



Steven M. Neuhaus  
County Executive

### Orange County Department of Planning Submittal Form for Mandatory Review of Local Planning Action as per NYS General Municipal Law §239-l,m, & n

Referral ID#:  
(County use only)

This form is to be completed by the local board having jurisdiction. Submittals from applicants will not be accepted unless coordinated with both the local board having jurisdiction and the County Department of Planning.

Please include all materials that are part of a "full statement" as defined by NYS GML §239-m (i.e. "all materials required by and submitted to the referring body as an application on a proposed action").

Municipality:	Town of Newburgh	Tax Map #:	80-6-7
Local Referring Board:	Zoning Board of Appeals	Tax Map #:	
Applicant:	Maho Bay Realty LLC	Tax Map #:	
Project Name:		Local File No.:	PB Ref 1
Location of Project Site	One Powellton Road	Size of Parcel*:	15x150

\*If more than one parcel, please include sum of all parcels.

Reason for County Review: OWNYS Route 32 / North Plank Rd

Current Zoning District (include any overlays): B

Type of Review:

Comprehensive Plan Update/Adoption

Zoning Amendment

Zoning District Change from \_\_\_\_\_ to \_\_\_\_\_

Ordinance Modification (cite section): \_\_\_\_\_

Local Law

Site Plan

Sq. feet proposed (non-residential only): \_\_\_\_\_

Which approval is the applicant currently seeking? SKETCH / PRELIM / FINAL (circle one)

Subdivision

Number of lots proposed: \_\_\_\_\_

Which approval is the applicant currently seeking? SKETCH / PRELIM / FINAL (circle one)

Special Use Permit

Lot Line Change

Variance AREA / USE (circle one) TWO FRONT YARD(S) SETBACKS

Other Lot width, Lot AREA

Is this an update to a previously submitted referral? YES / NO (circle one)

Local board comments or elaboration:

[Signature] Signature of local official      12/18/15 Date      Chairperson Zoning Board of Appeals Title

Municipal Contact Phone Number: 845-566-4901

If you would like the applicant to be cc'd on this letter, please provide the applicant's address:

\_\_\_\_\_

Please return, along with full statement, to: Orange County Dept. of Planning 124 Main St. Goshen, NY 10924  
Question or comments, call: 845-615-3840 or email: [planning@orangecountygov.com](mailto:planning@orangecountygov.com)



# 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: 12/15/15

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

MAHO-BAY REALTY, LLC  
I (WE) DR. JENNIFER BLAIR-FAYAMI PRESENTLY

RESIDING AT NUMBER 4 MARTINE AVENUE #406, WHITE PLAINS, N.Y.

TELEPHONE NUMBER 914.414.7371

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:

S:80, B:6, L:7 (TAX MAP DESIGNATION)

1 FOWELTON ROAD (STREET ADDRESS)

B-BUSINESS (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).

TABLE OF USE AND BULK REQUIREMENTS  
B DISTRICT - SCHEDULE 7



# TOWN OF NEWBURGH

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308 GARDNERTOWN ROAD  
NEWBURGH, NEW YORK 12550

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: \_\_\_\_\_
- b) OR DENIAL (REFERRAL) BY THE PLANNING BOARD OF THE TOWN OF NEWBURGH OF AN APPLICATION TO THE BOARD, SEE ACCOMPANYING NOTICE DATED: NOVEMBER 24, 2015

4. DESCRIPTION OF VARIANCE SOUGHT: LOT AREA, LOT WIDTH

2 FRONT YARDS (CORNER LOT).

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:

N/A

**(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:

N/A

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

N/A.



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

N/A

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:

THE TOTAL HEIGHT OF THE BUILDING WILL BE LESS THAN THE ORDINANCE REQUIREMENT AND THE ARCHITECTURE WILL BE SIMILAR TO THE NEARBY BUILDINGS.

