

**ZB# 76-7**

**Windsor Motel  
(Fred Visconti)**

**48-2-1**

Mar. 22nd, 1976

8 p.m.

Public hearing:

notice to paper 3/13/76

OCD

notified on: 3/10/76

All fees paid

& sent to Charlotte

3/22/76

4-22-76

did not receive

Just

TELEPHONE: 561-3000  
85 DICKSON STREET  
NEWBURGH, NEW YORK 12550.

NEWBURGH-BEACON NEWS CO., INC.

04370

No.

DATE Mar 10 1976

RECEIVED FROM

Anderson Hotel

Eleven Dollars & Ten Cents DOLLARS

for legal notice 3/3 - zoning appeal

THANK YOU. NEWBURGH-BEACON NEWS CO., INC.

\$ 11.10  
FORM No. 1003

BY [Signature]

fee to  
Charlotte  
3/22/76. \$ 25.00

Approved variance  
on 3/22/76.

Patricia  
Razansky

**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. \_\_\_\_\_  
 Request for a Variance and a Request for a Special Use Permit in the Town of New Windsor, New York, for the regulation of the Zoning Local Law to permit construction of a pool with insufficient front yard being a variance of Section 48-27 of Bulk Regulations - Column 1, for property situated at No. 114-124 Route 9W, Town of New Windsor, New York.  
 SAID HEARING will take place on the 22nd day of March, 1976, at the New Windsor Town Hall, 4555 Union Avenue, New Windsor, N.Y., beginning at 8 o'clock P.M.  
 THEODORE ARGSTORFF, Chairman  
 Patricia Rapanaky, Secretary  
 Mar. 13, 1976

**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 ..... 13th ..... day of .....  
 ..... March ..... A.D., 19 76, and ending on  
 the ..... 13th ..... day of ..... March ..... A.D., 19 76

Subscribed and sworn to before me this  
 ..... 15th ..... day of ..... March ..... 19 76 .....

*Olga Trachewsky*

*Robert J. West*

.....  
**Notary Public of the State of New York, County of Orange.**  
**MY COMMISSION EXPIRES MARCH 30, 19 76**

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. 7

Request of FRED VISCONTI and MARION VISCONTI

for a Variance ~~Special Use Permit~~ of the

regulations of the Zoning Local Law, to permit

construction of a pool with insufficient front yard

being a Variance ~~Special Use Permit~~ of

Section 4.2-Table of Bulk Regulations - Column 6,

for property situated at: No. 114-124 Route 9W, Town

of New Windsor, N. Y.

SAID HEARING will take place on the 22nd day of March, 1976,

at the New Windsor Town Hall, 555 Union Avenue, New Windsor, N. Y.

beginning at 8 o'clock P. M.

THEODORE JARGSTOREF,  
Chairman

ZONING BOARD OF APPEALS : TOWN OF NEW WINDSOR

---

In the Matter of the Application of  
FRED VISCONTI and MARION VISCONTI of  
WINDSOR MOTELS

DECISION GRANTING  
AREA VARIANCE

---

WHEREAS WINDSOR MOTELS of Route 9W, Town of New Windsor has applied to the Zoning Board of Appeals for an area variance to permit the erection of an in-ground pool on premises located at the motel site off Route 9W, New Windsor, New York; and

WHEREAS the applicant seeks a 26 ft. front yard variance for a swimming pool; and

WHEREAS a public hearing was held on the 22nd day of March, 1976 at which time no opposition appeared to the application; and

WHEREAS notice of the public hearing was duly sent to residences and businesses as prescribed by law, and published in The Evening News; and

WHEREAS the Zoning Board of Appeals makes the following findings of fact in this matter:

1. The proposed 26 ft. front yard variance would not affect the general character of the neighborhood.
2. The proposed pool structure will be attractive and will enhance the surrounding area.

