MR. BABCOCK: That is the problem because back then it went by square footage. The Captain Video was 55 square feet what we did is we boxed it out and we said it was 55 square feet over the ordinance, today, the ordinance says they are allowed 2 1/2 by 10 so it's a completely different thing.

MR. NUGENT: We might better go through with this rather than base it on a pre-existing variance.

MR. BABCOCK: Well, I guess that's what we decided too.

MR. TORLEY: I'm trying to remember you had a variance for a sign and replaced that sign and the variance went away as well was that something because of the new sign code, maybe I'm--

MR. BABCOCK: Not the variance, the variance typically would run with the land. If you have a pre-existing sign that's too large and now you want to change it, it has to conform with today's code.

MR. TORLEY: Thank you. So this sign--

MR. NUGENT: I knew he had a variance for the signs, but if we could have carried it over that would have been fine, but based on square footage, no, because all the signs are supposed to be 2 1/2 x 10, we might better go get this done and done right. Is there any further questions?

MR. TORLEY: Entertain a motion?

MR. NUGENT: Yes.

MR. TORLEY: I move that we grant Aquino/Mellick their public hearing on the requested sign variance.

MS. OWEN: Second it.

ROLL CALL

MS. OWEN AYE
MR. TORLEY AYE
MR. REIS AYE
MR. NUGENT AYE

MS. BARNHART: I gave you your paperwork.

MS. FITZGERALD: Yes, he sent me everything.

MR. KRIEGER: The criteria is the same.

MS. BARNHART: You should get in touch with the assessor's office.

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

---x

In the Matter of the Application for Variance of

Aquino/Advance Dental, **Applicant.**

#99-2.

---x

AFFIDAVIT OF SERVICE BY MAIL

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, Windsor, N. Y. 12553.

That on Jan. 15, 1999., **I compared the** 22 **addressed envelopes containing the Public Hearing Notice pertinent to this case with the certified list provided by the Assessor regarding the above application for a variance and I find that the addresses 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
15th **day of** January, 1999.

Deborah Green
Notary Public

DEBORAH GREEN
Notary Public, State of New York
Qualified in Orange County
4984065
Commission Expires July 15, 1999

NEW WINDSOR ZONING BOARD OF APPEALS (ZBA DISK#8A-120492.VR)

----------x

In the Matter of the Application of

JACK AQUINO/GREG MELLICK (CAPTAIN VIDEO)

DECISION GRANTING SIGN VARIANCE

#92-32.

----------x

WHEREAS, JACK AQUINO and GREG MELLICK, % MELLICK, 135 W. Nyack Road, Nanuet, N. Y. 10954, d/b/a Captain Video, have made application before the Zoning Board of Appeals for a 55 s.f. sign area and 6 in. sign height variance for sign #1 (video store), and a 10 s.f. sign area variance for sign #2 (addl. tenant store) for two (2) wall signs to be located on the front of their new structure on Route 32, Windsor Highway, New Windsor, N. Y. in a C zone; and

WHEREAS, a public hearing was held on the 9th day of November, 1992, before the Zoning Board of Appeals at the Town Hall, New Windsor, New York and was adjourned to, and continued on the 23rd day of November, 1992; and

WHEREAS, Jack Aquino was present at the hearing and spoke in support of the application in behalf of himself and the other owner, Greg Mellick. Also present was John Friscia of Ramapo Sign who also spoke in support of the application.

WHEREAS, the application was opposed by Ms. Joan A. Shedden, Director of the Central Academy of Beauty Culture, who forwarded a letter which opposed the application in the interest of the visual beauty of Route 32; and

WHEREAS, there were no spectators present at the public hearing; 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 vary the provisions of the bulk regulatons pertaining to sign area and sign height (sign #1) in order to construct a 75 s.f., 30 in. high building sign for the video store and a 30 s.f. building sign for the additional store which applicant hopes to rent to a tenant (sign #2), to identify two separate businesses on this site, which is located on Route 32, Windsor Highway.

3. Applicant's proposed sign area exceeds the bulk regulations for building wall signs in the C zone 55 s.f. in area and 6 inches in height for sign #1 and by 10 s.f. in area for

sign #2 and a variance for more than the allowable sign area and sign height are required in order to allow construction thereof.

