

**ZB# 07-34**

**Tower Management**

**49-1-20.1**

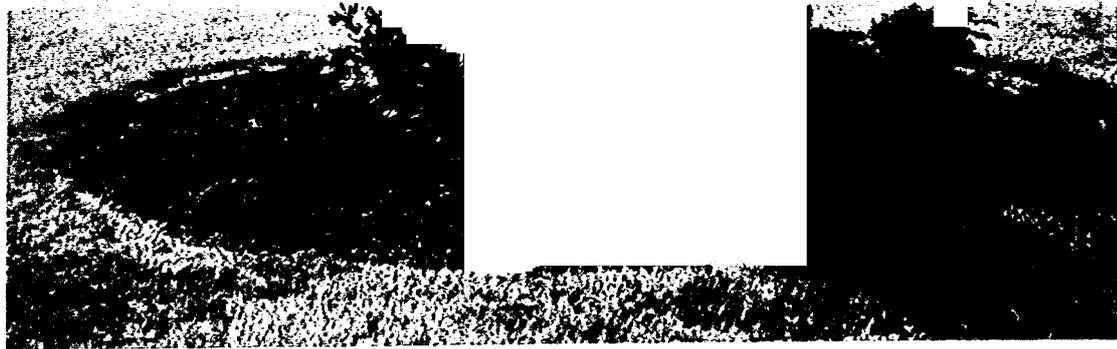
07-34

Tower Management (51)  
336 Old Forge Hill Rd.  
(49-1-201)

ZONING BOARD OF APPEALS  
TOWN OF NEW WINDSOR  
555 UNION AVENUE  
NEW WINDSOR, N.Y. 12553

*Granted 8/27/07*





NEW WINDSOR ZONING BOARD OF APPEALS

SBL: 49-1-20.1

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

MEMORANDUM OF  
DECISION GRANTING

**TOWER MANAGEMENT**

**AREA MANAGEMENT**

CASE #07-34  
-----X

**WHEREAS, TOWER MANAGEMENT**, owner(s) of 366 Old Forge Hill Road, New Windsor, New York, 12553, has made application before the Zoning Board of Appeals for a request for 64 square foot for existing freestanding sign at 366 Old Forge Hill Road.

**WHEREAS**, a public hearing was held on August 27, 2007 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

**WHEREAS**, the Applicant was represented by Angela Boyle, Office Manager; and

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

**WHEREAS**, no one spoke in favor of 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 published in The Sentinel, also as required by law.
2. The Evidence presented by the Applicant showed that:
  - (a) The property is a multifamily dwelling located on a busy commercial highway containing both multifamily dwellings and commercial uses.
  - (b) The sign has been in existence since approximately 1994, during which time there have been no complaints formal of informal about the sign.
  - (c) The sign is not illuminated in any way.
  - (d) The sign does not interfere with the safe operation of motor vehicles on the adjacent roadway or impair the vision of motorists.

- (e) The sign is well maintained and landscaped, which practice the applicants intends to continue.

**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 requested variance(s) 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 variance(s) requested is/are substantial in relation to the Town regulations but, nevertheless, are warranted.
4. The requested variance(s) 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/are self-created but, nevertheless, should be allowed.
6. The benefit to the Applicant, if the requested variance(s) is/are granted, outweighs the detriment to the health, safety and welfare of the neighborhood or community.
7. The requested variance(s) are/is appropriate and are/is the minimum variance(s) necessary and adequate to allow the Applicant relief from the requirements of the Zoning Local Law and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.
8. The interests of justice will be served by allowing the granting of the requested area variance(s).

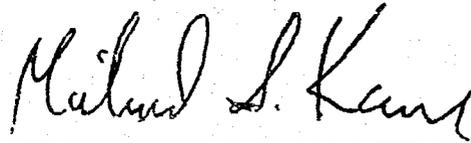
**NOW, THEREFORE, BE IT**

**RESOLVED**, that the Zoning Board of Appeals of the Town of New Windsor GRANT a request for 64 square foot for existing freestanding sign at 366 Old Forge Hill Road 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/or Building Inspector and Applicant.

Dated: August 27, 2007

A handwritten signature in cursive script, appearing to read "Michael S. Kears".

---

Chairman

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

**COPY**

**NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION**

**APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT (845) 563-4615 TO  
MAKE AN APPOINTMENT WITH THE ZONING BOARD OF APPEALS.**

**DATE: January 5, 2007**

**APPLICANT: Tower Management  
680 Kinderkamack Road  
River Edge, NJ 07661**

**PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE: 1/4/07**

**FOR : Tower Management Old Forge Hill Apartments**

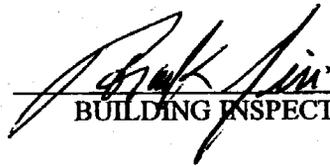
**LOCATED AT: 366 Old Forge Hill Road  
New Windsor, NY 12553**

**ZONE: Sec/ Blk/ Lot: 49-1-20.1**

**DESCRIPTION OF EXISTING SITE: Existing Apartments**

**IS DISAPPROVED ON THE FOLLOWING GROUNDS:**

- 1. Existing 128 square foot pole sign exceeds maximum permitted size of 64 square feet.**

  
BUILDING INSPECTOR

PERMITTED

PROPOSED OR  
AVAILABLE:

VARIANCE  
REQUEST:

ZONE: R-4    USE: 300-45 A(1) (B)

SIGN:

FREESTANDING:    64 Sq. Ft.    128 Sq. Ft.    64 Sq. Ft.

HEIGHT:

WIDTH:

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 reinspected after correction.

JAN 04 2007

DEPARTMENT OF PERMITS

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 underslab 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 certified plot plan. Building is 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 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.
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.

FOR OFFICE USE ONLY:  
Building Permit #2007-6

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

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

**Tower Management Service**

Owner of Premises \_\_\_\_\_  
Address 336 Old Forge Hill Rd. New Windsor, NY 12553

*Angela*  
Phone # 845-561-1034

Mailing Address 680 Kinderkamack Rd. River Edge, NJ 07661 Fax # 201-261-8838

Name of Architect \_\_\_\_\_

Address none Phone \_\_\_\_\_

Name of Contractor Susan Bemel  
Address PO Box 440 Pinel Island, NY 10969 Phone 845-258-6000

State whether applicant is owner, lessee, 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 NE side of Old Forge Hill Rd.  
(N,S,E or W)  
and 1000 feet from the intersection of Route 32

2. Zone or use district in which premises are situated C Is property a flood zone? Y N X x

3. Tax Map Description: Section 49 Block 1 Lot 20.1

4. State existing use and occupancy of premises and intended use and occupancy of proposed construction.

a. Existing use and occupancy Free standing sign 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? no

*existing sign*

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 apartment Community

10. Estimated cost 4000.00

Fee \$50

*Cash*

**PAID**

\_\_\_\_/\_\_\_\_/\_\_\_\_  
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.

