

ZB# 87-5

Frank & Sally Clinton

4-1-47.3

87-5 - Clinton, Frank & Sally. - use variance and area.

Palmer.

11/10/86.

2/23/87.

Public Hearing:

April 13, 1987.

Apps. furnished

CRD to be notified

Notice to Sentinal on 3/13/87.

Collect ~~the~~ fee

4/13/87 Action Tabled

6/22/87 Denied use/area

General Receipt

8923

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

May 13 19 87

Received of New Windsor Automotive Engineering \$ 50.⁰⁰
Defty and 100 DOLLARS

For Z.B.A. Application Dec - #87-5

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>Check # 3089</u>		<u>50.00</u>

By Pauline M. Townsend
ES
Town Clerk
Title

Williamson Law Book Co., Rochester, N. Y. 14609



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

file

June 23, 1987

Mr. and Mrs. Frank Clinton
409 Carlton Circle
New Windsor, N. Y. 12550

RE: APPLICATION FOR USE AND AREA VARIANCE
#87-5

Dear Mr. and Mrs. Clinton:

This is to confirm that the Zoning Board of Appeals made a decision to deny the above application for a variance at the June 22, 1987 meeting.

Formal decision will be drafted a a later date and forwarded to you by return mail.

Very truly yours,

Patricia A. Barnhart

PATRICIA A. BARNHART
Secretary

/pab

cc: Town Planning Board
Town Building Inspector Babcock

INTER-OFFICE CORRESPONDENCE

TO: TOWN PLANNING BOARD
TOWN BUILDING/ZONING INSPECTOR BABCOCK

FROM: ZONING BOARD OF APPEALS

SUBJECT: PUBLIC HEARING BEFORE THE ZBA - 4/13/87

DATE: March 31, 1987

Please be advised that the following public hearing will be heard before the Zoning Board of Appeals on the above date:

FRANK CLINTON - Use variance
HOWARD & CAROLE PICARD - Fence
SOLLAS, RICHARD & SANDRA - Fence

I have attached hereto copies of the pertinent applications together with public hearing notices which were published in The Sentinel.

Patricia A. Barnhart, Secretary
Zoning Board of Appeals

/pab

Attachments



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

April 22, 1987

ORANGE COUNTY PLANNING & DEVELOPMENT
124 Main Street
Goshen, N. Y. 10924

Attn: Peter Garrison, Commissioner of Planning

RE: APPLICATION #87-5 BEFORE ZBA
TOWN OF NEW WINDSOR - CLINTON, FRANK

Dear Mr. Garrison:

The above matter was referred to your office pursuant to Section 235 l & m of the General Municipal Law. A short memo was received from your office on 3/24/87 which I have attached hereto.

Please be advised that the ZBA is requesting that a member of your staff visit the premises in question and furnish additional information and guidance with respect to this application for a use variance.

The Board will hold up its decision pending receipt of more extensive information from you, the Town Planning Board and the Police Department.

Very truly yours,

Jack Babcock
PAB
JACK BABCOCK, Chairman
NEW WINDSOR ZBA

/PAB
Enclosure

cc: Town Planning Board
Town Police Department



Louis Heimbach
County Executive

Rec'd
ZBA 3/24/87.

Department of Planning
& Development

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

Peter Garrison, Commissioner
Richard S. DeTurk, Deputy Commissioner

ORANGE COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT
239 L, M or N Report

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and Countywide considerations to the attention of the municipal agency having jurisdiction.

Referred by TIN NEW WINDSOR ZBA D P & D Reference No. PL012-87M

Applicant FRANK + SALLY CLINTON - LAUDMAN + BERWING RD. County I.D. No. 47.3

Proposed Action: USE VARIANCE TO PERMIT PROFESSIONAL OFFICES
State, County, Inter-Municipal Basis for 239 Review FRONTAGE - CR# 09

County Effects: _____

HAS APPLICANT DEMONSTRATED UNNECESSARY
HARDSHIP BY SATISFYING EACH OF THE FOLLOWING TESTS:
UNIQUENESS, REASONABLE RETURN, CHARACTER

