

ZB# 84-6

Frederick Kass

65-2-13

Prelim. Meeting:

Mar. 26, 1984.

Public Hearing:

June 11, 1984

Notice to
Sentinel on
5/9/84. ✓

OCFD

Notified by

letter on 5/9/84 ✓
(no response to date)

TPB notified on 5/21/84. ✓

Check need. \$50.00

3 decisions
needed

General Receipt

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, N. Y. 12550

5859

July 12 19 84

Received of Action Audio Inc. (Fred Kass) \$ 50⁰⁰/₁₀₀

Fifty and 00/100 DOLLARS

For 846 3 B.A.

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>50.00</u>	<u>Check</u>	
<u># 67822</u>		

By Pauline J. Townsend
Town Clerk
Title

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 Ordinance on the following proposition:

Appeal No. 6

Request of FREDERICK J. KASS, JR.

for a VARIANCE ~~SPECIAL PERMIT~~ of the regulations of the Zoning Ordinance to permit construction of a new professional building, new warehouse and expansion/conversion of existing retail buildings

being a VARIANCE ~~SPECIAL PERMIT~~ of

Section 48-9 - Table of Use Regs.-Col. B and Section 48-12 - Table of Bulk Regs. - Cols. 6 & 8 for property situated as follows:

Southeasterly corner of intersection of NYS Route 32 and Forge Hill Road known and designated as Section 65-Block 2- Lot 13 in the Town of New Windsor, New York.

SAID HEARING will take place on the 11th day of June, 1984, at the New Windsor Town Hall, 555 Union Avenue, New Windsor, N. Y. beginning at 7:30 o'clock P. M.

DANIEL P. KONKOL
Chairman

ZONING BOARD OF APPEALS : TOWN OF NEW WINDSOR

-----x

In the Matter of the Application of

FREDERICK KASS, JR. (ACTION AUDIO)

DECISION GRANTING
USE AND AREA VARIANCES

84-6

-----x

WHEREAS, FREDERICK KASS, JR. of 367 Windsor Highway,

New Windsor, N. Y. 12550, has made application before the

Zoning Board of Appeals for use and area variance (s) for the purpose
in an R-4 and C zone;

of: construction of new 6,000 sq. ft. warehouse with insufficient rearyd./
and

WHEREAS, a public hearing was held on the 11th day of

June, 1984 at the Town Hall, 555 Union Avenue, New Windsor,

New York; and

WHEREAS, applicant appeared with his consulting engineer,
New York;

William Hauser of McGoey & Hauser, 44 Quassaick Ave., New Windsor/ and

WHEREAS, the application was unopposed; 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 a new 6,000 sq. ft. warehouse
will be constructed to replace the old warehouse, which is pre-existing

3. The evidence shows: that the area is basically commercial
in nature and could not be utilized for one-family residential dwellings
in an area which is 90% commercial

4. The evidence shows: that the commercial warehouse would not change the character of the area in any way but would actually upgrade the area since the new warehouse would replace the old warehouse.

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

1. The evidence indicates that the aforesaid circumstances or conditions are such that the strict application of the provisions of the local law would deprive the applicant of the reasonable use of such land or building.

2. The evidence indicates that the plight of the applicant is due to unique circumstances and not to general conditions suffered by other persons within the same zone.

3. The evidence shows that the applicant will encounter practical difficulty if the area variance requested is not granted.

4. The proposed variance will not result in substantial detriment to adjoining properties or change the character of the neighborhood.

NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor grants the proposed use of a warehouse in an R-4 zone and also grants the 35 ft. rear yard variance for construction of same, in accordance with plans submitted 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, or his attorney.

Dated: June 25, 1984.

S/ Joseph Skopin
v. Chairman



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK
(914) 565-8550

June 14, 1984

Mr. Frederick Kass, Jr.
ACTION AUDIO
Routes 32/Old Forge Hill Road
New Windsor, N. Y. 12550

RE: APPLICATION #84-6 - ZONING BOARD OF APPEALS - KASS

Dear Fritz:

This is to confirm the action taken by the Zoning Board of Appeals at the public hearing held on 6/11/84 in the above-entitled matter:

- GRANTED . USE VARIANCE and 35 Ft. REAR YARD VARIANCE for proposed new 6,000 sq. ft. warehouse;
- GRANTED . USE VARIANCE - portion of warehouse in R-4 zone to be converted to stores (numbered 9, 10 & 11 on site plan);
- DENIED . USE VARIANCE and AREA VARIANCES - Proposed new two-story office building;

Formal decisions will be drafted and acted upon at an upcoming meeting of the ZBA. You will be in receipt of a copy by return mail.

Best of luck with your project.

Very truly yours,

PATRICIA DELIO
Secretary - ZBA

/pd

cc: Town Planning Board
Patrick Kennedy, Building/Zoning Officer



Louis Heimbach
County Executive

ZBA members.

File: Action Audio

**Department of Planning
& Development**

124 Main Street
Goshen, New York 10924
(914) 294-5151

Peter Garrison, Commissioner
Richard S. DeTurk, Deputy Commissioner
Paul Costanzo, Director of Community Development

September 4, 1984

Mr. Daniel P. Konkol, Chairman
Town of New Windsor Zoning Board of Appeals
555 Union Avenue
New Windsor, New York 12550

RECEIVED
ATTORNEY'S OFFICE
TOWN OF NEW WINDSOR

Re: Application of Frederick J. Kass, Jr.
for Use & Area Variance - N.Y.S. Route 32
& Forge Hill Road
Our File No. NWT 5-84M - Your File No. 86-6

SEP 7 1984

BY: Goshicia Delio

Dear Mr. Konkol:

Following my report to you of June 11, 1984, I received (July 11, 1984) notification of your Board's action e.g. denied in part and approved in part dated 6/15/85 and a July 30, 1984 letter from William J. Hauser, P.E. of McGoey and Hauser commenting on the questions raised in my report.

I have consulted with D. Donald Greene of the N.Y.S. Department of Transportation on the site plan.

Specifically:

1. The N.Y. Route 32 entrance nearest Gold Dome Bank is a problem and will require re-location.
2. The N.Y. Route 32 exit nearest the intersection with Forge Hill Road is also a problem. One possibility being considered is its elimination in favor of Forge Hill Road so as to lessen congestion at the intersection.

These matters will be taken-up with the Applicant's Engineer upon completion of Poughkeepsie D.O.T.'s review.

I will advise you of the County's action on this Application upon receipt of D.O.T.'s final recommendations.

