

ZB# 81-25

Robert Bruno

40-2-12

Public Hearing:

Nov. 23 ~~1981~~ (E)

Dec. 14, 1981

App. sent to J.F. - 10/30/81
562-4630

12/2/81 - OCPD ~~notified~~ notified by J.F.

Notice to Sentinel

11/24/81 ✓

Special Permit

General Receipt

4792

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

December 22, 19 81

Received of Bruno Brothers Shell \$ 50.⁰⁰

Fifty and 00/100 DOLLARS

For variance application fee #81-25

DISTRIBUTION:

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

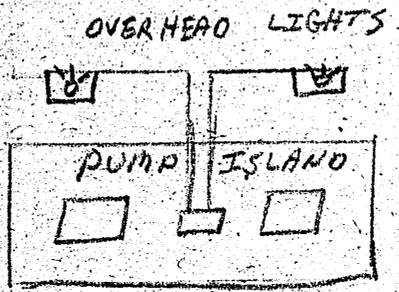
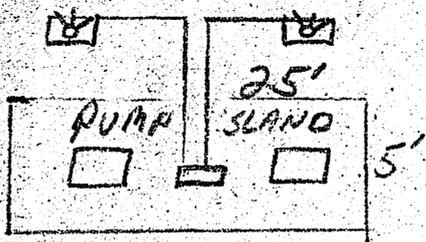
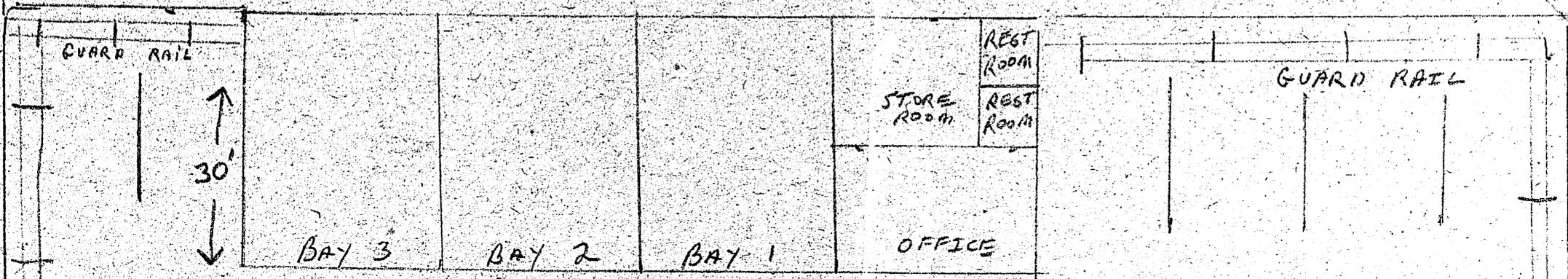
By Pauline G. Townsend/pb

