

Full Size Site Plans

are available for viewing at the

Zoning Board of Appeals

Office located at

308 Gardnertown Road

Newburgh, NY

845-566-4901

2. BUILDING A ROTARY PAGE 302. SHOWN ON THIS DIMENSIONS AS SHOWN

LANDS NOW OR FORMERLY LAKE VIEW ENTERPRISES LLC SECTION 33, BLOCK 1, LOT 26.1 LIBER 5381 PAGE 151 LOT # 1 ON FILED MAP # 283-96

LA 25 C AND NOT REFERENCING CLAPPER, DATED P.C., AND NOTED AS

APPROXIMATE WATER LINE LOCATED ON 12/23/09

ORANGE LAKE

ER WITH RIGHT, TITLE AND INTEREST ADS ABUTTING THE LOT ON THE ERLY END AND LYING BETWEEN SAID AND ORANGE LAKE, AS PER DEED FOUND VAGUE X-CUT ON CONCRETE WALL

CONCRETE WALL

TIE: 15.40' N 69°49'30" W

NEIGHBOR'S HOUSE 2.4' CLEAR

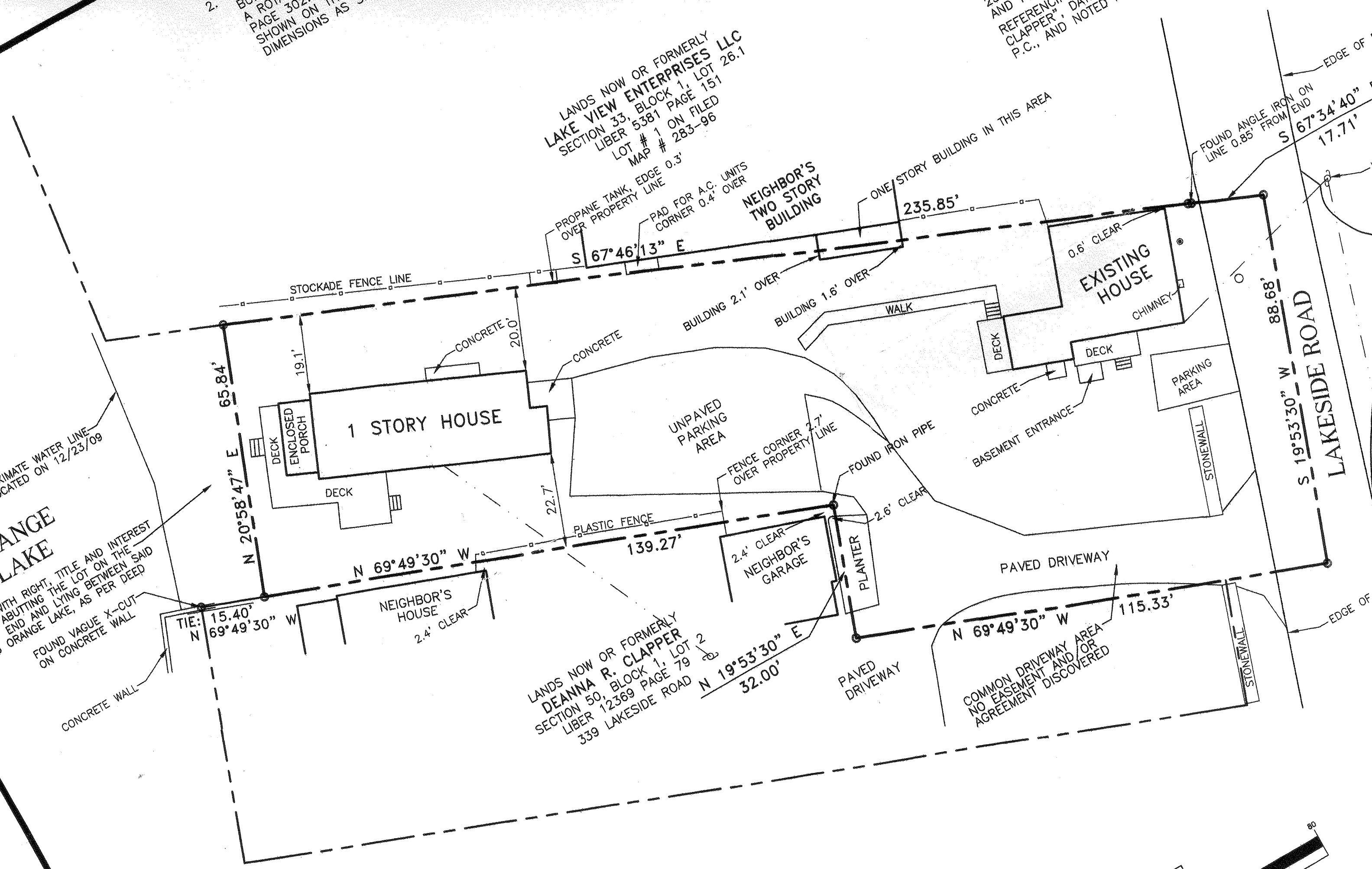
LANDS NOW OR FORMERLY DEANNA R. CLAPPER SECTION 50, BLOCK 1, LOT 2 LIBER 12369 PAGE 79 339 LAKESIDE ROAD

