

**ZB# 01-28**

**Bila Family Partnership /  
Tutor Time**

**65-2-12.1**

Prudin

June 25, 2001.

Warrant

Public Hearing:

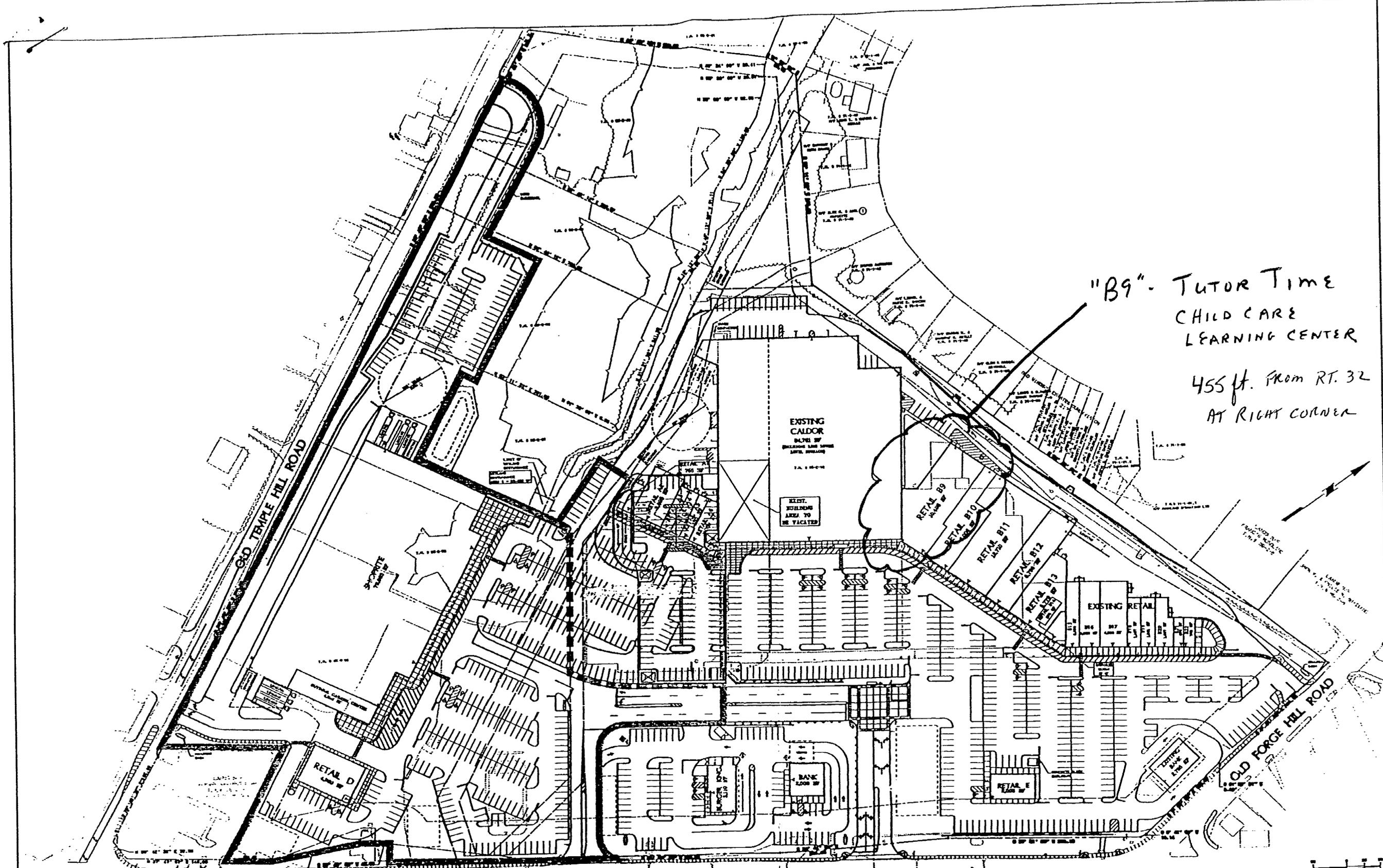
July 9th, 2001

Granted

Refund  
\$403.00

# 01-28. Bila / Tutor Time

Area (sign) 65-2-121.



"B9" - TUTOR TIME  
CHILD CARE  
LEARNING CENTER  
455 ft. FROM RT. 32  
AT RIGHT CORNER

BIA FAMILY PARTNERSHIP  
158 NORTH MAN STREET  
FLORIDA, NEW YORK 10971

NYS. ROUTE 32



RES / PRC ARCHITECTS, PC  
30 West Street  
White Plains, NY 10601  
914-941-8121

**LE** Landmark  
Engineering and  
Environmental Services  
One Silver Gate Center I - South Plainfield, NJ  
One Silver Gate Center II - South Plainfield, NJ  
One Silver Gate Center III - South Plainfield, NJ  
One Silver Gate Center IV - South Plainfield, NJ  
One Silver Gate Center V - South Plainfield, NJ  
One Silver Gate Center VI - South Plainfield, NJ  
One Silver Gate Center VII - South Plainfield, NJ  
One Silver Gate Center VIII - South Plainfield, NJ  
One Silver Gate Center IX - South Plainfield, NJ  
One Silver Gate Center X - South Plainfield, NJ  
One Silver Gate Center XI - South Plainfield, NJ  
One Silver Gate Center XII - South Plainfield, NJ  
One Silver Gate Center XIII - South Plainfield, NJ  
One Silver Gate Center XIV - South Plainfield, NJ  
One Silver Gate Center XV - South Plainfield, NJ  
One Silver Gate Center XVI - South Plainfield, NJ  
One Silver Gate Center XVII - South Plainfield, NJ  
One Silver Gate Center XVIII - South Plainfield, NJ  
One Silver Gate Center XIX - South Plainfield, NJ  
One Silver Gate Center XX - South Plainfield, NJ

**BIG V  
TOWN CENTRE**  
SILVER GATE  
VALE GATE, ORANGE COUNTY, NEW YORK

Job No.	14670	Project No.	
Date	08/08/00	Scale	1"=60'
Drawn By	HEB/BBK	Checked By	HEB/BBK
Job Title		Project Title	2001D

3' x 35.75

41' "

- 1. Tutor 2'0" H x 7'0" W
- 2. Pookie 3'0" H x 2'6" W
- 3. Time 2'0" H x 5'0" W
- 4. Child Care - Learning Center 1'3" H x 21'3" W

EXISTING ROOFING

BLUE INSIDE COLLAR, SLEEVES AND BASE OF SHIRT  
BLACK OUTLINED

BLUE

21'3"

