

**ZB# 87-2**

**Herbert Redl**

**9-1-25.222**

Redl - Herbert - 87-2 - Fence / Sign Aps.

Prelim:

1/12/87.

Public Hearing:

2/23/87.

2/20/87  
OCED to be notified ✓

9-1-25.222

✓ Notice to Sentinal 2/9/87.

Variance  
Approved  
2/23/87  
(Add & sign)

General Receipt

8664

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

Feb. 23 19 87

Received of Herbert Redd \$ 50<sup>00</sup>/<sub>100</sub>

Fifty and 00/100 DOLLARS

For ZBA application Fee - 87-2

DISTRIBUTION

FUND	CODE	AMOUNT
<u>Cash</u>	<u>50.00</u>	
<u># 14230</u>		

By Pauline G. Townsend  
Town Clerk<sup>EC</sup>  
Title

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

NEW WINDSOR ZONING BOARD OF APPEALS

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In the Matter of the Application of

HERBERT REDL

DECISION GRANTING  
AREA & SIGN VARIANCES

#87-2.

-----x

WHEREAS, HERBERT REDL of 240 North Road, Poughkeepsie, New York 12601, has made application before the Zoning Board of Appeals for an area variance for purposes of construction of an 8 ft. fence with 3 strand barbed wire and variance for signs at location 151 Windsor Highway, New Windsor, N. Y. in NC and PI zones; and

WHEREAS, a public hearing was held on the 23rd day of February, 1987 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, the applicant appeared with Elias D. Grevas, L. S.; and

WHEREAS, the application was opposed by two area residents; 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 applicant is seeking permission to construct an 8 ft. fence with 3 strand barbed wire for security purposes to surround the proposed mini-warehouses which were approved in an NC and PI zone.

3. The evidence also shows that the applicant will require signs for identification of the proposed new business establishment.

4. The evidence presented by the applicant substantiated the fact that the proposed construction would not be detrimental to the neighboring residential properties.

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

1. The evidence shows that the applicant will encounter practical difficulty if the variance requested is not granted due to the fact that the nature of the proposed commercial

operation is warehouse storage of personal belongings of the tenants who subscribe to same.

2. The requested variance will not result in substantial detriment to adjoining properties or change the character of the neighborhood which is Neighborhood/Commercial and Planned Industrial.

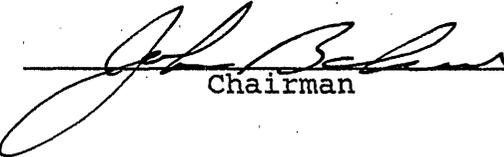
NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a variance for construction of an 8 ft. fence with 3 strand barbed wire and a sign variance of 50 s.f. in accordance with plans submitted at the public hearing and dated August 4, 1986 with various revisions up to February 9, 1987.

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: March 9, 1987.

  
Chairman



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK

February 24, 1987

Mr. Herbert H. Redl  
240 North Road  
Poughkeepsie, N. Y. 12601

RE: APPLICATION FOR VARIANCES - FENCE & SIGN  
#87-2

Dear Mr. Redl:

This is to confirm that the Zoning Board of Appeals made a decision to approve your above application at the February 23, 1987 meeting.

Formal decision will be drafted at a later date and forwarded to you by return mail.

Very truly yours,

PATRICIA A. BARNHART  
Secretary

/pab

cc: Town Planning Board  
Town Building Inspector Babcock

TOWN OF NEW WINDSOR  
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

# 87-2

Date: 2/2/87

I. Applicant Information:

- (a) HERBERT H. REDL, 240 North Road, Poughkeepsie, NY 12601 x  
(Name, address and phone of Applicant) 471-3388 (Owner)
- (b) \_\_\_\_\_  
(Name, address and phone of purchaser or lessee)
- (c) \_\_\_\_\_  
(Name, address and phone of attorney)
- (d) \_\_\_\_\_  
(Name, address and phone of broker)

II. Application type:

- Use Variance  Sign Variance
- Area Variance  Special Permit

III. Property Information:

- (a) R-4/NC/PI 151 Windsor Highway \_\_\_\_\_ 9/1/25.222 14.4 +  
(Zone) (Address) (S B L) (Lot size)
- (b) What other zones lie within 500 ft.? See (a)
- (c) Is a pending sale or lease subject to ZBA approval of this application? no
- (d) When was property purchased by present owner? 12/86
- (e) Has property been subdivided previously? Yes When? 12/86
- (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
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail: Outside vehicle storage is proposed adjacent to driveways.

