

ZB# 80-35

Tino DeSousa

70-1-44

80-35 - Mungo, Sam + Grace (DeSousa)

80-35.

Public Hearing:

1/26/81 - 8pm

Granted

General Receipt

4523

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

Feb 2 1981

Received of Constantina Ue Sausa \$ 50.00

Fifty and 00/100 DOLLARS

For Z.B.A. 80-35

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>50.00</u>		
<u>check</u>		

By Pauline Townsend cm
Town Clerk.

Title

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

80-35
(Number)

12 January 1981
(Date)

I. Applicant information:

- (a) Constantino DeSousa, 27 Mandigo Place, Newburgh, NY (914)562-6314
(Name, address and phone of Applicant)
- (b) See (a)
(Name, address and phone of purchaser or lessee)
- (c) Louis Werner, 8 Grand Street, Newburgh, New York 12550
(Name, address and phone of attorney)
- (d) John J. Lease, 313 Broadway, Newburgh, New York 12550
(Name, address and phone of broker)

II. Application type:

- Use variance
 Area variance
 Sign variance
 Special permit

✓ III. Property information:

- (a) R-4 Route 94 & Marshall Drive 70/1/44 17,031+s.f.(0.39 Ac)
(Zone) (Address) (S.B L) (Lot size)
- (b) What other zones lie within 500 ft.? C (Design Shopping)
- (c) Is a pending sale or lease subject to ZBA approval of this application? Yes
- (d) When was property purchased by present owner? 18 April 1958
- (e) Has property been subdivided previously? No When? _____
- (f) Has property been subject of variance or special permit _____

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

80-35
(Number)

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- (a) Constantino DeSousa, 27 Mandigo Place, Newburgh, NY (914)562-6314
(Name, address and phone of Applicant)
- (b) See (a)
(Name, address and phone of purchaser or lessee)
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(Name, address and phone of attorney)
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- (b) What other zones lie within 500 ft.? C (Design Shopping)
- (c) Is a pending sale or lease subject to ZBA approval of this application? Yes
- (d) When was property purchased by present owner? 18 April 1958
- (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 48-9, Table Use, Column A, to allow

Commercial Beauty Shop/Hairdresser, employing up to four (4)
(Describe proposed use)
persons

(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.

Present use of property by present owner is beauty shop as home
occupation; in order to expand shop business, additional employees
are necessary, therefore, requiring a variance.



V. Area variance:

(a) Area variance requested from New Windsor Zoning Local Law, Section _____, Table _____, Column _____

<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area _____	_____	_____
Min. Lot Width _____	_____	_____
Reqd. Front Yard _____	_____	_____
Reqd. Side Yards <u>1</u>	<u>1</u>	<u>1</u>
Reqd. Rear Yard _____	_____	_____
Reqd. Street Frontage* _____	_____	_____
Max. Bldg. Hgt. _____	_____	_____
Min. Floor Area* _____	_____	_____
Development Coverage* _____ %	_____ %	_____ %
Floor Area Ratio** _____	_____	_____

Commercial Beauty Shop/Hairdresser, employing up to four (4)
(Describe proposed use)
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<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area _____	_____	_____
Min. Lot Width _____	_____	_____
Reqd. Front Yard _____	_____	_____
Reqd. Side Yards <u>1</u>	<u>1</u>	<u>1</u>
Reqd. Rear Yard _____	_____	_____
Reqd. Street Frontage* _____	_____	_____
Max. Bldg. Hgt. _____	_____	_____
Min. Floor Area* _____	_____	_____
Development Coverage* _____ %	_____ %	_____ %
Floor Area Ratio** _____	_____	_____

* Residential districts only

** Non-residential districts only

(b) The legal standard for an "AREA" variance is practical 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.



VI. Sign Variance:

(a) Variance requested from New Windsor Zoning Local Law, Section 48-9, Table Use, Column D.

