Town of Philipstown

Code Enforcement Office
238 Main Street, PO Box 155
Cold Spring, NY 10516

Office (845) 265- 5202 Fax (845) 265-2687

2/17/21
Gary and Sue Onishenko
28 Lake Celeste
Garrison NY 10524
Tax map # 72.17-1-12
RC zone

Ref: Application for building permit for an addition and legalization of existing deck

The application proposes the legalization of an existing deck where the required front yard setback is 60' feet and the existing setback is 40.25' feet.

The proposed addition to the existing house appears to comply with the front and side yard setbacks.

The existing house is pre-existing non-conforming with a front yard setback of 32.14' feet where 60' feet is required.

Since the proposal does not comply with the requirements of the Town of Philipstown town code Chapter 175 Zoning code the application is denied.

You may submit an application to the Zoning Board of Appeals pursuant to the provisions of Article IV of the Town code within 60 days from the date of this letter.

Any questions please contact this office

Chris DeBellis
Assistant building inspector

PUTNAM COUNTY – STATE OF NEW YORK

MICHAEL C. BARTOLOTTI, COUNTY CLERK
40 GLENEIDA AVENUE, ROOM 100
CARMEL, NEW YORK 10512

COUNTY CLERK'S RECORDING PAGE

THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH

BOOK/PAGE: 2142 / 241
INSTRUMENT #: 16479-2019

Receipt#: 2019025547
Clerk: RD
Rec Date: 12/31/2019 12:03:36 PM
Doc Grp: D
Descrip: DEED
Num Pgs: 4
Rec'd Frm: BETTER RESEARCH LLC NY

Party1: MCCOY MICHAEL G
Party2: ONISHENKO GARY
Town: PHILIPSTOWN

Recording:

Cover Page	5.00
Recording Fee	35.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
Processing Fee	1.00
TP584	5.00
RP5217 Residential/Agricu	116.00
RP5217 - County	9.00
Sub Total:	191.00
Transfer Tax	
Transfer Tax - State	1140.00
Sub Total:	1140.00
Total:	1331.00

**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****
Transfer Tax #: 1204
Transfer Tax
Consideration: 285000.00

Transfer Tax - State	1140.00
Total:	1140.00

WARNING*
*** Information may be amended during the verification process, and may not be reflected on this cover page.

THIS PAGE CONSTITUTES THE CLERK'S ENDORSEMENT, AS REQUIRED BY SECTIONS 315, 316-a(5) & 319 OF THE REAL PROPERTY LAW OF THE STATE OF NEW YORK

Record and Return To:

ELECTRONICALLY RECORDED BY SIMPLIFILE

Michael C. Bartolotti
Putnam County Clerk

— Bargain and Sale Deed, with Covenant against Grantor's Acts — Individual or Corporation (Single Sheet)

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

THIS INDENTURE, made as of the 19th day of December in the year 2019,

BETWEEN

MICHAEL G. MCCOY, residing at 215 W. 88th Street, New York, New York 10024,

party of the first part, and

GARY ONISHENKO and SUE Z. ONISHENKO, Husband and Wife, residing at 6940 Yellowstone Blvd., Apt. 421, Forest Hills, New York 11375,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of TEN and 00/100 ($10.00) - - - - - - DOLLARS and other 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 building and improvements thereon erected, situate, lying and being in the Town of Philipstown, County of Putnam and State of New York and being more particularly bounded and described on the attached Schedule "A".

PROPERTY: **28 Lake Celeste Drive, Garrison, New York 10512**
TAX GRID NO.: **72.17-1-12**

BEING AND INTENDED to be the same premises conveyed to Michael G. McCoy and Sharon Blau, his wife, by deed from Reuben Freidman and Judith Friedman, his wife date August 14, 1986 and recorded September 3, 1986 in the Putnam County Clerk's Office in Deed Liber 907, Page 333.

Sharon Blau died on May 14, 2008.

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.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the 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:

Michael G. McCoy

STATE OF NEW YORK

ss:

COUNTY OF DUTCHESS

On December 19, 2019 before me, the undersigned a Notary Public in and for said State, personally appeared **MICHAEL G. MCCOY** known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

JOAN F. GARRETT
Notary Public-State of New York
No. 02GA6057267
Qualified in Dutchess County
Commission Expires April 16, 2023

Record and Return:
Ryan J. Walsh, Esq.
41-12 76th Street
New York, New York 11379

RED STONE TITLE AGENCY, LLC
As Agent for
STEWART TITLE INSURANCE COMPANY
LEGAL DESCRIPTION

Title No.: **RTNY-36289**

All that certain plot, piece or parcel of land, situate, lying and being in the Town of Philipstown, County of Putnam, State of New York, and more particularly described as Lot No. 5 on map entitled; "Map No. 1, Lake Celeste, situate in the Town of Philipstown, Putnam Co., N.Y., surveyed by J. Wilbur Irish, P.E. & L.S., 906 South Street, Peekskill, N.Y.", which said map was completed February 15, 1947, and was duly filed in the Office of the Clerk of the County of Putnam on the 7th day of July, 1947, as Map No. 387,

FOR CONVEYANCE, NOT INSURANCE
TOGETHER WITH all that lot, piece or parcel of land lying between the southerly boundary of said Lot No. 5 as shown on map entitled "Map No. 1" aforesaid, and the northerly boundary of the Travelled Way" as shown on map entitled; "Map of Roadway, Right of Way, and Common, situate in Lake Celeste, Town of Philipstown, Putnam Co., N.Y., surveyed by J. Wilbur Irish, P.E. & L.S., 906 South Street, Peekskill, N.Y.", which said map was prepared July 12, 1947 and was duly filed in the Office of the Clerk of the County of Putnam on the 18th day of July, 1947, as Map No. 387A.