Sincerely,
Peter Garrison
Peter Garrison
Commissioner of Planning &
Development

cc: Donald Greene
Asst. Resident Engineer

Memo

FROM: NEW WINDSOR ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR
555 UNION AVENUE NEW WINDSOR, NEW YORK 12550

TO: ORANGE COUNTY PLANNING & ECONOMIC DEVELOPMENT

124 Main Street
Neshen, NY 10924

DATE: 5/9/84

Attn: Peter Garrison,
Commissioner of Planning

SUBJECT: APPLICATION OF FREDERICK J. KASS, JR. #84-6

---FOLD HERE---

Dear Mr. Garrison:

Per your offer of March 19, 1984 at the joint meeting, I am transmitting this application, site plan, etc., for your comments.

DPK:pd
Enclosures

by DANIEL P. KONKOL, Chairman
New Windsor Zoning Board of Appeals

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

84-6

Date: _____

- I. ✓ Applicant Information: 367 WINDSOR HIGHWAY NEW WINDSOR
- (a) FREDERICK J. KASS JR. 565-8740
(Name, address and phone of Applicant) (Owner)
- (b) SAME
(Name, address and phone of purchaser or lessee)
- (c) _____
(Name, address and phone of attorney)
- (d) _____
(Name, address and phone of broker)

II. Application type:

- Use Variance Sign Variance
- Area Variance Special Permit

III. ✓ Property Information:

- (a) C/R-4 367 WINDSOR HIGHWAY 65-2-13 2.88 ACRES
(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? NO
- (d) When was property purchased by present owner? 1982
- (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
- (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 of USE Regs., Col. B, to allow:
(Describe proposal)
1. CONSTRUCT TWO STORY OFFICE BLDG. IN R-4 ZONE
 2. CONVERT EXISTING WAREHOUSE TO COMMERCIAL RETAIL USE PART IN R-4 ZONE AND PART IN C ZONE
 3. CONSTRUCTION OF NEW WAREHOUSE TO REPLACE EXIST WAREHOUSE STRUCTURE IN R-4 ZONE

(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.

The parcel lies in commercial and residential zones with the access through commercial areas in general. In order to properly develop the property the best use would be commercial since access to residential areas through commercial parking and traffic would not be desirable. The restriction for development of residential property in the rear would therefore present an unnecessary hardship.

V. ✓ Area variance:

(a) Area variance requested from New Windsor Zoning Local Law, Section 48-12, Table of BULK Regs., Col. 6, 8.

Requirements	OFFICE	WAREHOUSE	Proposed or Available	Variance Request
Min. Lot Area				
Min. Lot Width				
Reqd. Front Yd.	35		18	18
Reqd. Side Yd.				
Reqd. Rear Yd.	40	40	25 5	25 5
Reqd. Street Frontage*				
Max. Bldg. Hgt.				
Min. Floor Area*				
Dev. 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.

The practical difficulty exists because in order to provide safe, proper and easy access to and from the site and proper orderly parking it is necessary to place buildings nearer to property lines than required. Also, since existing building lines should be maintained, the compliance with the setback + side yard requirements presents practical difficulty.

VI. Sign Variance:

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

	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 of _____ Regs., Col. _____.
- (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.)

FRONTAGE TO BE TASTEFULLY LANDSCAPED. COMMERCIAL SIGNS TO BE BUILDING FACE TYPE; DRAINAGE TO BE PIPED AS PRACTICAL. BUILDING CONSTRUCTION TO BE ARCHITECTURALLY COMPATIBLE WITH SURROUNDINGS; SITE TO BE ADEQUATELY LIGHTED FOR SAFETY & SECURITY BUT NOT OVER ILLUMINATED CAUSING GLARE; FRONTAGE ON RTE 32 AND FORGE HILL RD. TO BE AESTHETICALLY IMPROVED.

IX. Attachments required:

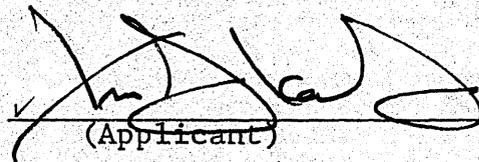
- Copy of letter of referral from Bldg./Zoning Inspector.
- Copy of tax map showing adjacent properties.
- ~~N/A~~ Copy of contract of sale, lease or franchise agreement.
- Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, 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 the amount of \$ 50.00 payable to TOWN OF NEW WINDSOR.
- Photos of existing premises which show all present signs and landscaping.

X. AFFIDAVIT

Date 9 MAY 84

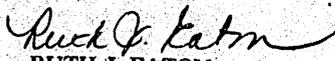
STATE OF NEW YORK)
) SS.:
COUNTY OF ORANGE)

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.



(Applicant)

Sworn to before me this
9th day of May, 1984.


RUTH J. EATON
Notary Public, State of New York
Qualified in Orange County
Commission Expires March 30, 1986
Reg. No. 4673512

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.



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

(138)
(124 received)

March 19, 1984

Mr. Frederick Kass
Mr. & Mrs. Samuel Madison
23 Sheldon Drive
Cornwall, N.Y.

RE: 65-2-13

Dear Mr. Kass:

According to my records, the attached list of property owners are within five hundred (500) feet of the above mentioned property.

The charge for this service is \$100.00. Please remit same to the Town Clerk, Town of New Windsor.

Very truly yours,

PAULA SARVIS
ASSESSOR
Town of New Windsor



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

21
dow
21

- ✓ Mena Mercurio Fidelin S
7 Kingswood Gardens
New Windsor NY 12550
- ✓ Fredericks Gladys
8 Kingswood Gardens
New Windsor NY 12550
- ✓ Cennamo Daniel & Virginia
3 Kingswood Gardens
New Windsor NY 12550
- ✓ Weiner Sylvia
4 Kingswood Gardens
New Windsor NY 12550
- ✓ Conyea Minnie
1 Kingswood Gardens
New Windsor NY 12550
- ✓ Cardullo Frank
2 Dorothy Court
Farmingdale NY 11735
- ✓ De Latorre George & Lorraine
5 Kingswood Gardens
New Windsor NY 12550
- ✓ ~~Newman~~ Thomas & Muriel
7 Kingswood Gardens
New Windsor NY 12550
- Lease Ray
18 Kingswood Gardens
New Windsor NY 12550
- ✓ Swanson Kenneth G & Lillian M
17 Kingswood Gardens
New Windsor NY 12550
- ✓ ~~Newmetzger~~ Lothar & Beverly
29 Susan Dr
Newburgh NY 12550

- Wasilewski ~~Nicholas~~ & ~~Rose~~ ✓
9 Kingswood Gardens
New Windsor NY 12550
- ✓ Mascitelli Alfred C & Elizabeth
10 Kingswood Gardens
New Windsor NY 12550
- Seleton Charles N & Berndine ✓
14 Kingswood Gardens
New Windsor NY 12550
- Smith Charles & Edna ✓
45 Wright St
Pearl River NY 10965
- Mc Cullough Marion
112 Kingswood Gardens
New Windsor NY 12550
- Stauch Henry & Helen ✓
113 Kingswood Gardens
New Windsor NY 12550
- Mullin Ambrose L & Helen S ✓
108 Kingswood Gardens
New Windsor NY 12550
- ✓ Pidhorodecky Olga
Pidhorodecky Mark
Eich Barbara
105 Prospect Ave
Irvington NJ 07111
- Honold Marylou & Carolyn G ✓
109 Kingswood Gardens
New Windsor NY 12550
- ✓ Laubscher Margaret
108 Kingswood Gardens
New Windsor NY 12550