Related Reviews and Permits _____

County Action: Local Determination _____ Approved _____ Disapproved _____

Approved subject to the following modifications and/or conditions: _____

MARCH 19, 1987
Date

Peter Garrison
Commissioner

Postcard Returned
Date _____

*Frank
Clinton file*



NEW WINDSOR POLICE DEPARTMENT



P.O. Box 6068 Stewart Airport
New Windsor, N.Y. 12550

914 564-2200

June 1, 1987

Jack Babcock, Chairman
New Windsor ZBA
555 Union Avenue
New Windsor, New York 12550

Dear Mr. Babcock:

As per your request, a traffic study was conducted in the area of Union Avenue and Browning Road. Enclosed is a copy of that study as proposed by Sgt. Michael Biasotti. Included is the number of MVA's reported to this agency for the past three (3) years in that specific area.

It shall be noted in your review of this location the existence of a limited sight distance for vehicles entering Union Avenue from Browning Road. It is my opinion that to increase the traffic entering and exiting Union Avenue in this area would only increase the occurrences of additional motor vehicle accidents.

Please feel free to contact me should you need any additional information.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Walter Koury".

WALTER KOURY
Chief of Police

WK:ked
Encs.

To: Chief Koury

From: Sergeant Michael C. Biasotti

Regarding: Traffic Study, Union Ave at #452 Union Ave

Within approximately three hundred feet, four roadways and a driveway enter onto Union Ave. they are Parkhill Drive, Cimmorelli Drive, Herbert Hoover Drive, Burrough's Lane and the driveway in question at #452 Union Ave. The view East and West on Union Ave. from the Driveway at #452 is limited, approximately 481' East and 253' West. To the West is the crest of the hill, (Parkhill Dr.) and to the East approximately 481' is a curve in the roadway, near Keats Drive. It should be noted that the driveway at #452 Union Ave is only 72 feet from Burrough's Lane. Two vehicles attempting to exit at the same time would be extremely hazardous.

However, should the traffic from #452 not be allowed to exit onto Union but instead forced to exit onto Burrough's Lane and then onto Union Ave. it would reduce this problem. As to whether or not a traffic problem would result from this proposal is going to depend greatly upon the volume of traffic generated by the building itself.

The following is a list of motor vehicle accidents in the area over the last three years:

Union & Parkhill

84-2
85-1
86-3

Union & Keats

84-1
85-0
86-2

Union & San GiaComo

84-1
85-0
86-0

Union & Nina

84-3
85-1
86-2

Union & Cimmorelli

84-0
85-1
86-0

Union & Oxford

84-1
85-2
86-1

Union & Herbert Hoover Dr.