Note: Address, Block & Lot shown for informational purposes only

Designated as Section 72.17, Block 1, Lot 12, Putnam County and also known as 28 Lake Celeste Drive, Garrison, NY 10524.

APPEAL #_____ Tax Map #_____

Final hearing date_____ Zoning Board decision APPROVED / DENIED

Date application submitted_____

Application fee $_____ Escrow $ _____ Received by_____

To the Zoning Board of Appeals, Town of Philipstown, New York:

I (we), Gary & Sue Onishenko

residing at_____

Telephone: home (917) 754-1545 business_____

HEREBY appeal the decision of (name and title) Chris DeBellis, Asst. Bldg. Inspector

whereby he/she

GRANTED___ DENIED X a BUILDING PERMIT X a CERTIFICATE OF OCCUPANCY___

For Addition

To single family residence

of 28 Lake Celeste Drive

For property at tax map # 72.17-1-12 in zoning district RC

WHEN FILLING OUT APPLICATION, ATTACH ADDITIONAL PAGES AS NECESSARY TO ANSWER QUESTIONS.

1. LOCATION OF PROPERTY: (Give 911 address and a map and detailed narrative giving directions to the property using road names, such as Route 9 or 9D, Old Albany Post Road, East Mountain Road South, etc. and landmarks such as Garrison School, North Highlands Fire House, Highlands Country Club, etc:

   The property is located on a private road, Lake Celeste Dr., which intersects Old Albany Post Road ± 1.5 miles south of Canopus Hill Road. #28 is located on the north side of Lake Celeste Drive, approximately 800' from the intersection with OAP, on a shared driveway.

2. NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS (Include those opposite on streets/highways. Use additional sheets if necessary. This information may be obtained in the Town assessor's office)

3. PROVISIONS OF ZONING CODE INVOLVED (give Article, Section, Sub-section, paragraph by number. Do not quote text of code)

§ 175-11 Density and dimensional regulations
B. Dimensional Table (Attachment 2)

4. PREVIOUS APPEAL (If there have been any previous appeals for this property or any portion thereof, set forth the appeal number, date, relief sought and the ZBA decision resulting)

None

TYPE OF APPEAL:

_____ an INTERPRETATION of the Zoning Code or Maps

_X_ a VARIANCE from the Zoning Code

_____ a SPECIAL USE PERMIT under the Zoning Code

5. DETAILS OF APPEAL (Complete only that section which applies to the appeal you are submitting)

(a) INTERPRETATION of the Zoning Code is requested

(1) An exact statement of the interpretation requested is:

(b) a VARIANCE from the Zoning Code is requested:

(1) An exact statement of the details of the variance requested is:

(2) The grounds on which this variance should be granted are:

The existing property and house are under-sized and non-conforming. The proposed addition does not increase the existing non-conformance and is not detrimental to the neighborhood.

(c) a SPECIAL USE PERMIT is requested:

(1) The reason the permit is requested:

(2) An exact statement of use for which the permit is requested:

(3) The facts showing the use is permitted as a SPECIAL USE under the code and the ability of the applicant to comply with all requirements of the code for granting of a special use permit:

PHILIPSTOWN ZONING BOARD OF APPEALS

SUPPLEMENTAL WORKSHEET FOR AREA VARIANCE APPLICANTS

FACTORS TO BE CONSIDERED BY THE BOARD

Subject Property: 28 Lake Celeste Drive SBL 72.17-1-12

1a. What Possible detriment would the variance have on nearby properties?

The proposed addition covered by the requested variance would be located on the west side of the existing house and therefore not visible to the neighbors on the east side (#34 Lake Celeste Dr.). The existing natural landscape between #28 and the neighbors to the northwest (#24 Lake Celeste Dr.) block the addition from their view. The addition will be visible from the shared driveway and from Lake Celeste Drive. However, the property at #33 Lake Celeste Dr., located approximately opposite #28, is at a higher elevation and the proposed addition will have no effect on light or views for that property.

1b. What impacts would the variance have on the character of the neighborhood?

The subject property is located on a private road within the community of Lake Celeste, which is made up of several properties around Lake Celeste. The land was subdivided and developed prior to the adoption of the zoning by-laws. Several of the lots in the community are non-conforming under the current requirements and many of the houses are non-conforming as well. The proposed addition will increase the square footage of the existing house by 278 sf, or approximately 25%. However, the resulting house will still be significantly smaller than adjacent and nearby properties. The form, materials and detailing of the addition have been designed to be consistent with the existing house and sympathetic to the Lake Celeste community.

