

**ZB# 75-22**

**Dexion**

**(no SBL given)**

Public Hearing

Aug. 11th - 8:30  
(Steve Previdi)

Sent to OCPD on 7/29/75

Public Hearing Notice  
to Paper on July 30th.

Town fee paid 7/30/75.

Secy. fee paid 7/31/75.

Fee given to J.T. - 8/7/75.

To Town Clerk  
for filing

GENERAL RECEIPT

Town of New Windsor, N. Y.

No. 2497

Aug. 7, 1975

Received of Lexicon Manufacturing, Inc. \$ 25.<sup>00</sup>/<sub>100</sub> Dollars

For Variance fee No 75-22

DISTRIBUTION:

FUND	CODE	AMOUNT

Deputy Town Clerk  
TITLE  
Pauline Townsend

555 Union Avenue  
New Windsor, N. Y. 12550  
August 26, 1975

Mr. Steve Pravidl  
Dexion-Division of Interlake, Inc.  
Temple Hill Road  
New Windsor, N. Y. 12550

RE: APPLICATION FOR VARIANCE

Dear Steve:

Enclosed please find copy of formal decision of the Zoning Board  
of Appeals granting the application for variance of Dexion.

If I can be of further assistance please do not hesitate to call.

Yours truly,

PATRICIA DELIO, Secretary  
Zoning Board of Appeals

/pd

Enclosure

555 Union Avenue  
New Windsor, N. Y.  
August 12, 1975

Dexlon  
Division of Interlake

To Whom it May Concern:

Kindly be advised that the Application for a Variance #75-22 of Dexlon Manufacturing was approved at the August 11, 1975 meeting of the New Windsor Zoning Board of Appeals.

Also be advised that a formal decision from the Zoning Board Attorney, Philip A. Crotty, Jr., will follow within a few weeks.

Yours truly,

PATRICIA DELIO, Secretary  
New Windsor Zoning Board of Appeals

/pd

cc: Howard Collett, Bldg, Inspector

Joseph LoScalzo, Chairman -  
New Windsor Planning Board



1769

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Chairman  
Ellsworth E. Weyant  
555 Union Avenue  
New Windsor, New York 12550  
(914) 565-8808

Sloan, Warren & William  
RD#2 Temple Hill Road  
New Windsor, New York 12550

Sloan, Warren Jr.  
RD#2 Temple Hill Road  
New Windsor, New York 12550

Marano, Antonio & Shirley  
RD#2 Temple Hill Road  
New Windsor, New York 12550

Brady, Gladys; Harris, Ruth  
C/O Ruth Harris  
87 Witch Tree Road  
Woodstock, New York 12498

The Coca Cola Bottling Co.  
425 East 34th Street  
New York, New York

Yanko, Leonard  
Ludwig, Charles  
78 Bridge Street  
Newburgh, New York 12550

Crowley Foods, Inc.  
145 Conklin Avenue  
Binghamton, New York 13902

Sloan, Warren & William  
C/O Mrs. Ruth Harris  
87 Witch Tree Road  
Woodstock, New York 12498

Colin, Fred; Sudack, Morris  
C/O Texaco Inc. Tax Dept.  
P.O. Box 1722  
Atlanta, Georgia 30301

Astone, Dorothy  
615 Union Avenue  
New Windsor, New York 12550

Kurtz Cabinets, Inc.  
P.O. Box 216  
Vails Gate, New York 12584

Clegg, John C. & Robert S.  
4 Innis Avenue  
Newburgh, New York 12550

Fischer, Milton  
1 Blooming Grove Turnpike  
New Windsor, New York 12550

Belcastro, Armand & Dorothy  
192 Caesars Lane  
New Windsor, New York 12550

Automotive Brake Co. Of Newburgh Inc  
Box 429  
Newburgh, New York 12550

Smith, Charles G. & Ethel R.  
Helmes Hill Road  
Washingtonville, New York 10992

Casalnuovo, Dominick & Rose  
606 Union Avenue  
New Windsor, New York 12550

Hughes, Donald T. & Anne L.  
614 Union Avenue  
New Windsor, New York 12550

Simpson, Harry M. & Dorothy  
4 Liberty Street  
Newburgh, New York 12550

Lucas, Edward & Rachel  
618 Union Avenue  
New Windsor, New York 12550

Ronsini, Richard C. & Eleanore  
628 Union Avenue  
New Windsor, New York 12550



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OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

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Chairman  
Ellsworth E. Weyant  
555 Union Avenue  
New Windsor, New York 12550  
(914) 565-8808

Ronsini, Mario & Ruth  
630 Union Avenue  
New Windsor, New York 12550

Ronsini, Nicholas  
42 Carter Street  
Newburgh, New York 12550

Ronsini, Jessie C. & Helen  
RD#2 Temple Hill Road  
New Windsor, New York 12550

Angeloni, Americo & Rose  
RD#2 Temple Hill Road  
New Windsor, New York 12550

Respectfully submitted,

ELLSWORTH E. WEYANT  
Sole Assessor  
Town of New Windsor

ZONING BOARD OF APPEALS : TOWN OF NEW WINDSOR

-----X  
In the Matter of the Application of  
DEXION-DIVISION OF INTERLAKE  
for an area variance.

