

ZB# 80-10-A

Hussain / Janofsky

41-1-16

# 80-10a Hussain / Janofsky - use variance

Public Hearing  
July 14, 1980  
8pm.  
OCPD

Repaid  
file w/  
T.C.

  
80-10a

# GENERAL RECEIPT

4361

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

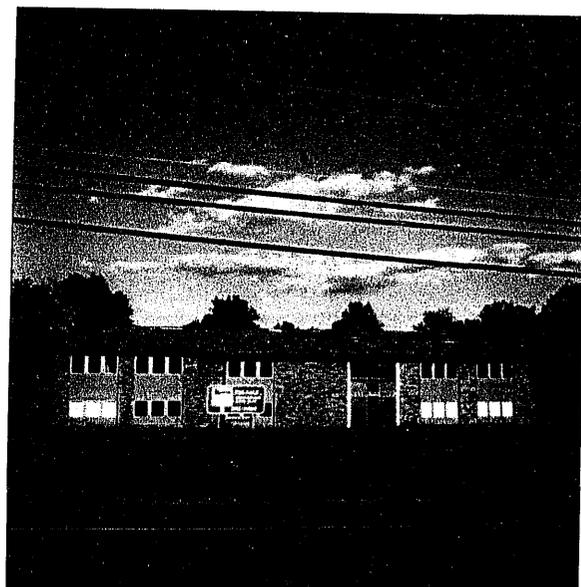
RECEIVED OF Lascher + Lascher (Hussain-Janofsky) June 24 19 80  
fifty and 00/100 \$ 50.00  
FOR Variance App. Fee 80-#10 DOLLARS

DISTRIBUTION:

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

BY Pauline J Townsend  
Town Clerk.

TITLE



EMPTY



FLIK

insurance app fee 80-1110

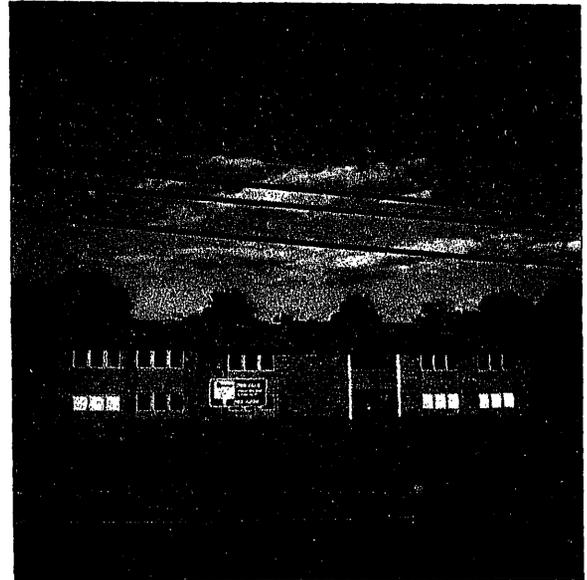
DISTRIBUTION:

FUND	CODE	AMOUNT
50.00		
OK		

BY

Pauline J Townsend  
Town Clerk.

TITLE



EMPTY



DR FRONT



BACK DRS



ZONING BOARD OF APPEALS : TOWN OF NEW WINDSOR

-----x  
In the Matter of the Application of

MUHAMMAD Z. HUSSAIN and ELLIOTT JANOFISKY

DECISION DENYING  
USE VARIANCE

Application #80-10.  
-----x

WHEREAS, MUHAMMAD Z. HUSSAIN of 305 Quassaick Avenue, New Windsor, New York, and ELLIOTT JANOFISKY of 240 Summit Drive, New Windsor, New York, have made application for a use variance to permit a dentists office in a residential (R-4) zone at 305 Quassaick Avenue; and

WHEREAS, a public hearing was held on the 14th day of July, 1980 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, the applicant, JANOFISKY, was represented by Gerald B. Lascher, Esq. of 327 West Street, Newburgh, New York; and

WHEREAS, the application was opposed by approximately 40 area residents in attendance at the public hearing.

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

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Sentinel also as required by law.
2. The evidence shows that the applicant/owner has attempted to sell the property for approximately 10 months.
3. The evidence shows that the road on which the subject premises is located is mixed commercial and residential, but that the section of the road on which the subject premises is located is primarily

residential in character.

4. The evidence shows that the plan as submitted by the applicant will affect a change in the character of the neighborhood in that a blacktopped parking lot will be erected, affecting the area drainage and the residential appearance of the area.

5. The evidence further shows the premises is located upon a dangerous curve in the road and that an additional traffic burden imposed by the use by patients of the parking lot will be dangerous and adversely affect the conditions of the neighborhood.

6. The applicant presented no evidence which would indicate that the plight of the premises is unique and is not due to general conditions suffered by other persons within the zone.