The wood-framed deck was constructed by a previous owner of the property. As well as the variance sought for the addition, the current owners seek to legalize the front yard setback of the deck with this application to the ZBA.

The proposed front yard setbacks for the addition (48.53' and 57.27' from the center line of the R.O.W. of Lake Celeste Drive) is greater than that of the existing house (7.16') and deck (40.25'). These dimensions are consistent with the setbacks of the property across the road at #33.

Due to the location of the houses on surrounding properties and the natural topography, similar additions would not have a detrimental effect on the neighborhood if allowed. A variance to construct the proposed addition would not create a negative precedent.

2. If you didn't get the variance, how else could you build what you want or accomplish your goal?

The current setback requirements for the property do not allow for any allowable alternative locations for the proposed addition.

3. What is the Code requirement you seek to vary? How large a variance do you seek?

The SE corner of the proposed addition requires a variance of 11.47' and the SW corner requires a variance of 2.73', from the required front yard set back (60').

The existing deck to be legalized requires a variance of 19.75' from the required front yard set back of 60'.

4. What impact or effect will the variance have on the current physical and environmental conditions in the area?

The proposed addition will have limited impact on the existing environmental conditions. The runoff from 278 sf of new roof area will be retained on the site. No blasting or grading will be done as part of the project and no new paving will be done. The existing road and driveway are dirt and the existing parking area is gravel. The existing stone walkway will be retained.

The existing septic tank is located on the north side of the house, away from the proposed addition and no new bedrooms will be created by the addition. Domestic water is provided by a well located on the property, similar to neighboring properties, and the addition will have no impact on the existing wells.

The proposed addition will not increase the intensity of use of the property, there will be no increased noise, traffic or odors.

The area is considered scenic and the addition is located so that it does not affect the views to the lake for any of the neighboring properties.

5. Is the variance requested as a result of a "self-created hardship"?

The proposed addition is a "self-created hardship" although as noted above, given the dimensions of the lot, there is not an allowable alternative location. It should be noted that the existing property and house are non-conforming as regards zoning and the existing house is smaller (1,140 sf) than most neighboring properties.

The property was purchased by the current owners approximately 15 months ago. The non-conforming deck existed prior to the purchase.

STATE OF NEW YORK, COUNTY OF PUTNAM _____

being duly sworn, says: I have read the foregoing appeal and papers attached; that the statements and representations made therein are true to the best of my knowledge and belief

_____
Signature of applicant or agent

Sworn before me this 9 day of February ~~2000~~ 2020

Notary, _____ County. Nassau

GEORGIA EMANUEL
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01EM6396834
Qualified in Nassau County
My Commission Expires 8/26/23

Georgia Emanuel

SUBMISSION REQUIREMENTS: (1) For a VARIANCE or INTERPRETATION please submit (7) individual packets
(2) For a SPECIAL USE PERMIT please submit (19) individual packets

each packet containing one each of the below listed items. These items are very specific and MUST be complied with exactly

1. Completed appeal form
2. Deed to property
3. Denied application for Building Permit or Certificate of Occupancy
4. Building plans with ONE ORIGINAL professional seal and signature
5. Survey prepared by NYS licensed surveyor, showing all property lines, structures and dimensions to property lines. One survey with ORIGINAL professional seal and signature
6. Certificates of Occupancy for any existing structures
7. Contour maps as required by conditions

54-1-11
C.V. Lot 5

CERTIFICATE OF OCCUPANCY

Certificate of Occupancy No. [illegible] Application No. 790

Location of Premises [illegible]

R. Friedman of [illegible] having heretofore filed an application for a building permit pursuant to the Zoning Ordinance, Sanitary Code, Building Code and the laws in effect in the Town of Philipstown, Putnam County, New York, having paid the required fee therefor, and the undersigned having by personal inspection ascertained that the applicant has subsequently proceeded with the erection or improvement of the proposed structure in compliance with the requirements of the laws as aforementioned and that the said work and materials met every requirement of the laws as aforementioned and that the premises have now been fully completed and are ready for occupancy pursuant to the provisions of law, Now, therefore, this certificate of occupancy is hereby issued under the seal of the Town of Philipstown this 11 day of June 1962

Not valid unless signed in ink by a duly authorized agent of and under the seal of the Town of Philipstown.

TOWN OF PHILIPSTOWN, NEW YORK

By [illegible]

Addition to Single Family Res. Dwelling

BUILDING PERMIT

Application No. 790

Location of Premises [illegible]

R. Friedman of [illegible] having heretofore filed an application for a building permit pursuant to the Zoning Ordinance, Sanitary Code, Building Code and the laws in effect in the Town of Philipstown, Putnam County, New York, and having paid the required fee in the sum of [illegible], it appearing from the said application that the proposed improvement is intended to and will comply with the requirements of the law as aforementioned a building permit is hereby granted this 11 day of 4/62

Additional information one family dwelling addition

Not valid unless signed in ink by a duly authorized agent of and under the seal of the town of Philipstown.

