

ZB# 81-22

**Fred Colin /
Ralph Grismer**

4-2-1

81-22 - Colin, Ted | Grismer, Ralph - (Texaco, Inc.) - ~~was variance~~ + sign variance
(owner) (contact lessee)

Public Hearing: (2)

Nov. 9, 1981 - 7:30pm.

OCED ~~to be~~ notified
10/29/81.

10/21/81 - Sentinel notified

General Receipt

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, N. Y. 12550

Oct. 29 19 81

Received of

Cleaner, G. S. Mer

\$ 50.00

Fifty One 00/100 DOLLARS

For

L B A # 81-22

DISTRIBUTION

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

By

Pauline G. Townsend

Town Clerk

Title

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



1 AD 10-20

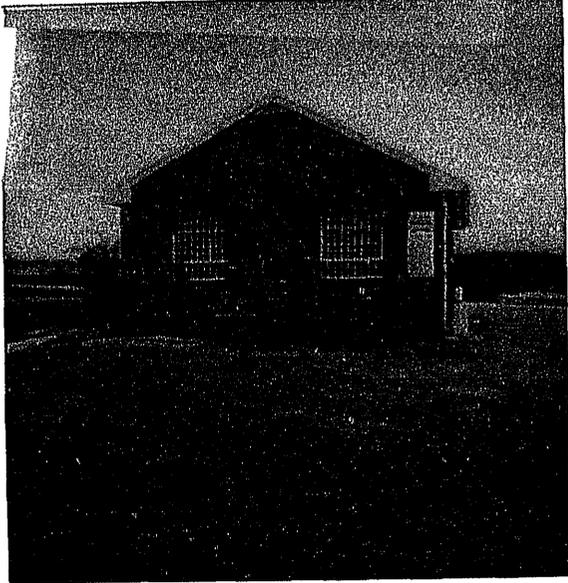


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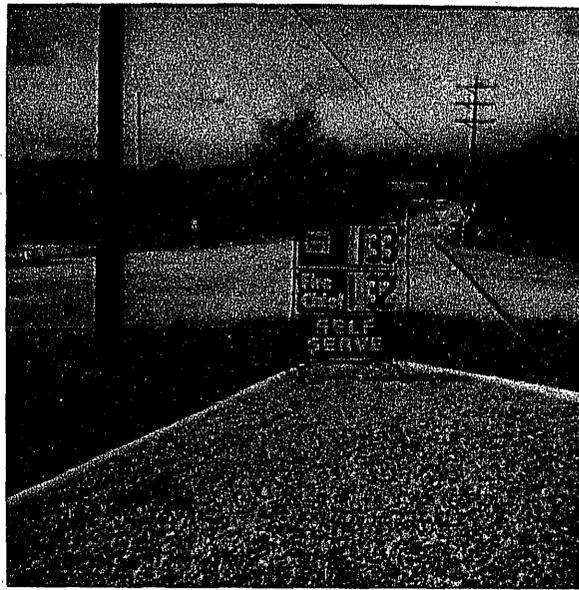
50.00		
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Williamson Law Book Co., Rochester, N. Y. 14609