IV. Use Variance: n/a

- (a) Use Variance requested from New Windsor Zoning Local Law, Section \_\_\_\_\_, Table of \_\_\_\_\_ Regs., Col. \_\_\_\_\_, to allow:  
(Describe proposal) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(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.

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V. Area variance:

(a) Area variance requested from New Windsor Zoning Local Law, Section 48-14C(1) Supplementary Yard Regs., Col.         .

\*\*\* Fence 8 ft. in height is proposed to surround storage area.

Requirements	Proposed or Available	Variance Request
Min. Lot Area	_____	_____
Min. Lot Width	_____	_____
Reqd. Front Yd.	_____	_____
Reqd. Side Yd.	_____ / _____	_____ / _____
Reqd. Rear Yd.	_____	_____
Reqd. Street Frontage*	_____	_____
Max. Bldg. Hgt.	_____	_____
Min. Floor Area*	_____	_____
Dev. Coverage* %	_____ %	_____ %
Floor Area Ratio**	_____	_____

\* Residential Districts only  
 \*\* Non-residential districts only  
 \*\*\* See above

(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.

The proposed fence is required for security purposes. Placement of the fence in accordance with the setback requirements for a structure would render the site difficult to develop in a manner consistent with the permitted use.

VI. Sign Variance:

(a) Variance requested from New Windsor Zoning Local Law, Section 48-12, Table of Use/Bulk Regs., Col. N.

	Requirements	Proposed or Available	Variance Request
Freestanding - Sign 1 NC	30 s.f.	80 s.f.	50 s.f.
Building - Sign 2 PI	40 s.f.	40 s.f.	0 s.f.
Sign 3	_____	_____	_____
Sign 4	_____	_____	_____
Sign 5	_____	_____	_____
<b>Total</b>	<b>70 sq.ft.</b>	<b>120 sq.ft.</b>	<b>50 sq.ft.</b>

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

See plans annexed hereto. Route 32 (Windsor Highway) is a well-travelled highway in New Windsor and the tendency of the traffic flow is consistent with the commercial area. Therefore, signs are required in order to identify the location of the newly established business.

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

Total area of signage is 120 s.f. Therefore, 50 s.f. sign area variance is required in accordance with plans attached.

VII. Special Permit: n/a

- (a) Special Permit requested under New Windsor Zoning Local Law, Section \_\_\_\_\_, Table of \_\_\_\_\_ Regs., Col. \_\_\_\_\_.
- (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.)

The proposed fence and signs will be consistent with the PI and NC district classification and there will be no changes in the commercial aspect of the neighborhood.

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IX. Attachments required:

- Copy of letter of referral from Bldg./Zoning Inspector.
- Copy of tax map showing adjacent properties.
- Copy of contract of sale, lease or franchise agreement.
- 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 the amount of \$ 50.00 payable to TOWN OF NEW WINDSOR.
- Photos of existing premises which show all present signs and landscaping.

X. AFFIDAVIT

Date Feb. 2, 1987.

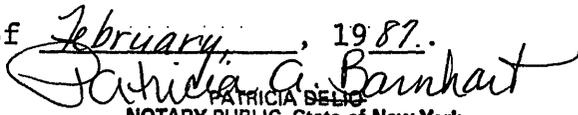
STATE OF NEW YORK )  
                          ) SS.:  
COUNTY OF ORANGE )

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.

  
\_\_\_\_\_  
(Applicant)

Sworn to before me this

2nd day of February, 1987.



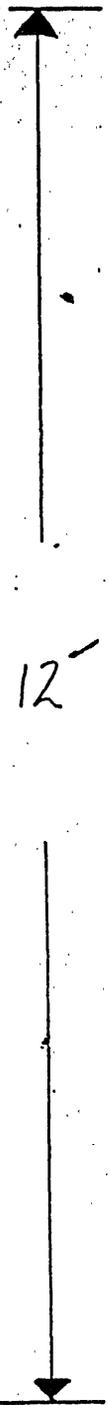
PATRICIA BARNHART  
NOTARY PUBLIC, State of New York  
No. 5970775  
Qualified in Orange County  
Commission Expires March 30, 1987.

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

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



4x4"  
TUBULAR  
STEEL  
POSTS



NO SCALE

40.0 PER SIDE

2/23/87 Public Hearing:  
Redl, Herbert - #87-2

Name:

Address:

John Redl

240 No. Red St

(Objecting) James J. Murphy

Navland Rd - Highland, NY

(Objecting) William J. Murphy

228 Danville Ave

(Objecting) Joseph Scalfaro

225 Danville Ave

(Objecting) Joseph Cocchia

229 Danville Ave

Prelim. PA  
1/12/86 - 7:30 pm.

