PB# 76-40

John Bertoli
(Disapproved)

John Bertoli 76-48
Senior Citizens

disapproved 4/13/77
given to T.C. 4/15/77
11:15 am - SH

Oxford Pendaflex
CORPORATION

STOCK No. 7531/3

MADE IN U.S.A.

76-40

TOWN OF NEW WINDSOR PLANNING BOARD

555 Union Avenue; Tel: 565-8808

APPLICATION FOR SITE APPROVAL

Name John E. Bertoli

Address 27 Orient Way, Rutherford, New Jersey

1. Owner of the property Harold Adam

2. Location of the property Between Rte.32 and Rte.94 north of Old Temple Hill Road

3. Zone area R-4

4. Nature of business Senior Citizen's Housing

5. Lot size: Front See Plan Rear Irregular Depth

6. Building setbacks: Front yard N.A. Rear yard 40' min.

Side yard 50' min.

7. Dimensions of new building irregular - 2 @ 11-stories and 1 @ 1-story

Addition

If addition, state front, side, rear of existing structure:

Compliance with requirements shall be the sole responsibility of the applicant or his representative and it is suggested a copy of the Zoning Ordinance be obtained, with particular attention to Article X to avoid rejection of the plans.

I do hereby affirm that all fees, permits and charges applicable under the laws and ordinances of the State of New York and the Town of New Windsor will be paid and that any expense for advertising of Public Hearing or meetings will be paid. Also, any legal or engineering fees for review of this project. Fees are due and payable upon submission of preliminary plans. All checks are to be made payable to the Town of New Windsor. Seven (7) copies of the plans are required.