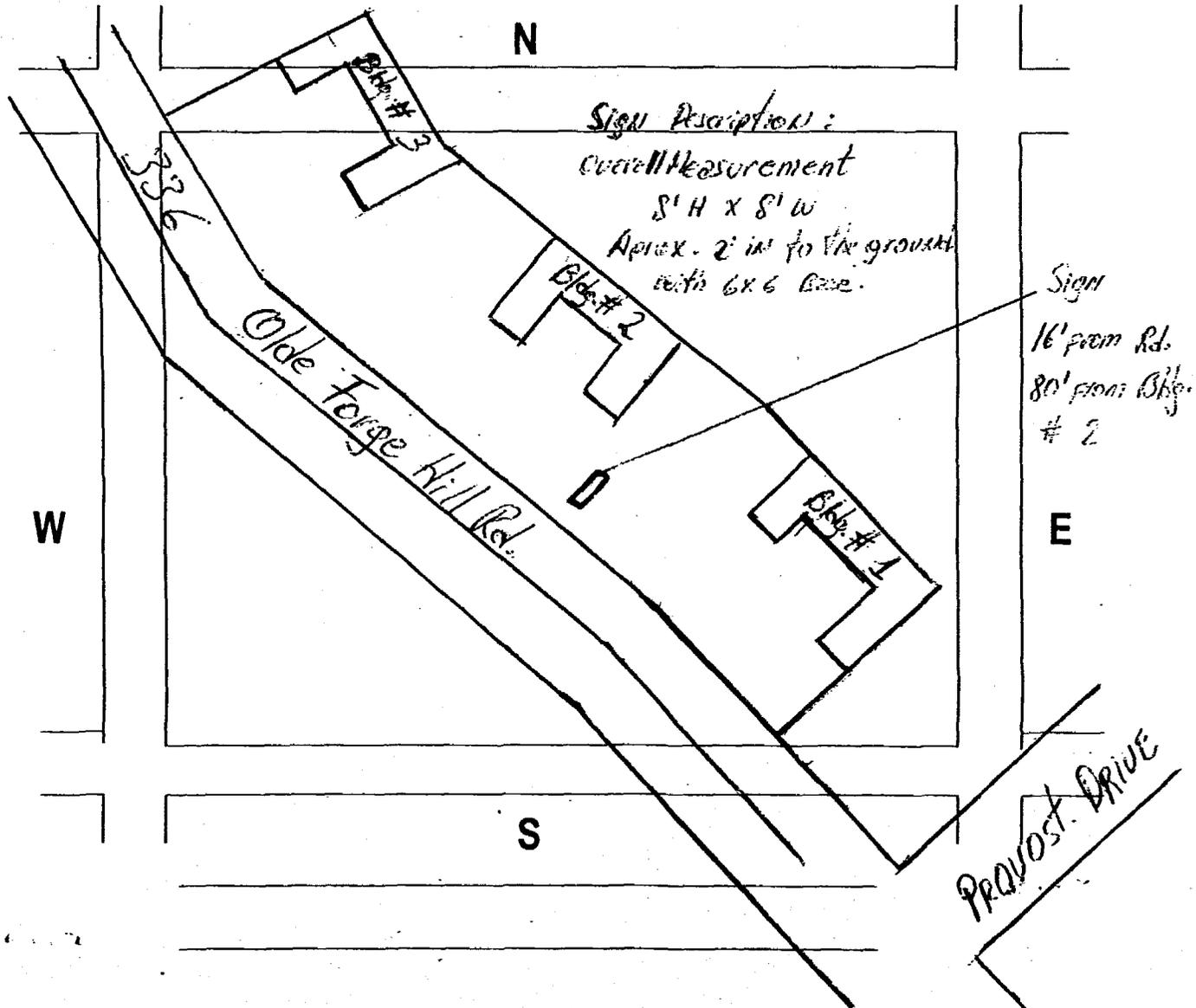
(Signature of Applicant)  
*Regina Dylk*  
(Owner's Signature) *Regina Dylk (as agent)*

(Address of Applicant)  
*336 Old Forge Hill Rd #2022*  
(Owner's Address) *New Windsor N.Y.*

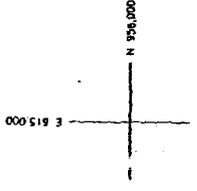
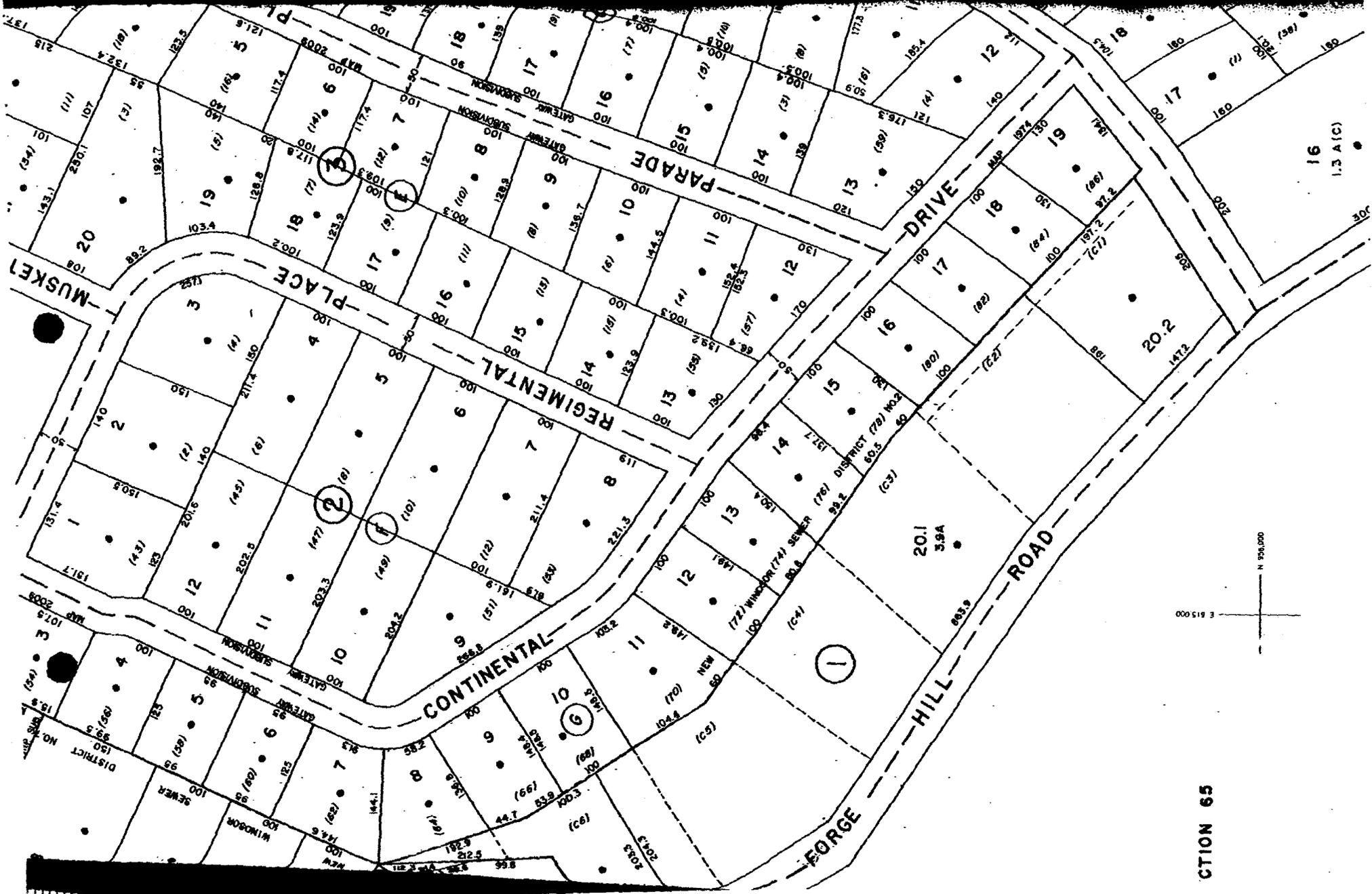
PLOT PLAN

**NOTE:**

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







SECTION 65

**TOWN OF NEW WINDSOR  
ZONING BOARD OF APPEALS  
OFFICE  
845-563-4615**

**MEMORANDUM**

**TO: JACK FINNEGAN, COMPTROLLER**  
**FROM: MYRA MASON, SECRETARY TO THE ZONING BOARD**  
**DATE: NOVEMBER 9, 2007**  
**SUBJECT: ESCROW REFUND**

**PLEASE ISSUE A CHECK IN THE AMOUNT OF \$ 375.71 TO CLOSE OUT  
ESCROW FOR:**

**ZBA FILE #07-34**

**NAME & ADDRESS:**

**Tower Management Financing Partnership LP  
680 Kinderkamack Road  
River Edge, NJ 07661**

**THANK YOU,**

**MYRA**

**J.F.11/09/07**



**TOWN OF NEW WINDSOR  
ZONING BOARD OF APPEALS  
RECORD OF CHARGES & PAYMENTS**



FILE #07-34      TYPE:SIGNTTELEPHONE:      201-261-9590

APPLICANT:  
Tower Management Financing Partnership LP  
680 Kinderkamack Road  
River Edge, NJ 07661

RESIDENTIAL:	\$ 50.00	CHECK # _____
COMMERCIAL	\$ 150.00	CHECK # <u>1531</u>
INTERPRETATION	\$ 150.00	CHECK # _____

ESCROW:                  COMMERCIAL \$500.00                  CHECK # 1532



<b><u>DISBURSEMENTS:</u></b>		<b>MINUTES</b>	<b>ATTORNEY</b>
		<b><u>\$7.00 / PAGE</u></b>	<b><u>FEE</u></b>

PRELIMINARY:	<u>3</u>	PAGES	\$ <u>21.00</u>	\$ <u>35.00</u>
2 <sup>ND</sup> PRELIMINARY:	—	PAGES	\$ _____	\$ _____
PUBLIC HEARING:	<u>3</u>	PAGES	\$ <u>21.00</u>	\$ <u>35.00</u>
PUBLIC HEARING:	—	PAGES	\$ _____	\$ _____

LEGAL AD: Publish Date:8/17/07                  \$ 12.29

TOTAL:                  \$ 54.29                  \$ 70.00



ESCROW POSTED:                  \$ 500.00  
LESS: DISBURSEMENTS:                  \$ 124.29

AMOUNT DUE:                  \$ \_\_\_\_\_

REFUND DUE:                  \$ 375.71

Cc:

J.F. 11/09/07

July 9, 2007

7

TOWER\_MANAGEMENT\_(07-34)

MR. KANE: Request for 64 square foot for existing freestanding sign at 366 Old Forge Hill Road. Name and address.

