

ZB# 87-61

Richard & Toni Roth

9-2-6

Prelim.

9/28/87.

Public Hearing:

12/14/87.

Notice to Sentinal

on 11/20/87.

~~Cost of~~

~~\$50.00~~

Area
Variance
for fence
granted
12/14/87

#87-61 - Roth, Richard (Hansford's)

Fence

General Receipt

9474

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

Dec 16 19 87

Received of Harford's Marine (Rott) \$ 50.00

Fifty and $\frac{00}{100}$ DOLLARS

For ZBA Application Dec # 87-61

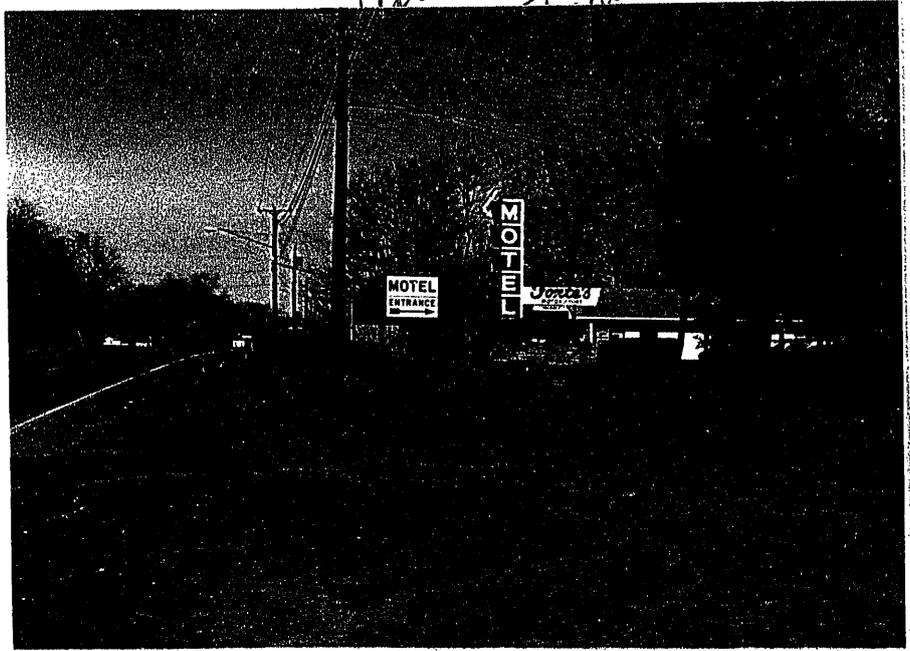
DISTRIBUTION

FUND	CODE	AMOUNT
<u>CR-11 7830</u>		<u>\$ 50.00</u>

By Pauline M. Townsend
ES

Town Clerk
Title

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





Joice

1
2

NEW WINDSOR ZONING BOARD OF APPEALS

In the Matter of the Application of
RICHARD ROTH and TONI ROTH

DECISION GRANTING
AREA VARIANCE
FOR FENCE

#87-61

WHEREAS, RICHARD ROTH and TONI ROTH, 174 Route 9W, (Hanaford's Marina) New Windsor, New York 12550, have made application before the Zoning Board of Appeals for a variance of the Regulations of Section 48-14(C)1 - Supplemental Yard Regulation to construct 100 ft. of 8 ft. high chainlink fence on the northside of property line at the above address in an NC zone; and

WHEREAS, a public hearing was held on the 14th day of December, 1987 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, the applicants appeared in behalf of themselves; 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 applicant is seeking to construct 100 ft. of 8 ft. high chainlink fence on the northside of their commercial property located above.

3. The evidence presented by the applicant substantiated the fact that an 8 ft. high fence would have to be placed 10 ft. off the property line in order to conform with Section 48-14C(1) - Supplemental Yard Regulations.

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 because applicant cannot utilize the area outside of the fence if they are forced to construct fence 10 ft. off property line.

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

3. Applicant is seeking an 8 ft. high fence for security purposes.

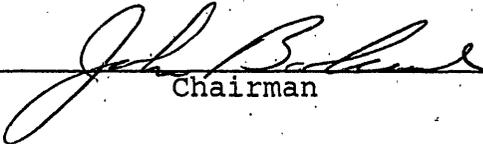
NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a variance to construct 100 ft. of 8 ft high chainlink fence on the northside of property line in accordance with plans submitted to the Building Inspector and 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 applicant.

Dated: January 11, 1987.


Chairman



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

December 15, 1987

Mr. and Mrs. Richard Roth
174 Route 9W
New Windsor, N. Y. 12550

RE: APPLICATION FOR AREA VARIANCE - FENCE
#87-61

Dear Richard and Toni:

This is to confirm that the Zoning Board of Appeals made a decision to GRANT the above request for a variance at the December 14, 1987 meeting.

Formal decision will be drafted some time in the future and acted upon by the Board. You will be receiving a copy by return mail.

Hoping you have a very happy holiday.

Very truly yours,

PATRICIA A. BARNHART
Secretary

/pab

cc: Town Planning Board
Michael Babcock, B. I.

DATE: 12/14/87

Application # 87-

PUBLIC HEARING - Roth, Richard & Toni (Applicant)

NAME:

ADDRESS:

- MR. ~~MRST~~, S. JEN - no objection 180 RT 9W, New Windsor, N.Y.
- Mr. & Mrs. R. Chinoy - no objection 38-150 Old Rt. 9W 12550
- Mr. G. Dullea 186 Rt 9W
Chess Federation - no objection



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

64

October 30, 1987

Mr. Richard Roth
174 Route 9W South
New Windsor, New York 12550

Re: 9-2-6 Variance List/500 ft. radius

Dear Mr. Roth:

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

The charge for this service is \$85.00, minus your deposit of \$25.00. Please remit same to the Town Clerk, Town of New Windsor, NY

