

**ZB# 01-25**

**Stephan Steiner**

**33-1-5**

#01-25-Steiner, Stephan / <sup>Magland,</sup> Inc.

Area (Sign) 33-1-5

Prelim.

June 25, 2001.

NO SHOW.

Rescheduled: Prelim.

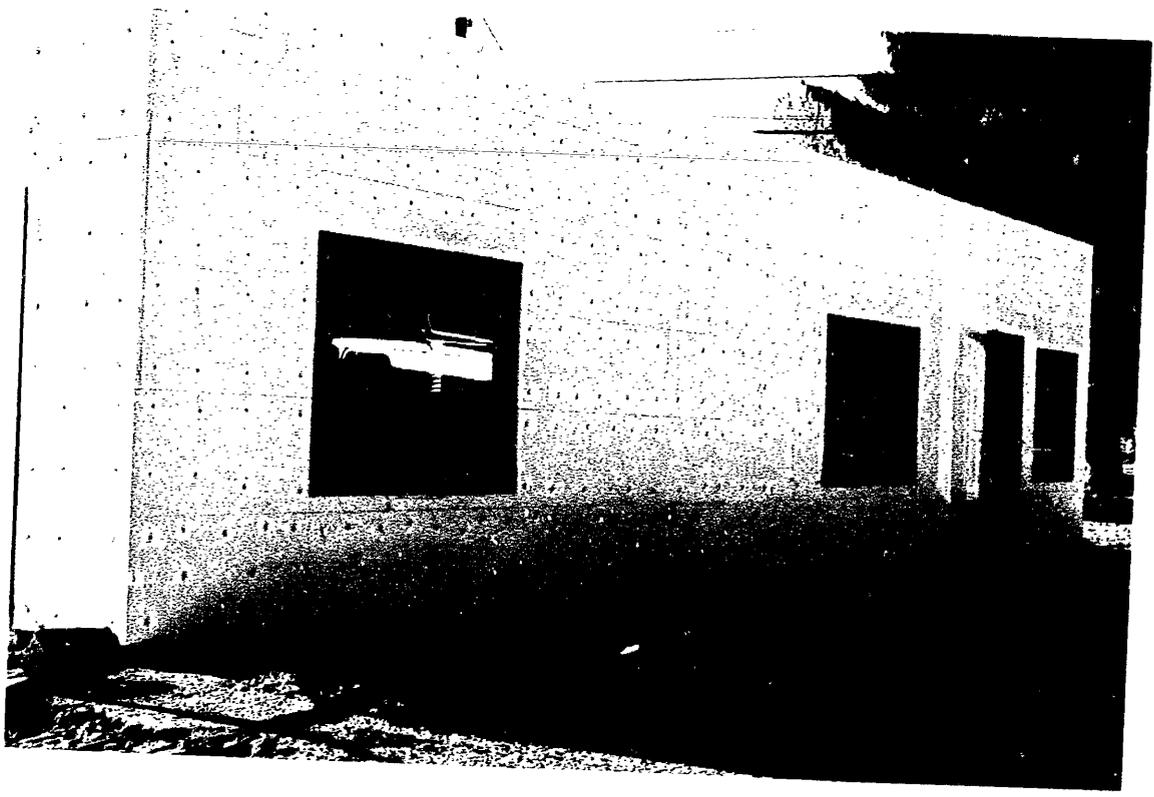
Aug. 13, 2001.

Public Hearing:

Jan. 28, 2002.

Granted

Refund  
398.50



APPLICATION FEE (DUE AT TIME OF FILING OF APPLICATION)

APPLICANT: Steiner

FILE# 01-25

RESIDENTIAL: \$50.00  
INTERPRETATION: \$150.00

COMMERCIAL: \$150.00

AREA  Sign.

USE

APPLICATION FOR VARIANCE FEE ..... \$ 150.00

*paid ck # 3348  
1/3/02.*

ESCROW DEPOSIT FOR CONSULTANT FEES ..... \$ 500.00

*paid check #  
3347  
1/3/02.*

DISBURSEMENTS:

STENOGRAPHER CHARGES: \$4.50 PER PAGE

PRELIMINARY MEETING-PER PAGE	<u>8/13/01-4</u>	\$ <u>18.00</u>
2ND PRELIMINARY- PER PAGE		\$ _____
3RD PRELIMINARY- PER PAGE		\$ _____
PUBLIC HEARING - PER PAGE	<u>1/28/02 3</u>	\$ <u>13.50</u>
PUBLIC HEARING (CONT'D) PER PAGE		\$ _____
TOTAL		\$ <u>31.50</u>

ATTORNEY'S FEES: \$35.00 PER MEEETING

PRELIM. MEETING:	<u>8/13/01</u>	\$ <u>35.00</u>
2ND PRELIM.		\$ _____
3RD PRELIM.		\$ _____
PUBLIC HEARING.	<u>1/28/02</u>	\$ <u>35.00</u>
PUBLIC HEARING (CONT'D)		\$ _____
TOTAL		\$ <u>70.00</u>

MISC. CHARGES:

..... \$ \_\_\_\_\_  
TOTAL ..... \$ 101.50

LESS ESCROW DEPOSIT ..... \$ 500.00  
 (ADDL. CHARGES DUE) ..... \$ \_\_\_\_\_  
 REFUND DUE TO APPLICANT .. \$ 398.50

IMAGELAND, INC.  
1008 LITTLE BRITAIN RD. (ROUTE 207)  
STEWART MALL, SUITE 300  
NEW WINDSOR, NY 12553

EXPLANATION	AMOUNT

3347

50-693-219

CHECK  
AMOUNT

PAY  
AMOUNT  
OF

*Five hundred and no/100*

DOLLARS

DATE	TO THE ORDER OF	DESCRIPTION	CHECK NUMBER
11/2/03	Tom de Newluter		3347

\$ 500 00

 Security Features  
Included  
Default on Back



KeyBank National Association  
Newburgh, New York 12550  
1-800-KEY2YOU

ZBA.  
# 01-25.

*Stephen F. Stein*

⑈003347⑈ ⑆021906934⑆ 32334001898⑈

**IMAGELAND, INC.**  
 1008 LITTLE BRITAIN RD. (ROUTE 207)  
 STEWART MALL, SUITE 300  
 NEW WINDSOR, NY 12553

EXPLANATION	AMOUNT

3340

50-693-219

PAY  
 AMOUNT  
 OF

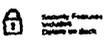
*One hundred fifty and no/100*

DOLLARS

CHECK  
 AMOUNT

DATE	TO THE ORDER OF	CHECK NUMBER
1/3/02	<i>Tony D. New Windsor</i>	3248
	DESCRIPTION	

\$150.00



KeyBank National Association  
 Newburgh, New York 12550  
 1-800-KEY-2-YOU

*ZBA # 01-25*

*Robert J. Jones*

⑈003348⑈ ⑆021906934⑆ 323340018981⑈

Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553  
(845) 563-4611

**RECEIPT**  
**#18-2002**

01/03/2002

#01-25

Imageland, Inc.  
1008 Little Britain Road  
New Windsor, NY 12553

Received \$ 150.00 for Zoning Board Fees, on 01/03/2002. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green  
Town Clerk



-----X

In the Matter of the Application of

**STEPHAN STEINER**

MEMORANDUM  
OF DECISION  
GRANTING  
VARIANCES

#01-25.

-----X

**WHEREAS, STEPHAN STEINER**, 1008 Little Britain Road, New Windsor, New York 12553, has made application before the Zoning Board of Appeals for a 2 ft. 6 in. width variance for sign #1, 2 ft. width variance for sign #2, plus an additional sign in variation of Sec. 48-18B(1) of the Supplemental Sign Regulations for a new location for Imageland, Inc. at 1079 Little Britain Road, in an NC zone; and

**WHEREAS**, a public hearing was held on the 28th day of January, 2002 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

**WHEREAS**, the Applicant appeared for this Application; and

**WHEREAS**, there were no spectators appearing at the public hearing; and

**WHEREAS**, no one spoke in favor or in opposition to the Application; and

**WHEREAS**, a decision was made by the Zoning Board of Appeals on the date of the public hearing granting the application; and

**WHEREAS**, the Zoning Board of Appeals of the Town of New Windsor sets forth the following findings in this matter here memorialized in furtherance of its previously made decision in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and in The Sentinel, also as required by law.