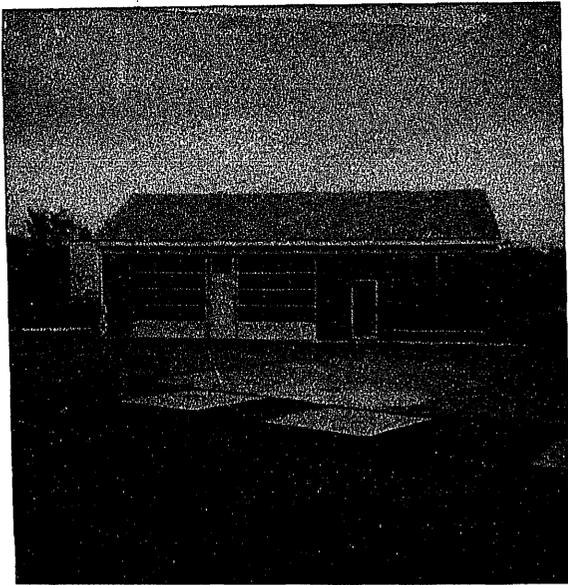
Town Clerk
Title



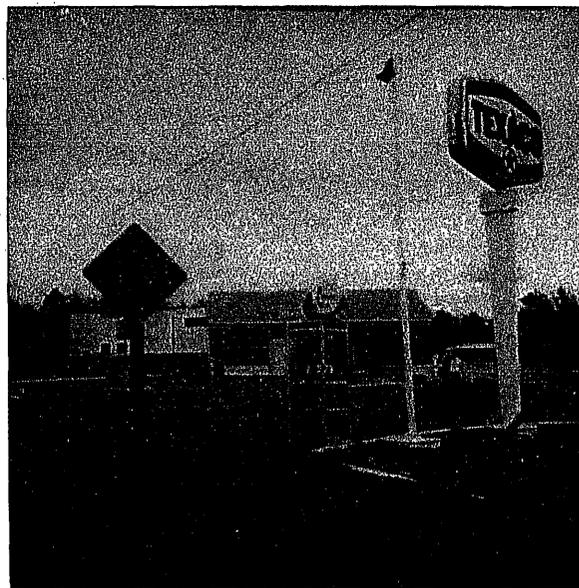
EAST SIDE

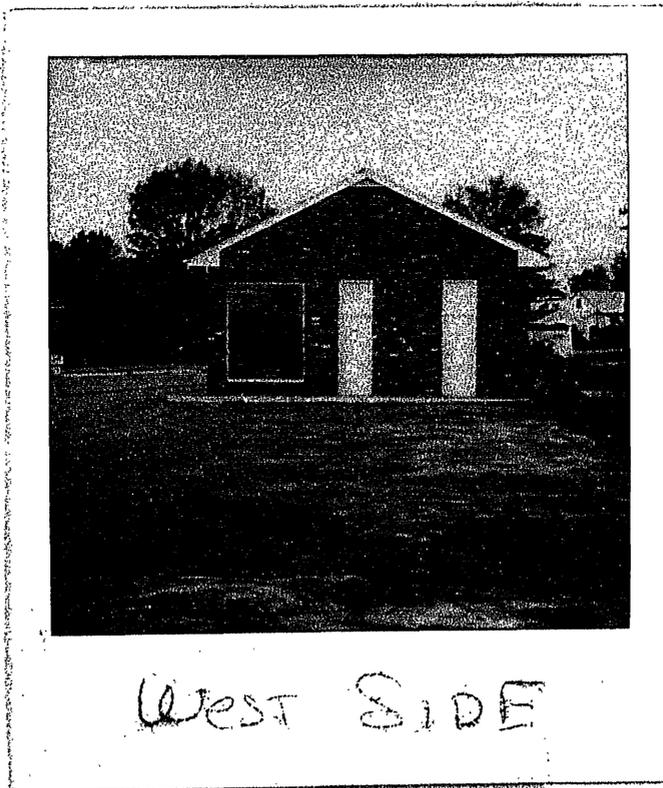
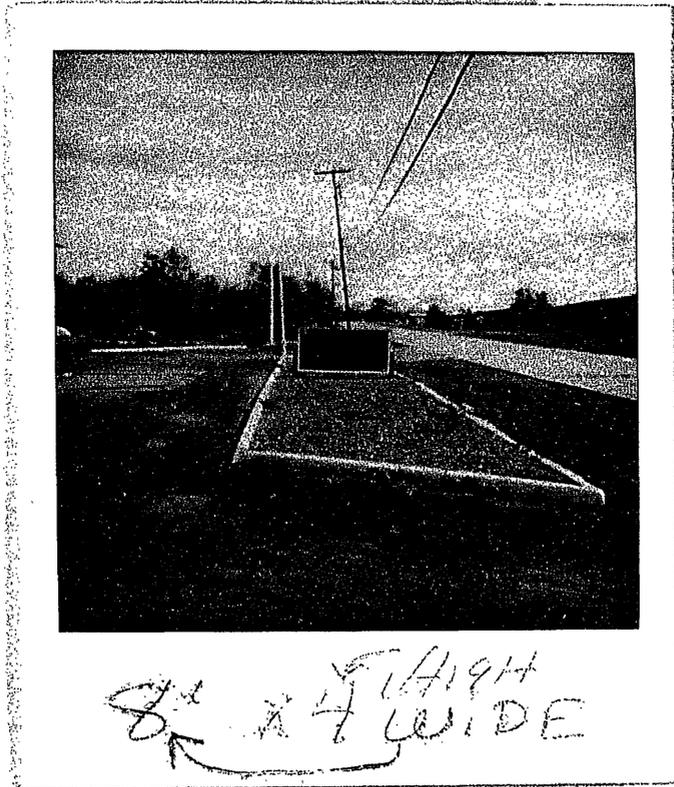