TOWN OF PHILIPSTOWN, NEW YORK

By [illegible]

CERTIFICATE OF OCCUPANCY

5092

Philipstown Tax Map 54 Block 1 Lot 11

Location of Premises [illegible]

Reuben & Judith Friedman of [illegible] having heretofore filed an application for a building permit pursuant to the Zoning Law, Sanitary Code, Building Code and the Laws in effect in the Town of Philipstown, Putnam County, New York, having paid the required fee therefore and the undersigned having by inspection ascertained that the applicant has subsequently proceeded with the erection or improvement of the proposed structure in compliance with the requirements of the laws as aforementioned and that the said work and materials met every requirement of the laws as aforementioned and that the premises have now been fully completed and are ready for occupancy pursuant to the provisions of law, Now, therefore, this certificate of occupancy is hereby issued under the seal of the Town of Philipstown this 8th day of Aug. 1981.

Porch extens. & deck

TOWN OF PHILIPSTOWN, NEW YORK

Not valid unless signed in ink by a duly authorized agent and under the seal of the Town of Philipstown.

By [signature]

BUILDING INSPECTOR

The Cold Spring Press, Cold Spring, NY

BUILDING PERMIT

5092

Philipstown Tax Map 54 Block 1 Lot 11

Location of Premises [illegible]

Reuben & Judith Friedman of [illegible] having heretofore filed an application for a building permit pursuant to the Zoning Law, Sanitary Code, Building Code and the Laws in effect in the Town of Philipstown, Putnam County, New York, having paid the required fee in the sum of Fifteen and [illegible] ---------- it appearing from the said application that the proposed improvement is intended to and will comply with the requirements of the law as aforementioned, a building permit is hereby granted this 8th day of August, 1981.

Additional information: [illegible]

TOWN OF PHILIPSTOWN, NEW YORK

Not valid unless signed in ink by a duly authorized agent and under the seal of the Town of Philipstown.

By [signature]

BUILDING INSPECTOR

The Cold Spring Press, Cold Spring, NY

CERTIFICATE OF OCCUPANCY

6487

Philipstown Tax Map # 54 Block 11 Lot 5 Fee Paid $ 35.00

(Date)

Located At: R/W off Old Albany Post Rd. (Lake Celeste)

Covering: Wood frame Shed 10' x 12' on conc blocks app'd by ZBA as to location. — see note 10/21/91

Michael G. McCoy of Same address

having heretofore filed an application for a building permit pursuant to the Zoning Law. Sanitary Code, Building Code and the Laws in effect in the Town of Philipstown, Putnam County, New York, having paid the required fee therefore and the undersigned having by inspection ascertained that the applicant has subsequently proceeded with the erection or improvement of the proposed structure in compliance with the requirements of the laws as aforementioned and that the said work and materials met every requirement of the laws as aforementioned and that the premises have now been fully completed and are ready for occupancy pursuant to the provisions of law, Now, therefore, this Certificate of Occupancy is hereby issued

under the seal of the Town of Philipstown this 26 day of October, 19 91.

TOWN OF PHILIPSTOWN, NEW YORK

Not valid unless signed in ink by a duly authorized agent and under the seal of the Town of Philipstown.

BY: R J Tomann
Building Inspector

482-ZBA Variance

TOWN OF PHILIPSTOWN
238 Main Street, PO Box 155
Cold Spring, NY 10516
(845)265-5202 / (845) 265-2687 fax

CERTIFICATE OF
____ COMPLIANCE ✓ OCCUPANCY

SEC-BLK-LOT: 89/72.17-1-12

Permit No : 2004:9207

CO/CC Issue Date: 7/27/2004

CO/CC Number : 2004:9207

OWNER'S NAME: MCCOY MICHAEL G
& ADDRESS BLAU SHARON
PO BOX 411
GARRISON NY 10524

Location of project : 28 LAKE CELESTE DR

WORK DESCRIPTION : ROOF

A building permit having been issued for the herein described project, all required inspections having been completed, all required documentation having been presented, and the project having been found to be complete and in compliance with all applicable codes, rules, and laws, this certificate is hereby issued.

ISSUED BY :

Tom Moore

Code Administrator

NOT VALID UNLESS SIGNED IN INK BY A DULY AUTHORIZED AGENT AND UNDER THE SEAL OF THE TOWN OF PHILIPSTOWN

Town of Philipstown
238 Main Street, PO Box 155
Cold Spring, NY 10516

Office (845) 265- 5202 Fax (845) 265-2687

BUILDING PERMIT

SEC-BLK-LOT: 72.17-1-12

Permit No: **2019:13123**

Issue Date: 11/08/2019
Expiration Date:

Permit Fee: $100.00
C/O Fee: $90.00
Penalty Fee: $100.00
Inspection Fee: $

Owner's Name: MCCOY MICHAEL
215 88TH ST

Location of Project: 28 LAKE CELESTE DR

Work Description: LEGALIZE WRAP AROUND DECK AT REAR OF HOUSE

Approximate Project Cost: $

An application having been filed and the required fee paid, pursuant to the Code of Town of Philipstown, and it appearing from said application that proposed project will comply with the Code of the Town of Philipstown and the New York State Uniform Fire Prevention and Building Code, in all respects, a building permit is hereby granted.

