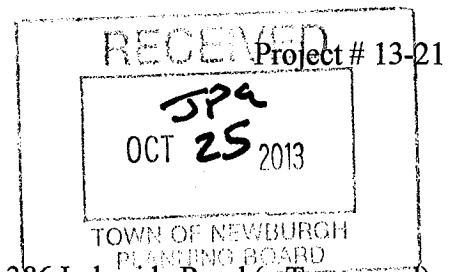


October 24, 2013

Moroney 2-Family Residence



Narrative:

A 2-Family Residence is proposed for the 3.03 +/- acre lot located at 386 Lakeside Road (a Town road), SBL# 28-1-18.21, in the R-1 zoning district.

There are decks that partially overhang the side yard setbacks, as permitted by town code, in order to allow the building to be closer to the road. This will cause less site disturbance and keep the building further from the wetlands.

The house will resemble a single family residence and will use municipal water and sewer.

440 gallons per day - Estimated flow to the municipal sewer from total of 4 bedrooms in 2-Family residence based on 110 gallons per day per bedroom Minimum Design Flow from Table 1 of Appendix 75-A Wastewater Treatment Standards as referenced by the NYS and Orange County Departments of Health

The site plan, narrative, and building elevations have been updated as noted below, based on the Town Engineer's comments, and resubmitted.

1. At a site meeting on October 24, 2013, the Town of Newburgh highway superintendent confirmed that the proposed driveway can be permitted with the installation of a "Hidden Drive" sign to the south and a 30' culvert pipe at the toe of the driveway. These improvements shall conform to the specifications contained in the driveway permit.

A letter from the highway superintendent to the planning board will confirm this, and the sign and pipe requirements are noted on the site plan.

2. The existing sewer pump station design prepared for the parent subdivision and approved by the planning board is sized for a 4-bedroom house and the proposed 2-family residence has 4 bedrooms.

During a phone conversation on October 18, 2013, the Newburgh Town Engineer confirmed that this is acceptable. Clarifying information has been added to the site plan.

3. The date of the subdivision approval by the planning board, July 25, 2012, has been added to the site plan.

They revised site plan also states that a surveyor will locate and stake the property lines and the building location prior to excavation.

4. The building elevation drawings have been rendered to reflect the finish colors. Samples of finish materials will be brought to the Nov. 7 planning board meeting.

5. The revised site plan specifies a gravel driveway to address any concerns about stormwater and impervious surfaces.

The 4 parking spaces in front of the building have been reduced to 2 parking spaces.