2-5' 7 1/2" HIGH
11' 11" WIDE



FRONT
NORTH SIDE





(various) 1

ZONING BOARD OF APPEALS : TOWN OF NEW WINDSOR

-----x

In the Matter of the Application of

FRED COLIN/GRISMER, RALPH & ELEANOR

DECISION GRANTING
USE VARIANCE

81-22.

-----x

WHEREAS, FRED COLIN of 500 Old Country Road,
Garden City, N.Y. 11530, has made application before the

Zoning Board of Appeals for use variance for the purposes of:
leasing property to RALPH & ELEANOR GRISMER so that they may use property
for a fast-food store and mini-mart, said property located in PI zone ;

and

WHEREAS, a public hearing was held on the 9th day of
November, 1981 at the Town Hall, 555 Union Avenue, New
Windsor, New York; and

WHEREAS, applicant / GRISMER appeared in person, however, owner of
dated Sept. 22, 1981;
the property, FRED COLIN, did not appear but submitted a letter/ ; 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 location is an unused gaso-
line station which has been closed for a period of time.

3. The evidence shows: that applicants, GRISMER, intend to
reopen the gasoline sales portion of the lot and install equipment so that
they may sell fast food and groceries at this location.

4. The evidence shows: that retail sales of groceries
is not a permitted use in a Planned Industrial (PI) zone.

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

1. The evidence indicates that the aforesaid circumstances or conditions are such that the strict application of the provisions of the local law would deprive the applicant of the reasonable use of such land or building.

2. The evidence indicates that the plight of the applicant is due to unique circumstances and not to general conditions suffered by other persons within the same zone.

3. The evidence shows that the application as presented does 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 grants a use variance as applied for and in connection with plans presented at the public hearing.

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 the applicant.

Dated: May 13, 1982.

Chairman

file

TOWN OF NEW WINDSOR

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



1763

Date: November 10, 1981

Mr. and Mrs. Ralph Grismer
628 Union Avenue
New Windsor, N.Y. 12550

RE: APPLICATION BEFORE THE ZONING BOARD OF APPEALS
81-22

Dear Mr. and Mrs. Grismer:

This is to confirm that your above application before the New Windsor Zoning Board of Appeals was granted at a meeting held on the 9th day of November, 1981.

A formal decision will be drafted and acted upon at a later date. You will be receiving a copy of same by return mail.

Meanwhile, if you have any further questions, please do not hesitate to call me.

Very truly yours,

Patricia Delio

PATRICIA DELIO, Secretary
New Windsor Zoning Board of Appeals

/pd

cc: Howard Collett, Bldg./Zoning Inspector
Town Planning Board



Louis Heimbach
County Executive

**Department of Planning
& Economic Development**

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

Peter Garrison, Commissioner
Richard S. DeTurk, Deputy Commissioner

November 10, 1981

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

Re: Variance - Grismer
Union Avenue

Dear Mr. Fenwick:

We have reviewed the above application, in accordance with the provisions of Section 239, 1 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. In reviewing the request, however, your Board should be guided by the provisions of Section 8.2.2 of the Town's Zoning Local Law. Should the variance request be granted by the Zoning Board, the applicant should be required to submit a detailed plan showing changes to be made to the site: parking, new signs, lighting, building renovations, etc.

Very truly yours,

Peter Garrison
Commissioner of Planning
and Economic Development

PG:mj
Enclosure

Reviewed by:

Joel Shaw
Senior Planner

RECEIVED
ATTORNEYS OFFICE
TOWN OF NEW WINDSOR

NOV 12 1981

BY:

COLIN MANAGEMENT CO., INC.