84-1
85-0
86-0



CIMMORELLI
DRIVE

← 178' →

452
UNION
AVE.

DRIVEWAY

← 72' →

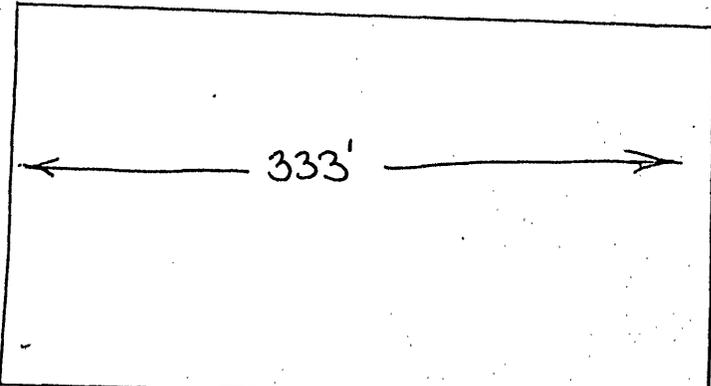
EXIT

BURROUGHS
LANE

EST
HILL
253'
CLEAR VIEW FROM
CREST OF HILL TO
DRIVEWAY

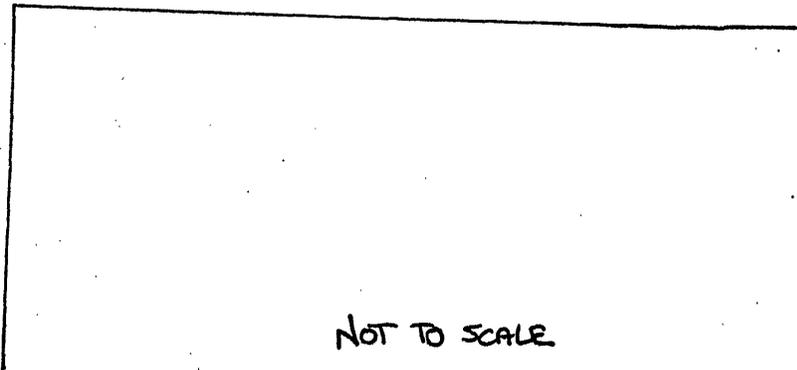
← 481' →
CLEAR VIEW FROM
KEATS DR TO DRIVEWAY
ROADWAY
CURVES

HILL
RIVE



← 333' →

HERBERT
HOOVER
DR



NOT TO SCALE



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

file

August 11, 1987

Mr. and Mrs. Frank Clinton
409 Carlton Circle
New Windsor, N. Y. 12550

RE: APPLICATION FOR USE VARIANCE
#87-5

Dear Mr. and Mrs. Clinton:

This is to confirm that the Zoning Board of Appeals with an attendance of 6 members out of 7 decided to take a revote on your above application at the August 10, 1987 meeting. The decision was to deny your application for a use/area variance as applied for at the April 13, 1987 public hearing.

Formal decision is attached hereto.

Very truly yours,

PATRICIA A. BARNHART
Secretary

/pab

cc: Town Planning Board
Michael Babcock, B. I.
Jerald Fiedelholz, Esq.

RECEIVED
ATTORNEY'S OFFICE
TOWN OF NEW WINDSOR

cc: ZBA
Members

JERALD FIEDELHOLTZ, P. C.
ATTORNEY AND COUNSELLOR AT LAW

JUL 29 1987

BY: Dorinda A. Banhart

JERALD FIEDELHOLTZ
VERN LAZAROFF
OF COUNSEL
STANLEY A. SCHUTZMAN

POST OFFICE BOX 4088
270 QUASSAICK AVENUE
New Windsor, New York 12550
(914) 562-4630

July 28, 1987

Jack Babcock, Chairman
New Windsor ZBA
555 Union Avenue
New Windsor, New York, 12550

Re: Frank Clinton #87-5
Professional Office Plaza
Browning Road
New Windsor, New York, 12550
(Our File No. 11-054)

Dear Mr. Babcock:

At this time my client, Frank Clinton, would like to reappear before the ZBA at your next regularly scheduled meeting to provide you and the board members with such information necessary to facilitate a pending usage variance under consideration.

At a meeting held on June 22, 1987, there was a no action vote rendered. It should be noted that my client was not represented by counsel or his architect at that time and he was not aware that four affirmative votes were necessary for passage of a variance and therefore would not have asked for any vote at that time. Mr. Clinton would like to be afforded the opportunity to fully discuss his variance request with you and the members of the board, along with his attorney and architect present before any definitive vote be taken by a complete board.

Very truly yours,

JF/am

JERALD FIEDELHOLTZ, P.C.

cc: Alpha Design Group
Frank Clinton

JERALD FIEDELHOLTZ, P. C.

ATTORNEY AND COUNSELLOR AT LAW

JERALD FIEDELHOLTZ

VERN LAZAROFF

OF COUNSEL

STANLEY A. SCHUTZMAN

POST OFFICE BOX 4088

270 QUASSAICK AVENUE

New Windsor, New York 12550

(914) 562-4630

June 12, 1987

Zoning Board of Appeals
Town Hall - Town of New Windsor
New Windsor, New York 12550

Attn: Joseph Rones, Esquire
Re: Clinton Professional Building
Our File No. 11-054

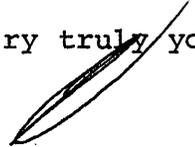
Dear Mr. Rones:

I represent Frank and Sally Clinton of New Windsor, New York who are now before the Zoning Board of Appeals for the Professional Building at 452 Union Avenue, New Windsor. I understand that all the prerequisites are completed.

Please advise if there is anything else that has to be done. Mr. Clinton has informed me that he has completed all the requirements needed to have approval for this professional building.