NEIGHBOR'S GARAGE 2.4' CLEAR

PAVED DRIVEWAY

COMMON DRIVEWAY AREA NO EASEMENT AND/OR AGREEMENT DISCOVERED 115.33'

SCALE



ROUTE 52

EDGE OF PA

UTILITY

EDGE OF PA

LAKESIDE ROAD

88.68'

S 19°53'30" W

S 67°34'40" E 17.71'

FOUND ANGLE IRON ON LINE 0.85' FROM END

235.85'

ONE STORY BUILDING IN THIS AREA

NEIGHBOR'S TWO STORY BUILDING

PROPANE TANK, EDGE 0.3' OVER PROPERTY LINE PAD FOR A.C. UNITS CORNER 0.4' OVER

S 67°46'13" E

STOCKADE FENCE LINE

CONCRETE 20.0'

1 STORY HOUSE

UNPAVED PARKING AREA

FENCE CORNER 2.7' OVER PROPERTY LINE

FOUND IRON PIPE

2.6' CLEAR

PAVED DRIVEWAY

PARKING AREA

STONEWALL

BASEMENT ENTRANCE

DECK

CHIMNEY

EXISTING HOUSE

0.6' CLEAR

BUILDING 1.6' OVER

BUILDING 2.1' OVER

CONCRETE

DECK

DECK

19.1'

N 20°58'47" E 65.84'

PLASTIC FENCE

139.27'

N 69°49'30" W

N 69°49'30" W

N 19°53'30" E

32.00'



BULK TABLE REQUIREMENTS: HOUSE #1

ZONING INFORMATION	ZONE :	R-1 (Suburban Residential)
	Use :	Single Family Dwelling
	Permitted with:	By Right

MINIMUM REQUIREMENTS

	Required	Provided
Area	40,000 SF.	* 19,258 SF
Width	150 FT	* 88.68 FT
Depth	150 FT	253.56 FT
Min. Livable SF	1,500 SF	1,512 SF +/-

YARD SETBACKS

	Required	Provided
Front	50 FT	* 24'-4" FT +/-
Rear	40 FT	186'-10" FT
Side	30 FT	* 0'-7" FT
Both	80 FT	* 57'-11" FT +/-

MAXIMUM PERMITTED

	Permitted	Provided
Lot Building Coverage	10% / 1,925.8 SF	* 13.79% / 2,653 SF +/-
Lot Surface Coverage	20% / 3,851.6 SF	12.95% / 2,494 SF +/-
Building Height	35 FT	21'-0" FT +/-

* INDICATES PRE-EXISTING NONCONFORMING CONDITION

HOUSE #1 & #2 ON ONE CONTIGUOUS TAX PARCEL

BULK TABLE REQUIREMENTS: HOUSE #2

ZONING INFORMATION	ZONE :	R-1 (Suburban Residential)
	Use :	Single Family Dwelling
	Permitted with:	By Right

MINIMUM REQUIREMENTS

	Required	Provided/ Proposed
Lot Area	40,000 SF.	* 19,258 SF
Lot Width	150 FT	* 88.68 FT
Lot Depth	150 FT	253.56 FT
Min. Livable SF	1,500 SF	* 1,141 SF +/-

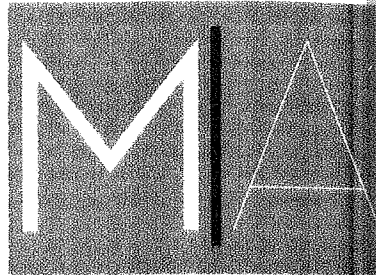
YARD SETBACKS

	Required	Provided
Front	50 FT	178'-10" FT +/-
Rear	40 FT	* 21'-10" FT +/-
Side	30 FT	* 12'-3" FT +/-
Both	80 FT	* 35'-0" FT +/-

