

**ZB# 68-2**

**Anna Moerman**

**(no SBL given)**

Anna Moerman 68-2

3:55  
pm  
4-24-68

## Motor Court To Add Units

The New Windsor Zoning Board of Appeals Monday approved the Fonte Motor Court request to permit an additional 55-foot building at its property on Rt. 9W near Blooming Grove Turnpike.

Chairman Louise Budney of the board said there were no objections raised at the public hearing on the request. She said the new addition continues within the court's present property line.

State of New York  
County of Orange, ss:

Hugh V. Nocton , being duly sworn deposes and  
says that he is ..... Principal Clerk  
of Newburgh-  
Beacon News Co., Inc., Publisher of The Evening News,  
a daily newspaper published and of general circulation in  
the Counties of Orange and Dutchess, and that the notice  
of which the annexed is a true copy was published .....  
One Time  
.....  
in said newspaper, commencing on the..... 20th .....day of  
March ..... A.D., 19 68 , and ending on  
the ..... 20th ..... day of ..... March ..... A.D., 1968

**PUBLIC NOTICE OF HEARING  
BEFORE THE ZONING BOARD  
OF APPEALS**  
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 42-33 of the Zoning Ordi-  
nance on the following proposition:  
Request of Anna Wideman, D-B-A  
Fontana Motor Court for a variance  
of the regulations of the zoning ordi-  
nance to permit an addition to  
East End existing building which  
is 2500 sq. ft. in area, the property  
being a compliance of Article IV,  
Section 42-33 of the property owned  
by him, situated as follows:  
Approx. 500' south of Union Ave. on  
East side of RR #2 W  
SAID HEARING will take place on  
the 1st of April 1968 at the town  
Hall beginning at 8 o'clock P.M.  
By resolution of the Board dated  
March 22, 1968  
LOUIS BUDNEY  
Chairman  
Mar. 20, 1968

Subscribed and sworn to before me this  
20th day of March 19 68

} *Hugh V. Nocton*  
*E. M. [Signature]*

Notary Public of the State of New York, County of Orange.  
MY COMMISSION EXPIRES MARCH 30, 19 69



Adopted 12/20/65

APPLICATION FOR VARIANCE

APPLICATION NO. \_\_\_\_\_

DATE: August 1 1968

TO THE ZONING BOARD OF APPEALS OF THE TOWN OF NEW WINDSOR, NEW YORK

I (we) ANNA MOERMAN of RT 9W MD 26  
(Street & Number)  
NEW WINDSOR

N.Y.  
(State)

HEREBY MAKE

APPLICATION FOR A VARIANCE:

- A. LOCATION OF THE PROPERTY RT 9W MD 26, GI  
(Street & Number) (Use District on Zoning Map)
- B. PROVISION (S) OF THE ZONING ORDINANCE APPLICABLE: (Indicate the article, section, sub-section and paragraph of the Zoning Ordinance applicable, by number. Do not quote the ordinance: Article IV SECTION 48-14)

C. NOTE: NECESSARY FINDINGS: Before any Variance is granted, the Zoning Board of Appeals must find all of the following conditions to be present:

- 1. Conditions and circumstances are unique to the applicant's land, structure or building and do not apply to the neighboring lands, structures or buildings in the same zone because: \_\_\_\_\_

No one else in the zone has a building so close to their property line

- 2. Strict application of the provisions of this ordinance would deprive the applicant of a reasonable use of the land, structure or building in a manner equivalent to the use permitted to be made by other owners of their neighboring lands, structures or buildings in the same zone because: \_\_\_\_\_

- 3. The unique conditions and circumstances are not the result of actions of the applicant taken subsequent to the adoption of the Ordinance because: \_\_\_\_\_

The building to which proposed addition is to be added was erected prior to zoning and is only 2.5' from property line

4. Relief, if approved, will not cause substantial detriment to the public good or impair the purposes and intent of this ordinance because: \_\_\_\_\_

New conditions would not have this effect on any properties in the zone

5. Relief, if approved, will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zone because: \_\_\_\_\_

D. Describe in detail how the property is to be used and submit plans or sketches in duplicate.

Property is to be used for three new motel units

E. Application to be accompanied by a check, payable to the Town Comptroller in the amount of \$10.00. Application to be returned to: New Windsor Zoning Board of Appeals, ~~Box 25~~, New Windsor, N. Y. 12550.

