PB# 76-34

Gerald Hecht

Hecht, Gerard 76-34

approved 11/10/76 SH
given to T.C. office 11/10/76 400 pm

Oxford Pendaflex
CORPORATION

STOCK No. 753 1/3

MADE IN U.S.A.

Oxford Pendaflex CORPORATION

STOCK No. 7531/3

MADE IN U.S.A.

GENERAL RECEIPT 3059

Town of New Windsor, N. Y. Nov. 12, 1976

Received of Carl Hecht $100.00

One hundred and 00/100 Dollars

For Site Plan 76-34 Windsor Truck + Equip Corp.

DISTRIBUTION:

FUND	CODE	AMOUNT
100.00 Check		

BY Charlotte Marcantonio

Deputy

TITLE

WILLIAMSON LAW BOOK CO., ROCHESTER, N. Y. 14609

OCTOBER 27TH ADDENDA

Date 9-28-76 Application No. 76-34

TOWN OF NEW WINDSOR PLANNING BOARD
555 Union Avenue; Tel: 565-8808

APPLICATION FOR SITE APPROVAL

Name Gerald Hecht

Address 299 Windsor Hwy New Windsor ny

1. Owner of the property Gerald Hecht

2. Location of the property 299 Windsor Hwy New Windsor ny

3. Zone area C

4. Nature of business Service Garage

5. Lot size: Front 90 Rear 90 Depth 443

6. Building setbacks: Front yard 200 Rear yard 200
Side yard 20

7. Dimensions of new building 40 X 50

Addition

If addition, state front, side, rear of existing structure:

Compliance with requirements shall be the sole responsibility of the applicant or his representative and it is suggested a copy of the Zoning Ordinance be obtained, with particular attention to Article X to avoid rejection of the plans.

I do hereby affirm that all fees, permits and charges applicable under the laws and ordinances of the State of New York and the Town of New Windsor will be paid and that any expense for advertising of Public Hearing or meetings will be paid. Also, any legal or engineering fees for review of this project. Fees are due and payable upon submission of preliminary plans. All checks are to be made payable to the Town of New Windsor. Seven (7) copies of the plans are required.

Signature of applicant Eugene Hecht.

Presubmission

Final Approval 11/10/76 AH

Adopted 10/5/70

ZONING BOARD OF APPEALS
Town of New Windsor, New York 12550

555 Union Avenue
New Windsor, N. Y. 12550
October 20, 1976

Mr. Eugene Hecht
299 Windsor Highway
New Windsor, N. Y. 12550

RE: APPLICATION # 76-26

Dear Mr. Hecht:

Kindly be advised that your above application for a variance & special permit were
~~was~~/ granted at a meeting of the New Windsor Zoning Board of Appeals held on the 18th day of October , 1976. A formal decision of the Board will be drafted by the Town Attorney and you will receive a copy of same forthwith.

Very truly yours,

Pat Razansky

PATRICIA RAZANSKY,
Secretary

pr/

cc: Howard Collett, Bldg. Inspector
Chairman - Town Planning Board

Legal Notice

PUBLIC NOTICE OF HEARING BEFORE THE ZONING BOARD OF APPEALS

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Town of New Windsor, New York will hold a public hearing pursuant to Section 48-33A of the Zoning Ordinance on the following proposition:

Appeal No. 26.

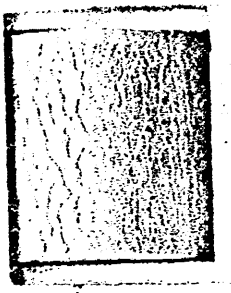
Request of GERALD HECHT and EUGENE HECHT for a Variance and Special Use Permit of the regulations of the Zoning Local Law, to permit installation of a service garage being a Variance and Special Use Permit of Section 48-12-Table of Bulk Regulations — Columns 5 and 7, and Section 48-9-Table of Use Regulations — Column B, for property situated at: No. 299 Windsor Highway, New Windsor, New York.

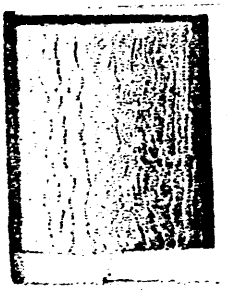
SAID HEARING will take place on the 18th day of October, 1976, at the New Windsor Town Hall, 555 Union Avenue, New Windsor, N.Y. beginning at 8 o'clock P.M.