Very truly yours,

Christian E. Jahrling/cp
CHRISTIAN E. JAHRLING, IAQ
SOLE ASSESSOR

CEJ/cp
Attachments

Doyle, Thomas & Mildred
5 Sunrise Terrace
New Windsor, NY 12550

Maloney III, Joseph F.
7 Sunrise Terrace
New Windsor, NY 12550

Silkworth, Howard &
Riccio, Donna M.
9 Sunrise Terrace
New Windsor, NY 12550

Griffen, Timothy & Rosemarie
8 Valley View Drive
New Windsor, NY 12550

Nelson, Janet A.
10 Valley View Drive
New Windsor, NY 12550

Bellamy, Maxine M.
11 Sunrise Terrace
New Windsor, NY 12550

Brown, Daniel W. & Edith M.
13 Sunrise Terrace
New Windsor, NY 12550

Russo, Samuel & Estelle
185 Route 9W
New Windsor, NY 12550

Evans, Calvin Y. & Virginia N.
1 Valley View Drive
New Windsor, NY 12550

Clark, James J. & Elizabeth J.
4 Willow St.
Harrington Park, NJ 07640

Bedetti, Frank Jr. & Margo
57 Harth Drive
New Windsor, NY 12550

Noe, Robert W. & Loyvey T.
7 Valley View Drive
New Windsor, NY 12550

Depuy, Elizabeth H.
9 Valley View Drive
New Windsor, NY 12550

Latten, Mae C.
11 Valley View Drive
New Windsor, NY 12550

Nucifore, Thomas & Salvatore
13 Valley View Drive
New Windsor, NY 12550

Derby Refining Company
c/o Belcher Oil of New York
PO Box 818
Hasbrouck Heights, NJ 07604

Harris, Benjamin
PO Box 780
Cornwall, NY 12518

Penny, Paul & Barbara
169 River Road
New Windsor, NY 12550

Sarcka, John & Marie
171 River Road
New Windsor, NY 12550

United States of America Chess Foundation
186 Route 9W
New Windsor, NY 12550

Dittbrenner, Frank & Eileen
16 Old Route 9W
New Windsor, NY 12550

Jen-Teh, Sen & Shias Li
Route 9W, MD 26
Fontes Motor Court
New Windsor, NY 12550

St. Thomas Episcopal Church
c/o Donald Smith
87-635A Little Britain Rd,
New Windsor, NY 12550

Fischer, Lt. Col. Susan
608
LaSalle Circle
Bellvue, NE 68005

Lopes, Emilia
Plum Point on Hudson
150 Old Route 9W, Unit 1
New Windsor, NY 12550

O'Neill, Jr. Thomas J. & Walsh, Patricia
Plum Point on Hudson
150 Old Route 9W, Unit 2
New Windsor, NY 12550

Tritico, Anthony M. & Dolores A.
Plum Point on Hudson
150 Old Route 9W, Unit 3
New Windsor, NY 12550

Trionfo, Martin J. & Eleanor P.
Plum Point on Hudson
150 Old Route 9W, Unit 28
New Windsor, NY 12550

Maloney, Adrian K.
Plum Point on Hudson
150 Old Route 9W, Unit 29
New Windsor, NY 12550

DeFrancesco, Joseph & Donna
Plum Point on Hudson
150 Old Route 9W, Unit 30
New Windsor, NY 12550

Kann, Wesley & Shirley
Plum Point on Hudson
150 Old Route 9W, Unit 31
New Windsor, NY 12550

Mahon, Timothy F. & Lorraine
Plum Point on Hudson
150 Old Route 9W, Unit 32
New Windsor, NY 12550

Lukacik, Jessie M. & William J.
Plum Point on Hudson
150 Old Route 9W, Unit 33
New Windsor, NY 12550

Lin, Ruey Y & Tip K.
Plum Point on Hudson
150 Old Route 9W, Unit 34
New Windsor, NY 12550

Rothman, Allan S. & Merryl B.
Plum Point on Hudson
150 Old Route 9W, Unit 36
New Windsor, NY 12550

LaNave, John & Diedre
Plum Point on Hudson
150 Old Route 9W, Unit 37
New Windsor, NY 12550

Melfe, Michael B. & Marietta
Plum Point on Hudson
150 Old Route 9W, Unit 35
New Windsor, NY 12550

Chinoy, Rustam J. & Patricia D.
Plum Point on Hudson
150 Old Route 9W, Unit 38
New Windsor, NY 12550

White, Dennis H. & Patricia A.
Plum Point on Hudson
150 Old Route 9W, Unit 39
New Windsor, NY 12550

Rice, Jonathan L.
Plum Point on Hudson
150 Old Route 9W, Unit 40
New Windsor, NY 12550

✓Prentiss, Roy
RD 3, Box 191
Birch Street
Fishkill, NY 12524

✓Prentiss, Irene
RD 3, Box 191
Birch Street
Fishkill, NY 12524

Aiello, Denise B. &
Iobbi, John
Plum Point on Hudson
150 Old Route 9W, Unit 26
New Windsor, NY 12550

Shulkin, Richard & Barbara
Plum Point on Hudson
150 Old Route 9W, Unit 27
New Windsor, NY 12550

Scholz, Thomas
Plum Point on Hudson
150 Old Route 9W, Unit 25
New Windsor, NY 12550

Adamo, Frank & Jean
Plum Point on Hudson
150 Old Route 9W, Unit 24
New Windsor, NY 12550

Falsetti, Albert S. & Betty
Plum Point on Hudson
150 Old Route 9W, Unit 23
New Windsor, NY 12550

Vegega, Alexander M. &
Pyrch, Laurie A.
Plum Point on Hudson
150 Old Route 9W, Unit 22
New Windsor, NY 12550

Boyd, Holly F.
Plum Point on Hudson
150 Old Route 9W, Unit 21
New Windsor, NY 12550

Procaccio, John & Wanda
Plum Point on Hudson
150 Old Route 9W, Unit 20
New Windsor, NY 12550

Morrissey, Richard J. & Carolyn
Plum Point on Hudson
150 Old Route 9W, Unit 19
New Windsor, NY 12550