Please advise as soon as possible.

Very truly yours,

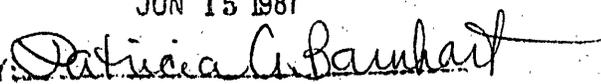

JERALD FIEDELHOLTZ

JF:jak

cc: Frank Clinton

RECEIVED
ATTORNEY'S OFFICE
TOWN OF NEW WINDSOR

JUN 15 1987

BY: 

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

87-5.

Date: 3/6/87.

I. Applicant Information:

- (a) Frank + Sally Clinton, 409 Carlton Cir, New Windsor (561-3624)
(Name, address and phone of Applicant) (Owner)
- (b) _____
(Name, address and phone of purchaser or lessee)
- (c) Serald Fiedelholz, 270 Quassack Ave., New Windsor, N.Y. (562-4630)
(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) R-4 152 UNION AVE N.W 4-1-47.3 1.2 ACRES
(Zone) (Address) (S B L) (Lot size)
- (b) What other zones lie within 500 ft.? R-4
- (c) Is a pending sale or lease subject to ZBA approval of this application? NO
- (d) When was property purchased by present owner? yes
- (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? _____
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail: N/A.

IV. Use Variance:

- (a) Use Variance requested from New Windsor Zoning Local Law, Section 18-9, Table of use/BULK Regs., Col. A, to allow:

(Describe proposal) To change non-conforming use from auto repairs to Professional Office Buildings

(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.

- 1) DUE TO HEALTH REASONS, IT IS MORE DESIRABLE TO BE ENGAGED IN THE PROPOSED BUSINESS OF OFFICE RENTAL SPACES,
- 2) SUBDIVISION OF PARCEL FOR SINGLE FAMILY RESIDENTIAL IS NOT AS FINANCIALLY PROFITABLE AS PROPOSED OFFICE RENTAL SPACES, DUE TO SIZE CONSTRAINTS OF R-4 LOT REQUIREMENTS, ONLY ONE HOUSE COULD BE CONSTRUCTED VS 9,400 SF OF OFFICE RENTAL SPACES.

V. Area variance: [REDACTED]

(a) Area variance requested from New Windsor Zoning Local Law, Section 4B-12, Table of USE/BULK Regs., Col. G.

Requirements	Proposed or Available	Variance Request
Min. Lot Area		
Min. Lot Width		
Reqd. Front Yd.		
Reqd. Side Yd.		
Reqd. Rear Yd.	<u>40FT</u>	<u>25FT</u>
Reqd. Street Frontage*		
Max. Bldg. Hgt.		
Min. Floor Area*		
Dev. Coverage*	<u>%</u>	<u>%</u>
Floor Area Ratio**		

* Residential Districts only

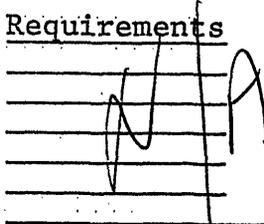
** Non-residential districts only

(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.

- 1) DUE TO R-4 LOT REQUIREMENTS AND YARD SET-BACKS, A CONSIDERABLY SMALLER AMOUNT OF OFFICE RENTAL SPACES COULD BE CONSTRUCTED ON THIS PARCEL (4,500).
- 2) PROPOSED 2,050 SF OFFICE ADDITION TO EXISTING 1,800 SF BUILDING COULD NOT BE CONSTRUCTED ACCORDING TO R-4 YARD SETBACKS REQ'D.

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.

N/A

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

N/A

VII. Special Permit: N/A.

- (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.)

See Attached Print

IX. Attachments required:

- Copy of letter of referral from Bldg./Zoning Inspector.
- Copy of tax map showing adjacent properties.
- 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 3/6/87.

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

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.

[Signature]
(Applicant)

Sworn to before me this 6th day of March, 1987.

[Signature]

PATRICIA DELIO
NOTARY PUBLIC, State of New York
No. 5970775
Qualified in Orange County
Commission Expires March 30, 1987.

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
FRANK CLINTON and SALLY CLINTON,
#87-5.