REAL ESTATE MANAGEMENT
500 OLD COUNTRY ROAD
GARDEN CITY, NEW YORK 11530
(516) 741-1717

FRED COLIN, PRESIDENT

September 22, 1981

Texaco, Inc.
580 White Plains Road
Tarrytown, New York 10591

Attention: Mr. A. M. Fiorentine
Supervisor - Distribution

Re: Temple Hill Road and Union Avenue
Newburgh, New York

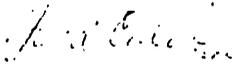
Dear Mr. Fiorentine:

I am in receipt of your letter dated September 14th relating to Temple Hill Road and Union Avenue, Newburgh, New York and the retailer's desire to have a small line of grocery products located within the building.

Providing governmental approvals are obtained at Texaco's sole cost and expense, and providing further that such governmental approvals will in no way alter the future rights of the property to be continually maintained and utilized as an automotive repair station with the sale of petroleum products, I would have no objection to giving consent to your retailer's request.

In lieu of the letter that you forwarded to me or in addition to the letter that you forwarded to me, I want a statement executed by Texaco stating that the landlord's consent to grocery products being sold within the structure on the demised premises will in no way alter the terms of the lease and furthermore will not alter or change the use of the premises as an automotive repair station with the sale of petroleum products.

Very truly yours,


FRED COLIN

FC:mac

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

81-22
(Number)

Oct 21 1981.
(Date)

I. ✓ Applicant information:

- (a) Ralph Grimmer, 628 Union Ave, New Windsor, N.Y. 565-8614
(Name, address and phone of Applicant)
- (b) Same
(Name, address and phone of purchaser or lessee)
- (c) Peter Newman, Tullerton Ave, Newburg, N.Y. 562-4440
(Name, address and phone of attorney)
- (d) Sevaco Inc, Cherry Hill, N.J.
(Name, address and phone of broker)

II. Application type:

- Use variance existing gas sales, mini mart,
- Area variance
- Sign variance
- Special permit

III. ✓ Property information:

- (a) PI 631 Union Ave, New Windsor 4-2-1 214-214-195⁸
(Zone) (Address) (\$ B L) (Lot size)
- (b) What other zones lie within 500 ft.? residential & Commercial
- (c) Is a pending sale or lease subject to ZBA approval of this application? YES
- (d) When was property purchased by present owner? ?
- (e) Has property been subdivided previously? No When? ?
- (f) Has property been subject of variance or special permit previously? No When? ?

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

81-22
(Number)

Oct. 21, 1981.
(Date)

I. ✓ Applicant information:

- (a) Ralph Grimmer, 628 Union Ave, New Windsor, N.Y. 565-8614
(Name, address and phone of Applicant)
- (b) Same
(Name, address and phone of purchaser or lessee)
- (c) Peter Newman, Tullerton Ave, Newby, N.Y. 562-4440
(Name, address and phone of attorney)
- (d) Sevaco Inc, Cherry Hill, N.J.
(Name, address and phone of broker)

II. Application type:

- Use variance existing gas sales, mini mart,
- Area variance
- Sign variance
- Special permit

III. ✓ Property information:

- (a) PI 631 Union Ave, New Windsor 4-2-1 214-214-195⁸
(Zone) (Address) (S B L) (Lot size)
- (b) What other zones lie within 500 ft.? residential + Commercial
- (c) Is a pending sale or lease subject to ZBA approval of this application? YES
- (d) When was property purchased by present owner? ?
- (e) Has property been subdivided previously? NO When? _____
- (f) Has property been subject of variance or special permit previously? NO 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, Table USE Regulations Column A, to allow.

Establish Retail Grocery & Deli Type Fast Food &
(Describe proposed use)
Existing Gas Sales - To USE of 8x4 existing Road Sign
& Building Signs.

(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.

Service Station business is declining
and the conversion would be a
convenience and a necessity to the local
neighborhood

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

Establish Retail Grocery & Deli Type Fast Food &
 (Describe proposed use)
Existing gas Sales - To use of 8x4 existing Road Sign
& Building Signs.

✓(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.

Service Station business is declining
and the Conversion would be a
convenience and a necessity to the local
neighborhood

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 48-7, Table of Use Regs., Column D.

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Sign 1	<u>8 x 4</u>	<u>10 sq ft</u>	<u>8 x 4</u>
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.