Tarulli, Bart
61-22 Little Neck Parkway
Little Neck, NY 11362

Willen, Hank & Nancy
188 Grandview Lane
Mahwah, NJ 07430

Montano, Jr. Joseph
RFD 8, Box 419,
Mahopac, NY 10541

Wygant, Catherine E.
Plum Point on Hudson
150 Old Route 9W, Unit 75
New Windsor, NY 12550

Bryant, Cedric & Virginia
Plum Point on Hudson
150 Old Route 9W, Unit 76
New Windsor, NY 12550

Lubarsky, Donald & Joann
6 Alice St.
Garnerville, NY 10923

McKinney, Lorraine
Plum Point on Hudson
150 Old Route 9W, Unit 78
New Windsor, NY 12550

Sharp, William
Plum Point on Hudson
150 Old Route 9W, Unit 69
New Windsor, NY 12550

Queenan, Michael F. & Karen
Plum Point on Hudson
150 Old Route 9W, Unit 70
New Windsor, NY 12550

Rafferty, Robert & Elaine
Plum Point on Hudson
150 Old Route 9W, Unit 79
New Windsor, NY 12550

Maccharalo, Carlo & Tina
Plum Point on Hudson
150 Old Route 9W, Unit 80
New Windsor, NY 12550

VanLeuven, George R. & Jeanette C
Plum Point on Hudson
150 Old Route 9W, Unit 81
New Windsor, NY 12550

Risco, Anthony P. & Marie
Plum Point on Hudson
150 Old Route 9W, Unit 82
New Windsor, NY 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. 61
Request of Richard W. Roth
for a VARIANCE of
the regulations of the Zoning Local Law to
permit construction of 100 ft. of 8 ft.
high fencing on north side of property line;
being a VARIANCE of
Section 48-14C (1) - Table of Use/Bulk Regs.
for property situated as follows:
174 Route 9W - known as Hanaford's.
Marine, Inc., New Windsor, N.Y.

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

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

87-61

Date: 10/23/87

I. ✓ Applicant Information:

- (a) Richard Roth (Hansford's Marine Inc.) 174 Route 9W South Newburgh, NY
(Name, address and phone of Applicant) (Owner) 12550
- (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 - Supp. Yard Regs. Special Permit

III. Property Information:

- (a) NC 174 Rt. 9W South 9-2-6 322' x 327.07'
(Zone) (Address) (S B L) (Lot size)
- (b) What other zones lie within 500 ft.? R-5
- (c) Is a pending sale or lease subject to ZBA approval of this application? no
- (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? N/A
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail: N/A

IV. Use Variance:

- (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.

V.X Area variance:

(a) Area variance requested from New Windsor Zoning Local Law, Section 48-14, Table of Use/Bulk Regs., Col. _____.

Supplementary Yard. Regs. 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

(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.

Approval of the fence would help to secure and protect customers and Hanaford's Marine personal properties (boats motors accessories). We feel a 4 foot fence would not be enough protection as people could jump over and carry small items out. It also should be noted that Hanaford's Marine cannot buy insurance to cover theft or damage to other people's properties.

VI. Sign Variance:

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

	Requirements	Proposed or Available	Variance Request
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 of _____ Regs., Col. _____.

(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 fence will be a chain link fence with the finished side facing the public. Poles will be on the inside of the fence.

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 _____

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.

[Signature]
(Applicant)

Sworn to before me this

20th day of November, 1987.

Patricia A. Barnhart

PATRICIA A. BARNHART
Notary Public, State of New York
No. 01BA4904434
Qualified in Orange County
Commission Expires August 31, 1989.

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.

Roth

SECTION 20

SECTION 23

SECTION 27

SECTION 81

SECTION 37

90.2
8.9 A(C)

8.1 A(C)

27A

91
1.5A

92
277.2

96
10.4 A(C)

97
6.2A

98
4.4 A

99 14.3 A(C) CORP.

100
34.2A(C)

101
4 A(C)

4
1.8A(C)

5
1.4A(C)