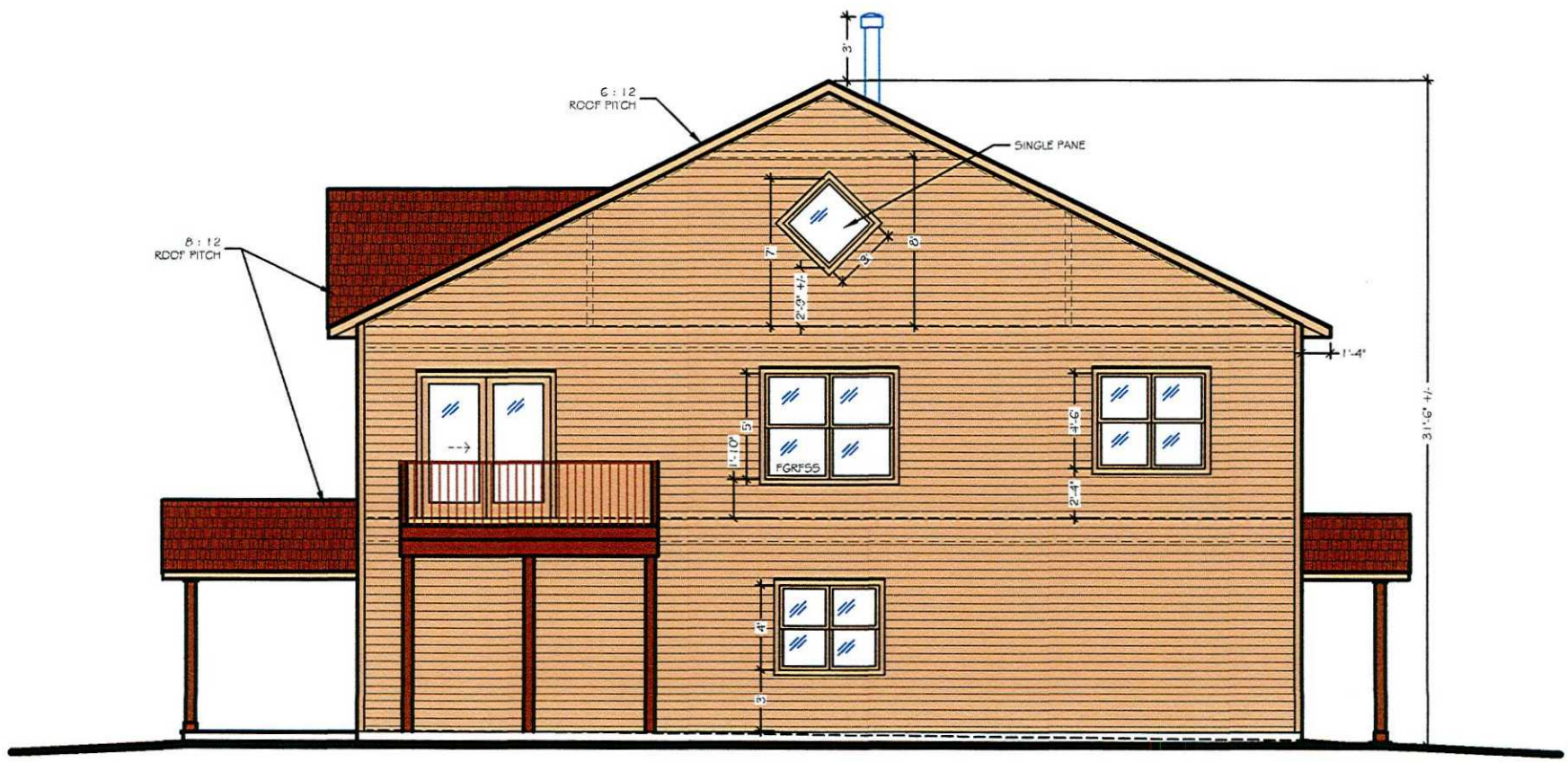


1 WEST ELEVATION  
SCALE: 1/8" = 1'

**NEW 2-FAMILY RESIDENCE FOR  
ALI RAMIREZ & PATRICK MORONEY  
386 LAKESIDE ROAD NEWBURGH, NY  
TOWN OF NEWBURGH**

**BOLDER ARCHITECTURE, PLLC**  
DAVID TODER ARCHITECT / CRAFTSMAN

298 Plutarch Road  
Highland, New York 12528  
845-532-8354 fax 845-255-2548  
BolderArchitect@aol.com Bolder-Architecture.com

