

Town of Newburgh Code Compliance

OWNER INFORMATION **BUILT WITH OUT A PERMIT** **NO**

NAME: _____ ALY YASSER _____

ADDRESS: _____ 2315 CROSPEY AVE BROOKLYN NY 11214 _____

PROJECT INFORMATION:

TYPE OF STRUCTURE: _____ **DETACHED ACCESSORY APARTMENT @ 300 LAKESIDE RD** _____

SBL: _____ 50-1-48 _____ ZONE: _____ R-1 _____

TOWN WATER: YES / **NO** TOWN SEWER: YES / **NO**

	MINIMUM	EXISTING	PROPOSED	VARIANCE	VARIANCE PERCENTAGE
LOT AREA	40000 SF	21390 SF		18610 SF	46.52%
LOT WIDTH					
LOT DEPTH					
FRONT YARD					
ONE SIDE YARD					
COMBINED SIDE YARD					
FLOOR AREA					
BUILDING COVERAGE					
SURFACE COVERAGE					

INCREASING DEGREE OF NON-CONFORMITY - 185-19-C-1 _____ YES / NO
 2 OR MORE FRONT YARDS FOR THIS PROPERTY _____ YES / NO
 CORNER LOT - 185-17-A _____ YES / NO

ACCESSORY STRUCTURE:

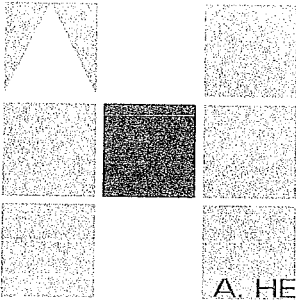
GREATER THEN 1000 S.F. OR BY FORMULA - 185-15-A-4 _____ YES / NO
 FRONT YARD - 185-15-A _____ YES / NO
 STORAGE OF MORE THEN 4 VEHICLES _____ YES / NO
 HEIGHT MAX. 15 FEET - 185-15-A-1 _____ YES / NO
 10% MAXIMUM YARD COVERAGE - 185-15-A-3 _____ YES / NO

NOTES: Building a detached accessory building to house the apartment.

VARIANCE(S) REQUIRED:

- 1 185-38-C-2 The lot must meet the requirements of the zone for a single family dwelling
- 2 _____
- 3 _____
- 4 _____

REVIEWED BY: _____ Joseph Mattina _____ DATE: _____ 13-Dec-17 _____



Phone: 845.561.7500
Fax: 845.561.7534

A. HENNESSY ARCHITECTS, P.C., 1200 Stony Brook Ct, Newburgh, NY 12550

www.hennessyarchitects.com

December 12, 2017

Town of Newburgh Zoning Board
308 Gardnertown Road
Newburgh, New York 12550

RE: 300 Lakeside Road, Newburgh, New York

To whom it may concern,

The goal of this proposed project is to convert the existing garage into a one bedroom two-story apartment. In previous submissions we were looking for multiple variances. We have made some changes with the proposed building since the first submission in regards to comments made by the Zoning Board. One of the comments from the board was questioning the condition of the existing footings. We investigated the footings and found out that they are inadequate to support the proposed two story building. The new footprint of the proposed building is 350 square feet, which is less than the existing garage footprint. This decrease in footprint brought us just under the allowed surface coverage, and we no longer need a variance for that item. While observing other project presentations and comments from the board in regards to minimizing the number of variances we are seeking, we adjusted the building height (accessory building). Constructing a new building with new footings, concrete slab and a flat roof, the building will be 15' in height facing Lakeside Road and to the adjacent neighbor which had voiced their concerns about this project at the meetings. We will adjust the grade around the South-Southeast corners of the building with natural grading and low landscape wall to allow entry into the building. Another variance not required anymore is the side yard setback variance. With building a new building we are able to be in compliance with all of the setback requirements for an accessory building.

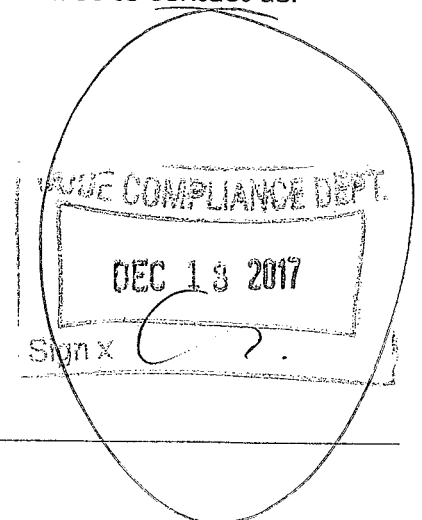
With the changes to the project, we meet all the requirements for the code sections 185-38: Accessory Apartments and 185-15: Accessory Buildings and believe no variances are required.

