

PB# 73-15

Automotive Brake

Automotive Brake 73-15

Completed
11-73

23-73
D. R. X.

Automotive Brake

73-15

Completed
4-11-73

Filed 4-23-73
11:50 A.M.

[Signature]

TOWN OF NEW WINDSOR
555 Union Avenue
565-8808

DATE Oct 27, 1972

APPLICATION is hereby made for the following:

Agenda _____ Service _____

- ✓ 1. Name Roberta & Betty J. Luenzer
Address Rt 2 Box 305 Wallkill, N.Y.
Telephone number 561-4066

Are you the owner of the property? Yes

- ✓ 2. Briefly describe intention (or attach) and location of property:
Wholesale & Retail Sales of Auto & Truck Parts

3. PLANNING BOARD

_____ Site Plan Preliminary Meeting
_____ Subdivision Preliminary Meeting
_____ Informational Meeting

AGENDA DATE _____

4. ZONING BOARD OF APPEALS

_____ Interpretation of Ordinance or Map
✓ _____ Variance (Notify P/B - plans if necessary)
_____ Informational meeting

AGENDA DATE _____

5. BUILDING PERMIT

_____ Planning Board action needed
_____ Z.B.A. action needed
_____ Site plan needed
_____ Subdivision approval needed
_____ Water, Sewer and Highway action needed

ACTION TAKEN:

✓ 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 expenses for advertising of Public Hearing or meetings will be paid. Also any legal or engineering fees for review of this project.

Signed:

Robert E. Lenz

Hold on to.

Date MAR 28 1973

Application No. 73-15

TOWN OF NEW WINDSOR PLANNING BOARD
555 Union Avenue; Tel: 565-8808

APPLICATION FOR SITE APPROVAL

Name Automotive Brake Co. of Newburgh Inc.
Address Box 429 Newburgh, N.Y. 12550

- 1. Owner of the property Automotive Brake Co. of Newburgh Inc.
- 2. Location of the property Temple Hill Road Box 429 Newburgh, N.Y. 12550
- 3. zone area OLI
- 4. Nature of business Automotive Parts-
- 5. Lot size: Front 290 Rear 300 Depth 552 & 490
- 6. Building setbacks: Front yard 100 Rear yard 75
Side yard 40
- 7. Dimensions of new building 160 X 150

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
Automotive Brake Co. of Newburgh, Inc.
Robert E. Louvyn, President

Presubmission _____

Final Approval granted 4-11-73

Adopted 10/5/70



1763

OFFICE OF THE SUPERVISOR

TOWN OF NEW WINDSOR

Supervisor
Theodore F. Marsden
555 Union Avenue
New Windsor, New York 12550
(914) 565-8800

May 9, 1973

5/9/73
JH

Planning Board
555 Union Ave.
New Windsor, N.Y.12550

Gentlemen:

Enclosed please find copy of letter from the Sanitation Superintendent which indicates he did not receive approval or disapproval for proposed site development facility for Automotive Brake. It is also my understanding that the Water Dept. has not reviewed this plan.

I must call to your attention that this property on Temple Hill Rd. as well as other properties in other areas that are in water and sewer districts such as this, must be referred to the Town Water & Sewer Depts. as well as the Town Board because of the location.

For example: The water to service the Smith property is available from the Union Ave. side only and consequently easements and approval for line and meters, etc. must be obtained to service each of the properties that the larger portion is subdivided into. This also holds true for the sewer inasmuch as S.D.#17 which is in the process of being put out to bid will only service a corner of the property line as of the date of study which is 1970. Therefore, any amendment to the properties by subdivision must carry provision so that the owner is responsible to supply these facilities to the various buyers of the lots within the subdivision.

I cannot overstate the importance of this because of the fact that we've gone through this problem with Coco Cola, Crewleys, etc. so I would appreciate your requiring the Town Bd. as well as departments pursuant to the Town requirements.

Your attention in this would be greatly appreciated.

Respectfully,
Theodore F. Marsden
THEODORE F. MARSDEN
Supervisor

TFM/km
enc.
cc: Town Clerk
Town Bd.
" Attorney
Water & Sewer dept.
Hwy. & Planning Bd. -Engineer & Attorney

Office of
SANITARY SUPERINTENDENT
Town of New Windsor, New York

Tel. 561-2550

555 Union Avenue
Newburgh, New York 12550

cc P/13
" altm
" Enyunk

07/10/73

Town 3 Side 1
5/9/73
#1

May 8, 1973

Theodore Marsden, Supervisor
Town of New Windsor

RE: Automotive Brake, holding tank.

Dear Sir:

I do not have in my files any record of approval or disapproval for the proposed septic system for Automotive Brake which has received final approval from the planning board.

Respectfully;

Lyman D. Masten Jr.
Lyman D. Masten Jr

cc; Howard Collett

CC: [unclear] Oil/Water w/ [unclear] from [unclear]

Page 3 side 2
5/9/73
4+44

NEW WINDSOR WATER STORAGE AND DISTRIBUTION

43-49 ROUTE 9W

NEW WINDSOR, NEW YORK 12550

Signature
[unclear]

JOSEPH CRAIG
WATER SUPERINTENDENT
TEL. 561-8510

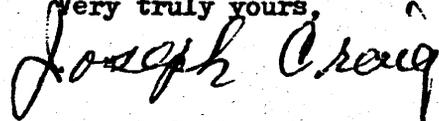
May 7, 1973

Mr. T. Marsden, Supervisor
555 Union Av.
New Windsor, N. Y. 12550

Dear Mr. T. Marsden:

I am writing this letter in reference to Automotive Brake's new building on Temple Hill Rd. An 8" water line will have to be brought from Union Av., over to Temple Hill Rd. This is the only way we will be able to supply them water.

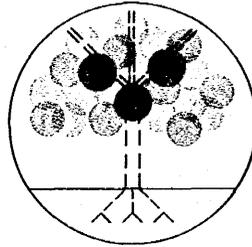
Very truly yours,



Joseph Craig,
Water Superintendent.

JC:kmd

Department of Planning



County of Orange

Peter Garrison, A.I.P., Commissioner
Edwin J. Garling, A.I.P., Deputy Commissioner

The County Building
Goshen, New York 10924
(914) 294-5151

Louis V. Mills, County Executive

(Our File No. 72-357-M)

April 24, 1973

Mr. Joseph Tallarico, Chairman
% Shirley Hassdenteufel, Secretary
Town of New Windsor Planning Board
Town Hall, 555 Union Avenue
New Windsor, New York 12550

5/9/73
J.M.

Re: Site Plan Review
Automotive Brake
(County Road 59)

Dear Mr. Tallarico:

We are in receipt of the above site plan. In accordance with the provisions of Sections 239, l and m, of the General Municipal Law, we have made our review and grant County approval subject to the following:

1. In our letter to the Zoning Board (January 9, 1973), we urged that the entire Smith tract, totaling about 38 acres, be developed as a quasi-industrial-type park with access to the tract opposite Hempstead Road. We had hoped that a unified scheme, including provisions for drainage and sewage disposal systems, could be developed to avoid a series of piecemeal schemes and uses, and separate access points. As far as this specific proposal is concerned, it may be impossible to achieve this at this time. However, in view of the Smith's latest submission (professional park), we think that some interconnections, rather than separate and unrelated points of egress, should be made.
2. Should the above be impossible, we would prefer a single, combined entrance and exit opposite Crowley's access and egress to and from the site.
3. Setback and drainage provisions should conform to the standards and requirements specified by the County Department of Public Works.