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

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

File No. .... Date 1/5, 1987

To Herbert H. Redl  
Route 32  
New Windsor, N.Y. 12550

PLEASE TAKE NOTICE that your application dated 1/5, 1987

for permit to Install 8 Ft Fence on Property Line  
Route 32 and Union Ave, IN P.I ZONE  
(and sign variance)

is returned herewith and disapproved on the following grounds:

Fence has to be 10 Ft from Property Line  
Page 4812 - C - (1) yard Reg.

John J. Tennegan  
ZONING Building Inspector

OFFICE OF ZONING - BUILDING INSPECTOR

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

File No. .... Date ..... 1/5, 1987

To: Herbert H. Redl  
Route 32  
New Windsor, N.Y. 12550

PLEASE TAKE NOTICE that your application dated ..... 1/5, 1987  
 for permit to Install 8 Ft Fence on Property Line  
Route 32 and Union Ave, IN P.I. ZONE  
 at the premises located at Union Ave, IN P.I. ZONE  
(and sign variance)

is returned herewith and disapproved on the following grounds:  
Fence has to be 10 Ft from Property Line  
Page 4812- C - (1) YARD REG.

John J. Tinnegan  
 ZONING Building Inspector

Requirements	Proposed or Available	Variance Request
Min. Lot Area		
Min. Lot Width		
Reqd. Front Yd.		
Reqd. Side Yd.	<u>1</u>	<u>1</u>
Reqd. Rear Yd.		
Reqd. Street Frontage*		
Max. Bldg. Hgt.		
Min. Floor Area*		
Dev. Coverage* %		
Floor Area Ratio**		

\* Residential Districts only  
 \*\* Non-residential districts only

INTER-OFFICE CORRESPONDENCE

TO: TOWN PLANNING BOARD  
TOWN BUILDING/ZONING INSPECTOR BABCOCK

FROM: ZONING BOARD OF APPEALS

SUBJECT: PUBLIC HEARING BEFORE THE ZBA - 2/23/87

DATE: February 10, 1987

Please be advised that the following public hearing will be heard before the Zoning Board of Appeals on the above date:

HERBERT REDL - Area/Sign Variances  
ORDER OF ST. HELENA - Area Variance (fence)  
VANDERMARK, JOHN & DONNA - Use variance

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

Patricia A. Barnhart, Secretary  
Zoning Board of Appeals

/pab

Attachments

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. 87-2

1. Municipality Town of New Windsor Public Hearing Date 2/23/87

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

2. Applicant: NAME Herbert Redl

Address 240 North Rd, Poughkeepsie, NY 12601

Attorney, Engineer, Architect E.D. Gowan

3. Location of Site: Route 32 near Union Ave. New Windsor, NY.  
(street or highway, plus nearest intersection)

Tax Map Identification: Section 9 Block 1 Lot 25.222

Present Zoning District NC/PT Size of Parcel 14.4 ± acres

4. Type of Review: 1

Special Permit Use\* \_\_\_\_\_

Variance\* Use \_\_\_\_\_

Area - fence & sign - see attached plans.

Zone Change\* From: \_\_\_\_\_ To: \_\_\_\_\_

Zoning Amendment\* To Section: \_\_\_\_\_

Subdivision\*\* Major \_\_\_\_\_ Minor \_\_\_\_\_

2/05/87  
Date

Patricia G. Barnhart,  
Signature and Title  
Sec.

\*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.

**HERBERT H. REDL**

*Commercial and Office Rentals*

ALLSPORT BUILDING  
240A NORTH ROAD  
POUGHKEEPSIE, N.Y. 12601  
914-471-3388

February 6, 1987

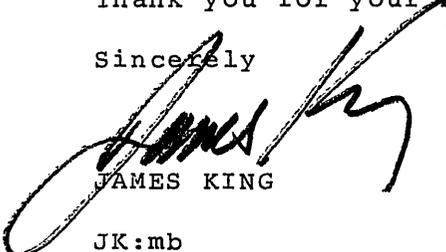
Ms. Patricia Barnhart  
New Windsor Zoning Board of Appeals  
555 Union Avenue Town Hall  
New Windsor, NY 12550

Dear Patty

Enclosed please find two copies of our proposed sign design as well as copies of a site map showing the approximate location. I trust this fulfills the town's requirements. If not please let me know what changes need to be made.

Thank you for your help.