2. The evidence presented by the Applicant showed that:

(a) The property is a commercial property located in a neighborhood of commercial properties on a busy state highway.

(b) The property was formerly a bar and grill and then was vacant for a number of years. The instant owner seeks to convert the use of the property to a retail business.

(c) In order to advertise the business to passing motorists, the Applicant seeks erect a sign which will consist of channeled letters, each letter being approximately 4 inches in depth.

(d) The sign will be illuminated but the illumination will be non-flashing.

(e) The second sign sought by the Applicant is to direct deliveries to the rear of the property. The first is for an increase in the size of the sign to advertise the business to passing motorists.

(f) While the Zoning Code allows directional signs, it does not appear to permit the wording, "deliveries to the rear".

(g) Neither the increased sign nor the new directional sign will obstruct the visibility of any motorists passing on the adjacent roadway.

**WHEREAS,** The Zoning Board of Appeals of the Town of New Windsor makes the following conclusions of law here memorialized in furtherance of its previously made decision in this matter:

1. The variances will not produce an undesirable change in the character of the neighborhood or create a detriment to nearby properties.

2. There is no other feasible method available to the Applicant that can produce the benefits sought.

3. The variances requested are substantial in relation to the Town regulations, but nevertheless are warranted.

4. The requested variances will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or zoning district.

5. The difficulty the Applicant faces in conforming to the bulk regulations is self-created but nevertheless should be allowed.

6. The benefit to the Applicant, if the requested variances are granted, outweigh the detriment to the health, safety and welfare of the neighborhood or community.

7. The interests of justice will be served by allowing the granting of the requested area variances.

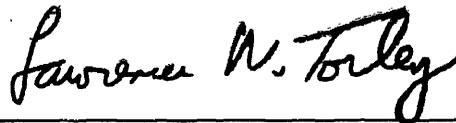
**NOW, THEREFORE, BE IT**

**RESOLVED**, that the Zoning Board of Appeals of the Town of New Windsor GRANT a request for 2 ft. 6 in. width variance for sign #1, 2 ft. width variance for sign #2, plus an additional sign in variation of Section 48-18B(1) of the Supplemental Sign Regulations at 1079 Little Britain Road, in an NC zone, as sought by the Applicant in accordance with plans filed with the Building Inspector and presented 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.

Dated: April 8, 2002.



---

Chairman

Date ..... 1/29/02 .....

**TOWN OF NEW WINDSOR**  
 TOWN HALL, 555 UNION AVENUE  
 NEW WINDSOR, NEW YORK 12553

Frances Roth  
 168 N. Drury Lane  
 Newburgh, N.Y. 12550

TO ..... DR.

DATE		CLAIMED	ALI
1/28/02	Zoning Board Mtg	75 00	
	Misc. - 2		
	Blythe - 1		
	Digeratta - 5		
	Hong - 3		
	Carlone - 3		
	<del>Trayland - 3</del>		
	Bomaine -	103 50	
	Delaney - 3		
	23	178 50	

IMAGELAND, INC.

MR. TORLEY: Request for 2 ft. 6 in. width variance for sign #1, 2 ft. width variance for sign #2, plus an additional sign in variation of Section 48-18B(1) of Supplemental Sign Regulations at 1008 Little Britain Road in an NC zone.

Mr. Steve Steiner appeared before the board for this proposal.

MR. TORLEY: Is there anyone in the audience who wishes to speak on this matter? Let the record show there is no one.

MR. STEINER: Our building has been under construction the past few months, it's located directly across the street from the entrance to the airport on 207 and we're asking to mount channel letters approximately 12 inches in size and they would be used on the highway that's running 40 miles an hour, somewhat in compliance with our sister company which we had, it has to be done in good taste and it would say Imageland, Inc.com on the, facing 207 and then on the northeast side, as you would drive towards Goshen, it would say the word printing services and this is an illumination, it's a neon with a face plate on it. If you go by Applebee's Restaurant or if you drove by Diana's Restaurant also on Route 207, it's very similar, but not as large as some of the other ones cause it's a smaller building. So it would be mounted on the facade. The code allows for 25 square feet, 2 1/2 by 10. What we're asking for is 15 feet running horizontal and we're asking 11 feet running horizontal which would only give us a little bit shy of 26 square feet. So we're about one foot marginal between what the code says and what we would ask. Then we need to put something near the entrance to the driveway parking lot that says deliveries. In the rear, we've got a loading dock and we get deliveries from UPS tractor trailer maybe once a month for picking up printing back and forth.

MR. KANE: So that would be the additional sign that you're looking for?

MR. STEINER: Yes.

MR. KANE: On the illumination, that's non-flashing.

MR. STEINER: Non-flashing.

MR. TORLEY: Our code forbids neon light, but this is an internally illuminated light, happens to be illuminated by a neon strip?

MR. STEINER: It has a face plate hiding it.

MR. MC DONALD: It will be covered?

MR. STEINER: Yes, these are channeled letters, each letter is approximately four inches in depth.

MR. KANE: Even though the sign height and width variance look a little extreme, you're saying that you're only one foot, one square foot above what the maximum is?

MR. STEINER: Yes.

MR. TORLEY: Now the additional sign, how big is that because we have to give the variation for non-illuminated signs, do you have those numbers?

MR. STEINER: One is 12 x 15, 12 inches by 15 feet.

MR. TORLEY: Delivery in the rear, that's the second sign, how big is that?

MR. STEINER: That probably needs a 12 by 24 inch, it will be 12 inches by 24 inches.

MR. BABCOCK: Just a small directional sign.

MR. TORLEY: That really doesn't count as a second sign.

MR. BABCOCK: Directional signs in the code, when you look at it, it doesn't say deliveries to the rear, it says one way, they give some examples, so we figure while he was here, we would just include it so that

there's no question, it's really a directional sign but it's not listed in the code.

MR. KANE: That's where they need the two foot width for sign number 2?

MR. BABCOCK: That's correct.

MR. TORLEY: And it would be the same type of lettering as the front?

MR. STEINER: No, probably vinyl lettering, unilluminated, just black and white, white baked enamel finish on a 4 X 4 post, approximately 3 1/2, 4 feet in height.

MR. MC DONALD: That won't be obstructing any visibility, any sight distances or anything like that?

MR. STEINER: No, New York State has said that we must not go within 15 feet and we can't go higher than 18 inches, so it's up against pretty much a chain link fence that belongs to Park and Fly, so it's another issue.

MS. CORSETTI: Nineteen notices went out to adjacent property owners.

MR. KANE: Accept a motion?

MR. TORLEY: Yes.

MR. KANE: I move we approve the application by Imageland for their requested sign variances for 1008 Little Britain Road.

MR. MC DONALD: Second it.

ROLL CALL

MR. KANE	AYE
MR. MCDONALD	AYE
MR. TORLEY	AYE

OFFICE OF THE BUILDING INSPECTOR  
TOWN OF NEW WINDSOR  
ORANGE COUNTY, NEW YORK

**NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION**

**APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT (845) 563-4630 TO MAKE AN APPOINTMENT WITH THE ZONING BOARD OF APPEALS.**

DATE: 5/22/01

APPLICANT: Stephan Steiner  
1008 Little Britain Road  
New Windsor, NY 12553

1079 LBR

**COPY**

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE:

FOR : Sign

LOCATED AT: 1079 Little Britain Road

ZONE: NC      Sec/ Blk/ Lot: 33-1-5

DESCRIPTION OF EXISTING SITE: Existing Commercial Building

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

1. (Sign) Proposed east side sign will exceed maximum length of 10ft.
2. (Signs) Proposed sign on Route 207 will exceed maximum number of signs and exceed maximum length of 10ft.

  
BUILDING INSPECTOR

PERMITTED 1 Sign 2ft6in x 10ft

PROPOSED OR  
AVAILABLE:

VARIANCE  
REQUEST:

ZONE:           USE: 48-18-B-(1)

SIGN:

FREESTANDING:

HEIGHT:

WIDTH:	(1)	12ft6in	2ft6in
	(2)	12ft	2ft

WALL SIGNS:

TOTAL ALL SIGNS:	2 Signs	1 Sign
------------------	---------	--------

FEET FROM ANY LOT LINE:

cc: Z.B.A.. APPLICANT. FILE.W/ATTACHED MAP

PLEASE ALLOW FIVE TO TEN DAYS TO PROCESS  
IMPORTANT  
YOU MUST CALL FOR ALL REQUIRED INSPECTIONS OF CONSTRUCTION

Other inspections will be made in most cases but those listed below must be made or Certificate of Occupancy may be withheld. Do not mistake an unscheduled inspection for one of those listed below. Unless an inspection report is left on the job indicating approval of one of these inspections it has not been approved and it is improper to continue beyond that point in the work. Any disapproved work must be reinspected after correction.

1. When excavating is complete and footing forms are in place (before pouring.) N/A
2. Foundation inspection. Check here for waterproofing and footing drains.
3. Inspect gravel base under concrete floors and under slab plumbing. N/A
4. When framing, rough plumbing, rough electric and before being covered.
5. Insulation.
6. Final inspection for Certificate of Occupancy. Have on hand electrical inspection data and final certified plot plan. Building to be completed at this time. Well water test required and engineer's certification letter for septic system required. N/A
7. Driveway inspection must meet approval of Town Highway Superintendent. A driveway bond may be required.
8. \$50.00 charge for any site that calls for the inspection twice.
9. Call 24 hours in advance, with permit number, to schedule inspection.
10. There will be no inspections unless yellow permit card is posted.
11. Sewer permits must be obtained along with building permits for new houses. N/A
12. Septic permit must be submitted with engineer's drawing and perc test. N/A
13. Road opening permits must be obtained from Town Clerk's office. N/A
14. All building permits will need a Certificate of Occupancy or a Certificate of Compliance and here is no fee for this.

RECEIVED

MAY 17 2001

BUILDING DEPARTMENT

FOR OFFICE USE ONLY:  
Building Permit # 2001-455

**AFFIDAVIT OF OWNERSHIP AND/OR CONTRACTOR'S COMP & LIABILITY INSURANCE CERTIFICATE IS REQUIRED BEFORE PERMIT WILL BE ISSUED**

PLEASE PRINT CLEARLY - FILL OUT ALL INFORMATION WHICH APPLIES TO YOU

Owner of Premises Stephan F. Steier

Address 1079 Little Britain Rd. Phone # 567-3784

Mailing Address 1008 Little Britain Rd. Fax # 567-3786

Name of Architect Jerry Sherman

Address 70 Station Road, Salisbury Mills, New York 12577 Phone 496-6833

Name of Contractor Stephan F. Steier (SELF)

Address 52 Clove Rd., Salisbury Mills, New York 12577 Phone 496-9603

State whether applicant is owner, lessee, agent, architect, engineer or builder OWNER

If applicant is a corporation, signature of duly authorized officer: N/A  
(Name and title of corporate officer)

1. On what street is property located? On the NE side of Route 207  
(N, S, E or W)  
and 400 feet from the intersection of Entrance to Stewart Intl Airport
2. Zone or use district in which premises are situated N-C Is property a flood zone? Y NO
3. Tax Map Description: Section # 33 Block # ONE Lot # 5
4. State existing use and occupancy of premises and intended use and occupancy of proposed construction.
- a. Existing use and occupancy Vacant b. Intended use and occupancy Computer Serv Printing
5. Nature of work (check if applicable)  New Bldg.  Addition  Alteration  Repair  Removal  Demolition  Other Sign
6. Is this a corner lot? NO
7. Dimensions of entire new construction. Front 30ft Rear 30ft Depth 40ft Height 20 No. of stories One

Number of dwelling units on each floor One

Toilets 2 Heating Plant Gas Yes Oil       
If Garage, number of cars N/A

nature and extent of each type of use Commercial Business  
Press/Post Press  
Fee \$50.



TEL 914 567-3784  
FAX 914 567-3786  
BEEPER 1-914-545-4532  
E-Mail: imagelnd@frontiernet.net  
Web site: www.frontiernet.net/~imagelnd

STEVE STEINER  
IMAGELAND, INC.  
1008 LITTLE BRITAIN ROAD (RT. 207)  
STEWART MALL, SUITE 300  
NEW WINDSOR, NY 12553

**PAID**

cu#  
# 2752  
50-  
5/22/02

5 115 101  
date

APPLICATION FOR BUILDING PERMIT  
TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK  
Pursuant to New York State Building Code and Town Ordinances

Building Inspector: Michael L. Babcock  
Asst. Inspectors Frank Lisi & Louis Krychear  
New Windsor Town Hall  
555 Union Avenue  
New Windsor, New York 12553  
(845) 563-4618  
(845) 563-4695 FAX

Bldg Insp Examined \_\_\_\_\_  
Fire Insp Examined \_\_\_\_\_  
Approved \_\_\_\_\_  
Disapproved \_\_\_\_\_  
Permit No. \_\_\_\_\_

INSTRUCTIONS

- A. This application must be completely filled in by typewriter or in ink and submitted to the Building Inspector.
- B. Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram, which is part of this application.
- C. This application must be accompanied by two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.
- D. The work covered by this application may not be commenced before the issuance of a Building Permit.
- E. Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.
- F. No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions, or alterations, or for removal or demolition or use of property as herein described. The applicant agrees to comply with all applicable laws, ordinances, regulations and certifies that he is the owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner, that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application.

*Stephen F. Stevie*  
(Signature of Applicant)

520 New Rd. Salisbury Mills, N.Y. 12577  
(Address of Applicant)

*Same*  
(Owner's Signature)

*Same*  
(Owner's Address)

PLOT PLAN

**NOTE:**

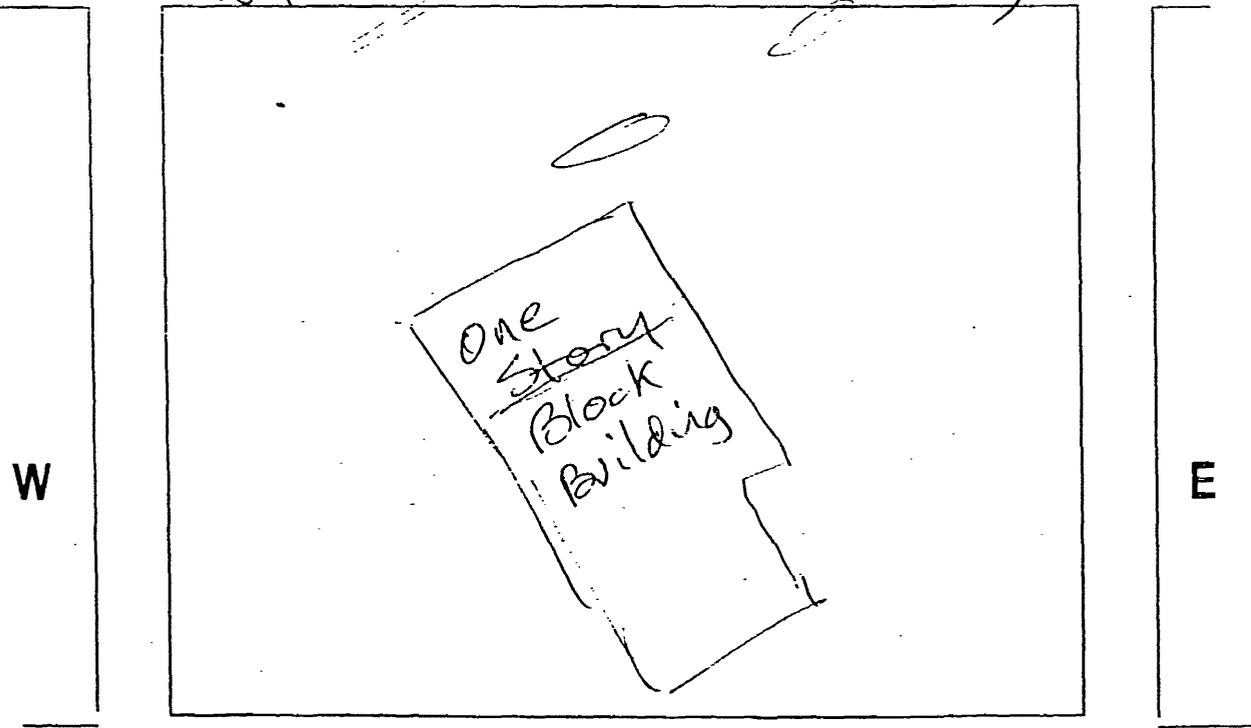
Locate all buildings and indicate all set back dimensions. Applicant must indicate the building line or lines clearly and distinctly on the drawings.