Town Clerk

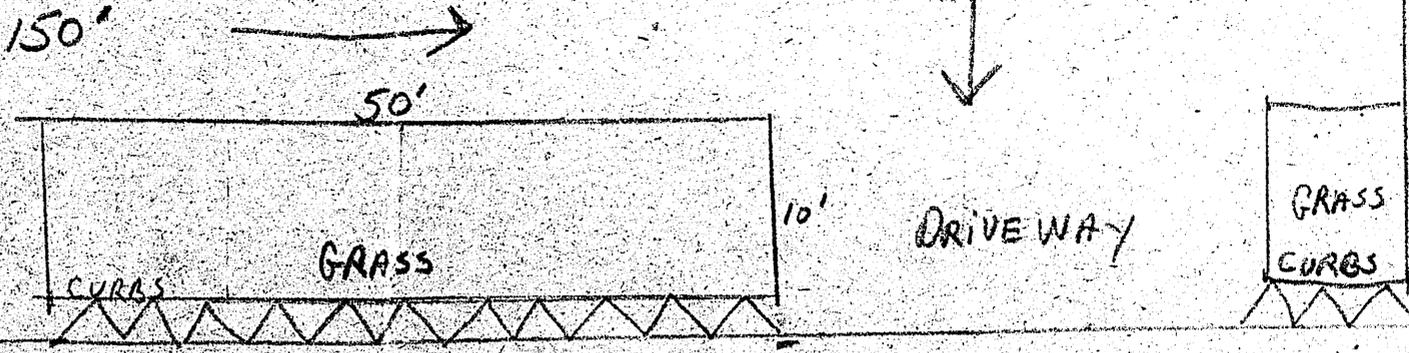
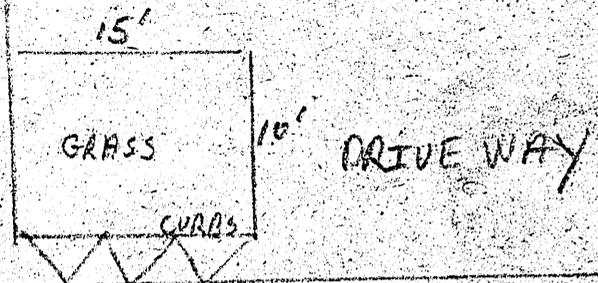
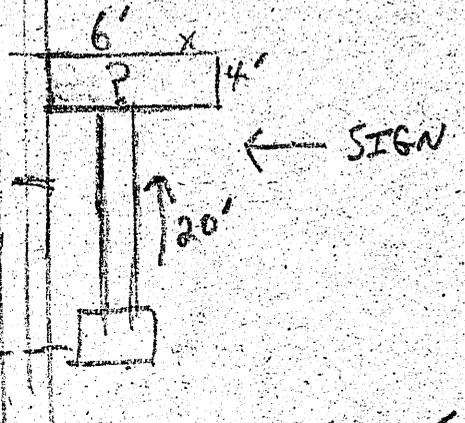
Title

BACK LOT

PLUS
↑



↑
125'
↓



RTE. 94

ZONING BOARD OF APPEALS : TOWN OF NEW WINDSOR

-----x

In the Matter of the Application of

BRUNO BROS. and SUN OIL COMPANY OF
PENNSYLVANIA,

DECISION GRANTING
SPECIAL PERMIT

#81-25.

-----x

WHEREAS, SUN OIL COMPANY OF PENNSYLVANIA, P. O. Box 988, 498 Concord Street, Framingham, Massachusetts, and DENNIS and ROBERT BRUNO (contract purchasers), have made joint application before the Zoning Board of Appeals for a special permit to use property located on Route 94 for automobile repair and operation of gasoline station for the sale of gasoline, motor oils and accessories, etc. in an R-4 (residential) zone; and

WHEREAS, a public hearing was held on the 14th day of December, 1981 at the Town Hall, 555 Union Avenue, New Windsor, N. Y.; and

WHEREAS, the applicants' BRUNO were present with their attorney, Jerald Fiedelholz, Esq. of 270 Quassaick Avenue, New Windsor, New York; 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 applicant plans to operate a pre-existing 3 bay garage and office formerly used by owner SUN OIL

for the purposes of automobile repair and operation of gasoline station for the sale of gasoline, motor oils and accessories, etc.

3. The evidence shows that the premises is presently boarded and vacant and if special permit is granted, will be improved reopened and occupied and maintained.

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

1. The proposal as presented will not cause any substantial change in the neighborhood; nor will be detrimental thereto.

2. The proposal as presented will not endanger the safety, health, comfort and convenience of nearby residents; nor will the proposed use be hazardous in any way.

NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor grant a special permit as requested by the applicants herein with the following restrictions:

(1) Hours of operation: Monday through Saturday 7:30 a.m. to 7 p.m. with no hours on Sunday;

(2) Maximum of 8 cars allowed outside overnight;

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's attorney.

Dated: May 13, 1982.

Chairman



Louis Helmbach
County Executive

RECEIVED
ATTORNEY'S OFFICE
TOWN OF NEW WINDSOR

DEC 11 1981

BY: Jocilia DeLu

Department of Planning
& Economic Development

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

Peter Garrison, Commissioner
Richard S. DeTurk, Deputy Commissioner

December 9, 1981

Mr. Richard Fenwick, Chairman
Town of New Windsor Z B A
555 Union Avenue
New Windsor, New York 12550

Re: Bruno
Variance
Our File No. NWT-18-81M

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.