MS. BOYLE: Angela Boyle.

MR. KANE: Are you with Tower Management?

MS. BOYLE: Yes, I'm the property manager.

MR. KANE: Tell us what you want to do.

MS. BOYLE: I need a variance for 64 square feet because the sign has writing on both sides so they doubled the size of the sign.

MR. KANE: It's a nice looking sign. For the record, the sign coming down Old Forge Hill Road doesn't impede the vision of any traffic coming down that road?

MS. BOYLE: No, it doesn't.

MR. KANE: Is the sign illuminated in any way?

MS. BOYLE: No, it's not.

MR. KANE: Other signs that are in the area this isn't any bigger than any of the other signs in your particular neighborhood? It's not a trick question.

MS. BOYLE: You know, I don't think so.

MR. KANE: Where the sign is placed there was no cutting down of trees, creating any water hazards?

MS. BOYLE: No.

MR. KANE: Are there any easements running through the

July 9, 2007

8

area where the sign is?

MS. BOYLE: No.

MR. KANE: We have good pictures. Any further questions? I think we have enough.

MR. LUNDSTROM: On the plot plan where would the sign be going looks like there are three entrances to the parking lot?

MS. BOYLE: It's between the, coming from 94 it's between the first and the second entrance, it's right outside the middle building.

MR. LUNDSTROM: Would you show us on this?

MS. BOYLE: Sure.

MR. LUNDSTROM: Just mark on it with a pen or pencil.

MR. KANE: Just let the record show that the sign is approximately 16 feet off of Old Forge Hill Road. I'll accept a motion if there's no further questions.

MR. LUNDSTROM: I'll offer a motion that the application from Tower Management be forwarded to a public hearing request for 64 square foot for existing freestanding sign at 366 Old Forge Hill Road in an R-4 zone.

MS. BOYLE: Excuse me, it's 336.

MR. LUNDSTROM: Let the record be corrected on the agenda it says 366, that should read 336, thank you.

MR. KANE: Mike, we'll need to correct that for the public hearing.

MR. BABCOCK: Sure.

July 9, 2007

9

MS. GANN: I'll second the motion.

ROLL CALL

MS. GANN	AYE
MR. LUNDSTROM	AYE
MS. LOCEY	AYE
MR. TORPEY	AYE
MR. KANE	AYE

MR. KANE: Just to correct the motion it's going to be an additional 64 feet for a total of 128 square feet of signage you're allowed, I just want to get it on the record.

August 27, 2007

31

TOWER\_MANAGEMENT\_(07-34)

MR. KANE: Request for 64 square foot for existing freestanding sign at 366 Old Forge Hill Road.

Ms. Angela Boyle appeared before the board for this proposal.

MS. BOYLE: Angela Boyle, Tower Management, 336 Old Forge Hill Road.

MR. KANE: Tell us what's going on.

MS. BOYLE: We have a sign that's been there since approximately 1994, I believe, and I didn't have a permit for it, it has writing on both sides so it's considered twice the size of its actual size so I'm requesting a variance for the difference.

MR. KANE: Any illumination on the sign?

MS. BOYLE: No.

MR. KANE: Does the sign itself, well, let the record show from the pictures that I have that it doesn't seem to me that on Old Forge Hill Road that the sign itself impedes the vision of any traffic traveling in either direction. How long has the sign been up again?

MS. BOYLE: Since about I want to say 1994.

MR. KANE: Any complaints about the sign formally or informally?

MS. BOYLE: No, a lot of compliments.

MR. KANE: Nice looking sign.

MS. LOCEY: So this is just to correct not knowing that because it's double sided it's twice the square footage

you thought you were complying because it's within 64 square feet if you just counted the one side?

MS. BOYLE: Right, I didn't know they counted both sides.

MR. KANE: You don't get to use both sides.

MS. BOYLE: I wasn't aware of that.

MR. KANE: At this point, I will open it up to the public. Anybody here for this particular hearing? Seeing as there's not, we'll close the public portion of the hearing and ask how many mailings we had.

MR. BABCOCK: We had 142 mailings with no returns.

MR. KANE: Any further questions from the board?

MR. LUNDSTROM: One observation from the photos that are there it appears that the area around the sign is well landscaped and well maintained?

MS. BOYLE: Yes.

MR. LUNDSTROM: Has it been that way forever?

MS. BOYLE: And a day.

MR. LUNDSTROM: And you intend to keep it well maintained and landscaped?

MS. BOYLE: Yes.

MR. KANE: Further questions at this point? I'll accept a motion.

MS. GANN: I will offer a motion to grant Tower Management their request for 60 foot, I'm sorry, 64 square foot for existing freestanding sign at 366 Old

August 27, 2007

33

Forge Hill Road in an R-4 zone.

MS. BOYLE: It's 336.

MR. BABCOCK: That was a typo, I didn't change that.

MS. GANN: 336, thank you.

MR. TORPEY: I'll second that.

ROLL CALL

MS. GANN	AYE
MR. LUNDSTROM	AYE
MS. LOCEY	AYE
MR. TORPEY	AYE
MR. KANE	AYE

# Invoice

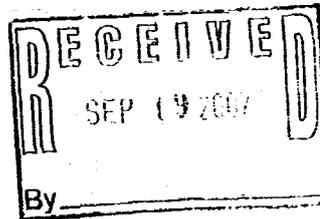
Date	Invoice #
9/11/2007	761



## THE SENTINEL

P.O. BOX 406  
 VAILS GATE, NY 12584

Bill To
TOWN OF NEW WINDSOR 555 UNION AVE NEW WINDSOR, NY 12553



P.O. No.	Terms	Project
<i>MM</i>		

Issue Date	Description	Rate	Amount
8/17/2007	LEGAL ADS: TOWER MANAGEMENT 07-34	8.29	8.29
	1 AFFIDAVIT	4.00	4.00
<b>Total</b>			\$12.29

**PUBLIC HEARING NOTICE**  
**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 on the following Proposition:  
Appeal No. 07-24  
Request of TOWER MANAGEMENT for a VARIANCE of the Zoning Local Law to Permit:  
Request for 64 sq. ft. for adding freestanding sign at 366 Old Forge Hill Road in an R-4 Zone (99-1-20.1)  
PUBLIC HEARING will take place on **AUGUST 27, 2007** at the New Windsor Town Hall, 555 Union Avenue, New Windsor, New York beginning at 7:30 PM.  
Michael Stone, Chairman

State of New York

County of Orange, ss:

Kathleen O'Brien being duly sworn disposes and says that she is the Supervisor of Legal Dept. of the E.W. Smith Publishing Company; Inc., Publisher of The Sentinel, a weekly newspaper published and of general circulation in the Town of New Windsor, Town of Newburgh and City of Newburgh and that the notice of which the annexed is a true copy was published in said newspaper, 1 time (s) commencing on the 17<sup>th</sup> day of August A.D., 2007 and ending on the 17<sup>th</sup> day of August A.D. 2007

*Kathleen O'Brien*  
Subscribed and shown to before me this 19<sup>th</sup> day of Sept, 2007.

*Deborah Green*  
Notary Public of the State of New York  
County of Orange.

DEBORAH GREEN  
Notary Public, State of New York  
Qualified in Orange County  
#4984065  
Commission Expires July 15, 2011

My commission expires \_\_\_\_\_.