Re: Automotive Brake

4. The 19 parking stalls and the aisle, in relation to the warehouse and shop, may be too close and not wide enough to accommodate prospective truck traffic. Vehicles coming around the northeast corner of the warehouse and shop could hit a parked vehicle or one maneuvering in or out of a parking stall. In addition, the paved area in the rear should be wider than the 60' provided.
5. Since public sewerage is not available at the present time, what type of sewage disposal system will be used? Where will it be located?
6. Landscaping features, although shown on the site plan, should be completed prior to the issuance of a certificate of occupancy.
7. The plan should show the location, direction, and type of outdoor lighting and signs.

Very truly yours,



Peter Garrison
Commissioner of Planning

PG:mj

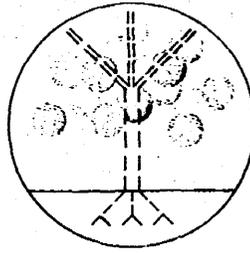
Reviewed by:

Joel Shaw

Senior Planner

cc: D. Lisack, DPW

Department of Planning



County of Orange

Peter Garrison, A.I.P., Commissioner
Edwin J. Garling, A.I.P., Deputy Commissioner

The County Building
Goshen, New York 10924
(914) 294-5151

Louis V. Mills, County Executive

January 9, 1973

Mr. Fred Wygant, Chairman, c/o
Mrs. Patricia Delio, Secretary
Zoning Board of Appeals
Town of New Windsor
7 Franklin Avenue
New Windsor, New York 12550

RE: Use and area variances -
Lorenzen and Smith
County Road 59
Our File No. 72-357-M

Dear Mr. Wygant:

Our office has received copies of the above applications pending before your Board. In accordance with the provisions of Sections 239 L and M of the General Municipal Law, we have made our review. Our comments are as follows:

1. At the present time, the property is situated in an OLI District which permits a variety of office and light industrial uses. On the basis of a site inspection of the present operation at Walnut Street, the type of use would not be out of place in the OLI District, although not specifically indicated in the Ordinance at present. To a certain degree, the proposal is an extension of the Windsor Industrial Park on the opposite side of the County road.
2. In our opinion, there are no unique conditions, circumstances, or hardship to justify the granting of a variance. The applicants can reasonably use the land in a number of ways as currently provided for in the Ordinance. However, in view of our current efforts in the Town, the use on the property would not be an inconsistent one and would not be a detriment to the area. (Your Board should not, in spite of our willingness to go along with the request, overlook the legal basis for considering and approving variances).

3. The Smith property totals about 38 acres. Should the Smiths continue to sell off separate parcels of land, quite a number of curb cuts and access points will develop along this busy roadway. We strongly urge that the entire land be developed as an industrial park with access to the tract opposite Hempstead Road. The Smiths' engineer should work out a scheme which would accommodate this proposal (and others) into a single, unified, planned package including the provisions for drainage and sewage disposal systems, while avoiding a piecemeal, totally unrelated series of subdivisions and uses. The future Temple Hill Reservoir should also mandate this type of arrangement.

4. The plan should show the provisions made for truck delivery services. A separate aisle, void of possible interference from vehicles along the side, should be considered.

5. The plan should indicate the segment of the building to be used for retail-commercial purposes.

6. The plan is void of plantings, landscaping, etc. These elements should be a part of the site plan.

7. The location of lights and the type of signs to be erected should be shown.

As far as both variances are concerned, we have no objections to the proposal. Should your Board approve both requests, the matter should then be submitted to the Planning Board, us, and the County Department of Public Works for review and approval. We trust that the above items #3 through #7, particularly item #3, will not be overlooked and contained on a revised site Plan.

Very truly yours,

Peter Garrison
Commissioner of Planning

Reviewed by:

Joel Shaw
Senior Planner

JS/bd

cc: J. Tallarico, D. Lisack, D. Bloom, D. C. Dominick
Eustance & Horowitz

April 25, 1973

Town of New Windsor Planning Board
555 Union Avenue
New Windsor, New York 12550

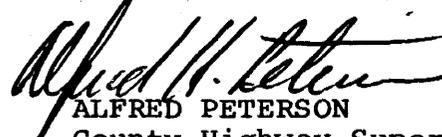
Re: Automative Brake
Co. Rd. 59

Gentlemen:

The final plans were discussed in the field with
Mr. Memmelar on April 25, 1973.

We grant our approval with minor corrections which
will be forthcoming and these include catch basin
arrangements, piping and curbing.

Respectfully,


ALFRED PETERSON
County Highway Superintendent

AP/sh



COUNTY OF ORANGE / Department of Public Works

ALFRED H. PETERSON, P.E.
Commissioner

ROUTE 17-M P.O. BOX 509
GOSHEN, NEW YORK 10924
TEL: Office 294-7951 - Garage 294-6119

April 13, 1973

Re: Automotive Brake
County Road No. 59

Mr. Joseph Tallarico, Chairman
Town of New Windsor Planning Board
Park Hill Drive
New Windsor, New York 12550

Dear Sir:

The plan as submitted does not meet our approval.

We suggest an overall study of the many properties in this area so as to help eliminate piecemeal submissions.

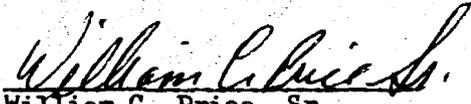
I believe the County Planning Department is available for assistance in this undertaking.

Very truly yours,

ALFRED H. PETERSON,
Commissioner

WCPSR:rmh

By:


William C. Price, Sr.,
Senior Engineer D.L.



STATE OF NEW YORK
 DEPARTMENT OF LABOR
 BOARD OF STANDARDS AND APPEALS
 11 NORTH PEARL STREET
 ALBANY, N. Y. 12207

Mr. Sullivan

Variation Petition
 of
**AUTOMOTIVE BRAKE CO. OF
 NEWBURGH, INC.** - Petitioner
 in re
**Orders of the Industrial Commissioner re-
 quiring compliance with the State Build-
 ing Construction Code as to premises:**
31 Walnut Street, New Windsor, New York

Petition **232-71**

RESOLUTION OF DECISION

Dated: **Albany, New York
 February 15, 1972**

Orange

Upon the record herein and in accordance with the provisions of Section 30 of the Labor Law and the Board's Rules of Procedure and Practice, and upon finding that there are practical difficulties or unnecessary hardships in carrying out the provisions of the statute or rule from which any variation is hereby granted and that such variation observes the spirit of such provisions and secures public safety, it is

RESOLVED that the annexed pages are made part hereof, that the facts herein stated are hereby found, and that the determinations of the Board herein set forth are hereby made and adopted as the decision of the Board.