4. The evidence presented and the Board's familiarity with the area shows that Route 32, Windsor Highway in the Town of New Windsor, the site of the proposed signs, is near a busy intersection on a well-traveled highway. Motorists typically pass the subject site at between 35 and 40 m.p.h., depending on traffic conditions. In addition, the applicant's stores are set back approximately 100 ft. from the road with parking in front. This set back was established previously by a restaurant which formerly occupied the site before it burned and was reconstructed by the present applicant. This set back for the applicant's stores places the building much further back from the road than many neighboring businesses, all of whom have signage, and some of that signage exceeds the applicable bulk requirements for sign area and sign height. The applicant further indicated that the road in front of their stores recently was widened and new lane markings were painted which causes problems with traffic flow and turning traffic to and from the nearby shopping center and local businesses nearby. All of these factors make clear signage which quickly identifies the new location of the video store absolutely essential.

5. The evidence presented by the applicant indicated that this location is a new location and a new name for their business, which previously operated nearby under a different name, and a building has been constructed to house the new video store and one other rental. This application is for two (2) building wall signs on this new building which will identify the video store's new location to previous and new customers and will aid in quick recognition as well as improving safety for passing traffic and users of the premises.

6. The evidence presented by the applicant further indicated that the applicant's store front is 50 ft. wide and, given its location set back some 100 ft. from the road, it thus requires signage which is larger and higher than allowed by the bulk regulations in order to achieve reasonable exposure to the public and enhance quick recognition of the applicant's existing business in its new location, as well as of the future tenant's business.

7. The evidence presented by the applicant further indicated and the Board's familiarity with the area further shows that clear, easily recognized signage is especially critical in this area of Route 32 because of the rapidly moving traffic along this busy highway. Clear and quickly readable signage at this site will minimize the hazards to the public health, safety, and welfare as well as providing the applicant with the necessary exposure for the new location at the site.

8. The evidence presented further showed that the proposed signage 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 requested variances will not produce an undesirabe change in the character of the neighborhood or create a detriment to nearby properties. The premises are used for uses permitted in the C zone which is consistent with the character of the neighborhood.

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

3. The requested variances are not substantial in relation to the bulk regulations for sign area and sign height given the area and height of the many signs on nearby properties along Route 32, and the fact that this is a commercial area in a C zone along a busy highway. In addition, the applicant's building is set back from Route 32 at a further distance than the buildings of most of the neighboring commercial properties and thus requires a larger and higher sign in order to achieve quick recognition by passing motorists.

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 not self-created. The set back of the building location on this site was created by the owners of a former restaurant on this site. In order to make reconstruction of the burned building less expensive, the set back was not changed when the applicant reconstructed it.

6. It is the finding of this Board that the benefit to the applicant, if the requested sign 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 sign area variances and sign height variance are the minimum variances 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 sign area variances and sign height variances.

NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a 55 s.f. sign area and 6 in. sign height variance for sign #1 on the video store, and a 10 s.f. sign area variance for sign #2 (additional tenant store) for two (2) building wall signs at the above location 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: January 11, 1993.

Lawrence W. Torley
Interim Chairman

Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (914) 563-4630
Fax: (914) 563-4693

Office of Assessor for the Town

December 30, 1998

22

Gloede Neon Signs, Ltd.
P. O.Box 4963
Poughkeepsie, N. Y. 12602
Attn: Ms. Barbara Fitzgerald

Re: Tax Parcel: 65-2-24 - 401 Windsor Highway

Dear Ms. Fitzgerald:

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 $45.00, less your deposit of $25.00. Please remit the balance of $20.00 to the Town Clerk at the above address.

Sincerely,

LESLIE COOK
Sole Assessor

/pab
Attachment

cc: Pat Barnhart, ZBA

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

R & S Foods Inc.
249 North Craig Street
Pittsburgh, PA 15213

V. G. Maximus Inc.
% Joseph Pisani
203 Cambridge Court
New Windsor, N. Y. 12553

Lizzie Realty LLC
24 Dunning Road
Middletown, N. Y. 10940

NYS Dept. of Transportation
Office of the State Comptroller
A.E. Smith Office Bldg.
Albany, N. Y. 12236