THEODORE JARGSTORFF,
Chairman

By: PATRICIA RAZANSKY,
Secretary

Oct. 4





APPLICATION FOR VARIANCE OR SPECIAL PERMIT

76-26.
(Number)

(Date)

I. Applicant information:

(a) Gerald + Eugene Hecht 299 Windsor Hwy New Windsor NY 561-9342 562-5666 (Eli)
(Name, address and phone of Applicant)

(b) _____
(Name, address and phone of purchaseror lessee)

(c) _____
(Name, address and phone of attorney)

(d) _____
(Name, address and phone of broker)

II. Application type:

☐ Use variance

☒ Area variance

☐ Sign variance

☒ Special permit

III. Property information:

(a) C (Zone) 299 Windsor Hwy New Windsor (Address) ___ (M B L) ___ (Lot size)

(b) What other zones lie within 500 ft.? other commercial business & homes

(c) Is a pending sale or lease subject to ZBA approval of this application? no

(d) When was property purchased by present owner? 1969

(e) Has property been subdivided previously? no When? ___

(f) Has property been subject of variance or special permit previously? no When? ___

(g) Has an order-to-remedy violation been issued against the property by the Zoning Inspector? no . If so, when ___.

(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 _____, Column _____, to allow

_____

(Describe proposed use)

_____

_____

_____

_____

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

_____

_____

_____

_____

_____

_____

V. Area variance:

N.C.

(a) Area variance requested from New Windsor Zoning Local Law, Section 48-12 / 48-9, Table DD.1, Column 5+7

Requirements	Proposed or Available	Variance Request
Min. Lot Area	40,000	
Min. Lot Width	90	10'
Reqd. Front Yard OK		
Reqd. Side Yards 20 / 20	30 / 70	10 / 50
Reqd. Rear Yard OK		
Reqd. Street Frontage*		
Max. Bldg. Hgt.		
Min. Floor Area*		
Development Coverage* %	%	%
Floor Area Ratio**		

* Residential districts only
** Non-residential districts only

difficulty. Describe why you feel practical difficulty will result unless the area variance is granted. Also set forth any efforts you have made to alleviate the difficulty other than this application.

I would be unable to erect the bldg size that I would need to conduct my business I tried to clear side lot to give me all extra room.

☐ VI. Sign Variance:

(a) Variance requested from New Windsor Zoning Local Law, Section _____, Table _____, Column _____.

	Requirements	Proposed or Available	Variance Request
Sign 1			
Sign 2			
Sign 3			
Sign 4			
Sign 5			
Total	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.

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

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

☒ VII. Special Permit:

(a) Special permit requested under New Windsor Zoning Local Law, Section _____, Table Use Regulations Column B 4 in 'C' Zone

(b) Describe in detail the use and structures proposed for the special permit.

the proposed structure is to be 40x50 steel building (Garage Type) for Automotive Repair

☐ VIII. Additional comments:

(a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

IX. Attachments required:

___ Copy of letter of referral from Building and Zoning Inspector.

___ Copy of contract of sale, lease or franchise agreement.

___ Copy of tax map showing adjacent properties

___ Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.

___ Copy(ies) of sign(s) with dimensions.

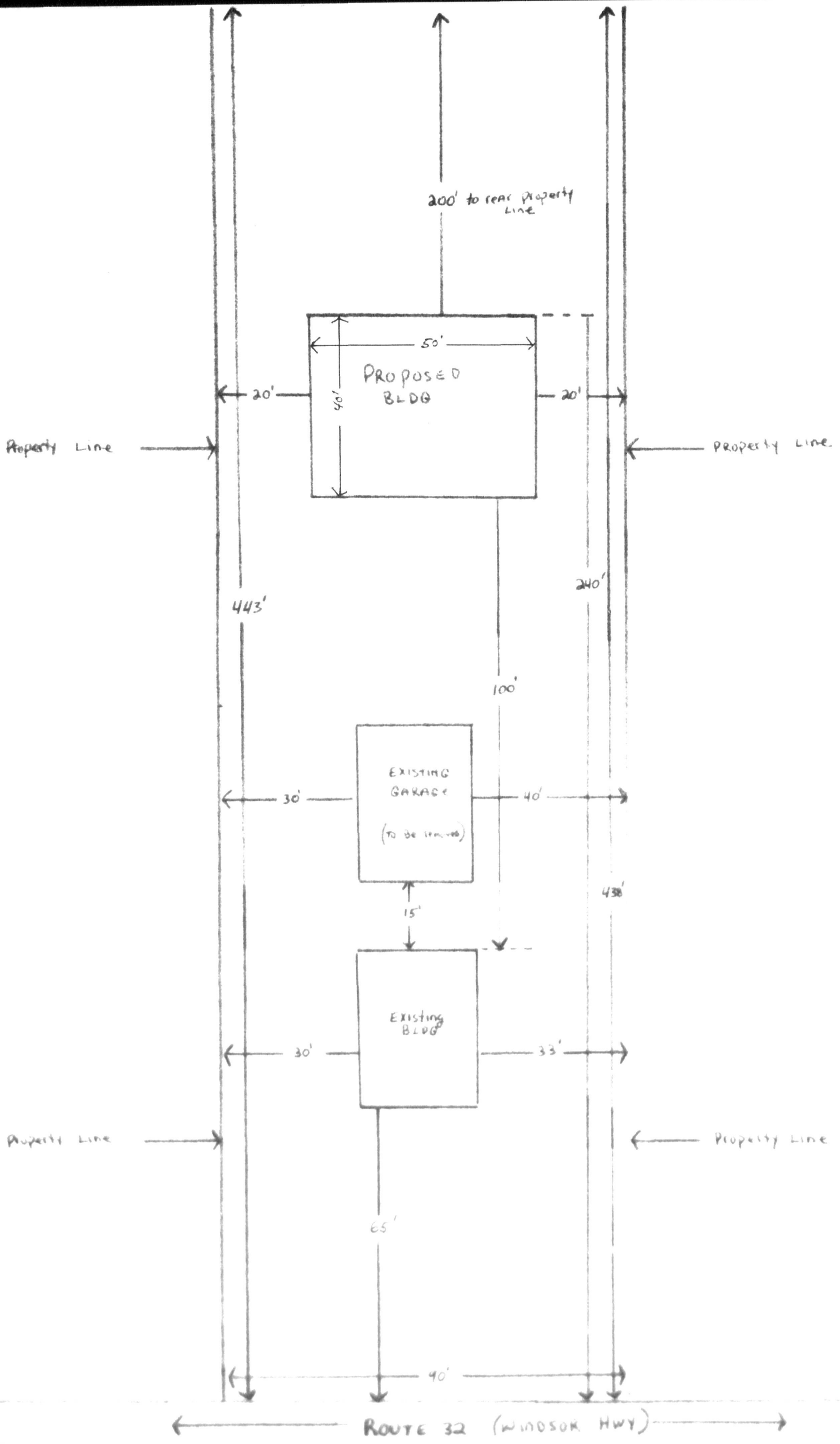
___ Check in amount of $_____ payable to Town of New Windsor.

___ Check in the amount of $_____ payable to Secretary for taking public h

Photos of existing premises which show all present signs and landscaping.

