

**PB# 78-9**

**Vails Gate Plaza**

Nails Gate Plaza

#78-9

**GENERAL RECEIPT**

3636

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

RECEIVED OF April 27 1978  
Vails Gate Plaza Corp. \$ 100.00

One hundred and no/100 DOLLARS

FOR Site Plan # 78-9

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>100.00</u>		
<u>check</u>		

BY Charlotte Marcantonio  
Deputy  
TITLE

Approved 1/26/78 SH  
Given to T.C. office 1/27/78 SH

*Memo*

FROM:

OFFICE OF THE PLANNING BOARD  
TOWN OF NEW WINDSOR

555 UNION AVENUE NEW WINDSOR, NEW YORK 12550

TO:

Mr. Lyman Masten, Sanitary Superintendent

DATE:

SUBJECT:

Joseph Augustine Buildings - Vails Gate - Former Schoonmaker  
Buildings

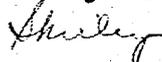
—FOLD HERE—

Dear Sonny:

It has been reported to this Board that there are inadequate sanitary facilities at this located. Would you please review this and send your comments to the Planning Board.

Thank you.

Very truly yours,



SHIREEY B. HASSDENTEUFEL  
Recording Secretary

s/

by \_\_\_\_\_

*Memo*

FROM:

OFFICE OF THE PLANNING BOARD  
TOWN OF NEW WINDSOR

558 UNION AVENUE NEW WINDSOR, NEW YORK 12550

TO:

Orange County Public Works Dept.  
Route 17M  
Goshen, New York

Att: Mr. William Duggan

DATE:

February 15, 1978

SUBJECT: Schoonmaker Buildings - Vails Gate

— FOLD HERE —

Dear Mr. Duggan:

It has been brought to our attention of a unique situation located at Vails Gate.

The building and property formerly owned by Schoonmaker Brothers and used as a warehouse has been purchased by Mr. Joseph Augustine and his partner. We understand Mr. Augustine is making various stores, car simonizing, flea ~~market~~ and several other stores. We have asked him to be present at our February 22, 1978 meeting, with a site plan and a detail of his parking area.

We would appreciate an on site inspection from your department if possible.

Thank you.

Very truly yours,

*Ernest Spignardo*

ERNEST SPIGNARDO

by \_\_\_\_\_  
Chairman

ES/sh

VAILS GATE PLAZA

Existing area breakdown of storage and sales area for Building #1

STORE	TOTAL SPACE	STORAGE	SALES
HAIRCUTTER	1000 Sq. ft.	200 Sq. ft.	800 Sq. ft.
HOBBY SHOP	1000 Sq. ft.	400 Sq. ft.	600 Sq. ft.
PET FOOD	1000 Sq. ft.	200 Sq. ft.	800 Sq. ft.
HILLTOP ICE CREAM	1000 Sq. ft.	500 Sq. ft.	500 Sq. ft.
R. J. LAWSEN	2000 Sq. ft.	1100 Sq. ft.	900 Sq. ft.
FACTORY OUTLET	800 Sq. ft.	175 Sq. ft.	625 Sq. ft.
HEALTH FOOD	800 Sq. ft.	100 Sq. ft.	700 Sq. ft.
J. J. COIN	800 Sq. ft.	200 Sq. ft.	600 Sq. ft.
CRAFT SHOP	225 Sq. ft.	25 Sq. ft.	200 Sq. ft.
TRAIN CITY	75 Sq. ft.	-	75 Sq. ft.
SKIDDIES FOR KIDDIES	200 Sq. ft.	-	200 Sq. ft.
KARATE SUPPLIES	180 Sq. ft.	-	180 Sq. ft.
EMPTY STORE	2000 Sq. ft.	500 Sq. ft.	1500 Sq. ft.
HALLS	710 Sq. ft.	710 Sq. ft.	-
	<u>11790 Sq. ft.</u>	<u>4110 Sq. ft.</u>	<u>7680 Sq. ft.</u>

The above breakdown would give a percentage of;  
 SALES AREA = 65%  
 STORAGE AREA = 35%

*Received from  
 Ronald Washburn, LS.  
 in connection  
 with site plan  
 dated 3/20/78*

*PB meeting  
 3/23/78*

INTER-OFFICE CORRESPONDENCE

RECEIVED

TO: New Windsor Planning Board  
FROM: Fire Inspector  
DATE: 3 February 1978  
SUBJECT: Schoonmaker Buildings - Vails Gate

NEW WINDSOR PLANNING BOARD

Per your memorandum of 13 January 1978, I have inspected the aforementioned premises this date, and would like to offer the following comments.