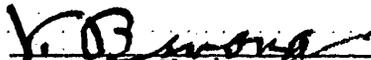
WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings of law in this matter:

1. The applicant has failed to prove hardship in that it has not shown that the plight of the land is due to unique circumstances and not general conditions nor is it shown that it will not alter the essential character of the neighborhood.

NOW, THEREFORE, BE IT, RESOLVED that the Zoning Board of Appeals of the Town of New Windsor deny the use variance as requested by the applicant in the application before the board.

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 attorney for the applicant.

Dated: August 11, 1980.

  
Chairman

ZONING BOARD OF APPEALS : TOWN OF NEW WINDSOR

-----X

In the Matter of the Application of

REZIERO VITOLO, d/b/a NAPOLI PICCA PIZZA

DECISION GRANTING  
AREA VARIANCES

Application #80-15.

-----X

WHEREAS, REZIERO VITOLO, d/b/a NAPOLI PICCA PIZZA, located at Route 32, Windsor Highway, Town of New Windsor, New York, in a "C" - Designed Shopping Center zone, has made application before the Zoning Board of Appeals for area and height variances for the purposes of construction of a restaurant to the rear of the existing businesses at the above premises; and

WHEREAS, a public hearing was held on the 14th day of July, 1980 before the Zoning Board of Appeals at the Town Hall, 555 Union Avenue, New Windsor, New York; and

WHEREAS, the applicant was represented by Lynn Williams who is the designer and contractor for the construction of the building; and

WHEREAS, the application was unopposed; and

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

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Sentinel, also as required by law.
2. The evidence shows that the variance sought will not alter the general character of the neighborhood.
3. The evidence shows that denial of the variance will result in significant economic injury to the applicant.

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

1. That applicant will encounter practical difficulty if the area variances requested are denied.

2. The proposed variances requested will not result in substantial detriment to adjoining properties or change the character of the neighborhood.

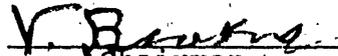
NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor grant a 10 ft. sideyard variance and a 10 ft. height variance to the applicant as applied for herein.

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: July 14, 1980.

  
Chairman

**Legal Notice**

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 48-39A of the Zoning Ordinance on the following proposition:

Appeal No. 10  
 Request of Dr. M. Hussain and Dr. Elliot Janofsky for a VARIANCE of the regulations of the Zoning Ordinance to permit professional offices being a VARIANCE of Section 48-9 Table of Use Regulations (Col. A) for property situated as follows, 305 Quassick Avenue, New Windsor, N.Y.

SAID HEARING will take place on the 14 day of July, 1980 at the New Windsor Town Hall, 555 Union Avenue, New Windsor, N.Y. beginning at 8:00 o'clock P.M.

VINCENT BIVONA  
 Chairman

By Patricia Delio, Secretary

State of New York

County of Orange, ss:

*EVERETT SMITH* being duly sworn disposes as says that he is *PRESIDENT*.....of the E.W. Smith Publishing Company, Inc., publisher of The Sentinel, a weekly newspaper published and of general circulation in the Town of New Windsor, and that the notice of which the annexed is a true copy was published.....*ONCE*..... in said newspaper, commencing on the *26* day of *JUNE* A.D., 1980, and ending on the *26* day of *JUNE* A.D., 1980.

*Everett Smith*

Subscribed and sworn to before me this *27th* day of *Aug*.. 1980.....

*Patricia Delio*  
 Notary Public of the State of New York  
 County of Orange.

MY COMMISSION EXPIRES MARCH 30, 1982

PATRICIA DELIO  
 Notary Public, State of New York  
 Appointed in Orange County  
 My Commission expires Mar. 30, 1982

TOWN OF NEW WINDSOR  
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

80-10  
(Number)

6/23/80  
(Date)

I. Applicant information:

- (a) Dr. Elliot Janofsky, 240 Summit Drive, New Windsor, NY 565-5685  
(Name, address and phone of Applicant)
- (b) Dr. Elliot Janofsky, 240 Summit Drive, New Windsor, NY 565-5685  
(Name, address and phone of purchaser or lessee)
- (c) Gerald B. Lascher, 327 West Street, PO Box 2575, Newburgh, NY 561-2258  
(Name, address and phone of attorney)
- (d) Kahn Realtors, 838 Broadway, Newburgh, NY 562-4800  
(Name, address and phone of broker)

II. Application type:

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

III. Property information:

- (a) R-4 305 Quassaick Avenue 41 1 16 100x250  
(Zone) (Address) (S B L) (Lot size)
- (b) What other zones lie within 500 ft.? Neighborhood commercial
- (c) Is a pending sale or lease subject to ZBA approval of this application? Yes
- (d) When was property purchased by present owner? 3 years ago
- (e) Has property been subdivided previously? No When? \_\_\_\_\_
- (f) Has property been subject of variance or special permit previously? Unknown When? \_\_\_\_\_