Sincerely



JAMES KING

JK:mb

Enclosures

ANTONELLI, LOUIS J. & KATHLEEN  
3 HILLSIDE AVENUE  
NEW WINDSOR, N.Y. 12550

ANTONELLI, FRANK, JOHN R. & ARCHIE P.  
170 WINDSOR HIGHWAY  
NEW WINDSOR, N.Y. 12550

CUBITO JOSEPH F. & ROSE ANN  
15 HILLSIDE AVENUE  
NEW WINDSOR, N.Y. 12550

~~CUBITO JOSEPH F. & ROSE ANN  
15 HILLSIDE AVENUE  
NEW WINDSOR, N.Y. 12550~~

DELEONARDO, JOSEPH & CARMELA  
19 HILLSIDE AVENUE  
NEW WINDSOR, N.Y. 12550

CENTRAL HUDSON GAS & ELECTRIC CORP.  
% TAX AGENT  
SOUTH ROAD  
POUGHKEEPSIE, N.Y.

~~ANTONELLI, SR. FRANK P. & JOHN R.  
170 WINDSOR HIGHWAY  
NEW WINDSOR, N.Y. 12550~~

NYCREST CORP.  
% CONVENIENT IND. OF AMERICA INC.  
P. O. BOX 35430  
LOUISVILLE, KENTUCKY 40232

SARINSKY, LEONARD  
171 WINDSOR HIGHWAY  
NEW WINDSOR, N.Y. 12550

~~SARINSKY, LEONARD  
171 WINDSOR HIGHWAY  
NEW WINDSOR, N.Y. 12550~~

~~SARINSKY, LEONARD  
171 WINDSOR HIGHWAY  
NEW WINDSOR, N.Y. 12550~~

SARINSKY DAVID & JACIE  
298 UNION AVE.  
NEW WINDSOR, N.Y. 12550

DELIO, PATRICIA A. ✓  
7 FRANKLIN AVENUE  
NEW WINDSOR, N.Y. 12550

AVACAR MOTEL INC.  
4 HILLSIDE AVE.  
NEW WINDSOR, N.Y. 12550

LA CASA D'ORO INC.  
% COSIMO DIBRIZZI  
31 MANDIGO PLACE  
NEWBURGH, N.Y. 12550

TALMADGE, ANGELINA  
ATTN: RESOURCES  
DEPT. OF SOCIAL SERVICES  
BOX 3  
GOSHEN, N.Y. 10924

ROMAN CATHOLIC CHURCH OF ST. JOSEPH  
6 ST. JOSEPH PLACE  
NEW WINDSOR, N.Y. 12550

~~ROMAN CATHOLIC CHURCH OF ST. JOSEPH  
6 ST. JOSEPH PLACE  
NEW WINDSOR, N.Y. 12550~~

JOSEPH, KIM & DOO  
425 ANGOLA ROAD  
CORNWALL, N.Y. 12518

IMPELLITTIERE JR. GERARD I.  
% DUFFERS HIDE-A-WAY  
139 WINDSOR HIGHWAY  
NEW WINDSOR, N.Y. 12550

BORCHERT JR. ERNEST H & ROBERT A.  
LATTINTOWN ROAD  
MARLBORO, N.Y. 12542

GUARIGLIA, VINCENT & LOUISE  
20 HILLSIDE AVENUE  
NEW WINDSOR, N.Y. 12550

ACQUARO, SAMUEL J. & MADELYN M.  
16 HILLSIDE AVENUE  
NEW WINDSOR, N.Y. 12550

~~ACQUARO, SAMUEL J. & MADELYN M.  
16 HILLSIDE AVENUE  
NEW WINDSOR, N.Y. 12550~~

GIAMMATTEI, CARINA  
12 HILLSIDE AVENUE  
NEW WINDSOR, N.Y. 12550

~~AVACAR MOTEL INC.  
158 WINDSOR HIGHWAY  
NEW WINDSOR, N.Y. 12550~~

TERRIZZI, MICHELE & GIANNA  
5 FRANKLIN AVENUE  
NEW WINDSOR, N.Y. 12550

GAGLIARDO, GIUSEPPE & MICHELA E.  
83 BLOOMINGROVE TPKE.  
NEW WINDSOR, N.Y. 12550

WHITE, JOSEPH P. & DOLORES  
1 FRANKLIN AVE.  
NEW WINDSOR, N.Y. 12550

FREEMAN, MICHAEL L. & RHONDA J.  
264 UNION AVENUE  
NEW WINDSOR, N.Y. 12550

MARADAY, JOSEPH C. & EDITH R.  
ROSE MARY LANE  
NEW WINDSOR, N.Y. 12550

RIZZUTO, JOHN JR. & MARY E.  
ROSEMARY LANE  
NEW WINDSOR, N.Y. 12550

PEREZ, MANUEL & EMILIA  
3 ROSEMARY LANE  
NEW WINDSOR, N.Y. 12550

TRABUCCO, REMO & PACIFICA  
4 ROSE MARY LANE  
NEW WINDSOR, N.Y. 12550

SOSSI, EDWARD J. & MARIE F.  
BOX 4137  
ROSE MARY LANE  
NEW WINDSOR, N.Y. 12550

AGNELLO, DOMINICK  