Lorene V. & Douglas Wreford
16 Marshall Drive
New Windsor, N. Y. 12553

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

John Grana
P. O.Box 317
Vails Gate, N. Y. 12584

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

Primavera Properties Inc.
P. O. Box 177
Vails Gate, N. Y. 12584

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

MCB Partnership
208 Meadow Avenue
Scranton, PA 18505

Joan A. Shedden
Box 608A
Vails Gate, N. Y. 12584

TGS Associates Inc.
15 East Market Street
Red Hook, N. Y. 12571

Vails Gate Fire Company
P. O. Box 101
Vails Gate, N. Y. 12584

FFCA Acquisition Corp.
17207 North Perimeter Drive
Scottsdale, AZ 85255

Vails Gate Methodist Cemetery
P. O. Box 37
Vails Gate, N. Y. 12584

Terry Scott Hughes
18 Ellison Drive
New Windsor, N. Y. 12553

Sorbello, Bouyea, King
% Robert K. Bouyea
505 North Riverside Rd.
Highland, N.Y. 12528

Gregory P. Greer
P. O. Box 212
Shields Road
Cornwall, N. Y. 12518

Albany Savings Bank
94 Broadway
Newburgh, N. Y. 12550

Route 94 Associates, LLC
2 Hearthstone Way
New Windsor, N. Y. 12553

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. 2

Request of JOHN AQUINO/ADVANCED DENTAL

for a VARIANCE of the Zoning Local Law to permit:

~~wall sign which exceeds with regulations~~ Installation of one wall sign which exceeds sign width regulations;

being a VARIANCE of Section 48-18 - Supplemental Sign Regulations

for property situated as follows:

401 Windsor Highway (former Captain Video), New Windsor, N. Y.

known as tax lot Section 65 Block 2 Lot 24.

SAID HEARING will take place on the 25th day of January, 1999, at New Windsor Town Hall, 555 Union Avenue, New Windsor, New York, beginning at 7:30 o'clock P. M.

JAMES NUGENT
Chairman

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE

#_____

Date: 1/14/99

I. Applicant Information:
(a) JOHN AQUINO, 9 HAWTHORNE, APT. 2N, BOSTON, MA 02114 (617) 573-0191
(Name, address and phone of Applicant) (Owner)
(b) _____
(Name, address and phone of purchaser or lessee)
(c) _____
(Name, address and phone of attorney)
(d) GLOBE NEON SIGNS, LTD, 97 N. CLINTON ST., POUGHKEEPSIE, NY 12601 (914) 471-4366
(Name, address and phone of contractor/engineer/architect)

II. Application type:

( ) Use Variance (X) Sign Variance

( ) Area Variance ( ) Interpretation

III. Property Information:
(a) C 401 WINDSOR HIGHWAY _____ 65-2-24 _____
(Zone) (Address) (S B L) (Lot size)
(b) What other zones lie within 500 ft.? _____
(c) Is a pending sale or lease subject to ZBA approval of this application? LEASE.
(d) When was property purchased by present owner? _____.
(e) Has property been subdivided previously? _____.
(f) Has property been subject of variance previously? YES.
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.
(a) Use Variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____, to allow:
(Describe proposal) _____

(b) The legal standard for a "use" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

_____
_____
_____
_____
_____

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

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

* Residential Districts only
** No-residential districts only

(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 48-18, SIGN Regs.

	Requirements	Proposed or Available	Variance Request
Sign 1	2½' x 10'	2½' x 20'	10' LENGTH
Sign			
Sign 3			
Sign			

(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.
ONE 2'6" x 20' SINGLE FACED SIGN ON BUILDING TO ACCOMODATE WORDING FOR LEGIBILITY & SET BACK FROM ROAD. PYLON ID IS NOT AVAILABLE AT THIS TIME
* SEE ATTACHED

(c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?
(1) 4' x 8' PYLON (1) 2'6" x 8' FACIA SIGN (52 SQ. FT.)

VII. 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 is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

_____
_____
_____
_____
_____
_____.

IX. Attachments required:

_____ Copy of referral from Bldg./Zoning Insp. or Planning Bd.
_____ Copy of tax map showing adjacent properties.
_____ Copy of contract of sale, lease or franchise agreement.
_____ Copy of deed and title policy.
_____ 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 in question.
✓ Copy(ies) of sign(s) with dimensions and location.
✓ Two (2) checks, one in the amount of $ 150.- and the second check in the amount of $ 500.-, each payable to the TOWN OF NEW WINDSOR.
_____ Photographs of existing premises from several angles.

X. Affidavit.

Date: 1/14/99

STATE OF NEW YORK)
) SS.:
COUNTY OF ~~ORANGE~~ DUTCHESS)

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/her knowledge or to the best of his/or information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance granted if the conditions or situation presented herein are materially changed.

(Applicant)
PRES. GLOEDE SIGNS

Sworn to before me this
14th day of January, 1999.