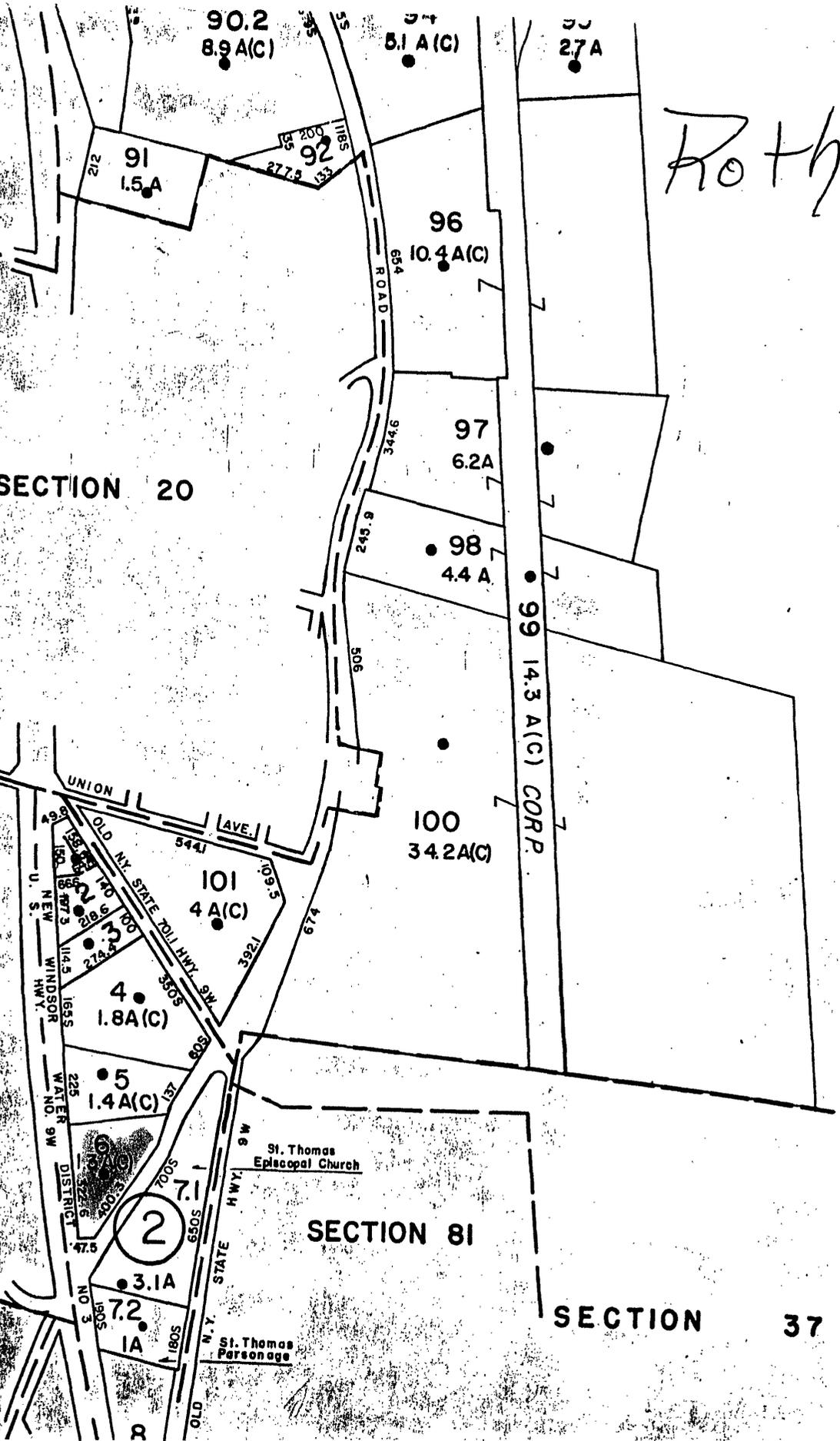
2

3.1A

7.2
1A

St. Thomas
Episcopal Church

St. Thomas
Parsonage



SECTION 20

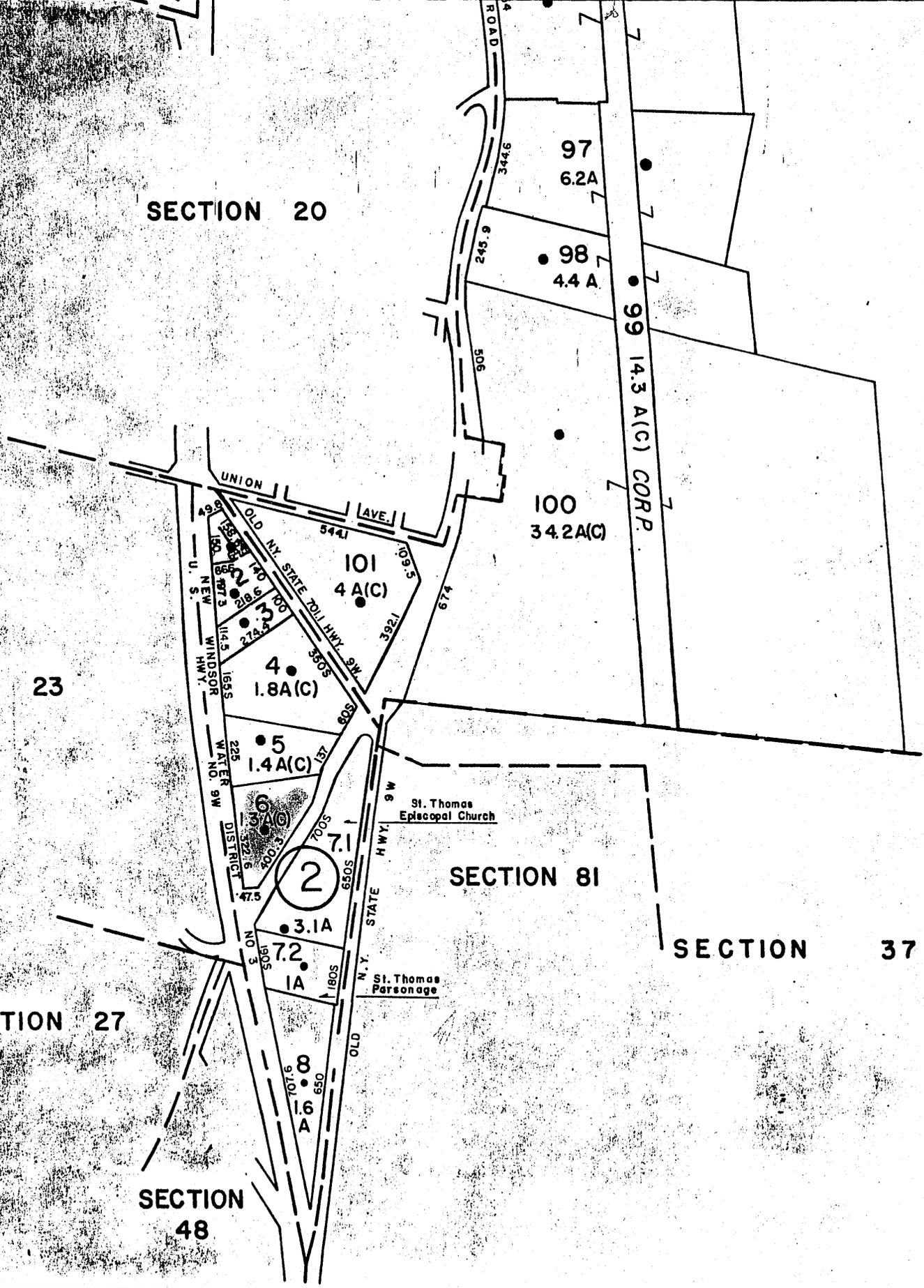
SECTION 23

SECTION 27

SECTION 48

SECTION 81

SECTION 37



ORANGE COUNTY - NEW YORK

13-15

8 - 496, 497, 498

Photo: 3-1-65

Date of Map: 9-24-67

Date of Revision: 3-1-86

Scale: 1" = 400'

TC

PAT

Prelim:
Sept. 28th

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

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

File No. Date 5/5, 1987

To: Richard W. Roth - Hanford Marina
174 Route 9W South 561-2771
New Windsor, N.Y. 12550

PLEASE TAKE NOTICE that your application dated 4/30, 1987
for permit to Erect 8 Foot Fence on Property
at the premises located at 174 Route 9W South

is returned herewith and disapproved on the following grounds:
No Fence Higher Than 4 Feet Allowed on
Property Line

John Sinnegan
Building Inspector

Requirements	Proposed or Available	Variance Request
Min. Lot Area		
Min. ...		