F. NOTICE OF HEARING:

Applicant agrees to send notice of any public hearing via registered mail to all abutting land owners as required by Section 9.4.1 of the ordinance

Dated: April 1, 1968

STATE OF NEW YORK )  
COUNTY OF ORANGE ) SS  
Sworn to this 1<sup>st</sup> day of April 1968

Ethel M. Anderson

Ethel M. Anderson  
Notary Public for the State of New York  
Qualified in Orange County  
Commission Expires March 30, 1970

Anne Averma  
Signature of Applicant

RT 9W MD26 NEWBURGH  
Address

501-9869  
Telephone No.

DO NOT WRITE IN THIS SPACE

Application NO. \_\_\_\_\_  
Date of Hearing Apr. 1, 1968  
Date of Decision Apr. 1, 1968

Date Received Mar. 5 1968  
Notice Published Mar. 20, 1968

Decision: Variance granted.

**TO WHOM IT MAY CONCERN:**

Please take notice that the Zoning Board of Appeals of the Town of New Windsor, New York, will hold a public hearing on the request of Anna Moerman (DEA) Fonte's Motor Court, for a variance of the regulations of the zoning ordinance to permit an addition of approximately 55 feet to the east end of the existing building which is 2.5 feet from south property line, being a variance of Article IV, Section 48-14, for property owned by her situated approximately 500 feet south of Union Avenue on the east side of Route 9W.

Said hearing will take place on the 1st of April, 1968 at the Town Hall, beginning at 8 o'clock P.M.

By resolution of the Board dated March 4, 1968.

APPLICATION is hereby made for the following:

Agenda \_\_\_\_\_ Service \_\_\_\_\_

1. Name ANNA MOERMAN

Address ROUTE 9W MD 26 NEWBURGH N.Y.

Telephone Number JO 1-9869

Are you the owner of the property? YES

2. Briefly describe intention (or attach) and location of property:

ATTACHED IS SITE PLAN. HAVE SPOKEN TO MR. HANAFORD AND HE HAS NO OBJECTION TO THE ADDITION BEING ALONG THE SAME LINE AS THE EXISTING BUILDING AS SHOWN ON SITE PLAN.

3. PLANNING BOARD

Site Plan Preliminary Meeting

Subdivision Preliminary Meeting

Review for Variance  
 Informational Meeting

AGENDA DATE \_\_\_\_\_

4. ZONING BOARD OF APPEALS

Interpretation of Ordinance or Map

see N.T. Variance (Notify P/B - please if necessary)

Informational Meeting

AGENDA DATE \_\_\_\_\_

5. BUILDING PERMIT

Planning Board action needed

Z.B.A. action needed

Site Plan needed

Subdivision approval needed

Water, Sewer and Highway action needed

ACTION TAKEN:

I do hereby affirm that all fees, permits and charges applicable under the laws and ordinances of the State of New York and the Town

APPLICATION is hereby made for the following:

Agenda \_\_\_\_\_ Service \_\_\_\_\_

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*Review for Variance* Informational Meeting

AGENDA DATE \_\_\_\_\_

4. ZONING BOARD OF APPEALS

Interpretation of Ordinance or Map

*See N.Y.* Variance (Notify P/B - plans if necessary)

Informational Meeting

AGENDA DATE \_\_\_\_\_

5. BUILDING PERMIT

Planning Board action needed

Z.B.A. action needed

Site Plan needed

Subdivision approval needed

Water, Sewer and Highway action needed

ACTION TAKEN:

I do hereby affirm that all fees, permits and charges applicable under the laws and ordinances of the State of New York and the Town of New Windsor will be paid and that any expenses for advertising of Public Hearing or meetings will be paid. Also any legal or engineering fees for review of this project.

Mrs. Anna Moerman

\* - Set back 2.57 ft ashd - need - 15  
- in GI zone - should be in G.B.

Land survey of  
 Forty Acre Court  
 Town of New Windsor  
 Orange County, N.Y.  
 By Thomas J. Smith, L.S.  
 Lic. 11291 - N.Y.S.  
 Oct. 1960 -