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:

THE FOOTPRINT OF THE EXISTING BUILDING CURRENTLY ENCRONES ON 2 OF THE SETBACK REQUIREMENTS & SEVERAL PARKING SPACES ARE OFF OF THE SUBJECT PROPERTY.

c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

THE FOOTPRINT OF THE BUILDING IS ONLY BEING INCREASED BY 406 S.F. AND ALL OF THE PROPOSED PARKING WILL BE ON THE SUBJECT PROPERTY.

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

THE TOTAL HEIGHT WILL BE LESS THAN THE VMS ORDINANCE REQUIREMENT AND THE ARCHITECTURE WILL BE SIMILAR TO NEARBY BUILDINGS

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

THE EXISTING BUILDING CURRENTLY ENCRONES ON 2 OF THE SETBACKS AND SEVERAL EXISTING PARKING SPACES ARE OFF OF THE SUBJECT PROPERTY.



# TOWN OF NEWBURGH

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ZONING BOARD OF APPEALS

OLD TOWN HALL  
308 GARDNERTOWN ROAD  
NEWBURGH, NEW YORK 12550

7. ADDITIONAL REASONS (IF PERTINENT):

*N/A*

*[Handwritten Signature]*  
PETITIONER (S) SIGNATURE

*Westchester*

STATE OF NEW YORK: COUNTY OF ~~ORANGE~~:

SWORN TO THIS 14<sup>th</sup> DAY OF December 20 15

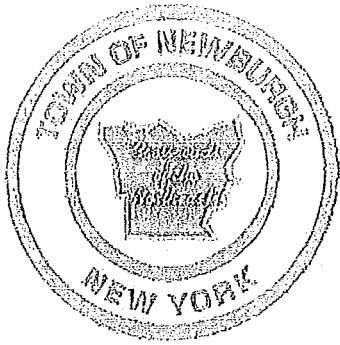
*[Handwritten Signature]*  
NOTARY PUBLIC

AMY ASHLEY MOORE  
Notary Public - State of New York  
NO. 01AS6292298  
Qualified in Westchester County  
My Commission Expires Nov 4, 2017

*11/4/17*

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)



# TOWN OF NEWBURGH

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

## PROXY

Jennifer Blaw-Payami, DEPOSES AND SAYS THAT  
HE/SHE RESIDES AT 4 Martine Ave unit 406 White Plains NY 10606  
IN THE COUNTY OF Westchester AND STATE OF New York.  
AND THAT HE/SHE IS THE OWNER IN FEE OF \_\_\_\_\_

ONE POWELTON ROAD

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICA-

TION AND THAT HE/SHE HAS AUTHORIZED Stephen Whalen, RA  
TO MAKE THE FOREGOING APPLICATION AS DESCRIBED THEREIN.

DATED: 8/12/15

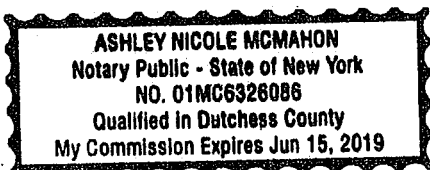
Jennifer Blaw-Payami  
OWNER'S SIGNATURE

Stephen Whalen

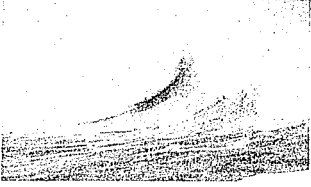
WITNESS' SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 12 DAY OF August 2015



Ashley McMahon  
NOTARY PUBLIC



## **Maho Bay Realty, LLC**

August 23, 2015

To Whom It May Concern,

This letter is being written to inform you that Jennifer R. Blair-Payami is affiliated with Maho Bay Realty, LLC as an owner. She has authority to make decisions and sign any documents regarding this property.

Sincerely,

A handwritten signature in cursive script that reads "Ali Payami".