IT IS UNLAWFUL TO OCCUPY OR USE THE STRUCTURE OR ANY PORTION THEREOF, FOR WHICH THIS PERMIT IS ISSUED, UNTIL A CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF COMPLIANCE IS OBTAINED.

THIS PERMIT IS VALID FOR TWO YEARS AND MUST BE RENEWED WITH A FEE OF $_____
NOT LATER THAN _____.

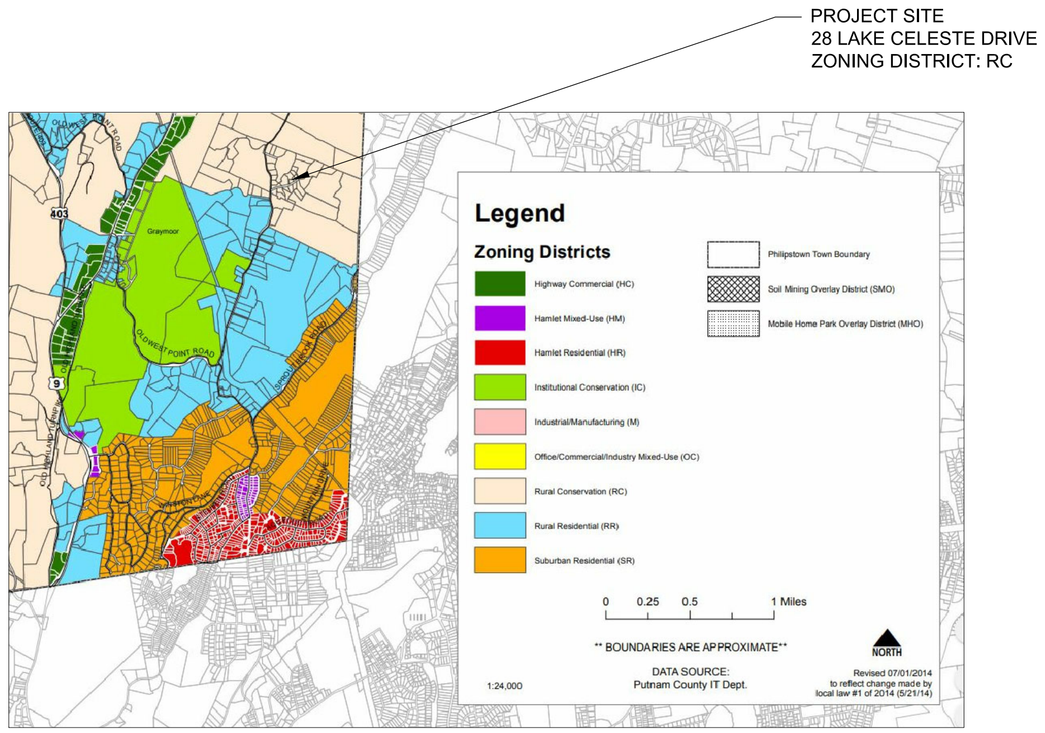
ISSUED BY:

Code Enforcement Officer

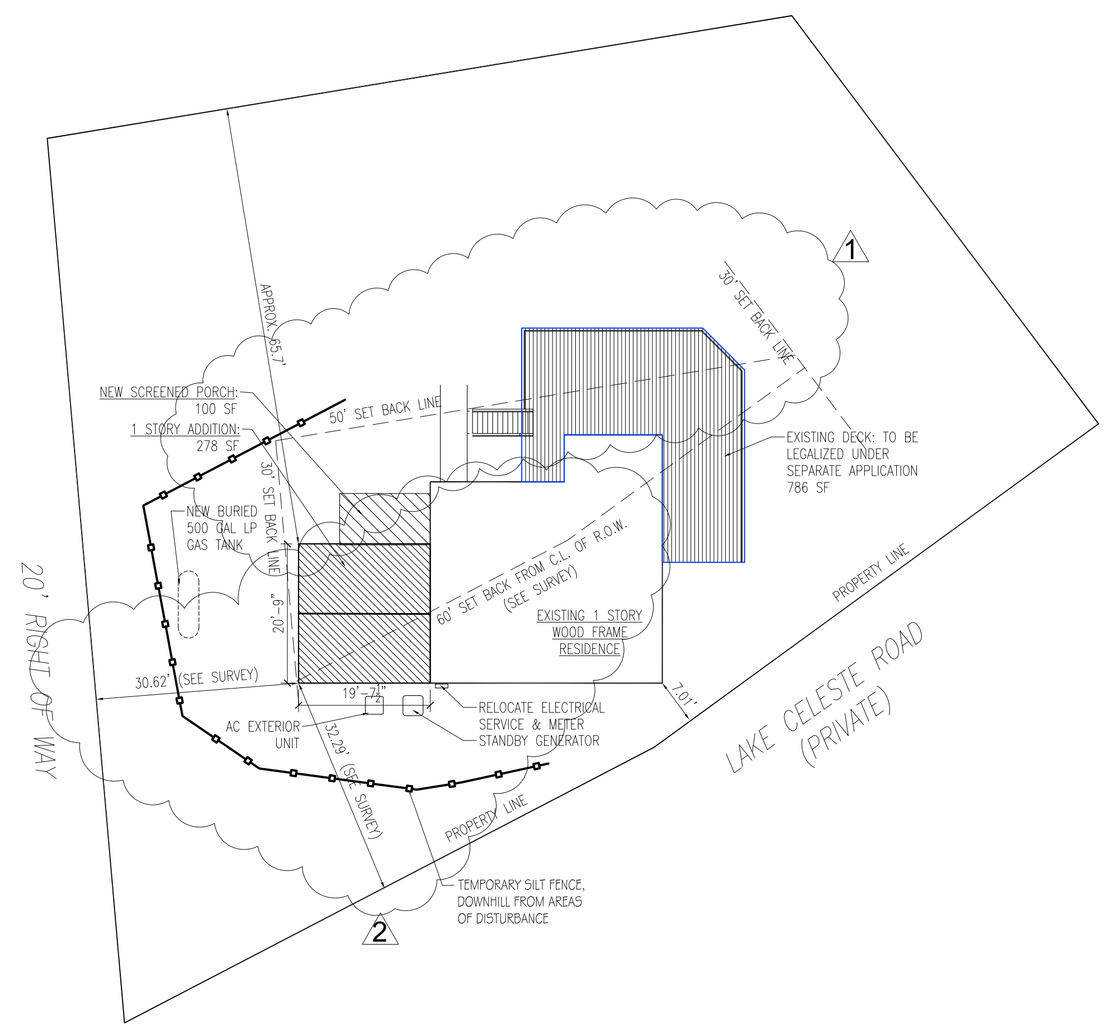
Onishenko Residence
28 Lake Celeste
GARRISON, NEW YORK

ADDITION & ALTERATIONS

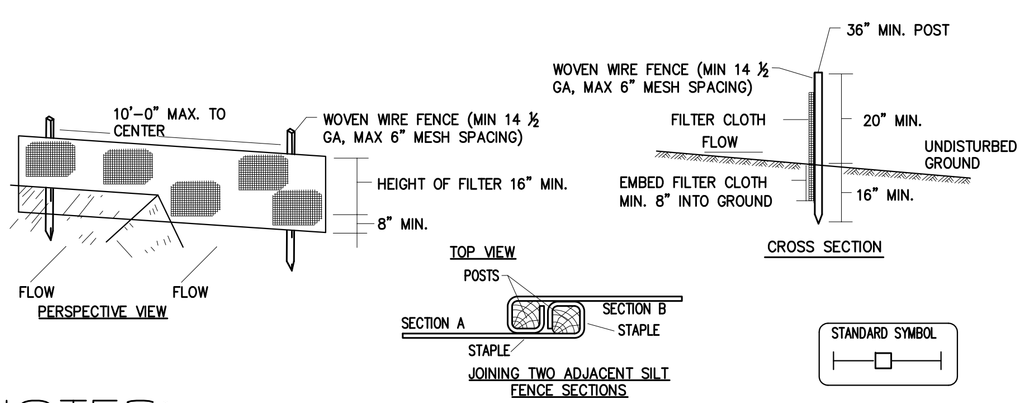
PERMIT APPLICATION DECEMBER 7, 2020
REVISION 1 JANUARY 19, 2021 REVISION 2 JANUARY 21, 2021
ZONING BOARD OF APPEALS APPLICATION FEBRUARY 8, 2021



1 A001 LOCATION PLAN (PART ZONING MAP)
NO SCALE



3 A001 SITE PLAN WITH ADDITION
(REFER TO SURVEY PREPARED BY PAUL ROWAN, DATED OCTOBER 5, 2020 FOR ADDITIONAL INFORMATION)
SCALE: 1/16" = 1'-0"



NOTES:

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 6" AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN SILT FENCE.
5. POSTS: STEEL EITHER 'T' OR 'U' TYPE OR 2" HARDWOOD
6. FENCE: WOVEN WIRE, 14½ GA. 6" MAX MESH OPENING
7. FILTER CLOTH: FILTER X MIRAFO 100X, STABILINKA T140N OR APPROVED EQUAL
8. PREFABRICATED UNIT: GEOFAB ENVIROFENCE, OR APPROVED EQUAL

2 A001 SILT FENCING DETAILS AND NOTES
NO SCALE

DESIGN CRITERA

GROUND SNOW LOAD (PSF)	WIND SPEED (MPH)	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			ICE BARRIER UNDERLAYMENT	FLOOD HAZARDS
			WEATHERING	FROST DEPTH	TERMITE		
30	90-100/Special	B	SEVERE	36	MOD/HEAVY	YES	NO