IN WITNESS WHEREOF we, the undersigned members of the Board of Standards and Appeals, have hereunto set our hands and caused the seal of office of the Department of Labor of the State of New York to be hereunto affixed.

FACTS

232-71

Note: A material change of facts as found by the Board may cause a variation to be amended or terminated.

The Board finds all relevant facts set forth in the attached extract from the report of the Division of Industrial Safety Service, dated

October 18, 1971, signed by Joseph F. Drayton,

Supervising Inspector.

Case No.	Order No.	Date	L. L. XXXXX	C. R. XXXX
1	6	1/27/71		
2	7	1/27/71		

Variation granted. Facts set forth in the above mentioned extract are accepted subject to the following conditions:

Cases 1 & 2

1. The wood doors opening from the office and the toilet room at the first floor landing of the stairway, shall both be covered on the respective room side with 26 gauge sheet metal or equivalent. In addition, both doors shall be equipped with self-closing devices and shall normally be kept closed.

2. The 36 inch metal door opening from the sales area into the first floor stair enclosure, shall be equipped with a self-closing device and shall normally be kept in a closed position.

Petition No.
232-71

-3-

BOARD OF STANDARDS AND APPEALS

B. FRANKLIN SPENCER
B. Franklin Spencer, Member

RICHARD H. BOLTON
Richard H. Bolton, Member

DJS:ma

REPORT RE PETITION FOR VARIATIONPETITION NO. 232-71

Orders dated 1/27/71:

No. 6 - C-212.8 - Provide at least one exit from the gross floor area above the main floor (new part of building).

No. 7 - C-402-4.6(A) - Enclose the vertical opening (stairway) by construction having a fire-resistance rating of at least 2 hours (new part of building).

The petitioner is the owner and occupant of a one-story, part two-story, mercantile building, located in the Town of New Windsor, which adopted the State Building Construction Code June 27, 1966. The main part of the building is one-story, approximately 8500 square feet in area and was erected in 1955. In 1969 a small, two-story addition, 18' x 48' in size, was erected at the northwest corner. The building has masonry walls, concrete first floor, wood second floor and the roof is covered with incombustible material.

Fourteen males are employed on the first floor at wholesale and retail sales of automotive parts and five males at rebuilding auto parts, regrinding and relining of brake shoes, etc. (factory). One male and two females are employed at office work.

It was stated at the time of this investigation that the small second floor part of the building was used only as a conference room for staff sales meetings, etc.

Order #6 of January 27, 1971 calls for at least one exit from the second floor part of the building. At the south end of the two-story part of the building there is a 36" wide wooden stairway which has 10" treads, 7-3/4" risers, one handrail, and the soffit of which is covered with fire-resistant material; it extends from the second floor to the first floor adjacent to a 36" wide, outswinging exit door which opens out to a masonry platform and steps which descend to grade.

Order #7 of January 27, 1971 calls for two hour fire-resistant enclosure of the above described stairway. There is a masonry enclosure from the floor to the ceiling on the first floor, openings in which to the office area, sales area and a toilet room are provided with wooden doors. The top of the enclosure consists of the wood second floor covered with decorative ceiling tile. There is no enclosure on the

STATE OF NEW YORK . DEPARTMENT OF LABOR . DIVISION OF Ind. Safety Service

REPORT RE PETITION FOR VARIATION

PETITION NO. **233-71**

second floor.

Prior Variation - Case #4093-55 dated 1/24/56 has no bearing on this petition.

Joseph P. Drayton II.
Supervising Factory Inspector

DATE: 10/18/71

June 6, 1969

Jay S. Klein
457 Broadway
Newburgh, N.Y.

re: site plan- Automotive Brake Co. Walnut St.

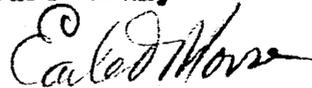
Dear Jay:

This is to remind you that a site plan is needed for the addition to Automotive Brake Co. The plans you submitted were detail plans the Planning Board does not review. Site plans should show set-backs of front and side yards, parking spaces, storm water drainage, and location of the proposed addition.

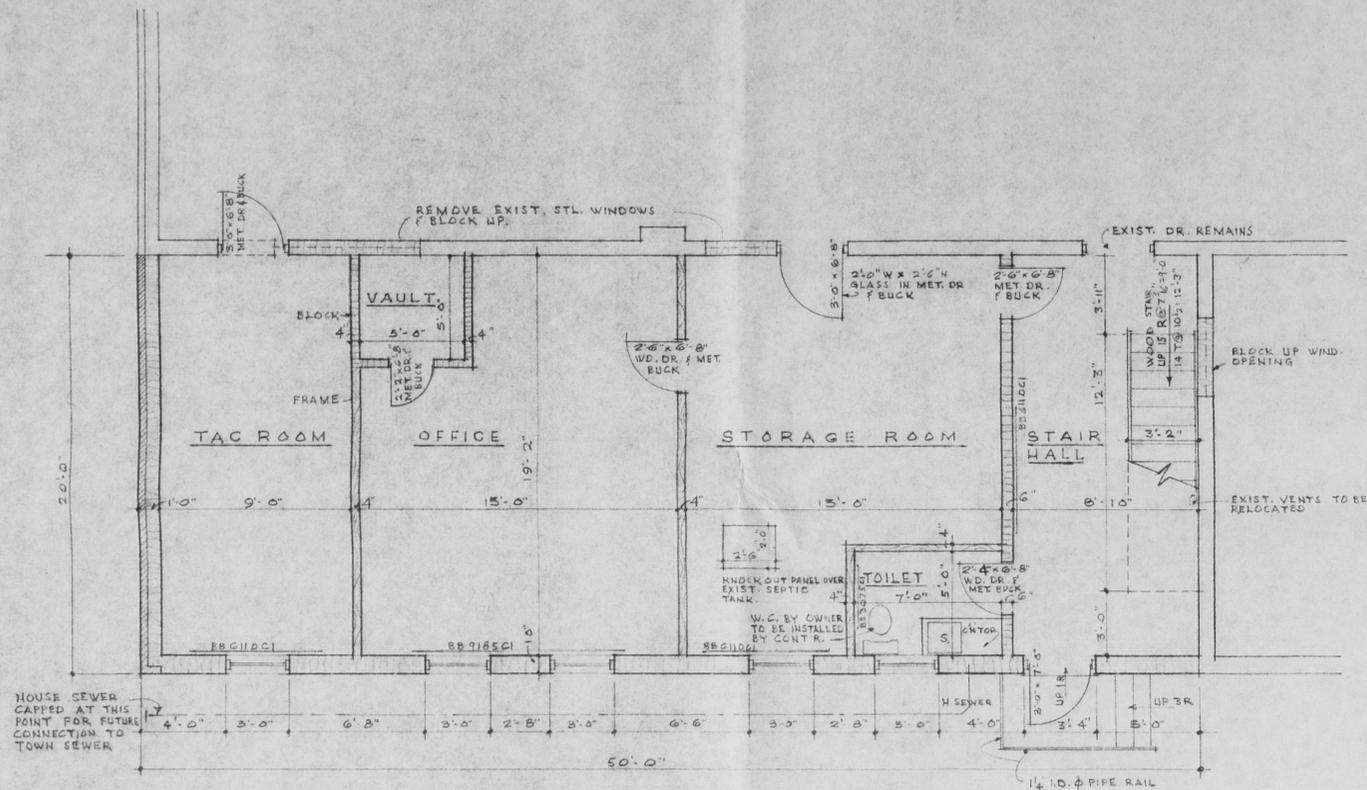
I called your office the 15 or 16 of May and asked your secretary to inform you of this requirement.