If you have any questions or concerns about this proposed project, please feel free to contact us.

Thank You.

Sincerely,
A. Hennessy Architects, P.C.

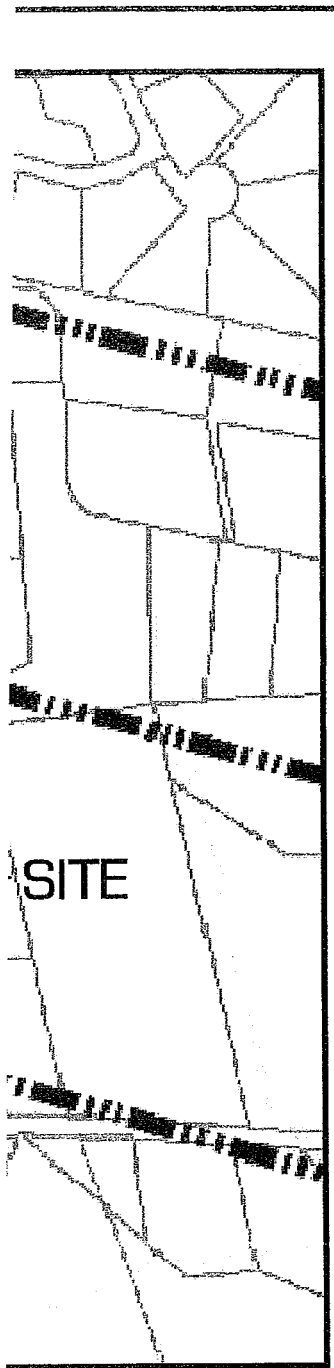
Michael Henderson
Project Manager



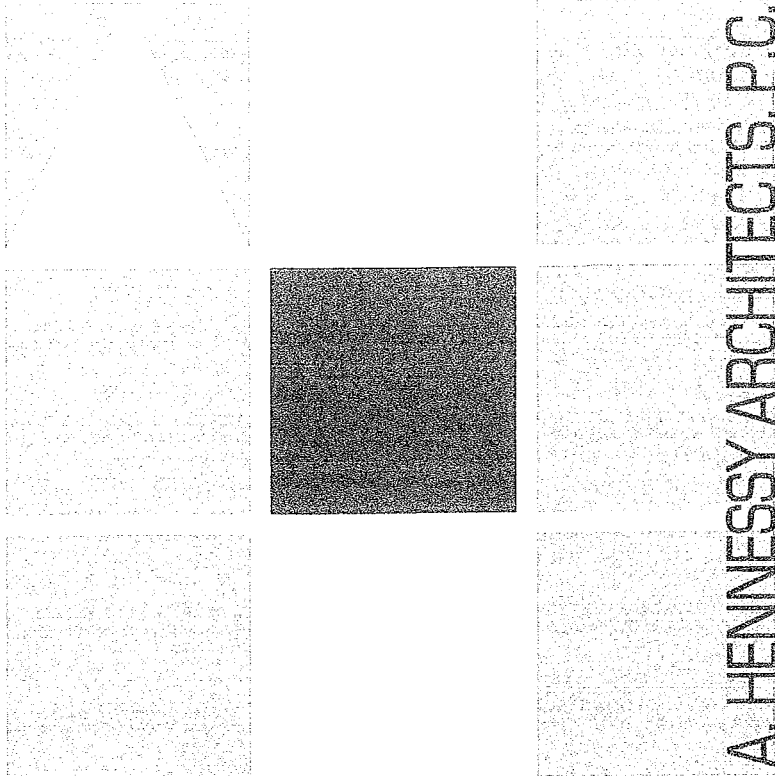
Full Size Site-Building Plan
is available for viewing at the