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TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

done
5

✓ De Crosta Anthony & Gloria
52 Kingswood Gardens
New Windsor NY 12550

Messina Nancy
62 Kingswood Gardens
New Windsor NY 12550

✓ Gillespie Charlotte & Childress
Dolores
53 Kingswood Gardens
New Windsor NY 12550

Negus George W & Edna F ✓
63 Kingswood Gardens
New Windsor NY 12550

✓ Finkelstein Sylvia
50 Kingswood Gardens
New Windsor NY 12550

Salonsky Ethel ✓
40 Kingswood Gardens
New Windsor NY 12550

✓ Cavalari Agnes
Box 276
Vails Gate NY 12584

Amen Anthony & Ida ✓
41 Kingswood Gardens
New Windsor NY 12550

✓ Knapp Joyce
37 Roe St
Newburgh NY 12550

Kirson Joseph & Belle ✓
36 Kingswood Gardens
New Windsor NY 12550

✓ Konner Rose
64 Kingswood Gardens
New Windsor NY 12550

Bauer Leonard R & Alice C ✓
3 Regimental Pl
New Windsor NY 12550

Whalen Anna Lee
65 Kingswood Gardens
New Windsor NY 12550

Mc Keegan James J & Helen A ✓
34 Kingswood Gardens
New Windsor NY 12550

✓ Newman Ruth
60 Kingswood Gardens
New Windsor NY 12550

Pirhala Roy T ✓
35 Kingswood Gardens
New Windsor NY 12550

✓ Duff Michael & Elizabeth
471 Wolf Hill Rd
Dix Hills NY 11746

Berean Laurine R & Bradley Mary E ✓
47 Parade Pl
New Windsor NY 12550

✓ Ruggiero Josephine
58 Kingswood Gardens
New Windsor NY 12550

Levy Mannie & Diana ✓
48 Kingswood Gardens
New Windsor NY 12550

✓ Strokirk Edward & Jennie
59 Kingswood Gardens
New Windsor NY 12550

✓ Ibricq Laura
34-41 78th. St Apt 6D
Jackson Hieghts NY 11372

Returned
/N



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

22

11

low

1763

- ✓ Salomon Iris
45 Kingswood Gardens
New Windsor NY 12550
- ✓ Smith Louise
42 Kingswood Gardens
New Windsor NY 12550
- ✓ Civitano Sr Frank J & Jean
43 Kingswood Gardens
New Windsor NY 12550
- ✓ Leonardi Angelo & Gerdi
46 Kingswood Gardens
New Windsor NY 12550
- ✓ Levine Abraham & Dorothy
47 Kingswood Gardens
New Windsor NY 12550
- ✓ Valenti Anthony A & Marie A
32 Kingswood Gardens
New Windsor NY 12550
- ✓ Pesavento Veronica A
33 Kingswood Gardens
New Windsor NY 12550
- ✓ Magliano Alfred & Rosalie
28 Kingswood Gardens
New Windsor NY 12550
- ✓ Jesse Earl & Hazel V
6 Cannon Dr
New Windsor NY 12550
- ✓ Coviello Alex & Genevieve
500A Commons Way
Fishkill NY 12524
- ✓ Dykes William M & Eunice
27 Kingswood Gardens
New Windsor NY 12550
- ✓ Miller Donald & Zawada Elsa
30 Kingswood Gardens
New Windsor NY 12550
- ✓ Buckley Jeremiah & Matilda
24 Kingswood Gardens
New Windsor NY 12550
- ✓ Salvaggio Anna
25 Kingswood Gardens
New Windsor NY 12550
- Di Pino Gennaro & Berean Laurine
20 Kingswood Gardens
New Windsor NY 12550
- ✓ Mc Cracken William John
21 Kingswood Gardens
New Windsor NY 12550
- ✓ Lo Presti Emil & Rose
18 Kingswood Gardens
New Windsor NY 12550
- ✓ Wolpe Judel & Miriam
19 Kingswood Gardens
New Windsor NY 12550
- ✓ Thompson Albert & Helen
22 Kingswood Gardens
New Windsor NY 12550
- ✓ Maiorino Lillian
23 Kingswood Gardens
New Windsor NY 12550
- ✓ Vails Gate Fire Co Inc
PO Box 101
Vails Gate NY 12584
- ✓ City School District of Newburgh
Vails Gate Elementary School
98 Grand St
Newburgh NY 12550

11



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

3

done

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✓ Vaccaro Rosalie
90 Kingswood Gardens
New Windsor NY 12550

✓ Chrinian Gerard
91 Kingswood Gardens
New Windsor NY 12550

✓ Kelly Agnes
94 Kingswood Gardens
New Windsor NY 12550

✓ Keller Charles & Mae
95 Kingswood Gardens
New Windsor NY 12550

✓ St John Jean M
72 Kingswood Gardens
New Windsor NY 12550

✓ Traub Lawrence & Rose
73 Kingswood Gardens
New Windsor NY 12550

✓ O'Dea William & Margaret E
68 Kingswood Gardens
New Windsor NY 12550

✓ Cook Joseph & Catherine
69 Kingswood Gardens
New Windsor NY 12550

✓ Cennamo Felice
66 Kingswood Gardens
New Windsor NY 12550

✓ Le Crann Alain & Leda C
67 Kingswood Gardens
New Windsor NY 12550

✓ Mac Farland Gertrude
70 Kingswood Gardens
New Windsor NY 12550

✓ Ray Marie K
71 Kingswood Gardens
New Windsor NY 12550

✓ Karp Ronald A & Rochelle
58 Runnymede Rd
Berkely Hgts NJ 07922

✓ Conklin Jennie M
81 Kingswood Gardnes
New Windsor NY 12550

✓ Ruscitti ~~Aaron J~~ & Patricia A
76 Kingswood Gardens
New Windsor NY 12550

✓ Nolfo Louis A & Elsie B & Ronald P
PO Box 523
Vails Gate NY 12584

✓ Rosenthal Jordan & Miriam
74 Kingswood Gardens
New Windsor NY 12550

✓ Worrad Lewis H Sr
75 Kingswood Gardens
New Windsor NY 12550

✓ Cummings Thomas & Grace
78 Kingswood Gardens
New Windsor NY 12550

✓ Barbieri Gerard & Agnes C
79 Kingswood Gardens
New Windsor NY 12550

✓ Lenahan Hugh & Margaret
56 Kingswood Gardens
New Windsor NY 12550

✓ Flint Rose L
57 Kingswood Gardens
New Windsor NY 12550

1/22



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

20
done *9*

✓ Ferraris George & Adeline
110 Kingswood Gardens
New Windsor NY 12550

✓ Braun Marie
112 Kingswood Gardens
New Windsor NY 12550

○ Cammarata Biagio & Grace
104 Kingswood Gardens
New Windsor NY 12550

○ Dibetto Frank & Marie
105 Kingswood Gardens
New Windsor NY 12550

✓ Shedden Joan A
PO Box 608A
Vails Gate NY 12584

✓ De Crosta Liberato & Isabelle
98 Kingswood Gardens
New Windsor NY 12550

✓ Sotland Adele & Riesenberg Marion
c/o Adele Sotland
17 Hearthstone Way
New Windsor NY 12550