DECISION DENYING
USE AND AREA VARIANCE

-----x

WHEREAS, FRANK and SALLY CLINTON, 409 Carlton Circle, New Windsor, N. Y. has made application before the Zoning Board of Appeals for use and area variances for the purposes of:

Construction of professional office building on Browning Road, New Windsor, New York in an R-4 zone; and

WHEREAS, a public hearing was held on the 13th day of April, 1987 at the Town Hall, 555 Union Avenue, New Windsor, New York; and

WHEREAS, Applicant, CLINTON, appeared with Eugene Primavera of Alpha Design Group, 335 Temple Hill Road, New Windsor, N. Y., Architects; and

WHEREAS, the application was opposed by several area residents; 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 applicant presently operates a pre-existing body shop in an R-4 zone and has maintained such for a number of years.
3. The evidence shows that applicant intends to reconstruct pre-existing building and replace same with professional office building which will not conform to the one-family residential zoning.
4. The evidence also shows that applicant requires a rear yard variance in order to construct professional office building which will conform to the bulk regulations.

WHEREAS, the Zoning Board of Appeals of the Town of Windsor makes the following conclusions 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 not deprive the applicant of a reasonable use of

such land since the property is zoned R-4 and may be utilized as such by construction of one-family residential dwellings thereon.

2. The evidence indicates that the plight of the applicant is not due to unique circumstances or to general conditions suffered by other persons within the same zone since applicant failed to prove hardship or reasonable return to the land or building.

3. The evidence shows that the application as presented will alter the essential character of the neighborhood which is residential in nature.

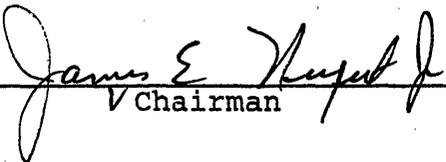
NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor denies a use and area variance to the applicant CLINTON.

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 the applicant.

Dated: August 10, 1987.


Chairman

4/13/87 - Public Hearing - Clinton, Frank

Name:	address:
Rosemary Buchel	446 Union Av, New Kenton
Douglas J. Fuller	" " " "
R. M. LeStrange	26 CIMORELLI N.W.
R. Heaton	43 Keats Dr NW
Y. Pirri	362 Byron La NW
J CONNOTILLO	314 BURROUGHS LN, N.W.
P. Kinspeter	202 Melville Dr. N.W.
J. Hunsper	344 Shelly Rd. N.W.
Indra J. Warner	P.O. Box 149, NEWBORTH, N.Y.
William Van Horn Keam	9 Cimorelli Dr.
Stanley Zielinski	53 Keats Drive
Jolanta Zielinski	57 Keats Dr. N.W.
Mr & Mrs. John F. Bennett	3 Herbert Hoover Dr. N.W.
Robert Gant	201 MELVILLE DR. N.W.
Alonso J. Ambrosio	201 Melville Dr. N.W.
Brad Tamme	63 KEATS DR NW
Kelly & Leo C. Braun II	316 Burroughs La NW
Linda & Scott Asherman	46 Poe Ct. N.W.
Mr & Mrs. Richard Solla	405 Cavellon Cir N.W.
Mr & Mrs. William J. Fitzgerald	1 Herbert Hoover Dr N.W.

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 Local Law on the following proposition:

Appeal No. 5

Request of Frank Clinton

for a VARIANCE ~~SPECIAL PERMIT~~ of

the regulations of the Zoning Local Law to

permit construction of professional office in an R-4 zone and insufficient rear yard.

being a VARIANCE ~~SPECIAL PERMIT~~ of

Section 48-9. Table of Use/Bulk Regs. Col. A. and Section 48-12. Table of Use/Bulk Regs. Col. G.
for property situated as follows:

452 Union Avenue, New Windsor, N.Y.

SAID HEARING will take place on the ___ day of _____, 19___, at the New Windsor Town Hall, 555 Union Avenue, New Windsor, N. Y. beginning at ___ o'clock P. M.

Jack Babcock
Chairman

Prelim.

P 6

11/10/86.

2/23/87.

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

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

File No.

Date 10/8 19.86

To: FRANK & SALLY CLINTON

409 CARLTON Circle 562-6081

New Windsor, N.Y.

PLEASE TAKE NOTICE that your application dated 10/7 19.86
for permit to Build PROFESSIONAL OFFICES IN R-4 Zone
at the premises located at UNION AVE

is returned herewith and disapproved on the following grounds:

Table of Use Regulation - R-4 Zone Need
Use Variance to Construct Office Building in RA Zone
Not Permitted - Area (rear yard.)

John Innegan Zoning Inspector
Building Inspector

Requirements	Proposed or Available	Variance Request
Min. Lot Area	_____	_____
Min. Lot Width	_____	_____
Reqd. Front Yd.	_____	_____
Reqd. Side Yd.	_____	_____
Reqd. Rear Yd.	_____	_____
Reqd. Street	_____	_____

OFFICE OF ZONING - BUILDING INSPECTOR

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

File No.

Date 10/8, 1986

To: FRANK & Sally Clinton

409 Carlton Circle 562-6081

New Windsor, N.Y.

PLEASE TAKE NOTICE that your application dated 10/7, 1986
for permit to Build PROFESSIONAL OFFICES IN R-4 Zone
at the premises located at UNION AVE

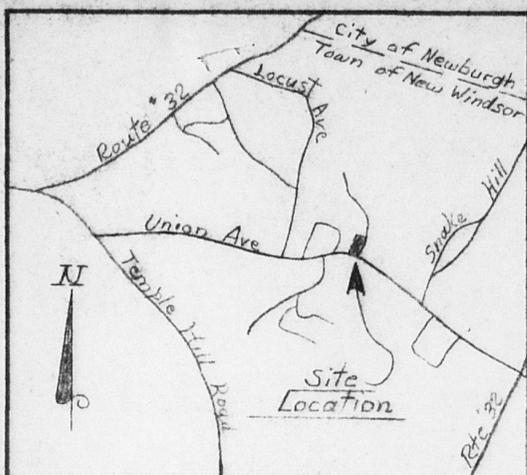
is returned herewith and disapproved on the following grounds:

Table of Use Regulation - R-4 Zone Need
Use Variance to Construct Office Building in RA Zone
Not Permitted - Area (rear yard.)

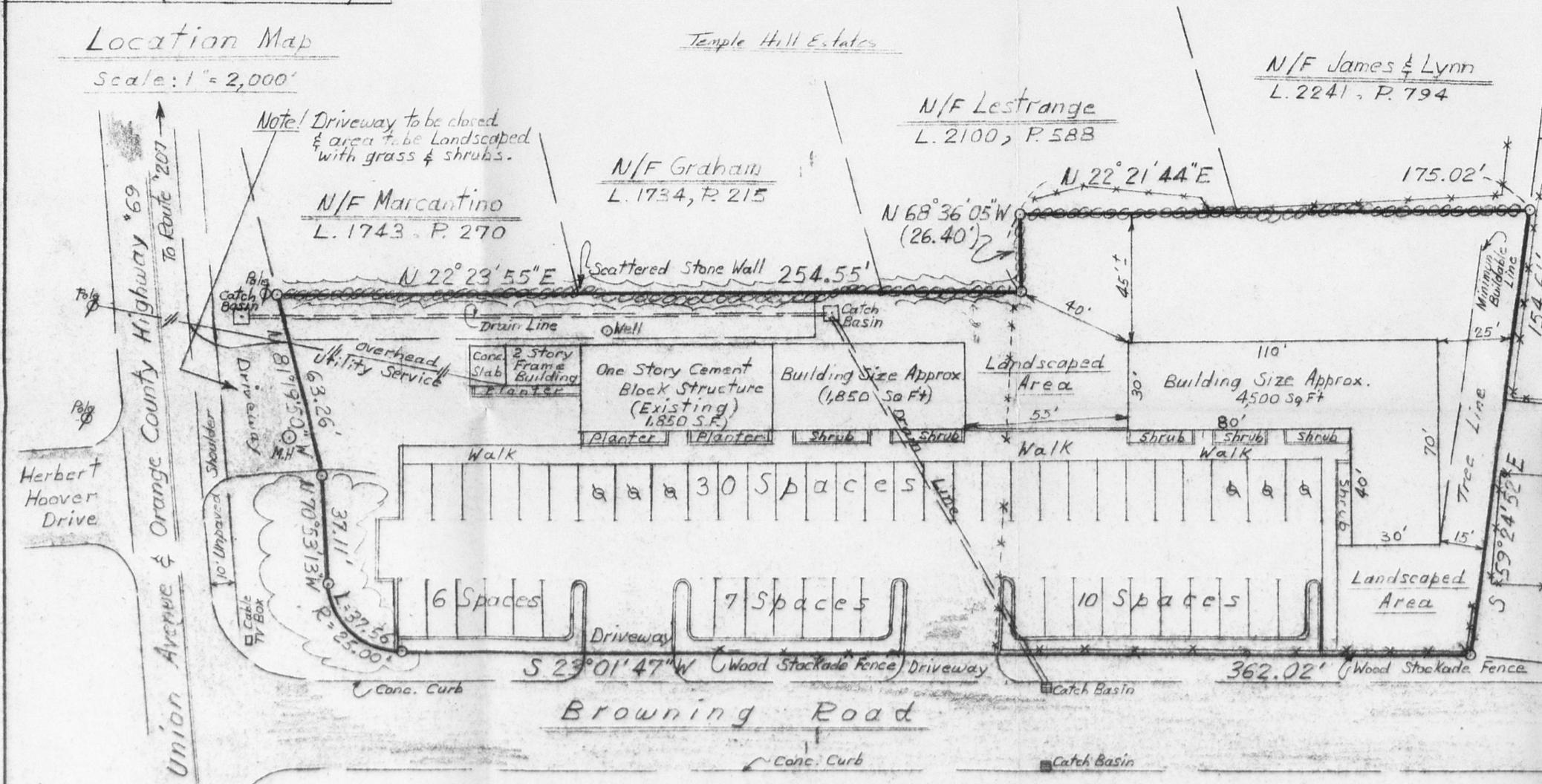
John Ennequin Zoning Inspector
Building Inspector

Requirements	Proposed or Available	Variance Request
Min. Lot Area		
Min. Lot Width		
Reqd. Front Yd.		
Reqd. Side Yd.	1	1
Reqd. Rear Yd.		
Reqd. Street Frontage*		
Max. Bldg. Hgt.		
Min. Floor Area*		
Dev. Coverage* %	%	%
Floor Area Ratio**		

* Residential Districts only
** Non-residential districts only



Location Map
Scale: 1" = 2,000'



Tax Map Data:
Section: 4
Block: 1
Lot: 47.3

Deed Reference:
Liber 2,275, Page 205

Map Reference:
1) Temple Hill Estates
Map *2124
2) Windsor Country
Club Estates
Map *3169

Zoning District: R-4
Minimum Required
Lot Area: 15,000 S.F.
Lot Width: 100'
Front Yard: 35'
Side Yard: 15/30'
Rear Yard: 40'

Parking Requirements
Professional Offices:
(1 Space per 200 S.F. of Floor Area)
Proposed Total Floor Area = 8,200 S.F.
Required Parking Spaces = 41
Proposed Parking Spaces:
Handicapped Spaces = 4
Standard Spaces = 6
Total = 53

To Frank Clinton, Sally Clinton and
The Town of New Windsor, certified
to be a correct and accurate survey.

Dated: August 11, 1986

- Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2 of the N.Y. State Education Law.
- Only copies from the original of this survey marked with an original of the land surveyor's seal or the embossed seal shall be considered to be valid true copies.
- Certifications indicated herein signify that this survey was prepared in accordance with the existing code of practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certifications shall extend only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution listed herein, and to the satisfaction of the lending institution. Certifications are not transferable to additional institutions or subsequent owners.
- Underground improvements or encroachments, if any, are not shown herein.



Patrick T. Kennedy L.S.
335 Temple Hill Road • New Windsor, New York 12550

SCALE: 1" = 30' APPROVED BY: DRAWN BY:
DATE: July 28, 1986 REVISED:

Site Plan for
Frank Clinton & Sally Clinton
Town of New Windsor,
Orange County, New York

DRAWING NUMBER
86-595