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Sign 1	<u>10 s.f.</u>	<u>15 s.f.</u>	<u>5</u>
Sign 2	_____	_____	_____
Sign 3	_____	_____	_____
Sign 4	_____	_____	_____
Sign 5	_____	_____	_____
Total	<u>10</u> sq.ft.	<u>15</u> sq.ft.	<u>5</u> 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.

Free standing, wood-frame sign, situated in the front yard
(as shown on the plans).

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



VI. Sign Variance:

(a) Variance requested from New Windsor Zoning Local Law, Section 48-9, Table Use, Column D.

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Sign 1	<u>10 s.f.</u>	<u>15 s.f.</u>	<u>5</u>
Sign 2	<u> </u>	<u> </u>	<u> </u>
Sign 3	<u> </u>	<u> </u>	<u> </u>
Sign 4	<u> </u>	<u> </u>	<u> </u>
Sign 5	<u> </u>	<u> </u>	<u> </u>
Total	<u>10 sq.ft.</u>	<u>15 sq.ft.</u>	<u>5 sq.ft.</u>

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

Free standing, wood-frame sign, situated in the front yard
(as shown on the plans).

(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 _____, Column _____.
- (b) Describe in detail the use and structures proposed for the special permit.

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.)

Plan provides for adequate parking (in accordance with "NC" Zone Requirements) and landscaping to screen adjoining residences.

The proposed sign is not excessively large or obtrusive, and will be placed to be viewed from a well-traveled state highway, not the adjoining subdivision street.

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 \$ 50.00 payable to Town of New Windsor.

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

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.)

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___ 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 \$ 50.00 payable to Town of New Windsor.

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

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

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

Conspicuous J. Souza

(Applicant)

Sworn to before me this
13th day of January, 1981.

RUTH J. EATON
Notary Public, State of New York
Qualified in Orange County
Commission Expires March 30, 1982
Reg. No. 4673512
Ruth J. Eaton

XI. ZBA Action:

- (a) Public Hearing date _____
- (b) Variance is _____
Special Permit is _____
- (c) Conditions and safeguards: _____

A FORMAL DECISION WILL FOLLOW
WHICH WILL BE ADOPTED BY
RESOLUTION OF ZONING BOARD OF APPEALS.

ZONING BOARD OF APPEALS : TOWN OF NEW WINDSOR

-----x

In the Matter of the Application of
CONSTANTINE DE SOUSA, SAM MUNGO and GRACE MUNGO.

DECISION GRANTING
USE VARIANCE

#80-35.

-----x

WHEREAS, CONSTANTINE DE SOUSA of 27 Mandigo Place, Newburgh, New York, has made application for a use variance to permit a commercial beauty shop/hairdresser, employing up to four (4) persons, in an R-4 (residential) district, located at the Mungo property, Route 94, Town of New Windsor, N. Y.; and

WHEREAS, a public hearing was held on the 9th day of February, 1981 at the Town Hall, 555 Union Avenue, New Windsor, New York; and

WHEREAS, applicants were represented by Louis Werner, Esq., 8 Grand Street, City of Newburgh, N. Y.; 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 MUNGO, owner of the parcel in question, has attempted to sell or lease the property for residential purposes for a number of years.

3. The evidence shows that the residence in question has a pre-existing non-conforming ^{status} / which was established prior to the institution of zoning, i.e. an accessory use as a beauty shop in addition to the residential use.

4. The evidence shows that the plight of the applicants was due to unique circumstances and not to general conditions suffered by other persons within the zone.

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

1. The land will not yield a reasonable return as it is presently zoned.

2. The hardship of the applicants has been shown to be due to unique circumstances and not general conditions.

3. The application does not alter the essential character of the neighborhood.

4. The application before the Board does not rewrite the Zoning Local Law.

5. The evidence shows that this is not a self-created hardship.

NOW, THEREFORE, BE IT RESOLVED that the Zoning Board of Appeal of the Town of New Windsor grant a use variance as applied for by CONSTANTINE DE SOUSA, SAM MUNGO and GRACE MUNGO and in accordance with site plans dated January 12, 1981, prepared by McGoey, Hauser and Grevas, consulting engineers.