(See Attached)

N

Entrance to Stewart  
Airport

N.Y. S. Route 207 (Little Britain Rd.)



W

E

PLAN

S

SECTION 3

WASHINGTONVILLE CENTRAL SCHOOL DIST.  
NEWBURGH CITY SCHOOL DIST.

BREUNIG ROAD

N. Y. STATE HWY

E 564,500  
N 541,000

FERM REALTY A/K/A

STEWART RTE. 207 REALTY MAP 6082

108.4

108.6

6

59.2  
22.5  
42.6  
23.5

131

7

125

121.8

106

105

5

165.5

210.8

105

9  
3.2A

(A) 4.1

1.1A

(B) 4.2  
2.4A

8237

84.3

1.2

3.2

166

134.4

15

5.4

38.2

10

28.1

147.4

96.9

28.8

177.5

150

100

50

113.2

47.5

14.2

1

109.5

219.7

134.1

100

113.7

12

85

13



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4631  
Fax: (845) 563-4693

## Assessors Office

August 29, 2001

Steve Steiner  
1008 Little Britain Road  
New Windsor, NY 12553

Re: 33-1-5

19

Dear Mr. Steiner:

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

The charge for this service is \$45.00, minus your deposit of \$25.00.

Please remit the balance of \$20.00 to the Town Clerk's Office.

Sincerely,

A handwritten signature in black ink that reads "L. Cook" followed by a circled set of initials "LRD".

Leslie Cook  
Sole Assessor

LC/lrd  
Attachments

CC: Pat Corsetti, ZBA

\* Remove 5 names  
per Barb in  
Assessor's office.

3-1-1.12  
NYS Department of Transportation  
C/o Metal Container Corp.  
Attn: James Swehla, Corporate Tax Dept.  
One Busch Place  
St. Louis, MO 63118-1852

3-1-36.2  
NYS Department of Transportation  
C/o Airport Director  
NYS DOT 1035 First Street  
Newburgh, NY 12550

3-1-55  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553

32-2-8  
Henry Stellwag  
470 Little Britain Road  
Newburgh, NY 12550

32-2-13  
Silver Stream, Inc.  
400 BaMar Drive  
Stony Point, NY 10980

33-1-1.2 & 33-1-3.2 & 33-1-4.2  
Cosimo DiBrizzi  
1089 Little Britain Road  
New Windsor, NY 12553

33-1-2.1  
DiBrizzi Family Realty, Inc.  
647 Little Britain Road  
New Windsor, NY 12553

33-1-4.1  
Lo-Rac Fuel Corp.  
1083 Little Britain Road  
New Windsor, NY 12553

33-1-6 & 33-1-7  
Petrol At the Gate Inc.  
PO Box 247  
Vails Gate, NY 12584

33-1-9  
Park, Fly & Drive Inc.  
PO Box 247  
Vails Gate, NY 12584

33-1-11  
Donald & Gisela Ayers  
111 Mt. Airy Road  
New Windsor, NY 12553

33-1-12  
Daniel & Kim Marshall  
117 Mt. Airy Road  
New Windsor, NY 12553

33-1-13  
Dalila Christoforidis  
229 Spruce Street  
New Windsor, NY 12553

33-1-14  
David Ogden  
4 Elizabeth Lane  
New Windsor, NY 12553

33-1-15  
John & Karen McDermott  
6 Elizabeth Lane  
New Windsor, NY 12553

33-1-16  
Donna Czepiel  
8 Elizabeth Lane  
New Windsor, NY 12553

~~George J. Meyers, Supervisor  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553~~

~~Deborah Green, Town Clerk  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553~~

~~Andrew Krieger, ESQ.  
219 Quassaick Avenue  
New Windsor, NY 12553~~

~~James Petro, Chairman  
Planning Board  
555 Union Avenue  
New Windsor, NY 12553~~

~~Mark J. Edsall, P.E.  
McGree & Hauser  
Consulting Engineers, P.C.  
33 Airport Center Drive, Suite 202  
New Windsor, NY 12553~~

~~33-2-1  
James Petro Jr. Ind. ETAL.  
PO Box 928  
Vails Gate, NY 12584~~

*Leave*

33-2-2  
Gloria Torres  
5 Bivona Lane  
New Windsor, NY 12553

33-2-3  
Clarence Mans  
PO Box 247  
Vails Gate, NY 12584

ZONING BOARD OF APPEALS:TOWN OF NEW WINDSOR  
COUNTY OF ORANGE:STATE OF NEW YORK

In the Matter of the Application for Variance of

Imageland, Inc.

#01-25.

AFFIDAVIT OF  
SERVICE  
BY MAIL

STATE OF NEW YORK)

) SS.:

COUNTY OF ORANGE )

PATRICIA A. CORSETTI, being duly sworn, deposes and says:

That I am not a party to the action, am over 18 years of age and reside at 7 Franklin Avenue, New Windsor, N. Y. 12553.

That on the 15<sup>th</sup> day of January, 2002, I compared the 19 addressed envelopes containing the Public Hearing Notice pertinent to this case with the certified list provided by the Assessor regarding the above application for a variance and I find that the addresses are identical to the list received. I then caused the envelopes to be deposited in a U.S. Depository within the Town of New Windsor.

Patricia A. Corsetti  
Notary Public

Sworn to before me this

\_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public

TOWN OF NEW WINDSOR  
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE

# 01-25.  
Date: 8/20/01

I. Applicant Information: 12577

- (a) Steve Steiner, 52 Oneida Rd. Salisbury Mills, N.Y. 845-496-9603  
(Name, address and phone of Applicant) (Owner)
- (b) Imageland, Inc. 1008 Little Britain Rd. New Windsor, 567-3784  
(Name, address and phone of purchaser or lessee)
- (c) Stale Hunter, 1400 Main St. Goshen, N.Y. 294-0776  
(Name, address and phone of attorney)
- (d) Serry Sherman 70 Salisbury Rd. Salisbury Mills, N.Y. 496-6833  
(Name, address and phone of contractor/engineer/architect)

II. Application type:

- Use Variance  Sign Variance
- Area Variance  Interpretation

III. Property Information:

- (a) NC 1079 Little Britain Rd. 33-1.5. 105' x 210'  
(Zone) (Address) (S B L) (Lot size)
- (b) What other zones lie within 500 ft.? SAME
- (c) Is a pending sale or lease subject to ZBA approval of this application? NO
- (d) When was property purchased by present owner? 5/1/01
- (e) Has property been subdivided previously? NO
- (f) Has property been subject of variance previously? NO  
If so, when? \_\_\_\_\_
- (g) Has an Order to Remedy Violation been issued against the property by the Building/Zoning Inspector? NO
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail: \_\_\_\_\_

NONE

IV. Use Variance N/A

- (a) Use Variance requested from New Windsor Zoning Local Law, Section \_\_\_\_\_, Table of \_\_\_\_\_ Regs., Col. \_\_\_\_\_, to allow: \_\_\_\_\_  
(Describe proposal) \_\_\_\_\_

(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.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(c) Applicant must fill out and file a Short Environmental Assessment Form (SEQR) with this application.

(d) The property in question is located in or within 500 ft. of a County Agricultural District: Yes \_\_\_ No \_\_\_.