Ali Payami

# Short Environmental Assessment Form

## Part 1 - Project Information

### 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				
Name of Action or Project: <u>NEW PEDIATRIC DENTAL OFFICE</u>				
Project Location (describe, and attach a location map): <u>1 POWELTON ROAD, NEWBURGH NY 12550</u>				
Brief Description of Proposed Action: <u>DESIGN &amp; CONSTRUCT (3) ADDITIONS AND RENOVATE THE EXISTING BUILDING ON THE SITE TO BECOME A PEDIATRIC DENTAL OFFICE. ADDITIONS INCLUDE A 270 SQUARE FOOT ELEVATOR, STAIR, &amp; LOBBY ADDITION ON THE SOUTHEAST SIDE, 136 S.F. STAIR TOWER ADDITION ON THE NORTH SIDE, AND 1,500 S.F. 2ND FLOOR ADDITION. SITE IMPROVEMENTS: NEW SEPTIC, NEW SIDEWALKS, RE-GRADING OF PARKING LOT, &amp; LANDSCAPING.</u>				
Name of Applicant or Sponsor: <u>DR. ALI FAYAMI</u>		Telephone: <u>914.414.7371</u>		
Address: <u>4 MARTINE AVENUE, #400</u>		E-Mail:		
City/PO: <u>WHITE PLAINS</u>		State: <u>NY</u>	Zip Code: <u>10606</u>	
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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
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:			NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
<u>ZONING BOARD OF APPEALS PLANNING ED, BLDG. DEPARTMENT</u>				
3.a. Total acreage of the site of the proposed action?		<u>.25</u> acres		
b. Total acreage to be physically disturbed?		<u>.11</u> acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>.25</u> 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 checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland				



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   <input checked="" type="checkbox"/>	YES   <input type="checkbox"/>
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   <input checked="" type="checkbox"/>	YES   <input type="checkbox"/>
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   <input checked="" type="checkbox"/>	YES   <input type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b> Applicant/sponsor name: <u>90 HOLLANDS ARCHITECTURE PLLC</u> <u>SERGEY A. WILKINSON, RA, LEED AP</u> Date: <u>11/11/2015</u> Signature: <u>[Signature]</u>		

Agency Use Only [If applicable]

Project:

Date:


*Short Environmental Assessment Form  
Part 2 - Impact Assessment*

**Part 2 is to be completed by the Lead Agency.**

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?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Agency Use Only [If applicable]

Project:

Date:

*Short Environmental Assessment Form  
Part 3 Determination of Significance*

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.

- 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.
- 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)

Agency Use Only [If applicable]

Project:

Date:

## Short Environmental Assessment Form Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Agency Use Only [If applicable]

Project:

Date:

### Short Environmental Assessment Form Part 3 Determination of Significance

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.

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.

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.

HIGHLANDS ARCHITECTURE, PLLC  
Name of Lead Agency

SKS 11/11/15  
Date

STEPHEN A. WHALEN, RA, LEED AP  
Print or Type Name of Responsible Officer in Lead Agency

PARTNER / ARCHITECT  
Title of Responsible Officer

Steph A. Whalen  
Signature of Responsible Officer in Lead Agency

Steph A. Whalen  
Signature of Preparer (if different from Responsible Officer)

***Dickover, Donnelly & Donovan, LLP***  
**Attorneys and Counselors at Law**

**David A. Donovan**  
**Michael H. Donnelly**  
**Robert J. Dickover**

James G. Sweeney, P.C., of Counsel

James B. Biagi, of Counsel

Successor Law Firm To:  
Alexander Appelbaum, P.C., Florida, N.Y. (1915-1988)  
Ludmerer & Vurno, Esqs., Warwick, N.Y.

28 Bruen Place  
P.O. Box 610  
Goshen, NY 10924  
Phone (845) 294-9447  
[mail@dddllp.com](mailto:mail@dddllp.com)  
Fax (845) 294-6553  
*(Not for Service of Process)*

November 24, 2015

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

RE: One Powelton Road Site Plan  
80-6-7 (Zone B)  
1 Powelton Road (15.19)

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Members of the Board:

I write to you on behalf of the Town of Newburgh Planning Board. The above referenced applicant first appeared before the planning board during its meeting of August 6, 2015. The applicant was then referred to your board for consideration of several area variances. The zoning board denied those requests and the applicant again appeared before the planning board during its meeting held on November 19, 2015 with a revised site plan addressing the comments received from your board and a request to be referred to your board for consideration of the variances based upon the reduced size of the proposed building. Therefore the planning board refers this matter to you for consideration of the following revised variances:

- Lot area;
- Lot width;
- Front yard setbacks; and
- Side yard setback.