TUTOR  TIME CHILD CARE-LEARNING CENTER

7'0" 2'6" BLACK AND WHITE RED "POOKIE"

EXISTING STORE FRONT

NEON ILLUMINATED CHANNEL LETTER RACEWAY MOUNT

FABRICATED ALUMINUM LETTERS WITH DK BRONZE  
ACRYLIC URETHANE ENAMEL FINISH  
HIGH IMPACT TRANSLUCENT FLAT ACRYLIC FACES  
TUTO TIME COPY TO HAVE 2193 RED ACRYLIC FACES  
CHILD CARE/LEARNING CENTER COPY TO HAVE 2051  
BLUE ACRYLIC FACES  
COMPUTER AND BEAR LOGO FACES TO BE WHITE WITH  
FIRST SURFACE APPLIED VINYL DECORATION  
INSIDE COMPUTER TO BE 1804 LIGHT BLUE, OUTSIDE  
OF COMPUTER TO BE 1810 RED  
BEAR LOGO WHITE WITH BLACK DETAILS AS SHOWN  
SLEEVES, COLLAR AND BASE OF SHIRT TO BE 1804  
LIGHT BLUE  
"POOKIE" COPY TO BE 1810 RED  
DARK BRONZE JEWELITE TRIMCAP 1" RETAINER  
ILLUMINATION BY 30 M.A. NEON  
MECHANICAL MOUNT TO SIGNAGE BAND

"TM, R TO BE NON-ILLUMINATED FLAT ACRYLIC WITH  
1804 LIGHT BLUE VINYL DECORATION

ALL SECONDARY WIRING PERFORMED BY MSC TO  
MEET OR EXCEED REQUIREMENTS OF THE NATIONAL  
ELECTRIC SIGN CODE SIGN MANUFACTURED TO  
OPERATE ON 120 VOLTS

PROVIDE REMOTE TRANSFORMER FOR SIGNAGE  
WITHIN A SPACE AND BE ACCESSIBLE. THIS IS TO BE  
DETERMINED BY TUTOR TIME. PROVIDE SUPPORT  
BASE FOR REMOTE TRANSFORMER

FILLER FOR LINEAR SIGNAGE BAND TO MATCH  
EXISTING IN SIZE AND COLOR

REFER TO ELECTRICAL DRAWINGS FOR POWER TO  
SIGNAGE

RETAIL "B9"

FOR AWNING REFER TO  
DETAIL 2/A62

A FRONT ELEVATION

2

3

BIG-V TOWN CENTRE VAILS GATE, N.Y.

APPLICATION FEE (DUE AT TIME OF FILING OF APPLICATION)

APPLICANT: Bilai / Tutor Time

FILE# 01-28

RESIDENTIAL: \$50.00  
INTERPRETATION: \$150.00

COMMERCIAL: \$150.00

AREA  Sign

USE

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

*paid # 17282  
6/29/01.*

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

*paid # 17283  
6/29/01.*

DISBURSEMENTS:

STENOGRAPHER CHARGES: \$4.50 PER PAGE

PRELIMINARY MEETING-PER PAGE 6/25/01-3 \$ 13.50  
2ND PRELIMINARY- PER PAGE 7/10/01-3 \$ 13.50  
3RD PRELIMINARY- PER PAGE ..... \$ \_\_\_\_\_  
PUBLIC HEARING - PER PAGE ..... \$ \_\_\_\_\_  
PUBLIC HEARING (CONT'D) PER PAGE ..... \$ \_\_\_\_\_

TOTAL ..... \$ 27.00

ATTORNEY'S FEES: \$35.00 PER MEEETING

PRELIM. MEETING: 6/25/01 ..... \$ 35.00  
2ND PRELIM. 7/10/01 ..... \$ 35.00  
3RD PRELIM. 23 ..... \$ \_\_\_\_\_  
PUBLIC HEARING ..... \$ \_\_\_\_\_  
PUBLIC HEARING (CONT'D) ..... \$ \_\_\_\_\_

TOTAL ..... \$ 70.00

MISC. CHARGES:

..... \$ \_\_\_\_\_  
TOTAL ..... \$ 97.00

LESS ESCROW DEPOSIT ..... \$ 500.00  
(ADDL. CHARGES DUE) ..... \$ \_\_\_\_\_  
REFUND DUE TO APPLICANT .. \$ 403.00

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

**RECEIPT  
#624-2001**

**06/29/2001**

#01-28

**Bila Family Partnership**

**Received \$ 150.00 for Zoning Board Fees on 06/29/2001. Thank you for stopping by  
the Town Clerk's office.**

**As always, it is our pleasure to serve you.**

**Deborah Green  
Town Clerk**



THE BANK OF NEW YORK  
252 MAIN STREET  
GOSHEN, NY 10924

17282

**BILA FAMILY PARTNERSHIP**

158 N. MAIN STREET  
FLORIDA, NY 10921

50-235/219

Pay: \*\*\*\*\*One hundred fifty dollars and no cents

PAY  
TO THE  
ORDER  
OF

Town of New Windsor  
555 Union Ave.  
New Windsor, NY 12553

DATE  
June 26, 2001

CHECK NO.

17282 \$\*\*\*\*\*150.00

AMOUNT

*John C. Ray*  
AUTHORIZED SIGNATURE

Security features. Details on back.

ZBA# 01-28

⑈017282⑈ ⑆021902352⑆ ⑈6801431397⑈

THE BANK OF NEW YORK  
252 MAIN STREET  
GOSHEN, NY 10924

17283

**BILA FAMILY PARTNERSHIP**

158 N. MAIN STREET  
FLORIDA, NY 10921

50-235/219

Pay: \*\*\*\*\*Five hundred dollars and no cents

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TO THE  
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555 Union Ave.  
New Windsor, NY 12553

DATE  
June 26, 2001

CHECK NO. 17283 \$\*\*\*\*\*500.00  
AMOUNT

*John C. Ray*  
AUTHORIZED SIGNATURE

Security features. Details on back.

ZBA # 01-28

⑈017283⑈ ⑆021902352⑆ ⑈6801431397⑈

file

-----X

In the Matter of the Application of

MEMORANDUM OF  
DECISION GRANTING  
AREA VARIANCE

**BILA FAMILY PARTNERSHIP/TUTOR TIME**

#01-28.