MAXIMUM PERMITTED

	Permitted	Provided
Lot Building Coverage	10% / 1,925.8 SF	* 13.79% / 2,653 SF +/-
Lot Surface Coverage	20% / 3,851.6 SF	12.95% / 2,494 SF +/-
Building Height	35 FT	24'-5" FT +/-

* INDICATES PRE-EXISTING NONCONFORMING CONDITION



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 info@minutaarchitecture.com

IT IS A VIOLATION OF THE LAW FOR AN ARCHITECT OR ENGINEER TO ALTER AN ITEM IN ANY MANNER, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT OR ENGINEER. IF AN ITEM BEARING THE SEAL OF AN ARCHITECT OR ENGINEER IS ALTERED, THE ARCHITECT OR ENGINEER SHALL AFFIX TO HIS ITEM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION. NOTE: DO NOT SCALE



LANDS NOW OR FORMERLY
LAKE VIEW ENTERPRISES LLC
SECTION 33, BLOCK 1, LOT 26.1
LIBER 5381 PAGE 151
MAP # 1 ON FILED
283-96

NEIGHBOR'S
TWO STORY
BUILDING

ONE STORY BUILDING IN THIS AREA

PROpane TANK, EDGE 0.3'
OVER PROPERTY LINE
S 67°46'13" E

PAD FOR A.C. UNITS
CORNER 0.4' OVER

FOUND ANGLE IRON ON
LINE 0.85' FROM END
S 67°34'40" E
17.71'

UTILITY POLE #15426

JODI DRIVE

LAKESIDE ROAD
S 19°53'30" W

OVERHEAD UTILITY LINES

TO N.Y.S. ROUTE 25

PROPOSED NEW
1 STORY
RESIDENCE
(HOUSE #2)

EXISTING
HOUSE #1

CHIMNEY

PARKING
AREA

DECK

DECK

STONEMALL

CONCRETE
BASEMENT ENTRANCE

WALK

UNPAVED
PARKING
AREA

FENCE CORNER 2.7'
OVER PROPERTY LINE

FOUND IRON PIPE

PAVED DRIVEWAY

NEIGHBOR'S
GARAGE

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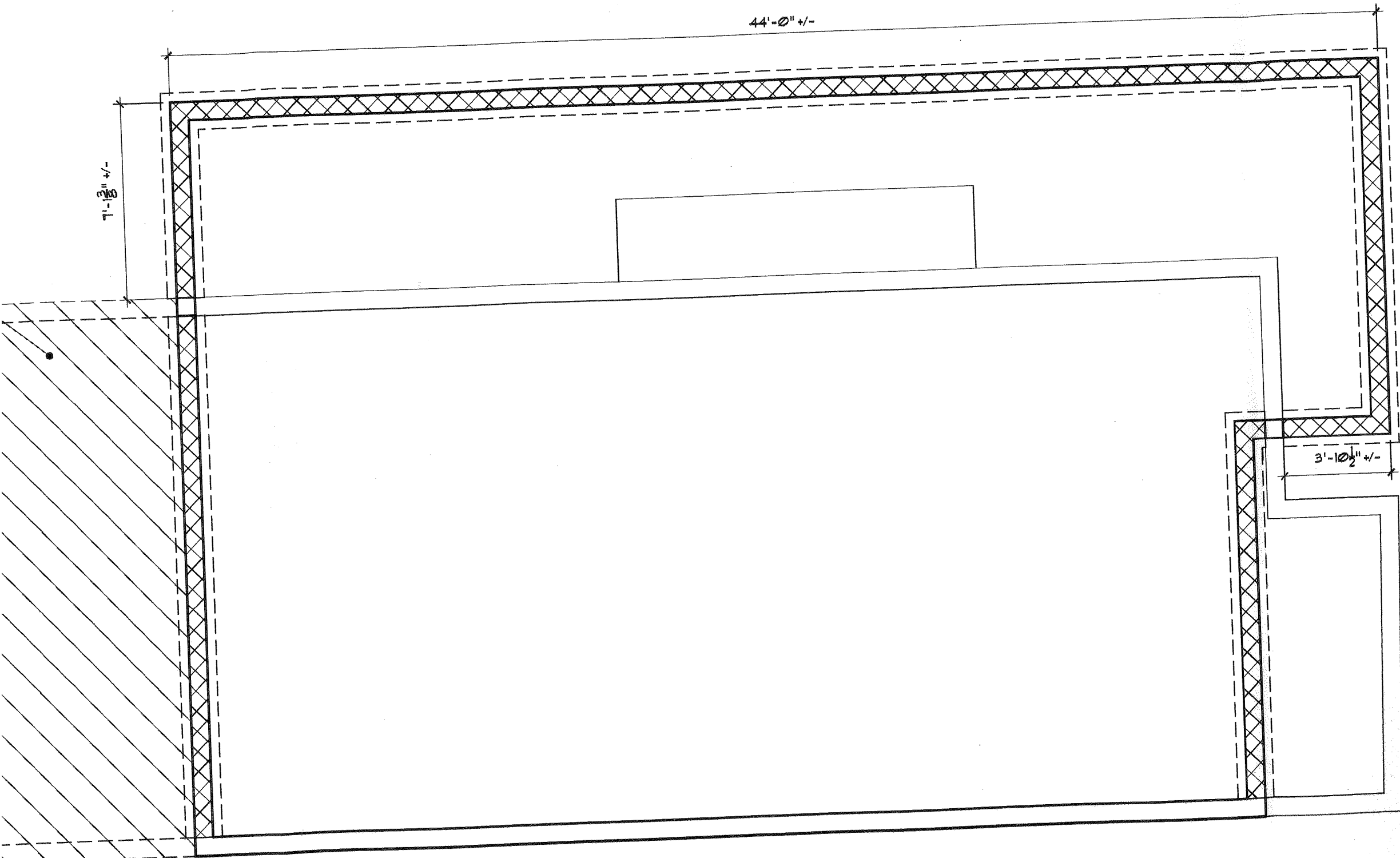
DECK
ENCLOSED
PORCH