7 PAT ROAD  
NEWBURGH, N.Y. 12550

SLYNE, DONALD J.  
6 FRANKLIN AVE.  
NEW WINDSOR, N.Y. 12550

KREVEN, JOHN & CAROLINE  
260 UNION AVE.  
NEW WINDSOR, N.Y. 12550

GRILLO, SALVATORE & MARIA  
256 UNION AVENUE  
NEW WINDSOR, N.Y. 12550

RIZZUTO, ROSE  
250 UNION AVENUE  
NEW WINDSOR, N.Y. 12550

ELAKKADE, SAMIR A.  
120 VAILS GATE HEIGHTS DR.  
NEW WINDSOR, N.Y. 12550

FOUNDAS, PETER & ANGELIKI  
1 ROSE MARY LANE  
NEW WINDSOR, N.Y. 12550

BUCCIARELLI, MICHAEL & ANGELINA  
175 WINDSOR HWY.  
NEWBURGH, N.Y. 12550

~~BUCCIARELLI, MICHAEL & ANGELINA  
175 WINDSOR HIGHWAY  
NEWBURGH, N.Y. 12550~~

~~BUCCIARELLI, MICHAEL & ANGELINA  
175 WINDSOR HIGHWAY  
NEWBURGH, N.Y. 12550~~

MITCHELL, JOHN P. & ROSE & ETAL  
228 JAMES AVENUE  
NEW WINDSOR, N.Y. 12550

KESSEL, EDITH  
230 JAMES AVENUE  
NEW WINDSOR, N.Y. 12550

LOVEJOY, FRANCES M. & JOHN S.  
179 WINDSOR HIGHWAY  
NEW WINDSOR, N.Y. 12550

~~LOVEJOY, FRANCES M. & JOHN S.  
179 WINDSOR HIGHWAY  
NEW WINDSOR, N.Y. 12550~~

~~BUCCIARELLI, MICHELLE & ANGELINA  
175 WINDSOR HIGHWAY  
NEWBURGH, N.Y. 12550~~

~~BUCCIARELLI, MICHELLE & ANGELINA  
175 WINDSOR HIGHWAY  
NEWBURGH, N.Y. 12550~~

THIELE, RAINER E. & JOAN A.  
295 UNION AVENUE  
NEWBURGH, N.Y. 12550

YOX, JOHN J. & ANNIE M.  
224 DANHER AVENUE  
NEW WINDSOR, N.Y. 12550

HURD, FRANCIS & MARY K  
269 UNION AVENUE  
NEWBURGH, N.Y. 12550

SADLER, RONALD & MARIE E.  
267 UNION AVE.  
NEWBURGH, N.Y. 12550

SADLER, ~~RONALD~~ & HELEN I.  
263 UNION AVE.  
NEW WINDSOR, N.Y. 12550

CONLEY, ALFRED S. SR. & MARY ANN  
224 OAK STREET  
NEW WINDSOR, N.Y. 12550

JAGUNIC, DANIEL & JUNE  
226 OAK STREET  
NEW WINDSOR, N.Y. 12550

GARZIONE, NICHOLAS & JANICE  
228 OAK STREET  
NEW WINDSOR, N.Y. 12550

MCGRATH, JOSEPH & ELSIE  
230 OAK STREET  
NEW WINDSOR, N.Y. 12550

BABCOCK EDWARD V & GERTRUDE  
231 SPRUCE STREET  
NEW WINDSOR, N.Y. 12550

WRIGHT, JAMES C.  
229 SPRUCE STREET  
NEW WINDSOR, N.Y. 12550

LUCCHESI, RICHARD & KATHLEEN  
227 SPRUCE STREET  
NEW WINDSOR, N.Y. 12550

FERRAILOLO, FRANK D & DARYL DEBERTO  
225 SPRUCE STREET  
NEW WINDSOR, N.Y. 12550

~~FERRAILOLO, FRANK D. & DARYL A.  
225 SPRUCE STREET  
NEW WINDSOR, N.Y. 12550~~

~~MARINUCCI, EDITH  
% EDITH MARINUCCI CULLO  
285 UNION AVENUE  
NEW WINDSOR, N.Y. 12550~~

COCCHIA, JOSEPH & EMMA  
229 DANIHER AVENUE  
NEW WINDSOR, N.Y. 12550

BUSH, BERNARD & THERESA K.  
227 DANIHER AVENUE  
NEW WINDSOR, N.Y. 12550

SCALFARI, JOSEPH & JEAN  
225 DANIHER AVENUE  
NEW WINDSOR, N.Y. 12550

MARINUCCI, EDITH  
285 UNION AVENUE  
NEW WINDSOR, N.Y. 12550

~~MARINUCCI, EDITH  
285 UNION AVENUE  
NEW WINDSOR, N.Y. 12550~~

SRAMEK, MARTIN J. JR. & ANNA F.  
279 UNION AVENUE  
NEW WINDSOR, N.Y. 12550

SCHOFIELD HOWARD & MARY  
279 UNION AVENUE  
NEWBURGH, N.Y. 12550

LORD, VIOLA I.  
275 UNION AVENUE  