GEORGE C. HARNEN
Notary Public of New York State
No. 01HA1678825
Residing Dutchess County
Commission Expires 12/31/99

XI. ZBA Action:

(a) Public Hearing date: _____.

(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)

PROJECT I.D. NUMBER

617.21
Appendix C
State Environmental Quality Review

SEQR

SHORT ENVIRONMENTAL ASSESSMENT FORM
For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT/SPONSOR: GLOEDE NEON SIGNS, LTD.

2. PROJECT NAME: SIGN

3. PROJECT LOCATION:
Municipality: TOWN OF NEW WINSOR County: ORANGE

4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map)
401 WINDSOR HIGHWAY
ROUTE 32 - NORTH OF 5 CORNERS

5. IS PROPOSED ACTION:
☒ New ☐ Expansion ☐ Modification/alteration

6. DESCRIBE PROJECT BRIEFLY:
TO ERECT ONE 2'6" x 20' ILLUMINATED BOX SIGN ON BLDG. FACE
TO IDENTIFY TENANT: ADVANCED DENTAL & ORAL SURGERY

7. AMOUNT OF LAND AFFECTED: NONE
Initially _____ acres Ultimately _____ acres

8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS?
☐ Yes ☒ No If No, describe briefly OVER LENGTH

9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT?
☐ Residential ☐ Industrial ☒ Commercial ☐ Agriculture ☐ Park/Forest/Open space ☐ Other
Describe:

10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)?
☒ Yes ☐ No If yes, list agency(s) and permit/approvals ZONING BOARD OF APPEALS

11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL?
☐ Yes ☒ No If yes, list agency name and permit/approval

12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION?
☐ Yes ☒ No

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: GLOEDE NEON SIGNS, LTD Date: 1/14/99

Signature: Barbara Fitzgerald

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

OES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF.

☐ Yes ☐ No

WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.

☐ Yes ☐ No

COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly.

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly.

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly.

S THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?

☐ Yes ☐ No If Yes, explain briefly

III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

NSTRUCTIONS: For each adverse effect identified above, determine [illegible] significant. ach effect should be assessed in connection with [illegible] (c) duration; (d) reversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that xplanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

☐ Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from responsible officer)

Date

GLOBE NEON SIGNS, LTD.
Since 1922
P.O. BOX 4963
Poughkeepsie, NY 12602
phone.(914)471-4366.....(914)471-0987..fax

