

ZB# 70-11

Edward Leon Golden

(no SBL)

70-11
Edward
Leon Golden

8-17-70
9:00 AM.

3

**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 48-33A of the Zoning Ordinance on the following proposition:

Appeal No. 11
Request of EDWARD LEON GOLDIN for a variance of the regulations of the zoning ordinance, to permit construction of an office and professional building, being a variance of Article IV, Section 48-14C, for property owned by him, situated as follows on the west side of Union Avenue immediately south of the Town of New Windsor Highway Garage and shown on the tax map as Section 4, Block 1, Parcel 9.1.

SAID HEARING will take place on the 20th of July, 1970, at the New Windsor Town Hall beginning at 8:30 o'clock p.m.

PATRICIA DELIO
Secretary

July 10

**State of New York
County of Orange, ss:**

Philip T. Gialanella, being duly sworn deposes and says that he is The Publisher 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 10th day of July A.D., 1970, and ending on the 10th day of July A.D., 1970

Subscribed and sworn to before me this 10th day of July 1970

[Handwritten signature]

Notary Public of the State of New York, County of Orange.
MY COMMISSION EXPIRES MARCH 30, 1971



Adopted 12/26/65

APPLICATION FOR VARIANCE

Application No. 70-11
Date: June 15 1970

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

I (~~XX~~) EDWARD LEON GOLDIN of Susan Drive E.
(Street & number)

Newburgh

Orange County New York HEREBY MAKE
(State)

APPLICATION FOR A VARIANCE:

- A. LOCATION OF THE PROPERTY On west side of Union Ave., immediately south of lands of New Windsor Highway Garage OLI
(Street & number) (Use district on Zoning Map)
- B. PROVISION 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 Do not quote the ordinance: ARTICLE III - 48-12 and ARTICLE IV - 48-14C)

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: Applicant's land consists of 1.24 + acres purchased at a time when the land was in the GI Zone. At that time applicant's land met all of the then existing bulk requirements. Since then applicant's land has been rezoned by the Town of New Windsor to OLI making it unique in the sense that it is non-conforming as to size and other of the bulk requirements.
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: Applicant seeks to construct a permitted use on his property, however, the strict application of the bulk standards contained in the ordinance would make it impossible for applicant to use the property in any manner whatsoever.
3. The unique conditions and circumstances are not the result of actions taken of the applicant subsequent to the adoption of the Ordinance because: When applicant purchased the property on August 30, 1968 his property complied with all of the provisions of the GI Zone in which the property was then located. The Town of New Windsor thereafter rezoned the property to OLI and it is this subsequent rezoning with the increase in the bulk requirements which have necessitated this application.

4. Relief, if approved will not cause substantial detriment to the public good or impair the purposes and intent of this Ordinance because: Applicant seeks to develop the property for the uses permitted

in the OLI ZOne and does not ask for any variation from the ordinance except for certain provisions in the bulk table.

5. Relief, if approved, will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zone because: Applicant seeks no relief concerning the use of

the property; the use which applicant proposes to make of the property is completely consistent with the provisions of the ordinance.

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

Applicant proposes to erect a structure in accordance with the provisions of Section 48-12B3 and/or 4 of the Zoning Ordinance. Applicant envisions a two story building with approximately 6000 square feet on each floor sited on the property so as to provide for the necessary parking spaces as required by the ordinance.

E. Application to be accompanied by a check, payable to the Town of New Windsor in the amount decided by the Board. Application to be returned to: Secretary of the Zoning Bd. of Appeals.

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.

G. If the property in question is located within a radius of 500 ft. of an adjoining municipality, the Board should be notified. Also, have your attorney check Sec. 239m of the General Municipal Law to see if it applies. If so, notify the Orange County Planning Bd.

Dated: July 15, 1970

Edward Leon Goldi

Signature of Applicant

STATE OF NEW YORK
COUNTY OF ORANGE

SS

Sworn to on this 15 day of June 1970

Susan Dr., E. Newburgh, NY
Address

561-7613

Telephone No.

JAMES R. LOEB
Notary Public, State of New York
Residing in Orange County
Commission Expires 12/31/72

James R. Loeb
(Notary Public)

DO NOT WRITE IN THIS SPACE

Application No. 79-11
Date of Hearing 7/20/70
Date of Decision 7/20/70

Date Received 6/15/70
Notice Published 6/16/70

DECISION:

Granted.

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 48-33A of the Zoning Ordinance on the following proposition:

Appeal No. 11

Request of EDWARD LEON GOLDIN for a variance of the regulations of the zoning ordinance, to permit construction of an office and professional building, being a variance of Article IV, Section 48-14C, for property owned by him situated as follows:

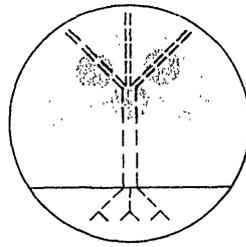
On the west side of Union Avenue immediately south of the Town of New Windsor Highway Garage and shown on the tax map as Section 4, Blk 1, Parcel 9.1.

SAID HEARING will take place on the 20th day of July, 1970, at the New Windsor Town Hall beginning at 8:30 o'clock P. M.