NEW WINDSOR, N.Y. 12550

CAPUTO, RICHARD & ELIZABETH PAIGE  
224 PINE STREET  
NEW WINDSOR, N.Y. 12550

SACHS, PETER R. & GISELA  
226 PINE STREET  
NEW WINDSOR, N.Y. 12550

OLSEN, CAROLE S.  
227 PINE STREET  
NEW WINDSOR, N.Y. 12550

SCIOLTO, LOUIS J. & VIRGINIA A.  
225 PINE STREET  
NEW WINDSOR, N.Y. 12550

WILLIAMS, ROBERT J. & DIANN  
223 PINE STREET  
NEW WINDSOR, N.Y. 12550

PELELLA, JOYCE & EUGENE  
273 UNION AVE.  
NEW WINDSOR, N.Y. 12550

MURPHY, WILLIAM V. & MARIE C.  
228 DANIELER AVENUE  
NEW WINDSOR, N.Y. 12550

ADAMS, CLINTON W. & MARION L.  
232 DANIELER AVENUE  
NEW WINDSOR, N.Y. 12550

COCCHIA, NICHOLAS & ANTOINETTA  
238 DANIELER AVE.  
NEW WINDSOR, N.Y. 12550

ADAMS, TRUMAN D. & DOROTHY M.  
233 JAMES AVENUE  
NEW WINDSOR, N.Y. 12550

MCKEE, DONALD S. JR.  
227 JAMES AVENUE  
NEW WINDSOR, N.Y. 12550

~~MCKEE, DONALD S. JR.  
227 JAMES AVENUE  
NEW WINDSOR, N.Y. 12550~~

~~MCKEE, DONALD S. JR.  
227 JAMES AVENUE  
NEW WINDSOR, N.Y. 12550~~

MALINOWSKI, GENEVIEVE  
293 UNION AVENUE  
NEWBURGH, N.Y. 12550

MILLSPAUGH, ROBERT A.  
226 SPRUCE STREET  
NEW WINDSOR, N.Y. 12550

~~MILLSPAUGH, ROBERT A.  
226 SPRUCE STREET  
NEW WINDSOR, N.Y. 12550~~

JOHNSON CHARLES CARL & ANNA S.  
230 SPRUCE STREET  
NEW WINDSOR, N.Y. 12550

PUGLIESE, VINCENT & CONCETTA  
233 DANIELER AVENUE  
NEW WINDSOR, N.Y. 12550

MILLER, HELEN A. & MARION L.  
231 DANIELER AVE.  
NEW WINDSOR, N.Y. 12550

KING, ALEX & IRENE P.  
4 ELM STREET  
NEW WINDSOR, N.Y. 12550

DOMINGO, JOSE M. & REBECCA I.  
3 ELM STREET  
NEW WINDSOR, N.Y. 12550

EDGAR, WILLIAM F. & MARCELLA M.  
251 UNION AVENUE  
NEW WINDSOR, N.Y. 12550

MCQUISTON, JOHN GORDON & MARY L.  
257 UNION AVENUE  
NEWBURGH, N.Y. 12550

MAZZARELLA, GIOSUE & JOYCE M.  
261 UNION AVENUE  
NEW WINDSOR, N.Y. 12550

WALSH, JEROME L. & MARY E.  
223 OAK STREET  
NEWBURGH, N.Y. 12550

BLISS, EDNA V.  
225 OAK STREET  
NEWBURGH, N.Y. 12550

MCNEIL, ALBERT M.  
227 OAK STREET  
NEW WINDSOR, N.Y. 12550

BEACH, EDWARD, C. & MARIE L.  
229 OAK STREET  
NEW WINDSOR, N.Y. 12550

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 48-34A of the Zoning Local Law on the following proposition:

Appeal No. 2

Request of HERBERT REDL

for a VARIANCE of the regulations of the Zoning Local Law to permit construction of security fence with insufficient setback and signs, being a VARIANCE of Section 48-14C(1) - Supplementary Yard Regulations and Section 48-12 - Table of Use/ Bulk Regulations - Col. N, for property situated as follows:

151 Windsor Highway, Town of New Windsor, New York known and designated as Tax Map Section 9 - Block 1 - Lot 25.222.

SAID HEARING will take place on the 23th day of February, 1987 at the New Windsor Town Hall, 555 Union Avenue, New Windsor, N. Y. beginning at 7:30 o'clock p.m.