**Town of New Windsor**

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

**RECEIPT**  
**#536-2007**

07/19/2007

Tower Management  
680 Kinderkamack Rd  
River Edge, NJ 07661

Received \$ 150.00 for Zoning Board Fees, on 07/19/2007. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

**Deborah Green**  
Town Clerk

ZBA # 07-34



**PUBLIC HEARING NOTICE**  
**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 on the following Proposition:

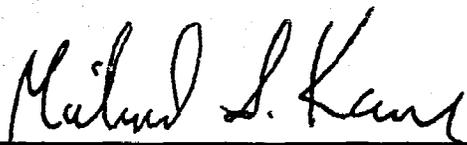
**Appeal No. (07-34)**

**Request of TOWER MANAGEMENT**

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

**Request for 64 sq. ft. for existing freestanding sign at 366 Old Forge Hill Road in an R-4 Zone (49-1-20.1)**

**PUBLIC HEARING will take place on AUGUST 27, 2007**  
**at the New Windsor Town Hall, 555 Union Avenue, New Windsor, New York**  
**beginning at 7:30 P.M.**



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**Michael Kane, Chairman**



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4631  
Fax: (845) 563-3101

## Assessors Office

July 18, 2007

Tower Management  
c/o Angela Boyle  
336 Old Forge Hill Rd.  
New Windsor, NY 12553

Re: 49-1-20.1      ZBA#: 07-34    (142)

Dear Ms. Boyle:

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 \$157.00 minus your deposit of \$25.00.

Please remit the balance of \$132.00 to the Town Clerk's Office.

Sincerely,

J. Todd Wiley, IAO  
Sole Assessor

JTW/rah  
Attachments

CC: Myra Mason, Zoning Board



72-6-15  
DOLORES HANRETTA  
810 BLOOMING GRV TPKE #46  
NEW WINDSOR, NY 12553 ✓

72-7-9  
THOMAS FENTON  
810 BLOOMING GRV TPKE #24  
NEW WINDSOR, NY 12553 ✓

49-5-17  
DUNCAN CARMICHAEL &  
ANGELA GODDARD  
6 PROVOST DR.  
NEW WINDSOR, NY 12553 ✓

72-6-16  
JULES & MARION LEVINE  
2 PARK PL. APT. C3A  
NEWBURGH, NY 12550 ✓

72-7-10  
JOHN & LYNNE SILVAGNI  
373 CARTER AVE.  
NEWBURGH, NY 12550 ✓

49-5-18  
ANNE MORIARTY  
8 PROVOST DR.  
NEW WINDSOR, NY 12553 ✓

72-7-1  
KEITH & ELIZABETH CARDENAS  
810 BLOOMING GRV TPKE #32  
NEW WINDSOR, NY 12553 ✓

72-7-11  
ANGELINE GALLIFUCO  
810 BLOOMING GRV TPKE #20  
NEW WINDSOR, NY 12553 ✓

49-5-19  
LAWRENCE & MARY CROOK  
10 PROVOST DR.  
NEW WINDSOR, NY 12553 ✓

72-7-2  
EUDORA RONK  
810 BLOOMING GRV TPKE #33  
NEW WINDSOR, NY 12553 ✓

72-7-12  
WILLIAM MCCRACKEN  
C/O JOANN MCCRACKEN  
36C ALPHINE DR.  
WAPPINGERS FALLS, NY 12590 ✓

49-5-20  
MARIANN GRASSEL  
12 PROVOST DR.  
NEW WINDSOR, NY 12553 ✓

72-7-3  
HOWARD & SUE ROGERS  
810 BLOOMING GRV TPKE #28  
NEW WINDSOR, NY 12553 ✓

72-7-13,15  
CHARLES &  
GERALDINE SCIBETTI  
PO BOX 151  
MOUNTAINVILLE, NY 10953 ✓

49-5-21  
MARGARET G. BRADY  
14 PROVOST DR.  
NEW WINDSOR, NY 12553 ✓

72-7-4  
MIKE & MARY CARGONE  
810 BLOOMING GRV TPKE #29  
NEW WINDSOR, NY 12553 ✓

72-7-14  
JOHN & CAROL GLYNN  
810 BLOOMING GRV TPKE #19  
NEW WINDSOR, NY 12553 ✓

72-7-5  
BEAUREGARD &  
MARY ROBINSON  
810 BLOOMING GRV TPKE #26  
NEW WINDSOR, NY 12553 ✓

72-7-16  
RATRICIA HARRISON  
810 BLOOMING GRV TPKE #23  
NEW WINDSOR, NY 12553 ✓

72-7-6  
VINCENT VALICENTI  
810 BLOOMING GRV TPKE #27  
NEW WINDSOR, NY 12553 ✓

72-7-7  
RICHARD TRIFILO &  
JOANN PULLIAM  
1019 ETHAN ALLEN DR.  
NEW WINDSOR, NY 12553 ✓

72-7-8  
RAMONA ZACCARO  
810 BLOOMING GRV TPKE #16F  
NEW WINDSOR, NY 12553 ✓



37-1-47 PALISADES INST. PARK COMM ATT: BARBARA LYNCH ADMINISTRATIVE BLDG. BEAR MOUNTAIN, NY 10911 ✓	49-1-5 ELIZABETH STAFFORD 58 CONTINENTAL DR. NEW WINDSOR, NY 12553 ✓	49-1-15 LORRAINE TAYLOR 78 CONTINENTAL DR. NEW WINDSOR, NY 12553 ✓
65-2-12.1 WVR REAL ESTATE II, LLC 162-5 NORTH MAIN ST. FLORIDA, NY 10921 ✓	49-1-6 RONALD FLEISCHMAN 60 CONTINENTAL DR. NEW WINDSOR, NY 12553 ✓	49-1-16 JOAN FLETCHER 80 CONTINENTAL DR. NEW WINDSOR, NY 12553 ✓
65-2-13 FREDERICK DASS 367 WINDSOR HIGHWAY NEW WINDSOR, NY 12553 ✓	49-1-7 DAVID LACOMBE 62 CONTINENTAL DR. NEW WINDSOR, NY 12553 ✓	49-1-17 ANTHONY & GEMMA TORNATORE 82 CONTINENTAL DR. NEW WINDSOR, NY 12553 ✓
65-2-14 NEW WINDSOR DENTAL MAN. 375 WINDSOR HWY. STE 300 NEW WINDSOR, NY 12553 ✓	49-1-8 RICHARD & JEANNIE CROOK 64 CONTINENTAL DR. NEW WINDSOR, NY 12553 ✓	49-1-18 JOHN & LINDA LAGANARO 84 CONTINENTAL DR. NEW WINDOR, NY 12553 ✓
65-2-15 BLIX CORPORATION PO BOX 1002 HIGHLAND MILLS, NY 10930 ✓	49-1-9 GAIL PETROCELLI 66 CONTINENTAL DR. NEW WINDSOR, NY 12553 ✓	49-1-19 SEAN & MARIE MATTHEWS 5 PROVOST DR. NEW WINDSOR, NY 12553 ✓
65-2-16 LIZZIE REALTY LLC 24 DUNNING RD. MIDDLETOWN, NY 10940 ✓	49-1-10 EDWARD & LINDA CHRISTIAN 68 CONTINENTAL DR. NEW WINDSOR, NY 12553 ✓	49-1-20.2 WINDSOR TERRACE ASSO. 1055 PARSIPPANY BLVD. STE. 404 PARSIPPANY, NJ 07054 ✓
65-2-28 VAILS GATE FIRE COMPANY INC. PO BOX 101 VAILS GATE, NY 12584 ✓	49-1-11 ANNMARIE MARCHIONDO & FRANK DEVANEY 70 CONTINENTAL DR. NEW WINDSOR, NY 12553 ✓	49-1-21,22 OLD FORGE HILL INC. 360 FORGE HILL RD. NEW WINDSOR, NY 12553 ✓
65-2-29 SORBELLO, BOUYEA, KING C/O ROBERT BOUYEA 505 N. RIVERSIDE RD. HIGHLAND, NY 12528 ✓	49-1-12 FELIX & LUZ DEJESUS 72 CONTINENTAL DR. NEW WINDSOR, NY 12553 ✓	49-1-23.1 CARMINE ANDRIUOLO 363 WINDSOR HIGHWAY NEW WINDSOR, NY 12553 ✓  NEW ✓
65-2-30 TOWER MAN. FIN. PART., LP 680 KINDERKAMACK RD. RIVER EDGE, NJ 07661 ✓	49-1-13 EDWARD & LINDA SPREER 74 CONTINENTAL DR. NEW WINDSOR, NY 12553 ✓	49-1-23.2,24 JOSEPH FRUSTAGLI 1636 3 <sup>RD</sup> AVE. #270 NEW YORK, NY 10128 ✓
65-2-32 LEEMILTS PETROLEUM INC. ATTN: MARKETING 125 JERICHO TPKE, STE 103 JERICHO, NY 11753 ✓	49-1-14 CHRISTOPHER TOEPFER 76 CONTINENTAL DR. NEW WINDSOR, NY 12553 ✓	49-1-25 VITTORIO & LUCY VITOLO 30 HEATHER CT. MIDDLETOWN, NY 10940 ✓



<p>72-1-1 HYMAN &amp; ROSEMARY GOLDMAN 810 BLOOMING GROVE TPKE#7 NEW WINDSOR, NY 12553 ✓</p>	<p>72-1-11 MARGARET ANN O'BOYLE 1 BARKER ST. UNIT 107 MT. KISCO, NY 10549 ✓</p>	<p>72-2-6 GARY &amp; MARY JEFFERY 132 TURNWOOD LN. WINSTON SALEM, NC 27104 ✓</p>
<p>72-1-2 CATHERINE FRANCHINI 810 BLOOMING GROVE TPKE#8 NEW WINDSOR, NY 12553 ✓</p>	<p>72-1-12 CAROLINE TUCCI 810 BLOOMING GROVE TPKE12 NEW WINDSOR, NY 12553 ✓</p>	<p>72-2-7 GINO SIDOLI &amp; JOSEPHINE DESTEFANO 810 BLOOMING GRV TPKE #4E NEW WINDSOR, NY 12553 ✓</p>
<p>72-1-3 JOHN CANTONE 5 LAKEVIEW DR. NEWBURGH, NY 12550 ✓</p>	<p>72-1-13 DONALD &amp; GAY ANN SUTTELHAN 73 HARTH DR. NEW WINDSOR, NY 12553 ✓</p>	<p>72-2-8 THOMAS, SR. &amp; PATRICIA JOBSON 10 PETER AVE. NEWBURGH, NY 12550 ✓</p>
<p>72-1-4 MICHELLE &amp; WARNER MAROTTA 810 BLOOMING GROVE TPK #4 NEW WINDSOR, NY 12553 ✓</p>	<p>72-1-14 ALFRED &amp; ELIZABETH MASCITELLI 810 BLOOMING GROVE TPKE10 NEW WINDSOR, NY 12553 ✓</p>	<p>72-2-9 MICHAEL &amp; CAROLINA VELARDI 41 HABITAT LN. CORTLAND MANOR, NY 10567 ✓</p>
<p>72-1-6 MUNSALI HASSAM 810 BLOOMING GROVE TPKE #1F NEW WINDSOR, NY 12553 ✓</p>	<p>72-1-15,16 WILLIAM SMITH 45 WRIGHT ST. PEARL RIVER, NY 10965 ✓</p>	<p>72-2-10 JOANNE MARINELLO 810 BLOOMING GRV TPKE #105 NEW WINDSOR, NY 12553 ✓</p>
<p>72-1-5 DONALD &amp; MARY CONYEA 96 BLOOMING GROVE TPKE NEW WINDSOR, NY 12553 ✓</p>	<p>72-2-1 MAUREEN MANLEY 810 BLOOMING GRV TPKE #112 NEW WINDSOR, NY 12553 ✓</p>	<p>72-2-12 GEORGE &amp; SARAH WADSWORTH 810 BLOOMING GRV TPKE #101 NEW WINDSOR, NY 12553 ✓</p>
<p>72-1-7 LORRAINE DE LATORRE 810 BLOOMING GROVE TPKE #5 NEW WINDSOR, NY 12553 ✓ 72-1-8</p>	<p>72-2-2 JOHN CHEWENS 810 BLOOMING GRV TPKE#113 NEW WINDSOR, NY 12553 ✓</p>	<p>72-2-13 HENRY &amp; DEBRA CHATOFF 10538 BLACK IRON RD. LOUISVILLE, KY 40291 ✓</p>
<p>72-1-8 ROGER NEWMAN PO BOX 396 CORNWALL ON HUD, NY 12520 ✓</p>	<p>72-2-3 JOHN &amp; BETTE BARDIN 810 BLOOMING GRV TPKE #108 NEW WINDSOR, NY 12553 ✓</p>	<p>72-2-15 AUDREY O'DONNELL 810 BLOOMING GRV TPKE #102 NEW WINDSOR, NY 12553 ✓</p>
<p>72-1-9 FRANK ZAZZI &amp; MARIA VESELY 40 PLEASANT VEIW DR. MARLBORO, NY 12542 ✓</p>	<p>72-2-4 CAROLYN HONOLD 8016 SANIBEL DR. TAMARAC, FL 33321 ✓</p>	<p>72-2-16 KRISTA VON DER HEIDE 810 BLOOMING GRV TPKE #103 NEW WINDSOR, NY 12553 ✓</p>
<p>72-1-10 JOSEPH &amp; ELIZABETH FARINA 810 BLOOMING GROVE TPKE17 NEW WINDSOR, NY 12553 ✓</p>	<p>72-2-5,72-2-11 OLGA DAMIANO 244 LONG HILL RD. LITTLE FALLS, NJ 07424 ✓</p>	<p>72-3-1 GEORGE BENEDICT &amp; GAIL FARKAS 810 BLOOMING GRV TPKE #88 NEW WINDSOR, NY 12553 ✓</p>

72-3-2 JOSEPH BIG ✓ 810 BLOOMING GRV TPKE #89 NEW WINDSOR, NY 12553	72-3-12 PHILIP GLIEDMAN, JR. ✓ 810 BLOOMING GRV TPKE #93 NEW WINDSOR, NY 12553	72-4-6 LORRAINE KIRKLAND ✓ 366 NW MALLARD PL. LAKE CITY, FL 32055
72-3-3 SYLVIA PERRY & DJ VOLTAIRE ✓ J., W., PERRY & G. RIPA 810 BLOOMING GRV TPKE #84 NEW WINDSOR, NY 12553	72-3-13 CARLA CARBONE ✓ 105 CHADWICK PL. NEWBURGH, NY 12550	72-4-7 MICHAEL & ✓ MARY JEAN PURDY ✓ 810 BLOOMING GRV TPKE #70 NEW WINDSOR, NY 12553
72-3-4 JOAN MASON ✓ 810 BLOOMING GRV TPKE. #85 NEW WINDSOR, NY 12553	72-3-14 GERARD CHRINIAN ✓ 810 BLOOMING GRV TPKE #91 NEW WINDSOR, NY 12553	72-4-8 MARIE SPAGNOLA ✓ 810 BLOOMING GRV TPKE #71 NEW WINDSOR, NY 12553
72-3-5 ANTHONY D'ANGELO ✓ 48 HUDSON DR. NEW WINDSOR, NY 12553	72-3-15 DANIEL REIS ✓ 810 BLOOMING GRV TPKE #94 NEW WINDSOR, NY 12553	72-4-9 JEFFREY & CAROL PERRY ✓ PO BOX 604 CORNWALL, NY 12518
72-3-6 JOHN & FRANCES CAVALARI ✓ 6 SHADOWOOD LN. NEW WINDSOR, NY 12553	72-3-16, 72-4-12 PAUL & ✓ MARGARET ARNOLDO ✓ 9 FOLEY RD. KATONAH, NY 10536	72-4-10 JENNIE CONKLIN ✓ 810 BLOOMING GRV TPKE #81 NEW WINDSOR, NY 12553
72-3-7 LINDA SMITH & SUSAN SLOAT ✓ 18 WARING RD. NEWBURGH, NY 12550	72-4-1 GARY & JACK ST. JOHN & ✓ JILL LIGUORI ✓ 810 BLOOMING GRV TPKE #72 NEW WINDSOR, NY 12553	72-4-11 PATRICIA CHIOCCHI ✓ 8 CHADS FORD LN. NEWBURGH, NY 12550
72-3-8 META OTTWAY ✓ 1 ROCKY LN. NEW WINDSOR, NY 12553	72-4-2 JOHN PEDRICK & ✓ LINDA TANSOSCH ✓ 23 CHURCH ST. WALKILL, NY 12589	72-4-13 AUDREY ✓ DAVIDSON ✓ 810 BLOOMING GRV TPKE #74 NEW WINDSOR, NY 12553
72-3-9 PAUL & ✓ RACHAEL NEUGEBAUER ✓ 810 BLOOMING GRV TPKE #96 NEW WINDSOR, NY 12553	72-4-3 MARGARET O'DEA ✓ 810 BLOOMING GRV TPKE #68 NEW WINDSOR, NY 12553	72-4-14 EVELYN ENNIS ✓ 810 BLOOMING GRV TPKE #75 NEW WINDSOR, NY 12553
72-3-10 JAY ZIEGLER ✓ 810 BLOOMING GRV TPKE #6D NEW WINDSOR, NY 12553	72-4-4 CATHERINE COOK ✓ 810 BLOOMING GRV TPKE #69 NEW WINDSOR, NY 12553	72-4-15 RICHARD GERMAINE ✓ 810 BLOOMING GRV TPKE #78 NEW WINDSOR, NY 12553
72-3-11 SHIRLEY JONES & ✓ MARY DRENNEN ✓ 324 HUDSON ST. CORNWALL ON HUD, NY 12520	72-4-5 ANTHONY MANCINELLI ✓ 810 BLOOMING GRV TPKE #66 NEW WINDSOR, NY 12553	72-4-16 MARION MACRI ✓ 810 BLOOMING GRV TPKE #59 NEW WINDSOR, NY 12553