Residential Climate Zone (Table N1101.7): Zone 5A
Minimum Prescriptive Thermal Envelope values from Table N1102.1.2 (Zone 5)
Fenestration U-Factor: 0.30
SHGC: NR
Skylight U-Factor: 0.55
Ceilings: R-49
Walls: R-20/R-13/17
Floors: R-30
Basement Walls: R-15/19
Slab R Value & Depth 10/2ft
Crawlspace: R-15/19

DRAWING LIST

A001 COVER SHEET; SITE PLAN & DESIGN DATA
A002 GENERAL NOTES & LEGENDS
A100 EXISTING PLANS & ELEVATIONS
A101 PROPOSED PLANS
A200 INTERIOR ELEVATIONS
A400 EXTERIOR ELEVATIONS & ROOF PLAN
A401 EXTERIOR ELEVATIONS & DETAILS

ELIZABETH PARKS ARCHITECT
243 South Highland Road
Garrison, NY 10524
telephone: (914) 204-1150
elizabeth@elizabethparksarchitect.com

ISSUE DATES
02.22.21 ZBA APPLICATION
1 01.21.21 Rev. 2 - Front Setback
1 01.19.21 Rev. 1 - Setbacks
12.07.20 PERMIT APP.
8.3.20 PRICING
7.31.20 PROGRESS REVIEW
7.24.20 PROGRESS REVIEW

PROJECT:
ONISHENKO RESIDENCE
28 Lake Celeste Garrison, NY
ADDITION & ALTERATIONS
OWNER:
Gary and Susan Onishenko

DRAWING TITLE
COVER SHEET

DATE
July 2020

SCALE
As Noted

DWG NO.
A001

GENERAL NOTES & SPECIFICATIONS

General Standards

1. CODES: The project is designed and shall be constructed in compliance with the following codes:
   - 2020 IRC Residential Code of New York State
   - 2020 Existing Building Code of New York State

   All work shall conform to the State of New York and the U.S. Government laws, rules and regulations as they apply including but not limited to zoning, safety, energy conservation, etc.
2. General conditions shall be as set forth in AIA Document A105 Form of Agreement between Owner and Contractor - 2017 Edition, and shall govern work under the contract as if herein reproduced in full.
3. Contractor shall be responsible for the removal of construction debris from the site and the disposal of same in a legal manner.
4. All dimensions and locations as indicated on the drawing shall be considered as reasonably correct, but it shall be understood that they may be changed with the approval of the architect as may be required at time of installation to coordinate with actual measurements or conditions.
5. All work shall be performed by skilled mechanics in their respective trades. Any state or local requirements for licensed subcontractors shall be met.
6. All contractors shall hold to the intent of the drawings which is to provide complete and finished work, tested, guaranteed and ready for occupancy. Specific notes & information on drawings shall supersede General Specifications listed below.
7. All work shall be warranteed for one year after final payment. General Contractor shall furnish a written warranty on his work and all subcontractor work, against defects resulting from the use of inferior materials, equipment, or workmanship, as determined by the Architect. All such defects are to be replaced or repaired, complete with labor and materials, at no cost to the Owner. Available manufacturers' warranties for longer periods on materials and equipment shall be provided.
8. Do not scale any dimensions from the drawings. All contractors shall verify all dimensions, assemblies, etc. prior to ordering materials or starting work. Information on one drawing applies to all drawings. Discrepancies, if any, shall be reported in writing to the Architect.
9. If, during construction, conditions are uncovered which are deemed to be not normal or reasonably standard and which could not have been anticipated, and which will require a change in the work, the Contractor shall notify the Architect prior to the performance of any work in that area. Where uncovered conditions are determined, in the opinion of the Architect, to be normal or could reasonably have been anticipated, the Contractor will be required to complete the work without additional compensation.
10. Typical minor details and assemblies, although not shown or specified, which are necessary for proper construction and operation of any part of the work are to match the quality and appearance of any existing construction and shall be included in the work.
11. All patching and repairing shall be done in new, matching or approved salvaged materials. Finish to match nearest existing finish.
12. The Contractor shall obtain all permits with the complete cooperation and assistance of the respective Subcontractors, including but not limited to the Certificate of Occupancy.
13. Insurance: All Contractors shall provide the Owner with certificates of insurance prior to starting work for the following amounts: general liability, property and bodily injury $1,000,000.00; property damage: $300,000.00; Workman's Compensation adequate to cover all obligations of the Workmen's Compensation and Disability Benefits Laws; automobile liability and property damage $1,000,000.00.
14. The Owner and Architect shall be additional named insured on the General Liability policy.
15. All equipment, materials and workmanship shall be furnished and installed in accordance with product literature of manufacturer, applicable codes, and industry standards.
16. Dispose of debris off site in a legal manner.
17. Prevent unauthorized access to dangerous work areas and to interior of structure during non construction hours.
18. As a prerequisite to final payment, provide a waiver of liens from the contractor, and waivers of liens or proof of payment in full from all subcontractors and suppliers.

Site

1. Install and maintain silt fencing in areas downslope from areas of disturbance.
2. Scope of work at the site will include new footings, foundations and slabs.
3. Protect trees and other planting scheduled to remain during the course of the work.
4. Finish grading and seeding of areas of disturbance to be done by the Contractor. Owner will complete paving and other finish work.
5. Maintain safe ingress and egress to the property for the Owner and workers for the duration of the project.