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

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

File No.

Date 5/5, 1987

To Richard W. Roth - Hanford Marina
174 Route 9W South 561-2771
New Windsor, N.Y. 12558

PLEASE TAKE NOTICE that your application dated 4/30, 1987
for permit to Erect 8 Foot Fence on Property
at the premises located at 174 Route 9W South

is returned herewith and disapproved on the following grounds:

No Fence Higher Than 4 Feet Allowed on
Property Line

John Sunnegun
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* %		<u>1</u>
Floor Area Ratio**		

* Residential Districts only
** Non-residential districts only

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

Examined.....19.....
Approved.....19.....
Disapproved a/c.....
Permit No.

Office of Building Inspector
Michael L. Babcock
Town Hall, 555 Union Avenue
New Windsor, New York 12550
Telephone 565-8807

Refer —
Planning Board.....
Highway.....
Sewer.....
Water.....
Zoning Board of Appeals

APPLICATION FOR BUILDING PERMIT

Pursuant to New York State Building Code and Town Ordinances

Date... April 30 19... 87.

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 a 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.

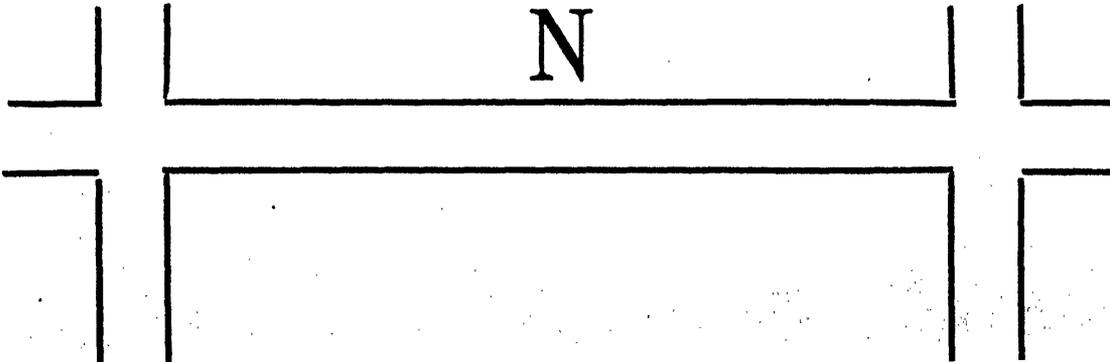
APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions or alterations, or for removal or demolition or use of property, as herein described. The applicant agrees to comply with all applicable laws, ordinances, regulations and certifies that he is the owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner, that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application.

.....
(Signature of Applicant)

..... 174 Route 9W South, New Windsor, NY 12550
(Address of Applicant)

PLOT PLAN

NOTE: Locate all buildings and indicate all set-back dimensions.
Applicant must indicate the building line or lines clearly and distinctly on the drawings.



Planning Board.....
Highway.....
Sewer.....
Water.....
Zoning Board of Appeals.....

Pursuant to New York State Building Code and Town Ordinances

Date... April 30 19... 87.

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 a 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.

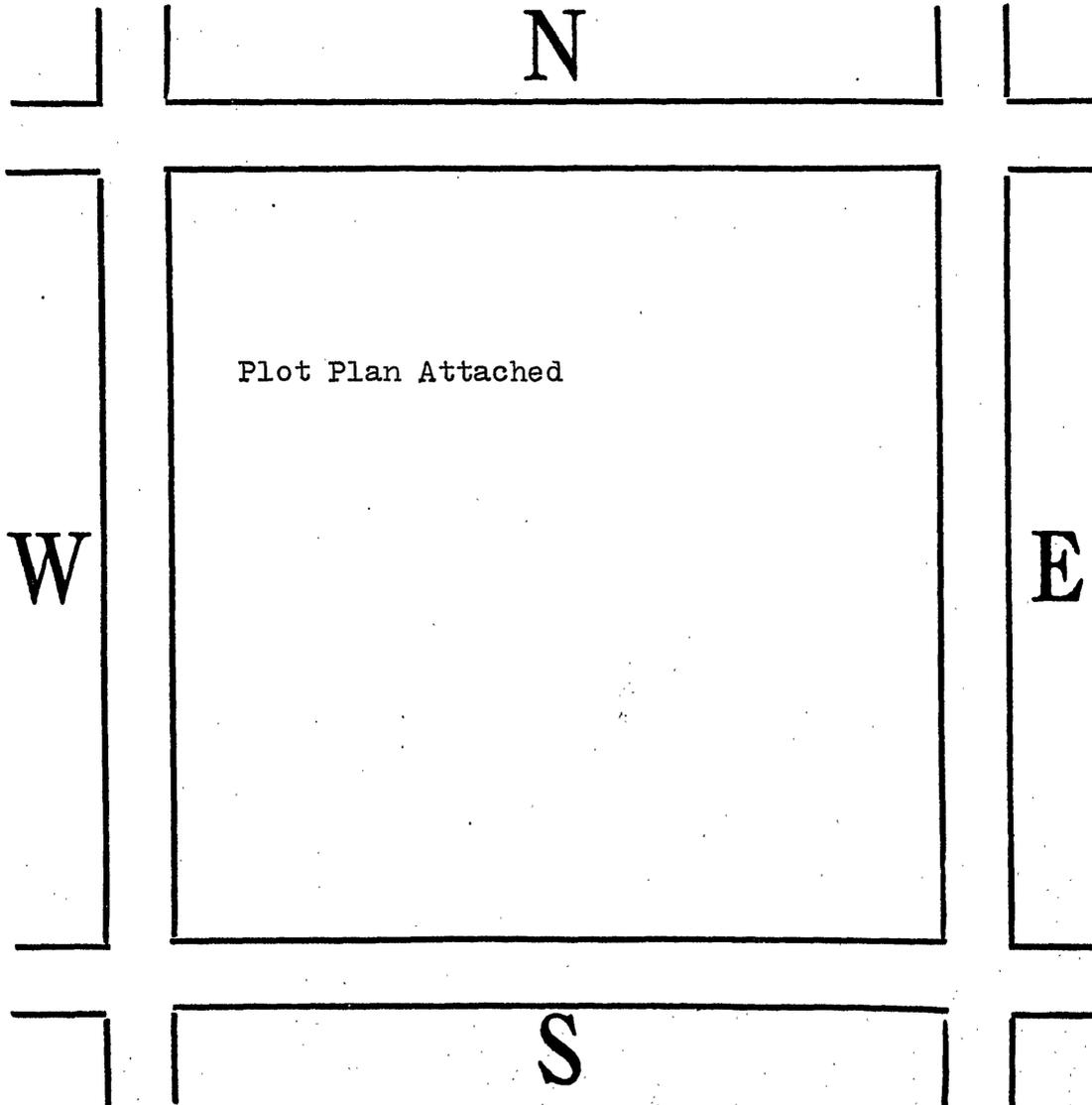
APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions or alterations, or for removal or demolition or use of property, as herein described. The applicant agrees to comply with all applicable laws, ordinances, regulations and certifies that he is the owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner, that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application.