RE: ADVANCED DENTAL & ORAL SURGERY
401 WINDSOR HIGHWAY
NEW WINDSOR, NY

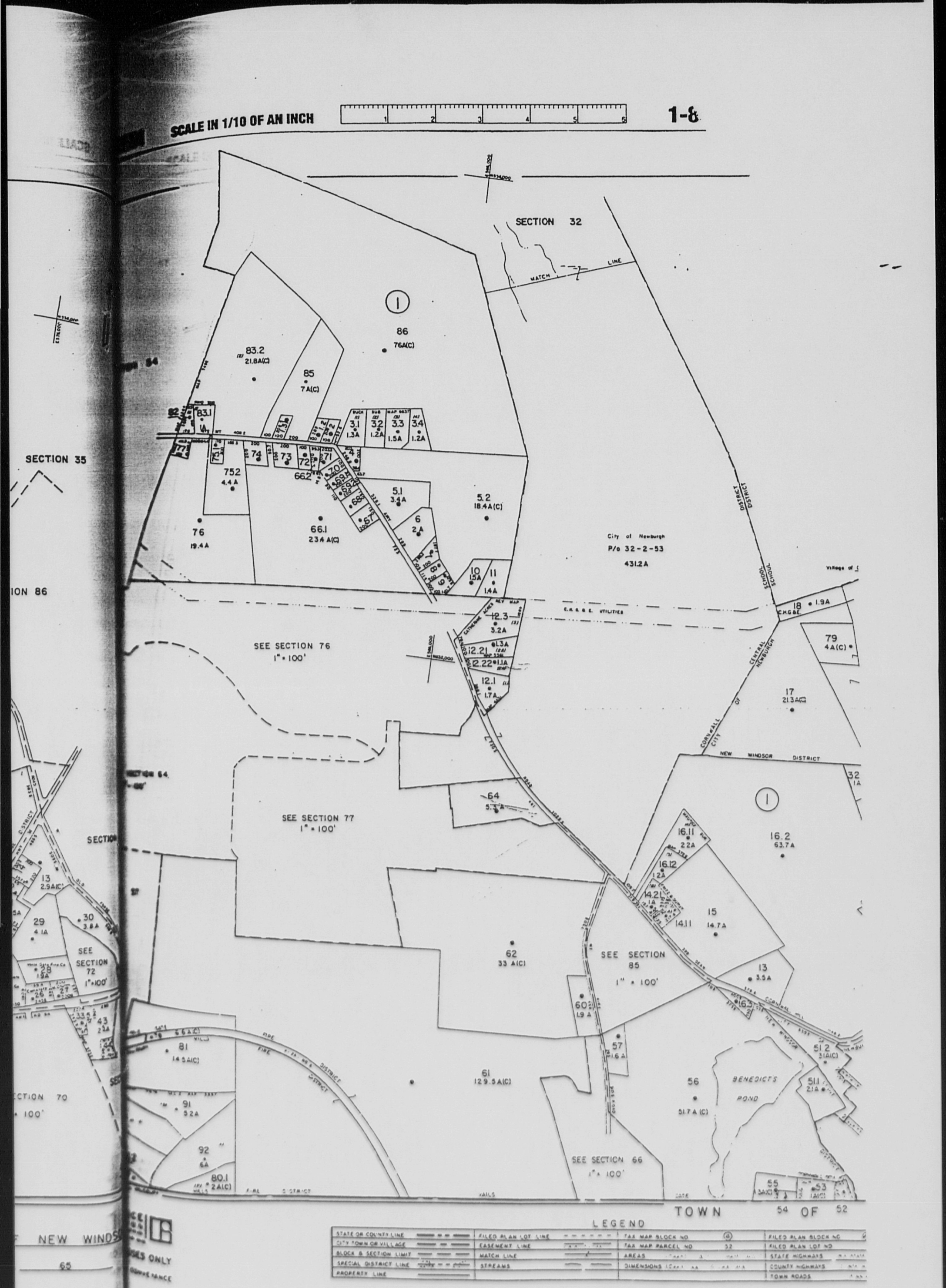
1. An undesirable change or detriment to nearby properties will <u>not</u> be created by granting the variance. A sign (CAPTAIN VIDEO) existed on the building facade which was 2.5 ft. x 24 ft. which was larger than that which is proposed.

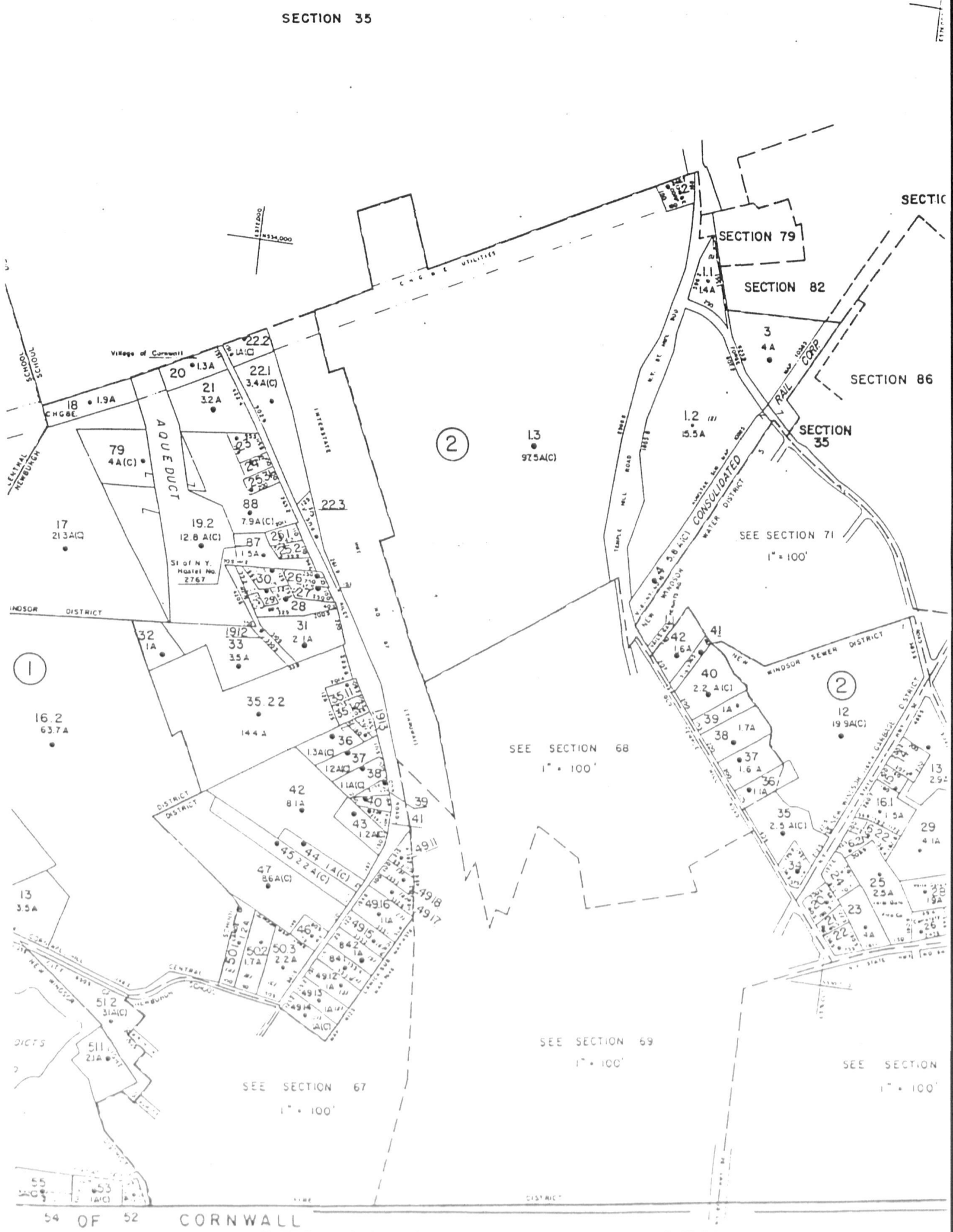
2. The benefit sought by the applicant <u>cannot</u> be achieved by another method. The primary reason is that by virtue of the length of the name of the business, the additional length is needed to accomodate a readable title. Secondly, the building sets back at an angle to the road and is difficult to see in the south to north direction.