The Planning Board is holding a meeting on the 11th of June, which you may attend.

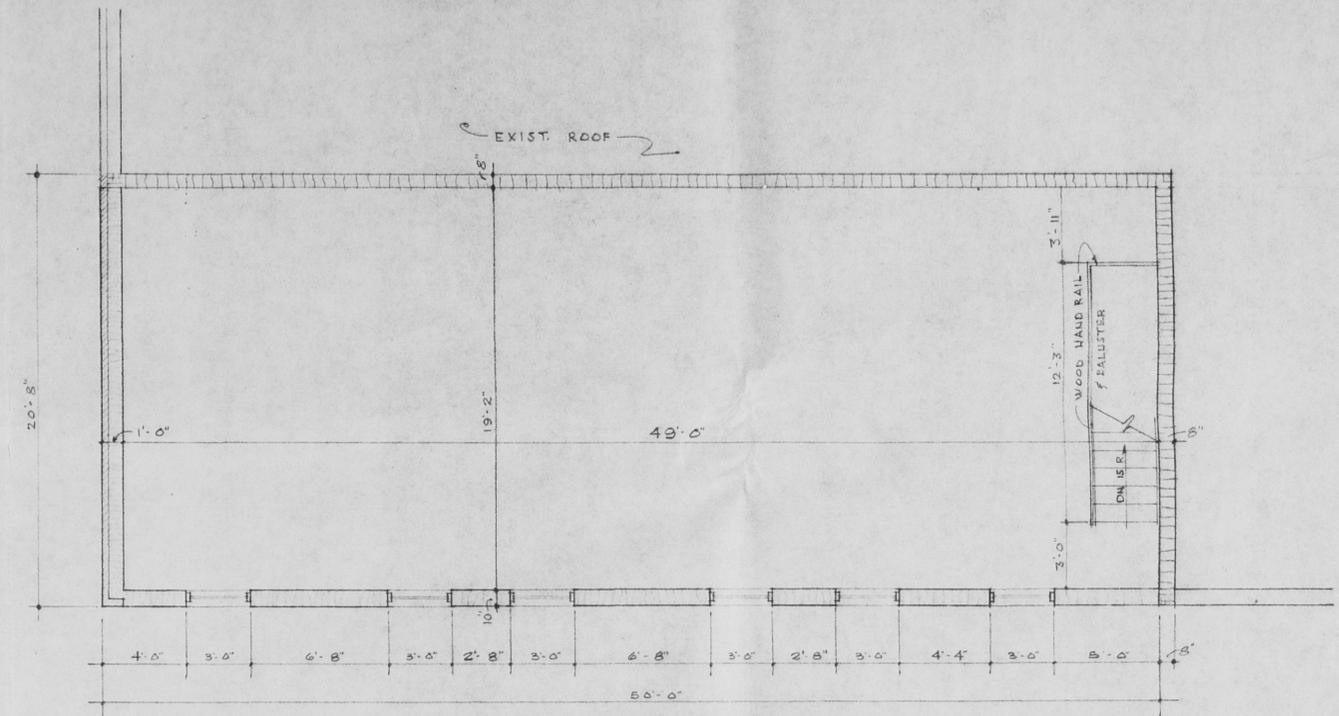
Yours truly



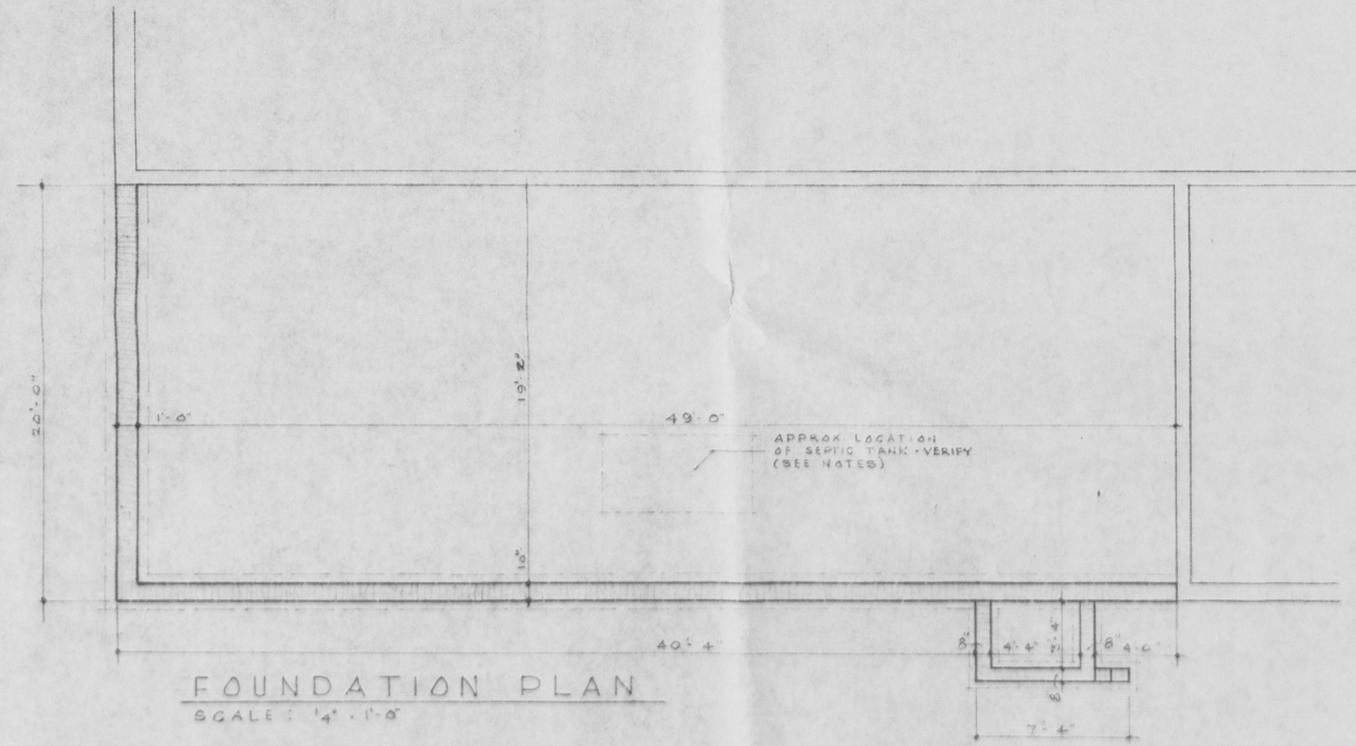
Earle O. Morse, Secty.