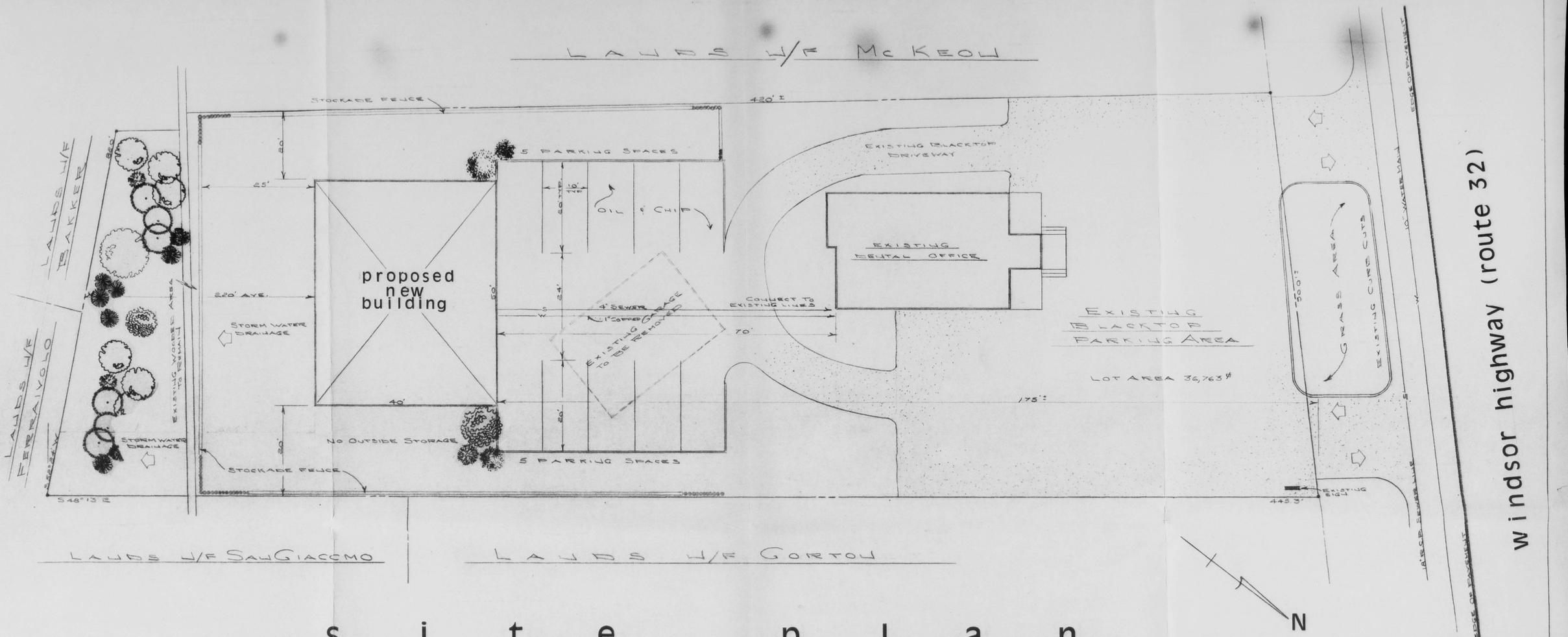
All photos must be 8" x 10" or be mounted on 8 1/2" x 11" paper.

___ Other



PLOT PLAN FOR GERALD & EUGENE HECHT

SCALE 1"=20' TAX MAP SEC 35. PROP # 16



site plan

SCALE: 1"=10'

site plan information

	REQUIRED
ZONE	C
LOT AREA (MIN.)	40,000 SQ. FT.
LOT WIDTH (MIN.)	200 FT.
SETBACKS: (MIN.)	
FRONT YARD	60. FT.
REAR YARD	30 FT.
SIDE YARD/TOTAL BOTH SIDE YARDS	30 FT./70 FT.
OFF STREET PARKING 4 SPACES PER SERVICE BAY PLUS 1 SPACE PER 300 SQ FT OF FLOOR AREA	7 SPACES
NEWBURGH SCHOOL DIST.	
RECORD OWNER:	GERALD & HELAINE HECHT 25 ONA LANE NEW WINDSOR, N.Y.
APPLICANT:	GERALD & EUGENE HECHT 299 WINDSOR HIGHWAY NEW WINDSOR, N.Y.
HOUR OF OPERATION	9AM-5PM.

APPROVAL GRANTED BY TOWN OF NEW WINDSOR PLANNING BOARD ON Nov 14, 1978 BY [signature]

LICENSED PROFESSIONAL ENGINEER GEORGE J. SHAW JR. N.Y. 38529 UNIVERSITY OF THE STATE OF NEW YORK

George J. Shaw Jr.

site plan for gerald & eugene hecht

299 WINDSOR HIGHWAY NEW WINDSOR, N.Y.

FILE NO.	2131
DRAWN BY	G.J.S.
CHECKED BY	[illegible]
DATE	11/10/78

George J. Shaw Jr., P. E.
Consulting Engineers
162 Grand St. Newburgh, N. Y. 12550

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