DECISION GRANTING  
AN AREA VARIANCE

-----X  
WHEREAS, DEXION - DIVISION OF INTERLAKE of Temple Hill Road,  
Town of New Windsor, New York has made application for a variance from the  
provisions of the New Windsor Zoning Local Law, Section 4.2 and the non-  
residential Table of Bulk Regulations with respect to side yard, under  
Application #75-22 of the New Windsor Zoning Board of Appeals for property  
located on Temple Hill Road in the Town of New Windsor, New York to permit  
an addition to the existing structure; and

WHEREAS, the Public Hearing on the application was held by the  
Zoning Board of Appeals at the Town Hall, New Windsor, New York on the 11th  
day of August, 1975, after due notice by publication in the EVENING NEWS and  
due notice to residents and businesses within five hundred (500') feet of the  
subject premises by certified mail; and

WHEREAS, at said hearing the petitioning corporation was repre-  
sented by Steve Previdi, manager; and

WHEREAS, the Zoning Board of Appeals makes the following findings  
of fact in this matter.

(1) The area variance of 11 ft. if granted will enable the  
applicant to construct the proposed addition to the existing building which  
is needed because of the growth of the manufacturing enterprise.

(2) The applicant corporation, a Division of Interlake, Inc.,  
has been an asset to the Town of New Windsor because it offers additional  
employment to the people of the Town and also because of the tax ratable

factor.

(3) The applicant proposes an addition which will be in harmony with the existing building on Temple Hill Road.

WHEREAS, the ZONING BOARD OF APPEALS makes the following determinations of law in this application:

With respect to the area variance of 11 feet for side yard variance, (1) There will be no substantial change produced in the character of the neighborhood nor a substantial detriment to the adjoining properties if the variance is allowed; (2) There is no feasible method for the applicant to legally proceed with the erection of the proposed addition which is essential to the further growth of the business.

NOW THEREFORE BE IT RESOLVED that the Zoning Board of Appeals of the Town of New Windsor hereby grants an area variance to permit 11 ft. of sideyard for the proposed addition to Dexion Manufacturing; and

BE IT FURTHER RESOLVED that the Secretary of the ZONING BOARD OF APPEALS is directed to forward a copy of this decision to Mr. Steve Previdi of Dexion-Division of Interlake, Inc., and the Town Planning Board of the Town of New Windsor and the Town Clerk of the Town of New Windsor.

Dated: Aug. 25, 1975.  
New Windsor, N. Y.

  
THEODORE JARGSTORF, Chairman  
New Windsor Zoning Board of Appeals

Application No. 75-22  
Date: \_\_\_\_\_

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

I (~~Was~~ ~~XXX~~) DEXTON \_\_\_\_\_ of Temple Hill Road, New Windsor, N. Y.  
(Street & Number)

N. Y. \_\_\_\_\_ HEREBY MAKE  
(State)

APPLICATION FOR A VARIANCE:

A. Location of the Property Temple Hill Road, Town of New Windsor P.I. P.I. Zone  
(Street & Number) (Zone)

B. Provision 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.) Table of Bulk Regulations - Column 7

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: we have completely exhausted our present facilities  
at our present location on Temple Hill Road and we must extend our building in  
order to handle the increased amount of business.

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, structure or buildings in the same zone because: in order for our business to grow  
we must expand and by doing so, we will make available many areas of employment  
for the people of the Town of New Windsor.

3. The unique conditions and circumstances are not the result of actions taken of the applicant subsequent to the adoption of the Ordinance because: \_\_\_\_\_

... to the public good or  
impair the purposes and intent of this Ordinance because: the proposed

addition will bring new areas of employment, in addition to tax ratables.

The proposed addition will be of the same construction which presently exists on  
Temple Hill Road and will be attractive to the eye.

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

the proposed addition is within the district zoning in that area.

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

The Proposed addition will be 156 ft. by 198.6 ft.