72-5-1 CHRISTINE PETTIT 810 BLOOMING GRV TPKE #56 NEW WINDSOR, NY 12553 ✓	72-5-11 MARIA TERESA MCCALLUM & MAUREEN MCKINNLY 303 CLOVERDALE CT. NEW WINDSOR, NY 12553 ✓	72-6-5 JAMES & HELEN MCKEEGAN 810 BLOOMING GRV TPKE #34 NEW WINDSOR, NY 12553 ✓
72-5-2 BRUNO & JEAN DADDAZIO 810 BLOOMING GRV TPKE #57 NEW WINDSOR, NY 12553 ✓	72-5-12 CATHERINE FANT 810 BLOOMING GRV TPKE #61 NEW WINDSOR, NY 12553 ✓	72-6-6 ROY PIRHALA 810 BLOOMING GRV TPKE #35 NEW WINDSOR, NY 12553 ✓
72-5-3 JOHN & CLAIRE BENSON 810 BLOOMING GRV TPKE #52 NEW WINDSOR, NY 12553 ✓	72-5-13 HELEN SAUERBACH 9 PURITAN LN. WASHINGTONVILLE, NY 10992 ✓	72-6-7 MICHAEL SMITH 810 BLOOMING GRV TPKE #38 NEW WINDSOR, NY 12553 ✓
72-5-4 CHARLOTTE GILLESPIE 810 BLOOMING GRV TPKE #53 NEW WINDSOR, NY 12553 ✓	72-5-14 MARION MACRI 810 BLOOMING GRV TPKE #59 NEW WINDSOR, NY 12553 ✓	72-6-8 TERESA BARUFFALDI 810 BLOOMING GRV TPKE #39 NEW WINDSOR, NY 12553 ✓
72-5-5 VINCENT & VINCENZINA SORBELLO 10 BLOOMING GRV TPKE #50 NEW WINDSOR, NY 12553 ✓	72-5-15 ROLAND & WANDA MITCHELL 810 BLOOMING GRV TPKE #62 NEW WINDSOR, NY 12553 ✓	72-6-9 LUCY ESPOSITO 810 BLOOMING GRV TPKE #48 NEW WINDSOR, NY 12553 ✓
72-5-6 CONNIE SALOMATOFF 810 BLOOMING GRV TPKE #51 NEW WINDSOR, NY 12553 ✓	72-5-16 SUSAN SLOAT & LINDA SMITH 810 BLOOMING GRV TPKE #63 NEW WINDSOR, NY 12553 ✓	72-6-10 KATHRYN NUSS 104 PLATTEKILL RD. MARLBORO, NY 12542 ✓
72-5-7 DENNIS BYRNE & APRIL VONHAHSEL 194 N FOSTERTOWN DR. NEWBURGH, NY 12550 ✓	72-6-1 ALBERTA MURTAUGH 810 BLOOMING GRV TPKE #40 NEW WINDSOR, NY 12553 ✓	72-6-11 DANA RICHNER 810 BLOOMING GRV TPKE #44 NEW WINDSOR, NY 12553 ✓
72-5-8 KENNETH & JERI HOLT 1 SHAKER CT. WALLKILL, NY 12589 ✓	72-6-2 DONNA & JAMES PULLAR 7 VALEWOOD DR. NEW WINDSOR, NY 12553 ✓	72-6-12 BARBARA NUCIFORE 810 BLOOMING GRV TPKE #45 NEW WINDSOR, NY 12553 ✓
72-5-9 BEVERLY EDWARDS 810 BLOOMING GRV TPKE #64 NEW WINDSOR, NY 12553 ✓	72-6-3 CLARENCE & CARMELLA STARSIAK 810 BLOOMING GRV TPKE #36 NEW WINDSOR, NY 12553 ✓	72-6-14 FRANK & JEAN CIVITANO 810 BLOOMING GRV TPKE #43 NEW WINDSOR, NY 12553 ✓
72-5-10 ROSARIO & SUSAN TIRELLA 51 ANDREWS ST. STATEN ISLAND, NY 10305 ✓	72-6-4 LEONARD & ALICE BAUER PO BOX 4320 NEW WINDSOR, NY 12553 ✓	72-6-13 MARIE CATHCART & NORMA WEYGANT 810 BLOOMING GRV TPKE #42 NEW WINDSOR, NY 12553 ✓



RESULTS OF Z.B.A. MEETING OF:

July 9, 2007

PROJECT: Tower Management

ZBA # 07-34  
P.B.# \_\_\_\_\_



USE VARIANCE:      NEED: EAF      PROXY \_\_\_\_\_

LEAD AGENCY: M) \_\_\_\_\_ S) \_\_\_\_\_ VOTE: A \_\_\_\_\_ N \_\_\_\_\_

GANN \_\_\_\_\_  
LUNDSTROM \_\_\_\_\_  
LOCEY \_\_\_\_\_  
TORPEY \_\_\_\_\_  
KANE \_\_\_\_\_      CARRIED: Y \_\_\_\_\_ N \_\_\_\_\_

PUBLIC HEARING: M) \_\_\_\_\_ S) \_\_\_\_\_ VOTE: A \_\_\_\_\_ N \_\_\_\_\_

GANN \_\_\_\_\_  
LUNDSTROM \_\_\_\_\_  
LOCEY \_\_\_\_\_  
TORPEY \_\_\_\_\_  
KANE \_\_\_\_\_      CARRIED: Y \_\_\_\_\_ N \_\_\_\_\_

NEGATIVE DEC: M) \_\_\_\_\_ S) \_\_\_\_\_ VOTE: A \_\_\_\_\_ N \_\_\_\_\_

GANN \_\_\_\_\_  
LUNDSTROM \_\_\_\_\_  
LOCEY \_\_\_\_\_  
TORPEY \_\_\_\_\_  
KANE \_\_\_\_\_      CARRIED: Y \_\_\_\_\_ N \_\_\_\_\_

APPROVED: M) \_\_\_\_\_ S) \_\_\_\_\_ VOTE: A \_\_\_\_\_ N \_\_\_\_\_

GANN \_\_\_\_\_  
LUNDSTROM \_\_\_\_\_  
LOCEY \_\_\_\_\_  
TORPEY \_\_\_\_\_  
KANE \_\_\_\_\_      CARRIED: Y \_\_\_\_\_ N \_\_\_\_\_

ALL VARIANCES - PRELIMINARY APPEARANCE:

SCHEDULE PUBLIC HEARING:      M) LU S) G      VOTE: A 5 N 0

GANN A  
LUNDSTROM A  
LOCEY A  
TORPEY A  
KANE A



CARRIED: Y  N \_\_\_\_\_

PUBLIC HEARING:      STATEMENT OF MAILING READ INTO MINUTES \_\_\_\_\_

VARIANCE APPROVED:      M) \_\_\_\_\_ S) \_\_\_\_\_ VOTE: A \_\_\_\_\_ N \_\_\_\_\_.