[Signature]
(Signature of Applicant)

174 Route 9W South, New Windsor, NY 12550
(Address of Applicant)

PLOT PLAN

NOTE: Locate all buildings and indicate all set-back dimensions.
Applicant must indicate the building line or lines clearly and distinctly on the drawings.



Name of Owner of Premises **Richard W. Roth**
 Address **174 Route 9W South, New Windsor, NY 12550** Phone **(914) 561-2771**
 Name of Architect.....
 Address..... Phone.....
 Name of Contractor **Mr. John Falvella (Fence Co.)**
 Address **Cochectron Turnpike, Newburgh, NY** Phone **(914) 564-1276**

State whether applicant is owner, lessee, agent, architect, engineer or builder: **Owner**
 If applicant is a corporation, signature of duly authorized officer.

(Name and title of corporate officer)

1. On what street is property located? On the **East** side of **Route 9W**
 (N. S. E. or W.)
 andfeet from the intersection of **Union Ave. & Route 9W**

2. Zone or use district in which premises are situated

3. Tax Map description of property: Section **9** Block **2** Lot **6**

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

a. Existing use and occupancy **Boat Dealer** b. Intended use and occupancy **To secure premises**

5. Nature of work (check which applicable): New Building.....Addition.....Alteration.....Repair.....Removal.....

Demolition.....Other **Fence**

6. Size of lot: Front **322'** Rear **327.07'** Depth **285'** & **47.50'** Rear Yard..... Side Yard.....

Is this a corner lot? **No**

7. Dimensions of entire new construction: Front **215'** Rear **180'** Depth..... Height **8'** Number of stories.....

8. If dwelling, number of dwelling units..... Number of dwelling units on each floor.....

Number of bedrooms..... Baths..... Toilets.....

Heating Plant: Gas..... Oil..... Electric...../Hot Air..... Hot Water.....

If Garage, number of cars.....

9. If business, commercial or mixed occupancy, specify nature and extent of each type of use **Boat dealer, sales & service**

10. Estimated cost **\$4500** Fee.....
 (to be paid on filing this application)

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.

IMPORTANT

REQUIRED INSPECTIONS OF CONSTRUCTION — YOU MUST CALL FOR THESE

Other inspections will be made in most cases, but those listed below must be made or Certificate of Occupancy may be withheld. Do not mistake an unscheduled inspection for one of those listed below. Unless an inspection report is left on the job indicating approval of one of these inspections, it has not been approved, and it is improper to continue beyond that point in the work. Any disapproved work must be reinspected after correction.

Address **Cochectron Turnpike, Newburgh, NY** Phone **(914) 564-1276**

State whether applicant is owner, lessee, agent, architect, engineer or builder: **Owner**
If applicant is a corporation, signature of duly authorized officer.

(Name and title of corporate officer)

1. On what street is property located? On the **East** side of **Route 9W**
(N. S. E. or W.)
and **Union Ave. & Route 9W** feet from the intersection of

2. Zone or use district in which premises are situated

3. Tax Map description of property: Section **9** Block **2** Lot **6**

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

a. Existing use and occupancy **Boat Dealer** b. Intended use and occupancy **To secure premises**

5. Nature of work (check which applicable): New Building.....Addition.....Alteration.....Repair.....Removal.....
Demolition.....Other **Fence**

6. Size of lot: Front **322'** Rear **327.07'** Depth **285' & 47.50'** Front Yard..... Rear Yard..... Side Yard.....

Is this a corner lot? **No**

7. Dimensions of entire new construction: Front **215'** Rear **180'** Depth..... Height **8'** Number of stories.....

8. If dwelling, number of dwelling units..... Number of dwelling units on each floor.....

Number of bedrooms..... Baths..... Toilets.....

Heating Plant: Gas..... Oil..... Electric...../Hot Air..... Hot Water.....

If Garage, number of cars.....

9. If business, commercial or mixed occupancy, specify nature and extent of each type of use **Boat dealer,**
sales & service

10. Estimated cost **\$4500** Fee.....
(to be paid on filing this application)

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.

IMPORTANT

REQUIRED INSPECTIONS OF CONSTRUCTION — YOU MUST CALL FOR THESE

Other inspections will be made in most cases, but those listed below must be made or Certificate of Occupancy may be withheld. Do not mistake an unscheduled inspection for one of those listed below. Unless an inspection report is left on the job indicating approval of one of these inspections, it has not been approved, and it is improper to continue beyond that point in the work. Any disapproved work must be reinspected after correction.