✓ Germaine Italia
103 Kingswood Gardens
New Windsor NY 12550

✓ Leghorn William F & Muriel E
88 Kingswood Gardens
New Windsor NY 12550

○ Gambetta Ida & Rafanelli Marie
89 Kingswood Gardens
New Windsor NY 12550

✓ Hyser Revo & Vera
84 Kingswood Gardens
New Windsor NY 12550

✓ Van Leuven Dorothy
85 Kingswood Gardens
New Windsor NY 12550

D'Angelo Thomas & Vincenza ✓
82 Kingswood Gardens
New Windsor NY 12550

✓ Cavalari John R & Frances M
c/o Cavalari John
Rt 94 RD2
Newburgh NY 12550

Smith Linda F & Sloat ✓ Susan E
c/o Bessie Nelson
86 Kingswood Gardens
New Windsor NY 12550

✓ Keats Marguarite
87 Kingswood Gardens
New Windsor NY 12550

Mc Loughlin Michael & Margaret ✓
96 Kingswood Gardens
New Windsor NY 12550

Geraci Peter S & Villano ✓ Florence N
28 Baldwin Drive
Wappingers Falls NY 12590

Diaz Mary L ✓
92 Kingswood Gardens
New Windsor NY 12550

Swanson Karl Stuart
93 Kingswood Gardens
New Windsor NY 12550

120



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

20

4

done

1763

- ✓ Panella Emilio
410 Bloominggrove Tpke
New Windsor NY 12550
- ✓ Sun Refining & Marketing Co
ATTN: R E Tax Department
Ten Penn Center
1801 Market Street
Philadelphia Pa 19103
- ✓ BILA Partners
c/o William Rosenberg
176 N Main St
Florida NY 10921
- ✓ Graziono Jack V & Emilie M
317 Old Forge Hill Rd
New Windsor NY 12550
- ✓ Musolino Frances
PO Box 206
Vails Gate NY 12584
- ✓ Kroposki Walter
PO Box 731
Monroe NY 10950
- ✓ Rosenbaum Industries Inc
PO Box 428
Vails Gate NY 12584
- ✓ Daidone Charles T & Rose M
250-260 Temple Hill Rd
New Windsor NY 12550
- ✓ Adams Harold
PO Box 4053
New Windsor NY 12550
- ✓ Nottingham Assoc
c/o The Howard Savings Bank
Mortgage Servising Dept
200 S Orange Ave
Livingstone NJ 07039

- ✓ Crook Richard J & Jeanine M
64 Continental Dr
New Windsor NY 12550
- ✓ Marotta William J & Genevieve E
66 Continental Dr
New Windsor NY 12550
- ✓ Bakker Berend & Margaret G
68 Continental Dr
New Windsor NY 12550
- ✓ Eldridge Ahiel T & Lina A
70 Continetal Dr
New Windsor NY 12550
- ✓ Simonson Ralph A & Rose J
72 Continental Dr
New Windsor NY 12550
- ✓ Spreer Edward F & Linda
74 Continental Dr
New Windsor NY 12550
- ✓ Toepfer Christopher
76 Continental Dr
New Windsor NY 12550
- ✓ Sitler Michael R & Kathleen A
60 Continental Dr
New Windsor NY 12550
- Woodruff Lawrence & Joan M
62 Continental Dr
New Windsor NY 12550
- ✓ Forge Hill Associates
c/o Tower Management Service
11G Ivy Lane
Bergenfield NJ 07621

20



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

9

done

✓

- ✓ Balmville Estates Inc
PO Box 4053
New Windsor NY 12550
- ✓ Bromberg Arthur & William
300 Old Forge Hill Rd
New Windsor NY 12550
- ✓ Laborers Local 17
Realty Trust
PO Box 356
Vails Gate NY 12584
- ✓ Cicchetti O Edward
8 Baltsa Rd
Newburgh NY 12550
- ✓ Vitolo Reziero
12 Lancer Dr
Newburgh NY 12550
- ✓ Hecht Eugene I & Bakker
Leonard G
363 Windsor Highway
New Windsor NY 12550
- ✓ Gilbert James M & Anita B
53 Continental Dr
New Windsor NY 12550
- ✓ Zapantis Costas & Anna
51 Continental Dr
New Windsor NY 12550
- ✓ Kemp David W & Marie
49 Continental Dr
New Windsor NY 12550

9

6/11/84. Kass, Frederick (Action Audio) (Public Hearing)

Name:

Address:

84-6

Robert G. Mazurek ✓ no objection

118 Vails Gate Wb Dr. N.W.

Edward Cicchero

359 WINDSOR HWY N.W.

Walter Kuposki

375 " " "

(Dan from Action Audio also attended)

3

ALL STATE RECORD
RAT CONTENT

RD 2 Bethlehem Rd.
Newburgh, N.Y. 12550

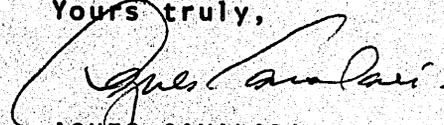
Mr. Daniel P. Konkol, Chairman
Zoning Board of Appeals
555 Union Avenue
New Windsor, New York 12550

Re: Appeal No. 6
Frederick J. Kass Jr.

Dear Mr. Konkol:

I write you to express my support for approval of the above appeal for construction of a new professional building and warehouse and expansion or conversion of the existing related building of Mr. Kass. The appellant as a successful businessman has been a definite addition for the commercial activities of the town and deserves every encouragement.

Yours truly,


AGNES CAVALARI

RECEIVED
ATTORNEY'S OFFICE
TOWN OF NEW WINDSOR

JUN 11 1984

BY: Patricia Delis

Prelim.
3/26/84
7:30 p.m.

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

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

File No.

Date March 21, 1984

To Frederick J. Kass, Jr.
367 Windsor Highway
New Windsor, NY

PLEASE TAKE NOTICE that your application dated March 21, 1984
for permit to Extend existing retail business; build new office building (2 story)
at the premises located at S.E. Cor. N.Y.S. Rte. 32 and Forge Hill Rd.
(Action Audio)

is returned herewith and disapproved on the following grounds:

- 1) use variance - Commercial/Retail - office in R-4 zone
- 2) Office Frontyard variance, side yard variance, rear yard variance
- 3) Retail - side yard (7')

Sign?