Very truly yours,

Peter Garrison
Peter Garrison
Commissioner of Planning

Joel Shaw
Reviewed by Joel Shaw
Senior Planner

PG:rtt
Enclosure



Louis Helmbach
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

December 1, 1981

Mr. Richard Fenwick, Chairman
Town of New Windsor Z B A
555 Union Avenue
New Windsor, New York 12550

Re: Robert & Dennis Bruno
Special Permit
Our File No. NWT-16-81M

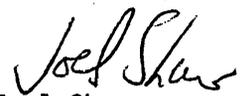
Dear Mr. Fenwick:

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.

Sincerely,

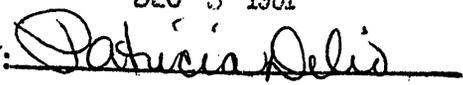

Peter Garrison
Commissioner of Planning


Reviewed by Joel Shaw
Senior Planner

PG:rtt
Enclosure

**RECEIVED
ATTORNEY'S OFFICE
TOWN OF NEW WINDSOR**

DEC 3 1981

BY: 



1763

TOWN OF NEW WINDSOR

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

Date: December 22, 1981

Jerald Fiedelholtz, Esq.
271 Quassaick Avenue
New Windsor, N.Y. 12550

RE: APPLICATION BEFORE THE ZONING BOARD OF APPEALS
81-25 - BRUNO BROS.

Dear Mr. Fiedelholtz:

This is to confirm that your above application before the
New Windsor Zoning Board of Appeals was granted
at a meeting held on the 14th day of December, 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, Secretary
New Windsor Zoning Board of Appeals

/pd

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

No. 107

Sept 19, 1966

BUILDING PERMIT

FEE: 60⁰⁰

A permit is hereby given by the Zoning Officer of the Town of New Windsor, Orange County, N. Y., for building as described:

Owner's Name Sun Oil Corp

Address Box 550 Newburgh, N.Y.

Architect's Name R.J. Kahan

Address Sun Oil Corp

Builder's Name Not bid yet

Address

Location of Building Next to Midway Mt Rt 94

Material Summit Masonry Number of Stories 1 Number of Families

Dimensions of Building 61' x 39' Dimensions of Lot 151' x 191'

Use of Building Gas Station

Number of Toilets 2 Number of Baths

Heating Plant Oil

I am familiar with the Zoning Ordinance of the Town of New Windsor.

Remarks: Screening in accordance with zoning Ord. keep lighting on own prop - OK by P&S 9/14/66

Signature of Applicant

Approximate Cost \$ 40,000

Raymond Williamson
Zoning Officer

A permit under which no work is commenced within 6 months after issuance shall expire by limitation and a new permit shall be secured before work is started.

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

Examined *Sept 14* 19*46*
Approved *Sept 14* 19*46*
Disapproved a/c
Permit No. *107*

Office of Building Inspector
TAGGART WILLIAMSON, Building Inspector
Town Hall, 244 Union Avenue
Newburgh, N. Y.

APPLICATION FOR BUILDING PERMIT

Pursuant to New York State Building Code and Town Ordinances

Date *9/17*, 19*46*

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 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 and regulations.

R. Kristine
.....
(Signature of Applicant)

SUN OIL Co
BOX 550, NEWBURGH,
.....
N.Y. 12550
(Address of Applicant)

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

Owner

Name of owner of premises: Sun Oil Company

If applicant is a corporation, signature of duly authorized officer:

R. Firestine
(Name and title of corporate officer)
R. Firestine, District Manager

1. Location of land on which proposed work will be done Route 94, New Windsor (Town)
Orange County, New York

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

a Existing use and occupancy Residence

b. Intended use and occupancy Gas Station

3. Nature of work (check which applicable): New Building Addition Alteration

Repair Removal Demolition

4. Estimated cost* \$40,000 Fee \$6000
(to be paid on filing this application)

5. If dwelling, number of dwelling units Number of dwelling units on each floor
If garage, number of cars

6. If business, commercial or mixed occupancy, specify nature and extent of each type of use

7. Dimensions of existing structures, if any: First House 28' 32'
Second House 36' 26'
Front Rear
First 28' 22' 2
Second 26' 18' 1
Depth Height Number of Stories