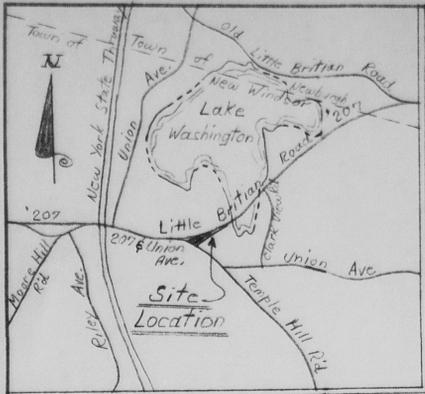
CALL ONE DAY AHEAD FOR ALL INSPECTIONS TO AVOID DELAYS — 565-8807

- 1—When excavating is complete and footing forms are in place (before pouring).
- 2—Foundation Inspection - check here for waterproofing and footing drains.
- 3—Inspect gravel base under concrete floors, and underslab Plumbing.
- 4—When framing is completed, and before it is covered from inside, and Plumbing rough-in.
- 5—Plumbing final & final. Have on hand Electrical Inspection Data per the Board of Fire Underwriters, and final certified plot plan. Building is to be complete at this time.
- 6—Driveway inspection must meet approval of town Highway Inspector.
- 7—\$20.00 charge for any site that calls for the same inspection twice.

565-8550

PAT BCKHAM

SEC 201 BCD



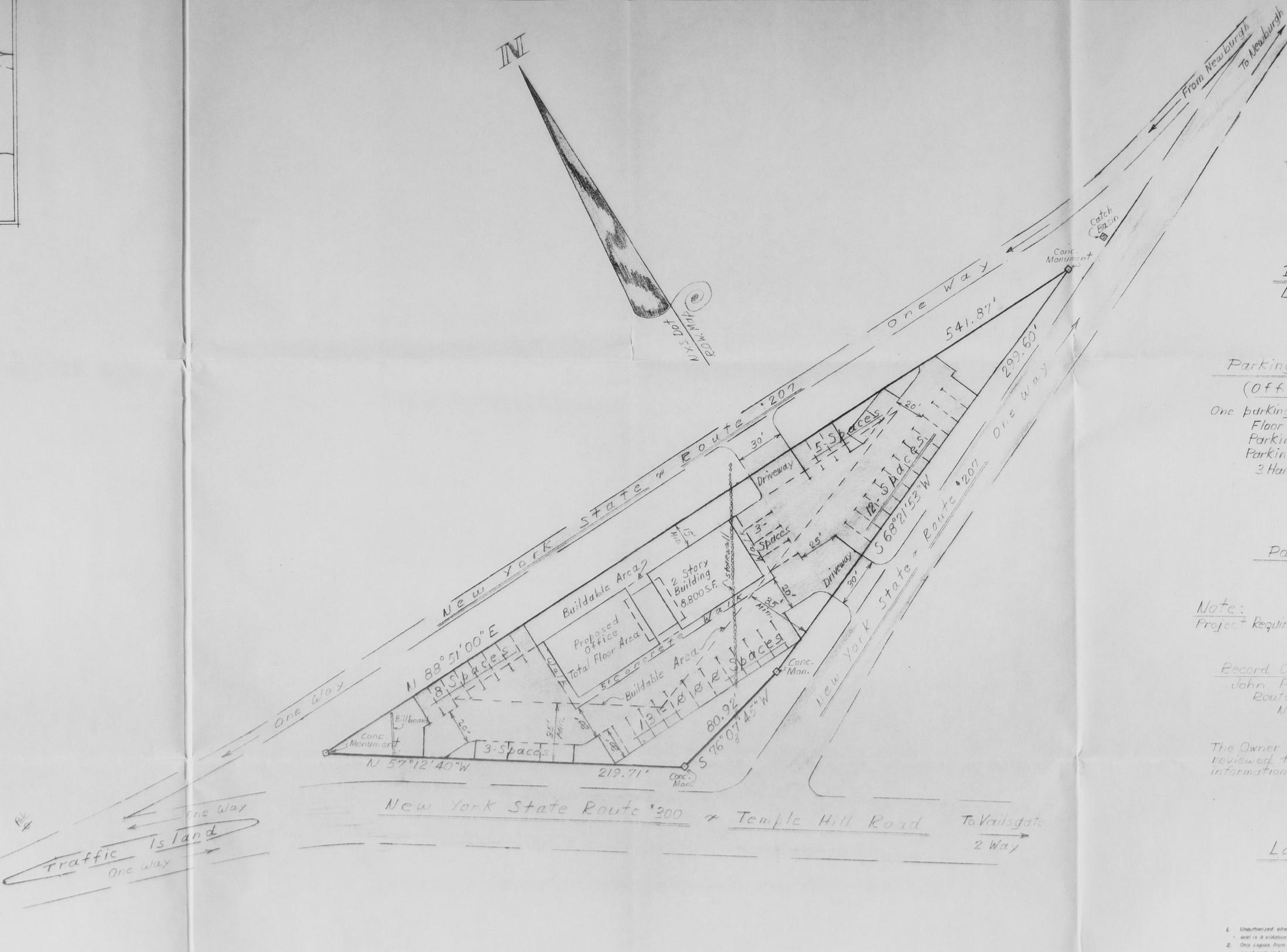
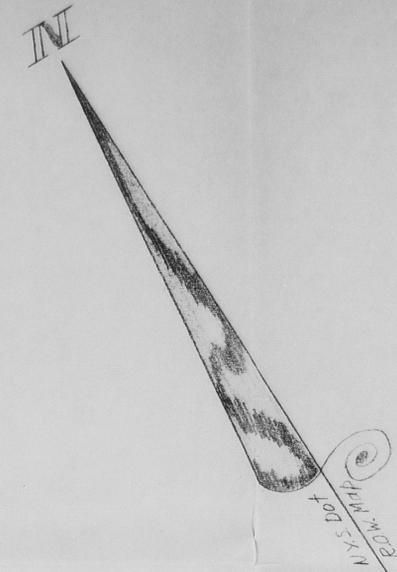
Location Map

Scale: 1" = 2,000'

Zoning District: R-4

(Minimum Required)

- Lot Area: 15,000 S.F.
- Lot Width: 100'
- Front Yard: 35'
- Side Yard: 15'
- Rear Yard: 40'



Tax Map Data:

Section: 4
Block: 1
Lot: 11.1

Deed Reference:

Liber 1943, Page 386

Parking Requirements:

(Office Space)

- One parking space per S.F. of floor space.
- Floor Area Proposed: 8,800 S.F.
- Parking Spaces Required: 44
- Parking Spaces Proposed: 44
- 3 Handicap + 41 Standard = 44 Spaces



Parking Space Detail

(No Scale)

Note:
Project Requires Use Variance for Office Space.