GANN \_\_\_\_\_  
LUNDSTROM \_\_\_\_\_  
LOCEY \_\_\_\_\_  
TORPEY \_\_\_\_\_  
KANE \_\_\_\_\_

CARRIED: Y \_\_\_\_\_ N \_\_\_\_\_.

Large empty rectangular box for additional notes or signatures.

**TOWN OF NEW WINDSOR**  
**ZONING BOARD OF APPEALS**  
**RECEIPT OF ESCROW RECEIVED:**

DATE RECEIVED: 07-03-07

FOR: ESCROW 07-34

FROM:

**Tower Management Financing Partnership LP**  
**680 Kinderkamack Road**  
**River Edge, NJ 07661**

CHECK FROM:  
SAME

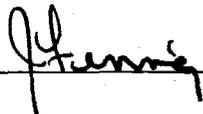
CHECK NUMBER: 1532

TELEPHONE: 201-261-9590

AMOUNT: 500.00

RECEIVED AT COMPTROLLER'S OFFICE BY:

NAME



DATE

7-19-07

PLEASE RETURN ONE SIGNED COPY TO MYRA FOR FILING

THANK YOU





**TOWN OF NEW WINDSOR  
ZONING BOARD OF APPEALS**



**APPLICATION FOR VARIANCE**

\_\_\_\_\_ **Application Type:** Use Variance  Area Variance   
Date Sign Variance  Interpretation

I. **Owner Information:** Phone Number: (201) 261-9590  
Tower Mgmt. Financing Partnership LP Fax Number: (201) 261-8838  
\_\_\_\_\_  
(Name)  
680 Kinderkamack Rd. River Edge, NJ07661  
\_\_\_\_\_  
(Address)

II. **Applicant:** Phone Number: (845) 561-1034  
Tower Management Service Fax Number: (845) 561-4625  
\_\_\_\_\_  
(Name)  
336 Old Forge Hill Rd. #226-2 New Windsor, NY 12553  
\_\_\_\_\_  
(Address)

III. **Forwarding Address, if any, for return of escrow:** Phone Number: ~~(845) 561-1034~~  
Tower Management Service Fax Number: ~~(845) 561-4625~~  
\_\_\_\_\_  
(Name)  
336 Old Forge Hill Rd. #226-2 New Windsor, NY  
\_\_\_\_\_  
(Address)

IV. **Contractor/Engineer/Architect/Surveyor/:** Phone Number ( ) \_\_\_\_\_  
Fax Number: ( ) \_\_\_\_\_  
\_\_\_\_\_  
(Name)  
\_\_\_\_\_  
(Address)

V. **Property Information:**  
Zone: R4 Property Address in Question: \_\_\_\_\_  
Lot Size: \_\_\_\_\_ Tax Map Number: Section 49 Block 1 Lot 20.1  
a. What other zones lie within 500 feet? \_\_\_\_\_  
b. Is pending sale or lease subject to ZBA approval of this Application? \_\_\_\_\_  
c. When was property purchased by present owner? \_\_\_\_\_  
d. Has property been subdivided previously? \_\_\_\_\_ If so, When: \_\_\_\_\_  
e. Has an Order to Remedy Violation been issued against the property by the  
Building/Zoning/Fire Inspector? \_\_\_\_\_  
f. Is there any outside storage at the property now or is any proposed? \_\_\_\_\_

**\*\*\*\*PLEASE NOTE:\*\*\*\*\***  
**THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.**

**TOWN OF NEW WINDSOR  
ZONING BOARD OF APPEALS**

**APPLICATION FOR VARIANCE - continued**

- IX. 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.

After reading the above paragraph, please describe why you believe the ZBA should grant your application for an Area Variance:

This is a two sided solid wood carved sign, installed in 1993 at the cost of \$4000.00. Unfortunately, when we hired the company to make the sign, I was unaware that a building permit was needed for a sign. We continuously get compliments as well as request for the name and number of the artist who made the sign. It has not created any adverse effect on the area. On the contrary, we believe that this sign is a reflection of the standard of the town and that many other properties and businesses have used this as a blueprint for their company signs.

(2) there is no other way.  
(3) no.

**PLEASE NOTE:**

**THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.**

**COMPLETE THIS PAGE**

**OWN OF NEW WINDSOR  
ZONING BOARD OF APPEALS**

**APPLICATION FOR VARIANCE - continued**

**X. SIGN VARIANCE:**

- (a) Variance requested from New Windsor Zoning Local Law, Section \_\_\_\_\_, Supplementary Sign Regulations

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Sign #1	64sqft	79.8	15.8
Sign #2	64sqft	3.4	0
Sign #3	64sqft	6.9	0
Sign #4	64sqft	7.0	0
Sign #5	64sqft	7.0	0

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

~~The actual size of the sign is within the allowed square footage~~  
It has writing on both sides therefore, Building Department  
\_\_\_\_\_ considered it twice the size.  
\_\_\_\_\_  
\_\_\_\_\_

- (c) What is total area in square feet of all signs on premises including signs on windows, face of building and freestanding signs 104.1 ?

**XI. INTERPRETATION:**

- (a) Interpretation requested of New Windsor Zoning Local Law, Section \_\_\_\_\_

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

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

**PLEASE NOTE:  
THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF  
SUBMITTAL.**

**XII. ADDITIONAL COMMENTS:**

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaped, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)
- 
- 

**XIII. ATTACHMENTS REQUIRED:**

- Copy of contract of sale, lease or franchise agreement. Copy of deed and title policy.
- Copy of site plan or survey (if available) showing the size and location of the lot, buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot in question.
- Copies of signs with dimensions and location.
- Three checks: (each payable to the TOWN OF NEW WINDSOR)
- One in the amount of \$ 300.00 or 500.00 (escrow)
- One in the amount of \$ 50.00 or 150.00 (application fee)
- One in the amount of \$ 25.00 (Public Hearing List Deposit)
- Photographs of area that variance(s) is/are being requested for showing relationship to property lines (5 or 6) from several angles. (IF SUBMITTING DIGITAL PHOTOS PRINTED FROM COMPUTER – PLEASE SUBMIT FOUR (4) SETS OF THE PHOTOS.)

**XIV. AFFIDAVIT.**

STATE OF ~~NEW YORK~~ ) NEW JERSEY  
 ) SS.:  
 COUNTY OF ~~ORANGE~~ ) BERGEN

The undersigned applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his/her knowledge or to the best of his/her information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance granted if the conditions or situation presented herein are materially changed.

Sworn to before me this:

4th day of June 20 07,

  
 \_\_\_\_\_  
 Signature and Stamp of Notary

  
 \_\_\_\_\_  
 Owner's Signature (Notarized)  
 DAVID DUBLIRER  
 \_\_\_\_\_  
 DAVID DUBLIRER  
 \_\_\_\_\_  
 Owner's Name (Please Print)  
 \_\_\_\_\_  
 Applicant's Signature (If not Owner)

**PLEASE NOTE:**

**THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.**

DIANNA PASSARO  
 NOTARY PUBLIC OF NEW JERSEY  
 I.D. # 0054349  
 MY COMMISSION EXPIRES DEC. 21, 2011

COMPLETE THIS PAGE

**APPLICANT/OWNER PROXY STATEMENT**  
**(for professional representation)**

for submittal to the:  
TOWN OF NEW WINDSOR ZONING BOARD OF APPEALS

Tower Mgmt Financing Partnership LP by  
David Dublirer (as agent), deposes and says that he resides  
(OWNER)

at 680 Kinderkamack Rd. River Edge NJ 07661 in the County of Bergen  
(OWNER'S ADDRESS)

and State of New Jersey and that he is the owner of property tax map

(Sec. 49 Block 1 Lot 20.1)  
designation number (Sec.        Block        Lot       ) which is the premises described in

the foregoing application and that he authorizes:

Tower Management Service 336 Old Forge Hill Rd. #226-2 New Windsor  
(Applicant Name & Address, if different from owner)

Angela Boyle (as agent) 336 Old Forge Hill Rd. #226-2 New Windsor  
(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: June 4th, 2007