8. Dimensions of same structure with alterations or additions: Front Rear
Depth Height Number of Stories To be demolished

9. Dimensions of entire new construction: Front 61' 2 1/2" Rear 61' 2 1/2" Depth 29' 4"
Height 19' 4" Number of Stories 1

10. Size of lot: Front 151' Rear 151' Depth 192' Front Yard See Plot Plan
 Rear Yard Side Yard Is this a corner lot? No
11. Zone or use district in which premises are situated Local Business

12. Does proposed construction violate any zoning law, ordinance or regulation? NO

13. Name of Compensation Insurance Carrier Contract is not awarded yet.
 Number of Policy Date of Expiration
14. Name of Owner of Premises Sun Oil Company
 Address Newburgh District, River Road, Newburgh, NY. Phone No. JO 1-3040
 Name of Architect A C. STRONG, AIA
 Address 22 W. 10th St, CHESTER, PA. Phone No.
 Name of Contractor Not Awarded yet.
 Address Phone No.
15. Will electrical work be inspected by, and a Certificate of Approval obtained from, the New York Board of Fire Underwriters or other agency or organization?
 If so, specify YES

16. IMPORTANT: Do not pour footings until the location of building on lot, and soil has been inspected.
17. Before a Certificate of Occupancy can be issued, a certified survey must be filed. (May be waived.)
18. Walls not to be lathed until Department inspection is made.
19. Defer backfilling until waterproofing of foundation is approved by Department.

* —

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.

SHOW PLOT PLAN ON NEXT PAGE



1763

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

40

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

Kryzaniwsky George P ✓
277 Quassaick Ave.
New Windsor, N.Y. 12550

Poliotti Angelo & Naomi ✓
276 Quassaick Ave.
New Windsor, N.Y. 12550

Pacione Anthony & Sylvia ✓
278 Quassaick Ave.
New Windsor, N.Y. 12550

Duval Arcade J
8 Jay Street
New Windsor, N.Y. 12550

Rubino Salvatore J & Marie A
10 Jay Street
New Windsor, N.Y. 12550.

Suchoff Joshua & Phyllis
14 Jay Street
New Windsor, N.Y. 12550

Cervoni Gilda M & Louis J
39 Cross Street
New Windsor, N.Y. 12550

Peri William & Anna
37 Cross Street
New Windsor, N.Y. 12550

Scalzo Angelo & Mary
35 Cross Street
New Windsor, N.Y. 12550

Davis Clifford & Marie
33 Cross Street
New Windsor, N.Y. 12550

Mc Mahon Thomas J & Joan L
31 Cross Street
New Windsor, N.Y. 12550

Alessi Angelo & Anna M
29 Cross Street
New Windsor, N.Y. 12550

Coppola Edgar P & Rose M ✓
27 Cross Street
New Windsor, N.Y. 12550

Fabiszak Walter J & Jeanne L
259 Quassaick Ave.
New Windsor, N.Y. 12550

Grzibowski John S & Buser Mary
261 Quassaick Ave.
New Windsor, N.Y. 12550

Carrier Russell H & Carol M ✓
263 Quassaick Ave.
New Windsor, N.Y. 12550

Pennisi Richard J & Ruth F
265 Quassaick Ave.
New Windsor, N.Y. 12550

Denisar Joanne S ✓
271 Quassaick Ave.
New Windsor, N.Y. 12550

Grant Martin B ✓
Rock Acres
Cornwall, N.Y. 12518

D'Angelo Benedetto & Angela
273 Quassaick Ave.
New Windsor, N.Y. 12550



1763

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

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

Warmers Frederic J
PO Box 148
Newburgh, N.Y. 12550

Charles Robert M & Anne F
121 Erie Ave.
New Windsor, N.Y. 12550

Crawford William V & Mildred A
117 Erie Ave.
New Windsor, N.Y. 12550

Schoonmaker Dubois E & Jean S
115 Erie Ave.
New Windsor, N.Y. 12550

Semler Charles & Irene
111 Erie Ave.
New Windsor, N.Y. 12550

Minuta Robert
c/o Johnson Alice
Shorter John
14 Erie Ave.
New Windsor, N.Y. 12550