Record Owner & Applicant:

John Pizzo
Route 17K, Zayre Plaza
Newburgh, N.Y. 12550

The Owner of the proposed site plan has reviewed this plan and concurs with the information & proposals shown hereon.

John Pizzo

Lot Area: 0.801 acres

(34,873 S.F.)

1. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 2209, sub-section 2 of the N.Y. State Education Law.
2. Only copies from the original of the survey marked with an original of the land surveyor's inked seal or his embossed seal shall be considered to be valid true copies.
3. Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, and certifications shall not apply to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions, or subsequent owner.
4. Underground improvements or encroachments, if any, are not shown hereon.

To John Pizzo and The Town of New Windsor, certified to be a correct and accurate survey, based on an actual field survey completed Dec. 15, 1986.

Dated: Jan. 20, 1987



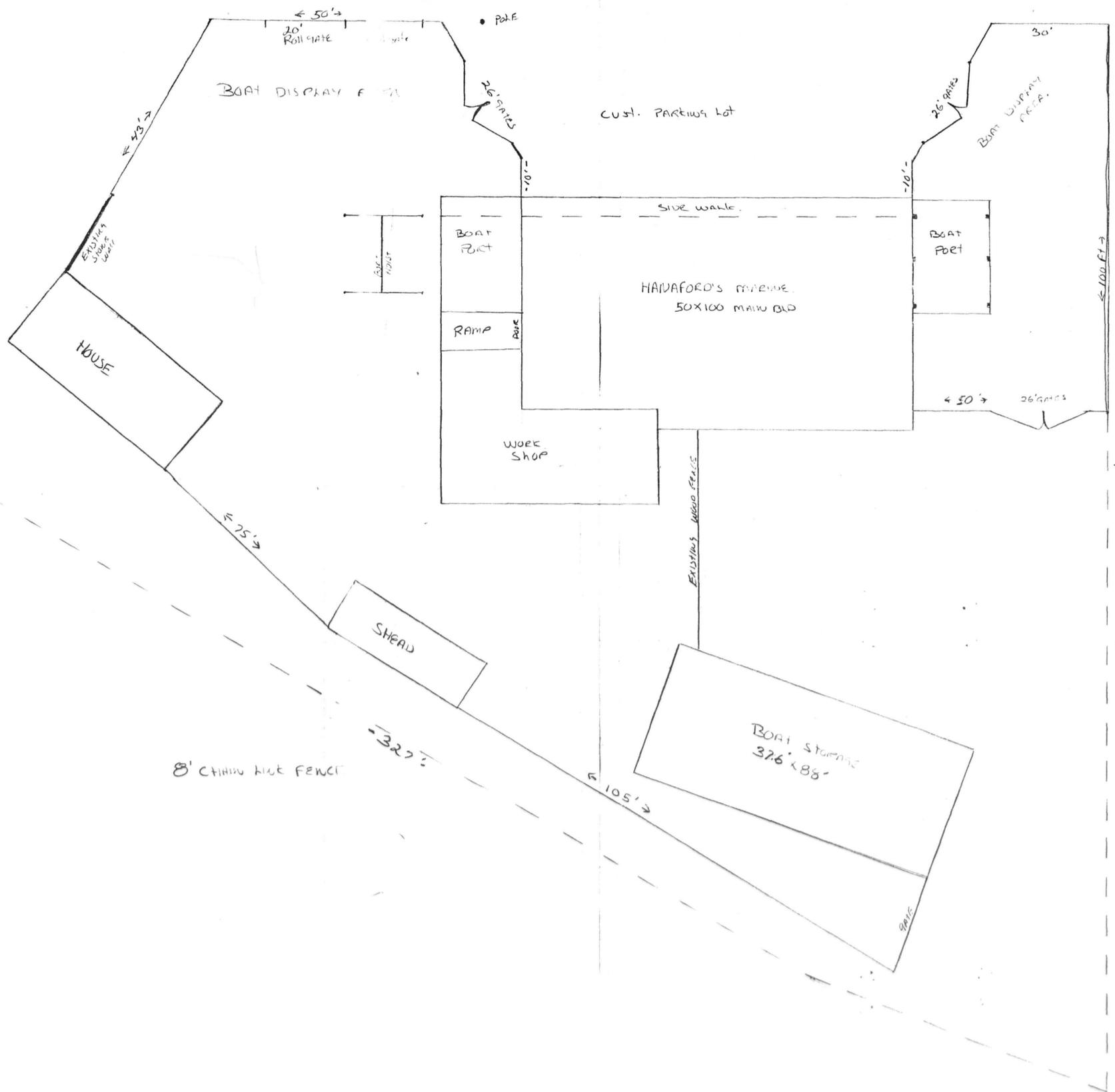
Patrick T. Kennedy, L.S. 335 Temple Hill Road • New Windsor, New York 12550	
SCALE: 1" = 30'	APPROVED BY:
DATE: Dec 15, 1986	REVISION:
Site Plan for John Pizzo	
Town of New Windsor Orange County, New York	DRAWING NUMBER 86-615

Lic. No. 49219

RT 9W DIVIDED

322' PROPERTY LINE

423'



CUST. PARTIAL LOT

HAWAIFORD'S MARINE
50x100 MAIN BLD

BOAT STORAGE
376 x 88'

PROPERTY LINE 100 FT

R.W. ROTH HAWAIFORD'S MARINE