Building Inspector

12.30

LETTICES

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 Ordinance on the following proposition:

Appeal No. 6
 Request of FREDERICK J. KASS, JR. for a VARIANCE of the regulations of the Zoning Ordinance to permit construction of a new professional building, new warehouse and expansion/conversion of existing retail buildings being a VARIANCE of Section 48-9 Table of Use Regs. - Col. B and Section 48-12 Table of Bulk Regs. - Cols. 6 & 8 for property situated as follows:

Southeasterly corner of intersection of NYS Route 32 and Forge Hill Road known and designated as Section 65 Block 2 Lot 13 in the Town of New Windsor, New York.

SAID HEARING will take place on the 11th day of June, 1984, at the New Windsor Town Hall, 555 Union Avenue, New Windsor, N.Y. beginning at 7:30 o'clock p.m.

Daniel P. Konkol
 Chairman
 By Patricia Delio,
 Secretary

State of New York
 County of Orange, ss:

Errett W. Smith, being duly sworn
 disposes and says that he is

Publisher of the E.W. Smith
 Publishing Company, Inc. publisher
 of The Sentinel, a weekly newspaper
 published and of general circulation
 in the Town of New Windsor, and that
 the notice of which the annexed is
 a true copy was published one

in said newspaper, commencing on
 the 11th day of June A.D., 1984
 and ending on the 11th day of June
 A.D. 1094

Errett W. Smith
 Subscribed and shown to before me
 this 5th day of June, 1984.

Patricia Delio
 Notary Public of the State of New York
 County of Orange.

My commission expires March 30, 1985

PATRICIA DELIO
 Notary Public, State of New York
 Appointed in Orange County
 My Commission expires Mar. 30, 1985

NEW WINDOR ZONING BOARD OF APPEALS
Regular Session
April 23, 1984

MEMBERS PRESENT: Daniel P. Konkol, Chairman
Joseph Skopin, V. Chairman
Richard Fenwick
James Nugent
John Pagano
Jack Babcock

MEMBERS ABSENT: Vincent Bivona

ALSO PRESENT: Andrew S. Krieger, Esq.
Attorney for Board

The April 23, 1984 session of the Zoning Board of Appeals was called to order by Chairman Daniel P. Konkol at 7:30 p.m. Roll call was taken in the absence of Secretary.

Motion followed by Joseph Skopin, seconded by James Nugent to accept the minutes of the April 9, 1984 meeting as written. Roll call: 6 ayes - 1 abstention (J. Pagano).

* * * * *

PRELIMINARY MEETING:

KASS, FREDERICK, JR. (ACTION AUDIO) -

William Hauser of McGoey & Hauser, consulting engineers, was present representing Mr. Kass. Mr. Hauser presented an amended site plan with new front elevations for the proposed structures, including shopping building and two-story office building. The side facing Forge Hill Road would be all new and the side facing Rt. 32 would be basically the same.

Discussions followed covering extension to building facing Rt. 32, rear entrances to stores and access for emergency vehicles. Also, it was suggested that 7 ft. be shaved from proposed extension, thereby eliminating the necessity of a sideyard variance. Attorney Krieger brought up the fact that there may also be an area variance concerning the rear of the property since the bulk regulations contains a clause requiring 5 acres in an R-4 zone. Property is presently located in R-4 and C zones. Attorney Krieger offered to research law concerning the total number of buildings allowed to exist on one lot.

It was requested that the applicant produce plans concerning lighting, landscaping, tenant businesses, guard rails, etc. Also, applicant stated that there would be no food cooking or preparation on premises. Mr. Hauser stated that a final site plan showing requested changes would be submitted to the Board members prior to a public hearing.

Use - office & warehouse
Setback

April 23, 1984

Variances requested: *

- ① Use variance - new office building ✓
 Setback ~~30 ft~~ - " " " 17 ft. variance (34-001)
~~Area~~ - " " " " - 38 ft.
 Rearyard - " " " " - 38 ft.
- ② Use - Converted warehouse on Forge Hill Rd. ✓
 South sideyd - Proposed extension to bldg. facing Rt. 32
 Area (?) - 5 acres required in R-4 zone

*Figures to be available upon submission of final site plan.

It was suggested that the Board meet with applicant and engineer at 7 p.m. previous to the public hearing and Secretary instructed not to schedule any other public hearings for the evening when the subject hearing is scheduled.

Motion then followed by Jack Babcock, seconded by Joseph Skopin to schedule a public hearing upon the return of the completed paperwork. Roll call: 6-0.

* * * *

PRELIMINARY MEETING:

YANNONE, RAYMOND - No show.

* * * *

Last item on agenda was to accept formal decision in the matter of the application of KEITH & REBECCA WILLIAMS. Motion followed by Jack Babcock, seconded by Richard Fenwick. Roll call: 6-1 abstention (J. Skopin). Formal decision attached hereto and made a part of the minutes.

Motion to adjourn was made by Jack Babcock, seconded by James Nugent. Roll call 6-0. Motion carried. Meeting adjourned.

Respectfully submitted,

Patricia Delio

PATRICIA DELIO, Secretary

AGENDA:

Roll call at 7:30

Motion to accept the minutes of the 4/9/84 meeting as written.

PRELIMINARY MEETING:

- 1. KASS, FREDERICK, JR. -
(ACTION AUDIO)

Second Preliminary meeting after site inspection was held. Request of Frederick Kass, Jr. for use and area variances to extend existing retail business, construction of new two-story office building and extension of warehouse located at the southeast corner of Route 32/Forge Hill Road in an R-4 and C zone.

- 2. YANNONE, RAYMOND -

Request expansion of pre-existing non-conforming use in an R-4 zone (152 Walsh Road) and construction of an additional building for auto repairs. May also require area variances to be determined after completion of survey and site plan.

* * * *

NO PUBLIC HEARINGS SCHEDULED FOR THIS EVENING!

* * * *

Motion to accept formal decision in the matter of the application of KEITH & REBECCA WILLIAMS.

Adjournment.

Pat 565-8550 (o)
562-7107 (h)

Memo

FROM:

ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR

555 UNION AVENUE

NEW WINDSOR, NEW YORK 12550

TO:

(PATRICK KENNEDY)
Building/Zoning Officer
(Town of New Windsor)

DATE: 3/27/84

SUBJECT: SITE INSPECTION - ACTION AUDIO (KASS, FREDERICK)

---FOLD HERE---

Dear Pat:

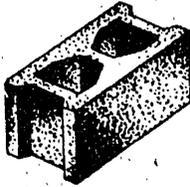
The members of the ZBA are participating in a site inspection on Friday, March 30, 1984 at 10 a.m. If possible, your presence is requested also.

