ZB# 73-4

Magnetic Core Corp.

(no SBL given)

Public Hearing -
Mar. 19th - 8 p.m.
all ~~Town~~ fees paid
(~~See check returned~~)

Approved

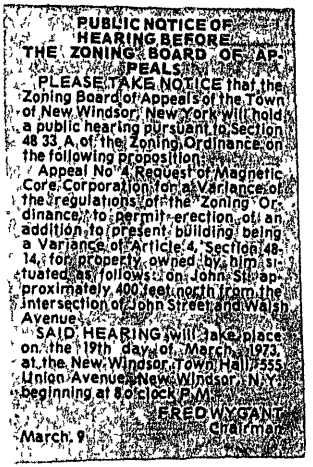
file

73-4 - Magnetic Core Corp. (Ahuenhagen)

Rec'd 9-73 1:30 PM

73-4 - Magnetic Core Corp. (Hunnhagen)

Filed 4-9-73 12:30 PM



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 33 A of the Zoning Ordinance on the following proposition:

Appeal No 4 Request of Magnetic Core Corporation for a Variance of the regulations of the Zoning Ordinance, to permit erection of an addition to present building being a Variance of Article 4, Section 48-14, for property owned by him situated as follows: on John St approximately 400 feet north from the intersection of John Street and Walsh Avenue.

SAID HEARING will take place on the 19th day of March, 1973, at the New Windsor Town Hall 555 Union Avenue New Windsor, N.Y. beginning at 8 o'clock P.M.

FREDWYGANT
Chairman

March 9

State of New York
County of Orange, ss:

Olga Trachewsky, being duly sworn deposes and says that she 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 9th day of March A.D., 1973, and ending on the 9th day of March A.D., 1973

Subscribed and sworn to before me this
9th day of March 19 73

Olga Trachewsky

Robert J. Wade

Notary Public of the State of New York, County of Orange.
MY COMMISSION EXPIRES MARCH 30, 1974

STATE FARM INSURANCE COMPANIES

555 Union Avenue
New Windsor, N. Y.
March 21, 1973

Mr. G. E. Gruenhagen
c/o Magnetic Core Corporation
John Street
New Windsor, N.Y. 12550

RE: Application for Variance

Dear Mr. Gruenhagen:

This is to confirm that your above application for a variance before the Zoning Board ofAppeals was granted at the recent meeting held on March 19, 1973.

I am forwarding a copy of this letter to the Building Inspector on this date.

Yours truly,

Patricia Dello, Secretary

/pd

cc: Howard Collett, Building Inspector
Town of New Windsor
555 Union Avenue
New Windsor, N.Y. 12550

COPY

Adopted 12/20/65

APPLICATION FOR VARIANCE

Application No. 73-4

Date: March 12, 1973

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

I (We) MAGNETIC CORE CORPORATION of John Street
(Street & Number)

New Windsor New York (State) HEREBY MAKE

APPLICATION FOR A VARIANCE:

A. Location of the Property John Street (Street & Number) G.I. (Zone)

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 4 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: original building violates the zoning regulations now in effect, therefore the addition proposed will violate the zoning regulations. The second floor on the proposed addition is absolutely necessary to provide space for operations.

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: The provisions do not prohibit a two story building which we propose. The violation occurs because the existing building built before the zoning requirements, does not conform. In order to use the property we have and can purchase, we must use two story construction to provide enough space.

3. The unique conditions and circumstances are not the result of actions taken of the applicant subsequent to the adoption of the Ordinance because: we are only adding to an existing building.

4. Relief, if approved, will not cause substantial detriment to the public good or impair the purposes and intent of this Ordinance because: it will only extend the existing building along John Street. It will not infringe on the rights of any adjacent property owner.

5. Relief, if approved, will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zone because: for the reasons stated in number 4 above.

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

The addition will extend the existing building and provide essential manufacturing laboratory and office space. It will also provide off street parking. The purchase of property for off street parking is contingent on obtaining all approvals for construction of the proposed addition.

E. Application to be accompanied by two checks, one payable to the Town of New Windsor in the amount decided by the Board and the second check payable to the Secretary for taking the public hearing minutes. Applications to be returned to: Secretary of ZBA.