-----X

**WHEREAS, BILA FAMILY PARTNERSHIP**, 158 North Main Street, Florida, New York 10921, owner, and **TUTOR TIME CHILD CARE LEARNING CENTER**, tenant, have made application before the Zoning Board of Appeals for a 15 ft. sign width variance for a facade sign to be located on Route 32 at the Big V Town Centre, Route 32, in a C zone; and

**WHEREAS**, a public hearing was held on the 23rd day of July, 2001 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

**WHEREAS**, the Applicant appeared by Ms. Diana Dross for this proposal; 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 premises is located in a multi-store shopping center on a busy highway in the Town of New Windsor.
  - (b) The proposed sign conforms to the Zoning Code in width. A variance is sought only as to the length.
  - (c) The proposed length of the sign has been substantially reduced from that originally suggested at the preliminary meeting. Applicant seeks a variance for the erection of a facade sign located in the middle of the shopping center.

(d) The store for which the sign is proposed is located a considerable distance from the traveled roadway.

(e) The proposed façade sign will be illuminated with steady, interior illumination which will not be flashing.

(f) There are multiple other stores and signs along the same highway.

(g) The width of the proposed sign meets the Zoning Code and relief is only requested with respect to the length of the sign.

**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 variance 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 which can produce the benefits sought.

3. The variance requested is substantial in relation to the Town regulations, but nevertheless is warranted.

4. The requested variance 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 variance is granted, outweighs the detriment to the health, safety and welfare of the neighborhood or community.

7. The requested variance as previously stated is reasonable in view of the size of the building, its location, and its appearance in relation to other buildings in the neighborhood.

8. The interests of justice will be served by allowing the granting of the requested area variance.

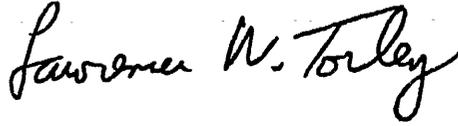
**NOW, THEREFORE, BE IT**

**RESOLVED**, that the Zoning Board of Appeals of the Town of New Windsor GRANT a request for a 15 ft. width variance for a façade sign for Tutor Time Child Care Learning Center located at Big V Town Centre on Route 32 in a C 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: September 24, 2001.



---

Chairman

Date 8/7/01

**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
7/23/01	Zoning Board Mtg	75.00	
7/23/01	Misc. - 2		
	Singh/Preet Deli - 4		
	20 <sup>th</sup> Century Towering - 6		
	Kolpan - 6		
	Lucas - 4		
	TNCo/First Columbia - 3		
	USH Health/Quasar - 3		
	Probes - 3		
	Picerno - 2		
	Biler - Tutor Time - 3		
	36	162.00	
		237.00	

BILA FAMILY/TUTOR TIME

MR. TORLEY: Request for 15 ft. width variance for facade sign at Tutor Time located at Big V Town Center on Route 32 in C zone.

Ms. Diana Dross appeared before the board for this proposal.

MS. CORSETTI: We sent out 136 notices went out on June 29. That's ridiculous.

MS. DROSS: We've cut the signage down from 35 feet 9 inches down to 25.

MR. KANE: Thank you.

MS. DROSS: Haven't changed any of the heights at all, so we'll just put two rows of letters there for the child care learning center so it will still be noting it but not as long.

MR. TORLEY: Now this is not the relevant sign at this point?

MS. DROSS: No, I'm sorry, you should have one.

MR. KANE: Non-flashing?

MS. DROSS: Non-flashing.

MR. KRIEGER: Steady interior illumination?

MS. DROSS: Yes.

MR. TORLEY: So at the preliminary meeting, you requested a sign that was basically--

MS. DROSS: 35 foot 9 inches long.

MR. TORLEY: And dropped down now to 25 feet so rather closer to the code which still only allows you ten feet, still have a substantial variance.

MR. KANE: But under conditions and where the store is.

MR. KRIEGER: How far off the roadway is this?

MS. DROSS: It's 455 foot from Route 32.

MR. KRIEGER: Which is a busy commercial highway, correct?

MS. DROSS: Yes.

MR. TORLEY: And are there multiple other stores and signs along that same strip of property?

MS. DROSS: Yes.

MR. TORLEY: The sign will be interiorly illuminated, no flashing lights?

MS. DROSS: Just one continuous light.

MR. TORLEY: So, the only relief you're requesting is the sign size and nothing else?

MS. DROSS: Yes.

MR. KRIEGER: Actually, the width of the sign is okay, it's the length.

MS. DROSS: Well, yes, the overall length.

MR. KRIEGER: Yes, but the size in the codes requires 2 measurements and it's only one that he's complying with half.

MS. DROSS: Yes.

MR. TORLEY: Gentlemen, let me open it up to the public which is not here. There being no members of the public wishing to speak on this matter, I'll close the public hearing and open it back up to the board members.

MR. REIS: Make a motion that we approve Bila Family Tutor Time's request for their variance at Big V Town Center on 32.

July 23, 2001

35

MR. KANE: Second it.

ROLL CALL

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

TOWN OF NEW WINDSOR  
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE

# 01-28

Date: 06/28/01

I. ✓ Applicant Information:

- (a) Bila Family / WVR Real Estate II, LLC, 158 N.Main St., Florida, NY 845-651-7973  
(Name, address and phone of Applicant) (Owner)
- (b) \_\_\_\_\_  
(Name, address and phone of purchaser or lessee)
- (c) \_\_\_\_\_  
(Name, address and phone of attorney)
- (d) \_\_\_\_\_  
(Name, address and phone of contractor/engineer/architect)

II. Application type:

- Use Variance  Sign Variance
- Area Variance *Sign*  Interpretation

III. ✓ Property Information:

- (a) C NYS Rt. 32/Windsor Highway 65-2-12.1 30 acres  
(Zone) (Address) (S B L) (Lot size)
- (b) What other zones lie within 500 ft.? R-5
- (c) Is a pending sale or lease subject to ZBA approval of this application? No
- (d) When was property purchased by present owner? \_\_\_\_\_
- (e) Has property been subdivided previously? No
- (f) Has property been subject of variance previously? Yes  
If so, when? 5/14/01
- (g) Has an Order to Remedy Violation been issued against the property by the Building/Zoning Inspector? \_\_\_\_\_
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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 48-18H1b, \_\_\_\_\_ Regs.

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Sign 1	<u>3.5ft x 10 ft.</u>	<u>3ft.W x 25ft.W</u>	<u>15ft. W</u>
Sign	_____	_____	_____
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 for tenant to read Tutor Time - Child Care Learning Center as set forth by the parent company for the franchise. Tenant space is more than 450 ft. from road, Rte. 32.