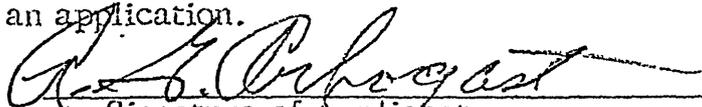
Height of proposed building will be 30.6 ft. (See attached plans.)

E. Application to be accompanied by two checks, one payable to the Town of New Windsor  
in the amount decided by the Board and the second check payable to the Secretary for  
taking the public hearing minutes. Applications to be returned to: Secretary of Zoning

F. NOTICE OF HEARING: Applicant agrees to send notice of any public hearing via  
registered or certified mail to all abutting land owners as required by Sec. 9.4.1  
of the Ordinance.

G. If the property in question is located within a radius of 500 ft. of an adjoining  
municipality, the Board should be notified. Also, have your attorney check Sec.  
239 I&M of the Gen. Municipal Law to see if it applies. If so, notify the Orange  
County Planning Board by sending them an application.

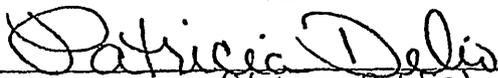
Dated: July 29, 1975



Signature of Applicant  
R. G. ARBOGAST, General Superintendent

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

Sworn to on this 29th day of July, 1975. Temple Hill Road, New Windsor  
Address

  
(Notary Public)

56 1 - 2900  
Telephone Number

PATRICIA DELIO  
Notary Public, State of New York  
Appointed in Orange County  
My Commission expires Mar 30, 1976  
(DO NOT WRITE IN THIS SPACE)

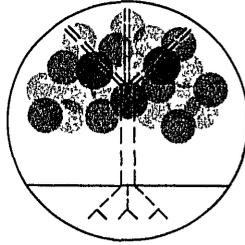
Application No. \_\_\_\_\_  
Date of Hearing \_\_\_\_\_  
Date of Decision \_\_\_\_\_

Date Received \_\_\_\_\_  
Notice Published \_\_\_\_\_

DECISION:

Department  
of  
Planning

Peter Garrison, A.P., Commissioner  
Edwin J. Garling, A.P., Deputy Commissioner



The County Building  
Goshen, New York 10924  
(914) 294-5151

AUG 11 1975  
County  
of  
Orange

Louis V. Mills, County Executive

August 7, 1975

Mr. Theodore Jargstorf, Chairman  
New Windsor Zoning Board of Appeals  
% Patricia Delio, Secretary  
Town Hall  
555 Union Avenue  
New Windsor, New York 12550

Re: Area Variance - Dexion  
County Road 59  
(Temple Hill Road)

Dear Mr. Jargstorf:

Our office has reviewed the above application in accordance with the provisions of Section 239, 1 and m, Article 12-B of the General Municipal Law of the State of New York.

We have no objection to the application and hereby return the matter for final determination by your Board. However, in view of the possible future widening of Temple Hill Road, we suggest that the proposed additions to the front of the building should be set back far enough so as to avoid problems as regards said future widening.

Very truly yours,

Peter Garrison  
Commissioner of Planning

PG:mj  
cc: OCDPW

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

July 31, 1975

Mr. Joseph Loscalzo, Chairman  
New Windsor Planning Board  
555 Union Avenue  
New Windsor, N.Y. 12550

RE: PUBLIC HEARINGS BEFORE THE ZONING BOARD OF APPEALS

Dear Mr. Loscalzo: -

Kindly be advised that the following public hearings are scheduled for the evening of August 11, 1975:

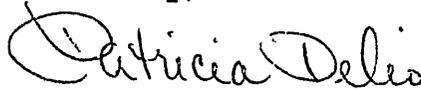
8:00 p.m. - Application for variances of Garcia/Fenelon Corp.

8:15 p.m. - Application of Ludas Automotive (U Haul trucks)

8:30 p.m. - Dexion Manufacturing ✓

For your information, I have enclosed herewith copies of the above applications together with the public hearing notices which appeared in The Evening News.

Sincerely,



PATRICIA DELIO, Secretary

/pd

cc: Howard Collett, Bldg. Inspector

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 48-33 A of the Zoning Ordinance on the following proposition:

Appeal No. 22

Request of \_\_\_\_\_ for a

Variance ~~Conditional Use Permit~~ of the regulations of

the Zoning Ordinance, to permit \_\_\_\_\_  
(describe proposal)

being a Variance ~~Conditional Use Permit~~ of Article \_\_\_\_\_,  
*Table of Bulk regulations in P.I. Zone - Column 7,*  
~~Section~~ \_\_\_\_\_, for property owned by him situated

as follows: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

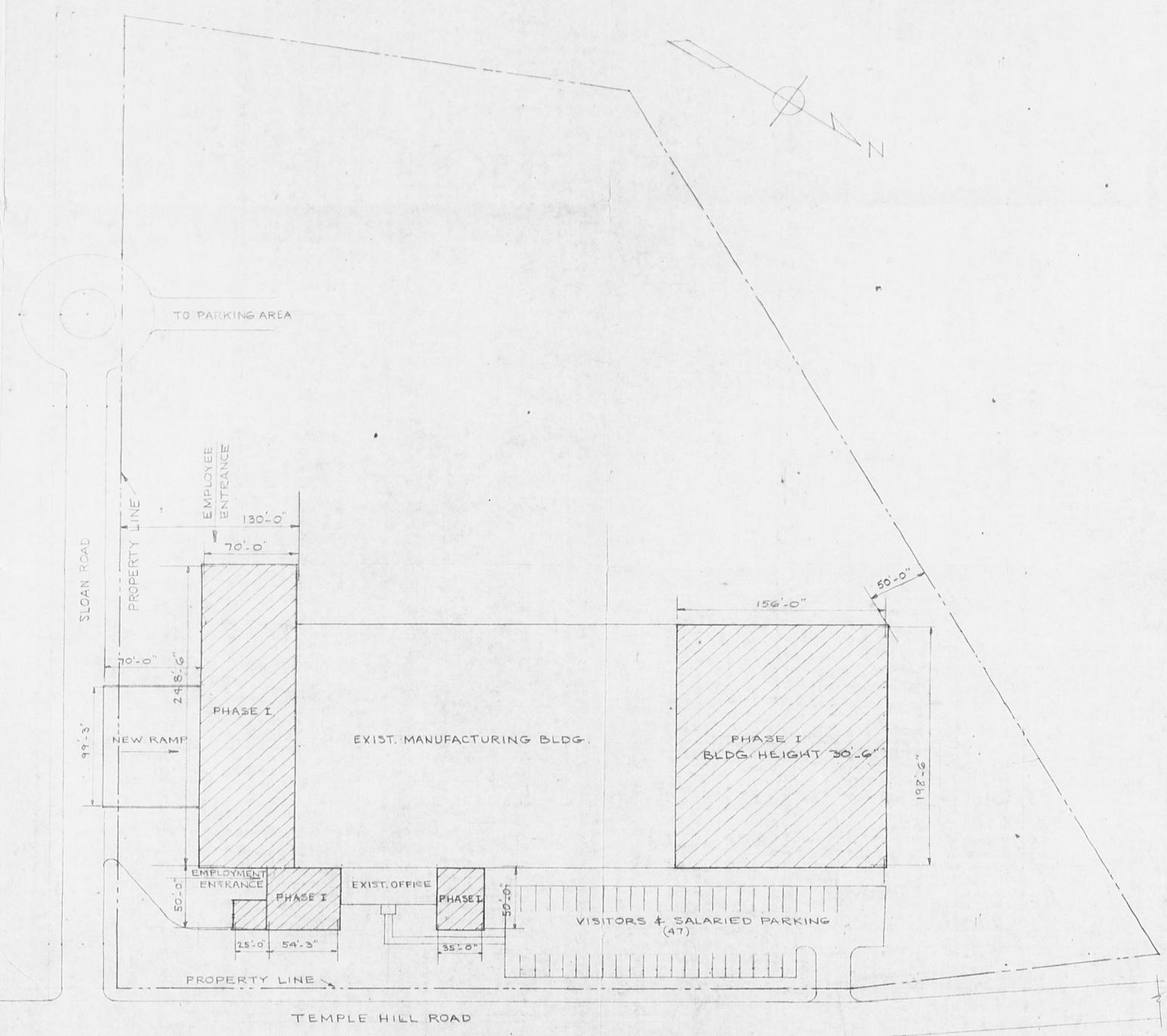
\_\_\_\_\_

\_\_\_\_\_

SAID HEARING will take place on the 11th day of Aug, 1975,  
at the New Windsor Town Hall, 555 Union Avenue, New Windsor, N. Y.  
beginning at 9 o'clock P. M.

Theodore Jargstorff  
Chairman

BILL OF MATERIAL		
ITEM NO.	NO. REQ'D	DESCRIPTION



**SITE PLAN**  
SCALE 1" = 50'-0"

REFERENCE DRAWINGS LISTED ABOVE	
<b>interlake, inc.</b>	
DEXION DIVISION - NEWBURGH, N.Y. PROPOSED ADDITIONS TO EXISTING MANUFACTURING BUILDING	

**REVISIONS**

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DO NOT SCALE WORK TO DIMENSIONS

DR. PRINCE 7/9/75	CH.
CH.	APP.