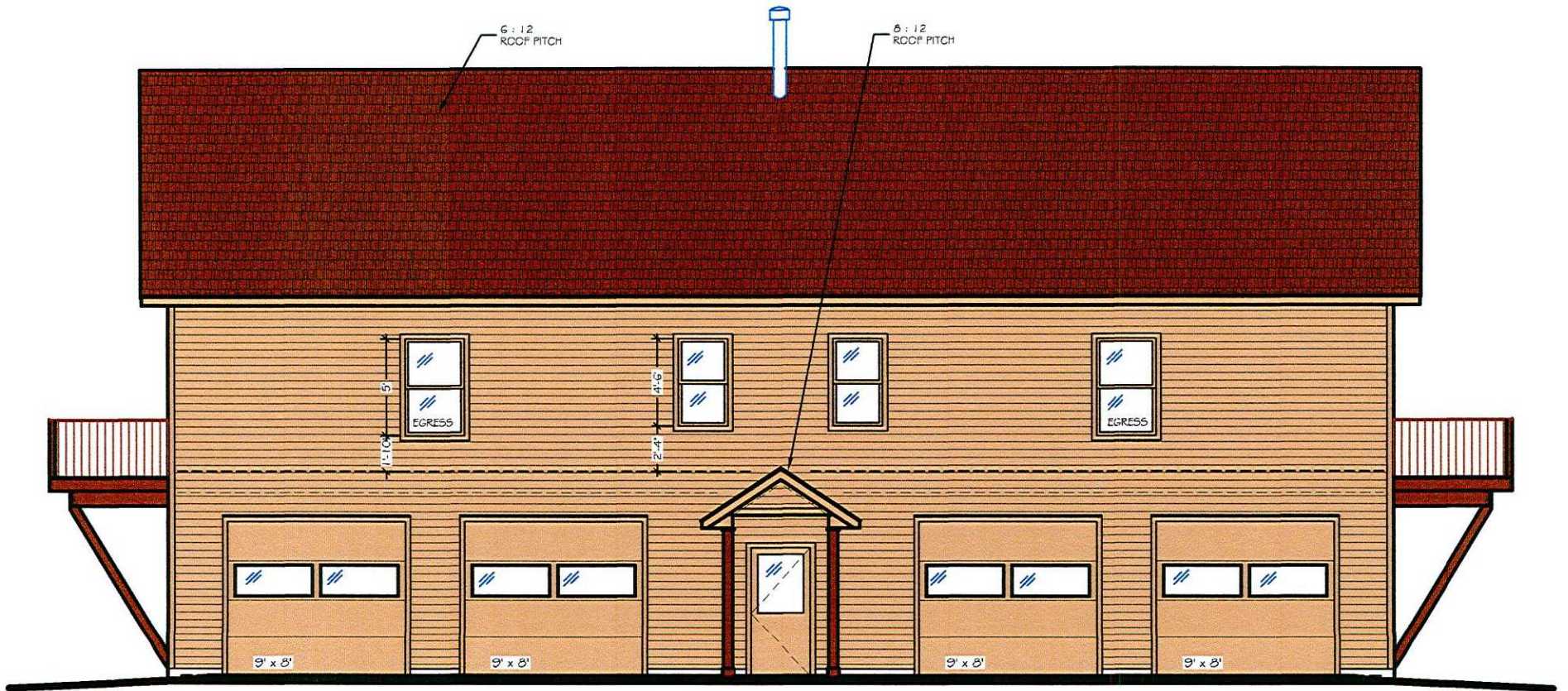


2 SOUTH ELEVATION  
SCALE: 1/8" = 1'

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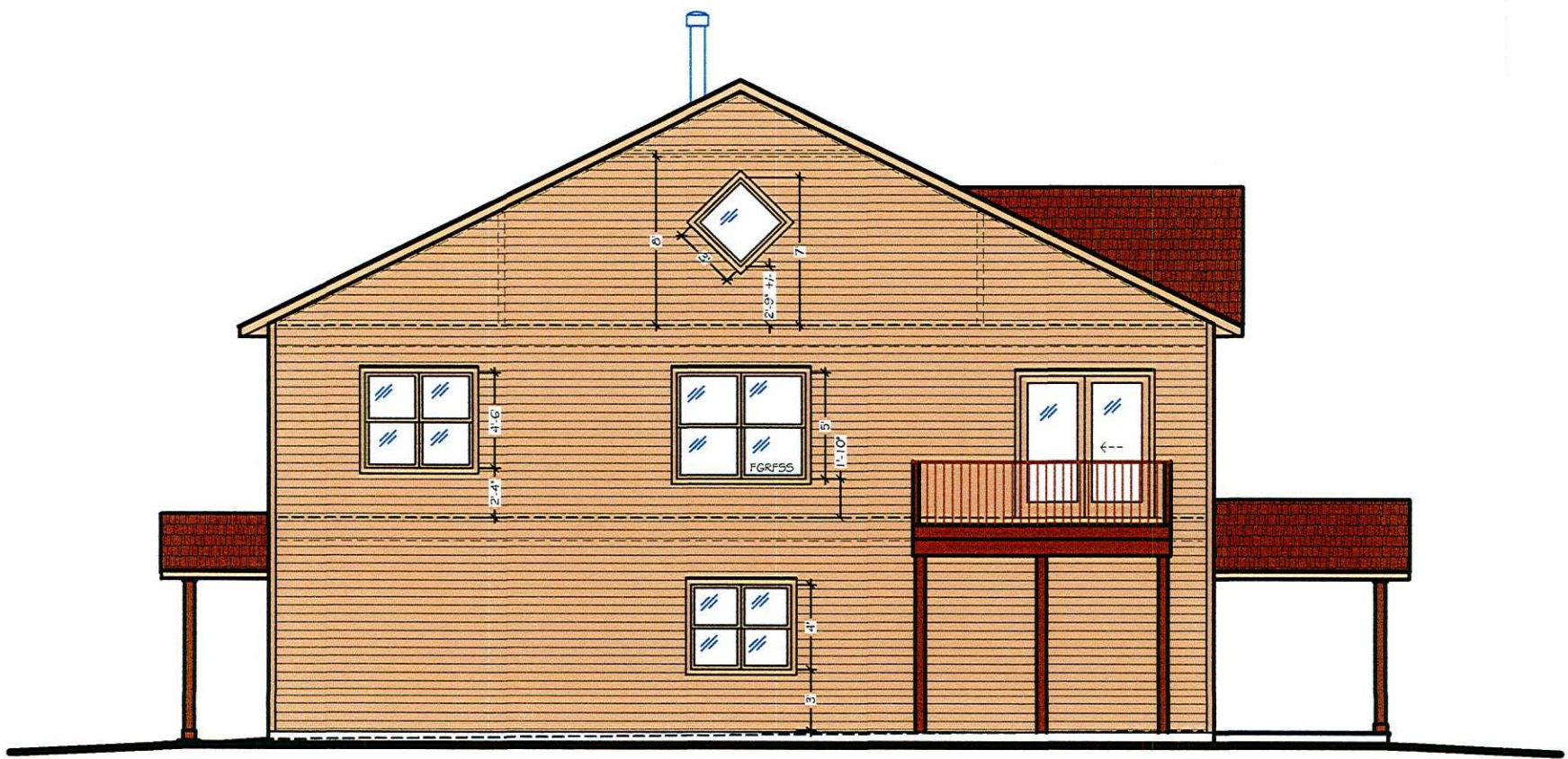
3 EAST ELEVATION  
SCALE: 1/8" = 1'

