ZB# 67-2

New Windsor Shopping Center

(no SBL given)

67-2 NW
Shopping Center
Filed -
10

Filed -
3-10-67
2:30 P.M.
Julia M. Tuckol

PLEASE TAKE NOTICE: Please be advised that on February 20, 1967 at 7:30 p.m. on that date an application will be made before the Zoning Board of Appeals of the Town of New Windsor on behalf of the New Windsor Shopping Center for a variance from Section 48-13 in which this property now lies to the permitted uses in accordance with Section 48-9 of the Zoning Ordinance of the Town of New Windsor.
The applicant proposes to use this property for the establishment of a shopping center.
EUGENE SLOAN, Chairman,
Zoning Board of Appeals,
Town of New Windsor.
Feb 11

State of New York
County of Orange, ss:

Hugh V. Nocton, **being duly sworn deposes and says that he is** Principal Clerk **of Newburgh-Beacon News Co., Inc., Publisher of The Evening News, a daily newspaper published and of general circulation in the Counties of Orange and Dutchess, and that the notice of which the annexed is a true copy was published** One Time **in said newspaper, commencing on the** 11th **day of** February **A.D., 19** 67 **, and ending on the** 11th **day of** February **A.D., 19** 67

Subscribed and sworn to before me this 11th **day of** February **19** 67

Hugh V. Nocton

Notary Public of the State of New York, County of Orange.
MY COMMISSION EXPIRES MARCH 30, 19

Adopted 12/20/65

APPLICATION FOR VARIANCE

APPLICATION NO. _____

DATE: January 23rd 1967

TO THE ZONING BOARD OF APPEALS OF THE TOWN OF NEW WINDSOR, NEW YORK

I (we) NEW WINDSOR SHOPPING CENTER, INC., of c/o Irving Berger & Associates 3000 Hempstead tpke, Levittown N.Y. (Street & Number)

New York (State) HEREBY MAKE

APPLICATION FOR A VARIANCE:

A. LOCATION OF THE PROPERTY Rte 94 & Stewart Field Road (Street & Number) GI (Use District on Zoning Map)

B. PROVISION (S) OF THE ZONING ORDINANCE APPLICABLE: (Indicate the article, section, sub-section and paragraph of the Zoning Ordinance applicable, by number. Do not quote the ordinance: 48-13

C. NOTE: NECESSARY FINDINGS: Before any Variance is granted, the Zoning Board of Appeals must find all of the following conditions to be present:

1. Conditions and circumstances are unique to the applicant's land, structure or building and do not apply to the neighboring lands, structures or buildings in the same zone because: Applicant's Land is presently in an area containing retail stores and light industry and is presently vacant except for an unused dwelling.

2. Strict application of the provisions of this ordinance would deprive the applicant of a reasonable use of the land, structure or building in a manner equivalent to the use permitted to be made by other owners of their neighboring lands, structures or buildings in the same zone because: The surrounding area is presently being developed as lightt industry and retail and wholesale stores. The prmitted uses would deteriorate the surrounding properties and there is no need for further one family dwellings in that area.

3. The unique conditions and circumstances are not the result of actions of the applicant taken subsequent to the adoption of the Ordinance because: This property was purchased for Shopping center use before the adoption of the Zoning Ordinance.

4. Relief, if approved, will not cause substantial detriment to the public good or impair the purposes and intent of this ordinance because: The area generally is now in reality an LB District (48-9)

5. Relief, if approved will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zone because:

Other properties are now used as retail establishments or service businesses.

D. Describe in detail how the property is to be used and submit plans or sketches in duplicate.

This property will be developed into a first class shopping center and possibly a theater within the complex, in accordance with the attached proposed plan.

E. Application to be accompanied by a check, payable to the Town Comptroller, in the amount of $10.00. Application to be returned to: Eugene Sloan, Chairman, New Windsor Zoning Board of Appeals, M.D. 29, Lt. Britain Rd., Newburgh, N. Y.

F. NOTICE OF HEARING.
Applicant agrees to send notice of any public hearing via registered mail to all abutting land owners as required by Section 9.4.1 of the ordinance.

NEW WINDSOR SHOPPING CENTER, INC.

Dated January 23rd 1967

by: [signature]
Signature of Applicant

STATE OF NEW YORK)
COUNTY OF ~~ORANGE~~ Nassau) SS
Sworn to this 23rd day of Jan. 1967

[signature]
(Notary Public)
LIBBY B. ICELAND
Notary Public, State of New York
No. 30-1918150
Qualified in Nassau County
Commission Expires March 30, 1967

31 Cow Lane Great Neck New York
Address

516 HU 7-6035
Telephone No.

DO NOT WRITE IN THIS SPACE

Application No.
Date of Hearing 2/20/67
Date of Decision 2/20/67
Decision:

Date Received 1/23/67
Notice Published 2/11/67

TELEPHONE 562-5264
562-5265

Seymour Feinman
ATTORNEY - AT - LAW
135 GRAND STREET NEWBURGH, NEW YORK 12550

Jo 2-8473

January 26, 1967

Mr. Eugene Sloan, Chairman
New Windsor Zoning Board of Appeals
M. D. #29, Little Britain Road
Newburgh, New York

Dear Mr. Sloan:

I enclose herewith the application of New Windsor Shopping Center, Inc. together with a check in the sum of $10.00.