✓(c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?  
75 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:

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

✓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



Gen By: Bilo Family Partners; 845 651 1283; Mar-26-01 11:44AM;  
**ORANGE COUNTY CLERK'S OFFICE RECORDING PAGE**

Page 2



**THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE**

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

BILA FAMILY PARTNERSHIP and  
WVR REAL ESTATE II LLC  
  
TO  
WVR REAL ESTATE II LLC

SECTION 65 BLOCK 2 LOT 12.1

RECORD AND RETURN TO:  
(Name and Address)

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

James G. Sweeney  
P.O. Box 806  
Goshen, NY 10924

**DO NOT WRITE BELOW THIS LINE**

INSTRUMENT TYPE: DEED  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)          | 6001 TUXEDO PARK (VLG)    |
| 3003 FLORIDA (VLG)         | 6200 WALLKILL (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)       |
| 3801 HIGHLAND FALLS (VLG)  | 5889 WOODBURY (TN)        |
| 3889 MINISINK (TN)         | 5801 HARRIMAN (VLG)       |
| 3801 UNIONVILLE (VLG)      |                           |
| 4089 MONROE (TN)           | <b>CITIES</b>             |
| 4001 MONROE (VLG)          | 0900 MIDDLETOWN           |
| 4003 HARRIMAN (VLG)        | 1100 NEWBURGH             |
| 4005 KIRYAS JOEL (VLG)     | 1300 PORT JERVIS          |
|                            | 0899 HOLD                 |

NO. PAGES 4 CROSS REF \_\_\_\_\_  
CERT. COPY \_\_\_\_\_ ADD'L X-REF \_\_\_\_\_  
MAP # \_\_\_\_\_ PGS. \_\_\_\_\_

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

CONSIDERATION \$ \_\_\_\_\_  
TAX EXEMPT \_\_\_\_\_

MORTGAGE AMT \$ \_\_\_\_\_  
DATE \_\_\_\_\_

**MORTGAGE TAX TYPE:**  
\_\_\_\_ (A) COMMERCIAL/PULL 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.UN1 OR 2  
\_\_\_\_ (K) CONDO

*Donna L. Benson*  
DONNA L. BENSON  
Orange County Clerk

RECEIVED FROM: *James Sweeney*

LIBER 5392 PAGE 84

LIBER 5392 PAGE 84  
ORANGE COUNTY CLERK'S OFFICE 59042 JUL  
RECORDED/FILED 10/25/2000 07:00:00 AM  
FEES 47.00 EDUCATION FUND  
SERIAL NUMBER: 008973  
DEED CNTL NO 64208 RE TAX .00

**BARGAIN AND SALE DEED**  
With Covenant Against Grantor's Acts

THIS INDENTURE made the 16<sup>th</sup> day of October the year two thousand,

**BETWEEN BILA FAMILY PARTNERSHIP, 158 North Main Street, Florida, NY 10921 and WVR REAL ESTATE II LLC, of the same address, parties of the first part, and WVR REAL ESTATE II LLC, 158 North Main Street, Florida, NY 10921 party of the second part,**

**WITNESSETH, that the party of the first part, in consideration of Ten Dollars, lawful money of the United States, and other good and 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,**

**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, County of Orange, State of New York, more particularly bounded and described in Schedule "A" annexed hereto and made a part hereof.**

**TOGETHER with all right, title and interest, if any, of the party of the first part of, 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.**

**BEING AND INTENDED TO BE the same premises conveyed to BILA FAMILY PARTNERSHIP and WVR REAL ESTATE II LLC by virtue of the following deeds:**

Bila Family Partnership and WVR Real Estate II LLC dated November 4, 1999 and recorded in the Orange County Clerk's Office on December 1, 1999 in Liber 5195 of Deeds at page 160.

**TO HAVE AND TO HOLD, the premises herein granted to 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 covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid and, if a corporation, the party of the first part covenants that this conveyance is made in the regular course of the business conducted by it.**

**AND the party of the first part, in compliance with Section 13 of the Lien Law, hereby covenants that the party of the first part will receive the consideration of 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 parties of the first part have duly executed this deed the day and year first above written.**



SCHEDULE "A"

\* PROPERTY DESCRIPTION OF THE SECTION 65,  
BLOCK 2, LOT 12, 35, 36, 37, 38, 39, & 40  
VAILS GATE, ORANGE COUNTY, NEW YORK

Commencing at a point on the easterly line of Old Temple Hill Road, said point being the northwesterly corner of Section 65, Block 2, Lot 34 and the point of beginning;

- 1) Continuing along said easterly line of Old Temple Hill Road, North 26° 48' 38" West, a distance of 1021.71 feet to a point, thence;
- 2) North 26° 31' 42" West, a distance of 200.04 feet to a point, thence;
- 3) Leaving said easterly line, North 44° 43' 42" East, a distance of 360.82 feet to a point, thence;
- 4) North 71° 09' 00" East, a distance of 55.70 feet to a point, thence;
- 5) South 57° 11' 00" East, a distance of 322.00 feet to a point, thence;
- 6) North 74° 49' 03" East, a distance of 956.85 feet to a point on the westerly line of Old Forge Hill Road, thence;
- 7) Continuing south along said line, South 08° 01' 29" East, a distance of 222.79 feet to a point, thence;
- 8) South 81° 18' 31" West, a distance of 3.00 feet to a point, thence;
- 9) South 07° 53' 50" East, a distance of 153.07 feet to a point, said point being the intersection of the westerly line of Old Forge Hill Road with the Northerly line of N.Y.S. Route 32, thence;
- 10) Continuing southwesterly along said line of N.Y.S. Route 32, South 06° 41' 00" West, a distance of 10.14 feet to a point, thence;
- 11) South 36° 51' 20" West, a distance of 279.16 feet to a point, thence;
- 12) South 32° 44' 20" West, a distance of 250.65 feet to a point, thence;
- 13) South 36° 33' 22" West, a distance of 372.52 feet to a point, thence;
- 14) South 37° 47' 57" West, a distance of 208.63 feet to a point, thence;
- 15) North 52° 13' 28" West, a distance of 28.50 feet to a point, thence;
- 16) South 37° 46' 32" West, a distance of 45.00 feet to a point, thence;
- 17) South 25° 29' 24" West, a distance of 133.60 feet to a point, thence;
- 18) South 37° 47' 57" West, a distance of 65.41 feet to a point, said point being the southeast corner of Section 65, Block 2, Lot 34, thence;
- 19) North 26° 48' 38" West, a distance of 193.71 feet to a point, thence;
- 20) South 37° 47' 57" West, a distance of 180.65 feet to the point and place of beginning.