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



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

NOTES & SPECIFICATION

- THESE ALTERATIONS & ADDITION SHALL CONFORM TO THE NEW YORK STATE BUILDING CONSTRUCTION CODE, FOR GENERAL CONSTRUCTION, PLUMBING, & HEATING
- ELECTRIC WORK, INCLUDING TUMBLER SWITCHES & CONVENIENCE OUTLETS TO CONFORM TO THE N.Y.S. CODE AND TO THE NATIONAL BOARD OF FIRE UNDERWRITERS. FIXTURES TO BE FLUORESCENT SURFACE MOUNTED - 1' x 4' UNITS
- SEPTIC TANK TO BE EMPTIED - VERIFY LOCATION. NEW HOUSE SEWER CAPPED FOR FUTURE CONNECTION TO TOWN SEWER
- WINDOWS TO BE "LUPTON" SERIES 750 PROJECTED. GLAZING TO BE 1/2" INSULATED.
- SHEETROCK TO BE TAPED, SPACKLED, & PAINTED (2 COATS). SHEETROCK APPLIED TO ONLY EXTERIOR BLK. WALLS, INTERIOR FRAME, & ALL WALLS IN OFFICE.
- INTERIOR WOOD DOORS TO BE HOLLOW CORE - LAMIN 1 3/8" TH.

ALTERNATE #1: DEDUCT 1 SECOND FLOOR, COST OF VIN. ASB. FLOORS, ACOUSTIC TILE CEILING, & SHEETROCK ON EXTERIOR WALLS

SPACE	FLOOR	BASE	WALL	CEILING	REMARKS
TAC RM	CONC.	VINYL	SHEETROCK	ACOUSTIC	PAINT WALLS - 2
VAULT	CONC.	-	BLOCK	ACOUSTIC	"
OFFICE	VIN. ASB.	VINYL	SHTROCK	ACOUSTIC	" SHTRK. ALL WALLS
STORAGE	VIN. ASB.	VINYL	SHTROCK/BLK	ACOUSTIC	"
TOILET	VIN. ASB.	VINYL	SHTROCK	ACOUSTIC	" W.C. BY OWNER
STAIR HALL	CONC.	VINYL	BLOCK	ACOUSTIC	"
SECOND FL.	VIN. ASB.	VINYL	SHTROCK	ACOUSTIC	"
STAIR	VIN. ASB.	-	-	-	WOOD CONSTR.

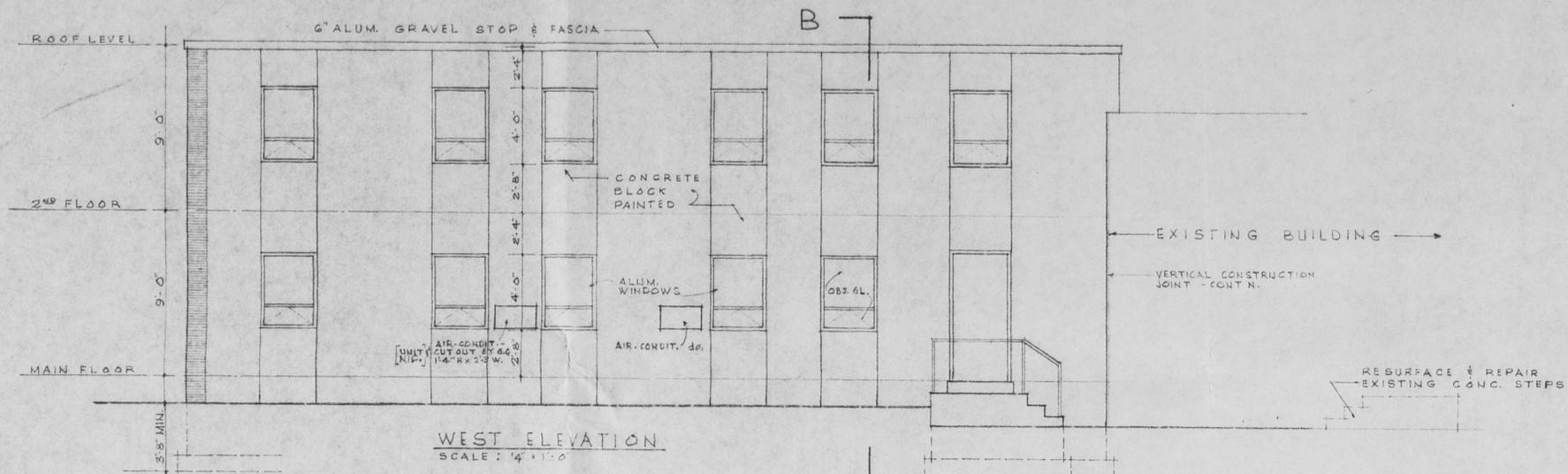
RECEIVED TOWN OF NEW WINDSOR
PLANNING BOARD 5/21/69
BY *Phinity Blue Sky*

ADDITION FOR
AUTOMOTIVE BRAKE CO. OF NEWBURGH, INC.
WALNUT AVE., NEW WINDSOR, N.Y.

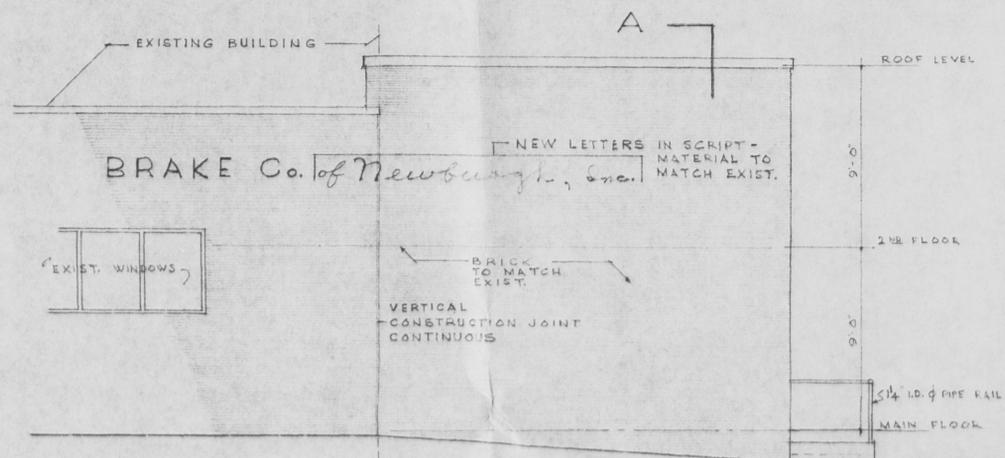
JAY S. KLEIN, AIA - ARCHITECT
157 BROADWAY - NEWBURGH, N.Y.
MAY 9, 1969 PROJ. 42 G812