Gustafson Kenneth L & Helen S
101 Erie Ave.
New Windsor, N.Y. 12550

Barra John T & Violet E
250 Quassaick Ave.
New Windsor, N.Y. 12550

Blumenfeld Berek & Rosen David
1716 54th. Street
Brooklyn, N.Y. 11201

✓ Doll George & Loretta
c/o Gilbert Doll
380 River Drive Apt.1K
Passaic N.J. 07055

Miller Thomas O
Long Hill Road
Highland Mills, N.Y. 10930

Mailler Donna S
249 Quassaick Ave.
New Windsor, N.Y. 12550

Buchanan Anna & Robert
247 Quassaick Ave.
New Windsor, N.Y. 12550

Williams Innis Jr & Marie L
245 Quassaick Ave.
New Windsor, N.Y. 12550

Warmers Const Corp.
PO Box 148
Newburgh, N.Y. 12550

Midway Deli Inc
264 Quassaick Ave.
New Windsor, N.Y. 12550

Detoro Gus J & Della & Thorpe
Adelbert G & Grace S
260 Quassaick Ave.
New Windsor, N.Y. 12550

DiGiugno Andrew & Anna
258 Quassaick Ave.
New Windsor, N.Y. 12550

Panella Emilio
410 Bloomingrove Tpke.
New Windsor, N.Y. 12550

Fiedelholtz Jerald & Rachel
10 Stonecrest Drive
New Windsor, N.Y. 12550

INTER-OFFICE CORRESPONDENCE

TO: TOWN PLANNING BOARD
FROM: ZONING BOARD OF APPEALS
SUBJECT: PUBLIC HEARINGS BEFORE ZBA - December 14, 1981
DATE: December 7, 1981

Please be advised that there are three(3) public hearings scheduled to be heard before the Zoning Board of Appeals on December 14, 1981:

7:30 p.m. - BRUNO BROS.

C. P. MANS (Route 207)

CHESTER SAWYER

I have attached hereto copies of the completed applications together with copies of the public hearing notices which were published in The Sentinel.

Pat

/pd

Enclosures

cc: Howard Collett, Bldg./Zoning Inspector

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. 25

Request of Robert Bruno and Dennis Bruno

for a ~~VARIANCE~~ SPECIAL PERMIT of

the regulations of the Zoning Ordinance to

permit operation of a gasoline station and

auto repair shop,

being a ~~VARIANCE~~ SPECIAL PERMIT of

Section 48-9, Table of Use Regulation 9, Col. B,

for property situated as follows:

Sec. 40, Block 2, Lot 12, known as 262

Quassaick Avenue, New Windsor, N.Y.

SAID HEARING will take place on the 14th day of
December, 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

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

81-25
(Number)

Nov. , 1981
(Date)

I. Applicant information:

- (a) Sun Oil Company of Pennsylvania
P. O. Box 988, 498 Concord Street
Framingham, Mass.
(Name, address and phone of Applicant)
Dennis Bruno, Robert Bruno
- (b) Route 94, New Windsor, N.Y. 12550 (914) 561-9819
(Name, address and phone of purchaser or lessee)
Jerald Fiedelholz, P.C. (914) 562-4630
- (c) 270 Quassaick Ave., P.O. Box 4088, New Windsor, NY 12550
(Name, address and phone of attorney)
- (d) None
(Name, address and phone of broker)

II. Application type:

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

III. Property information:

- (a) R-4 262 Quassaick Avenue 40' 2 12 125' + X 225' +
(Zone) (Address) (\$ B L) (Lot size)
- (b) What other zones lie within 500 ft.? _____
- (c) Is a pending sale or lease subject to ZBA approval of this application? Yes
- (d) When was property purchased by present owner? 11/29/66
- (e) Has property been subdivided previously? No When? _____
- (f) Has property been subject of variance or special _____

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

81-25
(Number)

Nov. , 1981
(Date)