The planning board has no particular matters to bring to your attention. We believe that

uncoordinated review may be appropriate under the New York State Environmental Quality Review Act.

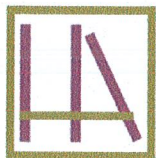
Very truly yours,

A handwritten signature in cursive script, appearing to read "MHD", written in black ink.

MICHAEL H. DONNELLY

MHD/lrm

cc: Town of Newburgh Planning Board  
Stephen A. Whalen, Highland Architecture, PLLC



HIGHLANDS ARCHITECTURE pllc

3212 ROUTE 9  
COLD SPRING, NY 10516  
(845) 809-5976 office  
highlandsarchitecture.com

December 15, 2015

Town of Newburgh  
Zoning Board of Appeals  
308 Gardnertown Road  
Newburgh, NY 12550

Re: 1 Powelton Road  
Newburgh, NY 12550  
Section 80, Block 6, Lot 7

To the Board Members of the Zoning Board of Appeals,

The following letter shall outline the revisions to the application for the above referenced project. Please see the bubbled areas on the attached drawings for further revisions. Please also note that drawing SP-1 has been included in the current submission for reference purposes only. The current proposed site plan is drawing SP-1R.

The revisions are as follows:

1. The elevator, lobby, and stair addition has been reduced in area from 326 square feet to 270 square feet. This addition has also been moved northeast on the property approximately 3.5 feet in order to maintain the existing 17' dimension from the property line adjacent to North Plank Road. The front yard dimension adjacent to Powelton Road has been revised from 16 feet to 16.75 feet.
2. The stair addition had been reduced in area from 154 square feet to 136 square feet. This addition has also been relocated to the northeast corner of the building.
3. One of the variances has been eliminated as a result of item #2. The existing side yard dimension to the property line is 14.5 feet. The proposed dimension is 22.2 feet which is in compliance with the zoning ordinance.
4. Three additional parking spaces have been added to the side yard of the property for staff parking. These spaces will be 9'-0" wide by 18'-0" deep each. This parking area will be on pervious pavement.
5. The overall height of the building has been reduced from 33 feet to 31'-6". The height dimension is taken from the average grade elevation which is 226.5' for this project.
6. The handicapped accessible parking space has been reconfigured to a parallel layout. The parking space is 9'-0" wide x 18'-0" deep with a 5'-0" wide by 18'-0" deep accessible aisle. The parking space is accessed through a 12'-0" wide access drive. The parking space, aisle, and part of the access drive will be on pervious pavement.
7. The Lot Building Coverage has been reduced from 19% to 17.7%. The Lot Surface Coverage has been reduced from 66% to 65%.
8. The curb detail (#3/ SP-2) has been revised per the Planning Board comments.



9. A parking stripe detail has been added (#7 / SP-2) per the Planning Board comments.
10. A handicapped accessible parking sign detail has been added (#8 / SP-2).
11. The existing parking lot will be re-graded to drain storm-water towards Powelton Road and ultimately to the existing catch basins on Powelton Road.
12. The existing sign and landscaping at the southeast corner of the property will be removed.
13. Three additional pictures have been added to drawing EX-2.
14. Additional septic and storm water information will be presented at the Zoning Board of Appeals meeting.