Signature of applicant

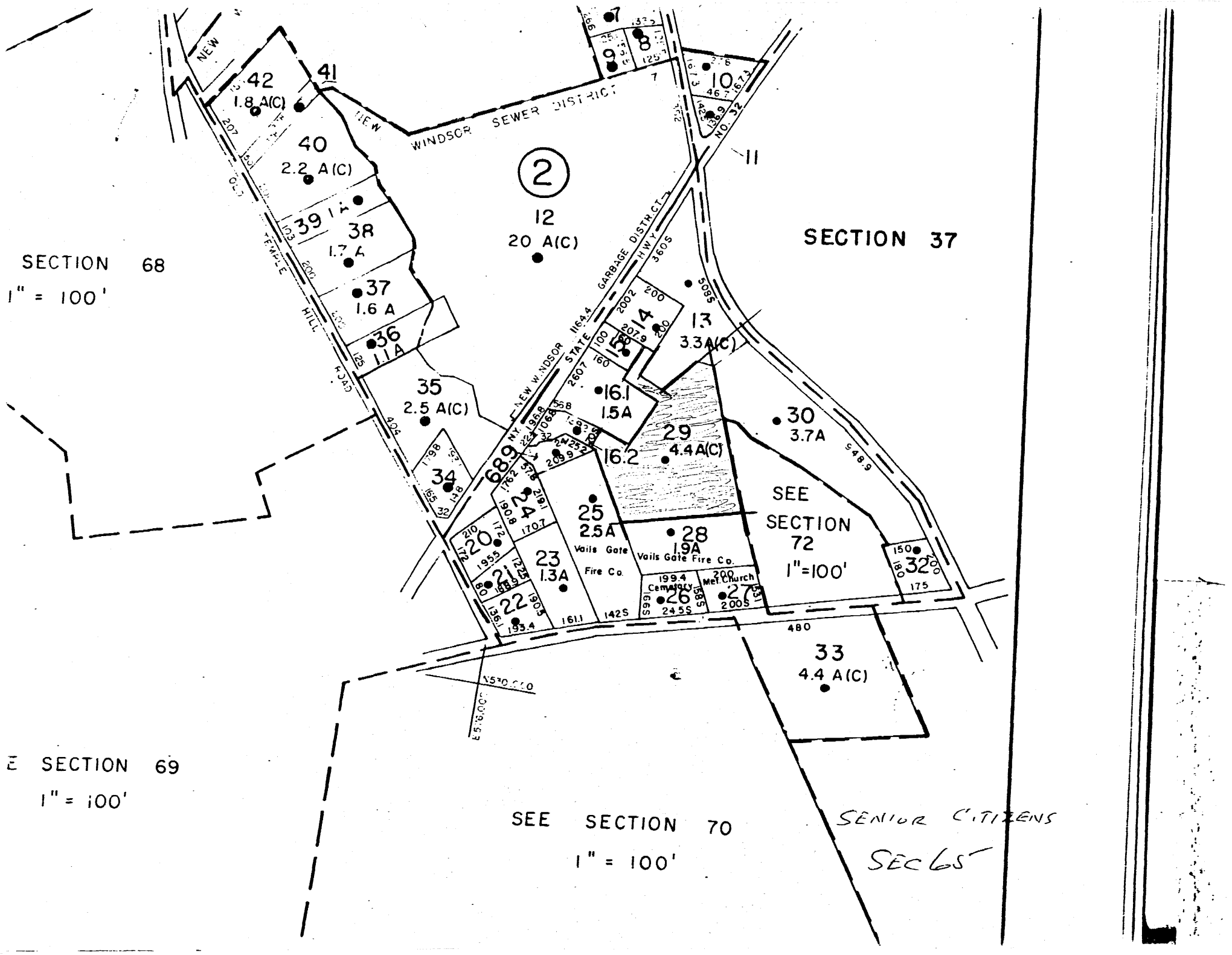
John E Bertoli

Presubmission

Final Approval

Adopted 10/5/70

48-19
H D H [illegible]


SECTION 68
1" = 100'
SECTION 37
SEE SECTION 72
1"=100'
SEE SECTION 69
1" = 100'
SEE SECTION 70
1" = 100'
SENIOR CITIZENS
SEC 65
NEW WINDSOR SEWER DISTRICT
NEW WINDSOR GARBAGE DISTRICT
NEW WINDSOR STATE HWY
TEMPLE HILL ROAD
Vails Gate Fire Co.
Vails Gate Fire Co.
Cemetery
Met. Church
2
12
20 A(C)
41
42
1.8 A(C)
40
2.2 A(C)
39
38
37
1.6 A
36
1.1A
35
2.5 A(C)
34
68.9
24
20
21
22
23
1.3A
25
2.5A
16.1
1.5A
16.2
29
4.4A(C)
28
1.9A
26
27
30
3.7A
13
3.3A(C)
14
32
33
4.4 A(C)
10
9
8
7
11

OFFICE OF THE PLANNING BOARD

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

April 14, 1977

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

Gentlemen:

At the April 13, 1977 meeting of the Planning Board of the Town of New Windsor the following motion was acted upon and denied re: Senior Citizen Housing.

Motion by Mr. Loscalzo seconded by Mr. Argenio that the Planning Board of the Town of New Windsor recomend approval of a Site Plan for Section 8, Retired Citizen Housing presented by Developer John Bertoli and George W. Cox AIA to the Town Board of the Town of New Windsor, October 20, 1976. All material incidental to this project having been deemed submitted as of this date April 13, 1977. Vote: Jones-no, Loscalzo-no, Argenio-no, Spignardo-no, Cimorelli-yes, Van Leeuwen-no.
5-no, 1 yes. Motion denied.

Respectfully,

Henry Van Leeuwen

HENRY VAN LEEUWEN
Chairman

HVL:sh

201 - 343-3505

GEORGE W. COX A.I.A.
Architect Planner
187 Union Street • Hackensack, N.J. 07601

JUL 08 1977

July 6, 1977

Certified Mail
Return Receipt Requested

Re: New Windsor Retired Citizens Housing

Philip A. Crotty, Jr., Esq.
Town Attorney
555 Union Avenue
New Windsor, N.Y. 12550

Dear Mr. Crotty:

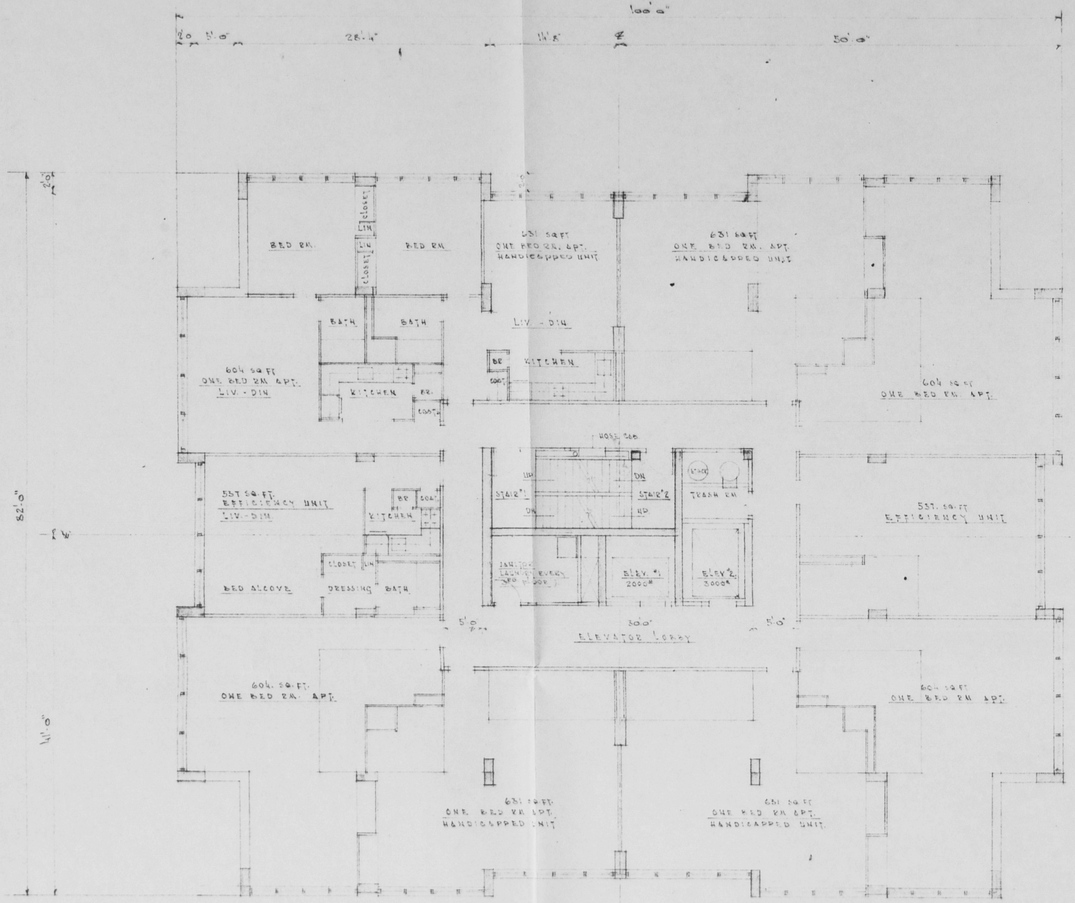
Enclosed herewith please find copy of our June 1, 1977, letter requesting a copy of the Board's decision re our application for senior citizen housing at the Vails Gate site.

To date our request has not been answered and we would appreciate your efforts in expediting this matter.