Existing Sign which is 8x4 For Greetings & giving information to The public also in time we wish to put a sign on the roof with the name so the public can see the sign from a distance. The letters will not go over the peak of the roof

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

50 sq feet



VI. Sign Variance:

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

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Sign 1	<u>8 x 4</u>	<u>10 sq ft</u>	<u>8 x 4</u>
Sign 2	<u> </u>	<u> </u>	<u> </u>
Sign 3	<u> </u>	<u> </u>	<u> </u>
Sign 4	<u> </u>	<u> </u>	<u> </u>
Sign 5	<u> </u>	<u> </u>	<u> </u>
Total	<u> </u> sq.ft.	<u> </u> sq.ft.	<u> </u> 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.

Existing Sign which is 8x4 For Greetings & giving information to The public also in time we wish to put a sign on the roof with the name so the public can see the sign from a distance. The letters will not go over the peak of the roof

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

50 sq feet

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.)

The existing building will be renovated for shopping. The owner (Seawood Co.) will replace ^{new} pumper, complete black top yard, painting inside & out. New exterior lighting, enlarging the yard to legal property boundaries. Removal of front bushes will cover the yard, only halfway - leaving the top 3 windows showing.

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. *8x11*
- ___ Check in amount of \$ *5000* 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.)

The existing building will be renovated for shopping. The owner (Deerwood Co.) will replace pumps, complete black top yard, painting inside + out. New exterior lighting, enlarging the yard to legal property boundaries. Removal of front bushes will cover the backyard only halfway - leaving the top 3 windows following.

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. *8x11*
- 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

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.

X

(Applicant) OWNER.

Sworn to before me this
____ day of _____, 19__.

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.

11/9/81 -

as of being in business
my self & this zoning as of
my personal opinion. that this
is a good move for the
community of New Windsor.

as of the industrial park
in the future up the way
on temple Hill road is in
progress this change of
Zoning is a step towards
progress in the future

RECEIVED
ATTORNEY'S OFFICE
TOWN OF NEW WINDSOR

NOV 4 1981

This is my
BY: Dacia Delis

opion & agree
~~the~~ to The Zoning Change

SIMPSON HARRY M. DOROTHY
616 UNION AVE.

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. 22

Request of RALPH GRISMER/ FRED COLIN

for a VARIANCE ~~SPECIAL PERMIT~~ of

the regulations of the Zoning Ordinance to

permit use of a retail grocery and deli-type fast-food store at the existing gas station located in a Planned Industrial zone; and to permit a 4 x 8 double-faced sign;
being a VARIANCE ~~SPECIAL PERMIT~~ of

Section 48-9 - Table of Use Regs.-Cols. A & D

for property situated as follows:

631 Union Avenue, Town of New Windsor, New York.

SAID HEARING will take place on the 9th day of November, 1981, at the New Windsor Town Hall, 555 Union Avenue, New Windsor, N. Y. beginning at 7:30 o'clock P. M.

RICHARD FENWICK
Chairman



1763

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

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

October 9, 1981

Mrs. Eleanor Grismer
628 Union Ave.
New Windsor, N.Y.

Re: 4-2-1

Dear Mrs. Grismer:

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

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

Very truly yours,

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

PAULA SARVIS
ASSESSOR
Town of New Windsor



1763

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

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

20

- ✓ Brady Gladys Sloan ✓
Harris Ruth Sloan ✓
c/o Mrs. Ruth Sloan ✓
RFD 5 Box 163C ✓
Kingston, N.Y. 12401 ✓
- ✓ Malza Theresa ✓
615 Union Ave. ✓
New Windsor, N.Y. 12550 ✓
- ✓ Shatz Marvin G & ✓
Pariser Barry P ✓
c/o Shatz ✓
PO Box 886 ✓
Newburgh, N.Y. 12550 ✓
- ✓ Clegg John C & Robert S ✓
4 Innis Ave. ✓
Newburgh, N.Y. 12550 ✓
- ✓ Newburgh Bananas Inc ✓
111 Dickson Street ✓
Newburgh, N.Y. 12550 ✓
- ✓ Fischer Major Susan & ✓
Mark J ✓
c/o Major S. Fischer Moyer ✓
7521 Amesbury Court ✓
Arlington, Va. 22310 ✓
- ✓ Automotive Brake Co. of ✓
Newburgh Inc ✓
300 Temple Hill Road ✓
New Windsor, N.Y. 12550 ✓
- ✓ Orange County Industrial ✓
Development Agency ✓
252-72 Main Street ✓
Goshen, N.Y. 10924 ✓
- ✓ Ellwhy Realty Corp. ✓
c/o Dexion Realty Corp. ✓
PO Box 4272 ✓
Newburgh, N.Y. 12550 ✓
- ✓ Dexion Realty Corp. ✓
PO Box 4272 ✓
Newburgh, N.Y. 12550 ✓
- ✓ Helmer William F ✓
Grey Beech Lane ✓
Pomona N.Y. 10970 ✓
- ✓ Infante Madeline ✓
602 Union Ave. ✓
New Windsor, N.Y. 12550 ✓
- ✓ Casalnuovo Dominick & Rose ✓
606 Union Ave. ✓
New Windsor, N.Y. 12550 ✓
- ✓ Hughes Donald T & Anne L ✓
614 Union Ave. ✓
New Windsor, N.Y. 12550 ✓
- ✓ Simpson Harry M & Dorothy ✓
Box 941 ✓
Newburgh, N.Y. 12550 ✓
- ✓ Lucas Edward & Rachel ✓
618 Union Ave. ✓
New Windsor, N.Y. 12550 ✓
- ✓ Ronsini Mario & Ruth ✓
630 Union Ave. ✓
New Windsor, N.Y. 12550 ✓
- ✓ Ronsini Nicholas ✓
42 Carter Street ✓
Newburgh, N.Y. 12550 ✓
- ✓ Ronsini C Jessie & Helen ✓
324 Temple Hill Road ✓
New Windsor, N.Y. 12550 ✓
- ✓ Angeloni Americo & Rose ✓
326 Temple Hill Road ✓
New Windsor, N.Y. 12550 ✓

B.

ORANGE COUNTY DEPARTMENT OF PLANNING
APPLICATION FOR MANDATORY COUNTY REVIEW
OF LOCAL PLANNING ACTION
(Variances, Zone Changes, Special Permits, Subdivisions)

Section A. - To be completed by Local Board having jurisdiction.
To be signed by Local Official.

Local File No. 81-22

1. Municipality Town of New Windsor Public Hearing Date 11/9/81

City, Town or Village Board Planning Board Zoning Board of Appeals

2. Applicant: NAME Ralph Grismer/Colin, Fred.

Address 638 Union Ave., New Windsor, NY

Attorney, Engineer, Architect N/A.

3. Location of Site: Corner Union/Temple Hill Road - N.W.
(street or highway, plus nearest intersection)

Tax Map Identification: Section 4 Block 2 Lot 1

Present Zoning District P.I. Size of Parcel 214-214-175^c

4. Type of Review:

Special Permit Use* _____

Variance* Use See Application attached
Area _____

Zone Change* From: _____ To: _____

Zoning Amendment* To Section: _____

Subdivision** Major _____ Minor _____

10/29/81
Date

J. Delia
Signature and Title

*Cite Section of Zoning Regulations where pertinent
**Three (3) copies of map must be submitted if located along County Highway, otherwise, submit two (2) copies of map.

INTER-OFFICE CORRESPONDENCE

TO: TOWN PLANNING BOARD
FROM: ZONING BOARD OF APPEALS
SUBJECT: PUBLIC HEARINGS BEFORE ZBA - November 9, 1981
DATE: October 29, 1981

Please be advised that there are three (3) public hearings scheduled to be heard before the Zoning Board of Appeals on November 9, 1981 as follows:

SHARMA/WORKMAN - Use variance request;

GRISMER/COLIN - Use variance request; ✓

DEVOTI/LEUMBRUNO - Use ^{spec. permit} ~~variance~~ request.

I have attached hereto copies of the pertinent applications together with public hearing notices.

Pat

/pd

Attachments:

cc: Howard Collett, Bldg./Zoning Inspector

81-22

September 14, 1981

NEWBURGH, NEW YORK
TEMPLE HILL ROAD & UNION AVENUE

13-105-271

Fred Colin, Trustee & Morris Sudack, Trustee
500 Old Country Road
Garden City, New York 11530

Gentlemen:

The retailer of the subject service station wishes to include the retailing of a small line of grocery products at the location. There will be no structural changes made to the building or premises and the continued sales of petroleum products will be maintained.