If the answer is Yes, an agricultural data statement must be submitted along with the application as well as the names of all property owners within the Agricultural District referred to. You may request this list from the Assessor's Office.

V. Area variance: N/A

(a) Area variance requested from New Windsor Zoning Local Law, Section \_\_\_\_\_, Table of \_\_\_\_\_ Regs., Col. \_\_\_\_\_.

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

\* Residential Districts only  
\*\* No-residential districts only

(b) In making its determination, the ZBA shall take into consideration, among other aspects, the benefit to the applicant if the variance is granted as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. Also, whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; (2) whether the benefit sought by the applicant can be achieved by some other method feasible for the applicant to pursue other than an area variance; (3)

whether the requested area variance is substantial; (4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and (5) whether the alleged difficulty was self-created. Describe why you believe the ZBA should grant your application for an area variance:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(You may attach additional paperwork if more space is needed)

✓ VI. Sign Variance:

(a) Variance requested from New Windsor Zoning Local Law, Section 48-18, Supp. Sign Regs.

	Requirements	Proposed or Available	Variance Request
Sign 1	<u>26 sq ft.</u>	<u>28 sq ft.</u>	<u>Horizontal</u>
Sign	_____	<u>12 sq ft.</u>	<u>Horizontal</u>
Sign 3	_____	_____	_____
Sign	_____	_____	_____

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

Sign (1) IMAGEFLAND, INC. COM

Sign (2) PRINTING

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

24 sq ft.

VII. Interpretation. N/A

(a) Interpretation requested of New Windsor Zoning Local Law, Section \_\_\_\_\_, Table of \_\_\_\_\_ Regs., Col. \_\_\_\_\_.

(b) Describe in detail the proposal before the Board:

We will use Channel Letters Backlit  
12" each size letter

✓ 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



PUBLIC NOTICE OF HEARING  
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. 95

Request of Imageland, Inc.

for a VARIANCE of the Zoning Local Law to Permit:

Two facade signs of more than the allowable sign width;

being a VARIANCE of Section 48-18- Supp. Sign Regs.

for property situated as follows:

1079 Little Britain Rd., New Windsor, NY

known and designated as tax map Section 33, Blk. 1 Lot 5

PUBLIC HEARING will take place on the 28<sup>th</sup> day of January, 2002, at the New Windsor Town Hall, 555 Union Avenue, New Windsor, New York beginning at 7:30 o'clock P.M.

Lawrence Torley  
Chairman

# Names and Addresses of Adjacent Property Owners

3-1-1.12  
NYS Department of Transportation  
C/o Metal Container Corp.  
Attn: James Swehla, Corporate Tax Dept.  
One Busch Place  
St. Louis, MO 63118-1852

33-1-11  
Donald & Gisela Ayers  
111 Mt. Airy Road  
New Windsor, NY 12553

Mark J. Edsall, P.E.  
McGoey & Hauser  
Consulting Engineers, P.C.  
33 Airport Center Drive, Suite 202  
New Windsor, NY 12553

3-1-36.2  
NYS Department of Transportation  
C/o Airport Director  
NYS DOT 1035 First Street  
Newburgh, NY 12550

33-1-12  
Daniel & Kim Marshall  
117 Mt. Airy Road  
New Windsor, NY 12553

33-2-1  
James Petro Jr. Ind. ETAL.  
PO Box 928  
Vails Gate, NY 12584

3-1-55  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553

33-1-13  
Dalila Christoforidis  
229 Spruce Street  
New Windsor, NY 12553

33-2-2  
Gloria Torres  
5 Bivona Lane  
New Windsor, NY 12553

32-2-8  
Henry Stellwag  
470 Little Britain Road  
Newburgh, NY 12550

33-1-14  
David Ogden  
4 Elizabeth Lane  
New Windsor, NY 12553

33-2-3  
Clarence Mans  
PO Box 247  
Vails Gate, NY 12584

32-2-13  
Silver Stream, Inc.  
400 BaMar Drive  
Stony Point, NY 10980

33-1-15  
John & Karen McDermott  
6 Elizabeth Lane  
New Windsor, NY 12553

19

33-1-1.2 & 33-1-3.2 & 33-1-4.2  
Cosimo DiBrizzi  
1089 Little Britain Road  
New Windsor, NY 12553

33-1-16  
Donna Czepiel  
8 Elizabeth Lane  
New Windsor, NY 12553

33-1-2.1  
DiBrizzi Family Realty, Inc.  
647 Little Britain Road  
New Windsor, NY 12553

George J. Meyers, Supervisor  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553

33-1-4.1  
Lo-Rac Fuel Corp.  
1083 Little Britain Road  
New Windsor, NY 12553

Deborah Green, Town Clerk  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553

33-1-6 & 33-1-7  
Petrol At the Gate Inc.  
PO Box 247  
Vails Gate, NY 12584

Andrew Krieger, ESQ.  
219 Quassaick Avenue  
New Windsor, NY 12553

33-1-9  
Park, Fly & Drive Inc.  
PO Box 247  
Vails Gate, NY 12584

James Petro, Chairman  
Planning Board  
555 Union Avenue  
New Windsor, NY 12553

**ORANGE COUNTY CLERK'S OFFICE RECORDING PAGE**

THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE

TYPE IN BLACK INK:  
NAME(S) OF PARTY(S) TO DOCUMENT

ANNA SABATINO and  
LUCIA FEOLA

TO

STEPHAN F. STEINER

SECTION 33 BLOCK 1 LOT 5

RECORD AND RETURN TO:  
(name and address)

STEPHEN HUNTER, ESQ.  
140 Main Street  
Goshen, NY 10924



THIS IS PAGE ONE OF THE RECORDING

ATTACH THIS SHEET TO THE FIRST PAGE OF EACH  
RECORDED INSTRUMENT ONLY

DO NOT WRITE BELOW THIS LINE

INSTRUMENT TYPE: DEED XX MORTGAGE \_\_\_\_\_ SATISFACTION \_\_\_\_\_ ASSIGNMENT \_\_\_\_\_ OTHER \_\_\_\_\_

**PROPERTY LOCATION**

- |                                |                               |
|--------------------------------|-------------------------------|
| ___ 2089 BLOOMING GROVE (TN)   | ___ 4289 MONTGOMERY (TN)      |
| ___ 2001 WASHINGTONVILLE (VLG) | ___ 4201 MAYBROOK (VLG)       |
| ___ 2289 CHESTER (TN)          | ___ 4203 MONTGOMERY (VLG)     |
| ___ 2201 CHESTER (VLG)         | ___ 4205 WALDEN (VLG)         |
| ___ 2489 CORNWALL (TN)         | ___ 4489 MOUNT HOPE (TN)      |
| ___ 2401 CORNWALL (VLG)        | ___ 4401 OTISVILLE (VLG)      |
| ___ 2600 CRAWFORD (TN)         | ___ 4600 NEWBURGH (TN)        |
| ___ 2800 DEERPARK (TN)         | ___ 4800 NEW WINDSOR (TN)     |
| ___ 3089 GOSHEN (TN)           | ___ 5089 TUXEDO (TN)          |
| ___ 3001 GOSHEN (VLG)          | ___ 5001 TUXEDO PARK (VLG)    |
| ___ 3003 FLORIDA (VLG)         | ___ 5200 WALKILL (TN)         |
| ___ 3005 CHESTER (VLG)         | ___ 5489 WARWICK (TN)         |
| ___ 3200 GREENVILLE (TN)       | ___ 5401 FLORIDA (VLG)        |
| ___ 3489 HAMPTONBURGH (TN)     | ___ 5403 GREENWOOD LAKE (VLG) |
| ___ 3401 MAYBROOK (VLG)        | ___ 5405 WARWICK (VLG)        |
| ___ 3689 HIGHLANDS (TN)        | ___ 5600 WAWAYANDA (TN)       |
| ___ 3601 HIGHLAND FALLS (VLG)  | ___ 5889 WOODBURY (TN)        |
| ___ 3889 MINISINK (TN)         | ___ 5801 HARRIMAN (VLG)       |
| ___ 3801 UNIONVILLE (VLG)      |                               |
| ___ 4089 MONROE (TN)           |                               |
| ___ 4001 MONROE (VLG)          |                               |
| ___ 4003 HARRIMAN (VLG)        |                               |
| ___ 4005 KIRYAS JOEL (VLG)     |                               |