Very truly yours,

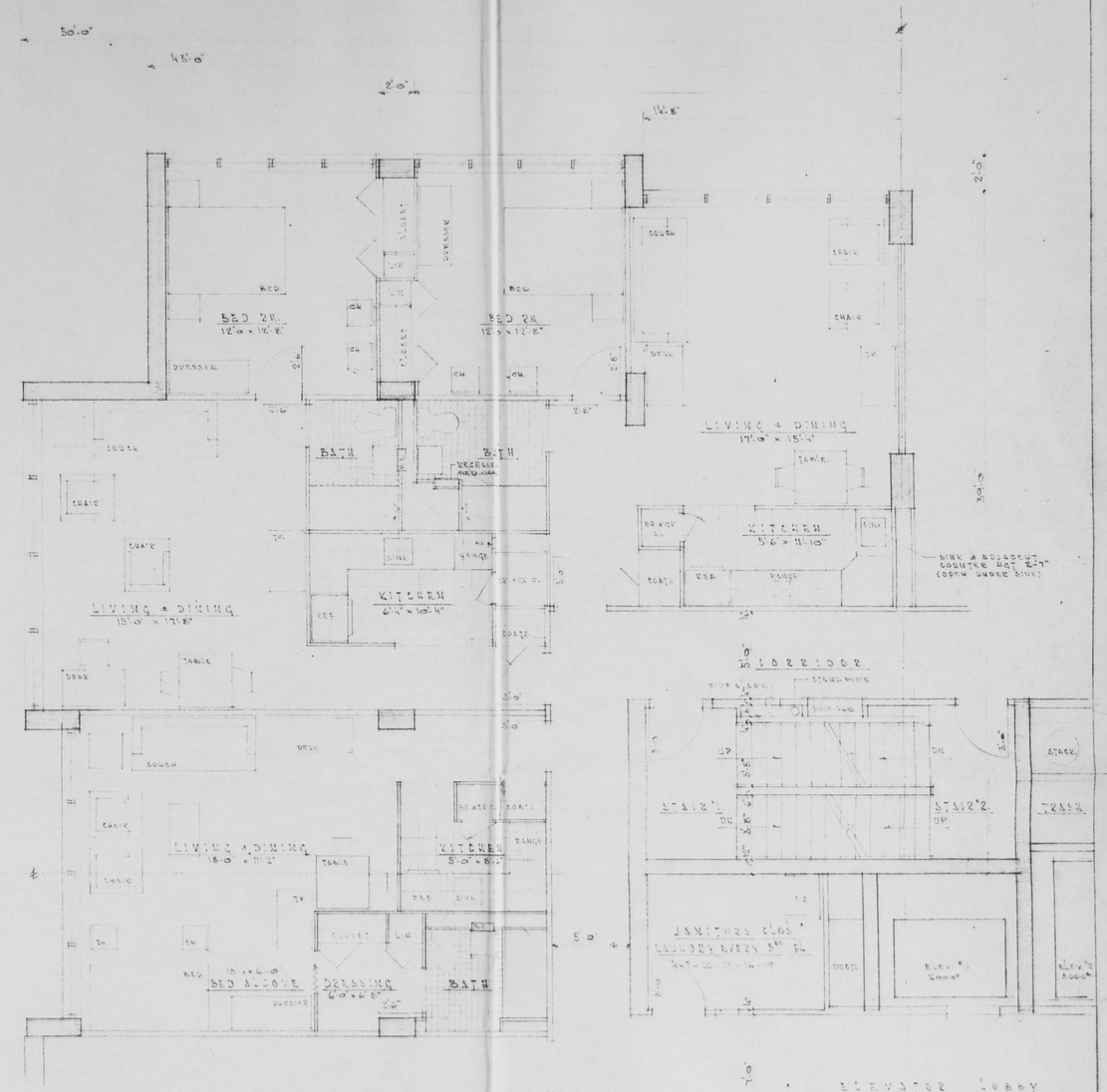
GEORGE W. COX, A.I.A.
GWC/ac
Encl.1

cc - Mr. John Bertoli



TYPICAL FLOOR PLAN

SCALE: 1/8"=1'-0"



PARTIAL TYPICAL FLOOR PLAN

SCALE: 1/4"=1'-0"

GEORGE W. COX A.I.A.

ARCHITECT PLANNER

187 UNION STREET, HACKENSACK, N.J.

BLANCHARD ROAD, STONY POINT, N.Y.

APPROVED _____ LIC. NO. C-4506

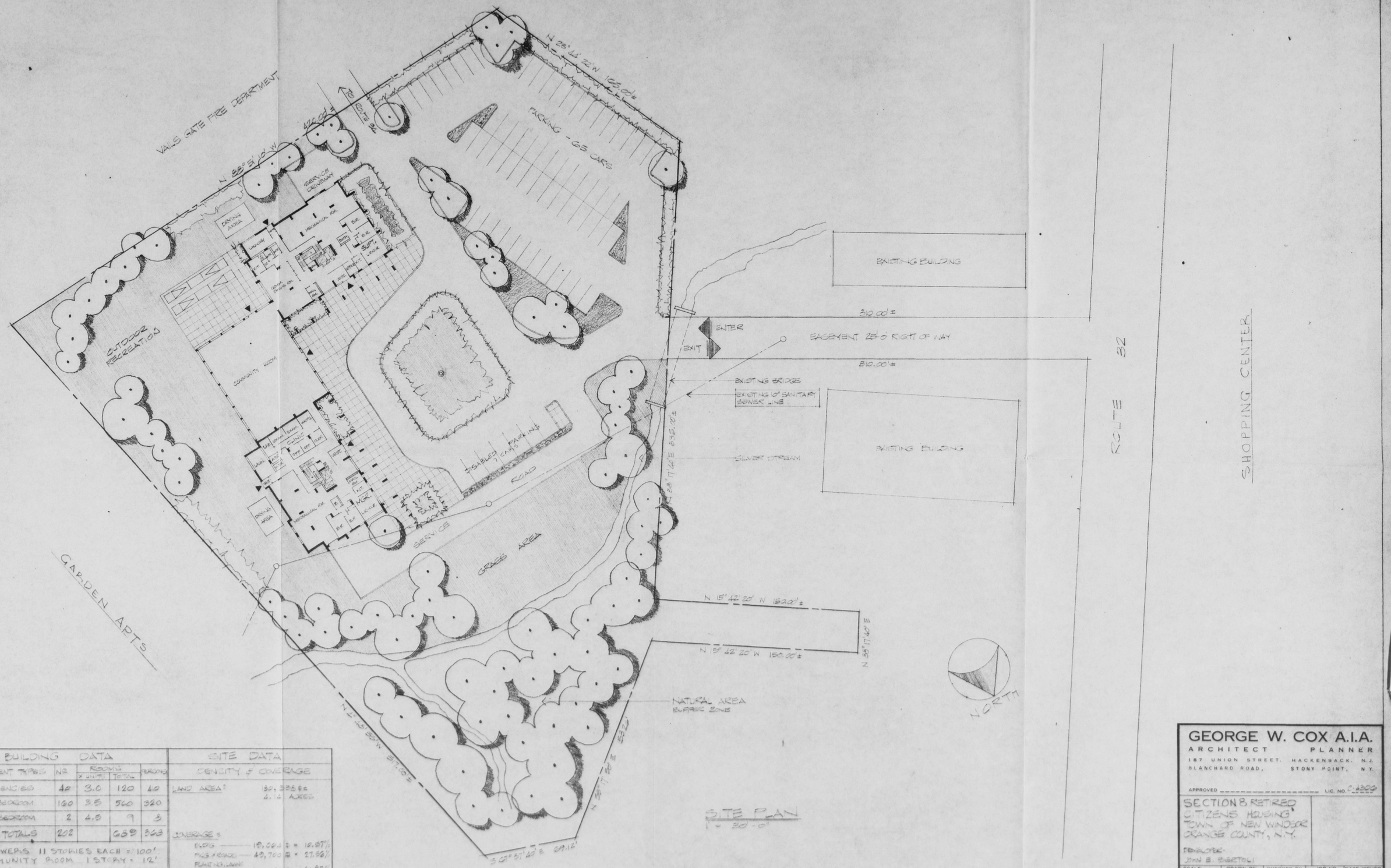
SECTION 8 ELDERLY
CITIZENS HOUSING
TOWN OF NEW WINDSOR
ORANGE COUNTY, N.Y.

DEVELOPER
JOHN L. BERTOLI

SCALE:	DRAWN BY:	CHECKED BY:	JOB NO.	DATE ISSUED
AS SHOWN	A.T.	G.W.C.	75-221	2-25-77

TITLE: FLOOR PLANS

DRAWING NO. 2/2



SITE PLAN
1" = 30'-0"

BUILDING DATA

	APARTMENT TYPES	NO.	ROOMS X UNITS	ROOMS TOTAL	PERSONS
A	EFFICIENCIES	40	3.0	120	40
B	ONE BEDROOM	160	3.5	560	320
B	TWO BEDROOM	2	4.5	9	8
	TOTALS	202		689	368

2 TOWERS 11 STORIES EACH = 100'
COMMUNITY ROOM 1 STORY = 12'

CONSTRUCTION:-
REINFORCED CONCRETE FRAME
BRICK EXTERIOR, METAL WINDOWS
INTERIOR PARTITIONS MTL STUD &
GYP. BD. 100% FIREPROOF STRUCT.
HYDRONIC HEATING & AIR CONDITIONING
2 - ELEVATORS EACH BUILDING

SITE DATA

DENSITY & COVERAGE

LAND AREA: 180,338 ft² = 4.14 ACRES

COVERAGE:
BLDG — 19,064 ft² = 10.57%
PKG & ROADS — 49,700 ft² = 27.56%
PLANTING, LAWNS & RECREATION — 111,574 ft² = 61.87%

DENSITY:
48.31 APTS / ACRE
88.88 PERS / ACRE

PARKING:- 72 CARS

GEORGE W. COX A.I.A.
ARCHITECT PLANNER
187 UNION STREET, HACKENSACK, N.J.
BLANCHARD ROAD, STONY POINT, N.Y.

APPROVED _____ LIC. NO. C-4306

SECTION 8 RETIRED CITIZENS HOUSING
TOWN OF NEW WINDSOR
ORANGE COUNTY, N.Y.

DEVELOPER:
JOHN E. BERTOLI

SCALE:	DRAWN BY:	CHECKED BY:	JOB NO.	DATE ISSUED:
1" = 30'-0"	MEP	GWC	75-221	

TITLE: SITE PLAN

DRAWING NO: 2 / 3