

**PB# 77-13**

**Senior Citizen Housing  
(Never Materialized)**

Senior Citizen Housing

77-13

never materialized  
fired with  
Town Center office SH  
7/23/79



**Oxford Pentaflex**  
CORPORATION

STOCK No. 753 1/3

MADE IN U.S.A.

**Memo** FROM:

OFFICE OF THE PLANNING BOARD

TOWN OF NEW WINDSOR

555 UNION AVENUE NEW WINDSOR, NEW YORK 12550

TO:

Town Board

DATE: March 14, 1978

SUBJECT:

Senior Citizen Housing

—FOLD HERE—

Gentlemen:

The Planning Board approves the move to appoint Speiser & Carlin Company as the designated sponser for Senior Citizen Housing for the Town of New Windsor. In addition, besides Planning duties the Planning Board would like to be allowed to provide architectural input in regard to the proposed project.

Very truly yours,

*Ernest Spignardo*  
ERNEST SPIGNARDO  
Chairman

Es/sh

by \_\_\_\_\_

MEMO SET  
CBF-00345 2 Pl.

Cromwell Business Forms, Albany, N. Y. 12201

*Memo-Set*



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 recommend 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  
Chairman

HVL:sh



OFFICE OF THE PLANNING BOARD

TOWN OF NEW WINDSOR

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

April 6, 1977

Mr. Herbert Resnick  
8 Wells Road  
P.O. Box 2847  
Newburgh, New York 12550

RE: HUD Section 8  
Senior Citizen Housing

Dear Mr. Resnick:

The New Windsor Planning Board at  
the March 23, 1977 meeting approved the concept of  
your proposed Senior Citizen Housing.

Very truly yours,

HENRY VAN LEEUWEN  
Chairman

HVL:s

# H. R. RESNICK & CO., INC.

CONTRACTORS AND BUILDERS

8 WELLS ROAD • P.O. BOX 2847 • NEWBURGH, NEW YORK 12550

TELEPHONE: (914) 561-1210

March 16, 1977

New Windsor Planning Board  
Town Hall  
New Windsor, N.Y. 12550

Gentlemen:

In 1975 a senior citizens project was proposed for the site adjacent to the Squire Village Theatre on Union Avenue. This was a non-profit project sponsored by the Vails Gate Fire Company with the backing of the Town of New Windsor.

The State Housing Program was discontinued, and the project was canceled in the latter part of 1975.

In the early part of this year, the project was reactivated with the intent of building a senior citizens project under the new Federal Housing Program. After all of the necessary options were obtained, we were informed by the local senior citizens group that they preferred low rise housing to high-rise. Upon further investigation we found that the town zoning laws have changed since our original proposal.

The Department of Housing and Urban Development allocates a limited number of units for each area. Applications for such will be determined after March 15, 1977.

Because the number of senior citizens housing units sponsored by the government is limited; and since many of the surrounding towns in Orange County are competing for the federal funds, we hereby request the Planning Board to consider our proposal with the utmost haste.

Yours very truly,

H.R.RESNICK & CO., INC.



Herbert R. Resnick  
President

HRR/lrs

Date \_\_\_\_\_

Application No. 17-13

TOWN OF NEW WINDSOR PLANNING BOARD

555 Union Avenue; Tel: 565-8808

APPLICATION FOR SITE APPROVAL

Name H. R. Resnick

Address 8- Wells Road Newburgh NY

1. Owner of the property Barclay Manor

2. Location of the property Union Ave south -  
between Rt 99 & 90

3. zone area N.C.

4. Nature of business Senior Citizen Housing

5. Lot size: Front \_\_\_\_\_ Rear \_\_\_\_\_ Depth \_\_\_\_\_

6. Building setbacks: Front yard \_\_\_\_\_ Rear yard \_\_\_\_\_  
Side yard \_\_\_\_\_

7. Dimensions of new building \_\_\_\_\_

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

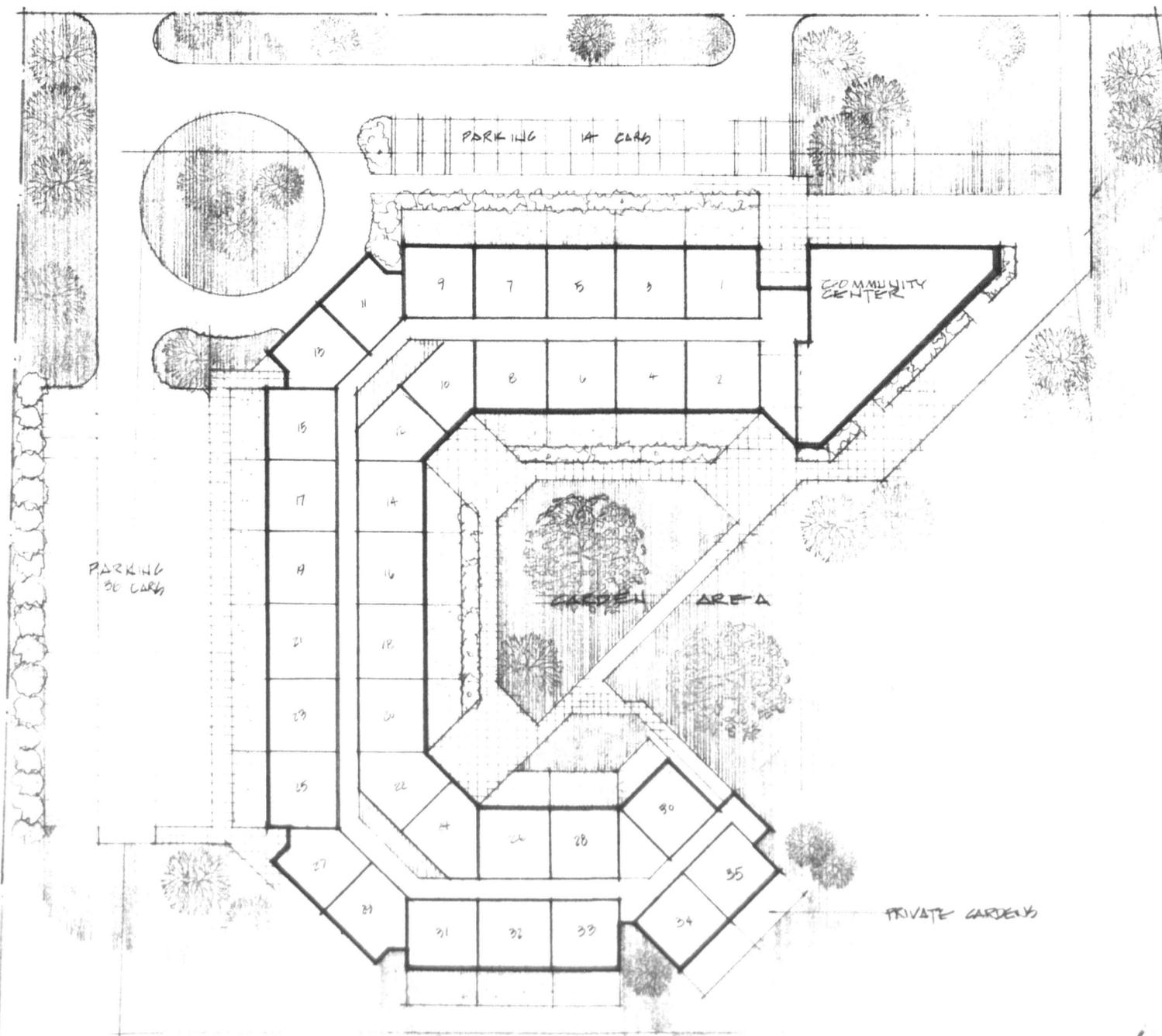
Herbert Resnick

Presubmission \_\_\_\_\_

Final Approval \_\_\_\_\_

Adopted 10/5/70

UNION AVENUE



DWELLING UNIT ANALYSIS  
 FIRST FL 30 - 1 BR  
 SECOND " 35 - 1 BR  
 THIRD " 35 - 1 BR  
 TOTAL 100 DU.

SITE PLAN STUDY 1/32" = 1'-0"

**panero/zelnik associates**  
 architects • planners • interior designers

222 WEST 27th STREET, NEW YORK, N.Y. 10001

**PZ**

PRELIMINARY SITE PLAN

DATE	
DRAWN BY	
CHECKED BY	
SCALE	
PROJECT NO.	
DWG. NO.	