**CITIES**

- |                      |
|----------------------|
| ___ 0900 MIDDLETOWN  |
| ___ 1100 NEWBURGH    |
| ___ 1300 PORT JERVIS |
| ___ 9999 HOLD        |

NO PAGES 3 CROSS REF. \_\_\_\_\_  
CERT. COPY \_\_\_\_\_ ADD'L X-REF. \_\_\_\_\_  
MAP# \_\_\_\_\_ PGS. \_\_\_\_\_

PAYMENT TYPE: CHECK   
CASH \_\_\_\_\_  
CHARGE \_\_\_\_\_  
NO FEE \_\_\_\_\_

Taxable  
CONSIDERATION \$ 175000-  
TAX EXEMPT \_\_\_\_\_  
Taxable  
MORTGAGE AMT. \$ \_\_\_\_\_  
DATE \_\_\_\_\_

**MORTGAGE TAX TYPE:**

- \_\_\_ (A) COMMERCIAL/FULL 1%
- \_\_\_ (B) 1 OR 2 FAMILY
- \_\_\_ (C) UNDER \$10,000
- \_\_\_ (E) EXEMPT
- \_\_\_ (F) 3 TO 6 UNITS
- \_\_\_ (I) NAT. PERSON/CR. UNION
- \_\_\_ (J) NAT. PER. CR. UN/1 OR 2
- \_\_\_ (K) CONDO

*Donna L. Benson*

DONNA L. BENSON  
ORANGE COUNTY CLERK

RECEIVED FROM:

Hardenburgh

LIBER 5525, PAGE 71

ORANGE COUNTY CLERKS' OFFICE 27999 FLT  
RECORDED/FILED 05/14/2001 02:30:53 PM  
FEEES 44.00 EDUCATION FUND 5.00

SERIAL NUMBER: 009309

DEED CNTL NO 56495 RE TAX 700.00

Bargain & Sale Deed with Covenant Against Grantor's Acts

**THIS INDENTURE**, made the 10 day of May, Two Thousand One

**BETWEEN Anna Sabatino**, residing at 142 Fletcher Drive, Newburgh, New York 12550 and **Luca Feola**, residing at 8 Dapple Terrace, Newburgh, New York 12550

*as  
LE*  
party of the first part, and **Stephen F. Steiner**, residing at 1008 Little Britain Road, New Windsor, New York 12553

party of the second part,

**WITNESSETH**, that the party of the first part, in consideration of **TEN DOLLARS** and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

#### **SCHEDULE A - LEGAL DESCRIPTION**

##### **Section 33 Block 1 Lot 5**

**ALL** that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of New Windsor, Orange County, New York, bounded and described as follows:

**BEGINNING** at an iron pipe set on the southerly bounds of State Route #207 leading from Newburgh to Little Britain, said pipe being the northwest corner of lands of Andrew Bivona, and runs from thence along the southerly bounds of State Route #207 south 64 degrees West 105.0 feet to an iron pipe, thence leaving said road and along lands of Vincent Bivona, Sr., south 13 degrees 59 minutes East 165.5 feet to an iron pipe, thence along the same South 20 degrees 14 minutes West 46.65 feet to an iron pipe, thence still along the same North 67 degrees 02 minutes East 105.0 feet to a point in the line of lands of Andrew Bivona, thence along the said lands North 6 degrees 03 minutes West 210.76 feet to the place of beginning

**FURTHER DESCRIBED AS:**

**ALL** that certain parcel of land, lying and being in the Town of New Windsor, Orange County, New York, bounded and described as follows:

**BEGINNING** at an iron pipe set on the southerly bounds of New York State Route #207, said iron rod also being the northeasterly corner of the lands of Lo-Rac Fuel Corp. deed Liber 4054, Page 211, thence along said southerly line of New York State Route 207 N 64°-06'-16" E 104.96 feet to an iron rod set; thence along the westerly line of the lands of Park, Fly & Drive, Inc. deed Liber 3988 Page 135 S 06°-03'-00" E 210.76 feet to an iron rod set; thence along the northerly and easterly lines of lands of Lo-Rac Fuel Corp. the following courses and distances; S 67°-02'-00" W 105.00 feet to an iron rod set; thence N 20°-14'-00" E 46.70 feet to an iron rod set; thence N12°-39'-00" W 164.90 feet to the point or place of beginning.

**BEING THE SAME PREMISES** conveyed by JOVIN Construction Corp. by deed dated March 2, 1987 to Anna Sabatino and Lucia Fcola and recorded in the Orange County Clerk's Office on March 6, 1987 in Liber 2671 of Deeds at Page 80.

**LIBER 5525 PAGE 72**

**TOGETHER** with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; **TOGETHER** with the appurtenances and all the estate and rights of the party of the first part in and to said premises; **TO HAVE AND TO HOLD** the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

**AND** the party of the first part has not done or suffered anything whereby the said premises have been incumbered in any way whatever, except as aforesaid.

**AND** the party of the first part, in compliance with §13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires

**IN WITNESS WHEREOF**, the party of the first part has duly executed this deed the day and year first above written.

In Presence Of:

Anna Sabatino L.S.  
ANNA SABATINO

Lucia Sabatino L.S.  
LUCIA SABATINO

STATE OF NEW YORK)

) :ss

COUNTY OF ORANGE )

On the 10<sup>th</sup> day of May, 2001, before me, the undersigned, a Notary Public in and for said State, personally appeared ANNA SABATINO and LUCIA FEOLA personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacities, and that by their signatures on the instrument, the individuals, or the person upon behalf of which the individuals acted, executed the instrument.



Notary Public - State of New York

BRANDON C. OZMAN  
Notary Public, State of New York  
No. 4757767  
Qualified in Orange County  
Commission Expires March 30, 02  
Return by Mail to:

STEPHEN R. HUNTER, ESQ.  
140 Main Street, P.O. Box 808  
Goshen, New York 10924

LIBER 5525 PAGE 73

Date ..... 9/24/01 .....

**TOWN OF NEW WINDSOR**  
 TOWN HALL, 555 UNION AVENUE  
 NEW WINDSOR, NEW YORK 12553

TO ..... Frances Roth ..... DR.  
 168 N. Drury Lane  
 Newburgh, N.Y. 12550 .....

DATE		CLAIMED	ALLOWED
8/13/01	Zoning Board Mtg	75 00	
	Miz. - 3		
	Rodriguez - 2		
	Vicera - 2		
	Conklin - 1		
	Steiner - 4      18.00.		
	Betrix - 2		
	Panagiotopoulos - 3		
	Hofring - 3		
	First Columbia - 3		
	Deyo - 19	202 50	
	Bathwell -		
	45	277 50	

STEINER, STEVE

Mr. Steve Steiner appeared before the board for this proposal.

MR. TORLEY: Request for 2 ft. 6 in. width variance for sign #1, 2 ft. width variance for sign #2, plus an additional sign in variation of Section 48-18B(1) of Supplemental Sign Regulations at 1008 Little Britain Road (Imageland) in NC zone.

MR. STEINER: I assume everyone knows the building, it's right across from the airport entrance, it's the old Lone Star Bar that's been boarded up for many years. I'm renovating it, we'll then need to put fascia signs on and according, I think according to the code, you're allowed 26 square feet, 2 1/2 sign by 10 foot and what we're asking is on the north side, if we can put Imageland Inc. dot.com which would take up 16 square feet and on the east side, if we can just put the word printing. We're a service organization and because it's near the airport, we've had other retail locations around the tri-state area, years ago, you'd put up a sign and you'd try to keep your name as short as possible, you put big numbers for your phone and people would try and write it down. In this case, the world is changing, especially near the airport, we get a lot of work people in and out of the airport. Fortunately, we don't want www. but just the name of the company, Imageland Inc. dot.com on the north side on 207 facing the airport. On the east side, we couldn't get the other drawing in time tonight on the east side just say printing so people would know what Imageland is offering which is a whole variety of printing services.