I understand that there will be a preliminary hearing on February 6, 1967 at the Town Hall at 7:30 P. M. at which time I will be present with my client for discussion, following which a date for the public hearing will be set by your Board.

Yours very truly,

Seymour Feinman

SEYMOUR FEINMAN

SF/evo
ENC:

cc: Leon Berger
3000 Hempstead Turnpike
Levittown, New York 11756

TELEPHONE 562-4264
562-4265

Seymour Feinman
ATTORNEY AT LAW
135 GRAND STREET NEWBURGH, NEW YORK 12550

February 9, 1967

Dear Sir:

Please be advised that on February 20, 1967 at 7:30 P.M. of that date an application will be made before the Zoning Board of Appeals of the Town of New Windsor on behalf of the New Windsor Shopping Center for a variance from Section 48-13 in which this property now lies to the permitted uses in accordance with Section 48-9 of the Zoning Ordinance of the Town of New Windsor.

The applicant proposes to use this property for the establishment of a shopping center.

Yours very truly,

Seymour Feinman

SEYMOUR FEINMAN
Attorney for the Applicant

SF/evo

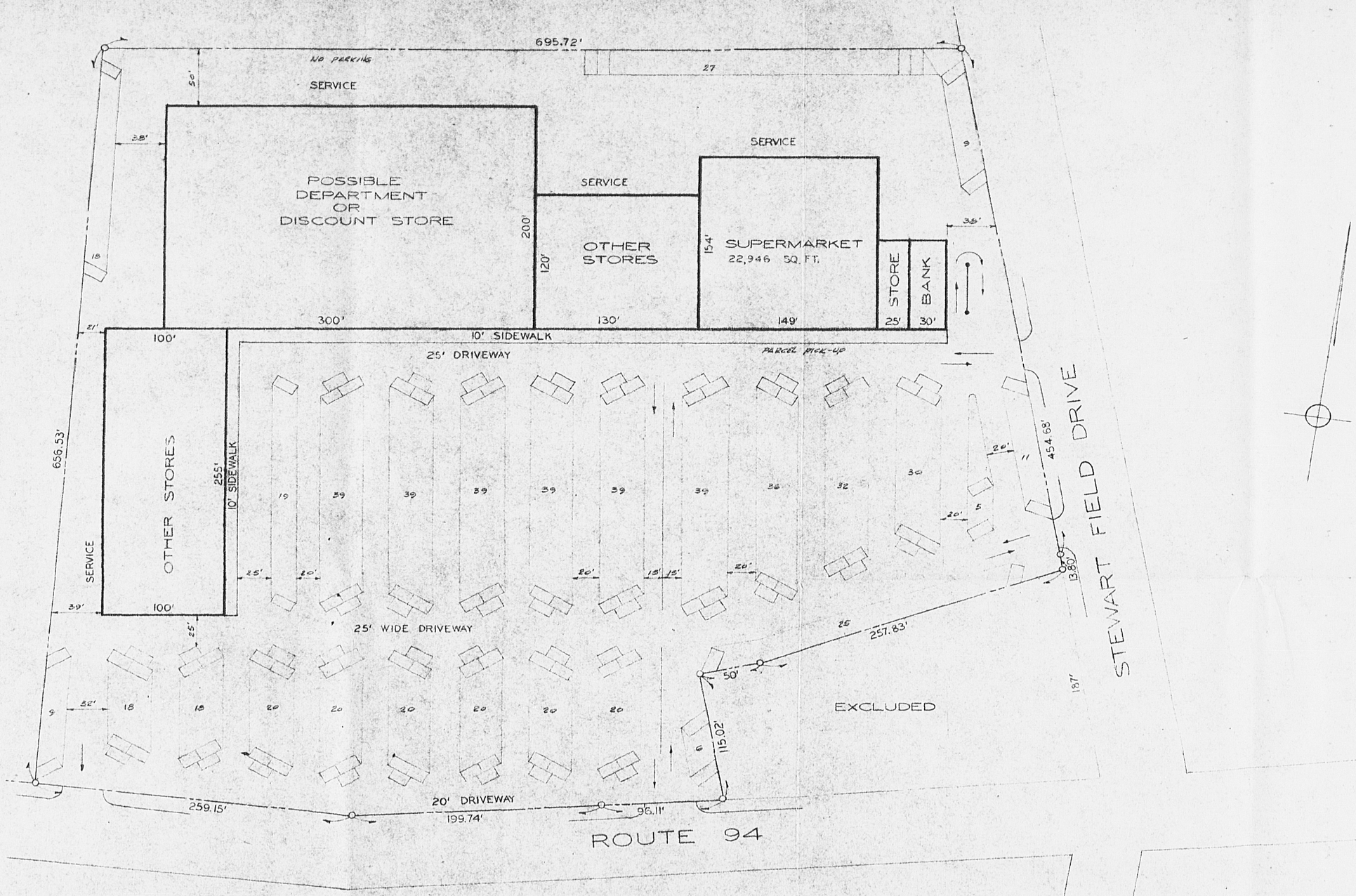
PREVIOUS

DOCUMENT

IN POOR

ORIGINAL

CONDITION



PARKING FOR 617 CARS

PRINTS ISSUED										REVISIONS	
DATE											
NUMBER											

A. H. SALKOWITZ
ARCHITECT
CARL HEIMBERGER ASSOC. ARCH.

87-25 HOMELAWN STREET
JAMAICA 32, NEW YORK
OL. 7-8300

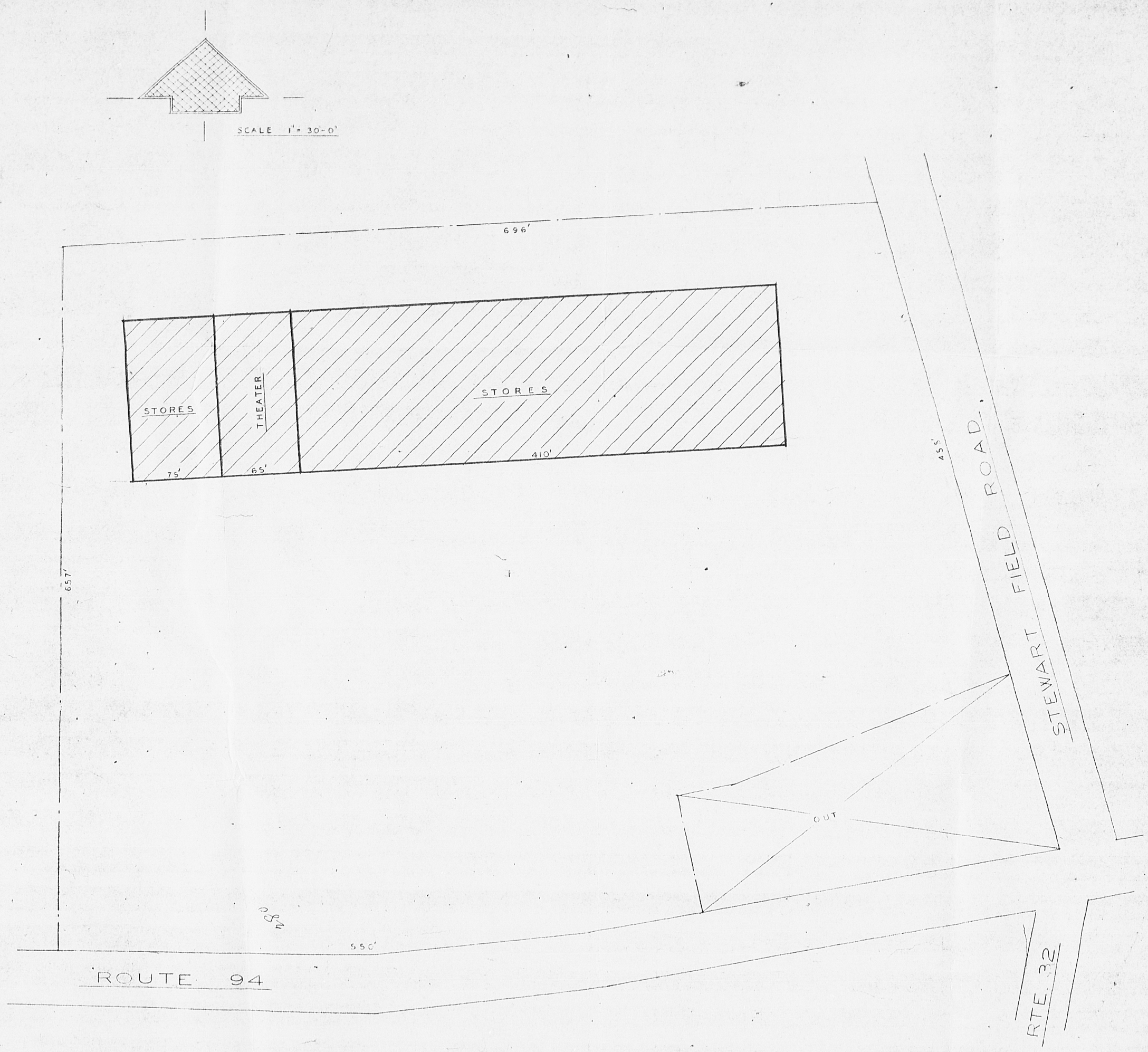
SITE PLAN – "VAIL'S GATE"
TOWN OF WINDSOR
ORANGE COUNTY, N.Y.

DRAWN BY F.L.
DATE 2-14-67

SCALE 1" = 60'-0"
JOB NO. 151-64
TYPE

SHEET NO. 1

DIETZGEN 166 Dulstrom Tracing Paper 7643



VAILS GATE
TOWN OF WINDSOR
ORANGE COUNTY, NEW YORK

A. H. Salkowitz
REGISTERED ARCHITECT, A.I.A. - NCARB
Carl Heimberger, Associate Architect
Jamaica 32, New York