Encompassing an area of 1,283,733 square feet or 29.47 acres, more or less.

\*The above description is prepared in accordance with a plan entitled "Boundary and Topographic Survey for Bila Partnership, Town of New Windsor, Orange County, New York", prepared by Eustance & Horowitz, P.C., dated February 27, 1998.

C:\DATA\AD\114620\legals\description.doc

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

*Prelim*  
*June 25, 2001*  
*#01-28*

**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: 5/25/01

APPLICANT: Bila Family Partnership/WVR Real Estate L.L.C.  
158 North Main Street  
Florida, NY 10921

**COPY**

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE: 5/24/01

FOR : Big V Town Centre

LOCATED AT: 366 Windsor Highway Vails Gate NY 12584

ZONE: C Sec/ Blk/ Lot: 65-2-12.1

DESCRIPTION OF EXISTING SITE: Shopping Center

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

1. 48-18 H1b - Façade signs. Maximum permitted width is 10ft. Proposed sign is 35.75ft wide.

*Louis J. Kuyper*  
BUILDING INSPECTOR

PERMITTED

PROPOSED OR  
AVAILABLE:

VARIANCE  
REQUEST:

ZONE: C      USE: Façade Sign

SIGN: 3.5ft x 10ft

FREESTANDING:

HEIGHT: 3.5ft

3ft

WIDTH: 10ft

35.75ft

25.75ft

WALL SIGNS:

TOTAL ALL SIGNS:

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 corrected before construction.

RECEIVED

MAY 24 2001

1. When excavating is complete and footing forms are in place (before pouring.)
2. Foundation inspection. Check here for waterproofing and footing drains.
3. Inspect gravel base under concrete floors and under slab plumbing.
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 plumbing and electric permits to be completed at this time. Well water test required and engineer's certification letter for septic system required.
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 price.
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.
12. Septic permit must be submitted with engineer's drawing and perc test.
13. Road opening permits must be obtained from Town Clerk's office.
14. All building permits will need a Certificate of Occupancy or a Certificate of Compliance and here is no fee for this.

BUILDING DEPARTMENT

FOR OFFICE USE ONLY:  
Building Permit #: \_\_\_\_\_

**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 Bila Family Partnership / WVR Real Estate II LLC  
Big V Town Centre 366 Windsor Hwy  
Address Vails Gate, NY 12584 Phone 845-651-7973  
Mailing Address 158 North Main Street, Florida, NY 10921

Name of Architect \_\_\_\_\_  
Address \_\_\_\_\_ Phone \_\_\_\_\_

Name of Contractor BBL Construction Services  
52 Corporate Circle  
Address Albany, NY 12212 Phone 518-452-8200

State whether applicant is owner, lessor, agent, architect, engineer or builder Owner

If applicant is a corporation, signature of duly authorized officer \_\_\_\_\_  
(Name and title of corporate officer)

1. On what street is property located? On the N side of Rte. 32, Windsor Highway  
at (N,S,E or W)  
and back to the intersection of Rt. 32 & Old Forge Hill Road

2. Zone or use district in which premises are situated \_\_\_\_\_ Is property a flood zone? Y N

3. Tax Map Description: Section 65 Block 2 Lot 12.1

4. State existing use and occupancy of premises and intended use and occupancy of proposed construction.  
a. Existing use and occupancy \_\_\_\_\_ b. Intended use and occupancy \_\_\_\_\_

5. Nature of work (check if applicable): New Bldg Addition Alteration Repair Removal Demolition Other

6. Is this a corner lot? Yes

7. Dimensions of entire new construction. Front \_\_\_\_\_ Rear \_\_\_\_\_ Depth \_\_\_\_\_ Height \_\_\_\_\_ No. of stories \_\_\_\_\_

8. If dwelling, number of dwelling units: \_\_\_\_\_ Number of dwelling units on each floor \_\_\_\_\_  
Number of bedrooms \_\_\_\_\_ Baths \_\_\_\_\_ Toilets \_\_\_\_\_ Heating Plant Gas \_\_\_\_\_ Oil \_\_\_\_\_  
Electric/Hot Air \_\_\_\_\_ Hot Water \_\_\_\_\_ If Garage, number of cars \_\_\_\_\_

9. If business, commercial or mixed occupancy, specify nature and extent of each type of use Sign Permit for tenant, Tutor Time storefront signage per attached detail.

10. Estimated cost \_\_\_\_\_ Fee \$50.00

OK#  
17110

PAID

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

-----X

In the Matter of the Application for Variance of

AFFIDAVIT OF  
SERVICE  
BY MAIL

Bila Family Partnership

# 01-28.

"Tutor Time" Sign

-----X

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 29th day of June, 2001, I compared the 136 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

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
7/25/01	Zoning Board Mtg	75.00	
	Misc - 4		
	Steiner - 1		
	Maldonado - 2		
	Mucci - 2		
	Bila - 3		
	Peerno - 2		
	Marshall - 1		
	Hofwing - 3		
	Lawrence Lorenzen - 11		
	DeFazio - 2		
	Thomas - 2	220.50	
	Morris - 2	295.50	
	49		

BILA FAMILY PARTNERSHIP/TUTOR TIME

MR. TORLEY: Request for 25.75 ft. sign width variance for Tutor Time at Big V Town Center in C zone.

Ms. Diane Dross appeared before the board for this proposal.

MR. TORLEY: Gentlemen, do you have this?

MS. DROSS: This is the sign and this is where they are located in the strip.

MR. TORLEY: How wide is your store front?

MS. DROSS: 41 feet.

MR. TORLEY: You're asking for a sign that's--

MS. DROSS: 36, 35'9".

MR. TORLEY: Is there some particular reason why the sign has to be this big?

MS. DROSS: Well, they're noting that just Tutor Time doesn't know what the service is and their whole store or their service is Tutor Time Child Care Learning Center.

MR. TORLEY: You're permitted ten feet, you're asking for almost three times the permitted signage on a pretty small store front.

MR. KANE: Is there any way to cut that down any sign size to condense it a little bit on the child care learning portion of it?

MS. DROSS: Well, it's only one foot three now.

MR. KANE: But it's extremely big for what we have been doing right there, at least in my opinion.

MR. REIS: Do you need all the verbiage? Can you get away with just Child Care?

MS. DROSS: They wanted to emphasize because they're a learning center also as far as the school's facility.

MR. KANE: When we go for the public hearing there may be a way to just get that child care learning center down a little bit so we can cut down the 25 feet down a little bit more, yeah, even if they bring the letter size down a little bit.