**NEW 2-FAMILY RESIDENCE FOR  
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4 NORTH ELEVATION  
SCALE: 1/8" = 1'

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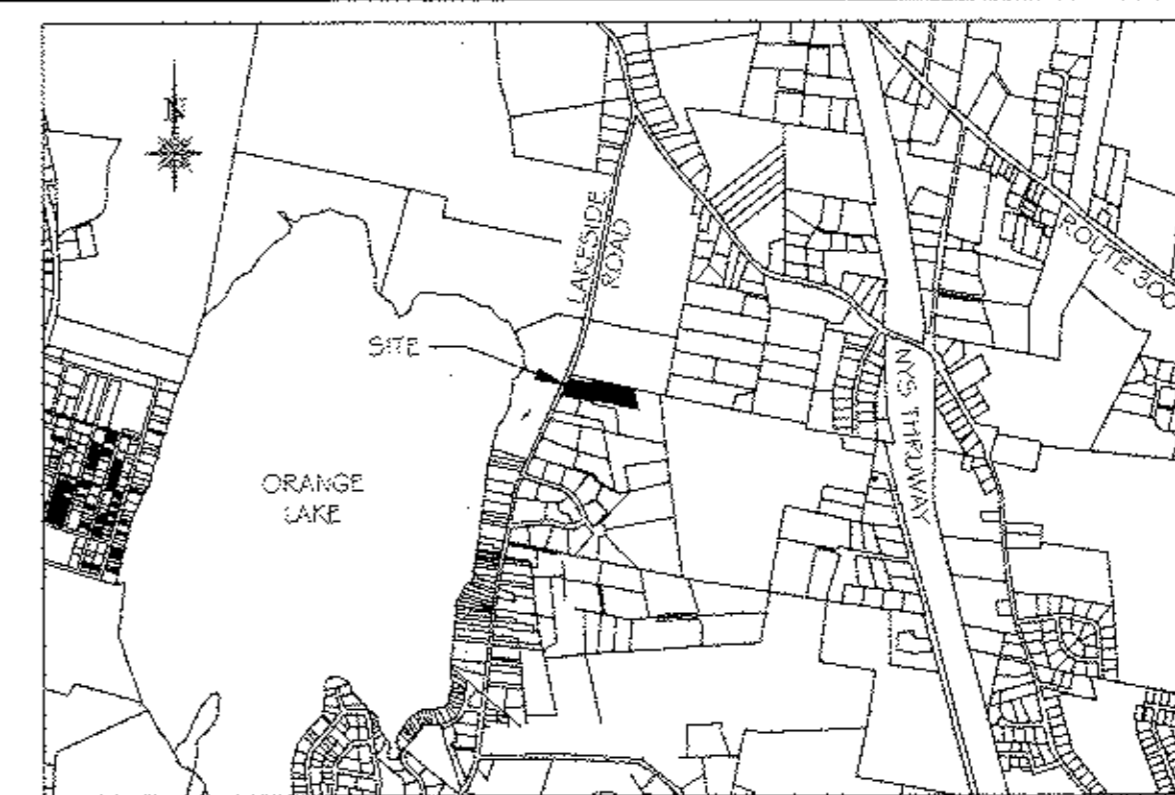
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**OTHER PROPERTY OWNERS WITHIN 500'**