I. Applicant information:

- (a) Sun Oil Company of Pennsylvania
P. O. Box 988, 498 Concord Street
Framingham, Mass.
(Name, address and phone of Applicant)
Dennis Bruno, Robert Bruno
- (b) Route 94, New Windsor, N.Y. 12550 (914) 561-9819
(Name, address and phone of purchaser or lessee)
Jerald Fiedelholz, P.C. (914) 562-4630
- (c) 270 Quassaick Ave., P.O. Box 4088, New Windsor, NY 12550
(Name, address and phone of attorney)
- (d) None
(Name, address and phone of broker)

II. Application type:

- Use variance
 Area variance
 Sign variance
 Special permit

III. Property information:

- (a) R-4 262 Quassaick Avenue 40' 2' 12' 125' + X 225' +
(Zone) (Address) (\$ B L) (Lot size)
- (b) What other zones lie within 500 ft.? _____
- (c) Is a pending sale or lease subject to ZBA approval of this application? Yes
- (d) When was property purchased by present owner? 11/29/66
- (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. Ample outside storage for approximately four to six automobiles now available; it is anticipated that no more storage will be required for the proposed operation.

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* _____	_____	_____

(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 _____, 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.

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



VI. Sign Variance:

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

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

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

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

VII. Special Permit:

- (a) Special permit requested under New Windsor Zoning Local Law, Section 48-9, Table 9, Column B.
- (b) Describe in detail the use and structures proposed for the special permit.

Presently-existing garage consisting of 3 bays and office attach, which had formerly been used by owner for the same
purposes, shall be used for automobile repairing and operation of gasoline station for the sale of gasoline, motor oils and accessories, etc.

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.)

There are presently existing on the south boundary and west boundary of the lot established tree plantings, and also fencing; the premises are presently boarded and vacant, and it would be a decided improvement to the premises and the area if the premises were to be repaired, painted, and reopened and occupied and maintained, rather than permitting the premises to continue to deteriorate further and become an eyesore.

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.

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

Presently-existing garage consisting of 3 bays and office attach, which had formerly been used by owner for the same purposes, shall be used for automobile repairing and operation of gasoline station for the sale of gasoline, motor oils and accessories, etc.

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.)

There are presently existing on the south boundary and west boundary of the lot established tree plantings, and also fencing; the premises are presently boarded and vacant, and it would be a decided improvement to the premises and the area if the premises were to be repaired, painted, and reopened and occupied and maintained, rather than permitting the premises to continue to deteriorate further and become an eyesore.

IX. Attachments required:

- ___ Copy of letter of referral from Building and Zoning Inspector.
- ___ Copy of contract of sale, lease or franchise agreement.
- ___ Copy of tax map showing adjacent properties
- ___ Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.
- ___ Copy(ies) of sign(s) with dimensions.
- ___ Check in amount of \$ _____ payable to Town of New Windsor.
- 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 November 16, 1981

STATE OF MASSACHUSETTS
COUNTY OF MIDDLESEX

✓ ~~XXXXXXXXXXXXXXXXXXXX~~
) SS.:
~~XXXXXXXXXXXXXXXXXXXX~~

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.

SUN REFINING AND MARKETING COMPANY
formerly SUN OIL COMPANY OF PENNSYLVANIA

R.V. PE Vanderpool
(Applicant)

Sworn to before me this

✓ 16th day of November, 1981.

Carol Ann E. Williams

✓ Notary Public, State of Massachusetts

XI. ZBA Action:

(a) Public Hearing date _____

(b) Variance is _____

Special Permit is _____

(c) Conditions and safeguards: _____

~~CITY OF NEW YORK~~

~~COUNTY OF ORANGE~~

SS.:

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.

SUN REFINING AND MARKETING COMPANY
formerly SUN OIL COMPANY OF PENNSYLVANIA

R.V. PE Vanderpool
(Applicant)

Sworn to before me this

✓ 16th day of November, 1981.

Joseph E. Williams

✓ Notary Public, State of Massachusetts

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.

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

The undersigned Applicants being duly sworn, depose and state that the information, statements and representations contained in this application are true and accurate to the best of their knowledge or to the best of their 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.

Robert Bruno
(Applicant)

Dennis Bruno
(Applicant)

Sworn to before me this

11th day of November, 1981.

Lucy E. Hill

LUCY E. HILL
Notary Public State of New York
Qualified in Orange County
Commission Expires March 30, 1982

Notary Public, State of

New York

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.