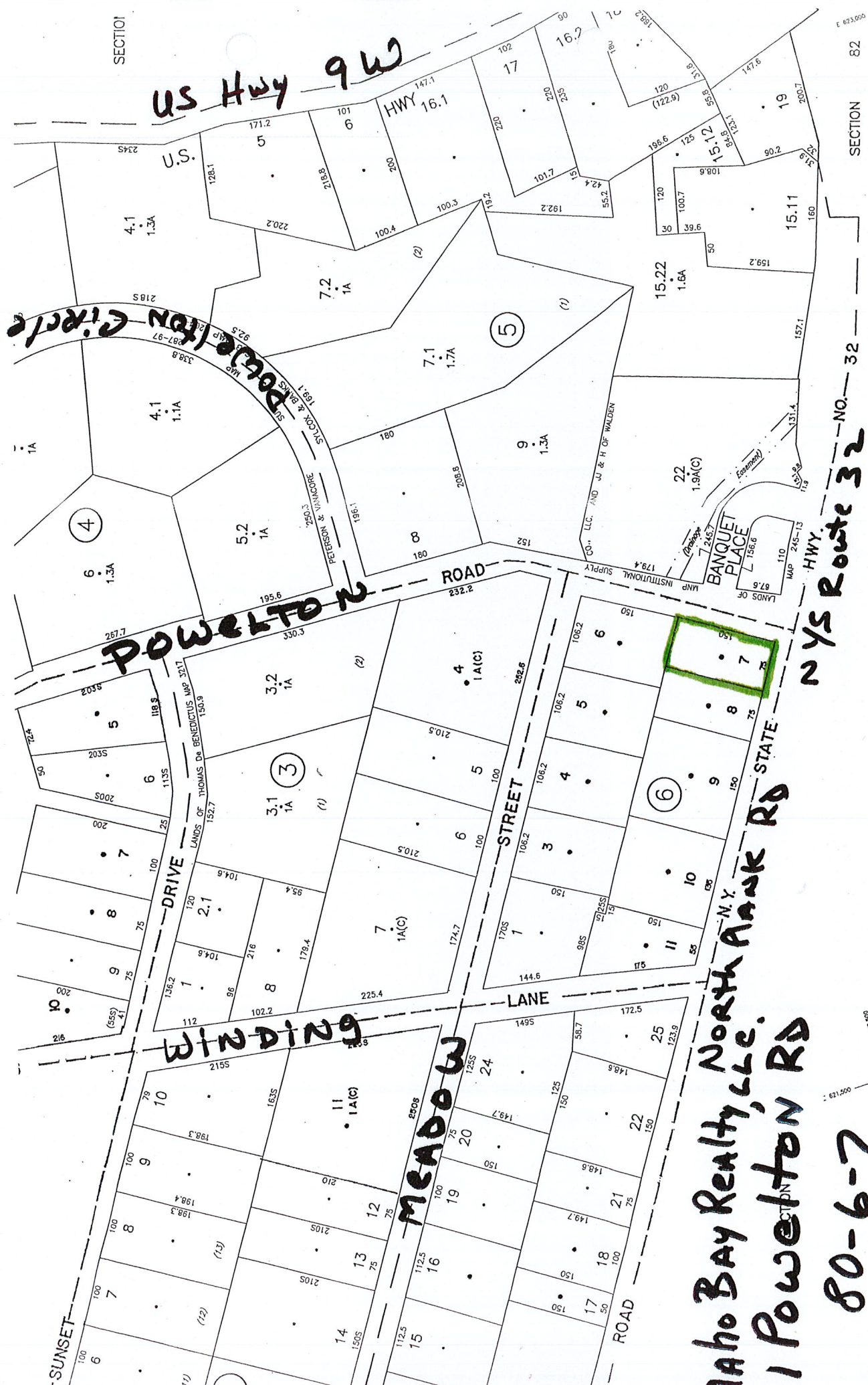
Please feel free to contact our office should you require any additional information or documentation.  
Thank you.

Stephen A. Whalen, Architect  
**Highlands Architecture, PLLC**

SECTION

SECTION 82

US Hwy 9W



NYS Route 32 - NO. 32

N.Y.  
North Anank Rd  
1 Powelton Rd

80-6-7

POWELTON ROAD

WINDING DRIVE

MEADOW LANE

STREET

LANE

STATE

SUNSET ROAD

Dobson Circle

BANQUET PLACE

MNP INSTITUTIONAL SUPPLY

LANDS OF THOMAS DE BENEDECTUS MAP 3011

PETERSON & VANSCOPE

CO., LLC. AND J.J. & H. OF WALDEN

U.S.

HWY 16.1

HWY.

SECTION

SECTION

82

SECTION

82