Zoning Board of Appeals
Office located at
308 Gardnertown Road
Newburgh, NY

845-566-4901



3 MAP



A. HENNESSY ARCHITECTS, P.C.

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 • ENGINEERING • DEVELOPMENT
 1200 STONY BROOK COURT - SUITE 3
 NEWBURGH, NEW YORK 12550
 PHONE: 845-561-7500 FAX: 845-561-7534
 WWW.HENNESSYARCHITECTS.COM

CLIENT:

**YASSER
 ALY**

**300 LAKESIDE ROAD
 NEWBURGH, NY**

PROJECT:

APARTMENT

PROVIDED	VARIANCE REQ.
390 SF	EXISTING
12.22'	EXISTING
	NO
8" BEHIND	NO
	NO
	NO
	NO

MAIN BLDG	73'-8" BEHIND	NO
	161'	NO
	6'	NO
	26'	NO
	15'	NO
	7.27%	NO
	19.9%	NO
0 SF	700 SF	NO
(4):	$21,390 + (1,911 \times 30)$	
	$\frac{100}{787.2}$ SF	NO
x(C) = D	700 SF < 787.2 SF	

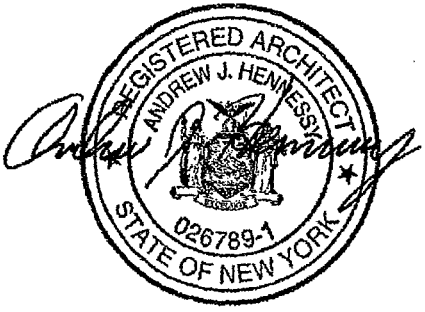
FOR BASEMAP WAS PROVIDED BY HOWARD W.
 SURVEYOR #049967, 62 MAIN STREET
 2015.

PROJECT:

APARTMENT CONVERSION

300 LAKESIDE ROAD
 NEWBURGH, NY

ARCHITECT'S SEAL:



UNAUTHORIZED ADDITION OR
 ALTERATION OF THIS PLAN
 IS A VIOLATION OF SECTION
 7209 (2) OF THE NEW YORK
 STATE EDUCATION LAW.

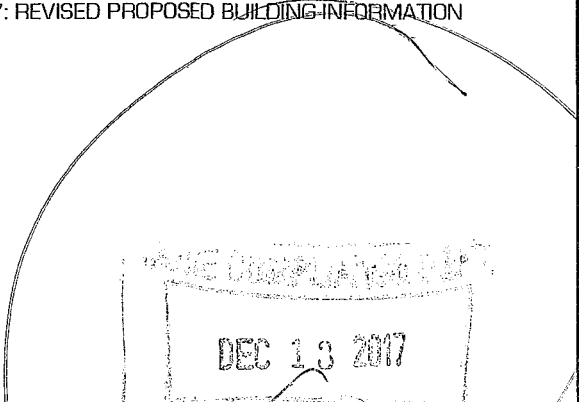
SITE SURVEY

FLOOR PLAN & ELEVS

BULK REGULATIONS

REVISIONS:

- 1 11.20.17: REVISED PER ZONING BOARD COMMENTS
- 2 11.28.17: REVISED PROPOSED BUILDING INFORMATION



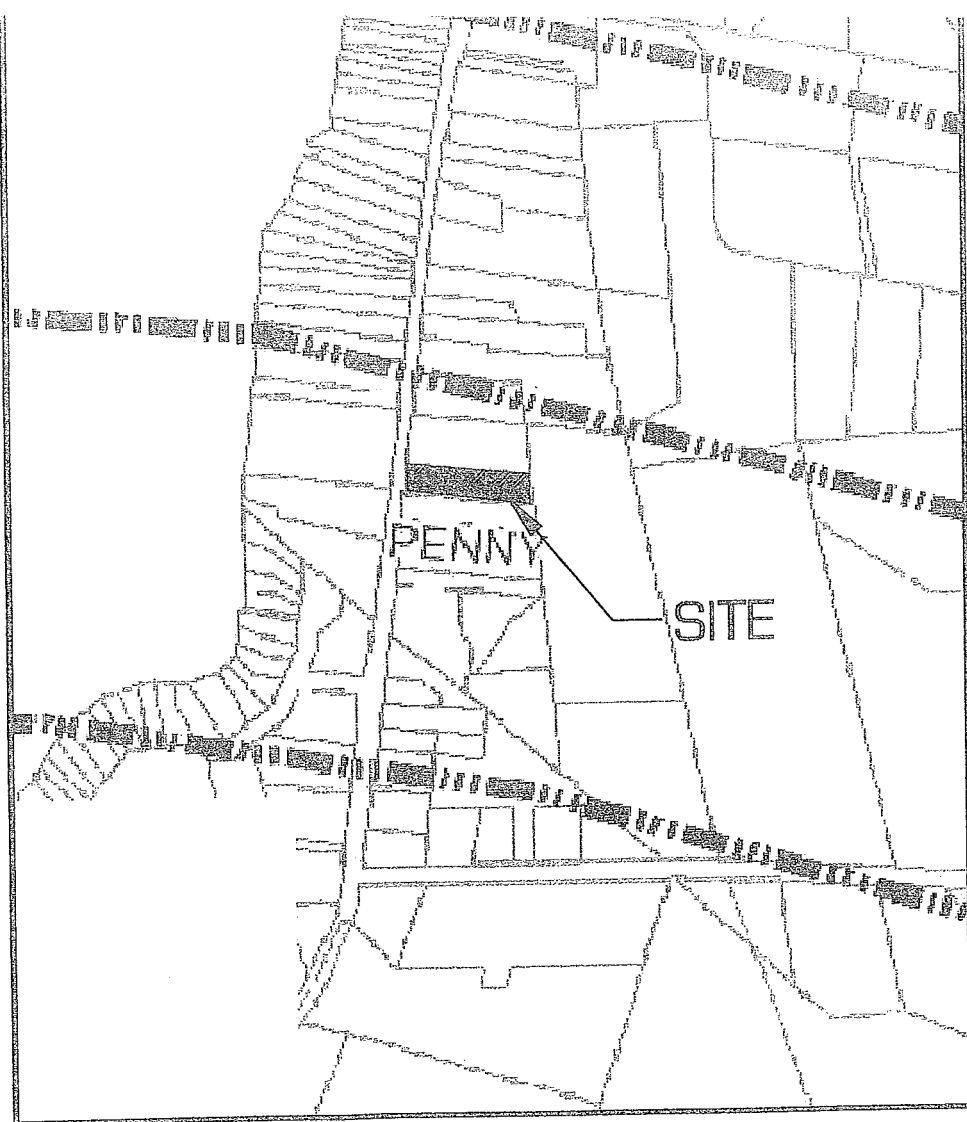
7" pipe found

45'00"W 66.43'

Owner: ROESSEL

12728, page: 1660)