A-1

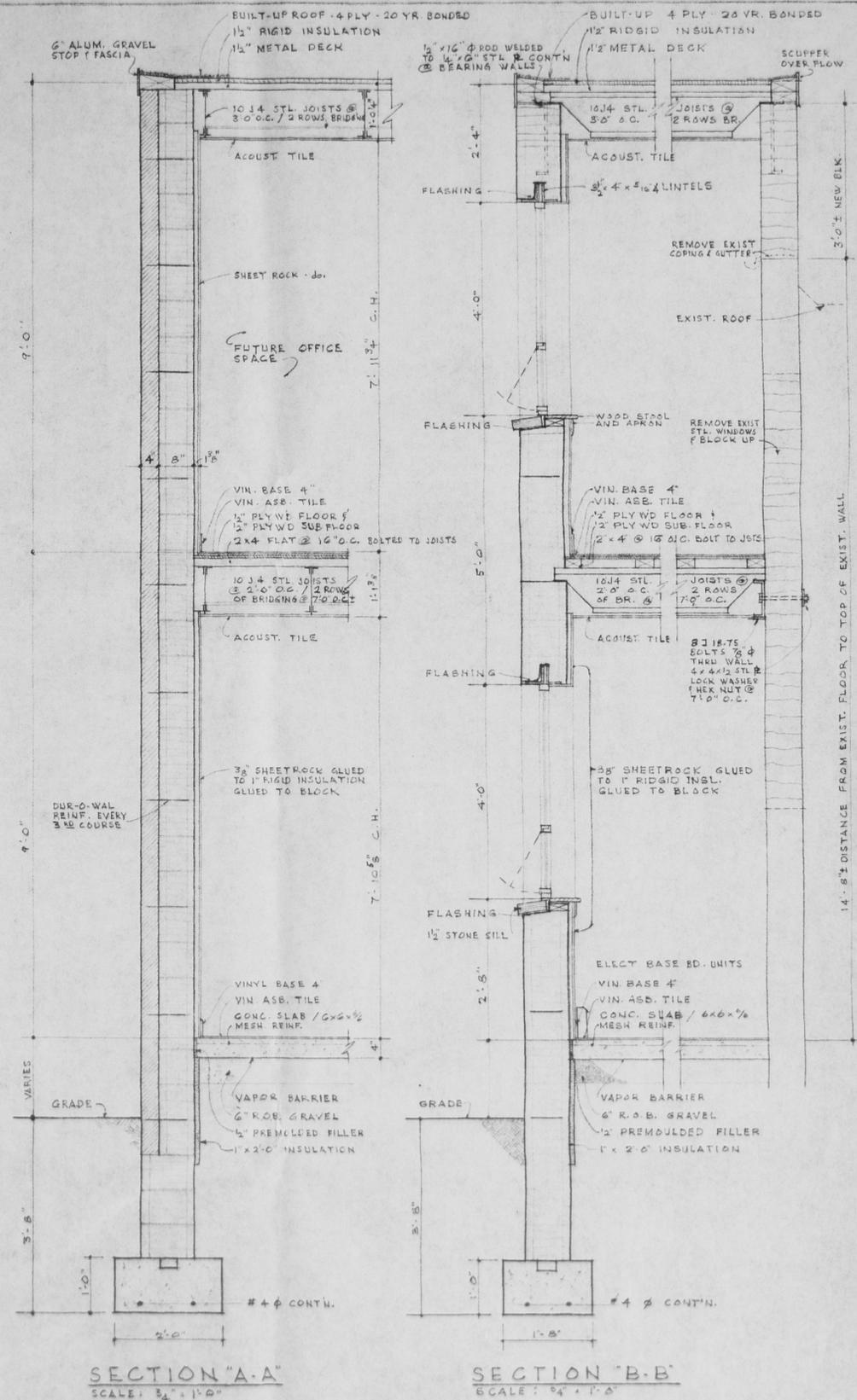




WEST ELEVATION
SCALE: 1/4" = 1'-0"



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

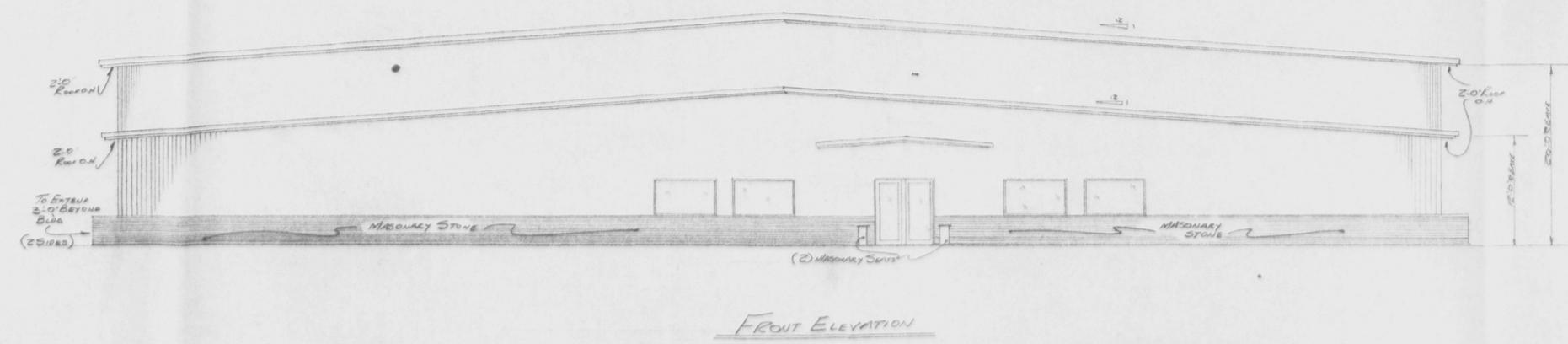
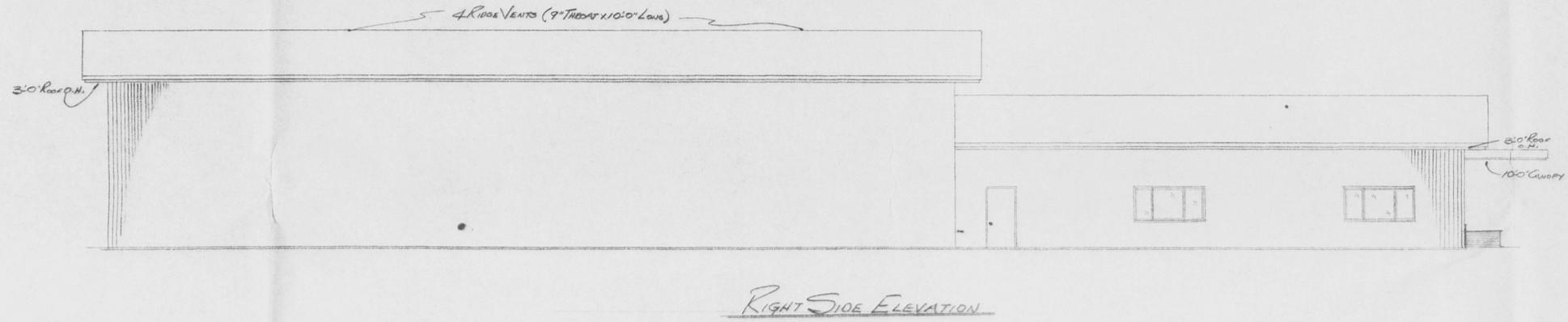
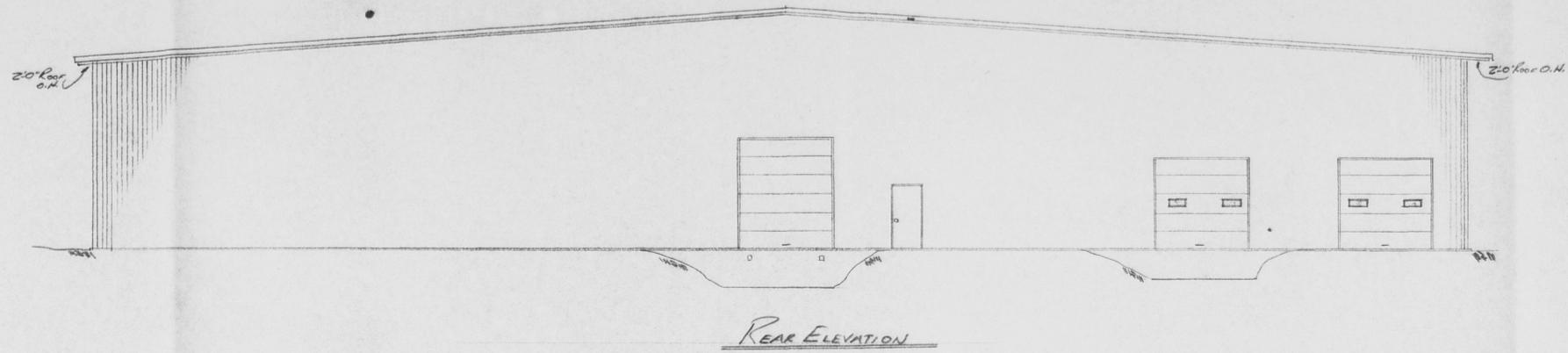