WHEREAS the Zoning Board of Appeals makes the following determinations of law in this matter:

1. The variance sought is not substantial in relation to the legally required front yard;
2. Affect of the variance would have no affect on the governmental facilities available;

3. There will be no substantial change in the character of the neighborhood nor a substantial detriment to the adjoining properties;

4. Since the applicant is a motel, the proposed pool would be in keeping with the character of the use of the property;

5. There is no other feasible area where the pool structure can be located since leech fields for the septic tank are located close to the motel on the opposite end of the parking lot.

NOW THEREFORE BE IT RESOLVED that the Zoning Board of Appeals of the Town of New Windsor grant an area variance as hereinabove requested; and

BE IT FURTHER RESOLVED that the Secretary of the Zoning Board of Appeals is directed to forward a copy of this decision to the applicant, the Town Planning Board, and the Town Clerk.

  
THEODORE JARGSTORFF, Chairman

Dated: April/2, 1976.

TOWN OF NEW WINDSOR  
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

# 76-7  
(Number)

3/8/76.  
(Date)

I. Applicant information:

- (a) Windsor Motel - Fred Visconti  
(Name, address and phone of Applicant)
- (b) \_\_\_\_\_  
(Name, address and phone of purchaser or lessee)
- (c) \_\_\_\_\_  
(Name, address and phone of attorney)
- (d) \_\_\_\_\_  
(Name, address and phone of broker)

II. Application type:

- Use variance
- Area variance
- Sign variance
- Special permit

III. Property information:

- (a) NC \_\_\_\_\_  
(Zone) (Address) (M B L) (Lot size)
- (b) What other zones lie within 500 ft.? \_\_\_\_\_
- (c) Is a pending sale or lease subject to ZBA approval of this application? \_\_\_\_\_
- (d) When was property purchased by present owner? \_\_\_\_\_
- (e) Has property been subdivided previously? \_\_\_\_\_ When? \_\_\_\_\_
- (f) Has property been subject of variance or special permit previously? \_\_\_\_\_ When? \_\_\_\_\_
- (g) Has an order-to-remedy violation been issued against the property by the Zoning Inspector? \_\_\_\_\_. If so, when \_\_\_\_\_
- (h) Is there any outside storage at the property now or is any proposed? \_\_\_\_\_

# 76-7  
(Number)

3/8/76  
(Date)

I. Applicant information:

- (a) Windsor Motel - Fred Visconti  
(Name, address and phone of Applicant)
- (b) \_\_\_\_\_  
(Name, address and phone of purchaser or lessee)
- (c) \_\_\_\_\_  
(Name, address and phone of attorney)
- (d) \_\_\_\_\_  
(Name, address and phone of broker)

II. Application type:

- Use variance
- Area variance
- Sign variance
- Special permit

III. Property information:

- (a) NC \_\_\_\_\_ (M B L) \_\_\_\_\_  
(Zone) (Address) (Lot size)
- (b) What other zones lie within 500 ft.? \_\_\_\_\_
- (c) Is a pending sale or lease subject to ZBA approval of this application? \_\_\_\_\_
- (d) When was property purchased by present owner? \_\_\_\_\_
- (e) Has property been subdivided previously? \_\_\_\_\_ When? \_\_\_\_\_
- (f) Has property been subject of variance or special permit previously? \_\_\_\_\_ When? \_\_\_\_\_
- (g) Has an order-to-remedy violation been issued against the property by the Zoning Inspector? \_\_\_\_\_. If so, when \_\_\_\_\_.
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

IV. Use variance:

(a) Use Variance requested from New Windsor Zoning Local Law, Section \_\_\_\_\_, Table \_\_\_\_\_, Column \_\_\_\_\_, to allow

(Describe proposed use)

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

(b) The legal standard for a "USE" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

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

V. Area variance:

(a) Area variance requested from New Windsor Zoning Local Law, Section \_\_\_\_\_, Table Bulk, Column 6