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 applicants.

Dated: February 23, 1981.


Chairman

INTER-OFFICE CORRESPONDENCE

TO: TOWN ASSESSOR SARVIS ✓
FROM: ZONING BOARD OF APPEALS
SUBJECT: GRANTING OF VARIANCE
DATE: Feb. 24, 1981.

Please be advised that a variance was granted to

Constantine De Sousa - 1/26/81

located at:

Route 94 - (Marshall Drive) formerly Mungo, which variance
will change the use of the property from residential

to Commercial for the use of:

Commercial beauty salon.

Section 70 Block 1 Lot 44.

Patricia Delio, Secretary
New Windsor Zoning Board of Appeals

/pd-

(914) 565-8550

January 29, 1981

Louis Werner, Esq.
8 Grand Street
Newburgh, N.Y. 12550

RE: APPLICATION FOR USE VARIANCE - DE SOUSA #80-35

Dear Mr. Werner:

This is to confirm that the above application for a use variance was granted at the January 26, 1981 meeting of the Zoning Board of Appeals.

Formal decision will be drafted at a later date and acted upon by the Board. You will then receive a copy by return mail.

Very truly yours,

PATRICIA DELIO
Secretary to Zoning Board of Appeals

/pd

cc: Town Planning Board
McGoey, Hauser & Grevas - Attn: Lou Grevas

INTER-OFFICE CORRESPONDENCE

TO: TOWN PLANNING BOARD
FROM: ZONING BOARD OF APPEALS
SUBJECT: PUBLIC HEARING BEFORE ZBA - January 26, 1981
DE SOUSA (MUNGO PROPERTY)
DATE: January 14, 1981

Please be advised that there is a public hearing scheduled for Monday evening, January 26, 1981 at 8 p.m. At that time the Zoning Board of Appeals will hear the above application for a use variance.

I have attached hereto copy of the pertinent application together with public hearing notice.

Pat

/pd

Attachments

cc: Howard Collett - Building/Zoning Inspector

Public Hearing - 8 p.m. - DeSousa/Mungo.

Name:

Address:

Fran Mongelli

2 Split Tree Dr.

Constantino & Souza 27 Mandigo Pl. Newb.

Kath. Mullins

251 Washington St.

Louis Warner Esq. 8 Grand St, N.Y.

Elli Shan, L.S. 45 Quassick Ave, New Windsor



COUNTY OF ORANGE

LOUIS HEIMBACH, County Executive

Department of Planning

124 MAIN STREET (1887 Building)
GOSHEN, NEW YORK 10924
TEL. (914) 294-5151

Peter Garrison, Commissioner

Richard S. DeTurk, Deputy Commissioner

January 26, 1981

Mr. Richard Fenwick, Chairman
Town of New Windsor Zoning Board of Appeal
Town Hall, 555 Union Avenue
New Windsor, New York 12550

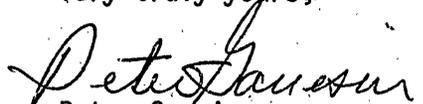
Re: Variance - DeSousa
Route 94
Our File No. NWT 2-81-M

Dear Mr. Fenwick:

We have 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.

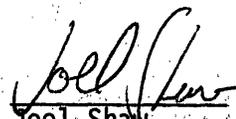
We hereby return the matter for final local determination.

Very truly yours,


Peter Garrison
Commissioner of Planning

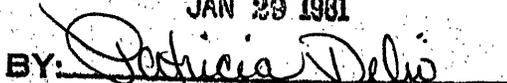
PG:mj
Enclosure

Reviewed by:


Joel Shaw
Senior Planner

RECEIVED
ATTORNEY'S OFFICE
TOWN OF NEW WINDSOR

JAN 29 1981

BY: 

Contract of Sale

Date September 19, 1980

Seller and Purchaser agree as follows:

Parties

Seller SAMUEL MUNGO and GRACE MUNGO
address: Marshall Drive and Route 94, New Windsor, New York 12550

Purchaser CONSTANTINO DE SOUSA
address: 27 Mandigo Place, Newburgh, New York 12550

**Purchase
agreement
Property**

1. Seller shall sell and Purchaser shall buy the Property on the terms stated in this Contract.

2. The Property is described as follows:

ALL that certain lot, piece or parcel of land situate, lying and be-
ing in the Town of New Windsor, County of Orange and State of New
York, more particularly bounded and described as follows:

BEGINNING at a point at the intersection of the southerly line of
Blooming Grove Turnpike with the easterly line of Marshall Drive as
shown on a map filed in the Orange County Clerk's Office, the said
map being titled "Amor Homes Inc." "Revised" dated Oct. 15, 1957, and
runs thence from said point of beginning along said easterly line of
Marshall Drive, South 5 degrees 43 minutes West 138.99 feet to a
point, thence North 67 degrees 05 minutes 30 seconds East 200 feet to
a point, thence North 22 degrees, 54 minutes 30 seconds West 72.41
feet to a point in the southerly line of Blooming Grove Turnpike,
thence along said line South 87 degrees, 29 minutes West 142.33 feet
to the point or place of beginning.

BEING the same premises described in a deed from AMOR HOMES
CORPORATION to SAMUEL MUNGO and GRACE MUNGO, his wife, dated April 18,
1958 and recorded in the Orange County Clerk's Office on April 18,
1958 in Liber 1459 of Deeds at Page 184.

24. This contract is conditional upon the purchaser securing
municipal approval to erect a sign related to the proposed
Beauty Salon, such sign shall be minimum size of 3' x 5'

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR



1763

Sole Assessor

Paula King

555 Union Avenue

New Windsor, New York 12550

(914) 565-8808

Solomon Theodore H.

* Real Estate Mgmt.

* Lincoln First Bank

1 Lincoln First Square

Rochester, N.Y. 14643

Mans & Miller Auto Centers

* Inc.

PO Box 247

Vails Gate, N.Y. 12584

Shedden Joan A.

* RD2, Temple Hill Road

New Windsor, N.Y. 12550

Vails Gate Fire Co. Inc.

* Route 94

Vails Gate, N.Y. 12584

Vails Gate United Methodist
Church

* c/o Treasurer

PO Box 37

Vails Gate, N.Y. 12584

State of New York

* Knox Headquarters

c/o Commissioner of Finance

Goshen, N.Y. 10924

Manfredi Patrick F. & Estelle

* 72 Kingswood Gdns.

New Windsor, N.Y. 12550

Traub Lawrence & Rose

* 73 Kingswood Gdns.

New Windsor, N.Y. 12550

O'Dea William & Margaret E.

* 68 Kingswood Gdns.

New Windsor, N.Y. 12550

Cook Joseph & Catherine

* 69 Kingswood Gdns.

New Windsor, N.Y. 12550

Cennamo Felice

* 66 Kingswood Gdns.

New Windsor, N.Y. 12550

LeCrann Alain & Leda C.

* 67 Kingswood Gdns.

New Windsor, N.Y.

MacFarland Gertrude

* 70 Kingswood Gdns.

New Windsor, N.Y.

Ray Marie K

* 71 Kingswood Gdns.

New Windsor, N.Y.

* Karp Ronald A & Rochelle

58 Runnymede Rd.

Berkely Hgts. N.J. 07922

* Conklin Jennie M.

81 Kingswood Gdns.

New Windsor, N.Y.

* Lease Raphael J.

76 Kingswood Gdns.

New Windsor, N.Y.

* Nolfo Louis A & Elsie B.

PO Box 523

Vails Gate, N.Y. 12584

* Rosenthal Jordan & Miriam

74 Kingswood Gdns.

New Windsor, N.Y.



1763

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Sole Assessor
Paula King
555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

- * Allyn Burton
833 Bloominggrove Tpk.
New Windsor, N.Y. 12550
- * Knox Village Inc.
2375 Hudson Terrace
Fort Lee, N.J. 07024
- * Vriesma Samuel & Elixabeth L.
11 Marshall Drive
New Windsor, N.Y. 12550
- * Barnes Shelby J. & Susan E.
45 Marshall Drive
New Windsor, N.Y. 12550
- * Paliana Richard J & Paulette
7 Marshall Drive
New Windsor, N.Y. 12550
- * Gardner Edward A Jr. & Pauline D
5 Marshall Drive
New Windsor, N.Y. 12550
- * Harris Benjamin
PO Box 2552
Newburgh, N.Y. 12550
- * Brewer Russell
Box 103
Vails Gate, N.Y. 12584
- * D'Ambrosio Sylvia
15 Kingswood Gardens
New Windsor, N.Y. 12550
- * V G Maximus Inc.
Bloominggrove Tpk.
Vails Gate, N.Y. 12584
- * Marshall William S. & Blanche
16 Marshall Place
New Windsor, N.Y. 12550
- * O'Conner Mary E.
18 Marshall Drive
New Windsor, N.Y. 12550
- * Edwards Ronald G. & Edna M.
20 Marshall Drive
New Windsor, N.Y. 12550
- * Abrams Harold & Yvonne B.
PO Box 462
Vails Gate, N.Y. 12584
- * Manley Gerald J. Sr. & Maureen A.
4 Truex Drive
New Windsor, N.Y. 12550
- * Barbaro John
6 Truex Drive
New Windsor, N.Y. 12550
- * Lekis Edward F. & Jo Ann M.
PO Box 204
Vails Gate, N.Y. 12584
- * Bonsell John L. & Shirley T.
4 Marshall Drive
New Windsor, N.Y. 12550
- * Worden David A. & Marie A.
PO Box 134
Vails Gate, N.Y. 12584
- * Reed Clarence & Zenobia B.
3 Truex Drive
New Windsor, N.Y. 12550
- * Gordon Donald C. & Martha A.
815 Bloominggrove Tpk.
New Windsor, N.Y. 12550
- * Highland National Bank of Newburgh
381 Broadway
Newburgh, N.Y. 12550



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OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Sole Assessor
Paula King
555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

- Worrad Lewis H. Sr. & Hilda C. ✓
75 Kingswood Gdns.
New Windsor, N.Y.
- Cummings Thomas & Grace ✓
78 Kingswood Gdns.
New Windsor, N.Y.
- Barbieri Gerard & Agnes C. ✓
79 Kingswood Gdns.
New Windsor, N.Y.
- Alsfeld John J. & Lucille Z. ✓
33 Kingswood Gdns.
New Windsor, N.Y.
- Magliano Alfred & Roselie ✓
28 Kingswood Gdns.
New Windsor, N.Y.
- Jesse Earl & Hazel V ✓
6 Cannon Drive
New Windsor, N.Y.
- Abruzzo Anna ✓
27 Kingswood Gdns.
New Windsor, N.Y.
- Miller Donald & Zawada Elsa ✓
30 Kingswood Gdns.
New Windsor, N.Y.
- ~~XXXXXXXXXXXX~~
- Pidhorodecky Olga ✓
105 Prospect Ave.
Irvington, N.J. 07111
- Buckley Jeremiah & Matilda ✓
24 Kingswood Gdns.
New Windsor, N.Y.
- Schade Otta & Martha ✓
81 Kingswood Gdns.
New Windsor, N.Y.
- DiPino Gennaro & Berean Laurine ✓
20 Kingswood Gdns.
New Windsor, N.Y.
- McCracken William John ✓
21 Kingswood Gdns.
New Windsor, N.Y.
- LoPresti Emil & Rose ✓
18 Kingswood Gdns.
New Windsor, N.Y.
- Wolpe Judel & Miriam ✓
19 Kingswood Gdns.
New Windsor, N.Y.
- Thompson Albert & Helen ✓
22 Kingswood Gdns.
New Windsor, N.Y.
- Maiorino Lillian ✓
23 Kingswood Gdns.
New Windsor, N.Y.
- Lenahan Hugh & Margaret ✓
56 Kingswood Gdns.
New Windsor, N.Y.
- Flint Rose L ✓
57 Kingswood Gdns.
New Windsor, N.Y.
- DeCrosta Anthony & Gloria ✓
52 Kingswood Gardens
New Windsor, N.Y.
- Gillespie Charlotte ✓
53 Kingswood Gdns.
New Windsor, N.Y.



1763

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Sole Assessor
Paula King
555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

- / Gibney Mary
50 Kingswood Gdns.
New Windsor, N.Y.
- Knapp Harry & Von Hahsel Joyce
54 Kingswood Gdns.
New Windsor, N.Y.
- / Konner Harry & Rose
64 Kingswood Gdns.
New Windsor, N.Y.
- / Whalen Anna Lee
65 Kingswood Gdns.
New Windsor, N.Y.
- / Newman Ruth
60 Kingswood Gdns.
New Windsor, N.Y.
- | Duff Michael Inc.
14 Seabro Ave.
N. Amityville, N.Y. 11701
- | Ruggiero Josephine
58 Kingswood Gdns.
New Windsor, N.Y. 12550
- \ Strokirk Edward & Jennie
59 Kingswood Gdns.
New Windsor, N.Y.
- \ Messina Nancy
62 Kingswood Gdns.
New Windsor, N.Y.
- Negus George W. & Edna F.
63 Kingswood Gdns.
New Windsor, N.Y.

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

Appeal No. 35

Request of Constantine DeSousa

for a VARIANCE ~~SPECIAL PERMIT~~ of
the regulations of the Zoning Ordinance to
permit Operation of a Beauty Salon

being a VARIANCE ~~SPECIAL PERMIT~~ of
Section 48-9 - Table of Use Regs. - Col. A
for property situated as follows:

Route 94 at Marshall Drive

SAID HEARING will take place on the 26th day of
January, 1981, at the New Windsor Town Hall,
555 Union Avenue, New Windsor, N. Y. beginning at
8 o'clock P. M.

RICHARD FENWICK
Chairman

Prelim -
12/8/80.

TOWN OF NEW WINDSOR
ORANGE COUNTY, N. Y.
OFFICE OF ZONING - BUILDING INSPECTOR

• NOTICE OF DISAPPROVAL ~~OF BUILDING PERMIT~~ APPLICATION

File No.

Date NOVEMBER 26, 1980

To GRACE & SAMUEL MUNGO
15 MARSHAL DRIVE W *
NW

PLEASE TAKE NOTICE that your application dated NOVEMBER 25, 1980
for permit to OPERATE A BEAUTY SALON
at the premises located at 15 MARSHAL DRIVE WEST

is returned herewith and disapproved on the following grounds:

PRE EXISTING USE OF DWELLING & BEAUTY SALON MAY
NOT BE ENLARGED TO EMPLOY PERSONS.

PROPERTY IS IN A ONE FAMILY ZONE (R4) - use variance

*Requested.
(may not be
required.)*

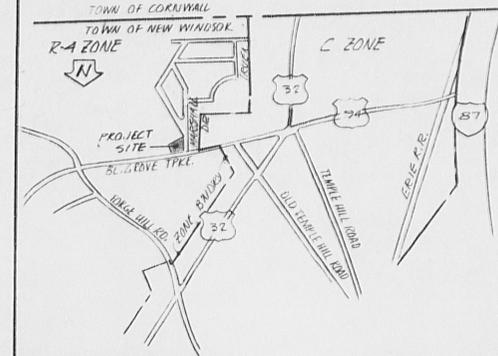
Howard R. Corbett
Building Inspector

Low Werner, atty. for DeSousa.

* contact purchaser - Constatituis De Sousa - 27 Mandigo Pl.
Newb.

LEGEND

- PROPERTY LINE
- SMH ● SANI. MANHOLE
- W.V. ● WATER VALVE
- OF ● OIL FILLER
- CD ● CLEANOUT (SEWER)
- ∅ UTILITY POLE
- C.B. □ CATCH BASIN
- ▼ STREET SIGN
- E/T— ELECTRIC/TELEPHONE LINES



LOCATION MAP
SCALE: 1"=1000'

NOTES

GENERAL

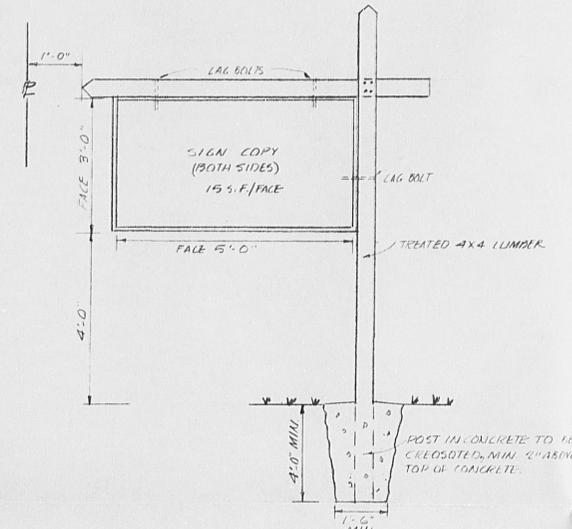
1. BEING LOT 44 IN BLOCK 1, SECTION 70, AS SHOWN ON THE TOWN OF NEW WINDSOR TAX MAPS.
2. PROPERTY OWNERS: SAMUEL MUNGO & GRAE-MUNGO; MARSHALL DR. & RTE 94, NEW WINDSOR, N.Y.
3. APPLICANT: CONSTANTINO DE SOUSA 27 MANDIGO PL., NEWBURGH, N.Y.
4. PROPERTY ZONE: R-4
5. PROPOSED USE: COMMERCIAL BEAUTY SHOP; PROPOSED NUMBER OF EMPLOYEES: 4
6. BOUNDARY DATA IS FROM FIELD SURVEY OF 6 JAN. 1981.

PARKING

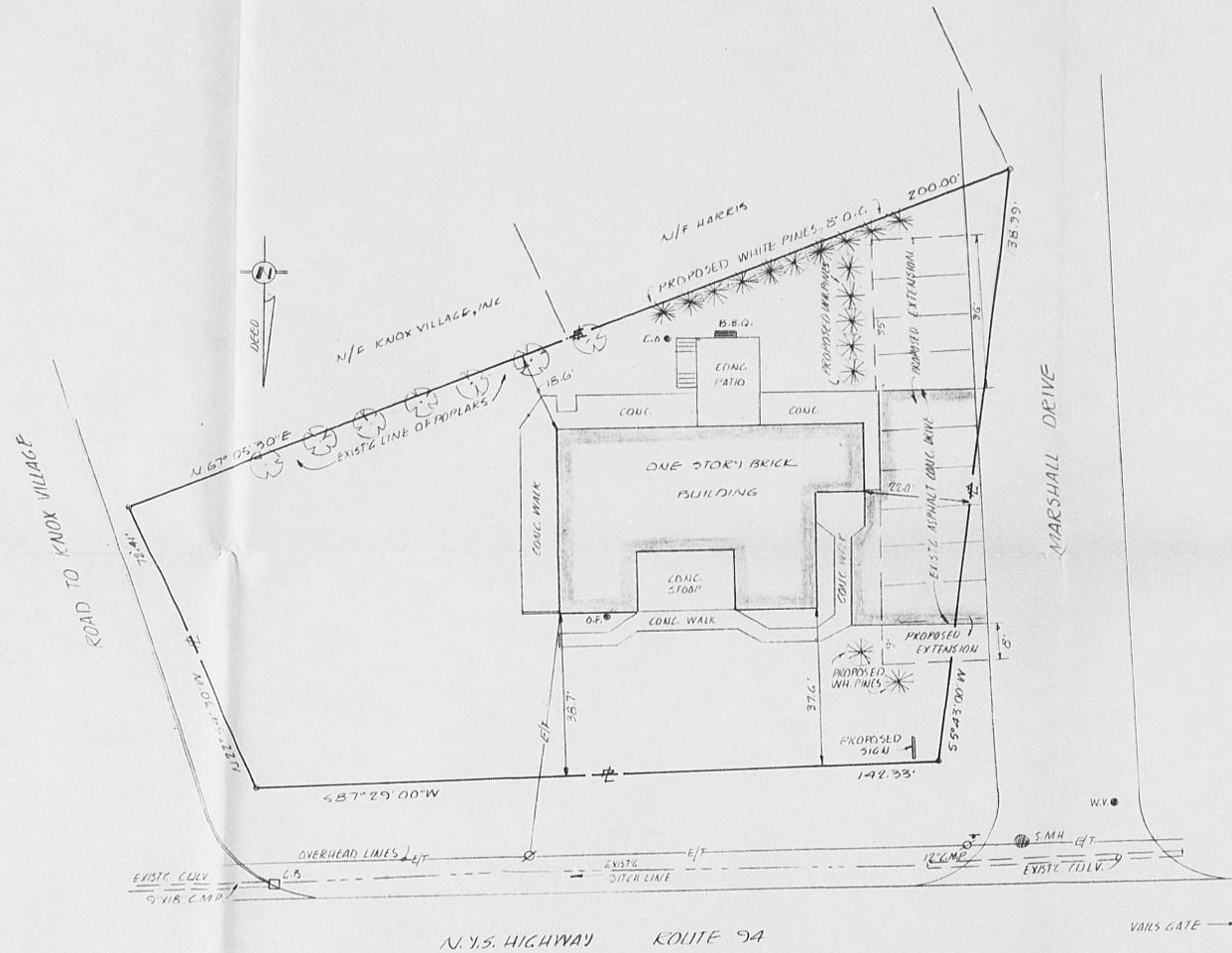
1. PARKING REQUIREMENTS TAKEN FROM "R-4" ZONE: ONE SPACE PER 200 S.F. OF BLDG. AREA; 155 S.F. = 200 = 11 SPACES. EXIST'G ASPHALT CONC. PARKING AREA TO BE ENLARGED TO PROVIDE THE NECESSARY SPACES. SPACE SIZE (CAR) 9'X15'

LANDSCAPING

1. WHITE PINE TREES (PINUS STROBUS) TO BE PLACED WHERE SHOWN, AT A MAXIMUM OF EIGHT (8) FT. ON CENTER. ALL TREES TO BE STANDARD NURSERY STOCK, CALLED 1 BURLAPPED MIN. SIX (6) FT. HIGH.



SIGN DETAIL
SCALE: NONE



SITE PLAN
SCALE: 1"=20'



MCGOEY, HAUSER & GREVAS CONSULTING ENGINEERS 45 Quassaick Ave. (Rte. 9-W) New Windsor, New York 9 High Street Port Jarvis, New York			PLAN FOR: CONSTANTINO De SOUSA TOWN OF NEW WINDSOR ORANGE COUNTY NEW YORK	
Revision	Date	Description	Drawn	Sheet
			Checked	1
			Scale As shown	
			Date 12 Jan 1981	
			Job No D-442-80	
			SITE PLAN	