First I would like to say that Mr. Augustine was extremely cooperative during the inspection. I would like to point out that items found at the time of the inspection, that could be remedied at once, were corrected in my presence.

Except for the fire wall separation, I found all stores, except for the Flea Market, to be in compliance with the New Windsor Fire Prevention Code. It must be understood that some of the stores are still being renovated, so there are a few things that still must be completed. Mr. Augustine is awaiting word from his insurance carrier as to the proper fire wall separation requirements. He is to notify me of their requirements, and it would appear to me that after the engineering study has been completed by the insurance carrier, the fire walls will be in full compliance with local law.

With regards to the Flea Market, I found many violations to the fire code. I am to reinspect this structure in ten (10) days, at which time most of the violations should be corrected. One (1) item will require additional time to install.

On an overall view, it is my opinion that Mr. Augustine is making every effort possible to comply with the local fire prevention code.

Respectfully,

  
Robert F. Rodgers

INTER-OFFICE MEMORANDUM

TO: New Windsor Planning Board  
FROM: Fire Inspector  
DATE: 8 May 1978  
SUBJECT: Vails Gate Mini Mall

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I have reviewed the site plan of the Vails Gate Mini Mall (Old Schoonmaker buildings) and find that it is acceptable to the Fire Prevention Code

I am sorry that I failed to transmit this to you prior to the meeting that was held on this matter.

Respectfully,

  
Robert F. Rodgers

Date \_\_\_\_\_

Application No. 78-9

TOWN OF NEW WINDSOR PLANNING BOARD

555 Union Avenue; Tel: 565-8808

APPLICATION FOR SITE APPROVAL

Name Vails Gate Plaza Corp.

Address 27 Waring Road, Newburgh, N. Y.

1. Owner of the property Vails Gate Plaza Corp.

2. Location of the property Town of New Windsor Tax Map Section  
69 Block 2 Lots 1, 2, 12

3. zone area C Design Shopping

4. Nature of business Commercial

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

6. Building setbacks: Front yard 60 Rear yard 30  
Side yard 30/70

7. Dimensions of new building No building construction proposed,  
~~addition~~ the use of existing structures.

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.

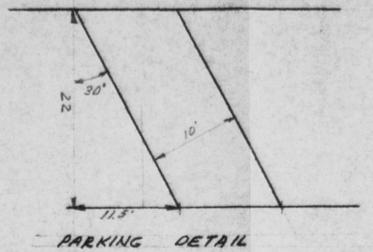
Signature of applicant

Joseph Augustine

Presubmission \_\_\_\_\_

Final Approval 4/12/78

Adopted 10/5/70 See pd 4/26/78  
map signed ST



NOTE A: PLANTING AREA BETWEEN EXISTING CONCRETE GUTTER AND BUILDING. NO PARKING IN THIS AREA.  
NOTE B: TO BE FENCED WITH SOLID MESH TYPE FENCE, SO AS TO BLOCK VISIBILITY.

RECORD OWNER  
YAILS GATE PLAZA CORP  
27 HAWKING ROAD  
NEWBURGH, N.Y.

BUILDING AREAS  
BLDG #1 11,790 SQ. FT.  
BLDG #2 4,890 SQ. FT.  
BLDG #3 28,400 SQ. FT.  
TOTAL AREA 45,080 SQ. FT.

PARKING SPACES  
90 SEAT RESTAURANT 30 SPACES  
REMAINING AREA 42,490 SQ. FT. X 65% =  
27,500 = 200 x 138 SPACES  
TOTAL REQUIRED 168 SPACES  
TOTAL PROVIDED 190 SPACES