<u>Requirements</u>	<u>REGS.</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area	_____	_____	_____
Min. Lot Width	_____	_____	_____
Reqd. Front Yard	<u>40</u>	<u>14</u>	<u>26</u>
Reqd. Side Yards	<u>1</u>	<u>1</u>	<u>1</u>
Reqd. Rear Yard	_____	_____	_____
Reqd. Street Frontage*	_____	_____	_____
Max. Bldg. Hgt.	_____	_____	_____
Min. Floor Area*	_____	_____	_____
Development Coverage*	_____ %	_____ %	_____ %
Floor Area Ratio**	_____	_____	_____

\* Residential districts only  
\*\* Non-residential districts only

(Describe proposed use)

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

(b) The legal standard for a "USE" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

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



V. Area variance:

(a) Area variance requested from New Windsor Zoning Local Law, Section \_\_\_\_\_, Table BULK, Column 6

<u>Requirements</u>	<u>RESS.</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area _____			
Min. Lot Width _____			
Reqd. Front Yard _____	<u>40</u>	<u>14</u>	<u>26</u>
Reqd. Side Yards _____	<u>1</u>	<u>1</u>	<u>1</u>
Reqd. Rear Yard _____			
Reqd. Street Frontage* _____			
Max. Bldg. Hgt. _____			
Min. Floor Area* _____			
Development Coverage* _____ %			
Floor Area Ratio** _____			

\* Residential districts only  
\*\* Non-residential districts only

(b) The legal standard for an "AREA" variance is practical difficulty. Describe why you feel practical difficulty will result unless the area variance is granted. Also set forth any efforts you have made to alleviate the difficulty other than this application.

*Applicant is a model operator. Must have a pool to remain competitive. The proposed ~~applicant~~ site is the only practical one because of visibility requirements and location of Beechfield.*



VI. Sign Variance:

(a) Variance requested from New Windsor Zoning Local Law, Section \_\_\_\_\_, Table \_\_\_\_\_, Column \_\_\_\_\_.

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Sign 1	_____	_____	_____
Sign 2	_____	_____	_____
Sign 3	_____	_____	_____
Sign 4	_____	_____	_____
Sign 5	_____	_____	_____
<hr/> <hr/>			
Total	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.

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

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

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

\_\_\_\_\_

The proposed ~~applicant~~ site is the only practical one because of visibility requirements and location of Beechfield.

VI.

Sign Variance:

(a) Variance requested from New Windsor Zoning Local Law, Section \_\_\_\_\_, Table \_\_\_\_\_, Column \_\_\_\_\_.

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Sign 1	_____	_____	_____
Sign 2	_____	_____	_____
Sign 3	_____	_____	_____
Sign 4	_____	_____	_____
Sign 5	_____	_____	_____
Total	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.

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

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

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

\_\_\_\_\_.

VII. Special Permit:

(a) Special permit requested under New Windsor Zoning Local Law, Section \_\_\_\_\_, Table \_\_\_\_\_, Column \_\_\_\_\_.

(b) Describe in detail the use and structures proposed for the special permit.

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

VIII. Additional comments:

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

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

IX. Attachments required:

\_\_\_ Copy of letter of referral from Building and Zoning Inspector.

\_\_\_ Copy of contract of sale, lease or franchise agreement.

\_\_\_ Copy of tax map showing adjacent properties

\_\_\_ Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.

\_\_\_ Copy(ies) of sign(s) with dimensions.

\_\_\_ Check in amount of \$ \_\_\_\_\_ payable to Town of New Windsor.

\_\_\_ Check in the amount of \$ \_\_\_\_\_ payable to Secretary for taking public hearing  
Photos of existing premises which show all present signs and landscaping.

All photos must be 8" x 10" or be mounted on 8 1/2" x 11" paper.

Describe in detail the use and structures proposed for the special permit.