3. The requested variance is substantial. However, it is deemed reasonable in this situation because of set-back, visibility and readablity.

4. The sign will not have an adverse effect on any physical or environmental conditions. It is similar to many in the area and does not contain any elements affecting the environment.

5. The difficulty is not self-created. The doctor has been working in the immediate area for some time and wishes to stay in the area for the convenience of his clientele. This building was internally suitable to his needs and offered decent parking facilities.


SCALE IN 1/10 OF AN INCH
1-8
SECTION 32
MATCH LINE
86
76A(C)
83.2
21.8A(C)
85
7A(C)
SECTION 35
752
4.4A
76
19.4A
66.1
23.4A(C)
5.1
3.4A
5.2
18.4A(C)
City of Newburgh
P/o 32-2-53
431.2A
SEE SECTION 76
1" = 100'
SEE SECTION 77
1" = 100'
SEE SECTION 85
1" = 100'
SEE SECTION 72
1" = 100'
SEE SECTION 66
1" = 100'
62
33 A(C)
61
129.5A(C)
56
51.7A(C)
BENEDICTS POND
16.2
63.7A
15
14.7A
13
3.5A
17
21.3A(C)
79
4A(C)
CORNWALL CITY OF NEW WINDSOR DISTRICT
CENTRAL NEWBURGH SCHOOL DISTRICT
C.H.G.&E. UTILITIES
TOWN OF NEW WINDSOR
LEGEND
STATE OR COUNTY LINE
CITY TOWN OR VILLAGE
BLOCK & SECTION LIMIT
SPECIAL DISTRICT LINE
PROPERTY LINE
FILED PLAN LOT LINE
EASEMENT LINE
MATCH LINE
STREAMS
TAX MAP BLOCK NO
TAX MAP PARCEL NO
AREAS
DIMENSIONS
FILED PLAN BLOCK NO
FILED PLAN LOT NO
STATE HIGHWAYS
COUNTY HIGHWAYS
TOWN ROADS



54 OF 52 CORNWALL

ORANGE COUNTY~NEW YORK

FILED PLAN BLOCK NO	2
FILED PLAN LOT NO	
STATE HIGHWAYS	
COUNTY HIGHWAYS	
TOWN ROADS	

Photo No 15-86, 7-345

Date of Photo 3-1-65

Date of Map 9-24-67

Date of Revision 3-1-93

Scale 1" = 400'

TOWN OF N

Section No