SECTION "A-A"
SCALE: 3/4" = 1'-0"

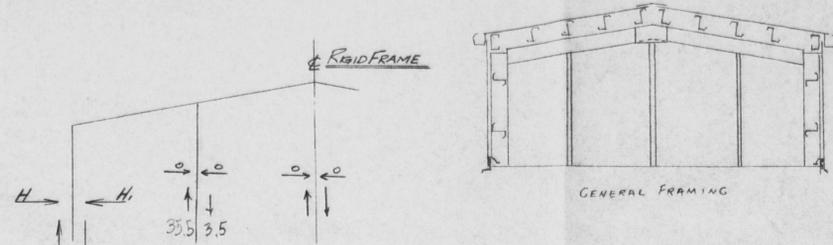
SECTION "B-B"
SCALE: 3/4" = 1'-0"

ADDITION FOR
AUTOMOTIVE BRAKE CO. OF NEWBURGH INC.
 WALNUT AVE., NEW WINDSOR, N.Y.
JAY S. KLEIN, AIA - ARCHITECT
 457 BROADWAY, NEWBURGH, N.Y.
 MAY 6, 1962 PROJECT NO. 6012



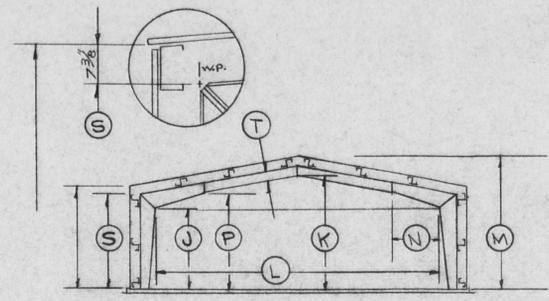


	AUTOMOTIVE BREAK CO. <small>MARICAMP, N.Y.</small>		SHEET 1 OF 3
	PRESENTED BY MERICANA METAL STRUCTURES INC. <small>NEW CITY, N.Y.</small>		
ELEVATIONS			
SCALE	DATE	DRAWN	REVISED
1/8" = 1'-0"	3/21/13	CHW	



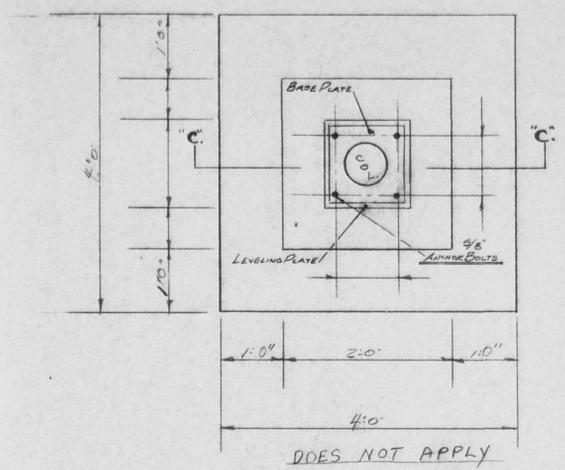
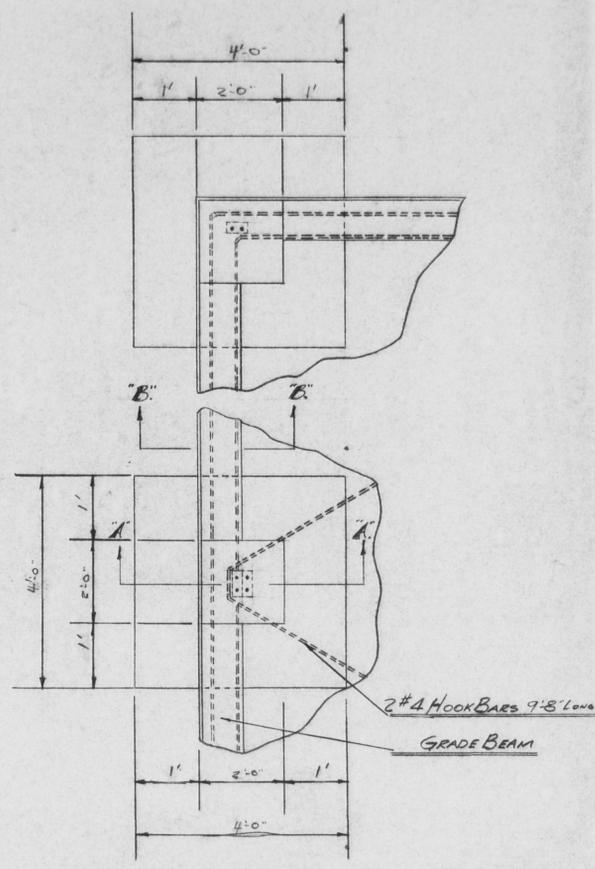
H	H ₁	V	V ₁
3.6	4.5	16.1	1.5

WORKING LOAD REACTIONS
(KIPS)