4R
 ETBACK



SITE LOCATION/ZONING MAP

A. HEN
 • ARC
 • ENG
 1200 E
 NEW
 PHONE: 8
 WW

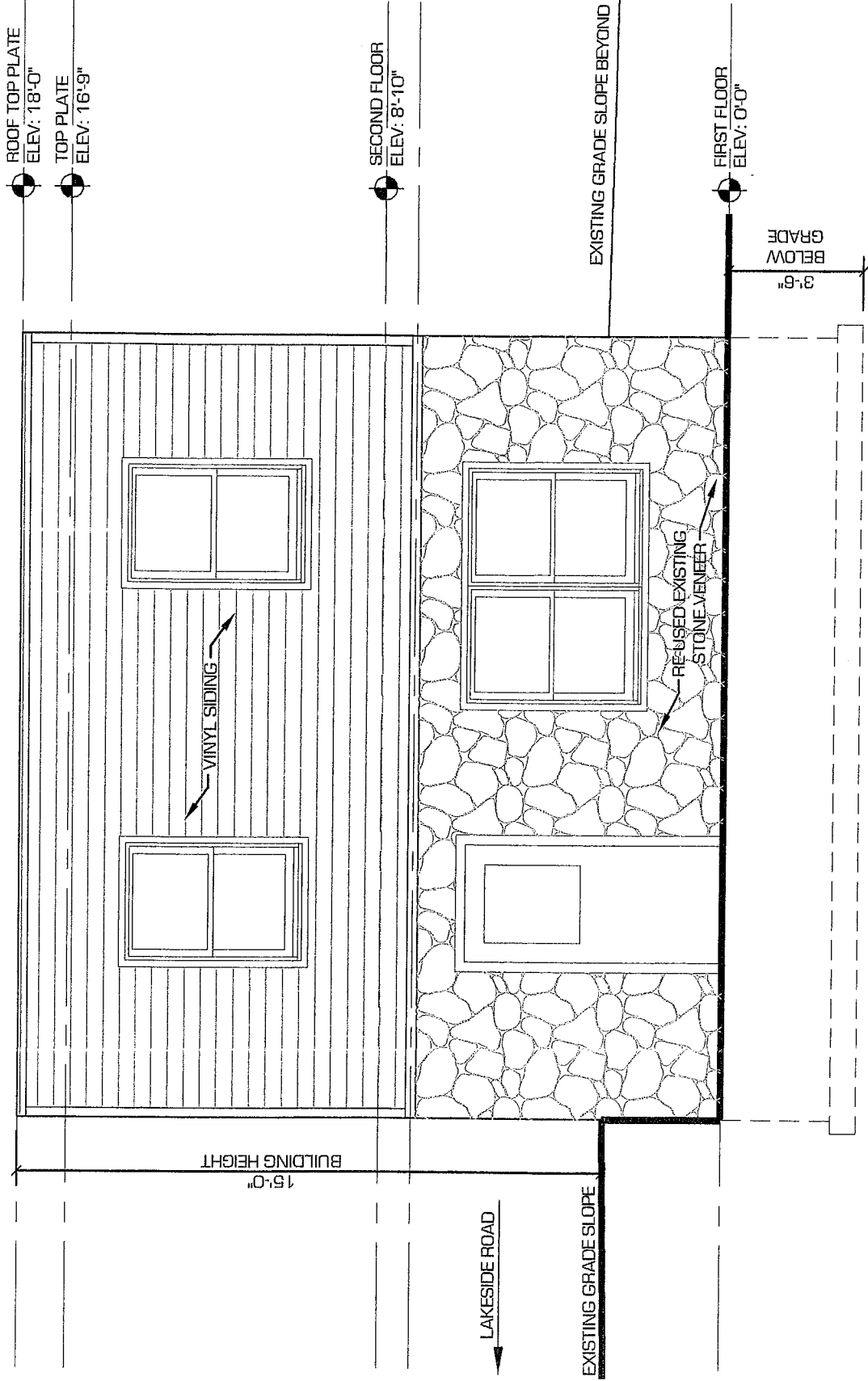
CLIENT:

30C

BULK REQUIREMENTS - ZONE R-1

ITEM	REQUIRED/ALLOWED	PROVIDED	VARIANCE REQ.
<u>LOT REQUIREMENTS</u>			
LOT AREA	40,000 SF	21,390 SF	EXISTING
LOT WIDTH	150'	65'	EXISTING
LOT DEPTH	150'	322.22'	NO
<u>ACCESSORY YARD REQ'S</u>			
FRONT YARD	BEHIND MAIN BLDG	73'-8" BEHIND	NO
REAR YARD	5'	161'	NO
SIDE YARD	5'	6'	NO
DISTANCE FROM MAIN RESIDENCE	10'	26'	NO
<u>HEIGHT REQUIREMENTS</u>			
ACCESSORY BUILDING HEIGHT	15'	15'	NO
<u>COVERAGE REQUIREMENTS</u>			
BUILDING COVERAGE	10%	7.27%	NO
SURFACE COVERAGE	20%	19.9%	NO
<u>ACCESSORY APT REQ'S</u>			
APT. FLOOR AREA	450-700 SF	700 SF	NO
CODE SECTION 185-15: ACCESSORY BUILDINGS - SHALL BE LIMITED TO 1,000 SF OR LOWER NUMBER DETERMINED BY THE FORMULA	185-15 (4): $\frac{A+(B \times C)}{100} = D$	$\frac{21,390+(1,911 \times 30)}{100}$ = 787.2 SF 700 SF < 787.2 SF	NO

INFORMATION SHOWN AND USED HEREON FOR BASEMAP WAS PROVIDED BY HOWARD W. WOODEN PLS. P.C. NYS REGISTERED LAND SURVEYOR #049967 62 MAIN STREET



2 SOUTH ELEVATION

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

A1.0

ROOF TOP PLATE
ELEV: 18'-0"
TOP PLATE
ELEV: 16'-9"

SECOND FLOOR
ELEV: 8'-10"

FIRST FLOOR
ELEV: 0'-0"