JACK BABCOCK, Chairman

MEMORANDUM

TO: ZONING BOARD OF APPEALS  
FROM: PLANNING BOARD  
DATE: DECEMBER 10, 1986  
RE: HERBERT REDL SITE PLAN #86-66

With reference to Section 48-14 - C1 which requires fences over four (4ft) feet conform to set back requirements for buildings.

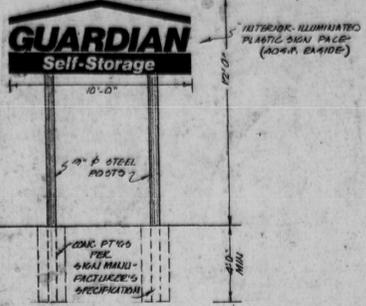
Based on the above information the Planning Board is not approving the site until a variance is obtained.

Yours truly,

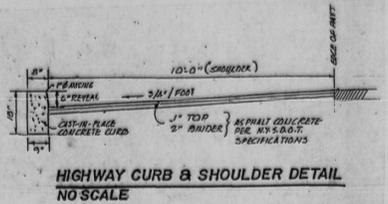
*Henry F. Scheible*  
HENRY F. SCHEIBLE  
Acting Chairman

*Rec'd. - 12/10/86.*

HFS/sh



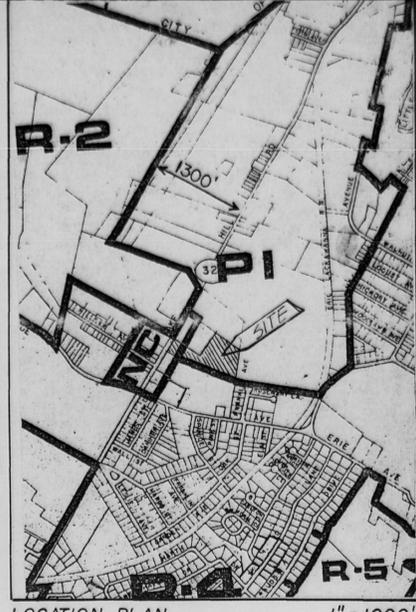
**PROPOSED FREE-STANDING SIGN**  
NO SCALE



**HIGHWAY ENTRANCE DETAILS, ROUTE 32**  
NO SCALE

**LEGEND & ABBREVIATIONS**

- 250 - EXISTING ELEVATION
- 250 - PROPOSED ELEVATION
- 15' CMP - PROPOSED STORM DRAIN (CATCH BASIN, PIPE 15" DIA)
- 235.0 - PROPOSED SPOT ELEVATION
- FF 240.75 - BUILDING FINISHED FLOOR (SHOWN AT ENDS)
- ① - BUILDING NUMBER
- U/T - UTILITY POLE & WIRES
- WALL-MOUNTED LIGHT (70 W. H.P. SODIUM VAPOR) CATCH BASIN GATE ELEVATION
- TOP 250.0
- INV. 250.0
- N/F - NOW DE POSSESS
- WALL-MOUNTED LANTERN 90 W. INCANDESCENT LAMP



**ZONE BULK REQUIREMENTS-P1 ZONE**  
\*Use: Bulk Storage, Including Warehouses

Min. Lot Area	Min. Lot Width	Min. Front Yard	Min. Side Yard	Min. Rear Yard
Required: 80,000 SF	200'	100'	50'/110'	50'
Provided: 316,700 SF**	244.9'	125'+	50'/147'+	165'+

Min. St. Frontage	Max. Bldg. Height	Floor Area Ratio
Required: 100'	6'/Ft.-Lot Line (25')	.1
Provided: 262.8'	25'	.1

\* Requires Special Permit by Planning Board  
\*\* In P1 Zone

This parcel is divided by Zone Boundaries, as follows:

NC ZONE:	1.15+ Ac.
P1 ZONE:	7.27+ Ac.
R-4 ZONE:	6.01+ Ac.
<b>TOTAL</b>	<b>14.43+ Ac.</b>