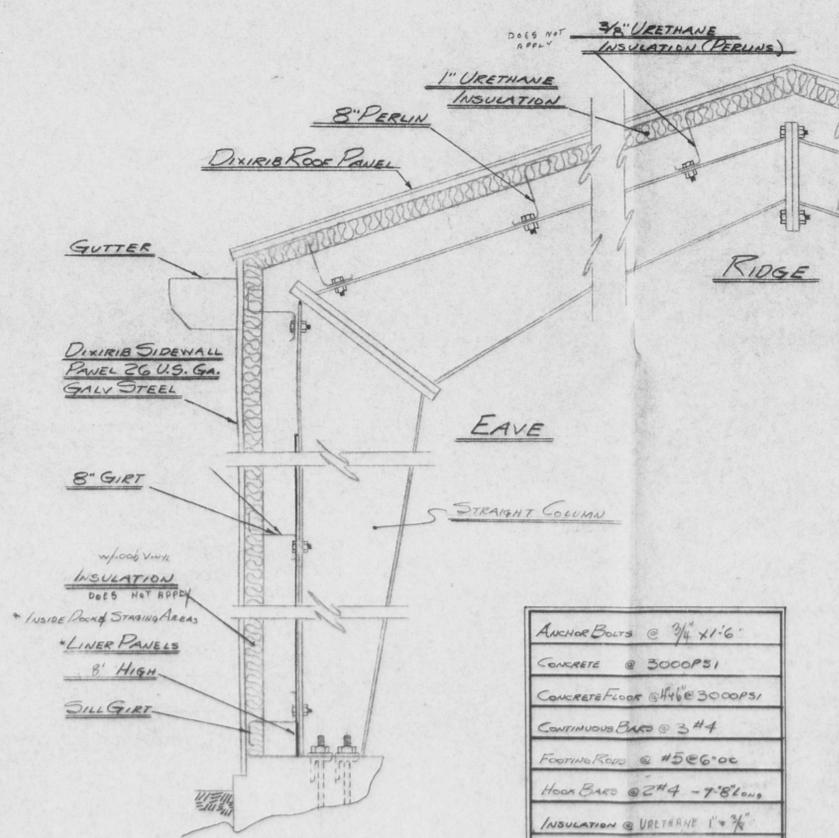


EAVE HEIGHT	J	K	L	M	N	P	T-
20'	16'10 1/4"	20'10 1/4"	73'2"	23'5 1/2"	11'10 1/4"	18'10 1/4"	1'8 3/4"

FRAME CLEARANCES
NTS

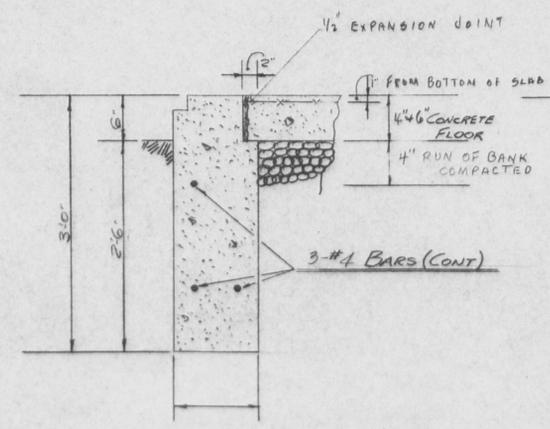


PLAN @ INTERIOR FOOTING

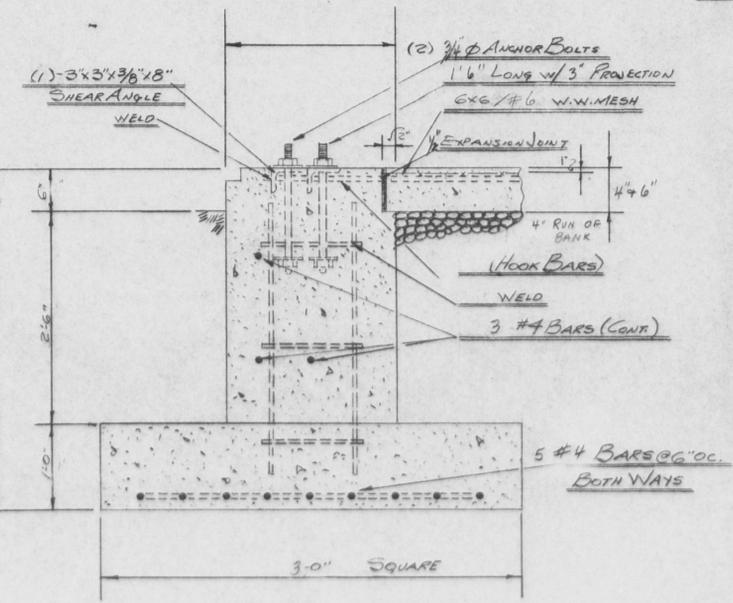


ANCHOR BOLTS @ 3/4" x 1'-6"
CONCRETE @ 3000 PSI
CONCRETE FLOOR @ 4" @ 3000 PSI
CONTINUOUS BARS @ 3#4
FOOTING REIN @ #5 @ 6'-0"
HOOK BARS @ 2#4 - 7'-8" LONG
INSULATION @ URETHANE 1" @ 3/4"
STONE @ -
W.W. MESH @ 6" x 6" #6
WALL DOORS W/ GLASS PER PLAN
WALL DOORS W/ GLASS -
OVERHEAD DOORS PER PLAN

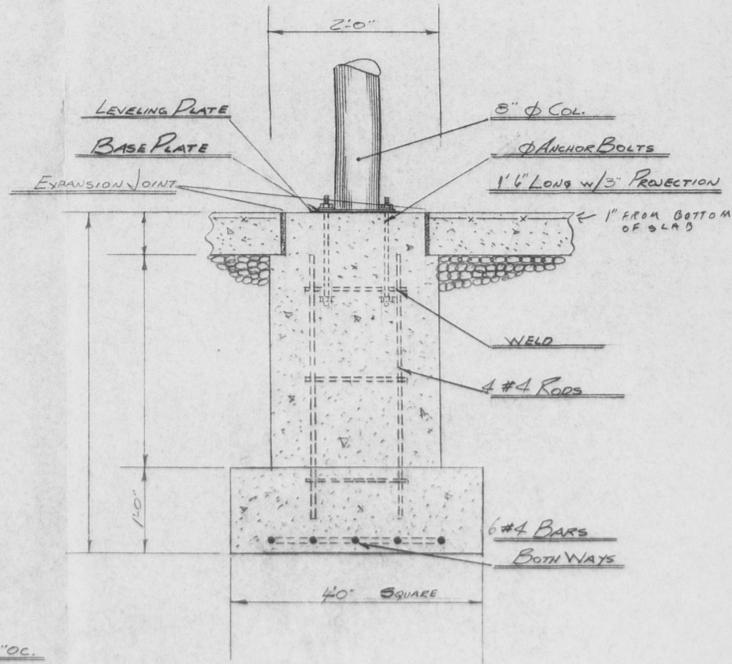
NOTES:



GRADE BEAM
"B-B"
NTS



EXTERIOR FOOTING
"A-A"
NTS



INTERIOR FOOTING
"C-C"
NTS

NOTE:
FOOTING DESIGN FOR
3000 PSI
CONCRETE
CONCRETE 3000 PSI

db AUTOMOTIVE BEARER CO.
PRESENTED BY MERICANA METAL STRUCTURES INC. NEW CITY, N.Y.

SHEET 2

FOOTINGS & X-SECTIONS

SCALE DATE DRAWN REVISED
1/4" = 1'-0" 3/2/73 CHG