LINE OF SLOPE ROOF

VINYL SIDING

RE-USED EXISTING
STONE VENEER

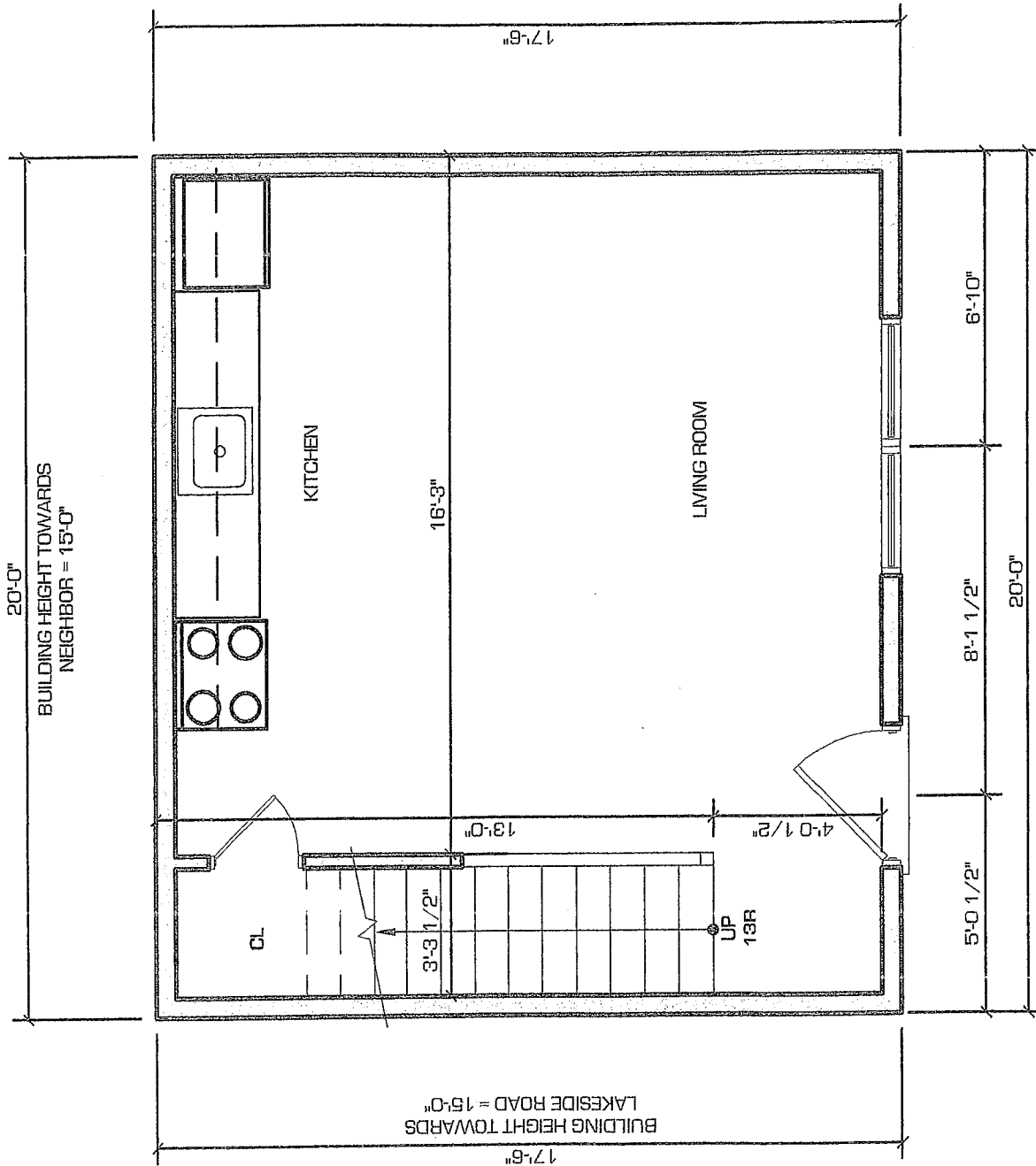
GUTTER

BUILDING HEIGHT
15'-0"

3 WEST ELEVATION

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

A1.0



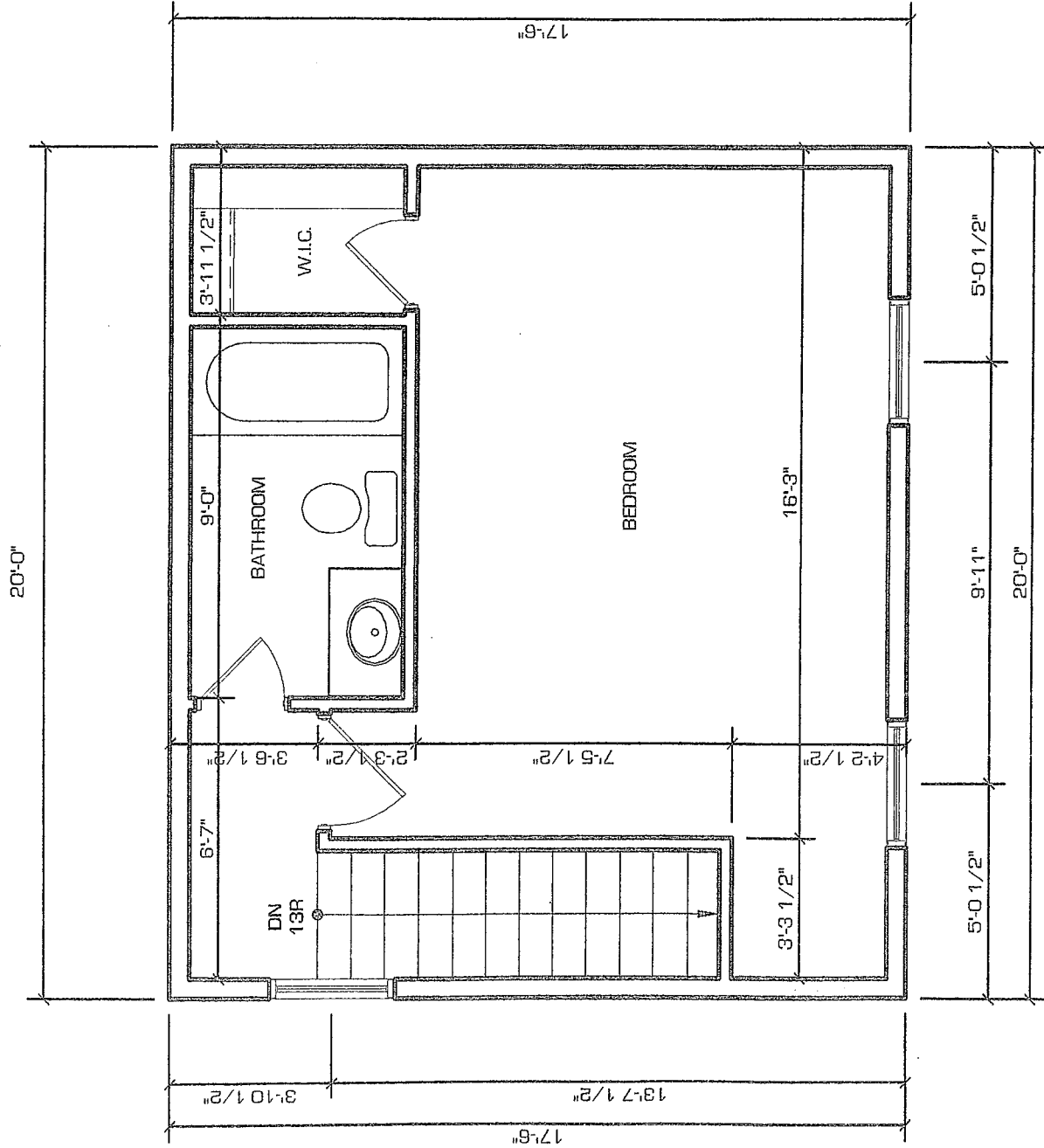
ROOF TOP PLATE
ELEV: 18'-0"
TOP PLATE
ELEV: 16'-9"

SECOND FLOOR
ELEV: 8'-10"

GRADE SLOPE BEYOND

FIRST FLOOR
ELEV: 0'-0"

4 FIRST FLOOR



5 SECOND FLOOR

LAKESIDE ROAD



65.00'

75.00'

iron pipe found

Overhead

N16°40'00"E

gravel

50' FRONT YARD SETBACK

gravel

driveway

adj. chain link fence

enclosed porch

1 1/2 story stone/frame dwelling

covered porch

wires

drive

well

S73°20'00"E

N73°20'00"W

line of existing driveway

proposed 30' high wall

26'