Sworn to before me this:  
4th day of June 2007

  
Signature and Stamp of Notary

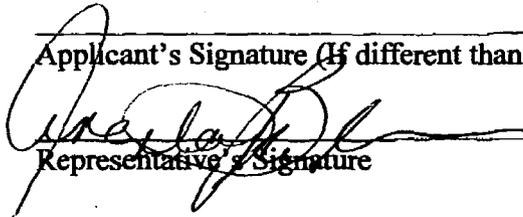
\*\*



Owner's Signature (MUST BE NOTARIZED)

DAVID DUBLIRER

Applicant's Signature (If different than owner)

  
Representative's Signature

**THIS FORM IS TO BE COMPLETED ONLY IF SOMEONE OTHER THAN THE PROPERTY OWNER WILL BE APPEARING AS REPRESENTATION OF THE OWNER AT THE ZBA MEETINGS.**

\*\* PLEASE NOTE:

**ONLY OWNER'S SIGNATURE MUST BE NOTARIZED.**

DIANNA PASSARO  
NOTARY PUBLIC OF NEW JERSEY  
I.D. # 0054349  
MY COMMISSION EXPIRES DEC. 21, 2011

COMPLETE THIS PAGE

PROJECT I.D. NUMBER

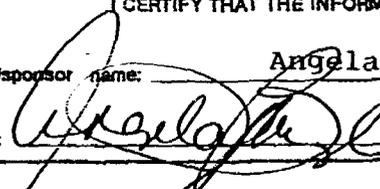
617.21

SEQR

Appendix C

State Environmental Quality Review  
**SHORT ENVIRONMENTAL ASSESSMENT FORM**  
 For UNLISTED ACTIONS Only

**PART I—PROJECT INFORMATION** (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR Angela Boyle. (as agent)	2. PROJECT NAME Old Forge Apartments
3. PROJECT LOCATION: Municipality <u>New Windsor</u> County <u>Orange</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) Sec. 49 Block 1 Lot 20.1 336 Old Forge Hill Rd. New Windsor, NY 12553	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration <input checked="" type="checkbox"/> sign Variance	
6. DESCRIBE PROJECT BRIEFLY: obtain permit & sign variance	
7. AMOUNT OF LAND AFFECTED: Initially _____ acres    Ultimately _____ acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If No, describe briefly  sign has writing on both sides	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input checked="" type="checkbox"/> Other Describe: <span style="float: right;">apartment community</span>	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No    If yes, list agency(s) and permit/approvals Town of New Windsor Building permit	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE  Applicant/sponsor name: <u>Angela Boyle (as agent)</u> Date: _____ Signature: 	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

**PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)**

**A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12?** If yes, coordinate the review process and use the FULL EAF.  
 Yes  No

**B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.8?** If No, a negative declaration may be superseded by another involved agency.  
 Yes  No

**C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)**

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:

**D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?**  
 Yes  No If Yes, explain briefly

**PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)**

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:

\_\_\_\_\_  
 Name of Lead Agency

\_\_\_\_\_  
 Print or Type Name of Responsible Officer in Lead Agency

\_\_\_\_\_  
 Signature of Responsible Officer in Lead Agency

\_\_\_\_\_  
 Title of Responsible Officer

\_\_\_\_\_  
 Signature of Preparer (If different from responsible officer)

\_\_\_\_\_  
 Date



# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NY 12553  
(845) 563-4615 (MYRA MASON)



## ZONING BOARD PROCEDURES

PLEASE READ AND COMPLETE THE ATTACHED APPLICATION FORMS WHERE IT APPLIES TO YOUR SITUATION (LOOK FOR HIGHLIGHT IN BOX IN LOWER RIGHT CORNER OF EACH PAGE) AND RETURN TO MYRA MASON (845-563-4615) AT THE ZONING BOARD OFFICE (LOCATED IN THE PLANNING BOARD & ENGINEERING OFFICE IN TOWN HALL) WITH THREE CHECKS MADE PAYABLE TO "THE TOWN OF NEW WINDSOR" AS FOLLOWS:

**RESIDENTIAL: (Three Separate Checks Please)**

APPLICATION FEE:	\$ 50.00
*ESCROW:	\$300.00
** <u>DEPOSIT</u> FOR PUBLIC HEARING LIST:	\$ 25.00

**MULTI-FAMILY: (Three Separate Checks Please)**

APPLICATION FEE:	\$150.00
*ESCROW:	\$500.00
** <u>DEPOSIT</u> FOR PUBLIC HEARING LIST:	\$ 25.00

**COMMERCIAL: (Three Separate Checks Please)**

APPLICATION FEE:	\$150.00
*ESCROW:	\$500.00
** <u>DEPOSIT</u> FOR PUBLIC HEARING LIST:	\$ 25.00

**INTERPRETATION: (Three Separate Checks Please)**

APPLICATION FEE:	\$150.00
*ESCROW:	\$500.00
** <u>DEPOSIT</u> FOR PUBLIC HEARING LIST:	\$ 25.00

UPON RECEIPT OF ALL APPLICABLE PAPERWORK AND CHECKS, YOU WILL BE SCHEDULED FOR THE NEXT AVAILABLE AGENDA FOR YOUR "PRELIMINARY MEETING". YOU DO NOT NEED YOUR PUBLIC HEARING LIST OR ENVELOPES FOR THIS FIRST (PRELIMINARY) MEETING.

\*

### ESCROW

IS TO COVER OUTSIDE PROFESSIONAL FEES SUCH AS ZBA ATTORNEY FEE, MINUTES OF YOUR PORTION OF THE MEETING, LEGAL ADS, ETC. THE BALANCE WILL BE RETURNED TO YOU UPON CLOSING FILE.

\*\*\*

LIST OF PROPERTY OWNERS WITHIN 500 FT. RADIUS OF PROPERTY IN QUESTION:

APPROXIMATE COST FOR PUBLIC HEARING LIST:

1-10 NAMES	25.00
11-20 NAMES	35.00
21-30 NAMES	45.00
31-40 NAMES	55.00
41-50 NAMES	65.00
51-60 NAMES	75.00
61-70 NAMES	85.00
71-80 NAMES	95.00
81-90 NAMES	105.00
91-100 NAMES	115.00

ANYTHING OVER 100 NAMES IS \$1.00 EA. ADDITIONAL NAME

7/9 agenda

## **PUBLIC HEARING LIST OF PROPERTY OWNERS**

1. UPON RECEIPT OF ALL APPLICABLE CHECKS AND PAPERWORK, YOUR APPLICATION WILL BE PROCESSED AND YOUR \$25.00 DEPOSIT WILL BE SENT TO THE ASSESSOR'S OFFICE TO ORDER YOUR LIST OF PROPERTY OWNERS WITHIN 500 FEET. **(NOTE: YOU DO NOT NEED THIS LIST OR THE ENVELOPES FOR YOUR FIRST (PRELIMINARY) MEETING. Please do not call the Assessor's Office looking for your list – they will contact you when it is ready or if necessary, call Myra at 845-563-4615.**
2. WHEN THE ASSESSOR'S OFFICE NOTIFIES YOU THAT YOUR PUBLIC HEARING LIST IS READY, YOU MUST COME IN AND PAY THE BALANCE DUE FOR THE LIST. (THE LIST WILL BE PREPARED ON LABELS FOR YOUR CONVENIENCE). BRING ENOUGH ENVELOPES PREPARED WITH **YOUR** RETURN ADDRESS AND A REGULAR \$.39 STAMP WITH YOU....**YOUR PUBLIC HEARING DATE WILL BE SET AT THIS TIME.**
3. WHEN YOU COME IN TO PICK UP YOUR LIST, **ALLOW YOURSELF ENOUGH TIME TO FINISH PREPARING THE MAILINGS HERE AT THE TOWN HALL.** YOU WILL BE GIVEN ENOUGH **"NOTICES OF PUBLIC HEARING"** TO PUT ONE IN EACH ENVELOPE AND SEAL IT. (It may be easier for you if you bring self-sealing envelopes.)
4. **BRING THE COMPLETED ENVELOPES TO THE ZONING BOARD SECRETARY FOR MAILING. BY DOING IT THIS WAY, WE AVOID HAVING TO SEND EACH ENVELOPE "CERTIFIED MAIL" WHICH IS VERY COSTLY.**

NOTE:

THE ZBA MEETS ON THE 2<sup>ND</sup> AND 4<sup>TH</sup> MONDAY OF EACH MONTH UNLESS A HOLIDAY FALLS ON THAT DATE.

PAGE 2

***READ THIS PAGE CAREFULLY*** □