Please advise if you are available at this time.

/pd

by Pat

Telephone
(914) 561-4108



Federal Block Corporation

Concrete Building Blocks
129 Walsh Avenue
Newburgh N.Y. 12550

Req. for retail & office use

Required:

zones:

C/R-4

① Use Variance for
Commercial & retail business & office in R-4 zone

② Area variances:

Office - (R-4) - front yard - 35 ft.
Bldg.

Rear yard - 40 ft.

(w/ public water & sewer)
(no height variance needed)

Retail - no front yd. needed - sideyard -
? ft.

Warehouse - ~~Extension of existing structure~~
^{5 ft.} ~~not going any closer~~ ^{5 ft.} rear yard.

Warehouse - How high is existing ^{warehouse} bldg? - 20 ft.
(35 ft. allowed)

Light Weight Blocks • Mason Supplies • Face Brick
Manhole & Catch Basin Block

NEW WINDSOR PLANNING BOARD MEETING
TOWN HALL
WEDNESDAY, JANUARY 25, 1984 7:30 P.M.

BOARD MEMBERS PRESENT: CHAIRMAN HENRY J. REYNS, LAWRENCE JONES,
ERNEST SPIGNARDO, HENRY VAN LEEUWEN, PHILIP INFANTE,
CARL SCHIEFER AND HENRY SCHEIBLE.

OTHERS PRESENT: PAUL V. CUOMO, P.E. - PLANNING BOARD ENGINEER
SHIRLEY B. HASSDENTEUFEL, - SECRETARY

tape 296

Chairman Reyns called the January 25, 1984 meeting to order promptly at 7:30 P.M. and presided over same

The secretary called the roll.

Minutes

Motion was made by Henry Van Leeuwen seconded by Henry Scheible to accept the minutes of the January 11, 1984 meeting.
Motion carried, all ayes, no nays. (7-0)

Chairman Reyns: First on the agenda this evening -

Terrizzi Subdivision 2 lots
located corner of Wall Place and Route 32
represented by Attorney Philip Crotty Jr.

Chairman Reyns read the application/ This has not been previously subdivided.

Atty. Crotty: My clients live in the house on 22.2 lot.
Dr. Terrizzi plans to take the proceeds from the sale of this lot for a family room or garage. Dr. Terrizzi is a chiropracter and perhaps some day he may decided to use this.

Motion by Mr. Van Leeuwen seconded by Mr. Schiefer that the Planning Board of the Town of New Windsor approve the two lot subdivision of Terrizzi located on Wall Place and Route 32, Windsor Highway and collect all fees.

Motion carried. 7 ayes 0 nays.

Roll call: Jones - yes
Infante - yes
Schiefer- yes
Van Leeuwen -yes
Scheible - yes
Spignardo - yes
Reyns - yes

\$75.00 Bal. of subdivision fee

\$250.00 parkland (other lot remains with house.

Atty. to pay fees tomorrow.

#2 on the Agenda:

Law offices of Silver, Forrester and Sciannano
Site Plan
Located on Route 9W
represented by Elias Grevas

Chairman Reynolds read the application that stated this office would be south of intersection near Calvary Cemetery.

Proposal - remodeling, no additions, remove existing sheds in the rear. Landscaping where existing pool is.

There will be a change in Use. It is retail now.

When will the shed be removed?

Will they be removed before Building Inspector inspects the site?

Mr. Grevas: They will be removed.

Motion by Mr. Spignardo seconded by Mr. Scheible that the Planning Board of the Town of New Windsor approve the site plan of Silver, Forrester & Sciannano, located on Route 9W.

and collect all fees.
Motion carried, 7 ayes, 0 nays. (7-0)

Jones - yes
Infante - yes
Schiefer - yes
Van Leeuwen - yes
Scheible - yes
Spignardo - yes
Reynolds - yes

Balance of fee \$75.00 not paid. Maps not signed until fee paid.

#3 on the Agenda:

Blooming Grove Professional Building Site Plan
Route 94 Blooming Grove Turnpike
represented by Jay Klein, Architect

Chairman Reynolds read the application to the Board. He stated that it was construction of a professional building on the site. There is already a building existing on site. The Zoning here is NC.

Mr. Klein: This is at the triangle of Route 94.

Mr. Van Leeuwen: Is that the Odyssey Shop?

Mr. Klein: Yes, it could be rented as a retail or an office. We would like to put up two more buildings.

The minimum parking is for 60 cars.

Chairman Reynolds: Are you building for speculation?

Mr. Klein: Yes, principal believes New Windsor is a growing area.

Mr. Van Leeuwen: Why space in rear? Is it for parking?

Mr. Klein explained area in rear to the Board and why parking. He showed the driveway and explained the plans for the foilage. I have not been able to get a letter from DOT. I talked to Dom Bello. He has no typist at the prewent time. We wanted him to see the curb cuts. He will send a letter out either in long hand or when he gets someone to type for him.

Mr. Cuomo: It would not hurt to get it. It is free. It is analysed in Poughkeepsie.

Mr. Schiefer: This is a narrow stip of land. There is a lot to go there.

Mr. Van Leeuwen: Jay, how close are the buildings?

Mr. Klein: The minimum would be 25 ft. if building went (pointing) that way.

Chairman Reynolds: How much fill?

Mr. Klein: There will be fill. The drainage will go toward the rear.

Chairman Reynolds: Show the drainage and keep the trees.

Mr. Van Leeuwen: Where will the drainage go?

Mr. Klein: Catch with some greenery and then rest will go into piping in the front.

Mr. Van Leeuwen: Shrubbery should go around the building.

Mr. Klein: Yes.

Mr. Van Leeuwen: Please show on the plan.

Mr. Infante: Please show the parking in the rear.

Mr. Jones: Is the parking in the rear for the people who work there?

Mr. Infante: You state 60 and show 66 spaces.

Mr. Klein: Medical building - 4 spaces per office plus for each examining room.

Mr. Van Leeuwen: Could you work on parking. Perhaps angle them maybe.

Mr. Scheible: All parking around the buildings. If you are landscaping with shrubbery, find better use for parking.

Mr. Spignardo: Use entrance and exist. Don't forget the Fire Inspector should see these plans.

Mr. Infante: Could the building be moved?

Mr. Jones: Are you applying for a second curb cut?

Mr. Klein explained. and stated a lot depends on - Main concern- Safety.

Motion by Mr. Jones seconded by Mr. Infante that the Planning board of the Town of New Windsor send plans of Blooming Grove Professional Building to the Engineer, Building Inspector, Fire Inspector, Water Superintendent, Sanitary Superintendent . Motion carried - 7 ayes- 0 nays. (7-0).

#4 on the Agenda:

Dr. Burton Allyn Site Plan
located on Route 94 Blooming Grove Turnpike
represented by Jay Klein, Architect

Chairman Reynolds read the application to the Board. It is on the south side of Route 94. There is 0 acre. Zoning is R4 Discussion followed re: Zoning.

Mr. Klein: We were concerned with Zoning and we checked with Pat Kennedy. I have a letter here that he wrote to Jerry Fiedelholz stating he saw no problems. We spoke with Dom Bello. My client bought the adjoining property from Donald Gordon. This will eliminate any parking problem. Route 94 is very busy. Dom Bello as I stated earlier has no typist. I would like it in writing. Dom is inclined to leave as is. In the future if we needed one we could apply.

Mr. Spignardo asked if there were room?

Motion by Mr. Spignardo seconded by Mr. Van Leeuwen that the Planning Board send the site plans of Dr. Burton Allyn to the Planning Board Engineer, Building Inspector and the Fire Inspector for their review and comments. Motion carried. 7 ayes, 0 nays (7-0)

#5 on the Agenda:

PONDEROSA SITE PLAN
located on Route 32.

Chairman Reynolds: We asked them to put in diagonal parking and stripe the corner, and a fence between their property and Mr. Deyo's.

Mr. Spignardo: The fence is going up. On the recommendation of our Engineer we can approve this.

Mr. Cuomo: They are doing the fence now and they have done their work.

Motion by Mr. Spignardo seconded by Mr. Schiefer that the Planning Board of the Town of New Windsor approve the modified site plan of the Ponderosa and collect the Engineering fee of \$25.00. Planning Board fee- \$25.00 paid. for modified site plan.

#6 on the Agenda:

Barclay Farms

Chairman Reynolds: Mr. Jay Cappola was to be present for this item. No representation.

Mr. Van Leeuwen: This was an approved subdivision. A subdivision is never null and void.

Mr. Cuomo: This fellow wants to come and do the road. He wants to be lead in the right direction.

Mr. Van Leeuwen: Can we go by the old spec? The new specs?

Mr. Cuomo: Mr. Cappola came in and said he wants to pave this street (pointing). The drainage is a problem in here, he also wants to change the Belgium blocks.

Mr. Jones: Where does it show the last house?

Mr. Cuomo: HOWard Collett's house or maybe one after him.

Mr. Van Leeuwen: It should be inspected.

Mr. Cuomo: He has homes coming in. Pre-cut homes are coming in in February.

Chairman Reynolds: We will look into this before any decisions are made.

Mr. Jones: I would like the secretary to go to the Assessor's office and look up the houses that are built and who owns them before the next meeting.

Review

Frederick J. Kass Jr. Preliminary Site Plan (Action Audio)
located on Route 32
represented by Elias Grevas

Mr. Grevas: This parcel is in 2 zones. C and R4. 2.878 acres. He would like to develop the parcel. Creation of a retain shopping plaza and the addition of a two (2) story office building. I believe there may be some variances required. If you could go take a look at this.

Chairman Reynolds: The Planning Board will look this over. Thank you.

Review

Calvet Tool Rental Subdivision 2 lots.
located on Route 32
represented by Elias Grevas

Mr. Grevas: There are 3 lots. Divide 2 lots off.

January 25, 1984

Mr. Jones: There are Central Hudson lines there, aren't there?

Mr. Grevas: Yes, there is a 50 ft. right-a-way to lot 3.

Mr. Jones: There is a Historical House on that property.

Mr. Grevas: I believe so, I have to check this out.

Plans to go to Planning Bd. Engineer, Building Inspector, Water and Sewer Superintendent.

Review

Walsky & Duarte Subdivision 2 lots
located on Temple Hill Road

Chairman Reyns read the application. There is 13½ acres.
Elliot Weiner is the Attorney.

Plans to go the Building Inspector, Planning Board Engineer and Board members will check the site of the subdivision.

Chairman Reyns asked the Board members to meet next Wednesday evening February 1st at 7:00 for a discussion re: of Mobile Home Parks - bringing them in before the Board for review etc.

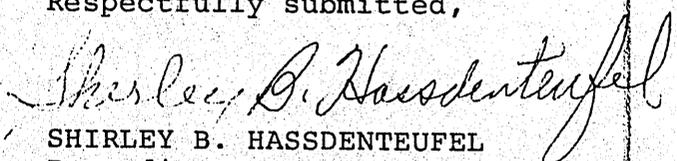
Adjournment

Chairman Reyns: If there is no further business to come before the Board this evening I will entertain a motion to adjourn.

Motion by Mr. Van Leeuwen seconded by Mr. Scheible that the Planning Board of the Town of New Windsor adjourn the meeting of January 25th, 1984.

Motion carried. 7 ayes, 0 nays (7-0) Meeting adjourned.

Respectfully submitted,


SHIRLEY B. HASSDENTEUFEL
Recording secretary



NORTH ELEVATION

1/8" = 1'-0"

ROSENBLUM AIA
 MARSHALL ROSENBLUM, ARCHITECT
 6 FULLERTON AVENUE P. O. BOX 2966
 NEWBURGH, NY 12550
 Licensed: NY NJ CT IL NCARB

MH **McGOEY and HAUSER**
 CONSULTING ENGINEERS
 45 Duassaick Ave. (Rte. 9-W) New Windsor, New York
 6 East View Place Port Jervis, New York

Revision	Date	Description

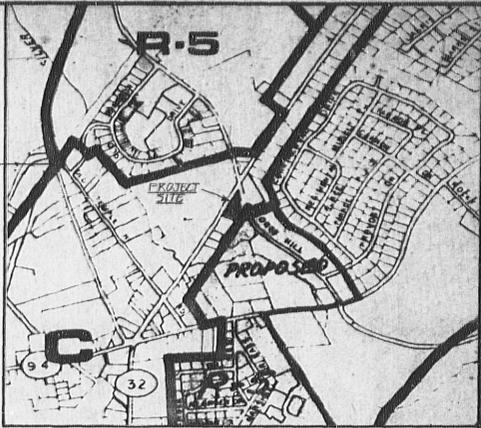
PLAN FOR:
FREDERICK J. KASS, JR.
 TOWN OF NEW WINDSOR ORANGE COUNTY NEW YORK

Drawn: _____
 Checked: _____
 Scale: 1/8" = 1'-0"
 Date: 23 APRIL 84
 Job No: D1064-84