LOUISE A. BUDNEY
Chairman

Department of Planning

Peter Garrison, A.I.P., Commissioner
Edwin J. Garling, A.I.P., Deputy Commissioner



The County Building
Goshen, New York 10924
(914) 294-5151

County of Orange

Louis V. Mills, County Executive

June 23, 1970

Mrs. Louise A. Budney, Chairman
Town of New Windsor Zoning Bd. of Appeals
16 Veronica Avenue
New Windsor, New York 12550

Re: Goldin: Area variances
Union Avenue

Dear Mrs. Budney:

We have reviewed the application of Edward Leon Goldin for area variances for lot area, side yard and lot width according to Sections 239 l and m, Article 12-B of the General Municipal Law.

Last year our staff reviewed zone changes in this area and recommended the OLI zone fully cognizant of the fact that a variance would have to be obtained in order for this property to be used. We felt, at that time, that the uses (offices) and lot width (200 feet) were of primary importance in this heavily traveled area of the Town close to the Route 207-Union Avenue intersection because we did not want uses which generated a great amount of traffic and we did not want an excessive number of curb cuts.

This applicant provides 200 foot width at the street line and proposed one curb cut which can be shared at some future date by the property owner of lot 9.22. Such a proposal is highly desirable since we would wish to limit curb cuts on lot 9.22, particularly in the area near Route 207.

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More detailed plans and drainage plans will be required by the County Department of Public Works and New Windsor Planning Board in the event these variances are approved by your Board.

Very truly yours,

A handwritten signature in cursive script that reads "Peter Garrison".

Peter Garrison
Commissioner of Planning

PG:f

cc: Bernard Sommers
James Loeb
Alfred Peterson

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Chairman
Ellsworth E. Weyant
23 Clinton Wood Driv.
New Windsor, New York 12550
(914) 501-5482

RE: Goldin Property

1763

✓The County of Orange
124 Main Street
Goshen, New York

✓The Town of New Windsor
555 Union Avenue
New Windsor, New York 12550

✓Patsalos, James Z. & Murray Rotwein
Grand Avenue
Newburgh, New York

✓Adams, Harold
Highland Avenue
Maybrook, New York

✓Patsalos, James Z.
Grand Avenue
Newburgh, New York 12550

✓Conklin, Barbara E.
425 Carpenter Avenue
Newburgh, New York 12550

✓Schaffner, Frank
Little Britain Road (MCZA)
Newburgh, New York 12550

✓The City of Newburgh
Newburgh, New York 12550

✓State of New York
Department of Public Works

Respectfully submitted,
Ellsworth E. Weyant
ELLSWORTH E. WEYANT, Chairman
Board of Assessors
Town of New Windsor

EEW:pt

Please publish on or before July 10th -

Send bill to: ~~Edward Leon Goldin~~ James R. Loeb Esq.
~~46 William St.~~ 178 Liberty St.
~~Newburgh, N.Y. 12552~~ Newburgh, N.Y.

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 48-33A of the Zoning
Ordinance on the following proposition:

Appeal No. 11

Request of EDWARD LEON GOLDIN for a
variance of the regulations of the zoning
ordinance, to permit construction of an office and
(describe proposal)

professional building, being
a variance of Article IV, Section 48-14C,
for property owned by him situated as follows

on the west side of Union Avenue immediately south of the
Town of New Windsor Highway Garage and shown on the tax map
as Section 4, Blk. 31, Parcel 9-1
(or other description of requested action by the
Board of Appeals.)

SAID HEARING will take place on the 20th of July, 19 70,
at the New Windsor Town Hall beginning at 8:30 o'clock P.M.

By ~~resolution of the Board dated~~ 19.

Louise A. Budney
Chairman (or Secretary)

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1. Name of applicant and the following:

✓

Edward Leon

~~DAVID GOLDIN & SON, INC.~~

Address 46 William St., Newburgh, N.Y.

Telephone Number 561-4900

Are you the owner of the property? yes

✓

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

1.24 acres on west side of Union Avenue, immediately adjoining lands of the Town of New Windsor Highway Garage. Applicant proposes to construct two story office building with approximately 12,000 square feet of floor area.

PLANNING BOARD

- Needed Site Plan Preliminary Meeting
- Subdivision Preliminary Meeting
- Informational Meeting

AGENDA DATE

ZONING BOARD OF APPEALS

- Interpretation of Ordinance or Map
- ✓ Variance - Notify P/B - Plans if necessary
- Informational Meeting

AGENDA DATE To be set by Z.B.A. - June 15 - 9 p.m.

PLANNING BOARD

- Planning Board action needed
- ZBA action needed
- Site Plan needed
- Subdivision approval needed
- Highway action needed

Public hearing scheduled for July 20th - 8:30 p.m.

Referred To Z.B.A + P.B.

3. Name of applicant and the following: (if different from above)
4. Name of applicant and the following: (if different from above)

TOWN

SECTION 3

SECTION 32

803

AERO SERVICE CORPORATION
A DIVISION OF AERONAUTICAL INDUSTRIES
INCORPORATED IN THE STATE OF OHIO



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CITY OR TOWNSHIP LINE	PAYMENT LINE
SECTION OR SUBDIVISION LINE	RIGHT-OF-WAY LINE
LOCAL DISTRICT LINE	STREAM
PROPERTY LINE	