This proposal is subject to the approval of the Zoning Board of the Town of New Windsor.

Please indicate your acceptance by signing this letter below and returning to this office.

Very truly yours,

A. M. FIORENTINE
SUPERVISOR - DISTRIBUTION

AMF:ebh

ACCEPTED:

DATE

bcc: JMM-CDL

81-22

3
Prelim. meeting -
Sept. 14th
7:30.

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

NOTICE OF DISAPPROVAL OF ~~BUILDING PERMIT~~ APPLICATION

File No.

Date AUGUST 13, 1981

To RALPH CRISMER
PO BOX 2013 NEWBURGH

TEXACO USA
580 WHITE PLAINS RD
TARRYTOWN NY

PLEASE TAKE NOTICE that your application dated AUGUST 11, 1981

for permit to ESTABLISH A RETAIL GROCERY & DELI TYPE
FAST FOOD STORE
at the premises located at 631 UNION AVE (TEXACO STATION)

is returned herewith and disapproved on the following grounds:

RETAIL GROCERY STORE NOT PERMITTED IN
PLANNED INDUSTRIAL ZONE (PI)

Howard R. Covert
Building Inspector

Date August 11, 1981

Town Board
Town of New Windsor
555 Union Avenue
New Windsor, New York 12550

REQUEST OF ZONING CHANGE

Name and address of applicant Texaco Inc. 580 White Plains Rd,
Tarrytown, N.Y. and Ralph Grismer P. O. Box 2013 Newburgh, N. Y.
628 Union Ave. New Windsor, N.Y.

Fee\$ _____

Name of owner on record Texaco Inc. & Cohen

Location of property 631 Union Ave. & Temple Hill Rd (Texaco Station)

Present area zone FPI No. of acres Approx. 1/2 Acre

Reason for request of change: (specify proposed use)

Request variance to retail grocery and deli type fast food. No major structural changes will be made to the building or premises. Interior changes will be made to add coolers and shelving to retail above. Leak-detectors have been installed as required to meet local code. Gasoline will continue to be dispensed as presently. U-Haul rentals have been removed from premises, and future use will not occur.

Easements or other restrictions on property: (describe generally)

None noted.

Meets and bounds or tax map description of property to be rezoned:

214 X 214 X 195.8

Deposit of \$50.00 for fees, ads, permits, and other charges.

This petition for amendment is signed by 20 per cent more of the owners of land included in this proposed change.

I do hereby affirm that all fees, permits, and charges applicable under the laws and ordinances of the State of New York and the Town of New Windsor will be paid and that any expense for advertising of Public Hearing of meetings will be paid. Also, any legal or engineering fees for review of this project.

Signed: 

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555 Union Avenue
New Windsor, New York 12550

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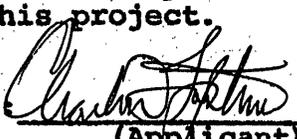
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Signed 

(Applicant)

Texaco Inc. & R. Grismer
by C. Lofstrom

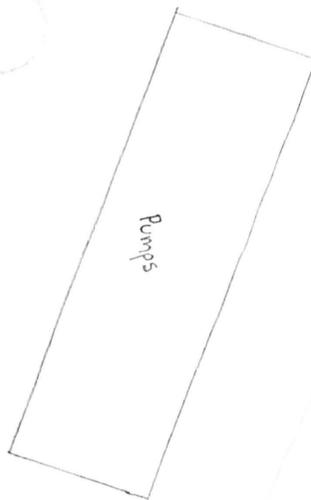
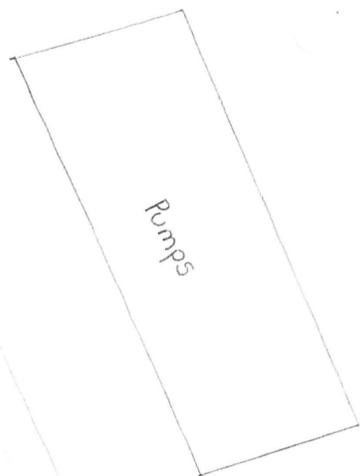
195' 8"

48' 0"