APPLICABLE ZONING  
C- DESIGN SHOPPING

TOWN OF NEW WINDSOR TAX MAP  
SECTION 69 BLOCK 2  
LOTS 1, 2, 12

N/E KATHLEEN KILLY  
LIBER 1440 PAGE 553

N/E THEODORE SHER  
LIBER 1084 PAGE 219

N/E DOUGLAS, THORNE, INC.  
LIBER 1087 PAGE 801

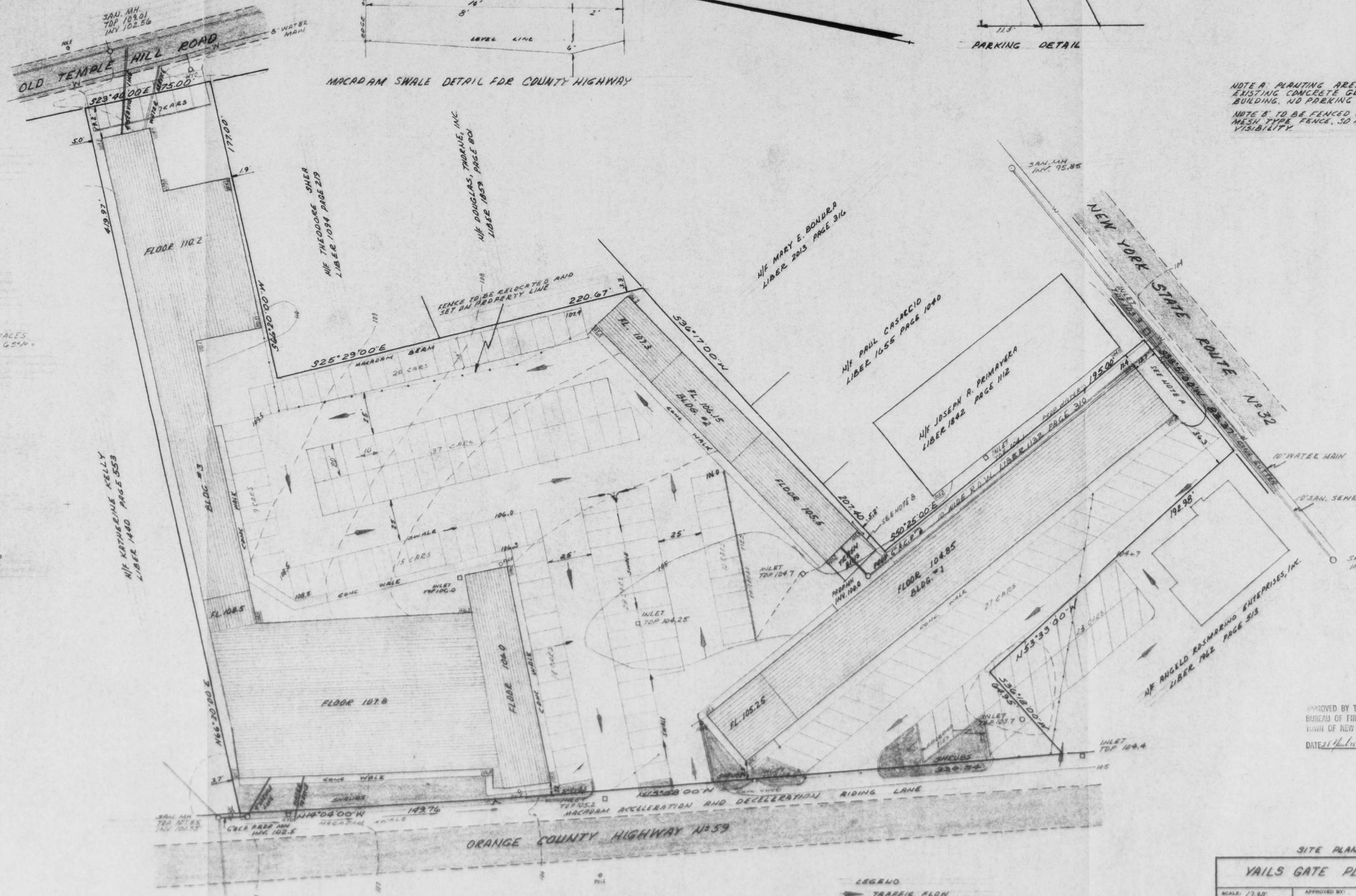
N/E MARY E. BONDUR  
LIBER 2013 PAGE 316

N/E PAUL CASARCIO  
LIBER 1655 PAGE 1040

N/E JOSEPH A. PRIMAYERA  
LIBER 1842 PAGE 112

N/E ANGEL ROSMARIO ENTERPRISES, INC.  
LIBER 192 PAGE 513

APPROVED BY THE  
BUREAU OF FIRE PREVENTION  
TOWN OF NEW WINDSOR, N. Y.  
DATE: 3/10/78 SIGNATURE: [Signature]



Ronald A. Washburn  
1/12/78 1490

LEGEND  
TRAFFIC FLOW

SITE PLAN FOR		
YAILS GATE PLAZA CORP		
SCALE: 1/8" = 1'-0"	APPROVED BY:	DRAWN BY:
DATE: 3/10/78		REVISED:
TOWN OF NEW WINDSOR	ORANGE CO., N.Y.	DRAWING NUMBER:
		1490