MR. TORLEY: Is this a franchise operation?

MS. DROSS: Yes, it is.

MR. TORLEY: And the Tutor Time sign is the corporate logo?

MS. DROSS: That is.

MR. TORLEY: Is there a smaller size of that available?

MS. DROSS: I don't know.

MR. KANE: If there's something that you can do to make that request just a little bit smaller, I think we'd all appreciate that.

MR. TORLEY: This is a very substantial variance from the permitted size on a small store front.

MS. DROSS: Right, even though the entire store is large but the frontage for what they have--

MR. KANE: Take into consideration how far back it is from the road, it's still a little bit bigger than what we've been doing with everything there.

MR. REIS: Dramatically bigger.

MR. TORLEY: Compared to the frontage, yes.

MR. REIS: We'd like to work with you but--

MR. KANE: Bring in something for the public hearing, different examples of what we can work with.

MS. DROSS: Okay, do you need this in color also?

MS. CORSETTI: No.

MR. KANE: Just under those questions, so we don't mess anything up for the public hearing, she's requesting 25.75 sign, if she comes in lower than that, we can grant her lower than what the request is and not have a problem with the public hearing?

MR. KRIEGER: Yes.

MR. KANE: Just wanted to make sure. Under those circumstances, would you accept a motion?

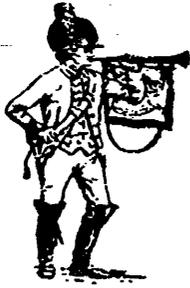
MR. TORLEY: Yes.

MR. KANE: I move we set up Bila Family Partnership for a public hearing on their requested sign variance.

MR. REIS: Second it.

ROLL CALL

MR. RIVERA	AYE
MR. MCDONALD	AYE
MR. REIS	AYE
MR. KANE	AYE
MR. TORLEY	AYE



# Town of New Windsor

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

## Assessors Office

June 27, 2001

WVR Real Estate II LLC  
158 North Main Street  
Florida, NY 10921

1136

Re: 65-2-12.1

Dear Madam/ Sirs,

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 \$151.00 minus your deposit of \$25.00.

Please remit the balance of \$126.00 to the Town Clerk's Office.

Sincerely,

A handwritten signature in cursive that reads "L. Cook".

Leslie Cook  
Sole Assessor

LC/bw

CC: Pat Corsetti, ZBA

71-1-6  
Luis & Jeanine Maisonet  
409 Old Forge Hill Road  
New Windsor, NY 12553

71-1-16  
Raymond & Grace Skopin  
35 Vails Gate Heights Drive  
New Windsor, NY 12553

71-1-25.2  
Margaret Foley  
55 Vails Gate Heights Drive  
New Windsor, NY 12553

71-1-7  
Paul & Irma Martini  
407 Old Forge Hill Road  
New Windsor, NY 12553

71-1-17  
Vincent & Gertrude Schmidt  
37 Vails Gate Heights Drive  
New Windsor, NY 12553

71-1-26  
Linda Asmann (FKA Assmann)  
2317 Tropical Shores Drive SE  
St. Petersburg, FL 33705-3344

71-1-8  
Betty Lawrence  
405 Old Forge Hill Road  
New Windsor, NY 12553

71-1-18  
Thelma Zelkind  
39 Vails Gate Heights Drive  
New Windsor, NY 12553

71-1-27  
Sally Scheiner Revocable Trust  
C/o Scheiner Trustee  
14488 Via Royale  
Delray Beach, FL 33446

71-1-9  
Rose Karpinski  
21 Vails Gate Heights Drive  
New Windsor, NY 12553

71-1-19  
Stephen & Annelie Coyle  
41 Vails Gate Heights Drive  
New Windsor, NY 12553

71-1-28  
Christopher Isaacs  
Sandra Jackson  
61 Vails Gate Heights Drive  
New Windsor, NY 12553

71-1-10  
Sonnie & Diane Warshaw  
23 Vails Gate Heights Drive  
New Windsor, NY 12553

71-1-20  
Meredith Elaine Baker  
43 Vails Gate Heights Drive  
New Windsor, NY 12553

71-1-29  
David & Edith Herring  
63 Vails Gate Heights Drive  
New Windsor, NY 12553

71-1-11  
Ronald & Marie Perry  
25 Vails Gate Heights Drive  
New Windsor, NY 12553

71-1-21  
Martin & Frances Shapiro  
45 Vails Gate Heights Drive  
New Windsor, NY 12553

71-1-30  
Peter & Lucy Martini  
PO Box 331  
Vails Gate, NY 12584

71-1-12  
Barbara Levy  
27 Vails Gate Heights Drive  
New Windsor, NY 12553

71-1-22  
Leonard & Lucy Hunger  
47 Vails Gate Heights Drive  
New Windsor, NY 12553

71-1-31.1; 71-1-69  
Highland Operating LTD  
PO Box 479  
Washingtonville, NY 10992

71-1-13  
Annette Ziegler  
29 Vails Gate Heights Drive  
New Windsor, NY 12553

71-1-23  
Juvencio Navedo  
49 Vails Gate Heights Drive  
New Windsor, NY 12553

71-1-31.2  
George Encke  
69 Vails Gate Heights Drive  
New Windsor, NY 12553

71-1-14  
David Borrero  
31 Vails Gate Heights Drive  
New Windsor, NY 12553

71-1-24  
Frank Robinson  
51 Vails Gate Heights Drive  
New Windsor, NY 12553

71-1-32  
Christine Castro  
Steve Christian  
71 Vails Gate Heights Drive  
New Windsor, NY 12553

71-1-15  
Steven & Ronni Warshaw  
33 Vails Gate Heights Drive  
New Windsor, NY 12553

71-1-25.1  
Carmine Pacione  
393 Old Forge Hill Road  
New Windsor, NY 12553

71-1-33  
James Kilcullen  
73 Vails Gate Heights Drive  
New Windsor, NY 12553

71-1-34  
Salvatore & Concetta Petrolese  
75 Vails Gate Heights Drive  
New Windsor, NY 12553

71-1-44  
Ernest & Ruth Banks  
95 Vails Gate Heights Drive  
New Windsor, NY 12553

71-1-66  
Jerline & Zelda Ware  
401 Old Forge Hill Road  
New Windsor, NY 12553

71-1-35  
Carmine & Norma Luongo  
77 Vails Gate Heights Drive  
New Windsor, NY 12553

71-1-45  
Bank of New York as Trust  
C/o Metwest Mtg Serv. Inc  
601 W. 1<sup>st</sup> Avenue  
Spokane, WA 99201