- NOTES**
- Being a proposed development of a portion of the lands shown on the New Windsor Tax Maps, as Section 9, Block 1, Lot 25.222.
  - PROJECT/APPLICANT: Herbert H. Redl, 240 North Road, Poughkeepsie, N.Y. 12601
  - TOTAL PARCEL AREA: 14.4 ± Acres
  - PROPERTY ZONE (S): N C, P I & R-4
  - PROPOSED USE: "Mini-Warehouse" Buildings
  - PROPOSED WATER SUPPLY & SANITARY SEWAGE DISPOSAL: Town of New Windsor
  - Boundary data shown is from a plotting of the deeds of record and the Last Will and Testament of Mary C. Schaefer, probated 4 August 1970. Boundaries are in accordance with an actual field survey.
  - Unauthorized addition or alteration to this plan is a violation of Section 7209 (2) of the N.Y.S. Education Law.

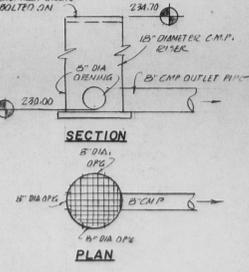
**SIGN NOTES**

The existing, 64 S.F. sign face area on Route 32 is to be replaced with a sign having a total face area of 80 S.F. In addition, a sign is to be placed on building 2, facing Route 32. This sign shall not exceed a total square footage of 40 S.F., for a total for all signs on site of 120 S.F. Building-mounted signs shall not project above the roof of the building. All signs shall be placed in accordance with the Town of New Windsor Supplementary Sign Regulation (Sect. 48-18).

- LANDSCAPING NOTES**
- The "Landscaped Buffer Strip" shall be planted with a double, staggered row of a mixture of deciduous and coniferous trees. Coniferous trees shall be placed 15 feet on center, deciduous trees 5 feet on center, and all trees shall be a maximum of 5 feet high.
  - Disturbed areas on the site, including the Retention Basin, shall be seeded with hardy, perennial grasses immediately after construction.
  - All plants used shall be selected by a Licensed Landscape Architect or Qualified Nurseryman.

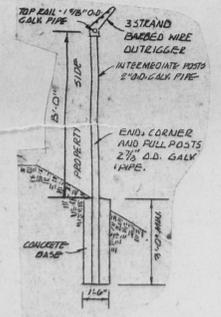
**TABLE OF BUILDING AREAS**

Building No.	Square Footage
1	2,700
2	5,400
3	2,700
4	1,250
5	5,975
6	9,450
7	8,400
8	11,200
9	9,000
10	6,400
11	3,800

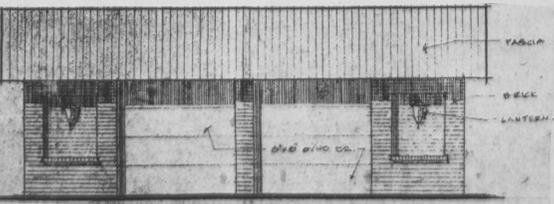


**RETENTION POND OUTLET STRUCTURE**  
SCALE: NONE

No.	Bearing	Distance
1	N40°24'00"E	36.89'
2	S07°12'00"E	143.31'
3	N6°43'00"W	36.88'
4	N53°46'17"W	40.62'
5	N23°17'00"W	7.92'
6	N23°17'00"W	25.01'
7	S45°42'14"E	20.00'
8	N6°43'00"W	20.92'
9	N39°02'24"E	141.14'
10	S44°11'10"W	12.50'
11	S50°45'20"W	49.31'
12	N89°50'50"E	18.59'



**FENCE SECTION**  
NO SCALE



**TYPICAL BUILDING ELEVATION**  
NO SCALE

FROM PLANS PREPARED BY MAURI ASSOCIATES, ARCHITECTS

**ELIAS D. GREVAS, L.S.**  
LAND SURVEYOR  
330 S. ROCK AVENUE  
NEW WINDSOR, NEW YORK 12550

**PLAN FOR:**  
**HERBERT H. REDL**

TOWN OF NEW WINDSOR ORANGE COUNTY NEW YORK

**"MINI-WAREHOUSE" SITE PLAN**

REVISIONS:  
DATE DESCRIPTION  
12 Nov 86 General Revisions  
28 Jan 87 General Revisions  
9 Feb 87 General Revisions

TOWN OF NEW WINDSOR ORANGE COUNTY NEW YORK  
Drawn: s/g  
Checked:  
Scale: 1" = 50'  
Date: 4 Aug 1986  
Job No: 86-039