F. NOTICE OF HEARING: Applicant agrees to send notice of any public hearing via registered or certified mail to all abutting land owners as required by Sec. 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. 239 1&M of the Gen. Municipal Law to see if it applies. If so, notify the Orange County Planning Board by sending them an application.

Dated: March 12, 1973

H. E. Gruenhagen
Signature of Applicant

STATE OF NEW YORK)
COUNTY OF ORANGE) SS.:

Sworn to on this 12TH day of MARCH, 1973.

WILLIAM RUMSEY
NOTARY PUBLIC, STATE OF NEW YORK
Qualified in Orange County
Term expires March 30, 1973

BOX 368, NEWBURGH, N.Y.
Address

William Rumsey
(Notary Public)

561 5116
Telephone Number

(DO NOT WRITE IN THIS SPACE)

Application No. 73-4
Date of Hearing Mar. 19, 1973
Date of Decision "

Date Received Feb. 1973
Notice Published Mar. 9, 1973

DECISION: Granted.

STATE FARM INSURANCE COMPANIES

7 Franklin Avenue
New Windsor, N.Y.
March 12, 1973

Orange County Planning Dept.
County Government Center
Goshen, N. Y. 10924

Attn: Mr. Joel Shaw

RE: MAGNETIC CORE CORPORATION
Application for Variance No. 73-4

Dear Mr. Shaw:

COPY

Enclosed please find copy of application above entitled. Said hearing will take place on the 19th day of March, 1973 at 8 p.m.

I have also enclosed a copy of the plans supplied to the Zoning Board by Mr. G. E. Gruenhagen.

Your comments would be greatly appreciated.

Yours truly,

PATRICIA DELIO, Secretary

/pd

Enc.

Department of Planning

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

(Our File No. 73-100-M)

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

County of Orange

Louis V Mills, County Executive

March 29, 1973

Mr. Fred Wygant, Jr., Chairman
Town of New Windsor Zoning Board of Appeals
% Mrs. Patricia Delio, Secretary
7 Franklin Avenue
New Windsor, New York 12550

Re: Area Variance - Magnetic Core
John Street

Dear Mr. Wygant:

This office is in receipt of the above application. In accordance with the provisions of Section 239, 1 and m, of the General Municipal Law, we have made our review and find no objection to the plan since it would, in addition to the building, provide off-street parking spaces for employees who might otherwise park along John Street.

If the existing parking area could be removed (while still providing the required number of spaces) and be replaced by shrubs and plantings along all of John Street, the general appearance of the property would be improved.

In addition, because of the drop along the southwest property line, fencing or other protective devices should be installed for safety purposes and to avoid possible problems with the adjacent use.

Very truly yours,

Peter Garrison

Peter Garrison
Commissioner of Planning

PG:mj
cc: J. Tallarico
Reviewed by:
Joel Shaw
Sr. Planner

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Chairman
Ellsworth E. Weyant
555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

March 9, 1973

Magnetic Core Corp.
John Street MD326
P.O. Box 368
New Windsor, New York 12550

Dear Mr. Gruenhagen:

According to my records, the attached list of property owners are within the five hundred (500) feet of the property in question.

The charge for this service is $25.00. Please remit same to the Town Clerk, Town of New Windsor.

Very truly yours,

Ellsworth E. Weyant

ELLSWORTH E. WEYANT
Sole Assessor
Town of New Windsor

EEW/pk
Enc.

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Chairman
Ellsworth E. Weyant
555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

Lee, James D. & Geraldine A.
12 Lawrence Avanue
New Windsor, New York 12550

Wein, Edward J. & Susan C.
154 Walsh Avenue
New Windsor, New York 12550

Faricellia, Dominick & Mary
134 Walsh Avenue
New Windsor, New York 12550

Miron, Stephen E. & Kenneth L.
C/O Federal Block Corp.
129 Walsh Avenue
New Windsor, New York 12550

Weygant, Charles Jr. & Lucy Bella
3 Melrose Avenue
New Windsor, New York 12550

Marchetta, Bruno & Madalena
188 Walsh Avenue
New Windsor, New York 12550

Thompson, Edward L. & Broughton, Wesley
23 Stori Road
Newburgh, New York, 12550

3D Realty Inc.
Oakridge Drive
Newburgh, New York 12550

Crudele, John
Meriline Avenue
New Windsor, New York 12550

San Giacomo Paper Company
51 South Jefferson Avenue
Orange, New Jersey 07051

Messini Anthony
66 Prospect Street
Newburgh, New York 12550

Respectfully submitted,

Ellsworth E. Weyant

ELLSWORTH E. WEYANT
Sole Assessor
Town of New Windsor

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Chairman
Ellsworth E. Weyant
555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

Pardee, William E. & Laura
3 High Street
New Windsor, New York 12550

Grilz, Jesse G. & Eunice E.
5 High Street
New Windsor, New York 12550

Ferguson, Frederick & Sherry
23 High Street
New Windsor, New York 12550

Sager, Frank R. & William G.
MD26 John Street
New Windsor, New York 12550

Bell, Martha G.
139 John Street
New Windsor, New York 12550

Monroe Armature Co. Inc.
161 Walsh Avenue
New Windsor, New York 12550

Hayes, Agnes F.
165 Walsh Avenue
New Windsor, New York 12550

Rumsey, Charles E. Jr. & Frances R.
Box 1087
Newburgh, New York 12550

Rockafellow, Hilda M. & Harry E.
8 Cedar Avenue
New Windsor, New York 12550

Quassaick Fire Engine Co. Of New Windsor
Walshs Road
New Windsor, New York 12550

Babcok, Charles
155 Walsh Avenue
New Windsor, New York 12550

One Thirty Seven Walsh Avenue Inc.
C/O Angelo L. Ruggerio
137 Walsh Avenue
New Windsor, New York 12550

Ferrara, Stephen & Shiry June
1 Ora Street
New Windsor, New York 12550

Marullo, John J. Jr. & Elizabeth J.
10 Blanche Avenue
New Windsor, New York 12550

L.M.J. Associates Co., Inc.
92 Catherine Street
Beacon, New York

Rahm, Elizabeth F.
15 Lawrence Avenue
New Windsor, New York 12550

Grzibowski, Chester J. & Evelyn T.
12 Melrose Avenue
New Windsor, New York 12550

Stankewich, Vincent
151 Walsh Avenue
New Windsor, New York 12550

Coritz, William & Albert
178 Walsh Avenue
New Windsor, New York 12550

Swanson, Fred & Julia
MD26 Walsh Avenue
New Windsor, New York 12550

Messina, Peter J.
1 John Street
New Windsor, New York 12550

Connolly, Harry T. & Mary C.
162 Walsh Avenue
New Windsor, New York 12550

Zamenick, Shirley & Frederick
160 Walsh Avenue
New Windsor, New York 12550

Pettine, Michael & Theresa
10 Lawrence Avenue
New Windsor, New York 12550

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Chairman
Ellsworth E Weyant
555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

McCarthy, Francis
140 John Street
New Windsor, New York 12550

Aita, John & Donna
138 John Street
New Windsor, New York 12550

Lemunyan, Benjamin & Anna
136 John Street
New Windsor, New York 12550

Adams, Leory R. & Eleanor
134 John Street
New Windsor, New York 12550

Griffiths, William H. & Gloria M.
139 John Street
New Windsor, New York 12550

Pietrobuono, Gerardo & Gina
128 John Street
New Windsor, New York 12550

Brown, James J. & Irene
MD26 John Street
New Windsor, New York 12550

Buchanan, Robert & Bessie
124 John Street
New Windsor, New York 12550

Deacon, Peter G. & Ethel F.
Box 136
Salisbury Mills, New York 12577

Ellingsen, Kenneth & Barbara
120 John Street
New Windsor, New York 12550

Stent, Edward C. & Emma F.
118 John Street
New Windsor, New York 12550

McDaniel, James & Dorothy T.
116 John street
New Windsor, New York 12550

DePace, Samuel & Masako
MD26 John Street
New Windsor, New York 12550

Van Zandt, Thomas E. & Marlene F.
8 John Street
New Windsor, New York 12550

Murray, Carrie Est.
C/O Walter Murray
RD#1 Lake Vue Park
Montgomery, New York 12549

Bell, Martha G.
139 John Street
New Windsor, New York 12550

Sager, Frank R.; Frances W;
Wm. G. & Gladys B.
133 John Street
New Windsor, New York 12550

Cullem Raymond
RD2 Orr Avenue Box 368
Newburgh, New York 12550

Evans, Mae H.
189 Windsor,Highway
New Windsor, New York 12550

Fiorelli Louis & Maria
242 Spruce Street
New Windsor, New York 12550

Kosceky, Joe & Zofia
MD26 John Street
New Windsor, New York 12550

Geist, Franz & Helen F.
113 John Street
New Windsor, New York 12550

Ostner, Richard A. & Christine
RD#2 Bethlehem Road
New Windsor, New York 12550

Radulski, Edward & Mary Lou
6 Cedar Avenue
New Windsor, New York 12550

MAGNETIC CORE CORPORATION

Manufacturers of Electronic Powder Metallurgy

TELEPHONE 914-561-5116

JOHN STREET • NEW WINDSOR • P. O. BOX 368 • NEWBURGH, NEW YORK 12550

March 19, 1973

Mrs. Pat Delio
Secretary-New Windsor Zoning Board
New Windsor, New York

Dear Mrs. Delio:

Enclosed are the copies of the certified notice to the public in the Newburgh Evening News, the Assessors list of the property owners within 500 feet of the property and the receipts for the certified mailing to these people.

Very truly yours,

MAGNETIC CORE CORPORATION

G. E. Gruenhagen

Gerald E. Gruenhagen
President

GEG/ea
Enc.

MAGNETIC CORE CORPORATION

Manufacturers of Electronic Powder Metallurgy

TELEPHONE 914-561-5116

JOHN STREET • NEW WINDSOR • P. O. BOX 368 • NEWBURGH, NEW YORK 12550

New Windsor Zoning Board of Appeals
7 Franklin Avenue
New Windsor, N. Y. 12550

Att: Patricia Delio, Secretary

Dear Mrs. Delio,

Enclosed are two executed copies of the "Application for Variance", two copies of the "Site plan drawings" and two copies of the "Building Elevation". As we discussed by phone today, you need one copy, Orange County needs one, which you will forward to them and the New Windsor Planning Board needs one set which I gave them when I presented the plan to them.

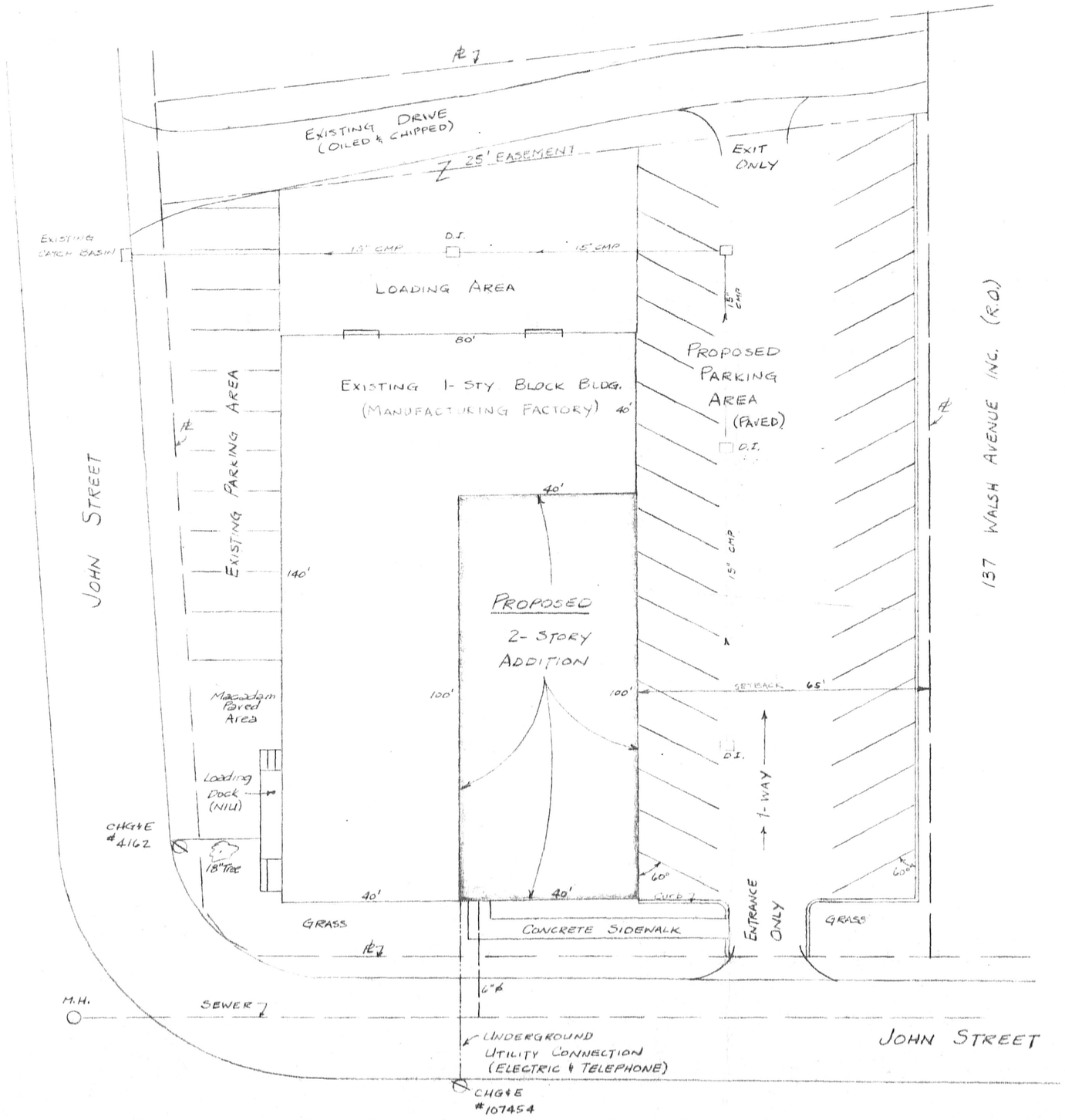
Thank you for all your help.

Yours truly,

G. E. GRUENHAGEN
President

GEG/ib

BELL, R.O.



MAGNETIC CORE CORPORATION
JOHN STREET, TOWN OF NEW WINDSOR
NEW YORK

PROPOSED

2- STORY ADDITION WITH OFF-STREET PARKING AREA TO EXISTING FACTORY AS SHOWN.

PROPOSED USE GROUND FLOOR: MANUFACTURING
SECOND FLOOR: OFFICE & LABORATORY

ZONE: GENERAL INDUSTRY

Louis S. DuBois, P.E.
HIGHLAND, NEW YORK 12528

Louis S DuBois

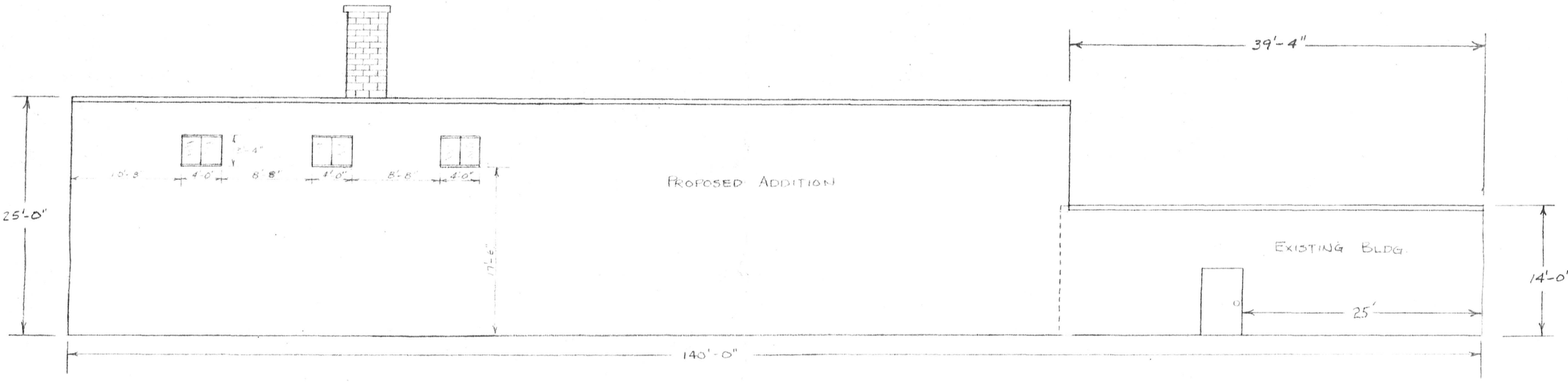
REVISIONS		
NO.	DATE	BY
1	2/3/73	LSD
2		
3		
4		
5		

MAGNETIC CORE CORPORATION

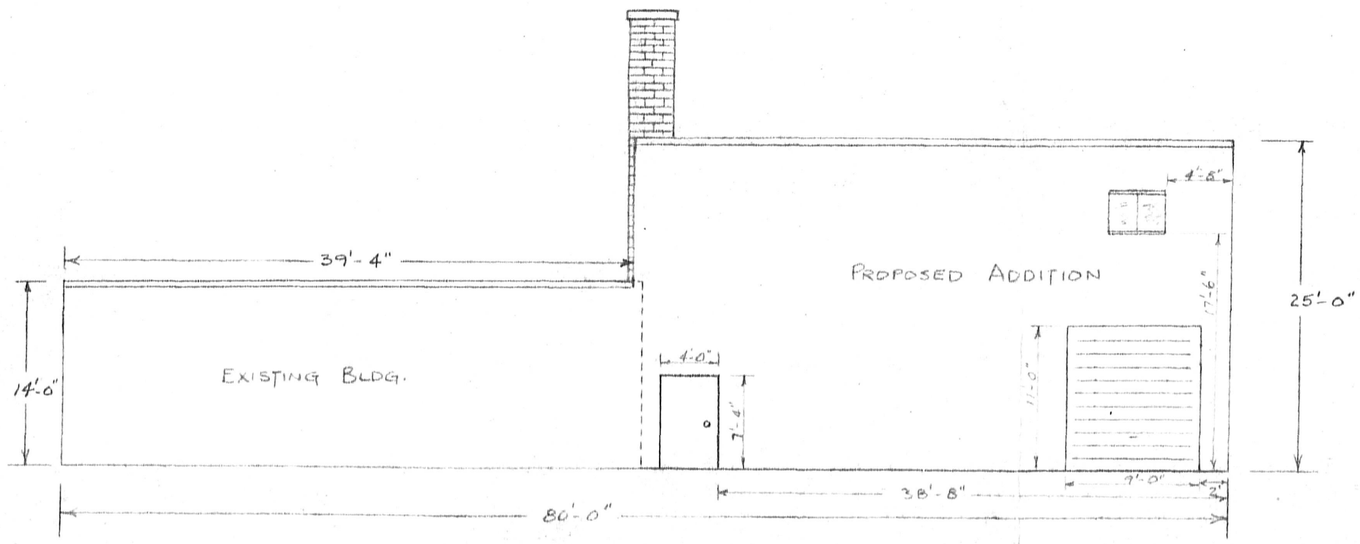
SITE PLAN

DRAWN BY L DuBois	SCALE 1" = 20'	MATERIAL
CHK'D ✓	DATE 12/6/72	DRAWING NO. 1 OF 10
TRACED	APP'D	

(BOISE) NO. 175HP -17X22



SIDE ELEVATION



FRONT ELEVATION

LOUIS S. DUBOIS, P.E.
HIGHLAND, NEW YORK 12528

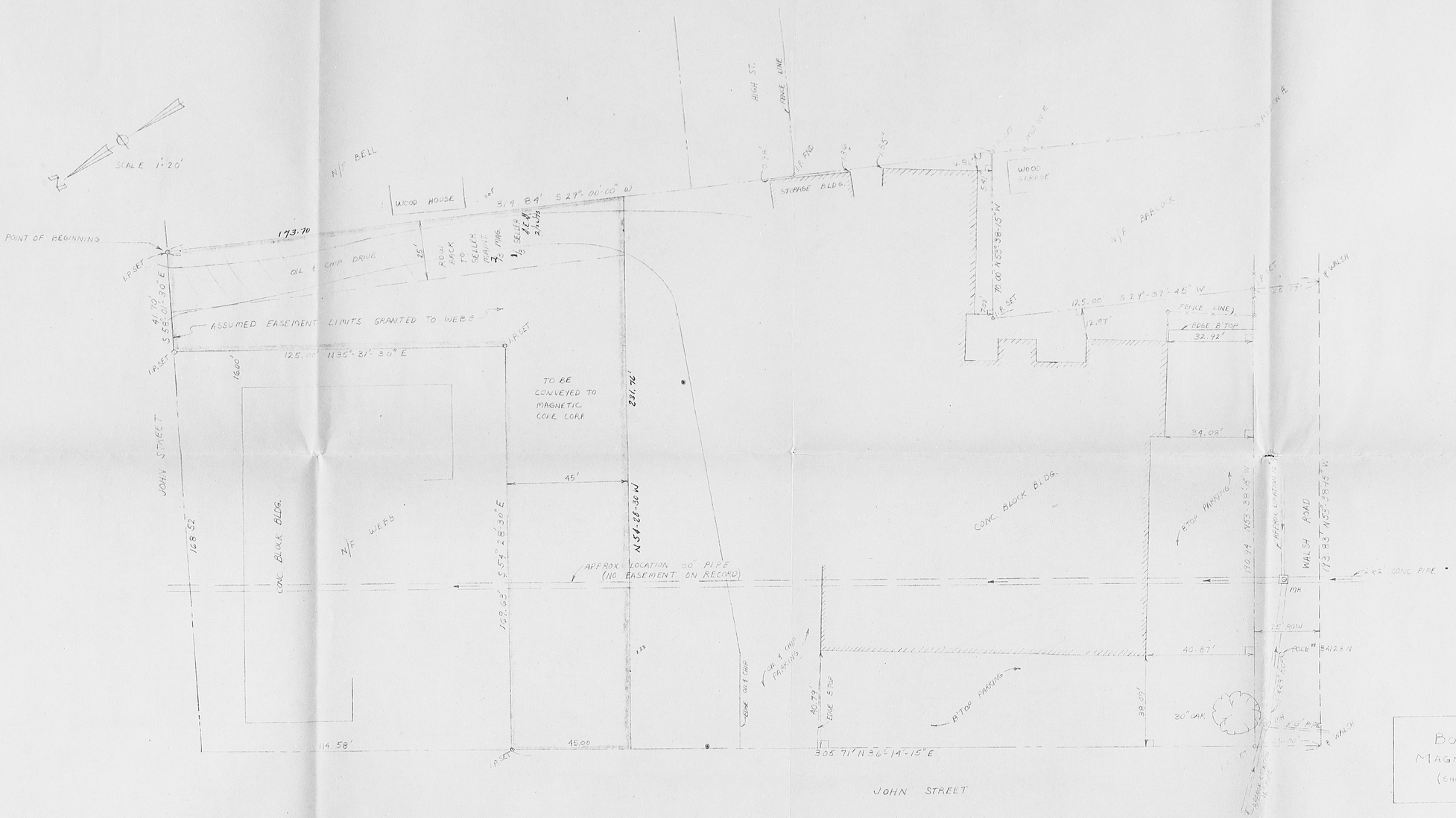
Louis S. DuBois

REVISIONS		
NO.	DATE	BY
1		
2		
3		
4		
5		

MAGNETIC CORE CORPORATION

ELEVATIONS

DRAWN BY L.S.DuBois	SCALE 1/8" = 1'-0"	MATERIAL
CHK'D	DATE 12/6/72	DRAWING NO. 2 OF 10
TRACED	APP'D	



BOUNDARY SURVEY
MAGNETIC CORE CORPORATION
(SHOWING ADDITIONAL TAKING FOR EXPANSION)
DATED 10/17/72

LANDS OF WILLIAM J. STANWYCK

TOWN OF NEW WINDSOR · ORANGE COUNTY · NEW YORK

ORIGINAL SURVEY BY HERBERT L. KARTIGANER, P.E., L.S.
NEWBURGH, N.Y.

SCALE: 1" = 20'

SURVEY DATED: 5-27-68

EXPANSION R.O.W.
CERTIFIED BY:

Louis S. DuBois, P.E.