SBL#	NAME
26-6-9	WATTS
26-6-11	SANDCASTLE HOMES, INC.
26-6-1	SANDCASTLE HOMES, INC.
26-6-2	RIZZO
26-6-3	SHILLER
26-6-4	SANDCASTLE HOMES, INC.
26-6-5	SANDCASTLE HOMES, INC.
26-6-6	SANDCASTLE HOMES, INC.
111-2-21	RIVERA
111-2-19,22	ALESSANDRO & WALSH
24-1-13	DISANO-FINE
26-1-20,24	LOGGAR
26-1-18,22	ORCHARD PROPERTIES, INC.
26-1-20,22	PETERS & JARODK
26-1-19	ABRAMS
26-1-18,1	H&D HOLDING GROUP CORP.
33-1-12,1	RESCHUBER
33-1-10,11	NOBLE
33-1-9	SILEMO
33-1-8	MARTEL
33-1-7	LANGER
33-1-5	CRAWFORD
33-1-4	ANDERSON
33-1-3	DROSINS & LAJE
28-1-15	RUDIE
28-1-36	ALBERT & RUDIE

**ADJACENT PROPERTY OWNERS**

SBL#	NAME
26-1-17	LEASE
26-4-10	DRNOVI
26-6-8	CHIRNANTE
26-6-7	BOLAND & HAEDF
26-6-12	SANDCASTLE HOMES, INC.
26-1-18,23	ORCHARD PROPERTIES, INC.
33-1-2	O R LAKEHOUSE INC.
33-1-1	BREWER