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

80-10  
(Number)

6/23/80  
(Date)

I. Applicant information:

- (a) Dr. Elliot Janofsky, 240 Summit Drive, New Windsor, NY 565-5685  
(Name, address and phone of Applicant)
- (b) Dr. Elliot Janofsky, 240 Summit Drive, New Windsor, NY 565-5685  
(Name, address and phone of purchaser or lessee)
- (c) Gerald B. Lascher, 327 West Street, PO Box 2575, Newburgh, NY  
(Name, address and phone of attorney) 561-2258
- (d) Kahn Realtors, 838 Broadway, Newburgh, NY 562-4800  
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II. Application type:

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- Area variance
- Sign variance
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- (a) R-4 305 Quassaick Avenue 41 1 16 100x250  
(Zone) (Address) (S B L) (Lot size)
- (b) What other zones lie within 500 ft.? Neighborhood commercial
- (c) Is a pending sale or lease subject to ZBA approval of this application? Yes
- (d) When was property purchased by present owner? 3 years ago
- (e) Has property been subdivided previously? No When? \_\_\_\_\_
- (f) Has property been subject of variance or special permit previously? Unknown When? \_\_\_\_\_
- (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. No
- 
-



IV. Use variance:

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

Professional office use

(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. The present owner has attempted for almost a year to sell the subject premises as a residence by listing the property with a large area real estate firm and has been unable to do so, primarily due to the high traffic density. This has created a hardship which was not self-created.

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



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** _____	_____	_____

**Professional office use**  
 (Describe proposed use)

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✓(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. The present owner has attempted for almost a year to sell the subject premises as a residence by listing the property with a large area real estate firm and has been unable to do so, primarily due to the high traffic density. This has created a hardship which was not self-created.

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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 \_\_\_\_\_, 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?

\_\_\_\_\_

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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/>			
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.

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

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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.

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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.)
- 1) The proposed use will not change the character of the neighborhood.
- 2) There are similar professional activities located nearby on Quassaick Ave., namely: Jerald Fiedelholtz, Esq., Allan Kuslanski, Esq., Martin Grant, MD, Arif Muslim, MD, David Sokol, DDS, Jack Manpel, MD
- 3) The traffic flow is such that the cars must slow down to make the turn ahead.
- 4) There is room for ample parking.
- 5) Upon information and belief, The Planning Board is considering proposing to the Town Board that a stretch of Quassaick Avenue include professional offices as a permitted use.

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.

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

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  - 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 June 2, 1980

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

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.

*Elliott J. Flynn*  
(Applicant)

Sworn to before me this  
2 day of June, 1980.

*Gerald B. Lascher*

**GERALD B. LASCHER  
NOTARY PUBLIC STATE OF NEW YORK  
RESIDING IN ORANGE COUNTY  
COMMISSION EXPIRES MARCH 30, 1987**

XI. ZBA Action:

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



(914) 565-8550

July 15, 1980

Gerald B. Lascher, Esq.  
Lascher and Lascher  
327 West Street  
Newburgh, N. Y. 12550

RE: APPLICATION FOR USE VARIANCE - HUSSAIN/JANOFSKY  
#80-10

Dear Mr. Lascher:

This is to confirm that the above application for a use variance was denied at the July 14, 1980 meeting of the Zoning Board of Appeals.

Formal decision will be drafted at a later date and acted upon at an upcoming meeting of the ZBA.

Very truly yours,

PATRICIA DELIO  
Secretary - Zoning Board of Appeals

/pd

*Memo* FROM:

TOWN OF NEW WINDSOR  
555 UNION AVENUE NEW WINDSOR, NEW YORK 12550

TO:

HOWARD COLLETT  
Building/Zoning Inspector  
Town of New Windsor

DATE: July 15, 1980

SUBJECT:

APPLICATION FOR USE VARIANCE BEFORE ZBA  
HUSSAIN/JANOFKY - #80-10

— FOLD HERE —

Please be advised that the above application for a use variance was denied at the July 14, 1980 meeting of the ZBA.

cc: Town Planning Board

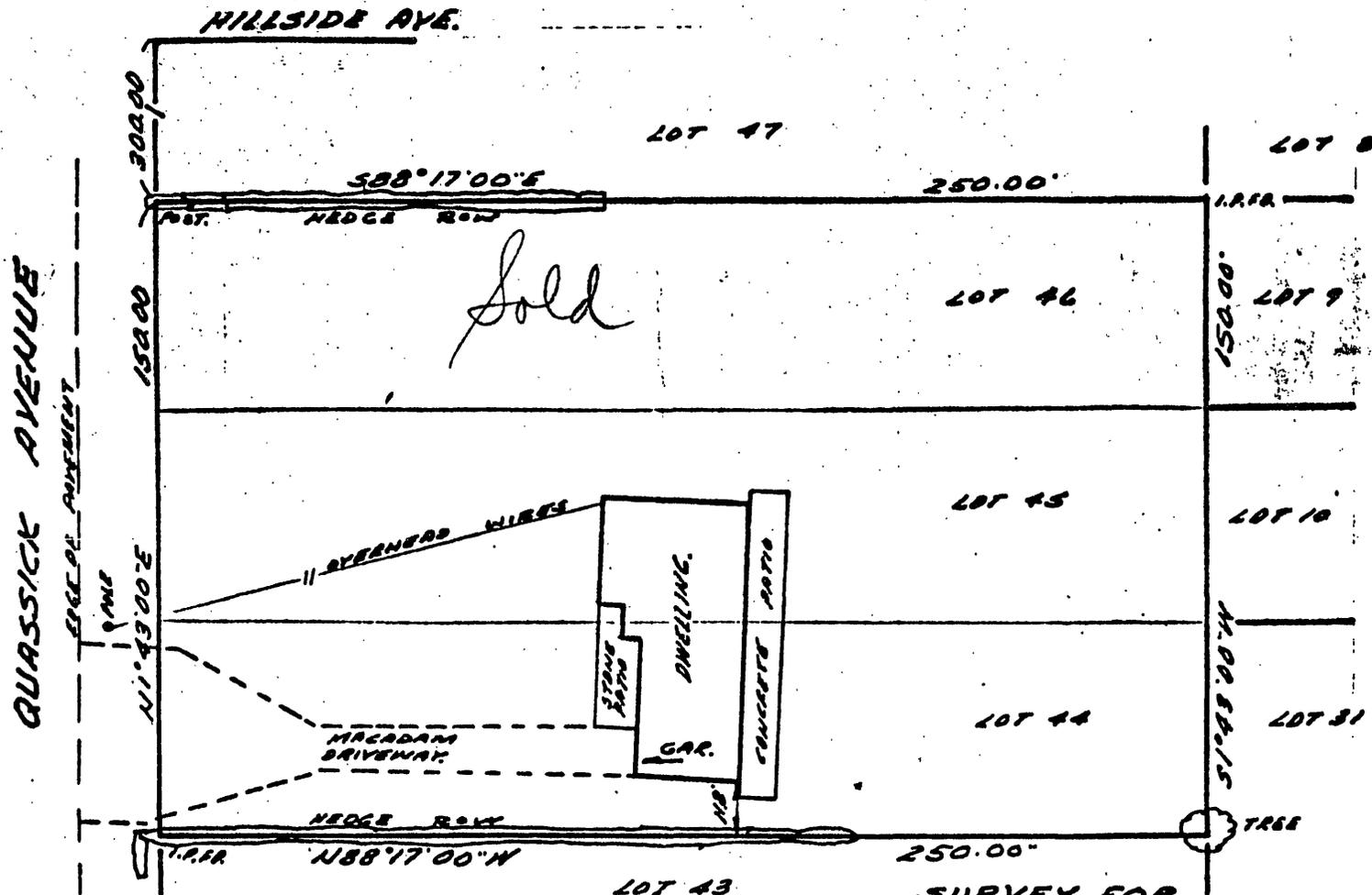
by

*Patricia Nelson*

Secretary - ZBA

WASHBURN ASSOCIATES  
 ESTRADA ROAD  
 CENTRAL VALLEY, N.Y.

MAP REFERENCE:  
 WINDSOR ACRES  
 FILED MAY 22, 1933  
 MAP 42 1145



LOT 43 SURVEY FOR  
**MUHAMMAD Z. HUSSAIN  
 GHAZALA Y. HUSSAIN**

SCALE: 1"=40'	APPROVED BY:	DRAWN BY
DATE: NOV. 3, 1977		REVISED
<b>TOWN OF NEW WINDSOR ORANGE CO., N.Y.</b>		
		DRAWING NUMBER <b>1494</b>

MUHAMMAD Z. HUSSAIN  
 GHAZALA Y. HUSSAIN  
 AMERICAN TITLE INSURANCE CO.  
 FIRST CHARTERED SAVINGS  
 AND L.O.A.U. ASSOCIATION  
 CERTIFIED TRUE AND CORRECT  
 AS SHOWN HEREON.