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

VIII. Additional comments:

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

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

IX. Attachments required:

- \_\_\_ Copy of letter of referral from Building and Zoning Inspector.
  - \_\_\_ Copy of contract of sale, lease or franchise agreement.
  - \_\_\_ Copy of tax map showing adjacent properties
  - \_\_\_ Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.
  - \_\_\_ Copy(ies) of sign(s) with dimensions.
  - \_\_\_ Check in amount of \$ \_\_\_\_\_ payable to Town of New Windsor.
  - \_\_\_ Check in the amount of \$ \_\_\_\_\_ payable to Secretary for taking public hearing
  - \_\_\_ Photos of existing premises which show all present signs and landscaping.
- All photos must be 8" x 10" or be mounted on 8 1/2" x 11" paper.
- \_\_\_ Other



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 knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.

\_\_\_\_\_  
(Applicant)

Sworn to before me this

\_\_\_\_\_ day of \_\_\_\_\_, 1975.

XI. ZBA Action:

(a) Public Hearing date \_\_\_\_\_

(b) Variance is \_\_\_\_\_

(c) Special Permit is \_\_\_\_\_

(d) Conditions and safeguards \_\_\_\_\_

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

A FORMAL DECISION WILL FOLLOW  
WHICH WILL BE ADOPTED BY RESO-  
LUTION OF ZONING BOARD OF APPEALS.

March 23, 1976

Howard Collett, Bldg. Inspector  
Town of New Windsor  
555 Union Avenue  
New Windsor, N. Y. 12550

RE: APPLICATION FOR ~~ZEN~~ VARIANCE #76-7  
WINDSOR MOTELS - Visconti

Dear Howard:

Kindly be advised that the above application for ~~an~~ (front yard) variance was granted at the March 22, 1976 meeting of the New Windsor ZBA.

Formal decision will be drafted by Mr. Crotty and you will receive a copy of same when it has been approved by the Board.

Very truly yours,

PATRICIA RAZANSKY,  
Secretary

/pr

cc: Mr. and Mrs. Fred Visconti  
Windsor Motel  
Route 9W  
New Windsor, N. Y. 12550

Mr. Hank Van Leeuwen, Chairman  
Town Planning Board



1763

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

---

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

March 10, 1976

Mr. & Mrs. Frederick Visconti  
114 Rt. 9W  
New Windsor, New York 12550

Dear Mr. & Mrs. Visconti:

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 \$20.00. Please remit same to the Town Clerk, Town of New Windsor.

Very truly yours,

  
ELLSWORTH E. WEYANT  
Sole Assessor  
Town of New Windsor

EEW/pk  
att.



1763

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

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

Turner, Richard & Diane J.  
2 Lafayette Drive  
New Windsor, New York 12550 ✓

Belsito, Ralph F. & Grace  
4 Lafayette Drive  
New Windsor, New York 12550 ✓

Niedbala, John S. & Betty  
6 Lafayette Drive  
New Windsor, New York 12550 ✓

Llewellyn, Robert & Amelia  
8 Lafayette Drive  
New Windsor, New York 12550 ✓

Sparling, Edwin & Edith  
12 Lafayette Drive  
New Windsor, New York 12550 ✓

Cohen, Stanley & Aileen M.  
14 Lafayette Drive  
New Windsor, New York 12550 ✓

Nucifore, Alan & Deborah  
16 Lafayette Drive  
New Windsor, New York 12550 ✓

Beyers, Edward C. & Marcia K.  
18 Lafayette Drive  
New Windsor, New York 12550 ✓

Berttilina, Hazel M.  
20 Lafayette Drive  
New Windsor, New York 12550 ✓

Farina, Anthony  
12 Grandview Avenue  
Stamford, Connecticut ✓

Valicenti, Anthony & Vincent  
82 Courtney Avenue  
Newburgh, New York 12550 ✓



1763

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

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

Zampino, Joseph M.  
19 Blooming Grove Tpke.  
New Windsor, New York 12550 ✓

Craig, Ruth  
25 Blooming Grove Tpke.  
New Windsor, New York 12550 ✓

Fischer, Ruth E. & Susan  
1 Blooming Grove Tpke.  
New Windsor, New York 12550 ✓