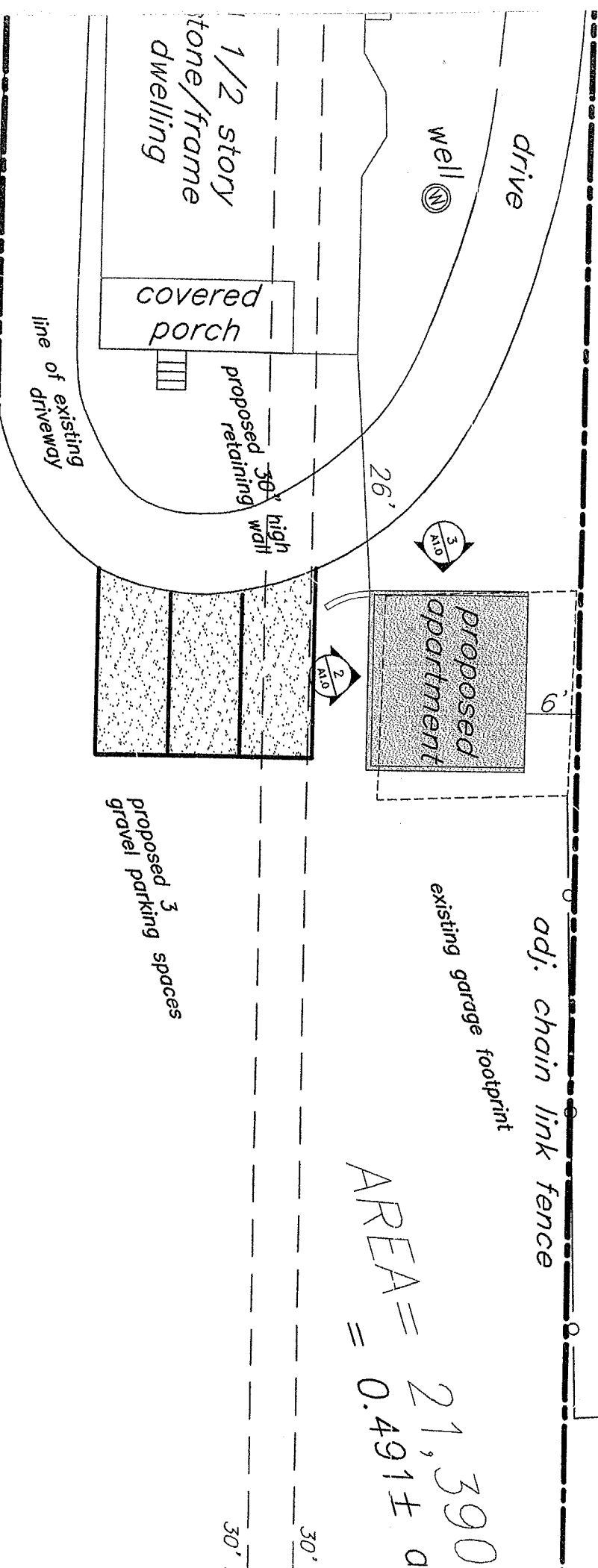
prop. apart

Reputed Owner: LAC
(deed liber: 12924, page: 1821)

Rep

deed liber: 12924, page: 1821)
 Owner: LACOPOLA

S73°20'00"E



$$\text{AREA} = 21,390 = 0.491 \pm$$

N73°20'00"W

335.94'

Reputed

Owner:

BRUTC

BRUTON
178)

94'

= 21,390 S.F.
= 0.491± acres

322.22'

30' SIDE YARD SETBACK
30' SIDE YARD SETBACK

40' REAR
YARD SETBACK

iron pipe found

iron pipe found

S04°45'00"W 66.43'

Reputed Owner: ROESSEL
(deed liber: 12728, page: 1660)

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STATE EDUCATION LAW.

SITE SURV FLOOR PLAN BULK REGUL

REVISIONS:

- 1 11.20.17: REVISED PER ZONING
- 2 11.28.17: REVISED PROPOSE

PROJECT No.:

AS N

SCALE:

1

DATE:

DESIGNER:

CHECKED:

DRAWN BY: