

ZB# 79-23

VSH Realty
(Cumberland Farms)

37-1-53

Public Hearing
1/28/80 - 8:15 -

Signs -

Notify OCPD.

2nd Public Hearing
Requested

on Rt. 94/Union

Rt. 94/Cesar's
Lane

bring file to
310 hearing.
for Town Clerk

GENERAL RECEIPT

4208

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

RECEIVED OF U.S.H Realty, Inc. Jan 15 1980
Fifty and 00/100 \$ 50.00
DOLLARS

FOR Zoning Board (Variance App. Fee)

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>50.00</u>		<u>check</u>

BY Pauline H. Townsend
Town Clerk
TITLE

Williamson Law Book Co., Rochester, N. Y. 14609

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New Windsor, N. Y. 12550

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TITLE

Williamson Law Book Co., Rochester, N. Y. 14609

*31-321-207/Square Hill Rd.
32-1-53-Rt. 94/Casson's Lane
02-2-1-Union/94.*

PUBLIC NOTICE OF HEARING BEFORE

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

Appeal No. 23

Request of V.S.H. REALTY, INC.

for a VARIANCE ~~SPECIAL USE PERMIT~~ of the regulations of the Zoning Ordinance, to permit erection of a 6' x 8' Cumberland Farms Self-Service Gas Pole Sign at each of locations listed below

being a VARIANCE ~~SPECIAL USE PERMIT~~ of Section 48-9, Use Regulations

for property situated as follows:

1. Square Hills Rd., & Rte. 207
2. Union Avenue & Rte. 94
3. Caesar's Lane & Rte. 94 in the Town of New Windsor, N.Y.

SAID HEARING will take place on the 28th day of January, 1980, at the New Windsor Town Hall, 555 Union Avenue, New Windsor, N. Y. beginning at 8:15 o'clock P. M.

Vincent Bivona
Chairman

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

79-23
(Number)

1/8/80
(Date)

I. Applicant information:

- (a) V.S.H. REALTY, INC., 777 Dedham St., Canton, MA 02021 617-828-4900
(Name, address and phone of Applicant)
- (b) Same as Applicant
(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 Square Hill Rd. & Rte. 207 1 32,1 9,394 sq. ft.
LB Union Ave. & Rte. 94 4 54 8,664 sq. ft.
R-4 Caesar's Lane & Rte. 94 1 53 54,954 sq. ft.
(Zone) (Address) (M B L) (Lot size)

- (b) What other zones lie within 500 ft.? R-4 & NC (in order to locations above)
- (c) Is a pending sale or lease subject to ZBA approval of this application? No 8/5/76
8/5/76
- (d) When was property purchased by present owner? 11/19/75
- (e) Has property been subdivided previously? No When? _____
- (f) Has property been subject of variance or special permit previously? Yes When? 8/25/75

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

79-23
(Number)

1/8/80
(Date)

I. Applicant information:

- (a) 617-828-4900
V.S.H. REALTY, INC., 777 Dedham St., Canton, MA 02021
(Name, address and phone of Applicant)
- (b) Same as Applicant
(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:

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LB Union Ave. & Rte. 94 4 64 8,664 sq. ft.
R-4 Caesar's Lane & Rte. 94 1 53 54,954 sq. ft.
 (Zone) (Address) (M B L) (Lot size)

- (b) What other zones lie within 500 ft.? R-4 & NC (in order to locations above)
- (c) Is a pending sale or lease subject to ZBA approval of this application? No 8/5/76
8/5/76
- (d) When was property purchased by present owner? 11/19/75
- (e) Has property been subdivided previously? No When? _____
- (f) Has property been subject of variance or special permit previously? Yes When? 8/25/75
- (g) Has an order-to-remedy violation been issued against the property by the Zoning Inspector? No . If so, when _____
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail. Yes, there are 24,000 gallons of gas stored underground at each of the above-mentioned sites.

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 _____, Column _____

<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area _____	_____	_____
Min. Lot Width _____	_____	_____
Reqd. Front Yard _____	_____	_____
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* <u>%</u>	<u>%</u>	<u>%</u>
Floor Area Ratio** _____	_____	_____

* 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 _____, Column _____

<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area _____	_____	_____
Min. Lot Width _____	_____	_____
Reqd. Front Yard _____	_____	_____
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.



VI. Sign Variance:

(a) Variance requested from New Windsor Zoning Local Law, Section 48-9, Table Use, Column D.

	<u>Requirements</u>	<u>Regulations Proposed or Available</u>	<u>Variance Request</u>
Sign 1	<u>Square Hill</u>	_____	<u>6' x 8' Pole Sign</u>
Sign 2	<u>Union Ave.</u>	_____	<u>6' x 8' Pole Sign</u>
Sign 3	<u>Caesar's Lane</u>	_____	<u>6' x 8' Pole Sign</u>
Sign 4	_____	_____	_____
Sign 5	_____	_____	_____
Total	_____ sq.ft.	_____ sq.ft.	<u>48'</u> sq.ft. for each site

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

6' x 8' Free-standing pole sign as per attached sketches. This is our standard size pole sign and we feel that it is necessary for our identification.

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

Each site has a 4' x 12' belt sign.
Total sq. ft. for each location is 48'

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.

XX Check in amount of \$50.00 payable to Town of New Windsor.

Photos of existing premises which show all present signs and landscaping.

(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 \$50.00 payable to Town of New Windsor.
- 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

X. AFFIDAVIT

Date January 8, 1980

STATE OF MASSACHUSETTS)
) SS.:
COUNTY OF NORFOLK)

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.

V.S.H. REALTY, INC.

By: Arthur C. Crees
(Applicant)

Arthur C. Crees

Sworn to before me this
8th day of January, 1980.

Muriel A. White

Muriel A. White, Notary Public
My commission expires 6/23/83.

XI. ZBA Action:

- (a) Public Hearing date _____
- (b) Variance is _____
Special Permit is _____
- (c) Conditions and safeguards: _____

STATE OF MASSACHUSETTS)
) SS.:
COUNTY OF NORFOLK)

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.

V.S.H. REALTY, INC.

By: Arthur C. Crees
(Applicant)

Arthur C. Crees

Sworn to before me this

8th day of January, 1980.

Muriel A. White

Muriel A. White, Notary Public
My commission expires 6/23/83.

XI. ZBA Action:

(a) Public Hearing date _____

(b) Variance is _____

Special Permit is _____

(c) Conditions and safeguards: _____

A FORMAL DECISION WILL FOLLOW
WHICH WILL BE ADOPTED BY
RESOLUTION OF ZONING BOARD OF APPEALS.

ZONING BOARD OF APPEALS : TOWN OF NEW WINDSOR

-----X
In the Matter of the Application of
V.S.H. REALTY INC.
#79-23.

DECISION ON
SIGN VARIANCES

-----X
WHEREAS, V.S.H. REALTY, INC., a corporation having an office at 777 Dedham Street, Canton, Massachusetts 02021, has made application for sign variances before the Zoning Board of Appeals for the purposes of erecting three (3) signs from three (3) different stores located in three (3) different zones; and

WHEREAS, a public hearing was held on the 28th day of January, 1980 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, the applicant was represented by its agent, Mr. Arthur Crees of the above office; and

WHEREAS, the application was opposed by two property owners in attendance at the hearing; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings of fact in this matter:

1. The notices of public hearing were duly sent to residents and businesses as prescribed by law and published in The Evening News, also required by law.

2. With respect to the application concerning the store location at the intersection of Route 94 and Union Avenue, that the evidence shows that the store is already equipped with an illuminated belt sign measuring approximately 4 x 12 ft. The store is located next to a traffic signal. It appears that the erection of an illuminated free-

standing sign with the dimensions requested by the applicant will compete for a motorists attention with the traffic signal and cause a hazard.

2. With respect to the store located at the intersection of Caesars Lane and Route 94, the Board finds that the store is already equipped with an illuminated/sign ^{belt} approximately 4 x 12 ft. in size attached to the building. It appears that the sign may be readily seen by motorists passing on the road and that an illuminated free-standing sign will distract motorists and is unnecessary to call their attention to the store.

3. With respect to applicant's store located on Route 207, it appears that the free-standing sign as requested will be located on a largely commercial thoroughfare and will not unduly compete for a motorists attention or detract from the appearance of the area.

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

1. The evidence shows that the applicant will not encounter practical difficulty if the sign variance requested is not granted.

2. The evidence shows that the sign requested on Union Avenue and Route 94 will be detrimental to the health, safety and welfare of residents in the area.

3. The evidence shows that the sign requested on Route 94 and Caesars Lane will be detrimental to the health, safety and welfare of residents in the area.

4. The evidence shows that the sign requested on Route 207 will not be detrimental to the health, safety and welfare of the residents in the area.

NOW, THEREFORE, BE IT RESOLVED that the Zoning Board of Appeals of the Town of New Windsor:

(1) Deny the portion of the application which requests a sign variance at the Route 94/Union Avenue store location (LB zone);

(2) Deny the portion of the application which requests a sign variance at the Caesars Lane/Route 94 store location (R-4 zone);
and

(3) Grant the portion of the application which requests a sign variance at the Route 207 store location (NC zone) in strict conformity with the drawings submitted to and on file with the ZBA.

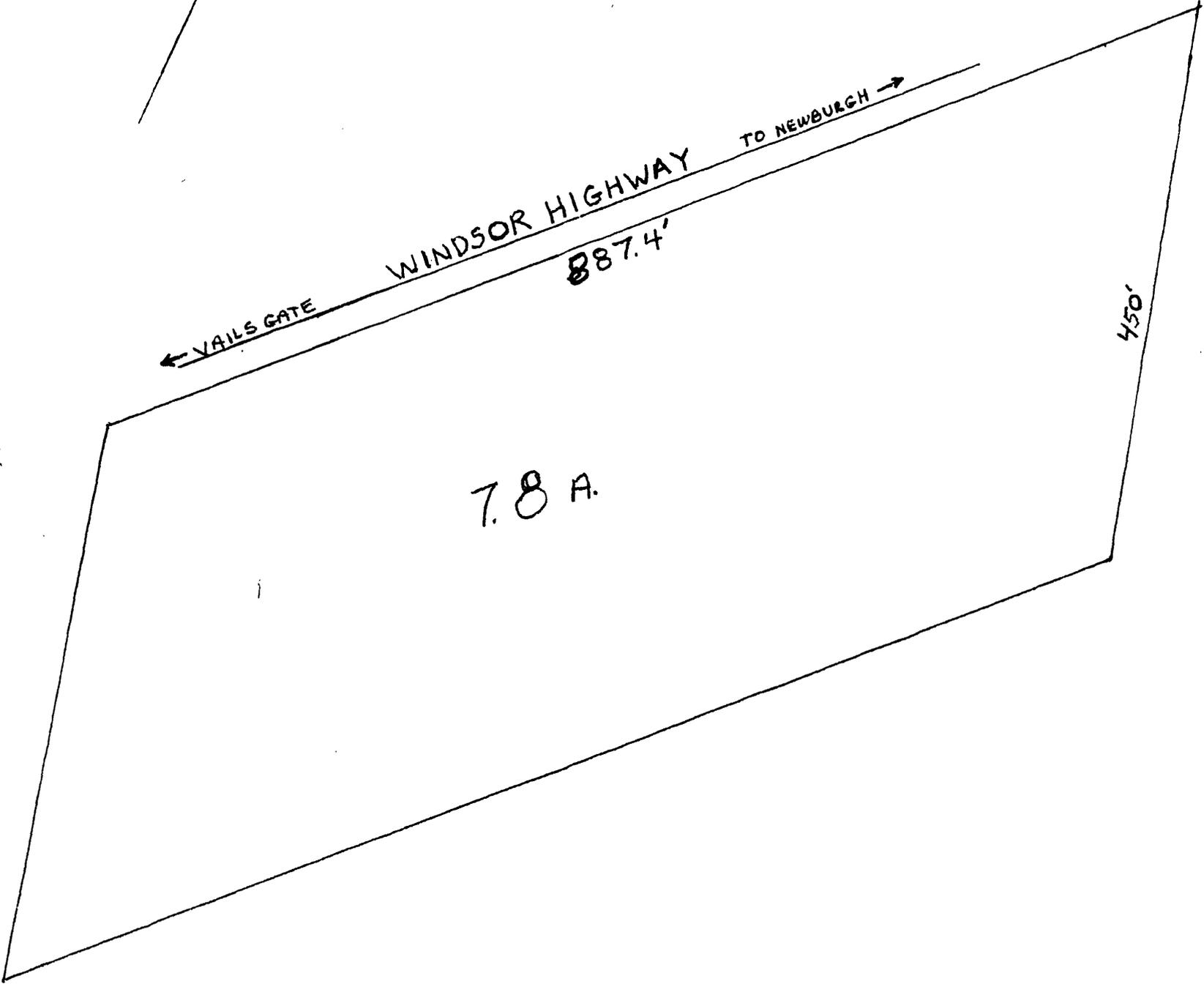
BE IT FURTHER RESOLVED that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and applicant.

Dated: February 11, 1980.


Chairman

1/28/80 - Public Hearing - VSH Realty - 8:15 p.m. -

<u>Name:</u>	<u>Address:</u>
Kathleen Nugent	13 St. Joseph Pl.
Dr. Benninger	188 Quak Sach Ave., 1 Vow Windsor
Paul Bilgin (objection)	6 St Anne Dr NW

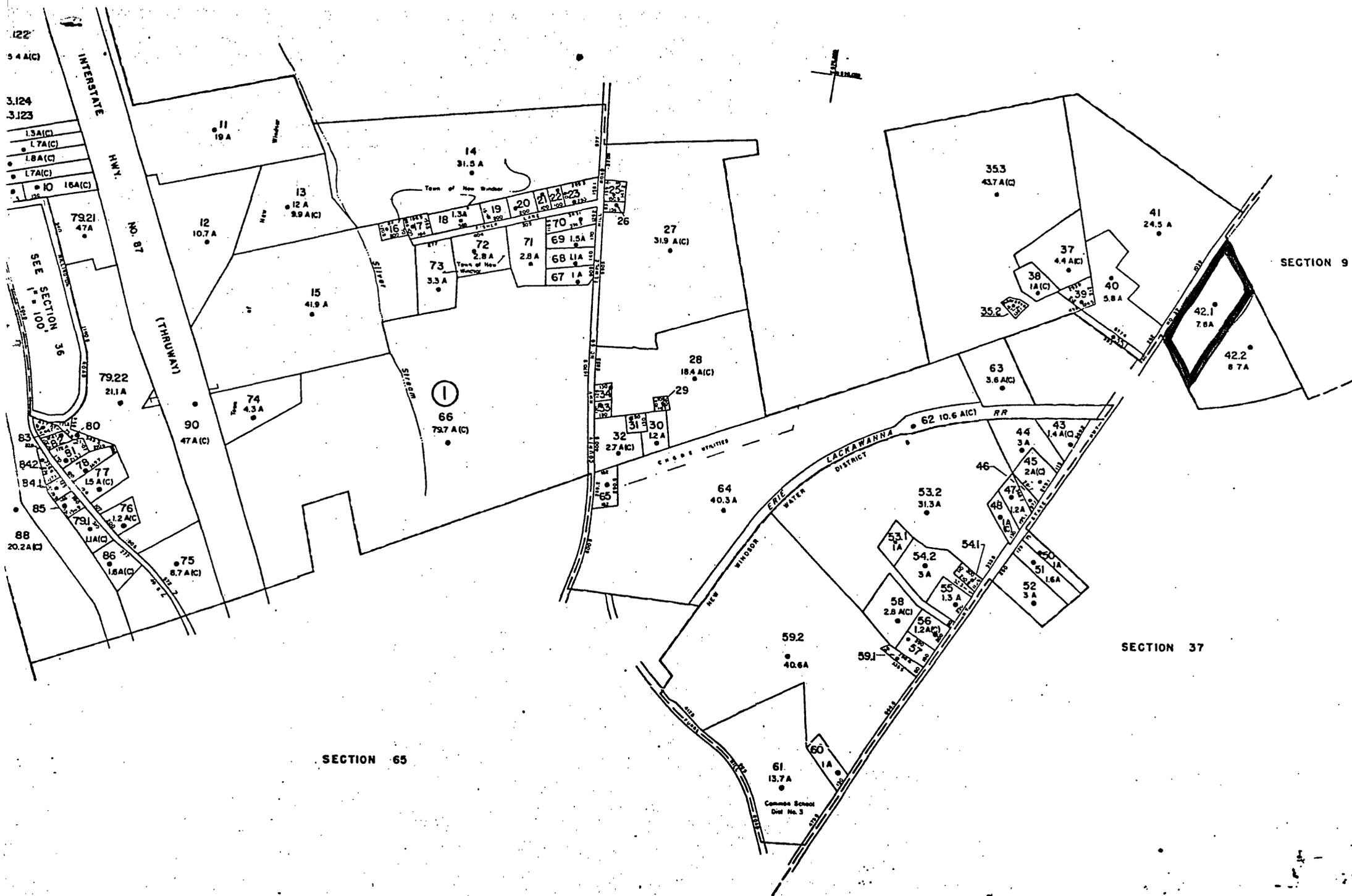


← VAILS GATE WINDSOR HIGHWAY TO NEWBURGH →

887.4'

450'

7.8 A.



TOWN OF NEW WINDSOR
ORANGE COUNTY, N. Y.
OFFICE OF ZONING - BUILDING INSPECTOR

Prelim. agenda. - (2)
11/26/79
7:30 p.m.
PH - 1/28/80 -
8:15 p.m.

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

File No. Date October 24, 1979

To VSH REALTY INC.
777 DEDHAM ST.
CANTON MASS 02021

PLEASE TAKE NOTICE that your application dated JAN 29, 1979

for permit to ERECT SIGNS

at the premises located at SQUARE HILL ROAD # 207
UNION AVE & ROUTE 94
CRESANS LANE & ROUTE 94 } 3 free-standing
signs needed.

is returned herewith and disapproved on the following grounds:

SIGN 48 SQ FEET - (free standing) 48 - 86 -
ONLY 10 FEET PERMITTED

Howard R. Covert
Building Inspector

JAN 24 REC'D
1986

590 Little Britain Rd.
New Windsor, N.Y.

Jan. 23, 1980.

Zoning Board of Appeals
Town of New Windsor, New Windsor, N.Y.

Concerning the issue of the V.S. H. Realty , Inc. and the variance to permit erection of a 6'X8' sign on Square Hill Rd. and Rte #207 I will not oppose this sign providing it does not block vital areas . Since I will be unable to attend this meeting on the specified date and time I am issuing my decision in this letter.

Sincerely,

Irene Jacobi.

Irene Jacobi

Name of Owner of Premises V. S. H. REALTY, INC.

Address... 777 Dedham St., Canton, MA 02021..... Phone 617-828-4900.....

Name of Architect..... Same

Address..... Phone

Name of Contractor Same

Address..... Phone

State whether applicant is owner, lessee, agent, architect, engineer or builder:..... Owner.....

If applicant is a corporation, signature of duly authorized officer

Richard Longton
(Name and title of corporate officer)

Richard Longton, Vice-President, Construction

1. On what street is property located? On the..... S..... side of..... Quassaic Avenue, Rte. 94.....
(N. S. E. or W.)

and .. AT..... ~~at the~~ intersection of..... Caesar's Lane.....

2. Zone or use district in which premises are situated R-4

3. Tax Map description of property: Section... 37..... Block... 1..... Lot... 53.....

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

a. Existing use and occupancy Dairy Store b. Intended use and occupancy

5. Nature of work (check which applicable): New Building..... Addition..... Alteration..... Repair..... Removal.....
Demolition..... Other.. Sign

6. Size of lot: Front.. 200 Rear.. 274 Depth.. 200 Front Yard.. 65 Rear Yard.. 80 Side Yard.. 42.

Is this a corner lot? Yes

7. Dimensions of entire new construction: Front..... Rear..... Depth..... Height..... Number 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.....

Dairy store with gas island

10. Estimated cost 750.00..... Fee

(to be paid on filing this application)

Costs for the work described in the Application for Building Permit include the cost of all the construction and other work done in connection therewith, exclusive of the cost of the land. If final cost shall exceed estimated cost, an additional fee may be required before the issuance of Certificate of Occupancy.

IMPORTANT

REQUIRED INSPECTIONS OF CONSTRUCTION - YOU MUST CALL FOR THESE

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.

CALL ONE DAY AHEAD FOR ALL INSPECTIONS TO AVOID DELAYS - 565-8807

- 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 is completed, and before it is covered from inside, and Plumbing rough-in.
- 5-Plumbing final & final. Have on hand Electrical Inspection Data per the Board of Fire Underwriters, and final certified plot plan. Building is to be complete at this time.

Name of Contractor Same

Address Phone

State whether applicant is owner, lessee, agent, architect, engineer or builder: Owner

If applicant is a corporation, signature of duly authorized officer

Richard Longton
.....
(Name and title of corporate officer)

Richard Longton, Vice-President, Construction

1. On what street is property located? On the S side of Quassaic Avenue, Rte. 94
(N. S. E. or W.)

and AT ~~at the~~ intersection of Caesar's Lane

2. Zone or use district in which premises are situated R-4

3. Tax Map description of property: Section 37 Block 1 Lot 53

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

a. Existing use and occupancy Dairy Store b. Intended use and occupancy

5. Nature of work (check which applicable): New Building Addition Alteration Repair Removal

Demolition Other .. Sign

6. Size of lot: Front .. 200 Rear .. 274 Depth .. 200 Front Yard .. 65 Rear Yard .. 80 Side Yard .. 42

Is this a corner lot? Yes

7. Dimensions of entire new construction: Front Rear Depth Height Number 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

..... Dairy store with gas island

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- 5-Plumbing final & final. Have on hand Electrical Inspection Data per the Board of Fire Underwriters, and final certified plot plan. Building is to be complete at this time.

TOWN OF NEW WINDSOR, ORANGE COUNTY, N. Y.

Examined.....19.....
Approved.....19.....
Disapproved a/c.....
Permit No.

Office of Building Inspector
HOWARD COLLETT, Building Inspector
Town Hall, 555 Union Avenue
New Windsor, N. Y. 12550
Telephone 565-8807

Refer --
Planning Board.....
Highway.....
Sewer.....
Water.....
Zoning Board of Appeals

APPLICATION FOR BUILDING PERMIT

Pursuant to New York State Building Code and Town Ordinances

Date... October 22, ...19... 79...

INSTRUCTIONS

- a. This application must be completely filled in by typewriter or in ink and submitted in duplicate 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.

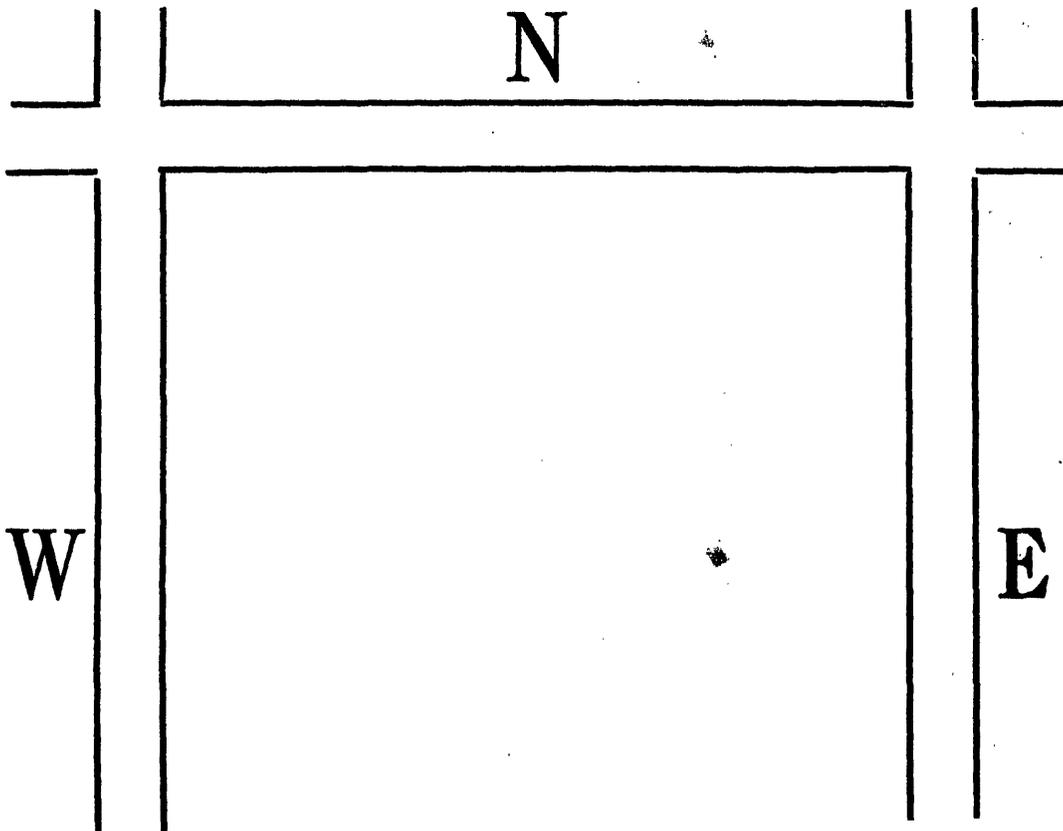
APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions or alterations, or for removal or demolition or use of property, as herein 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.

.....777..Dedham..St.,..Canton,..MA....02021....
(Signature of Applicant) (Address of Applicant)

Arthur Crees

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.



Refer -
Planning Board.....
Highway.....
Sewer.....
Water.....
Zoning Board of Appeals.....

APPLICATION FOR BUILDING PERMIT
Pursuant to New York State Building Code and Town Ordinances

Date... October 22, 1979

INSTRUCTIONS

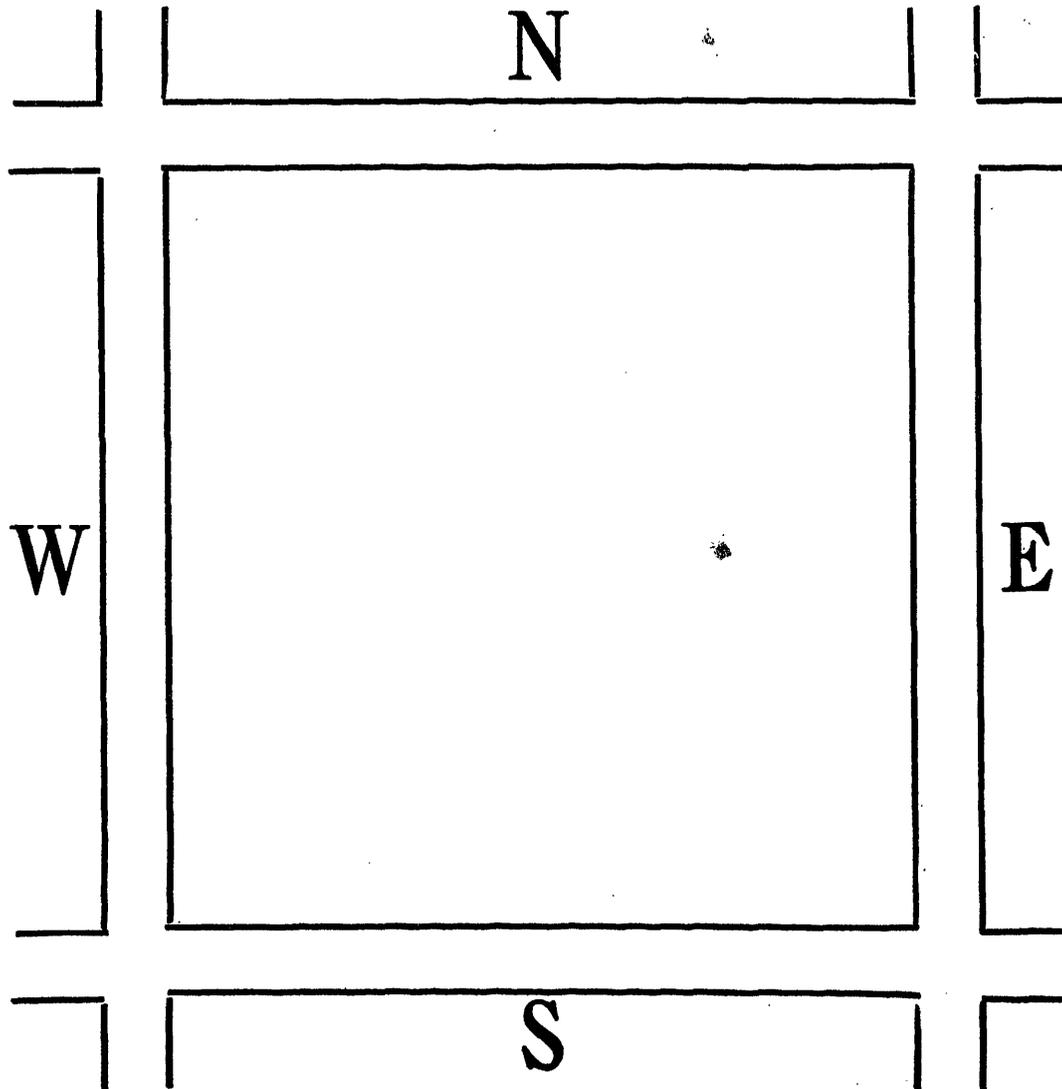
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- f. No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

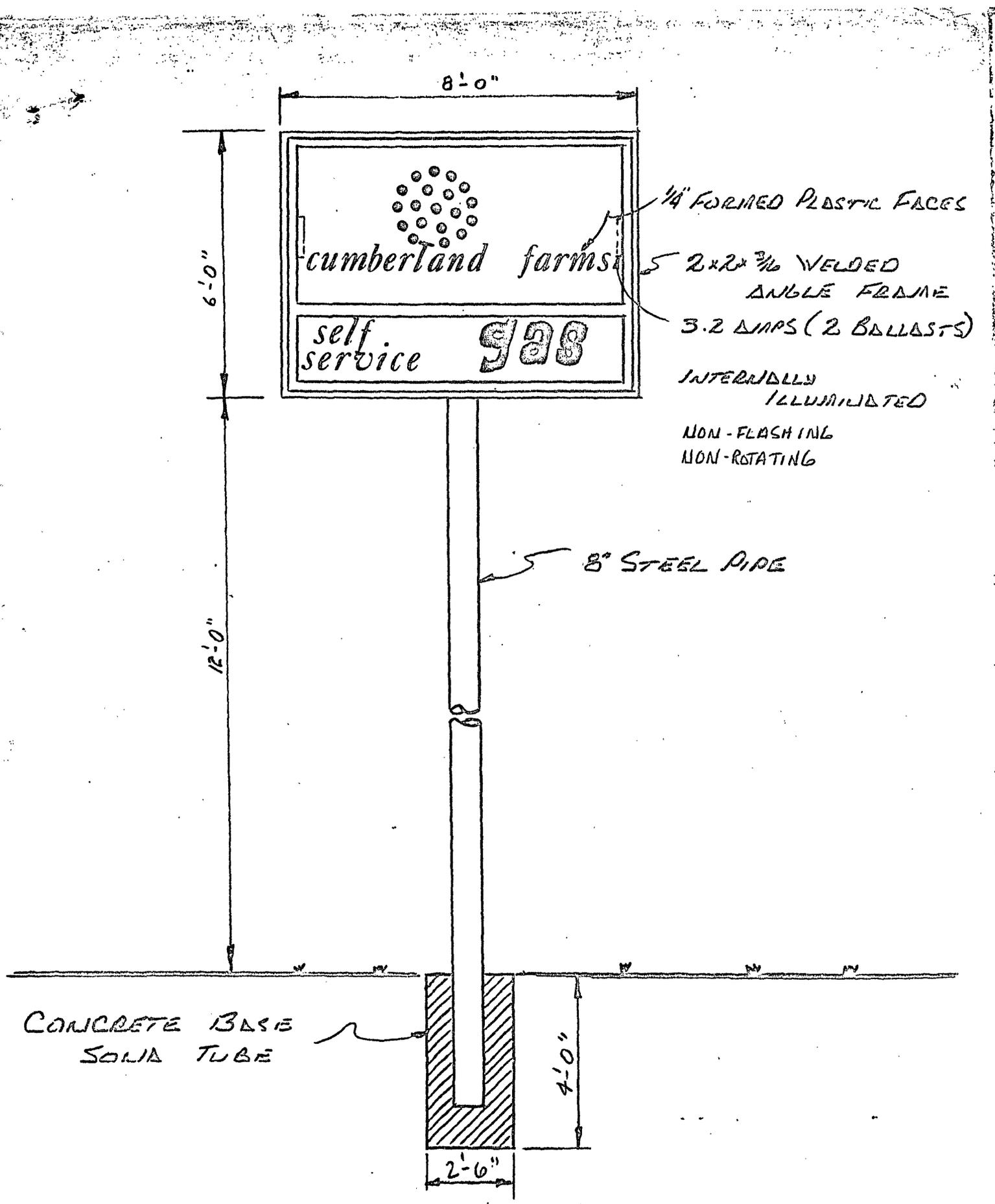
APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions or alterations, or for removal or demolition or use of property, as herein 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.

.....777..Dedham..St....Canton,..MA...02021....
(Signature of Applicant) Arthur Crees (Address of Applicant)

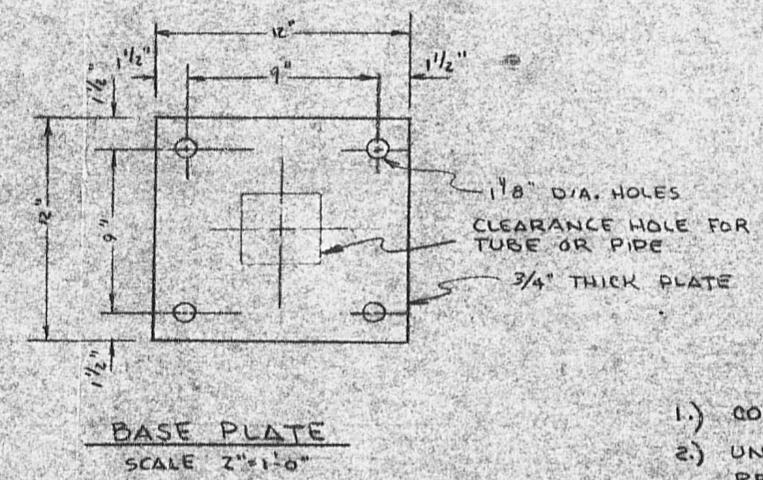
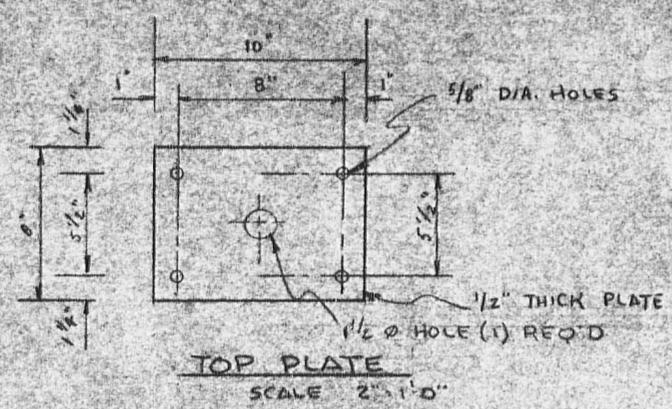
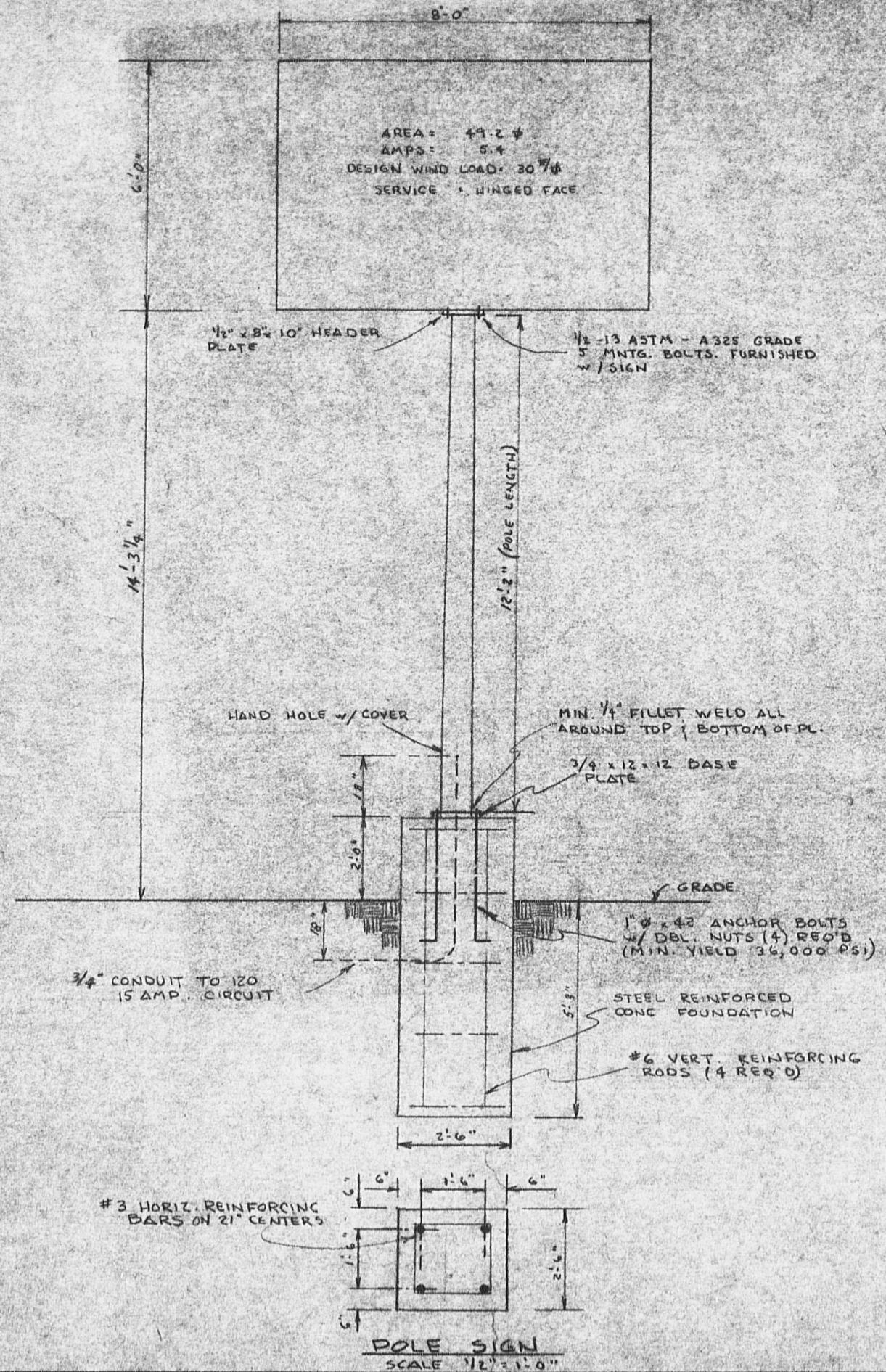
PLOT PLAN

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





DOUBLE FACE POLE SIGN WITH GAS



FOUNDATION DESIGN CONDITIONS

- 1.) CONC. 3000 P.S.I. STRENGTH MIN. IN 28 DAYS
- 2.) UNDISTURBED SOIL. SHOULD NOT BE FRESH FILL REMOVE SAFETY CURBING DURING POUR.
- 3.) FOUNDATIONS (AND SOIL RESISTANCE) EQUAL OR GREATER IN STRENGTH THAN POLE.
- 4.) "FAIR SOILS" - (WHICH INCLUDE MEDIUM CLAY OR ANY MIXTURE OF CLAY WITH SAND AND GRAVEL) HAVING SUFFICIENT CLAY TO BOND THE SAND & GRAVEL

CUMBERLAND FARMS 6x8 CENTER POLE INSTALLATION		
SCALE: AS NOTED	APPROVED BY:	DRAWN BY: DOC
DATE: 11-15-76		REVISED:
		DRAWING NUMBER:

