

TOWN OF NEWBURGH

Crossroads of the Northeast

ZONING BOARD OF APPEALS
OLD TOWN HALL
308 GARDNERTOWN ROAD
NEWBURGH, NEW YORK 12550

APPLICATION

OFFICE OF ZONING BOARD
(845) 566-4901

DATED: 10-21-2014

TO: THE ZONING BOARD OF APPEALS
THE TOWN OF NEWBURGH, NEW YORK 12550

I (WE) MARK HENDRICKSON PRESENTLY

RESIDING AT NUMBER 317 Lakeside Road Newburgh Ny 12550

TELEPHONE NUMBER 914 572 7836

HEREBY MAKE APPLICATION TO THE ZONING BOARD OF APPEALS FOR THE FOLLOWING:

- A USE VARIANCE
- AN AREA VARIANCE
- INTERPRETATION OF THE ORDINANCE
- SPECIAL PERMIT

1. LOCATION OF THE PROPERTY:

50-1-11 (TAX MAP DESIGNATION)

317 Lakeside Road ^{Newburgh NY 12550} (STREET ADDRESS)

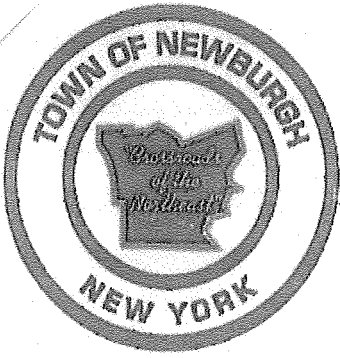
R-1 (ZONING DISTRICT)

2. PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUBSECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).

185-19-C-1 Rear yard degree non-conformity

185-19-C-1 one side yard " " "

185-19-C-1 combined side yard " "



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3. IF VARIANCE TO THE ZONING LAW IS REQUESTED:

- a) APPEAL IS MADE FROM DISAPPROVAL BY THE TOWN BUILDING INSPECTOR OR BUILDING PERMIT APPLICATION. SEE ACCOMPANYING NOTICE DATED: 10-14-2014
- b) OR DENIAL (REFERRAL) BY THE PLANNING BOARD OF THE TOWN OF NEWBURGH OF AN APPLICATION TO THE BOARD, SEE ACCOMPANYING NOTICE DATED: _____

4. DESCRIPTION OF VARIANCE SOUGHT: RAISE 2ND FLOOR ROOF +
ADD 12x82 DECK OVER EXISTING FIRST FLOOR

5. IF A USE VARIANCE IS REQUESTED: STRICT APPLICATION OF THE ZONING LAW WOULD PRODUCE UNNECESSARY HARDSHIP IN THAT:

- a) UNDER APPLICABLE ZONING REGULATIONS THE APPLICANT IS DEPRIVED OF ALL ECONOMIC USE OR BENEFIT FROM THE PROPERTY IN QUESTION BECAUSE:

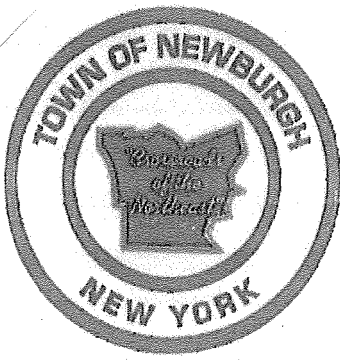
(ATTACH WITH THIS APPLICATION COMPETENT FINANCIAL EVIDENCE ESTABLISHING SUCH DEPRIVATION)

- b) THE HARDSHIP IS UNIQUE AND DOES NOT APPLY TO A SUBSTANTIAL PORTION OF THE DISTRICT OR NEIGHBORHOOD BECAUSE:

SEE ATTACHED PHOTOS OF SIX HOMES
TO THE IMMEDIATE NORTH AND SOUTH OF
317 LAKESIDE HOME - ALL HAVE 2ND FLOOR WINDOWS LOOKING AT LAKE.

- c) THE VARIANCE WOULD NOT ALTER THE ESSENTIAL CHARACTER OF THE NEIGHBORHOOD BECAUSE:

SEE ATTACHED PHOTOS OF 2ND FLOOR
BEDROOMS FACING LAKE ON ALL NEIGHBORS'
HOUSES TO THE NORTH + SOUTH OF 317 LAKESIDE RD
THE HOUSE TWO DOORS NORTH HAS A 2ND FLR DECK



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d) THE HARDSHIP HAS NOT BEEN SELF-CREATED BECAUSE:

I purchased this home UNAWARE OF RESTRICTIONS placed on it.

I always planned to have a view of lake from 2ND FLOOR BDRM.

6. IF AN AREA VARIANCE IS REQUESTED:

a) THE VARIANCE WILL NOT PRODUCE AN UNDESIRABLE CHANGE IN THE CHARACTER OF THE NEIGHBORHOOD OR A DETRIMENT TO NEARBY PROPERTIES BECAUSE:

See ATTACHED PHOTOS. All homes to the NORTH + SOUTH of 317 Lakeside have 2ND Floor Bedroom Windows Facing Lake. One has a 2ND Floor Deck One has a 3RD Story

b) THE BENEFIT SOUGHT BY THE APPLICANT CAN NOT BE ACHIEVED BY SOME METHOD, FEASIBLE FOR THE APPLICANT TO PURSUE, OTHER THAN AN AREA VARIANCE, BECAUSE:

No other way to get a view of the lake from 2ND Flr Bedroom. Proposed patio does NOT alter house footprint; just NOTCHING OUT ROOF to build patio over 1ST Flr OUTER ROOM.

c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

The 2ND Floor patio IS NOTCHED INTO EXISTING ROOF - NO EXPANSION OF EXISTING SETBACK (SIDE OR REAR) REQUIRED. House footprint Remains UNCHANGED.

d) THE PROPOSED VARIANCE WILL NOT HAVE AN ADVERSE EFFECT OR IMPACT ON THE PHYSICAL OR ENVIRONMENTAL CONDITIONS IN THE NEIGHBORHOOD OR DISTRICT BECAUSE:

- It will blend in with OTHER homes that have 2ND Floor bedroom windows FACING lake.
- NO EXPANSION OF EXISTING house SIDES on front/back
- FOOTPRINT Remains UNCHANGED.

e) THE HARDSHIP HAS NOT BEEN SELF-CREATED BECAUSE:

Apparently this house has RESTRICTIONS I WAS UNAWARE OF when I decided to purchase the house three years Ago.



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7. ADDITIONAL REASONS (IF PERTINENT):

The house does NOT match any other home on the lake with an upstairs bedroom. Granting this variance will help it blend with homes to the north + south.

PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 21st DAY OF October 2014

NOTARY PUBLIC

ANTOINETTE M. SMITH-RICHTER
NOTARY PUBLIC, STATE OF NEW YORK
QUALIFIED IN ORANGE COUNTY
REG. #01SM8241419
MY COMM. EXP. MAY 23, 2015

NOTE: NYS GML Section 239-m (3) for proposed actions that are within 500 feet of the properties or thresholds listed in the statute the Zoning Board of Appeals is required to send a copy of the complete application to the Orange County Department of Planning to be reviewed prior to Zoning Board of Appeals decision. And also NYS GML Section 239-NN requires notification for any proposed actions, to the Municipal Clerk, within 500 feet of the Border of that adjoining County, Town or City.

(NOTE: BOARD MEMBERS MAKE SITE VISITS TO ALL THE PROPERTIES)

617.20
Appendix B
Short Environmental Assessment Form

(Part 1 only)

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Basic 2nd Floor Roof + ADD Rear deck over 1st Floor			
Name of Action or Project:			
Project Location (describe, and attach a location map): 317 Lakeside Road Newburgh NY 12550			
Brief Description of Proposed Action: Sited Downer + rear deck over 1st Floor			
Name of Applicant or Sponsor: MARK HENDRICKSON		Telephone: 914 572-7836	
		E-Mail: Mhlee1@aol.com	
Address: 317 Lakeside Road			
City/PO: Newburgh		State: NY	Zip Code: 12550
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO	YES
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Newburgh Zoning Board		NO	YES ✓
3.a. Total acreage of the site of the proposed action?		.27 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan? <i>WITH VARIANCE</i>	NO	YES	N/A
		<input checked="" type="checkbox"/>	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
		<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
		<input checked="" type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation service(s) available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>		
	<input checked="" type="checkbox"/>		
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	<input checked="" type="checkbox"/>		
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input checked="" type="checkbox"/>		
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input checked="" type="checkbox"/>		
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	<input checked="" type="checkbox"/>		
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	NO	YES	
	<input checked="" type="checkbox"/>		
	<input checked="" type="checkbox"/>		
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>		
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>		
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>		

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>MARK HENDRICKSON</u>	Date: <u>10/21/2014</u>	
Signature: <u>[Signature]</u>		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____</p>	<p>NO</p>	<p>YES</p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____</p>	<p>NO</p>	<p>YES</p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ _____</p>	<p>NO</p>	<p>YES</p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: _____ Date: _____ Signature: _____</p>		

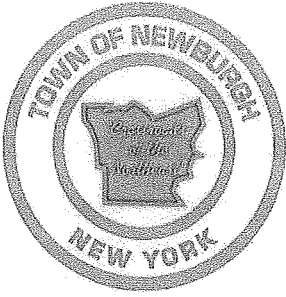
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_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)



TOWN OF NEWBURGH

~Crossroads of the Northeast~

CODE COMPLIANCE DEPARTMENT
308 GARDNERTOWN ROAD
NEWBURGH, NEW YORK 12550

TELEPHONE 845-564-7801
FAX LINE 845-564-7802

2463-14

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 11/12/2014

Application No. 14-0754

To: Mark Hendrickson
317 Lakeside Rd
Newburgh, NY 12550

SBL: 50-1-11
ADDRESS: 317 Lakeside Rd

ZONE: R-1

PLEASE TAKE NOTICE that your application dated 10/06/2014 for permit to raise the second floor roof 6'-6" high x 18'-4" wide and add a rear 12' x 12' deck over the existing first floor. on the premises located at 317 Lakeside Rd is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code sections:

- 1) 185-19-C-1 Shall not increase the degree of non-conformity. (Rear yard)
- 2) 185-19-C-1 Shall not increase the degree of non-conformity. (One side yard)
- 3) 185-19-C-1 Shall not increase the degree of non-conformity. (Combined side yards)


Joseph Mattina

Cc: Town Clerk & Assessor (500')
File

2463-14

Town of Newburgh Code Compliance

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

NAME: MARK HENDRICKSON

ADDRESS: 317 LAKESIDE RD NEWBURGH NY 12550

PROJECT INFORMATION:

TYPE OF STRUCTURE: RAISING ROOF AND ADDING A 2ND STORY DECK

SBL: 50-1-11 ZONE: R-1

TOWN WATER: YES

TOWN SEWER: YES

	MINIMUM	EXISTING	PROPOSED	VARIANCE	VARIANCE PERCENTAGE
LOT AREA					
LOT WIDTH					
LOT DEPTH					
FRONT YARD					
REAR YARD	40'	24.5'	INCREASING DEGREE NON CONFORMITY		
ONE SIDE YARD	30'	5.2'	INCREASING DEGREE NON CONFORMITY		
COMBINED SIDE YARDS	80'	10.4'	INCREASING DEGREE NON CONFORMITY		
BUILDING COVERAGE					
SURFACE COVERAGE					

INCREASING DEGREE OF NON-CONFORMITY - 185-19-C-1 YES X 3
 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: **Raising the roof of the rear of the dwelling. Adding a deck on top of the first story.**
Dwellina was previously zba approved.

VARIANCE(S) REQUIRED:

- 1 185-19-C-1 Shall not increase the degree of non conformity (rear yard)
- 2 185-19-C-1 Shall not increase the degree of non conformity (one side yard)
- 3 185-19-C-1 Shall not increase the degree of non conformity (combined side yard)
- 4 _____

REVIEWED BY: JOSEPH MATTINA

DATE: 1-Oct-14

317 LAKESIDE ROAD
NEWBURGH, NY

A HENNESSY ARCHITECTS

ARCHITECT'S SEAL:



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

A. HENNESSY ARCHITECTS, P.C.

- ARCHITECTURE • LAND PLANNING
- ENGINEERING • DEVELOPMENT

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

CLIENT:

MARK
HENDRICKSON

317 LAKESIDE ROAD
NEWBURGH, NY

PROJECT:

SKYLIGHT AND
MEZZANINE
ADDITION

317 LAKESIDE ROAD

ELEVATIONS
BUILDING SECTION

REVISIONS:

- 1 16 APRIL 2014 - UPDATED DRAWINGS PER OWNER REQUEST
- 2 14 MAY 2014 - UPDATED PER BUILDING DEPT COMMENTS
- 3 23 MAY 2014 - UPDATED PER BUILDING DEPT COMMENTS
- 4 20 AUGUST 2014 - UPDATED DRAWINGS PER OWNER REQUEST
- 5 7 NOVEMBER 2014 - UPDATED DRAWINGS PER OWNER REQUEST

PROJECT No.: 13012

SCALE: AS NOTED

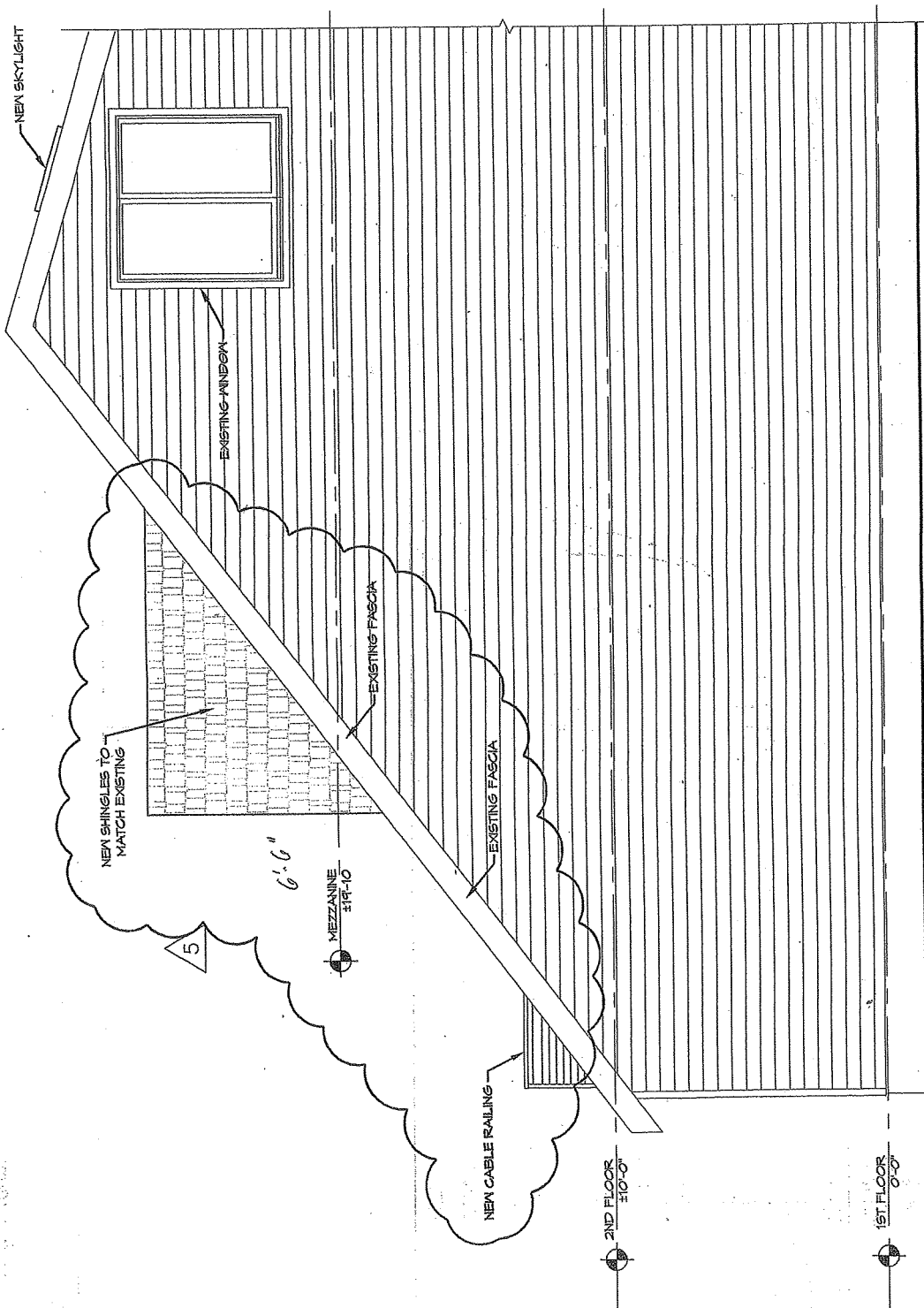
DATE: 3.10.14

DESIGNER: AJH

CHECKED: AJH

SHEET NO.

AR0

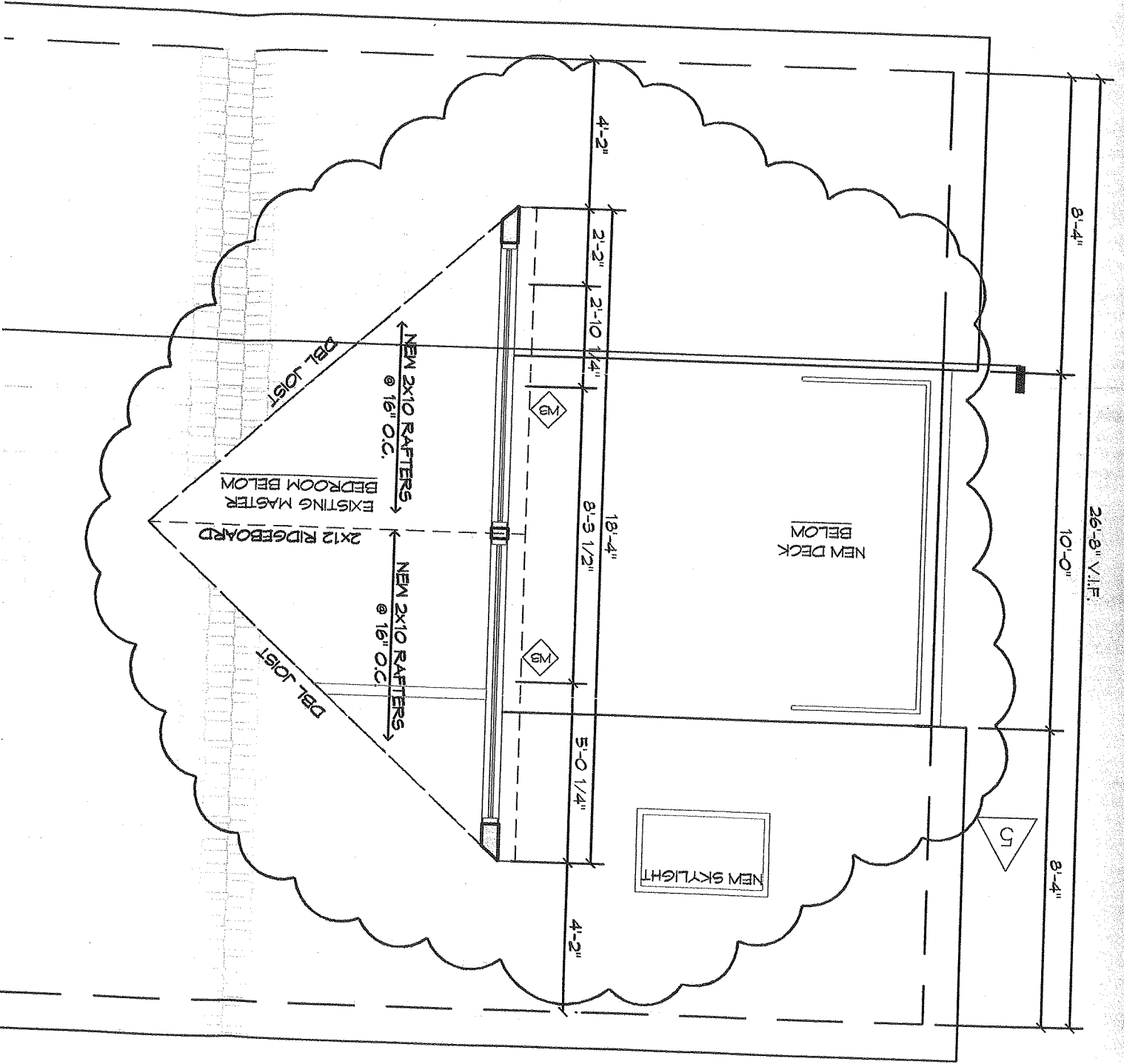


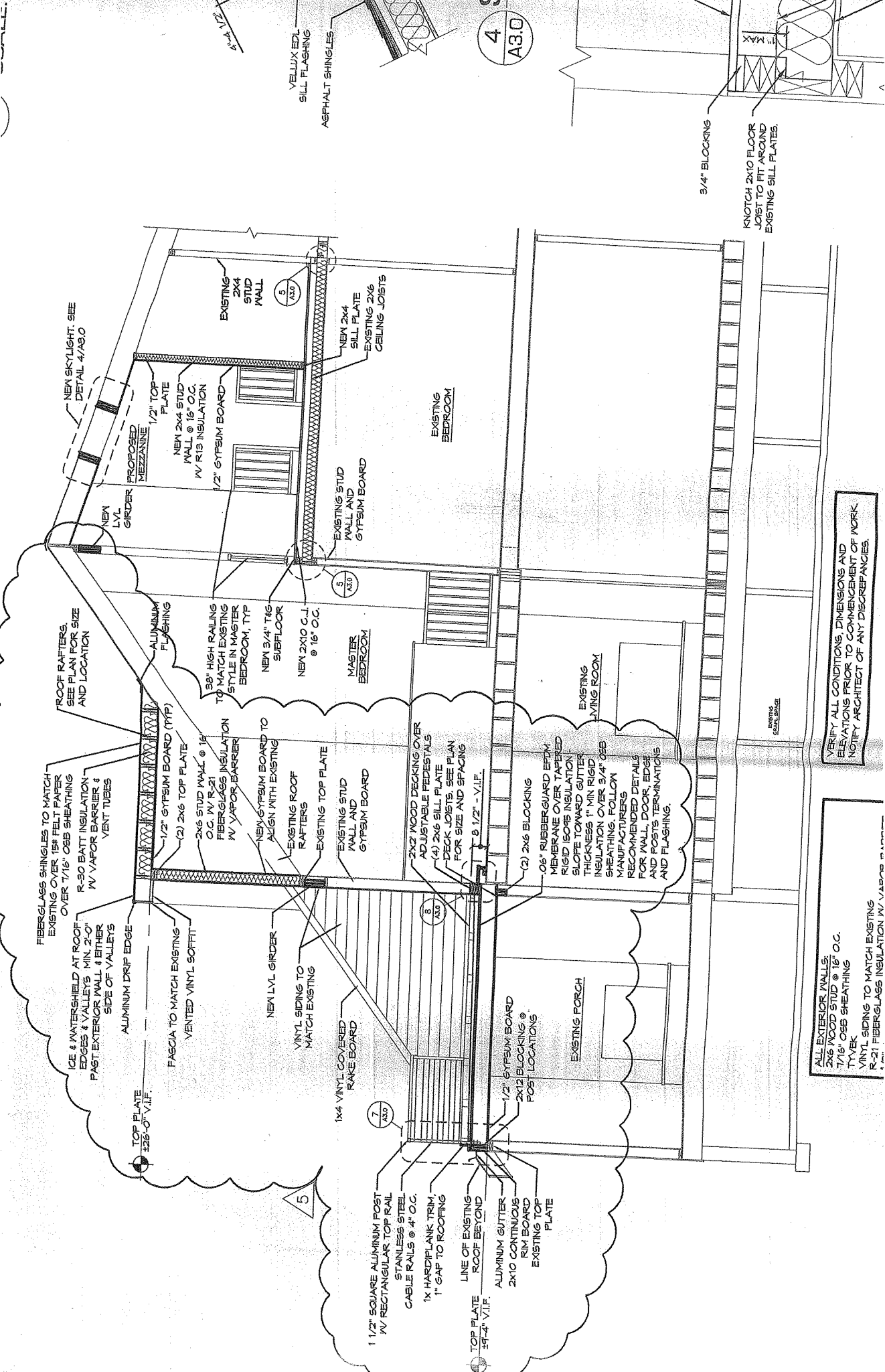
2 SOUTH ELEVATION
 A3.0 SCALE: 1/4" = 1'-0"

DORMER PLAN

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

4
A2.0





4
A3.0

VELUX EDL
SILL FLASHING
ASPHALT SHINGLES

3/4" BLOCKING

KNOTCH 2X10 FLOOR JOIST TO FIT AROUND EXISTING SILL PLATES

NEW SKYLIGHT. SEE DETAIL 4/A3.0

PROPOSED MEZZANINE

NEW 2X4 STUD WALL @ 16" O.C.
W/ R19 INSULATION
1/2" GYPSUM BOARD

EXISTING 2X4 STUD WALL

NEW 2X4 SILL PLATE
EXISTING 2X6 CEILING JOISTS

EXISTING STUD WALL AND GYPSUM BOARD

EXISTING BEDROOM

ROOF RAFTERS. SEE PLAN FOR SIZE AND LOCATION

ALUMINUM FLASHING

38" HIGH RAILING TO MATCH EXISTING STYLE IN MASTER BEDROOM, TYP

NEW 3/4" T&G SUBFLOOR

NEW 2X10 C.J. @ 16" O.C.

MASTER BEDROOM

FIBERGLASS SHINGLES TO MATCH EXISTING OVER 15# FELT PAPER OVER 7/16" OSB SHEATHING R-30 BATT INSULATION W/ VAPOR BARRIER & VENT TUBES

(2) 2X6 TOP PLATE

2X6 STUD WALL @ 16" O.C. W/ R-21 FIBERGLASS INSULATION W/ VAPOR BARRIER

NEW GYPSUM BOARD TO ALIGN WITH EXISTING

EXISTING ROOF RAFTERS

EXISTING TOP PLATE

EXISTING STUD WALL AND GYPSUM BOARD

2X2 WOOD DECKING OVER ADJUSTABLE PEDESTALS

(4) 2X6 SILL PLATE DECK JOISTS. SEE PLAN FOR SIZE AND SPACING @ 8 1/2" - V.I.F.

(2) 2X6 BLOCKING

EXISTING LIVING ROOM

0.6" RUBBER GUARD EPDM MEMBRANE OVER TAPERED RIGID ISOSE INSULATION. SLOPE TOWARD GUTTER THICKNESS 1" MIN RIGID INSULATION OVER 3/4" OSB SHEATHING. FOLLOW MANUFACTURERS RECOMMENDED DETAILS FOR WALL, DOOR, EDGE AND POSTS TERMINATIONS AND FLASHING.

CE & WATERSHIELD AT ROOF EDGES & VALLEYS MIN. 2'-0" PAST EXTERIOR WALL & EITHER SIDE OF VALLEYS

ALUMINUM DRIP EDGE

FASCIA TO MATCH EXISTING VENTED VINYL SOFFIT

NEW LVL GIRDER

VINYL SIDING TO MATCH EXISTING

1X4 VINYL COVERED RAKE BOARD

EXISTING PORCH

1/2" GYPSUM BOARD

2X10 CONTINUOUS RIM BOARD

EXISTING TOP PLATE

TOP PLATE 3/4" V.I.F.

11/2" SQUARE ALUMINUM POST W/ RECTANGULAR TOP RAIL

STAINLESS STEEL CABLE RAILS @ 4" O.C.

1X HARDIP LANK TRIM, 1" GAP TO ROOFING

LINE OF EXISTING ROOF BEYOND

ALUMINUM GUTTER 2X10 CONTINUOUS RIM BOARD

EXISTING TOP PLATE

TOP PLATE 3/4" V.I.F.

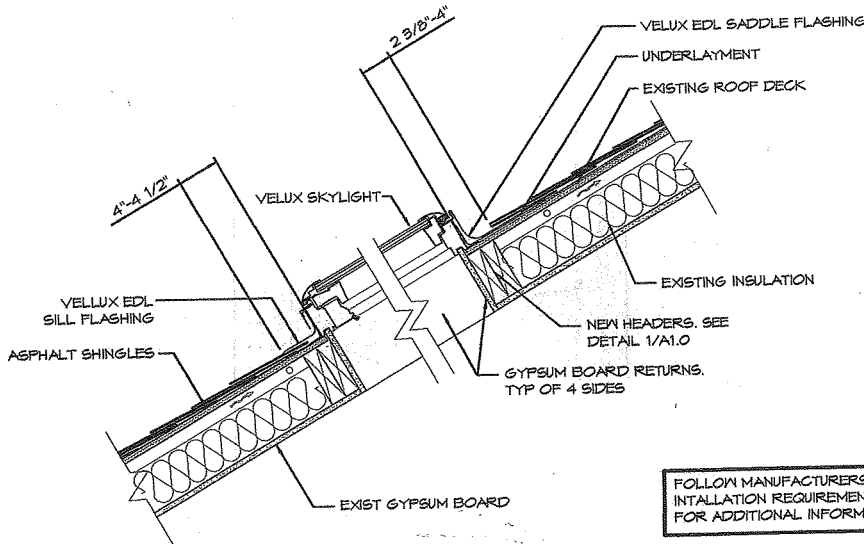
1/2" GYPSUM BOARD

2X12 BLOCKING @ POST LOCATIONS

VERIFY ALL CONDITIONS, DIMENSIONS AND ELEVATIONS PRIOR TO COMMENCEMENT OF WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES.

ALL EXTERIOR WALLS:
2X6 WOOD STUD @ 16" O.C.
7/16" OSB SHEATHING
TYVEK
VINYL SIDING TO MATCH EXISTING
R-21 FIBERGLASS INSULATION W/ VAPOR BARRIER

2 SOUTH ELEVATION
A3.0 SCALE: 1/4" = 1'-0"

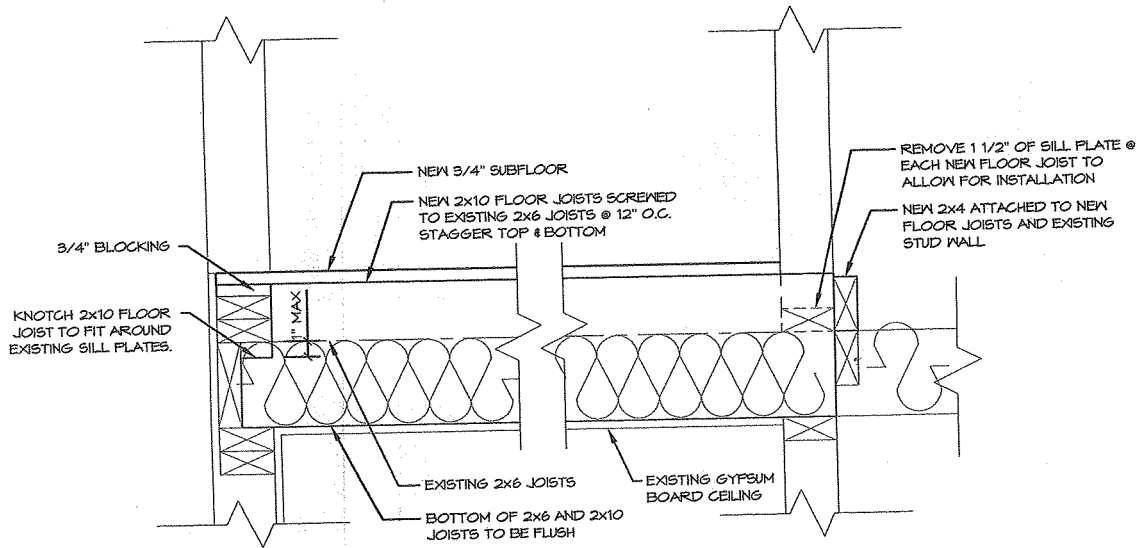


1 1/2" E
 W R
 E
 1x HARDI
 GA
 SEAL
 MEMBER
 TERM
 MEMBRANE C
 ALUM
 EXE
 LI
 !
 2x

FOLLOW MANUFACTURERS
 INSTALLATION REQUIREMENTS
 FOR ADDITIONAL INFORMATION

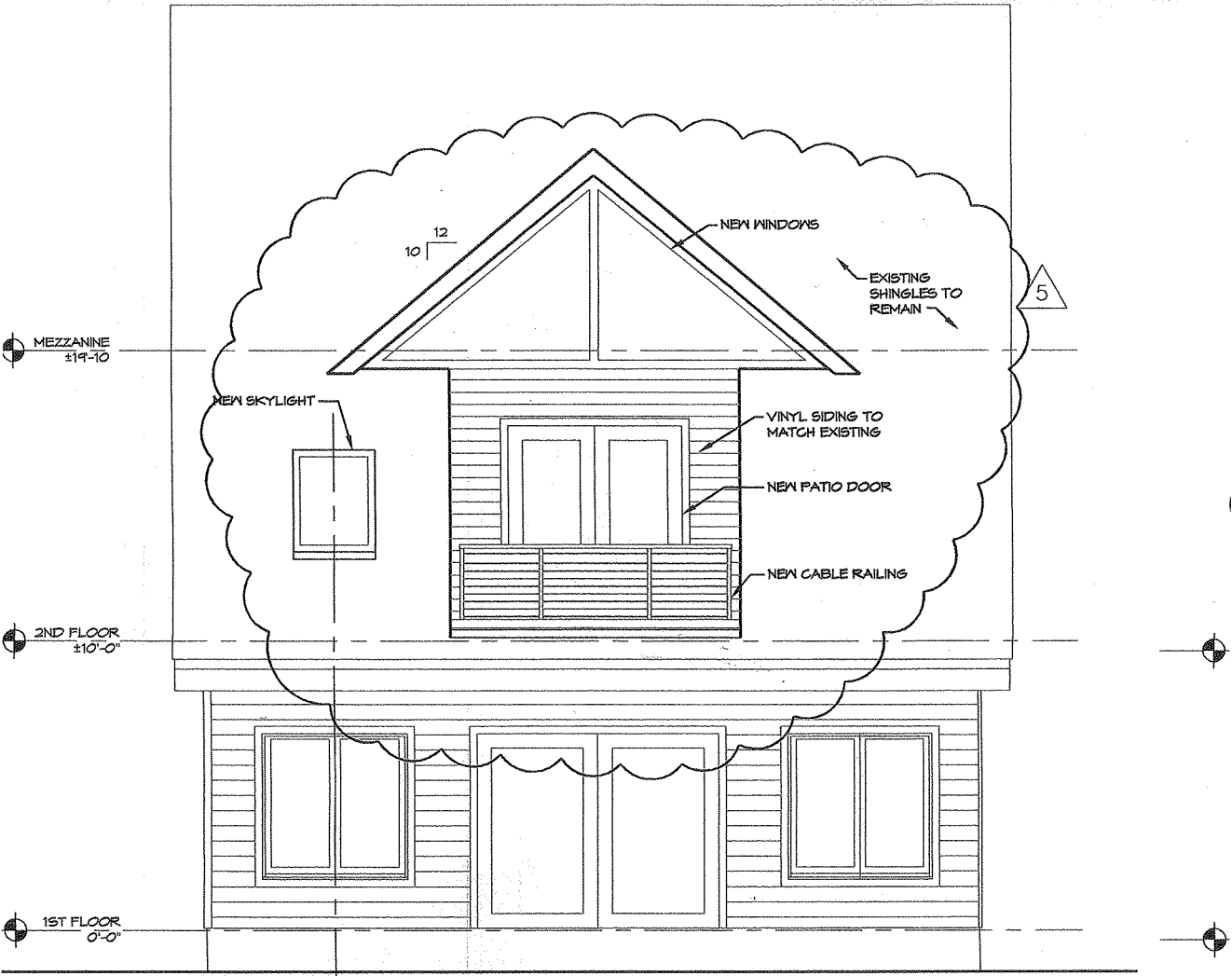
4 SKYLIGHT SECTION
A3.0 SCALE: 1" = 1'-0"

ALUMINUM

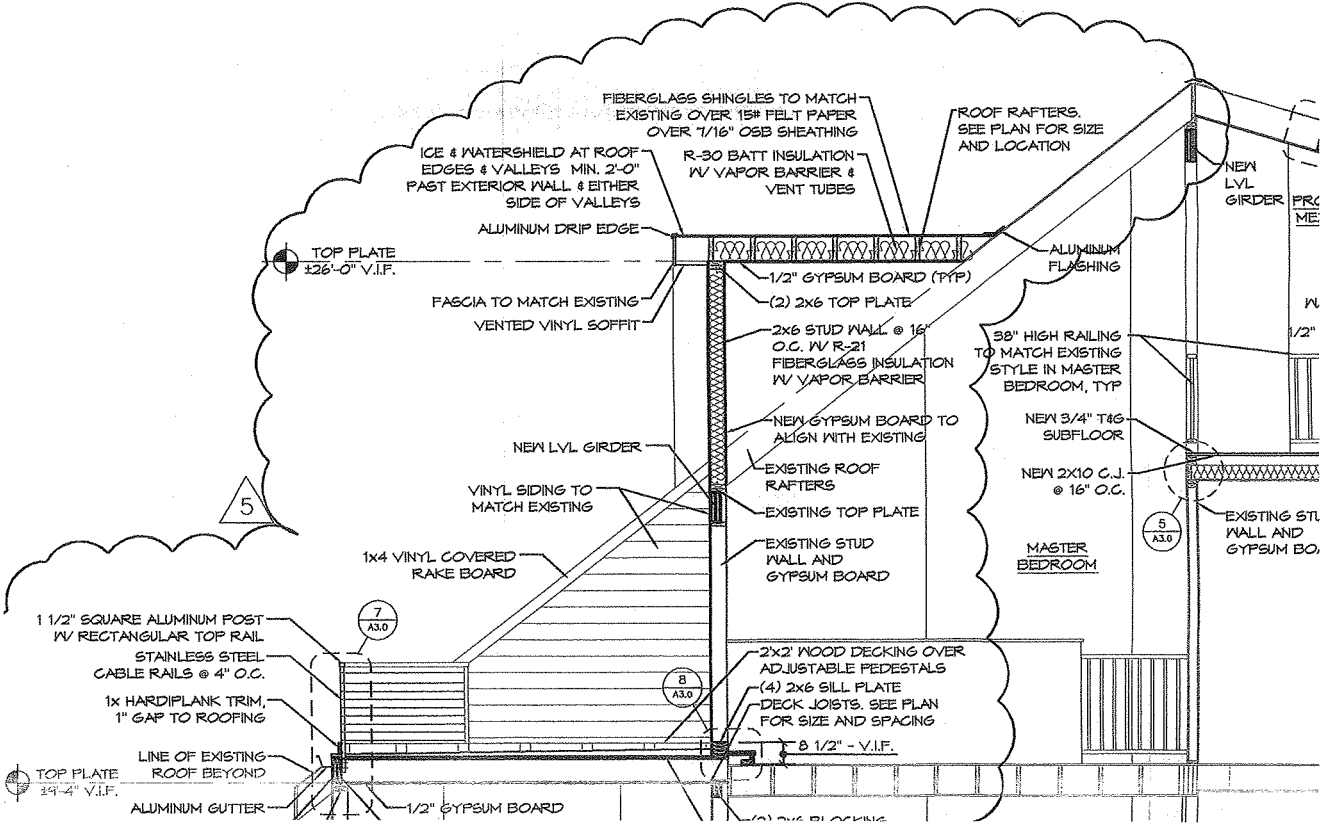


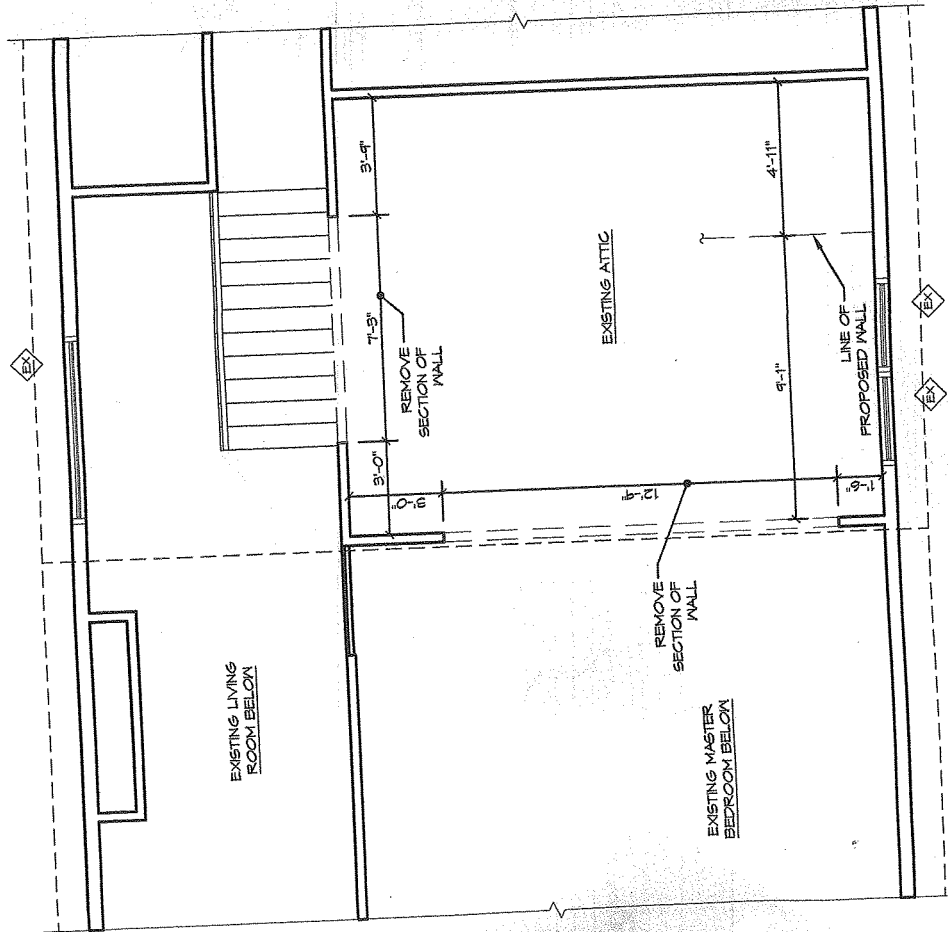
5 JOIST SECTION
A3.0 SCALE: 1 1/2" = 1'-0"

NOT F



1 WEST ELEVATION
A3.0 SCALE: 1/4" = 1'-0"

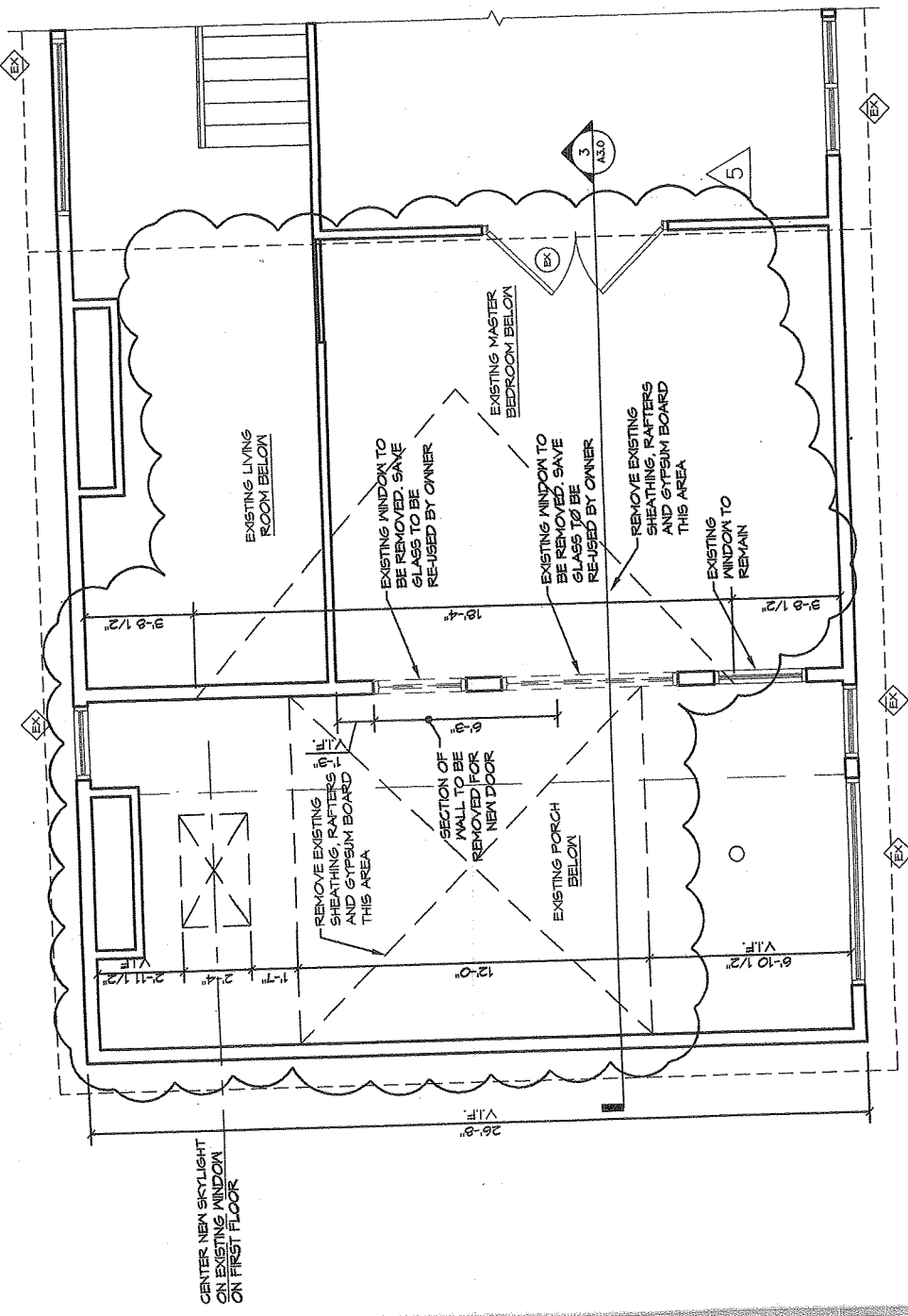




1 MEZZANINE DEMOLITION PLAN

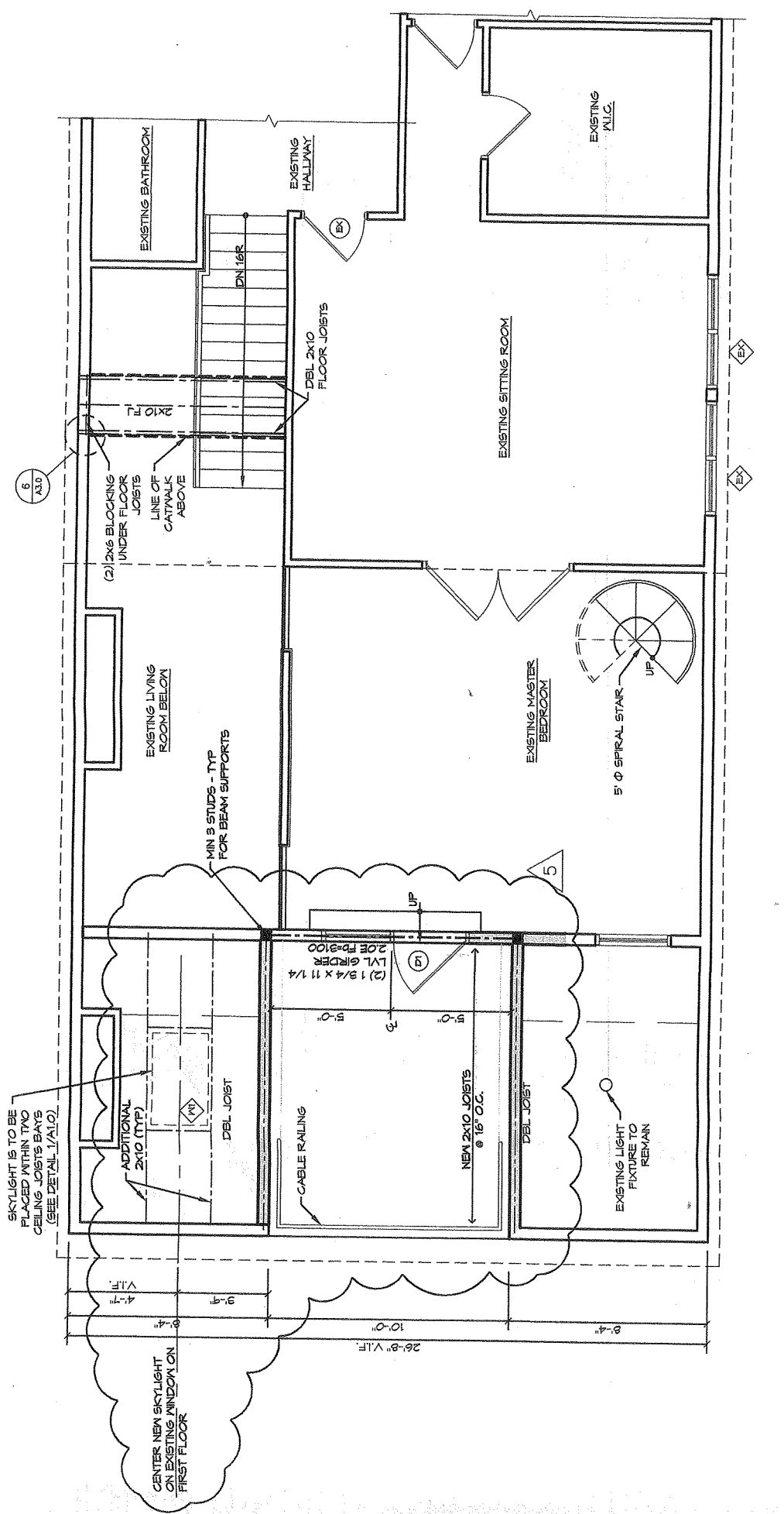
A2.0

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



2 SECOND FLOOR DEMOLITION PLAN

A2.0 SCALE: 1/4" = 1'-0"



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

NOT FOR CONSTRUCTION

ORANGE COUNTY CLERK'S OFFICE RECORDING PAGE

THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE

TYPE IN BLACK INK:
NAME(S) OF PARTY(S) TO DOCUMENT

SECTION 50 BLOCK 1 LOT 11



Valley Services, Inc.

TO
Mark Hendrickson and
Althea Hendrickson

RECORD AND RETURN TO:
(name and address)

GreenAcre Abstract, LLC
201 Ward Street, Suite 2A
Montgomery, NY 12549
Title No. GA-11938-O

THIS IS PAGE ONE OF THE RECORDING

ATTACH THIS SHEET TO THE FIRST PAGE OF EACH
RECORDED INSTRUMENT ONLY

DO NOT WRITE BELOW THIS LINE

INSTRUMENT TYPE: DEED MORTGAGE SATISFACTION ASSIGNMENT OTHER

PROPERTY LOCATION

- | | |
|--|--|
| <input type="checkbox"/> 2089 BLOOMING GROVE (TN) | <input type="checkbox"/> 4289 MONTGOMERY (TN) |
| <input type="checkbox"/> 2001 WASHINGTONVILLE (VLG) | <input type="checkbox"/> 4201 MAYBROOK (VLG) |
| <input type="checkbox"/> 2003 SO. BLOOMING GROVE (VLG) | <input type="checkbox"/> 4203 MONTGOMERY (VLG) |
| <input type="checkbox"/> 2289 CHESTER (TN) | <input type="checkbox"/> 4205 WALDEN (VLG) |
| <input type="checkbox"/> 2201 CHESTER (VLG) | <input type="checkbox"/> 4489 MOUNT HOPE (TN) |
| <input type="checkbox"/> 2489 CORNWALL (TN) | <input type="checkbox"/> 4401 OTISVILLE (VLG) |
| <input type="checkbox"/> 2401 CORNWALL (VLG) | <input checked="" type="checkbox"/> 4600 NEWBURGH (TN) |
| <input type="checkbox"/> 2600 CRAWFORD (TN) | <input type="checkbox"/> 4800 NEW WINDSOR (TN) |
| <input type="checkbox"/> 2800 DEERPARK (TN) | <input type="checkbox"/> 5089 TUXEDO (TN) |
| <input type="checkbox"/> 3089 GOSHEN (TN) | <input type="checkbox"/> 5001 TUXEDO PARK (VLG) |
| <input type="checkbox"/> 3001 GOSHEN (VLG) | <input type="checkbox"/> 5200 WALLKILL (TN) |
| <input type="checkbox"/> 3003 FLORIDA (VLG) | <input type="checkbox"/> 5489 WARWICK (TN) |
| <input type="checkbox"/> 3005 CHESTER (VLG) | <input type="checkbox"/> 5401 FLORIDA (VLG) |
| <input type="checkbox"/> 3200 GREENVILLE (TN) | <input type="checkbox"/> 5403 GREENWOOD LAKE (VLG) |
| <input type="checkbox"/> 3489 HAMPTONBURGH (TN) | <input type="checkbox"/> 5405 WARWICK (VLG) |
| <input type="checkbox"/> 3401 MAYBROOK (VLG) | <input type="checkbox"/> 5600 WAWAYANDA (TN) |
| <input type="checkbox"/> 3689 HIGHLANDS (TN) | <input type="checkbox"/> 5889 WOODBURY (TN) |
| <input type="checkbox"/> 3601 HIGHLAND FALLS (VLG) | <input type="checkbox"/> 5801 HARRIMAN (VLG) |
| <input type="checkbox"/> 3889 MINISINK (TN) | <input type="checkbox"/> 5809 WOODBURY (VLG) |
| <input type="checkbox"/> 3801 UNIONVILLE (VLG) | CITIES |
| <input type="checkbox"/> 4089 MONROE (TN) | <input type="checkbox"/> 0900 MIDDLETOWN |
| <input type="checkbox"/> 4001 MONROE (VLG) | <input type="checkbox"/> 1100 NEWBURGH |
| <input type="checkbox"/> 4003 HARRIMAN (VLG) | <input type="checkbox"/> 1300 PORT JERVIS |
| <input type="checkbox"/> 4005 KIRYAS JOEL (VLG) | <input type="checkbox"/> 9999 HOLD |

NO. PAGES 4 CROSS REF. _____
CERT. COPY _____ ADD'L X-REF. _____
MAP# _____ PGS. _____

PAYMENT TYPE: CHECK
CASH _____
CHARGE _____
NO FEE _____

Taxable
CONSIDERATION \$ 327,500.00
TAX EXEMPT _____
Taxable
MORTGAGE AMT. \$ _____

MORTGAGE TAX TYPE:

- (A) COMMERCIAL/FULL 1%
- (B) 1 OR 2 FAMILY
- (C) UNDER \$10,000
- (E) EXEMPT
- (F) 3 TO 6 UNITS
- (I) NAT.PERSON/CR. UNION
- (J) NAT.PER-CR.UN/1 OR 2
- (K) CONDO

Donna L. Benson
DONNA L. BENSON
ORANGE COUNTY CLERK

Received From Green acre abstract

RECORDED/FILED
12/15/2011/ 10:14:28
DONNA L. BENSON
County Clerk
ORANGE COUNTY, NY
FILE#20110108900
DEED R / BK 13259PG 0519
RECORDING FEES 190.00
TTX# 002131 T TAX 1,310.00
Receipt#1389488 maryp



**CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT
THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY**

THIS INDENTURE, made the 8th day of December, two thousand eleven

BETWEEN Valley Services Inc., a New York Corporation, with offices located at 12-14 Main Street, Walden NY 12586, party of the first part,

and

Mark Hendrickson and Althea Hendrickson, Husband and Wife, who reside at 31 Sunset Drive, Croton-on-Hudson NY, party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten and No/100 (\$10.00) Dollars lawful money of the United States, and other good and valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Newburgh, County of Orange and State of New York, described as follows:

See Schedule "A" attached.

Property: 317 Lakeside Road, T/O Newburgh
SBL: 50-1-11

BEING the same premises conveyed by Sandra Benincasa Sciortino, Esq, Referee to Valley Services Inc. by deed dated November 10th, 2009 and recorded in the Orange County Clerk's Office on December 16th, 2009 in Liber 12940 of Deeds at Page 1855.

THIS conveyance is made in the usual and regular course of business of the grantor and does not constitute all or substantially all of the assets of the grantor corporation and has been duly authorized by the stockholders.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof;

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises;

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part the heirs or successors and assigns of the party of the second part forever.

Schedule A Description

Title Number GA-11938-D

Page 1

ALL that certain plot, piece or parcel of land situate lying and being in the Town of Newburgh, County of Orange and State of New York and more particularly bounded, and described as follows:

BEGINNING at a point in the middle of the public highway known as Lakeside Road in the line of lands now or formerly of the Estate of Joseph B. Sneed, said point being distant 50 feet on a course of South 18 degrees 28' West from the northeast corner of lands formerly of Sarah M. Mace and running

THENCE along the center line of said highway North 18 degrees 28' East for 38 feet;

THENCE leaving said highway and running through lands of Kavanagh passing over an iron pin set in the ground in the Westerly line of said highway North 60 degrees 40' West 289.71 feet to an iron pin set in the ground in Westerly line of lands formerly of Sarah M. Mace;

THENCE South 46 degrees 24' West for 39.04 feet to lands of Estate of Joseph B. Sneed and

THENCE along the Northerly line of lands of said Sneed South 60 degrees 40' East for 308.33 feet to the point or place of BEGINNING.


TOGETHER with all the right, title and interest of the grantor of, in and to that parcel of land lying immediately to the west of the aforesaid parcel of land and lying between the westerly boundary of the parcel hereinbefore described and the presently existing shore line of Orange Lake.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby and said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

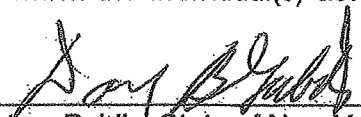
IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written:

IN PRESENCE OF:

Valley Services Inc.

By: **L. Bruce Lott, Vice President**

State of New York)
) ss.:
County of Orange)

On December 8th, 2011, before me, the undersigned, a Notary Public in and for said State, personally appeared **L. Bruce Lott**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument.


Notary Public, State of New York

DAVID B. GUBITS
Notary Public, State of New York
No. 1596925
Qualified in Ulster County
Commission Expires November 30, 20 **13**

Record & Return to:

~~Gary A. Galati, Esq.~~
~~263 Route 17K~~
~~Newburgh NY 12550~~
Green Acre Abstract, LLC
20 Ward Street, Suite 2A
Montgomery, NY 12549

State of New York
Town of Newburgh
SBL: 50/1/11

Hendrickson
317 Lakeside Rd
(50-1-11)

ORANGE LAKE