**PRELIMINARY RETAIL
 ELEVATION VIEW**

Sheet 3
 of 3

ROUTE 32



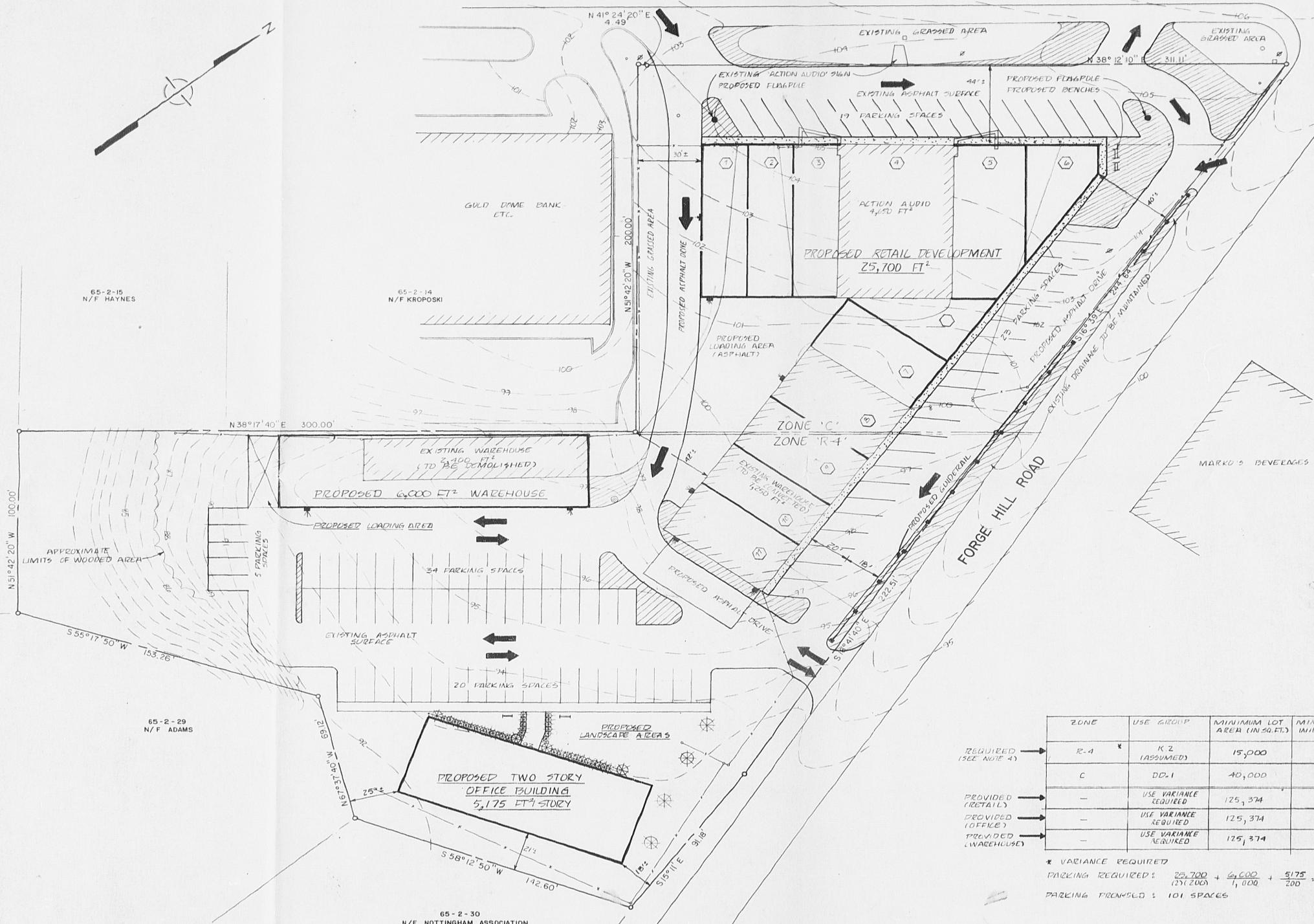
PROJECT LOCATION PLAN

LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED SIDEWALK W/ CURB
- PROPOSED GRASSED AREAS
- PROPOSED AREA LIGHTING
- EXISTING UTILITY POLE W/ GUY
- PROPOSED TREES/ SHRUBS
- EXISTING CATCH BASIN
- EXISTING SIGNAL BOX
- PROPOSED FLAG POLE
- PROPOSED BENCHES
- PROPOSED TRAFFIC FLOW
- EXISTING CONTOUR

GENERAL NOTES

1. BEING A PROPOSED DEVELOPMENT OF THE LANDS SHOWN ON THE TOWN OF NEW WINDSOR TAX MAPS AS SECTION 65, BLOCK 2, LOT 13.
2. PROPERTY OWNER / DEVELOPER : FREDERICK J. KASS, JR. 327 WINDSOR HIGHWAY NEW WINDSOR, NEW YORK 12550
3. PROPERTY AREA : 2.878 ACRES (125,374 FT²)
4. PROPERTY ZONE : 57% C } R-4
61% R-4
5. PROPOSED USE : A) DEVELOPMENT OF RETAIL STORE COMPLEX IN TWO STORY OFFICE BUILDING
6. TOPOGRAPHIC AND PLANIMETRIC INFORMATION SHOWN HEREON IS FROM FIELD SURVEY BY MCGOEY AND HAUSER, DATED 23 JAN 84. BOUNDARY INFORMATION SHOWN HEREON IS FROM SURVEY BY DANIEL W. BROWN, L.S. DATED 11 DEC 72.



ZONE	USE GROUP	MINIMUM LOT AREA (IN SQ. FT.)	MINIMUM LOT WIDTH (IN FT.)	REQUIRED FRONT YARD DEPTH (IN FT.)	REQUIRED SIDE YARD TOTAL BOTH SIDES (IN FT.)	REQUIRED REAR YARD DEPTH (IN FT.)	FLOOR AREA RATIO	MAY. BUILDING HEIGHT (IN FT.)
R-4	R-2 (ASSUMED)	15,000	100	35	15/30	40	0.25	35'
C	DD-1	40,000	200	60	30/70	30	0.5	73.3'
	USE VARIANCE REQUIRED	125,374	311	40/44 (CUMULATIVE LOTS)	30/-	-		32' (EXISTING)
	USE VARIANCE REQUIRED	125,374	311	18	21/-	25	0.29	20'
	USE VARIANCE REQUIRED	125,374	311	90	125/295	5		20'

* VARIANCE REQUIRED
 PARKING REQUIRED: 25,700 + 6,000 + 5,175 = 99 SPACES
 (2)(200) + 1,000 + 200
 PARKING PROVIDED: 101 SPACES



MH McGOEY and HAUSER
 CONSULTING ENGINEERS
 45 Quassaick Ave. (Rte. 9W) New Windsor, New York
 6 East View Place Port Jervis, New York

PLAN FOR:
FREDERICK J. KASS, JR.
 TOWN OF NEW WINDSOR ORANGE COUNTY NEW YORK

Revision	Date	Description
1	13 MAR 84	ADDED NEW WAREHOUSE, REVISED PARKING, REVISED OFFICE BUILDING
2	19 MAR 84	REVISED OFFICE SIZE AND PARKING
3	3 MAY 84	CHANGED RETAIL SIDE YARD TO 30'

Drawn: RLR
 Checked:
 Scale: 1" = 30'
 Date: 25 JAN 83
 Job No: D1064-83

PRELIMINARY SITE PLAN