Ray, David Jr. & Helen  
23 Lafayette Drive  
New Windsor, New York 12550 ✓

Crist, Leroy R. Jr. & Phyliss R.  
25 Lafayette Drive  
New Windsor, New York 12550 ✓

Rhodes, Myron L. & Eleanor J.  
27 Lafayette Drive  
New Windsor, New York 12550 ✓

Bonanno, J, Piazzola, M., & Papera, G.  
C/O Allstate Can Corp.  
40 Isabella Street  
Clifton, New Jersey 07012 ✓

Kanaje Corp.  
323 North Main Street  
Spring Valley, New York ✓

Pehelen, Diane  
26 Lafayette Drive  
New Windsor, New York 12550 ✓

Corey, Herbert C. & Caroline J.  
268 Lafayette Drive  
New Windsor, New York 12550 ✓

Travers, Maurice  
38 Lennox Street  
Middletown, New York 10940 ✓



1763

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

---

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

Academy Ventures, Inc.  
Route 9W  
Highland Falls, New York 10928 ✓

Dori Assn., Inc.  
P.O. Box 4097  
New Windsor, New York 12550 ✓

Petro, Richard P. & Marie  
24 Stori Road MD#29  
Newburgh, New York 12550 ✓

Le Floch, Eugene M. & Marcel  
Oak Concourse  
Central Valley, New York 10917 ✓

Olympia, Peter  
16 Russel Road  
Newburgh, New York 12550 ✓

Respectfully submitted

*Ellsworth E. Weyant*  
ELLSWORTH E. WEYANT  
Sole Assessor  
Town of New Windsor

EEW/pk

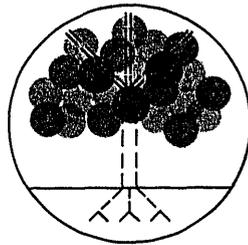
Public Hearing 3/22/76 - 8 p.m.

Spectators:

Name:	Address:
Sam Medala	6 Lafayette Drive
Frances Somers	91 Marlboro Ave

# Department of Planning

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



124 Main Street  
Goshen, New York 10924  
(914) 294-5151

# County of Orange

Louis V. Mills, County Executive

March 16, 1976

Mr. Theodore Jargstorf, Chairman  
New Windsor Zoning Board of Appeals  
c/o Patricia Delio, Secretary  
Town Hall  
New Windsor, New York 12550

Re: Area Variance - Visconti  
Route 9W

Dear Mr. Jargstorf:

Our office is in receipt of the above in accordance with the provisions of Section 239, l and m, Article 12-B of the General Municipal Law of the State of New York.

We hereby return the matter for final local determination.

Very truly yours,

  
Peter Garrison  
Commissioner of Planning

PG:jh

Survey and Site Plan of

# Windsor Motels

Town of New Windsor - Orange County, N.Y.

Scale: 1" = 50'

17 Feb. 1976

Area = 1.770 Acres

Record Owners:

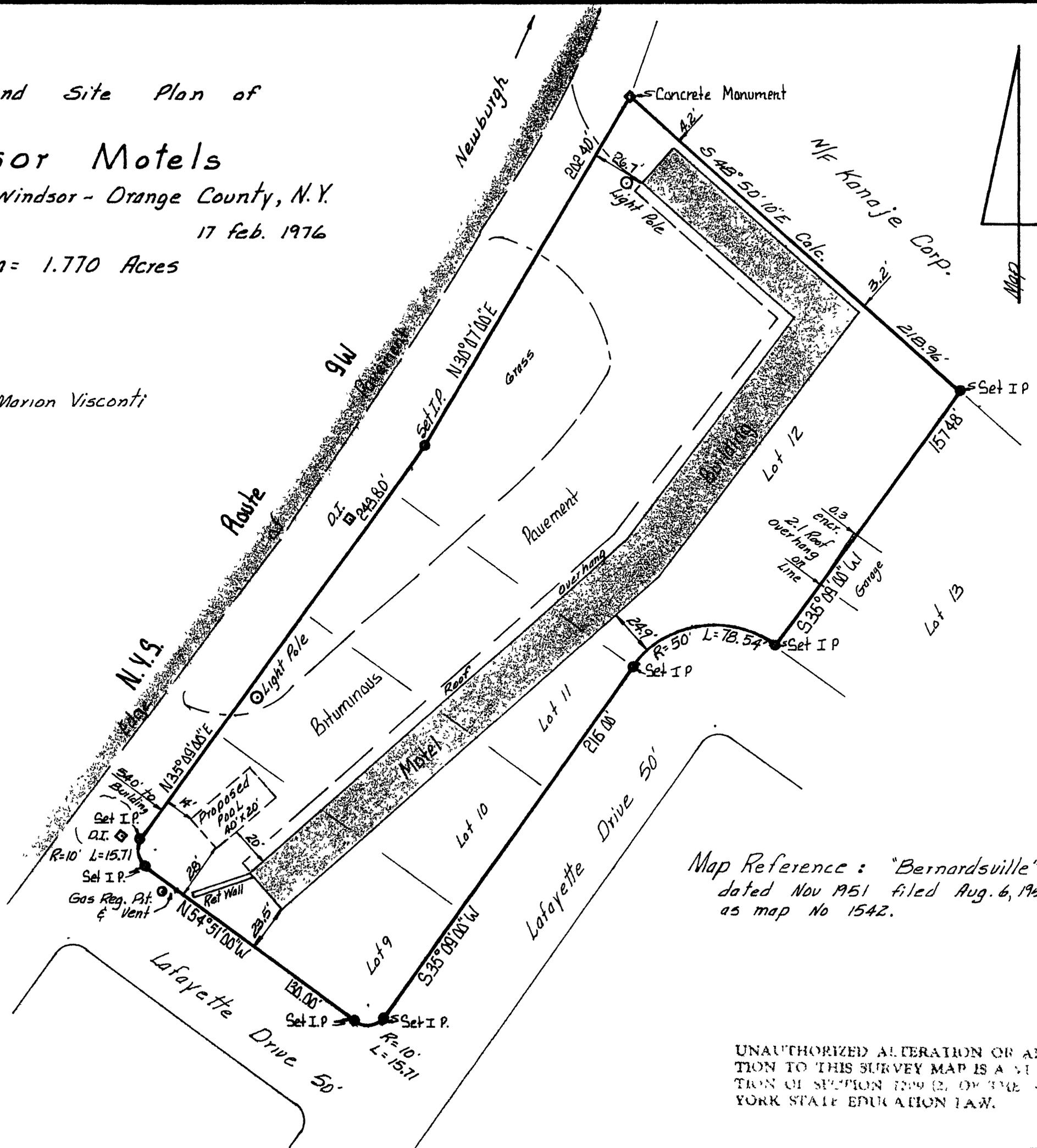
Frederick and Marion Visconti

Tax Map Data:

Section - 48

Block - 2

Parcel - 1



Map Reference: "Bernardsville"  
dated Nov 1951 filed Aug. 6, 1953  
as map No 1542.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 1309 (2) OF THE NEW YORK STATE EDUCATION LAW.

# Windsor Motels

Town of New Windsor - Orange County, N.Y.

