

ZB# 81-2

Mans Brothers

(no S-B-L given)

Public Hearing:

Feb. 9, 1981 -

1/29/81 - OCPD ~~to~~ notified. Pls

(Paul has plans)

1/29/81 - Notice to Sergeant

Fee paid - \$50.00

Decision - Denial
Needed

General Receipt

4525

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

Feb 3 19 81

Received of Mans Bros \$ 50.00

Fifty and 00/100 DOLLARS

For B.A. 81-2

DISTRIBUTION

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

By Pauline G. Townsend
Town Clerk
Title

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



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK
(914) 565-8550

file

July 28, 1981

C. P. MANS
28 Windsor Highway
New Windsor, N.Y. 12550

Dear Mr. Mans:

In response to your recent request of our Chairman, Richard Fenwick, that the members of the Zoning Board of Appeals visit the site of your proposed variance, this will advise you that such a procedure would be highly irregular.

If you wish to reapply for the variance which you previously requested, you may do so by following the same procedures which you followed in your first application. If, after you have made formal application, the members of the Board deem it advisable to view the site in question, they may do so. Such a visit may only take place after you have made formal application and it is entirely within the discretion of each individual Board member whether or not he wishes to make such a visit.

I must ask you to refrain from contacting members of the Zoning Board of Appeals outside of the formal application process. It is important to the public trust placed in the Zoning Board that there be not even the slightest appearance of favoritism or impropriety and I ask your cooperation in refraining from contacting individual Board members with respect to this matter.

Thank you.

Very truly yours,

Andrew S. Krieger
ANDREW S. KRIEGER
Attorney for the ZBA

ASK:pd

cc: ZBA members

ZONING BOARD OF APPEALS : TOWN OF NEW WINDSOR

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

C. P. MANS.

DECISION DENYING
AREA VARIANCE

#81-2.
-----x

WHEREAS:

C. P. MANS, owning property located at 28 Windsor Highway, Town of New Windsor, New York, has made application for area variances for the purposes of construction of an additional building on his property located at the above address; and

WHEREAS, a public hearing was held on the 9th day of February, 1981 before the Zoning Board of Appeals at the Town Hall, 555 Union Avenue, New Windsor, N. Y.; and

WHEREAS, the applicant was represented by PAUL J. MELE, P. E. consulting engineer, Gardiner, New York.

WHEREAS, the application was opposed by some area residents;

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 required by law.
2. Permission was sought from the Orange County Planning Department, which returned same for local determination.
3. Applicant sought 11 ft. side yard variance for construction of a warehouse to the rear of property owned by C. P. Mans, under Sec. 48-12-Column 7, the law requires sideyards totalling 40 ft., each side yard to be not less than 15 ft.

4. Applicant's premises has a 100 ft. width, the lot having been created prior to the enactment of zoning which required that lots be 150 ft. in width. Applicant stated that he has constructed what he termed a retaining wall in the back of the premises which wall is approximately 80 ft. in length. Applicant seeks to construct a two-story building incorporating this retaining wall. The wall is approximately parallel to the frontage of the lot, thus requiring the sideyard variances requested.

5. Some of the members of the Zoning Board of Appeals visited the site and reported during the hearing that the "retaining wall" was substantial in nature and that a foundation was in place under that wall which would support the building proposed by the applicant. The Building Inspector, Howard Collett, was present at the hearing and confirmed that no building permit had been issued for the construction of the "retaining wall" and that the wall appeared necessary to him in order to prevent erosion of the earth bank behind the wall. This evaluation was disputed by a member of the audience who stated that she was formerly a neighbor of the property in question and now was the mortgagee of her former property.

6. No evidence was offered by the applicant as setting forth what practical difficulty he had which required the construction of the proposed building in the proposed location and having the proposed size.

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

1. The variance sought is substantial in relation to the requirements of the Zoning Local Law as the applicant seeks authorization for sideyards totalling approximately 25% of that required and for one sideyard having only 33% of the space required.

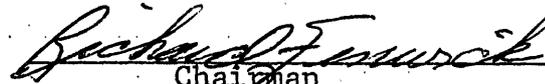
2. The construction of a building for the purposes of housing a repair shop could be performed in some other feasible method which would conform to the requirements of the Zoning Local Law, or at the very least, require a much less substantial variance.

3. The variance is not in the interests of justice. The applicant has constructed a foundation and a wall apparently suitable for the support of a building. At the time the applicant constructed the foundation and walls, he knew, or should have known, that any building erected on that foundation would be in violation of the Zoning Local Law. The applicant, therefore, may not justify this application by citing the expense or inconvenience of altering or abandoning the existing construction. If the applicant has constructed the foundation for the purpose of supporting a building, the time to apply for variances permitting such construction was before the foundation and "retaining wall" were completed.

NOW, THEREFORE, BE IT RESOLVED that the Zoning Board of Appeals of the Town of New Windsor deny an 11 ft. sideyard variance as requested by C. P. MANS in the application before the Zoning Board of Appeals.

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

Dated: February 23, 1981.


Chairman

Decision of denial

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

81-2
(Number)

1/14/81
(Date)

I. Applicant information:

(a) C.P. Mans - 28 Windsor Highway - New Windsor, N.Y.
(Name, address and phone of applicant)

(b) _____
(Name, address and phone of purchaser or lessee)

(c) _____
(Name, address and phone of attorney)

(d) _____ Paul Mele, P.C. - Engineer
(Name, address and phone of broker) Architect

II. Application type:

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

III. Property information:

(a) RI 28 Windsor Highway 100' x 700'
(Zone) (Address) (S.B. L) (Lot size)

(b) What other zones lie within 500 ft.? NR - R4

(c) Is a pending sale or lease subject to ZBA approval of this application? N/A

(d) When was property purchased by present owner? 1976

(e) Has property been subdivided previously? No When? _____

(f) Has property been subject of variance or special permit _____

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

81-2.
(Number)

1/14/81.
(Date)

I. Applicant information:

- (a) C.P. Mans - 28 Windsor Highway - New Windsor, N.Y.
(Name, address and phone of applicant)
- (b) _____
(Name, address and phone of purchaser or lessee)
- (c) _____
(Name, address and phone of attorney)
- (d) _____ Paul Mele, P.C. - Engineer
(Name, address and phone of broker) Architect

II. Application type:

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

✓ III. Property information:

- (a) RI 28 Windsor Highway 100' x 700'
(Zone) (Address) (S.B. L) (Lot size)
- (b) What other zones lie within 500 ft.? NC - R4
- (c) Is a pending sale or lease subject to ZBA approval of this application? N/A
- (d) When was property purchased by present owner? 1976
- (e) Has property been subdivided previously? No When? _____
- (f) Has property been subject of variance or special permit previously? Sign only When? 1978?
- (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. Normal display.

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 48-12, Table Bulk Regs. Column 7

<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>15/40</u>	<u>5/11</u>	<u>124'</u>
Reqd. Rear Yard _____	_____	_____
Reqd. Street Frontage* _____	_____	_____
Max. Bldg. Hgt. _____	_____	_____
Min. Floor Area* _____	_____	_____
Development Coverage* _____ %	_____ %	_____ %
Floor Area Ratio** _____	_____	_____

(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 48-12, Table Bulk Regs. Column 7

<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>15/40</u>	<u>5/11</u>	<u>124'</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

** 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.

Land utilization to improve safety conditions
and prevent erosion. Also, additional
storage space needed.

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?

~~_____ conditions~~
 and prevent erosion. Also, additional
 storage space needed.

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.)

No screening needed, building located to rear of existing structure.

IX. Attachments required:

N/A Copy of letter of referral from Building and Zoning Inspector.

N/A 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.

N/A 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.

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.)

No screening needed, building located to rear of existing structure.

IX. Attachments required:

- n/a* Copy of letter of referral from Building and Zoning Inspector.
 - n/a* 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.
 - n/a* 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.
- n/a* Other

X. AFFIDAVIT

Date 1/14/81

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.

Jeffrey P. Milano
(Applicant)

Sworn to before me this
14th day of January, 1981.

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

RECEIVED
ATTORNEYS OFFICE /ZBA
TOWN OF NEW WINDSOR

JAN 14 1981

XI. ZBA Action: Patricia Delio BY: Patricia Delio

- (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

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

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Jeffrey P. Mans

(Applicant)

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14th day of January, 1981.

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

RECEIVED
ATTORNEY'S OFFICE /ZBA
TOWN OF NEW WINDSOR

JAN 14 1981

XI. ZBA Action: Patricia Delio BY: Patricia Delio

- (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.

INTER-OFFICE CORRESPONDENCE

file

TO: TOWN PLANNING BOARD
HOWARD COLLETT, BLDG./ZONING INSPECTOR

FROM: ZONING BOARD OF APPEALS

SUBJECT: C. P. MANS APPLICATION FOR AREA VARIANCE

DATE: February 11, 1981

Kindly be advised that the above application for an area variance was denied at the 2/9/81 meeting of the Zoning Board of Appeals.

Pat

/pd

(914) 565-8550

February 11, 1981

C. P. Mans
28 Windsor Highway
New Windsor, N.Y. 12550

RE: APPLICATION FOR AREA VARIANCE
#81-2

Dear Mr. Mans:

Please be advised that the above application for an area variance was denied at the February 9, 1981 meeting of the Zoning Board of Appeals.

Formal decision will be drafted and acted upon at an upcoming meeting of the Board.

Very truly yours,

PATRICIA DELIO, -Secretary
New Windsor Zoning Board of Appeals

/pd

INTER-OFFICE CORRESPONDENCE

TO: TOWN PLANNING BOARD
HOWARD COLLETT, BLDG./ZONING INSPECTOR

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Pat

/pd

2/9/81 Public Hearing - C.P. Mans

Name:

address:

Chris McEwan obj.

Fern Ave

Mary McEwan obj.

Fern Ave.

Bob Mans

16 turning down Inverell way
Rt 7 Box 2 Gardiner AB

Alan J. Mel

Howard Green

Quinn Brown obj.

Fern Ave

INTER-OFFICE CORRESPONDENCE

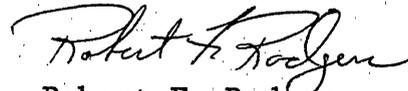
TO: Zoning Board of Appeals
FROM: Town Fire Inspector
DATE: 14 January 1981
SUBJECT: Mans Brothers; Route 32 - File # 81-2

A visual inspection of the aforementioned property was conducted by this office on 13 January 1981. It appears that the area in question has adequate clearance for a fire vehicle to pass along the north side of the building. However, should the building be ablaze it would create a problem in reaching the rear of the structure with an apparatus.

If the building (second story) is to be of concrete block construction with no windows on the north side, (facing the driveway) it may be possible to reach the rear of the structure, however, should it be of wood construction, it would be unlikely that a fire apparatus would be able to reach the rear should the building be ablaze.

It is my recommendation, that if the remainder of the building is of block construction with no windows facing the driveway, to allow Mr. Man to proceed, if of wood construction a variance should not be allowed. In any event, there should be no parking along the driveway so that emergency vehicles may have access to the rear shop.

Respectfully,


Robert F. Rodgers

John J. Lease

REALTORS

313 BROADWAY

P. O. Box 2577

NEWBURGH, N. Y. 12550

914 - 565-2800



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MORTGAGE LOANS

BROKERS

JOHN J. LEASE, SR.
JOHN J. LEASE, JR.
RICHARD F. LEASE

February 4, 1981

Mr. Richard Fenwick-Chairman
Zoning Board of Appeals
New Windsor, New York 12550

Dear Mr. Fenwick:

I am writing in reference to the request of C. P. Mans to construct an additional building to the rear of his property on Route 32. I have a special interest in this particular variance since his property abuts the rear of residential property that I own on Fern Avenue. More specifically the building that is under construction is right along side the rear of my property as well as Mrs. Gasking's property.

I strongly urge the Zoning Board of Appeals to require the owner of this property to stay within the bounds of the zoning ordinance which requires a 15' set-back from the property line. The reasons for asking for a denial are as follows:

- a) This is a commercial property abutting residential property and a construction of a building with five(5) feet off the property line is most detrimental to the value of the residential homes.
- b) The construction of this building was started without any permission from a town agency. what
- c) The owner of this property is not/one that would consider a good neighbor with the disposal of old cars, busses, etc., to the rear of the property.
- d) Because of the depth of the Mans property it would have been possible to design a garage in a manner which is in accordance with the zoning ordinance.
- e) In my opinion there is no hardship whatsoever that exist for the owner of this property.

RECEIVED
ATTORNEY'S OFFICE
TOWN OF NEW WINDSOR

FEB 5 1981

BY: Patricia Delis

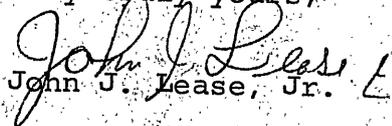
.(Continued)

Mr. Richard Fenwick

I went to see Mrs. Gasking who is more adversely affected by the construction of this building than I am, and she indicated to me that she is against the way in which the building was constructed, five feet from her property line, and she advised the Town of New Windsor when she was called on this particular matter. Mrs. Gasking is an 80 year old woman who does not have the energy for inclination to attend your meeting tonight, but has given me permission to express her feelings. I would suggest that the members of the Planning Board take a look at this particular problem, if you have not already done so, and talk to Mrs. Gasking, and place yourself in her position and then decide if this variance should be approved. I think you will reach the same conclusion that I have.

I am sorry that I cannot be at the meeting tonight since I had a previously scheduled appointment.

Very truly yours,


John J. Lease, Jr.

JJL/c



COUNTY OF ORANGE

LOUIS HEIMBACH, County Executive

Department of Planning

124 MAIN STREET (1887 Building)
GOSHEN, NEW YORK 10924
TEL. (914) 294-5151

Peter Garrison, Commissioner

Richard S. DeTurk, Deputy Commissioner

February 3, 1981

Mr. Richard Fenwick, Chairman
Town of New Windsor Zoning Board of Appeals
Town Hall 555 Union Avenue
New Windsor, New York 12550

Re: NWT-3-81-M
Variance, Mans Brothers

Dear Mr. Fenwick:

We have reviewed the above application 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.

Sincerely,

Peter Garrison
Commissioner of Planning

Reviewed by: Joel Shaw
Senior Planner

PG:rtt
Enclosure

RECEIVED
ATTORNEY'S OFFICE
TOWN OF NEW WINDSOR

FEB 6 1981

BY: Patricia Delis



1763

(21) out of 23
1 returned to sender

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

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

X K.W.G. Realty Corp.
P.O. Box 2628
Newburgh, N.Y. 12550

4 Monti Anthony & Veronica
MD 42 Fern Ave.
New Windsor, N.Y. 12550

4 Tomlin Holding Corp.
8 Susan Drive
Newburgh, N.Y.

4 Lease John Jr. & Frances K
313 Broadway
Newburgh, N.Y. 12550

4 Consolidated Rail Corp.
6 Penn Center Plaza
Philadelphia, Pa. 19103

4 Gasking Harry S. & Millie B
MD 23 Fern Ave.
New Windsor, N.Y.

4 Triangle Pacific Corp.
P.O. Box 220100
Dallas, Texas 75222

4 Orsino Thomas & Sarah
MD 33 Fern Ave.
New Windsor, N.Y.

4 Cornwall Paper Mills Co.
R.D.4, Forge Hill Road
New Windsor, N.Y. 12550

4 Kennedy Thomas A & Helen I
MD 33 Fern Ave.
New Windsor, N.Y.

4 Argenio Bros. Inc.
57 Windsor Highway
New Windsor, N.Y. 12550

4 Scott John A & Alice
32 Windsor Highway
New Windsor, N.Y.

4 Provan Leasing Corp.
210 Mill Street
Newburgh, N.Y. 12550

4 Mihalco Emil J & Helen
4 Fern Ave.
New Windsor, N.Y.

X Thompson Charles I &
Weston William K
c/o Heights Lumber Co.
3 Windsor Highway
New Windsor, N.Y. 12550

4 Teneyck Abraham L & Porteous Frederic
6 Fern Ave.
New Windsor, N.Y.

4 Central Hudson Gas & Electric
Corp.
c/o Tax Agent
284 South Ave.
Poughkeepsie, N.Y. 12602

4 Fitzgerald Patrick & Bridget
Fern Ave.
New Windsor, N.Y.

4 Garzione Patrick & Rose M
398 First Street
Newburgh, N.Y.

4 Monti Frank & Joseph Jr.
54 Windsor Highway
New Windsor, N.Y. 12550

4 Padilla Angel M & Nellie A
38 Windsor Highway
New Windsor, N.Y.

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR



1763

4 Schaffer William S & Richard A
c/o Mid Hudson Oxygen Co.
Walsh Road MD 23
New Windsor, N.Y. 12550

4 McKible Fred & Joel
42 Windsor Highway
New Windsor, N.Y.

23 Total

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

ZONING BOARD OF APPEALS

February 9, 1981

Agenda:

7:30 p.m. - ROLL CALL

Motion to accept the minutes of the 1/26/81 meeting as written.

Preliminary Meeting:

1. JOSEPH MARADAY, JR. - Request for use variance and special permit to establish school of special instruction to be located at Squire Village Shopping Center in an NC zone. School not a permitted use in NC zone.
81-4.
2. RITA WOOD KOCHES - Leasing of former Deli at South Jackson Avenue for purposes of engineering proposals by Cornwall Instrument Inc. Use not permitted in NC zone.
81-5.

PUBLIC HEARING:

- 8 p.m. - C. P. MANS - Application for sideyard variance for construction of a warehouse to the rear of property located on Route 32 in a Planned Industrial (PI) zone.
81-2.

Read Letter from Larry Bilello dated 2/9/81.

Discussion: Please have ideas for proposed zoning changes. Pressure has been coming from the Planning Board Chairman for same.

Pat
565-8550 (o)
562-7107 (h)

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. 2

Request of C. P MANS

for a VARIANCE ~~SPECIAL PERMIT~~ of the regulations of the Zoning Ordinance to permit construction of additional building to the rear of existing building

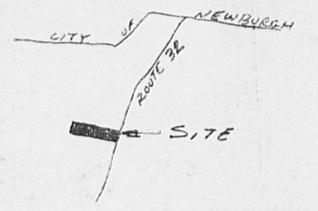
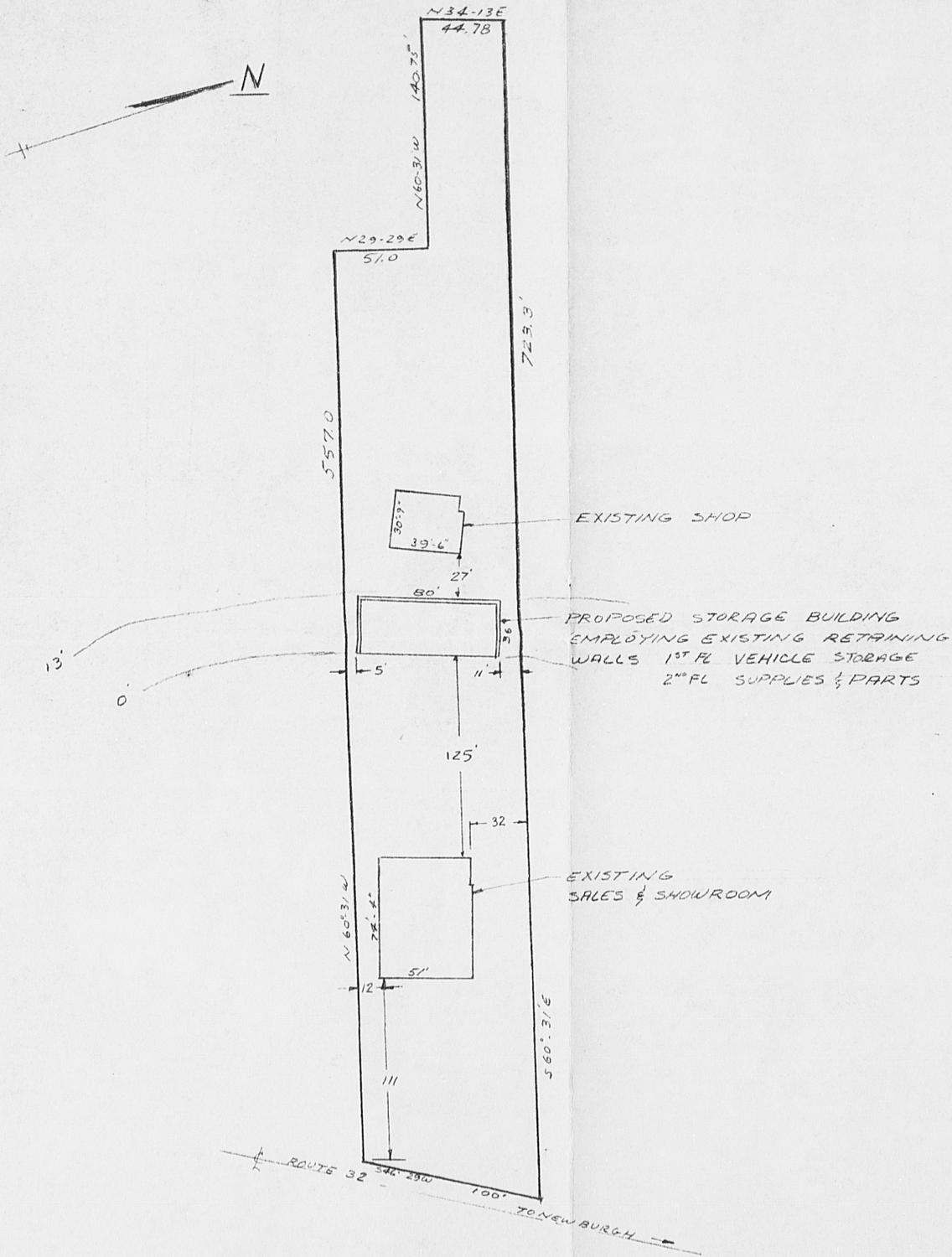
being a VARIANCE ~~SPECIAL PERMIT~~ of Section 48-12- Table of Bulk Regs.-Col.7

for property situated as follows:

28 Windsor Highway, Town of New Windsor,
New York.

SAID HEARING will take place on the 9th day of February, 1981, at the New Windsor Town Hall, 555 Union Avenue, New Windsor, N. Y. beginning at 8 o'clock P. M.

RICHARD FENWICK
Chairman



ZONE P1
 AREA 40,000
 WIDTH 150
 FRONT YARD 50
 SIDE YARD 15/40 *
 REAR YARD 20
 FLOOR RATIO .6

NOTES

- 1) PROPOSED BUILDING FOR STORAGE OF GOODS
- 2) 1ST FLOOR ENTRANCE FROM FRONT
2ND FLOOR ENTRANCE FROM BACK
- 3) NO TOILETS FACILITIES REQ'D
- 4) ALL PRESENT ENTRANCE & EXIT TO PROPERTY WILL BE USED
- 5) REQUESTING VARIANCE FOR SIDE LOT
- 6) BOUNDARY TAKEN FROM SURVEY DATED 10/24/80 S.L. HOROWITZ

SITE PLAN PROPOSED
MANS BROS.
 NEW WINDSOR N.Y.

PAUL J MELE P.E.
 GARDINER N.Y. 12525
 11-21-80 / 12-14-80 SCALE 1"=50'
 SITE PLAN - MANS BROS.