MR. MC DONALD: Coming in from 207 heading towards Goshen that would be the east side?

MR. STEINER: Correct. Because it's an upcoming area, we looked at extensive lettering, I missed the last variance meeting because the manufacturer from the State of Florida didn't get his brochure to us in time, but there are several colors and each letter is

approximately 12 inches and then there's space. I went out and looked at Applebee's and Coconuts and Countrywide here in New Windsor, Newburgh area to see what the spacing was and to see, you know, to just say these signs aren't offensive and again, we're in the year 2000-2001 and the specs are changing a little bit. With regard to just backlighting and throw another shingle, so actually, we would be using less than 26 square feet, our square footage in the two signs would be just under 24 square feet.

MR. KANE: So you need the width extension but use less amount of space?

MR. STEINER: Yes, sir.

MR. TORLEY: And you're looking for, well, asking for sign width number one, sign width number 2 plus additional sign. What's the third sign?

MR. STEINER: I don't know, it might be a typo.

MR. KANE: Well, the additional sign he needs the additional sign, he needs the width on it, right?

MR. BABCOCK: Yeah, so we're saying he's allowed one sign, he wants two, so that's a variance. Then he needs a variance for area on both of the other two signs.

MR. KRIEGER: Both of the two signs, not the other two.

MR. BABCOCK: Excuse me.

MR. KRIEGER: Now that you've cleared the confusion up, I don't want it to creep back in.

MR. TORLEY: Two signs, one that needs a two foot width variance, second sign we need a complete variance?

MR. BABCOCK: Right.

MR. TORLEY: So it would be a 22 square foot variance then.

MR. BABCOCK: Well, what we're saying if you allow him that second one we're giving him what the code allows so we're saying it's however you want me to write it that's typical.

MR. TORLEY: You're putting up 2 signs, you're allowed one, the second sign is going to be around the corner of the building?

MR. STEINER: Correct.

MR. KRIEGER: You wouldn't have if you were allowed these two signs, you wouldn't have a freestanding sign?

MR. STEINER: No, sir, there wouldn't be any need for it, the only--

MR. KRIEGER: Which he'd be entitled to, correct?

MR. BABCOCK: That's correct.

MR. TORLEY: Code permits one sign on your building and one freestanding sign but what you're doing you're saying you're going to put two signs on the building and give up the right to the other.

MR. KANE: Would you be willing to do that?

MR. STEINER: Oh, yes, absolutely, we feel that would be--

MR. KANE: The sign illuminated?

MR. STEINER: Oh, yes, these are lettering.

MR. KANE: Steady illumination, nothing flashing?

MR. STEINER: Nothing flashing. If you care to glance at it, they call them the channel letters, some are enclosed, some are exposed and they're all conservative not, you know, and hopefully, with your approval, we'd either go with 12 inch or knock it down, we'd go with a 10 inch letter.

MR. TORLEY: Gentlemen, any other questions at this

August 13, 2001

10

time? Do I hear a motion?

MR. MC DONALD: Make a motion we set Mr. Steiner up for his public hearing on his requested variances.

MR. RIVERA: Second it.

ROLL CALL

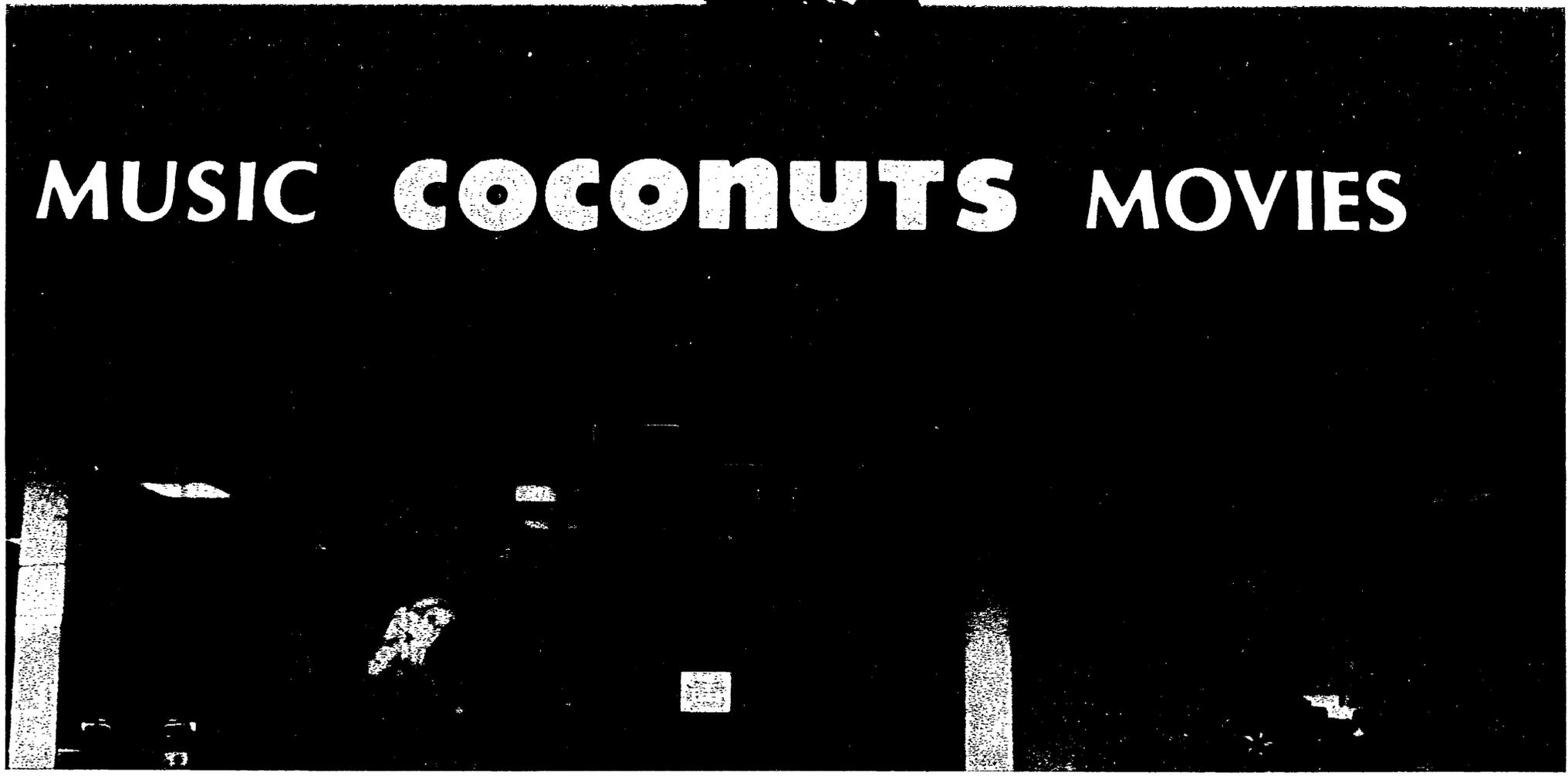
MR. RIVERA	AYE
MR. MC DONALD	AYE
MR. REIS	AYE
MR. CANE	AYE
MR. TORLEY	AYE

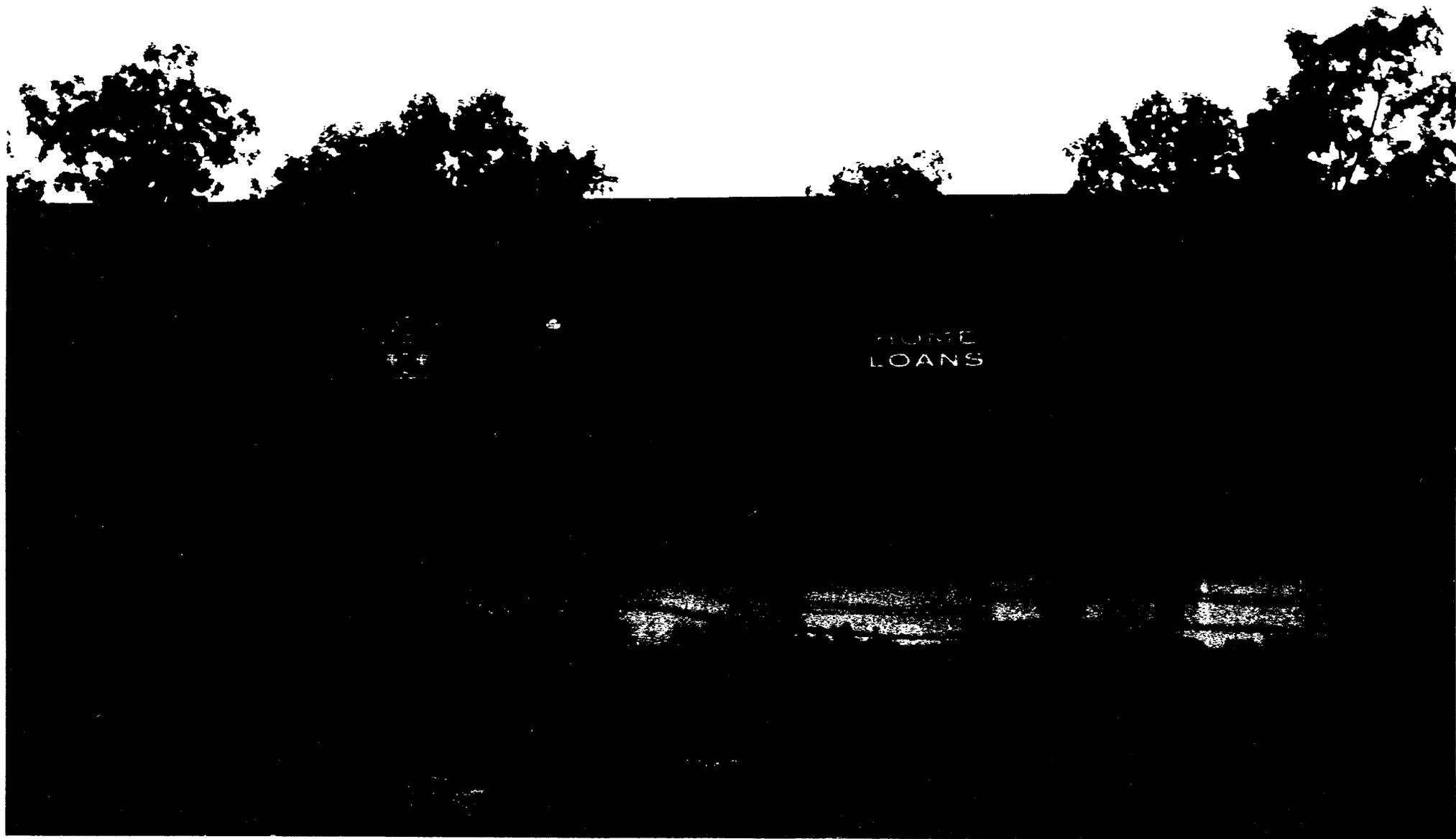
MR. TORLEY: It will be nice to see the building occupied, it's been closed for 20 years now.

MR. STEINER: At least ten.

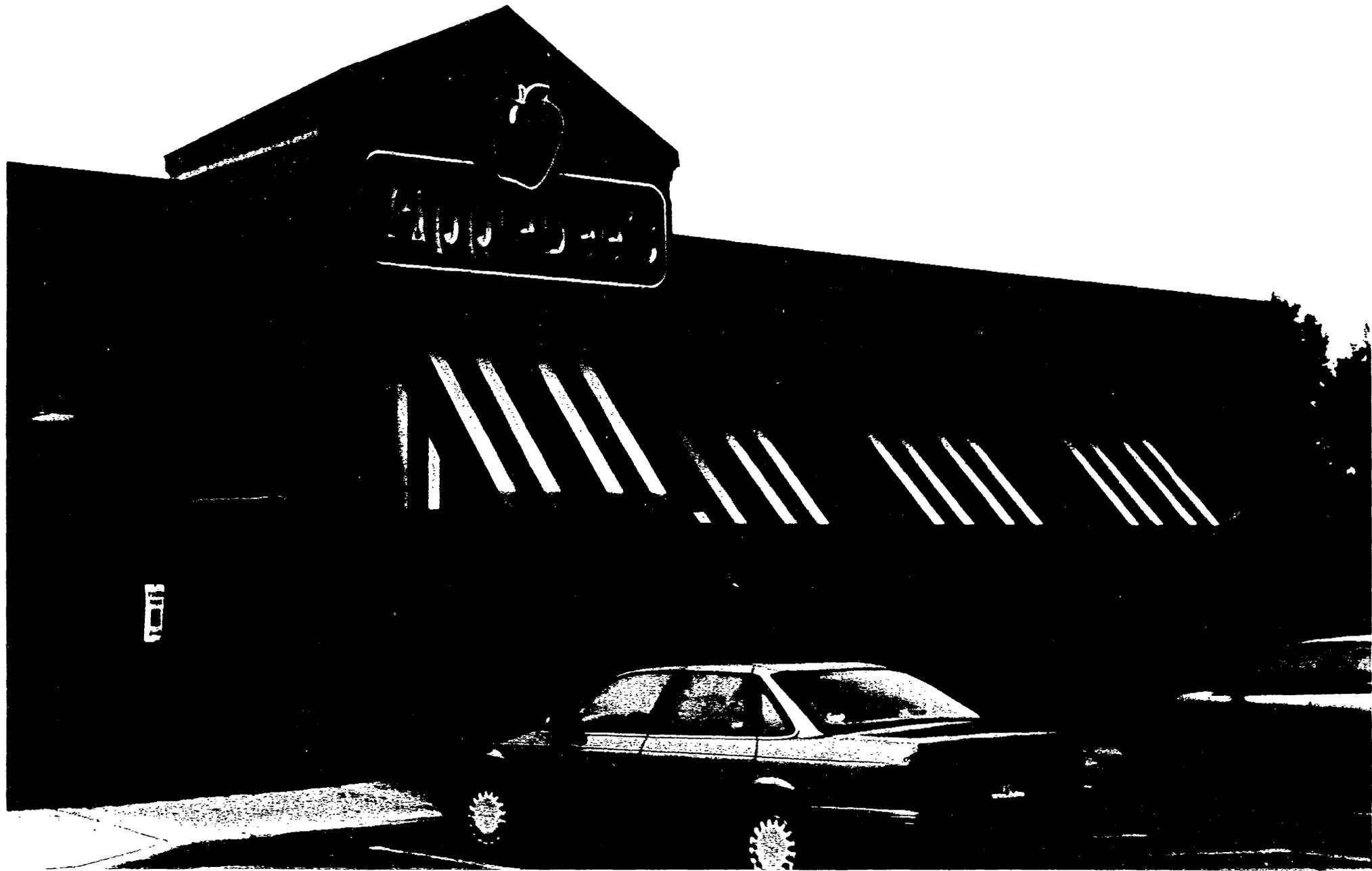


# MUSIC COCONUTS MOVIES





HOME  
LOANS



سوبر ماركت  
سوبر ماركت



Date ..... 7/7/01 .....

**TOWN OF NEW WINDSOR**

TOWN HALL, 555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

TO ..... Frances Roth ..... DR.  
168 N. Drury Lane  
Newburgh, N.Y. 12550

DATE		CLAIMED	ALLOWED
6/25/01	Zoning Board Mtg	75 00	
	Misc - 4		
	Steiner - 1		
	Mirecki - 6		
	Maldonado - 2		
	Lorgan - 2		
	Mucci - 2		
	Bila - 3		
	Picerno - 2		
	Marshall - 7		
	Hofing - 3		
	Lawrence/Lorenzen - 11		
	DeFazio - 2		
	Thomas - 2	200 50	
	Morris - 2	295 50	
	<u>49</u>		

June 25, 2001

2

PRELIMINARY MEETINGS:

STEINER, STEPHEN

No show.