71-1-68  
Emil Mihalco Jr  
Bernice Sopiell  
387 Old Forge Hill Road  
New Windsor, NY 12553

71-1-36  
Alberto & Mary Zeneri  
79 Vails Gate Heights Drive  
New Windsor, NY 12553

71-1-46  
Joel & Talietha Feinberg  
PO Box 951  
Vails Gate, NY 12584

71-2-1.1; 71-2-1.21  
New Windsor Properties LLC  
C/o Peck & Heller  
60 E 42<sup>nd</sup> Street  
New York, NY 10165

71-1-37; 71-1-50; 71-1-51  
Josika Gojka  
Adrian Bitar  
225 Lakeside Road  
Newburgh, NY 12550

71-1-47  
Dawn & Kevin Wanamaker  
101 Vails Gate Heights Drive  
New Windsor, NY 12553

71-2-2  
Edwin & Lorayne Wolff  
80 Vails Gate Heights Drive  
New Windsor, NY 12553

71-1-38  
Lewis Thomas  
Claudia Rudin  
PO Box 4253  
New Windsor, NY 12553

71-1-48  
Joseph & Doreen Uherek  
103 Vails Gate Heights Drive  
New Windsor, NY 12553

71-2-3  
Robert & Harriet Klein  
82 Vails Gate Heights Drive  
New Windsor, NY 12553

71-1-39  
Glen & Regina Mitchell  
85 Vails Gate Heights Drive  
New Windsor, NY 12553

71-1-49  
Vincent Kayes  
105 Vails Gate Heights Drive  
New Windsor, NY 12553

71-2-4  
Hector & Carol Kercado  
84 Vails Gate Heights Drive  
New Windsor, NY 12553

71-1-40  
Eugene & Dorothy Reilly  
87 Vails Gate Heights Drive  
New Windsor, NY 12553

71-2-5  
John Maresca  
86 Vails Gate Heights Drive  
New Windsor, NY 12553

71-1-41  
Lionel & Marie Garcon  
89 Vails Gate Heights Drive  
New Windsor, NY 12553

71-1-52; 71-1-63  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553

71-2-6  
Mary Nottingham  
PO Box 501  
Vails Gate, NY 12584

71-1-42  
Ingrid Anderson  
91 Vails Gate Heights Drive  
New Windsor, NY 12553

71-1-64  
Dominick & Lucille Parisi  
53 Highview Avenue  
Newburgh, NY 12550

71-2-7  
Kim Bak Man  
90 Vails Gate Heights Drive  
New Windsor, NY 12553

71-1-43  
Elizabeth McMahon  
93 Vails Gate Heights Drive  
New Windsor, NY 12553

71-1-65  
Alton & Theresa Christianson  
397 Old Forge Hill Road  
New Windsor, NY 12553

71-2-8  
Bernard & Beatrice Dolan  
92 Vails Gate Heights Drive  
New Windsor, NY 12553

(2)

71-2-9  
Nuncio & Mirian Diaz  
96 Vails Gate Heights Drive  
New Windsor, NY 12553

71-2-19  
Jeffrey Knight  
Veronica Earley  
120 Vails Gate Heights Drive  
New Windsor, NY 12553

71-2-29  
Adeline Gracey  
11809 Oakwood Drive  
Woodbridge, VA 22192

71-2-10  
Willie Kimbrough Jr.  
100 Vails Gate Heights Drive  
New Windsor, NY 12553

71-2-20  
John & Luz Mahoney  
122 Vails Gate Heights Drive  
New Windsor, NY 12553

71-2-30  
Robert & Jamene Kopman Living Trust  
345 Butternut Drive  
New Windsor, NY 12553

71-2-11  
David Hater  
102 Vails Gate Heights Drive  
New Windsor, NY 12553

71-2-21  
William & Lynne Mc Garry  
124 Vails Gate Heights Drive  
New Windsor, NY 12553

71-3-2  
Longo's Service Station, Inc.  
362 Windsor Highway  
New Windsor, NY 12553

71-2-12  
Claudia Edwards  
104 Vails Gate Heights Drive  
New Windsor, NY 12553

71-2-22  
Secretary of Veteran Affairs  
111 West Huron St.  
Buffalo, NY 14202

71-3-3  
356 Windsor Highway Associates LLC  
c/o Grace Panella  
2 Hearthstone Way  
New Windsor, NY 12553

71-2-13  
Juan Ortiz Jr.  
106 Vails Gate Heights Drive  
New Windsor, NY 12553

71-2-23  
Robert Sorrentino  
1109 Cool Springs Drive  
Kennesaw, GA 30144

68-1-1  
Daniel, Jennie & Jennie Simon  
2 Mertes Lane  
New Windsor, NY 12553

71-2-14  
John Romano Jr.  
108 Vails Gate Heights Drive  
New Windsor, NY 12553

71-2-24  
Edward & Anne Lamb  
130 Vails Gate Heights Drive  
New Windsor, NY 12553

68-2-1  
Frank & Lois Morey  
3 Mertes Lane  
New Windsor, NY 12553

71-2-15  
Thomas & Billie Mae Napolitano  
110 Vails Gate Heights Drive  
New Windsor, NY 12553

71-2-25.2  
Barbara Lagese  
134 Vails Gate Heights Drive  
New Windsor, NY 12553

68-2-9  
Gilbert Rashbaum  
6075 Pelican Bay Blvd.  
Naples, FL 33963

71-2-16  
Leon Saunders  
Ann Barnett  
114 Vails Gate Heights Drive  
New Windsor, NY 12553

71-2-26.1  
William & Virginia Owens  
136 Vails Gate Heights Drive  
New Windsor, NY 12553

68-2-10  
Clarence & Lorraine Gualtieri  
PO Box 157  
Vails Gate, NY 12584

71-2-17  
Carlos & Julia Martinez  
116 Vails Gate Heights Drive  
New Windsor, NY 12553

71-2-27  
James & Shirley Casey  
138 Vails Gate Heights Drive  
New Windsor, NY 12553

68-2-11.12  
Fall Fittings, Inc.  
380 Route 208  
New Paltz, NY 12561

71-2-18  
Robert & Linda Mazureck  
118 Vails Gate Heights Drive  
New Windsor, NY 12553

71-2-28  
Leonard Benedetto  
140 Vails Gate Heights Drive  
New Windsor, NY 12553