Scale: 1" = 50'

17 Feb. 1976

Area = 1.770 Acres

Record Owners:

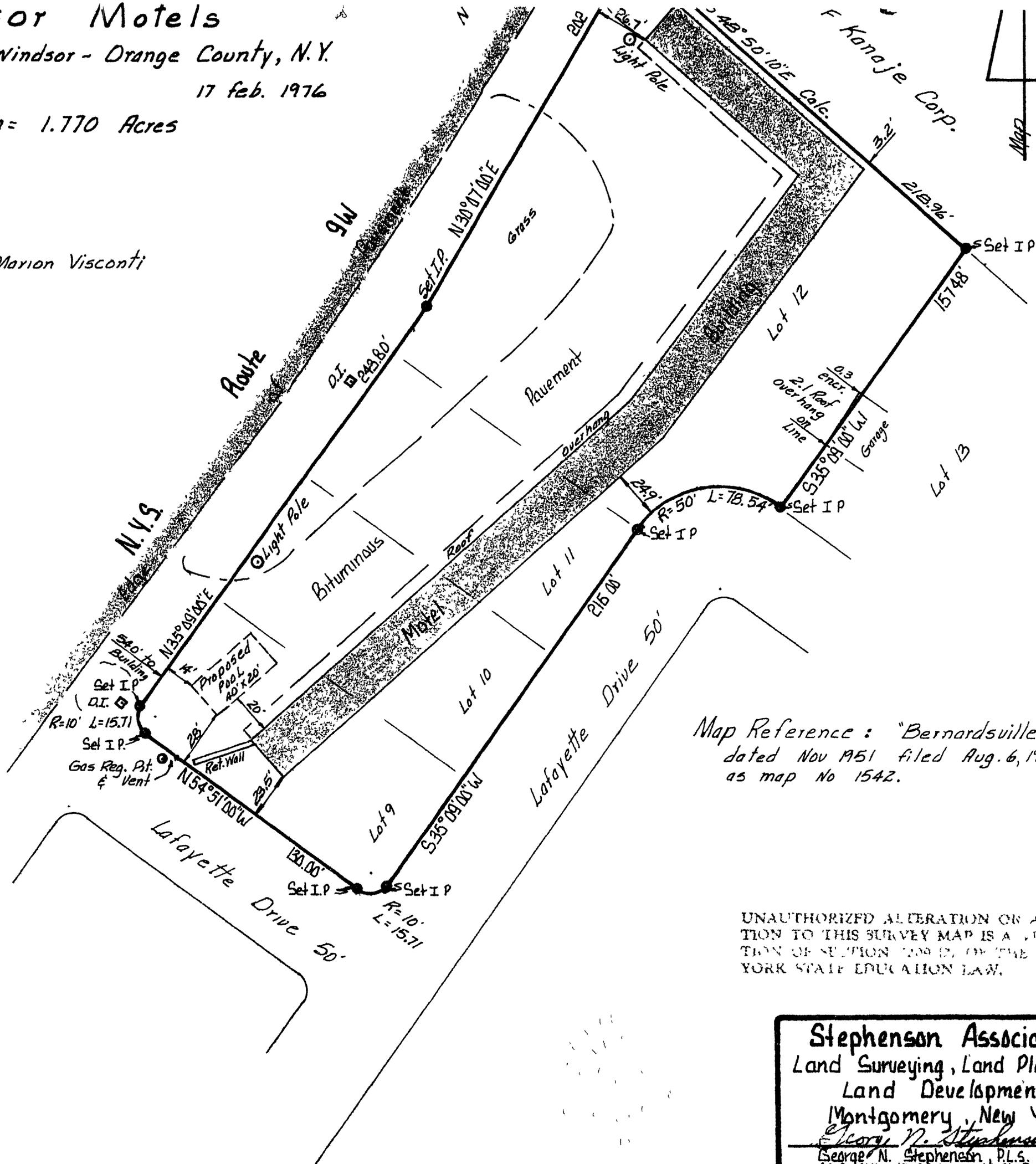
Frederick and Marion Visconti

Tax Map Data:

Section - 48

Block - 2

Parcel - 1



Map Reference: "Bernardsville" dated Nov 1951 filed Aug. 6, 1953 as map No 1542.

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**Stephenson Associates**  
 Land Surveying, Land Planning  
 Land Development  
 Montgomery, New York  
*George N. Stephenson*  
 George N. Stephenson, P.L.S.  
 4409 N.Y., 15545-N.J., 15321-Pa.