DECK

DECK

WALL
CUT
WALL
EREST
IN SAID
DEED

NO
PRO



LEGEND	
	EXISTING FOUNDATION TO REMAIN



NEW YORK STATE DEPARTMENT OF STATE
Division of Building Standards and Codes
One Commerce Plaza, 99 Washington Avenue
Albany, NY 12231

Phone : (518) 474-4073
www.dos.ny.gov

Fax : (518) 486-4487
E-mail: info@dos.ny.gov



NOTICE OF APPROVAL

This notice serves to inform the local Code Enforcement Official that the New York Department of State (DOS) has reviewed and approved plans, as authorized pursuant to 19 NYCRR Part 1209, Regulation and Fees for Factory Manufactured Homes, to allow the construction of single family homes, two family homes, and/or other modular buildings or components in compliance with the State Uniform Fire Prevention and Building Code, as described herein:

Manufacturers Name: Excel Homes – Liverpool Operations - 10642 S. Susquehanna Trail
Liverpool, PA 17045
Excel Homes of Maine, LLC – 56 Mechanic Falls Road
Oxford, ME 04270
Excel Homes of New York, LLC – 33 Ralph Street
Port Jervis, NY 12771

Building Description: Detached One and Two-Family Dwellings and Multiple Single-Family Dwellings
(Townhouses)

Approval Number: **M0497-2014-127**
Renewal of: Previously Approved System of Models M0497-2002-073

Applicable Code: Residential Code of New York State 2010 (RCNYS 2010)

Expiration Date: January 24, 2017

Maximum Ground Snow Zone: 120 PSF

Seismic Design Category: A, B, C, D0, D1 or D2 (Per 2010 RCNYS Section R602.10 Wall Bracing)

Basic Wind Speed: 130 MPH (3 Sec. Gust)

Exposure Category: A, B, or C

DOS Contact Person: Edmund F. Girzone, R.A.

Additional Conditions: See the System Cover Sheet for Wind Design Methodologies used in;
"Hurricane Prone Regions" and "Non-Hurricane Prone Regions."

Approval Date: January 23, 2015

Ronald Piester, AIA
Director

A copy of this Notice of Approval shall accompany all plans and specifications submitted as part of a permit application. Plans should not require a DOS seal provided the registered design professional references the approval number and certifies that the plans and specifications conform to the plans and specifications approved by and on file with the DOS.
The following statement may be used to provide this certification:

"The plans and specifications of this permit plan set are derived from and consistent with the systems set of plans and specifications approved and on file with the Department of State, which were approved on January 23, 2015 under systems number M0497-2014-127"

The approval identified above is limited to all construction that takes place in the factory. Site related work including installation and connection of the building and/or components, foundations, mechanical connections, stairs, decks, etc. is the responsibility of the Code Enforcement Official. The presence of the insignia of approval shall be presumptive evidence that the factory manufactured home or component complies with the provisions of the 2010 RCNYS. If the code enforcement official believes that any factory manufactured component is in violation of one or more provisions of the RCNYS, he/she should contact the DOS for further review and/or determination.