

PB# 84-8

Music Box

4-2-1

MUSIC BOX SITE PLAN

046

Approved 3/14/84
filed with Town Clerk
3/16/84 et.

General Receipt			5641
TOWN OF NEW WINDSOR 555 Union Avenue New Windsor, N. Y. 12550			Feb. 28 19 84
Received of Music Box Sound Corp. \$ 25 ⁰⁰ / ₁₀₀			
Twenty Five and ⁰⁰ / ₁₀₀			DOLLARS
For Site Plan Application Fee 84-8			
DISTRIBUTION			
FUND	CODE	AMOUNT	
\$ 25.00	Check		
# 5982			
			By Pauline G. Townsend ^{cc.}
			Town Clerk
			Title

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

General Receipt			5669
TOWN OF NEW WINDSOR 555 Union Avenue New Windsor, N. Y. 12550			March 16 19 84
Received of Music Box Sound Corp. \$ 75 ⁰⁰ / ₁₀₀			
Seventy Five and ⁰⁰ / ₁₀₀			DOLLARS
For Site Plan Fee 84-8			
DISTRIBUTION:			
FUND	CODE	AMOUNT	
\$ 75.00	Check		
# 6045			
			By Pauline G. Townsend ^{cc.}
			Town Clerk
			Title

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

Memo FROM: TOWN ENG
TOWN OF NEW WINDSOR
555 UNION AVENUE NEW WINDSOR, NEW YORK 12550

TO:

(PLANNING
BOARD)

DATE: 3/14/84

SUBJECT: SUBJECT : MUSIC BOX
SITE PLAN

—FOLD HERE—

I HAVE REVIEWED ABOVE
SUBJECT PLOT PLAN
AND RECOMMEND APPROVAL
AS FAR AS SITE PLAN IS CONCERNED.

NOTE: RAILROAD TIES SHOULD BOLTED
DOWN WHERE CARS ARE PARKED.

by PVC

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, New York 12550

(This is a two-sided form)

Date Received 2/15/84
Meeting Date 2/29/84
Public Hearing _____
Action Date Approved
Fees Paid \$25.00 \$75.00
total \$100.00

APPLICATION FOR SITE PLAN APPROVAL

1. Name of Project Musid Box
2. Name of applicant Elizabeth P. Piroth Phone 501-5030
Address 357 Windsor Highway
(Street No. & Name) (Post Office) (State) (Zip Code)
3. Owner of record Elizabeth M. Piroth Phone 561-0842
Address Needham Brook Ave New Windsor NY 12550
(Street No. & Name) (Post Office) (State) (Zip Code)
4. Name of person preparing plan Doce Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip Code)
5. Attorney A. Cavaleri Phone 561-5969
Address RT 32 New Windsor
(Street No. & Name) (Post Office) (State) (Zip Code)
6. Location: On the Intersection side of RT 69/Temple Hill Rd/rt. 320
(Street)
_____ feet _____
(direction)
of _____
(Street)
7. Acreage of parcel 21,000 SF ±
8. Zoning district P.F. (Use Variance Granted)
9. Tax map designation: Section 4 Block 2 Lot(s) 1
10. This application is for the use and construction of reworking existing structure
11. Has the Zoning Board of Appeals granted any variance or special permit concerning this property? yes If so, list case No. and Name _____
12. List all contiguous holdings in the same ownership
Section _____ Block _____ Lot(s) _____

FOR OFFICE USE ONLY:

Schedule _____ Column _____ Number _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION, CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

16th day of Feb., 1988
Notary Public, State of New York
No. 4764798
Qualified in Orange County
Commission Expires March 30, 1988
Shirley B. Hassdenteufel
Notary Public
[Signature]
Applicant's Signature
Title

OWNER'S ENDORSEMENT

(Completion required ONLY if applicable)

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

Elizabeth M. Dent being duly sworn, deposes and says that she resides
Merambrook Lane New Windsor, NY in the
(Owner's Address)
county of Orange and State of N.Y.
and that she is (the owner in fee) of owner (Official Title) of the property
Corporation which is the owner in fee) of the premises described in the foregoing application
and that she has authorized same to make the fore-
going application for special use approval as described herein.

Sworn before me this.

15th day of February, 1988
[Signature]
(Owner's Signature)

Shirley B. Hassdenteufel
Notary Public
SHIRLEY B. HASSDENTEUFEL
Notary Public, State of New York
No. 4764798
Qualified in Orange County
Commission Expires March 30, 1988



COUNTY OF ORANGE
LOUIS HEIMBACH, COUNTY EXECUTIVE

Department of Public Works

ROUTE 17-M P.O. BOX 509
GOSHEN, NEW YORK 10824
TEL: Office 294-7951 - Garage 294-9115

*Received 3/21/84
Planning Bd.*

84-8

LOUIS J. CASCINO, P.E.
Commissioner

March 6, 1984

Planning Board - Town of New Windsor
555 Union Avenue
New Windsor, New York 12550

Attn: Henry Reys, Chairman

Re: The Music Box
CR-59/N.Y. Route 300
Town of New Windsor

Dear Mr. Reys:

This letter is a follow-up to a letter dated February 28, 1984 regarding Para. 3 of said letter.

The N.Y.S. Department of Transportation was contacted about the matter of planter encroachment and expressed no objection to the same due to the pre-existence of the concrete curb barriers.

The Office of the Orange County Risk Manager was contacted this date regarding the encroachment problem. Due to the same pre-existence criteria, the County would have no objection to the replacement of the concrete portable curbing with planters. It is our opinion that the planters, as shown on drawing dated February 20, 1984, will be more of an asset than a liability.

I have also spoken this date to Mrs. Pierotti about the extent of the renovation work within the County R.O.W. and am of the opinion that a D.P.W. Permit will not be required. All existing entrances will remain where presently located and the only work of any consequence to be done will involve topping the lot and entrances with bituminous compound.

Very truly yours,

LOUIS J. CASCINO, P.E.
Commissioner

By:

William E. Duggan
William E. Duggan
Senior Engineer

LJC/WED/1j1

cc: Dominick Bello, P.E., NYS DOT
Patrick T. Kennedy, Building Inspector
Paul V. Cuomo, P.E., Town Engineer
Elizabeth M. Pierotti



COUNTY OF ORANGE
LOUIS HEIMBACH, COUNTY EXECUTIVE

LOUIS J. CASCINO, P.E.
Commissioner

Planning Board
received 3/2/84
sh
Department of Public Works

ROUTE 17-M P.O. BOX 509
GOSHEN, NEW YORK 10924
TEL: Office 294-7951 - Garage 294-9115

February 28, 1984

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, New York 12550

Attn: Henry Reynolds, Chairman

Re: The Music Box
Corner CR-69, Pt. I and N.Y. Rt. 300
Town of New York

Dear Mr. Reynolds:

A meeting was held at the referenced site on Thursday, February 23, 1984 and attended by Mr. Kennedy, Mrs. Pierotti and myself for the express purpose of discussing renovation aspects of the premises to accommodate the new business operation. Dominick Bello, Assistant Resident Engineer, N.Y.S. D.O.T. met with Mrs. Pierotti on Wednesday and consequently did not attend.

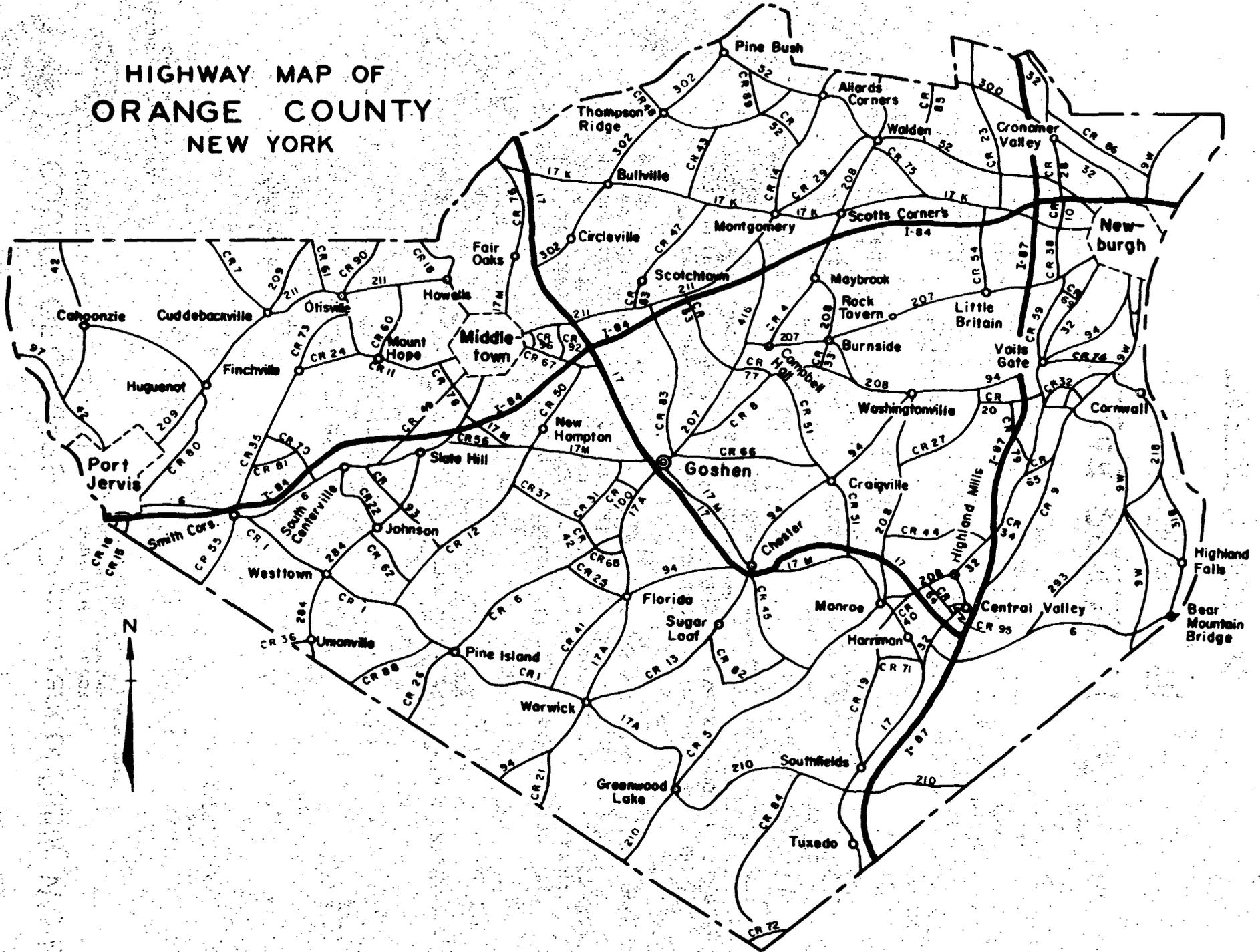
The proposed use of the property is considered as an asset to the area and our basic response is that certainly we have no objection to the proposal. An illegal entrance to Union Avenue, CR-69, by Strober-King Building Supply, will cease since they are encroaching upon Mrs. Pierotti's property.

The use of R/R tie planters for pachy sandra ground cover in lieu of the present portable concrete barriers will enhance the appearance of the premises. With respect to the County Road System, these shall be placed so that they lie entirely on private property and not extend into the R.O.W. corridor.

It is not the normal practice of our Department to sanction entrances in proximity to the intersection of two major highways. Since Temple Hill Road is now N.Y.S. Route 300, the N.Y.S. D.O.T. has jurisdiction in this case. We, therefore, have no objection to the four entrance locations presently existing if D.O.T. is of the opinion that the two near said intersection will not cause an adverse affect.

At the site meeting, Mrs. Pierotti indicated we would be provided with a site plan. I had the opportunity to briefly look at her copy but will require a plan for our permanent file.

HIGHWAY MAP OF ORANGE COUNTY NEW YORK





COUNTY OF ORANGE / Department of Public Works

Page 2

February 28, 1984

Planning Board, Town of New Windsor (cont'd)
Re: The Music Box, Corner CR-69, Pt. I and N.Y. Route 300

Observation of that portion of the premises fronting on Union Avenue indicates that shoulder and ditch paving restoration and preparation, in conjunction with site regrading procedures, will require an O.C. DPW Permit. The contractor retained for site grading should apply for said Permit. At such time, a Certificate of Insurance and Performance Deposit will be required.

Proper procedures for neutralizing the underground fuel storage tanks on the premises should be considered by the Town Engineer.

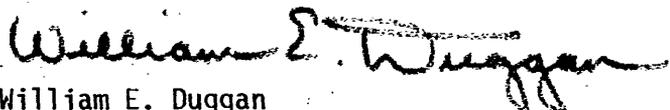
Advertising signs for the business shall be located wholly on private property and shall be of such design so as not to limit horizontal sight distance of the intersection or entrance areas.

Please contact this office if we may be of continuing assistance in this Project.

Very truly yours,

LOUIS J. CASCINO, P.E.
Commissioner

By:


William E. Duggan
Senior Engineer

LJC/WED/tjl

cc: Dominick Bello, P.E.
Patrick T. Kennedy, Building Inspector
Paul V. Cuomo, Town Engineer
Elizabeth M. Pierotti

ZONING BOARD OF APPEALS : TOWN OF NEW WINDSOR

-----X
In the Matter of the Application of

ELIZABETH M. PIEROTTI,

DECISION GRANTING
USE AND AREA VARIANCES
AND SIGN VARIANCE

83-32 .
-----X

WHEREAS, ELIZABETH M. PIEROTTI of MUSIC BOX, Windsor
Highway, New Windsor, N. Y., has made application before the
Zoning Board of Appeals for use, area & sign variance (s) for the purpose
known as Music Box presently located on Windsor Highway;
of: construction and renovation of former gas station to house operation/;
and

WHEREAS, a public hearing was held on the 26th day of
September, 1983 at the Town Hall, 555 Union Avenue, New Windsor,
New York; and

WHEREAS, applicant appeared in behalf of herself
; 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 existing former gasoline station
has been vacant for approximately 2 years.

3. The evidence shows: that variance for area is needed
because the contour of the lot (triangle corner lot) does not allow for
any addition to make it suitable for retail use.

4. The evidence shows: that the proposed renovation and addition will enhance the surrounding neighborhood.

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 a use variance, 2-10 ft. front yard variances and 76 square ft. sign variance in accordance with plans submitted at the public hearing with restrictions listed below*.

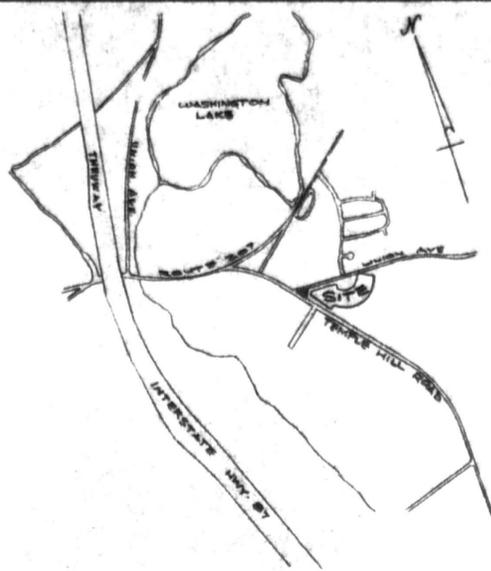
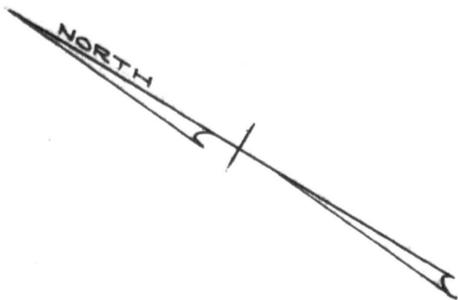
BE IT FURTHER,

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: October 24, 1983.

* Hours of operation:
Weekdays - 10 a.m.-8 p.m.
Saturdays- 10 a.m.-5 p.m.
No Sunday hours.

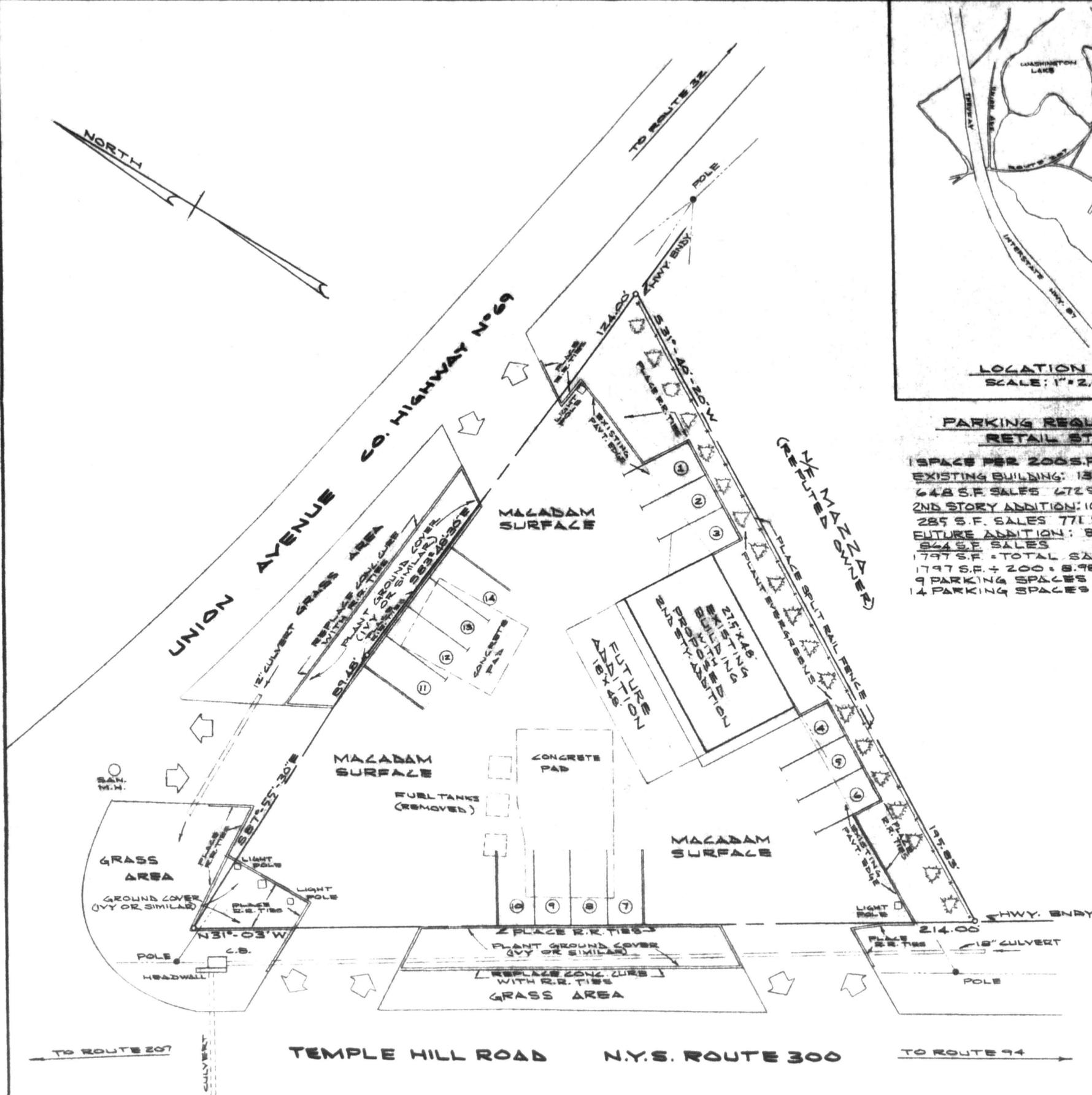

Chairman



LOCATION MAP
SCALE: 1" = 2,000'

**PARKING REQUIREMENTS
RETAIL STORES**

1 SPACE PER 2000 S.F. OF SALES AREA
EXISTING BUILDING: 1320 S.F. GROSS AREA
648 S.F. SALES 672 S.F. STORAGE & SERVICE
2ND STORY ADDITION: 1056 S.F. GROSS AREA
285 S.F. SALES 771 S.F. STORAGE & SERVICE
FUTURE ADDITION: 864 S.F. GROSS AREA
864 S.F. SALES
1747 S.F. = TOTAL SALES AREA
1747 S.F. ÷ 200 = 8.735, USE 9
9 PARKING SPACES REQUIRED
4 PARKING SPACES PROVIDED



**SITE PLAN
FOR
THE MUSIC BOX
LANDS OF
ELIZABETH M. PIEROTTI**

TOWN OF NEW WINDSOR
DATE: 2-20-84

ORANGE COUNTY, N.Y.
SCALE: 1" = 20'

TAX MAP DATA:
SECTION 4 BLOCK 2 LOT 1

Site Plan APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON 3-14-84
BY Henry F. Scheid

HENRY F. SCHEID
SECRETARY

PREPARED BY:
VINCENT J. DOLE ASSOC.'S
SURVEYORS & PLANNERS
15 NEW ROAD
NEWBURGH, N.Y.