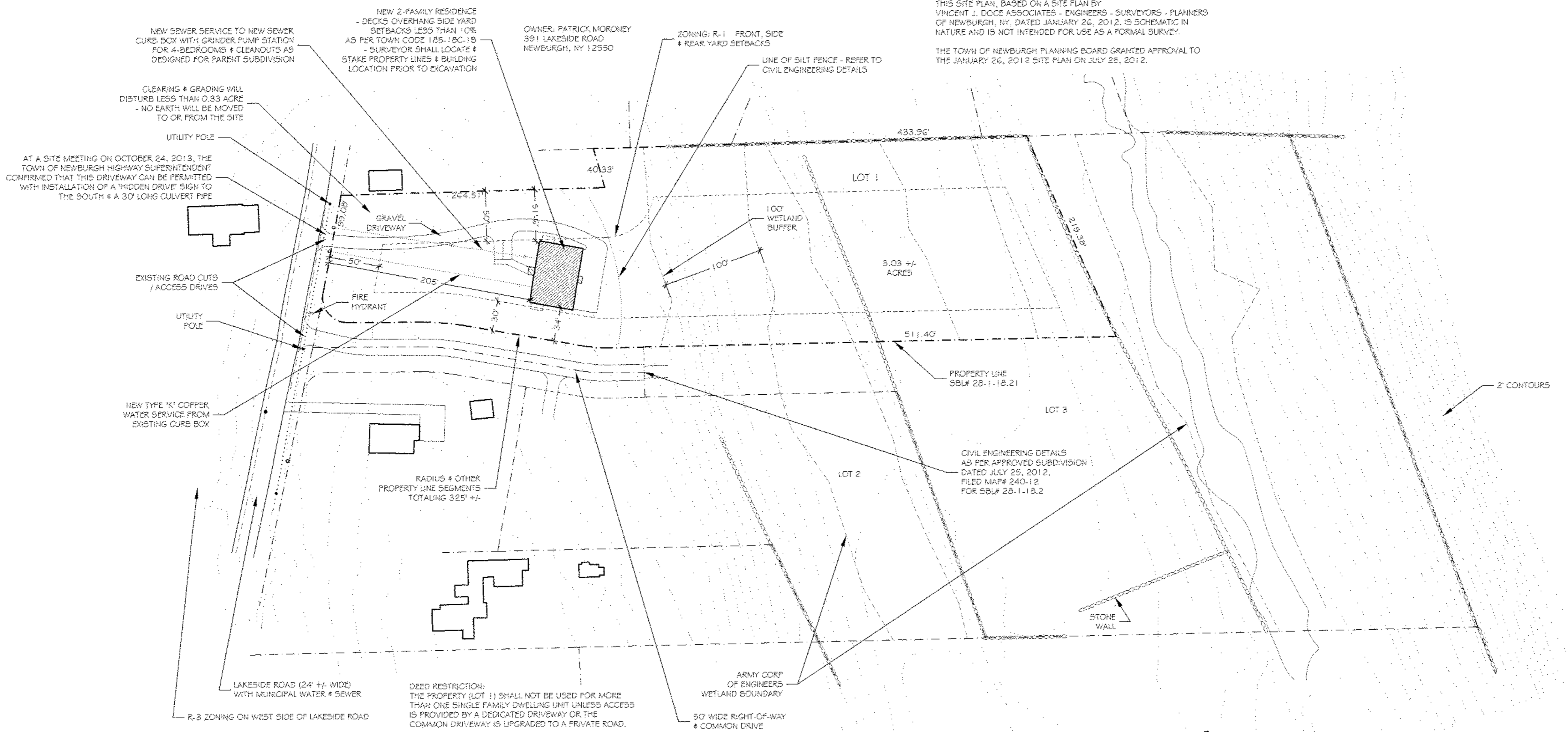


**1 LOCATOR MAP**  
SCALE: 1" = 2000'

**2-FAMILY RESIDENCE**  
**FOR**  
**ALI RAMIREZ**  
**&**  
**PATRICK MORONEY**  
**386 LAKESIDE ROAD**  
**NEWBURGH, NEW YORK 12550**  
**TOWN OF NEWBURGH**

IF A REVISION OF THE PLAN FOR ANY PERSON TO ALTER INFORMATION INCLUDED IN THESE DOCUMENTS IF THESE PLANS HAVE BEEN APPROVED WITH THE SEAL OF A LICENSED ARCHITECT.

REVISION	DATE	DESCRIPTION



**2 SITE PLAN**  
SCALE: 1" = 60'

ZONING BULK TABLE			
ZONING DISTRICT:	R-1		
	REQUIRED FOR 1-FAMILY	REQUIRED FOR 2-FAMILY	PROPOSED
MINIMUM LOT AREA:	40,000 SF	100,000 SF	132,113 SF
MINIMUM FRONT YARD SETBACK:	50'	50'	50'
MINIMUM REAR YARD SETBACK:	40'	40'	40'
MINIMUM SIDE YARD SETBACK:	30' ONE SIDE, 50' BOTH SIDES	30' ONE SIDE, 50' BOTH SIDES	30' & 50'
MINIMUM FLOOR AREA PER DWELLING UNIT:	1,500 SF	1,500 SF	1,540 SF
MAXIMUM BUILDING HEIGHT:	35'	35'	32'

**OWNER'S ENDORSEMENT**

AS THE OWNER OF THE PROPERTY AT 386 LAKESIDE ROAD, NEWBURGH, NY 12550, IN THE TOWN OF NEWBURGH, I CONFIRM THAT I HAVE REVIEWED THE CONTENTS OF THIS PLAN & CONCUR WITH ALL THE TERMS & CONDITIONS NOTED HERE & APPROVE THE FILING OF THIS PLAN.

*(Signature)*

**BOLDER ARCHITECTURE PLLC**  
DAVID TODER  
ARCHITECT / CRAFTSMAN  
LEED AP  
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Town of New Paltz  
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BolderArchitect@aol.com Bolder-Architecture.com

PROJECT # 13-25 DATE: 10/24/13

**L01**

SITE PLAN