UNION AVE

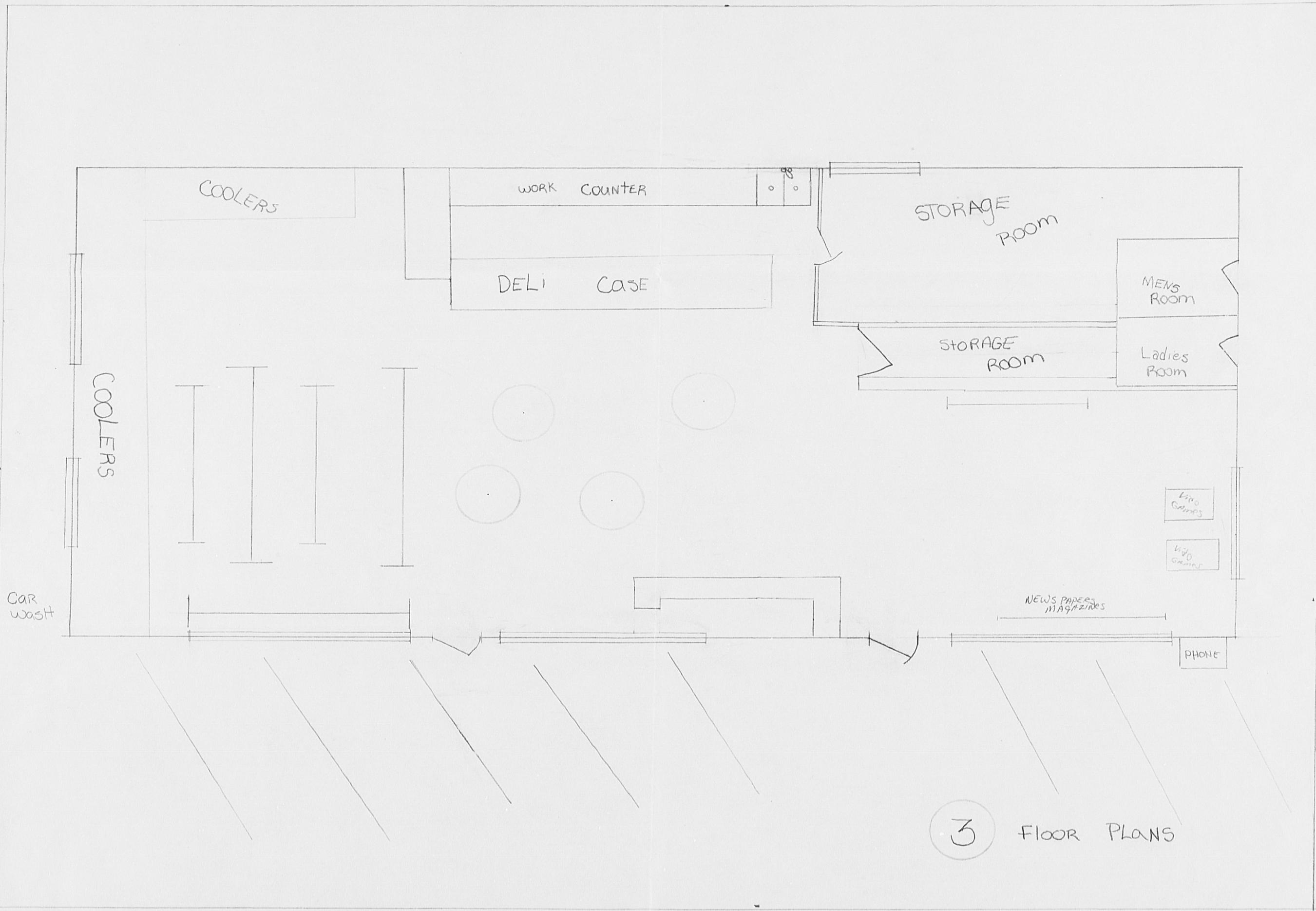
214' 0"



214' 0" TEMPLE RD

PHONE

1



COOLERS

WORK COUNTER

STORAGE ROOM

DELI CASE

MENS ROOM

STORAGE ROOM

Ladies ROOM

COOLERS

Car wash

Video Games

Video Games

NEWS PAPERS
MAGAZINES

PHONE

3 FLOOR PLANS