*Ronald A. Washburn*  
 E.C. NS 49368

TO: ZONING BOARD OF APPEALS  
TOWN OF NEW WINDSOR  
555 Union Ave, Town Hall  
New Windsor, N. Y. 12550

Rec'd & filed  
7/14/80 - ZBA

RE: Appeal #10 - Dr. M. Hussain & Dr. E. Janofsky request  
for variance for professional offices.

The undersigned who are property owners and taxpayers  
in the Town of New Windsor, New York and who reside in the  
proximity of the property situated at 305 Quassaick Avenue,  
New Windsor, New York owned by Dr. M. Hussain do hereby petition  
the Zoning Board of Appeals to deny the request for variance.  
The area is zoned R-4 Residential and the petitioners desire  
that it remain that way.

NAME	ADDRESS	WITNESS & DATE
✓ Daniel P. Konkol	11 Cross St. New Windsor, N.Y.	Archie Konkol 6/26/80
✓ Dorothy M. Konkol	11 Cross St New Windsor, N.Y.	Daniel Konkol 6/26/80
✓ Fortunata Nolyvic	9 Cross St New Windsor, N.Y.	Edward J. Nolyvic 6/26/80
✓ Edward J. Nolyvic	9 Cross St. New Windsor, N.Y.	Daniel Konkol 6/26/80
✓ David R. Kant	7 Cross St. New Windsor, N.Y.	Narcia J. Kant 6/30/80
✓ Marcia J. Kant	7 Cross St. New Windsor, N.Y.	David R. Kant 6/30/80
✓ Ronald Conyer	96 Bloomingrose TPK New Windsor, N.Y.	Mary Conyer 6/30/80
✓ Mary Conyer	96 Bloomingrose TPK New Windsor, N.Y.	Ronald Conyer 6-30-80
✓ Joseph M. Rodim	8 Cross St New Windsor	Mary Ann Rodim 6-30-80
✓ Mary Ann Rodim	8 Cross St New Windsor	Joseph M. Rodim 6-30-80
✓ Lodovico Fioreselli	301 Quassaick Ave New Windsor, N.Y.	6/30/80
✓ Dana Barry	14 Cross St. New Windsor N.Y.	6/30/80
✓ Patricia Doyle	15 Cross St. New Windsor N.Y.	6/30/80
✓ Thomas Leffel	15 CROSS ST New Windsor N.Y.	6/30/80
✓ George J. Vecchio	4 SCHOONMAKER DRIVE, NEW WINDSOR, N.Y.	6/30/80
✓ Michael A. Crudele	291 Quassaick Ave New Windsor, N.Y.	6/30/80
✓ Helen A. Crudele	291 Quassaick Ave. N.W.	6/30/80
✓ Edward A. Sansville	3 Schoonmaker Dr. New Windsor	6/30/80
✓ Pat Sansville	3 Schoonmaker Dr.	Edward A. Sansville 7/1/80
✓ Mary A. Cappelli	12 Cross St New Windsor N.Y.	7/1/80

TO: ZONING BOARD OF APPEALS,  
Town of New Windsor, N. Y.

Re: Request to deny Appeal #10 - Drs. Hussain & Janofsky  
variance for Professional offices - 305 Quassaick Ave. New Windsor, NY

NAME	ADDRESS	WITNESS & DATE
✓ Manuel Peters	13 Grass St.	7/11/80
✓ Lillian H. Applegate	309 Quassaick Ave	7/11/80
✓ Arthur M. Applegate	309 Quassaick Ave	7/11/80
✓ Robert H. Hodge	299 Quassaick Ave	7/13/80
✓ Betty Hodge	299 Quassaick Ave	7/13/80
✓ Theresa D. Duhal	297 Quassaick Ave	7/13/80
✓ Ernest Duhal	297 Quassaick Ave	7/13/80
✓ Jeff V. P. P. P.	293 Quassaick Ave	7/13/80
✓ Robert M. Cappel	12 Court St.	7/14/80

TO: ZONING BOARD OF APPEALS  
Town of New Windsor, N. Y.

Re: Request to deny Appeal #10 - Drs. Hussain & Janofsky  
variance for Professional offices - 305 Quassaick Ave. New Windsor, NY.

NAME	ADDRESS	WITNESS & DATE
✓ Gregory J. Peter	126 Bloomingmeadow TPKE	7-4-80
✓ Virginia M. Peter	106 Bloomingmeadow TPKE	7-4-80
Mr. & Mrs. Robert G. Sutton	308 Quassaick Ave	7-12-80 - New Windsor
Mr. & Mrs. Stephen A. Givens	296 Quassaick Ave	7/13/80
✓ K. E. Symon	294 Quassaick Ave	New Windsor 7/13/80
✓ L. Dymun	294 Quassaick Ave	New Windsor 7/13/80
✓ D. Foralli	8 FOREST HILLS RD.	New Windsor 7/13/80
✓ Glen Barry	16 Cross St	New Windsor 7/13/80
✓ John Deamonte	6 Schoonmaker Dr	New Windsor 7/13/80
✓ Patrick J. Deamonte	6 Schoonmaker Dr	New Windsor 7/13/80

7/14/80 - 8pm - Public Hearing - Yanofsky/Hussain

<u>Name:</u>	<u>Spectator Address:</u>
Michael A. Crudek ✓	291 Quassaick Ave.
Patrick Disimont.	6 Schoonmaker Dr
George Vecchio	4 Schoonmaker Blvd
Herbert M. Cappelli ✓	12 Cross St
Joseph M. Behr	8 Cross St
Mary A. Cappelli	12 Cross St New Windsor, N.Y.
Ona Lodin	8 Cross St N.W.
Mrs. F. Holytic	9 Cross St. N. Windsor, N.Y.
Mrs. C. J. Holytic	9 Cross St. N. Windsor, N.Y.
Stephen M. Arico	296-Quassaick Ave. New Windsor N.Y.
Victoria Arico	296-Quassaick Ave. New Windsor N.Y.
Arthur Applegate	309 Quassaick Ave. New Windsor N.Y.
Lillian N. Applegate ✓	309 Quassaick Ave. New Windsor N.Y.
Marcel Raut	7 Cross St. New Windsor
David R. Raut ✓	7 Cross St., New Windsor, N.Y.
Edward A. Sansville ✓	3 Schoonmaker Dr. New Windsor N.Y.
Virginia Pa Silva	311 Quassaick Ave. New Windsor
Louis C. Bynum ✓	294 Quassaick Ave New Windsor
R. E. Bynum III ✓	294 Quassaick Ave " "

(Terry)



1763

Mr. Gerald B. Lascher  
327 West Street  
Newburgh, N.Y.

RE: 41-1-16

Dear Mr. Lascher:

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

The charge for this service is \$35.00. Please remit same to the Town Clerk, Town of New Windsor.

Very truly yours,

A handwritten signature in cursive script that reads "Paula King".

PAULA KING  
ASSESSOR  
Town of New Windsor

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

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Sole Assessor  
Paula King  
555 Union Avenue  
New Windsor, New York 12550  
(914) 565-8808

June 4, 1980



1763

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Sole Assessor

Paula King

555 Union Avenue

New Windsor, New York 12550

(914) 565-8808

June 4, 1980

*240 on list*

- |   |   |
|---|---|
| ✓ Crudele Michele A & Helen A<br>291 Quassaick Ave.<br>New Windsor, N.Y. 12550  | Da Silva Vincent & Virginia<br>311 Quassaick Ave.<br>New Windsor, N.Y.    |
| Pacione Albert P Jr & Marianne<br>7 Schoonmaker Drive<br>New Windsor, N.Y.      | ✓ Applegate Lillian & Arthur M<br>309 Quassaick Ave.<br>New Windsor, N.Y. |
| ✓ Sausville Edward A & Pauline R<br>3 Schoonmaker Drive<br>New Windsor, N.Y.    | ✓ Fiorelli Carl A & Louise<br>301 Quassaick Ave.<br>New Windsor, N.Y.     |
| Fisher Patricia<br>15 Cross Str.<br>New Windsor, N.Y.                           | ✓ Hodge Robert A & Elizabeth A<br>299 Quassaick Ave.<br>New Windsor, N.Y. |
| ✓ Peters Manuel & Laura J<br>13 Cross Str.<br>New Windsor, N.Y.                 | ✓ Dubiell Ernest J & Theresa<br>297 Quassaick Ave.<br>New Windsor, N.Y.   |
| ✓ Konkol Daniel P & Dorothy M<br>11 Cross Str.<br>New Windsor, N.Y.             | ✓ Cappelli Humbert<br>12 Cross St.<br>New Windsor, N.Y.                   |
| ✓ Wolynic Edward J & Fortunata<br>9 Cross Str.<br>New Windsor, N.Y.             | Hanretta Thomas F & Dolores<br>2 Margaret Place<br>New Windsor, N.Y.      |
| ✓ Rant David R & Marcia J<br>7 Cross Str.<br>New Windsor, N.Y.                  | Reitano Joseph & Anne<br>84 Bloomingrove Tpke.<br>New Windsor, N.Y.       |
| ✓ Conyea Donald Jr & Mary<br>96 Bloomingrove Tpke.<br>New Windsor, N.Y.         | Messina Carmine & Helen G<br>88 Bloomingrove Tpke.<br>New Windsor, N.Y.   |
| Gormley Harriette L<br>100 Bloomingrove Tpke<br>New Windsor, N.Y.               | ✓ La Duca Samuel & Grace<br>90 Bloomingrove Tpke.<br>New Windsor, N.Y.    |
| Peters Gregory Joseph & Virginia<br>106 Bloomingrove Tpke.<br>New Windsor, N.Y. | ✓ Rodino Joseph M & Mary Ann<br>8 Cross St.<br>New Windsor, N.Y.          |
| Peters Mary G<br>c/o Vale<br>108 Bloomingrove Tpke.<br>New Windsor, N.Y.        | ✓ Barry David J Jr. & Elsie<br>16 Cross St.<br>New Windsor, N.Y.          |



OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

---

Sole Assessor  
Paula King  
555 Union Avenue  
New Windsor, New York 12550  
(914) 565-8808

1763

Mc Vicker Kevin J & Rita K  
18 Cross St.  
New Windsor, N.Y.

✓ Torelli Donato & Sue  
8 Forest Hills Rd.  
New Windsor, N.Y.

Gardner David & Hazel  
47 Forest Hills Rd.  
New Windsor, N.Y.

✓ Bynum Raymond E III & Lois C  
294 Quassaick Ave.  
New Windsor, N.Y.

✓ Orrico Stephen M  
PO Box 654  
Vails Gate, N.Y. 12584

Minuta Vincent  
6 Farmstead Rd.  
New Windsor, N.Y.

County of Orange  
255-275 Main St.  
Goshen, N.Y. 10924

Minuta Joseph & Anna  
304 Quassaick Ave.  
New Windsor, N.Y.

Bertero Richard L & Lillian M  
308 Quassaick Ave.  
New Windsor, N.Y.

Dillon Evelyn  
314 Quassaick Ave.  
New Windsor, N.Y.

Foschini Errol & Emilia  
17 Forest Hills Rd.  
New Windsor, N.Y.

Sokol David J & Carol  
228 Quassaick Ave.  
New Windsor, N.Y.

Losinno Nichola L & Jeanette  
89 Bloominggrove Tpke.  
New Windsor, N.Y.

Roach James Jr & Bridget A  
38 Garden Dr.  
New Windsor, N.Y.

Curry Adelbert W & Vera J  
40 Garden Dr.  
New Windsor, N.Y.

Schoonmaker Jane M  
42 Garden Dr.  
New Windsor, N.Y.

INTER-OFFICE CORRESPONDENCE

TO: TOWN PLANNING BOARD  
FROM: ZONING BOARD OF APPEALS  
SUBJECT: PUBLIC HEARINGS BEFORE ZBA - July 14, 1980  
DATE: June 30, 1980

Please be advised that there are two (2) public hearings scheduled to be heard before the ZBA on Monday evening, July 14, 1980:

8 p.m. - Application for use variance of ✓  
HUSSAIN/JANOFSKY

8:15 p.m. - Application for side yard variance  
of REZIERO VITOLO, d/b/a NAPOLI'S  
PICCA PIZZA

I have attached hereto copies of the pertinent applications together with the public hearing notices which will be published in The Sentinel this week.

Pat

/pd

Attachments

cc: Howard Collett - Bldg./Zoning Inspector

Public Hearing 7/14/80 8pm (2)

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

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

File No. .... Date JUNE 3, 1980

To ELLIOT JANOFSKY  
240 SUMMIT DR  
NEW WINDSOR

PLEASE TAKE NOTICE that your application dated JUNE 3, 1980  
for permit to LOCATE A DENTIST OFFICE  
at the premises located at 305 QUASSACK AV

is returned herewith and disapproved on the following grounds:

DENTIST OFFICE NOT PERMITTED IN RESIDENTIAL  
ZONE (R4)

Howard R. Coe  
Building Inspector



June 23, 1980

Zoning Board of Appeals  
Town of New Windsor  
Town Hall  
New Windsor, NY 12550

Re: Hussain Property  
305 Quassaick Avenue  
New Windsor, NY 12550

Gentlemen:

Please be advised the above captioned property has been listed for sale with our office since September 19, 1979. The only interest in this property has been for professional or commercial usage.

Therefore, we would appreciate your consideration in granting this variance to Dr. Elliot Janofsky.

Sincerely yours,

*Harold L. Kahn*  
Harold L. Kahn

HLK/jw

CORPORATE HEADQUARTERS  
838 Broadway  
Newburgh, New York 12550  
Telephone (914) 562-4800

DUTCHESS COUNTY OFFICE  
80 Main Street  
Fishkill, New York 12524  
Telephone (914) 896-5800

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. 10

Request of Dr. M. Hussain and Dr. Elliott Janofsky

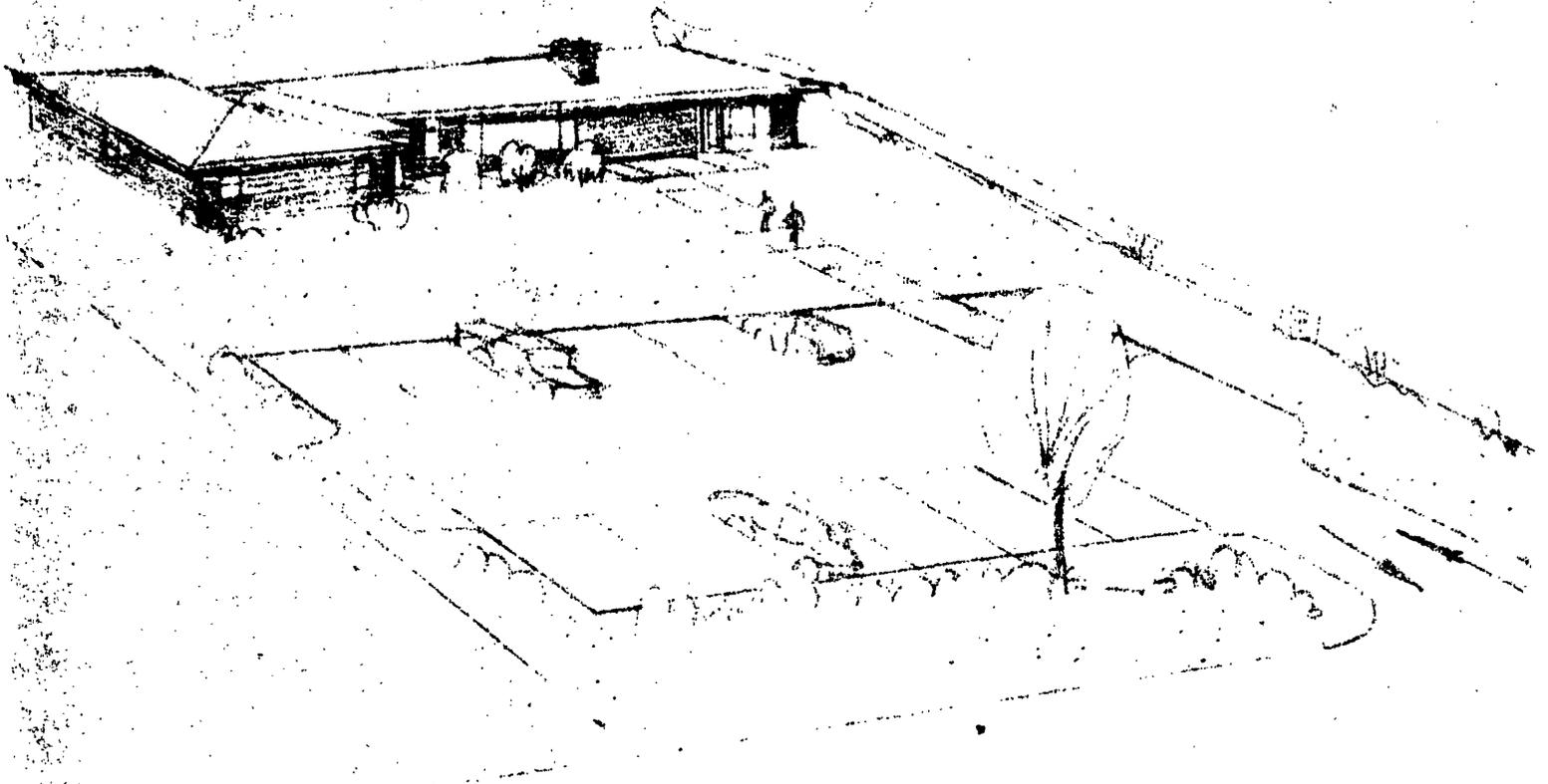
for a VARIANCE ~~SPECIAL USE PERMIT~~ of  
the regulations of the Zoning Ordinance, to permit  
professional offices

being a VARIANCE ~~SPECIAL USE PERMIT~~ of  
Section 48-9 - Table of Use Regulations - Col. A  
for property situated as follows:

305 Quassaick Avenue, New Windsor, NY

SAID HEARING will take place on the 14 day of July, 1980,  
at the New Windsor Town Hall, 555 Union Avenue, New Windsor, N. Y.  
beginning at 8:00 o'clock P. M.

VINCENT BIVONA  
Chairman



SKETCH



PROPOSED DENTAL OFFICE  
FOR DR. J. J. JANDREAN  
TOWN OF NEW WINDSOR, N.Y.

SITE PLAN  
SKETCH

WINDSOR PLANNING BOARD  
APPROVED JUNE 3, 1964

**PREVIOUS  
DOCUMENT  
IN POOR  
ORIGINAL  
CONDITION**