69-2-9  
Primavera Properties Inc.  
PO Box 177  
Vails Gate, NY 12584

69-2-3  
Albany Savings Bank  
94 Broadway  
Newburgh, NY 12550 X

65-2-23  
Joan A. Shedden  
27 Water Way  
Newburgh, NY 12550 X

49-1-20.1  
Tower Management Financial  
Partnership LP  
680 Kinderkamack Road  
River Edge, NJ 07661 X

69-2-5; 69-2-6  
R & S Foods Inc.  
249 North Craig St.  
Pittsburgh, Pa 15213 X

65-2-24  
John Aquino & Gregory Mellick  
9 Hawthorne Place Apt. 2  
Boston, Ma 02114 X

49-1-21; 49-1-22  
Wayne Baratta  
33 Village Common Road  
Fishkill, NY 12524 X

35-1-6.1  
Vails Gate Elementary School  
98 Grand Street  
Newburgh, NY 12550 X

65-2-25.11  
NW Partners LLC  
30 Corporate Circle  
Albany, NY 12203 X

49-1-23.1; 49-1-24  
Carmine Andriuolo  
363 Windsor Highway  
New Windsor, NY 12553 X

68-2-8.2  
NY Central Lines, LLC  
C/o CSX  
500 Water Street (J-910)  
Jacksonville, FL 32202 X

65-2-25.2; 65-2-28  
The Vails Gate Fire Company  
PO Box 101  
Vails Gate, NY 12584 X

49-1-23.2  
County of Orange  
255-275 Main Street  
Goshen, NY 10924 X

65-2-13  
Frederick, Madison Samuel  
& Audrey Kass  
367 Windsor Highway  
New Windsor, NY 12553 X

65-2-29  
Sorbello, Bouyea, King  
C/o Robert K. Bouyea  
505 North Riverside Road  
Highland, NY 12528 X

49-1-25  
Vittorio & Lucy Vitolo  
5 Vista View Terrace  
Middletown, NY 10940 X

65-2-14  
New Windsor Dental Management Corp.  
375 Windsor Highway Suite 300  
New Windsor, NY 12553 X

65-2-41; 65-2-42  
Arthur Stockdale  
26 Kristie Lane  
Jericho, VT 05465 X

49-1-26  
Orfeo Cicchetti  
33 Sherwood Drive  
Mastic Beach, NY 11951 X

65-2-15  
Blix Corporation  
PO Box 1002  
Highland Mills, NY 10930 X

49-1-6  
Richard & Diane Storty  
5 Mark Street  
New Windsor, NY 12553 X

49-1-27  
Reziero Vitolo  
137 Mill Street  
Walkkill, NY 12589 X

65-2-16.1  
Lizzie Realty LLC  
24 Dunning Road  
Middletown, NY 10940 X

49-1-7  
Christopher & Christina Mullen  
62 Continental Drive  
New Windsor, NY 12553 X

49-1-28  
Bank of New York  
Property Management  
48 Wall Street-24 th Floor  
New York, NY 10286  
Att. P. Culas X

65-2-20  
Norstar Bank of Upstate N.Y.  
C/o CBRE # 27522  
Box 231476  
Hartford, CT 06123-1476 X

49-1-8  
Richard & Jeannie Crook  
64 Continental Drive  
New Windsor, NY 12553 X

69-2-7  
State of NY Dept. of Transportation  
Office of the State Compt.  
Legal Services 6<sup>th</sup> Floor  
Alfred E. Smith Building  
Albany, NY 12236 X

65-2-21; 65-2-22  
Mans Brothers Realty Inc.  
P.O. Box 247  
Vails Gate, NY 12584 X

49-1-9  
John & Mary Rohan  
66 Continental Drive  
New Windsor, NY 12553 X

69-2-8  
John Grane  
P.O. Box 317  
Vails Gate, NY 12584 X

5

68-2-12.11; 68-2-12.12  
Sy Realty Corp. X  
135 Pinetree Rd  
Monroe, NY 10950

68-3-9  
Eugene & Ruth Andrews X  
PO Box 292  
Vails Gate, NY 12584

68-2-12.22  
Eric Strober & John Yankulis X  
C/o Temple Hill Property  
550 Hamilton Avenue  
Brooklyn, NY 11232

68-3-10  
Paula Martino X  
11 Buttonwood Drive  
New Windsor, NY 12553

68-3-1  
Thomas & Kathleen Manning X  
2 Creek Run Road  
Newburgh, NY 12550

68-3-12  
Antonio & Giencinta De Dominicis X  
PO Box 327  
Cornwall, NY 12518

68-3-2  
Mani Inaganti X  
PO Box 787  
Vails Gate, NY 12584

68-3-13; 68-3-14; 68-3-15  
Robert & Catherine Babcock X  
324 Station Road  
Rock Tavern, NY 12575

68-3-3  
Terry & Lorraine De Couto X  
PO Box 4206  
Vails Gate, NY 12553

68-3-16  
Kelly Family Partnership X  
PO Box 38  
Vails Gate, NY 12584

68-3-4; 68-3-5  
Wayland & Joy Sheafe X  
1661 Little Britain Road  
Rock Tavern, NY 12575

69-2-9  
Primavera Properties Inc. X  
P.O. Box 177  
Vails Gate, NY 12584

68-3-6  
Antonio & Gemma Tornatore X  
82 Continental Drive  
New Windsor, NY 12553

69-2-12.1  
MCB Partnership X  
521 Green Ridge Street  
Scranton, PA 18509

68-3-7.1; 68-3-7.22  
Walter & Lovella Nicholas X  
PO Box 579  
Vails Gate, NY 12584

68-3-7.21  
David & Elizabeth Bettrich X  
PO Box 465  
Vails Gate, NY 12584

68-3-8; 68-3-11 X  
Frances Taravella  
13 Wintergreen Ave  
Newburgh, NY 12550

*Pls. publish immediately. Send bill to: Bila @ 158 N. Main St.  
Honda NY 10921.*

**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. 28

Request of Bila Family/WVR Real Estate II, LLC, Big V Town Centre

**for a VARIANCE of the Zoning Local Law to Permit:**

a facade sign at Big V Town Centre with more than allowable sign area;

being a VARIANCE of Section 48-181b

**for property situated as follows:**

366 Windsor Highway, Big V Town Centre, Vails Gate, NY

known and designated as tax map Section 65, Blk. 2 Lot 12.1

**PUBLIC HEARING will take place on the 9th day of July, 2001 at the New Windsor Town Hall, 555 Union Avenue, New Windsor, New York beginning at 7:30 o'clock P.M.**

Lawrence Torley

**Chairman**

*By: Patricia A. Corsetti, Secy.*