Carpentry

1. All lumber materials shall be new, sound, dry material free from defects and imperfections whereby the strength may be impaired, and shall be of the sizes indicated on the drawings or required by code.
2. All studs, sills and posts shall be Douglas-Fir (19% maximum moisture content) No. 2 Grade or Stud Grade.
3. All beams, joists, rafters and headers shall be Douglas-Fir, No. 2 Grade or better (unless drawings call for engineered lumber). Floor joists shall have 19% maximum moisture content or be engineered lumber.
4. Other framing lumber to be No. 2 Douglas-Fir.
5. All wood in contact with concrete or ground shall be No. 2 grade Southern Yellow Pine, ACQ pressure preservative treated.
6. All joists to have a minimum of 2" bearing. Double floor joists below all interior partitions running parallel to the joist framing.
7. All framing shall be 16" O.C. unless otherwise indicated. All studding shall be toe nailed. Provide solid cross-bridging for all floor joists and rafters at midspans.
8. Subflooring:
   a. In areas of wood framing, subflooring to be ¾" CDX plywood, tongue-and-groove, glued and nailed,
9. All horizontal dimensions are to face of gypsum board on the interior, and face of framing/foundation on the exterior. All vertical dimensions are to top of subfloor or face of ceiling gypsum board.
10. Unless otherwise noted, all window and door headers shall be as follows: exterior shall be minimum (2) 2 x 10's; interior shall be minimums (2) 2 x 8's.
11. All engineered lumber to be installed as per manufacturer's recommendations.
12. Framing details and fastening to be in accordance with the Residential Code of NYS. Provide all framing anchors required by the code, whether or not shown on the drawings.
13. All Simpson (or other) fasteners to be installed as per manufacturer's recommendations.
14. Window rough opening head heights are to be set so that finished door and window head casings are the same height unless otherwise noted.
15. Do not cut, drill, remove or damage structural members in any way without the written consent of the Architect.
16. Install carpentry work plumb, level, true, and straight. Scribe to fit adjoining work. Anchor securely, using concealed fasteners or finishing nails for finished work, countersunk, filled flush.
17. Install trim with minimum number of joints. Cope returns at corners, and scarf end-to-end joints.
    b. Where installed, Interior trim shall be solid wood, free from knots or other imperfections: clear if for stain finish, finger-jointed if for painted finish.

Firestopping:

1. Provide firestopping in all areas of the specified work. Project areas must be completely firestopped at the conclusion of the job.

Insulation & Vapor Barriers

1. Exterior face of all exterior walls to have weather resistive barrier, such as Tyvek or other similar product as approved. Install in strict accordance with manufacturer's instructions and code requirements.
2. Insulation
   a. Existing wall and floor cavities exposed during the course of the work to be filled with fiberglass batt insulation to the full depth of existing framing.
   b. New exterior walls to have R-21 fiberglass batt insulation
   c. Existing wall cavities opened during the course of the work to be filled with fiberglass batt insulation.
   d. New & existing roof areas to have closed cell spray foam insulation, installed to thickness to achieve a minimum R-49 thermal resistance value.

Windows & Exterior Doors

1. New windows and exterior door as specified in the drawings.
   a. New windows at addition to be Andersen 400 series casement type; vinyl clad wood with lowE insulating glass. U-factor=0.26
   b. New sliding patio doors to be Andersen Narroline; vinyl with lowE insulating glass. U-factor=0.29.
   c. New window at existing house (Bathroom 1) to be Andersen Silverline, solid vinyl with lowE insulating tempered glass.
2. All windows will be installed to provide proper flashing and air sealing at perimeter

Roofing

1. New roofs to have 3-tab asphalt shingle roofing system, complete with all flashings and fittings required for a weathertight installation.
   a. Tie into existing roofs for a seamless appearance.

2. Ice and water sheild to be installed at all new eave lines.

Gypsum Drywall

1. 1/2" regular tapered edge ASTM C 36 gypsum wall board, screwed to studding and ceiling joist/rafter bottoms, as shown on drawings, typical except as noted in the drawings or notes. Install continuous metal corner beads at all outside corners & metal J-beads at all exposed edges.
2. All wall and ceiling surfaces scheduled for tile finish are to have ½" Durock Cement Board by U.S.G. Company, or similar as approved, installed in strict accordance with manufacturer's installation instructions.
3. All other bathroom wall and ceiling surfaces scheduled for paint finish to have ½" moisture resistant gypsum wall board.
4. All gypsum and cement board to be installed using screws. Wall and ceiling surfaces not for tile to be installed with tape and three (3) coats of all-purpose compound. Sand between coats and after last one.

Ceramic Tile

1. Bathroom shower area to have ceramic tile or stone finish. See drawings for additional information.
   a. Stone and ceramic tile to be provided by the Owner and installed by G.C.
   b. Grout colors to be selected by Owner from samples provided by installer or as specified.
   c. Provide bullnose and other tile fittings as required by installation conditions.

Floor Finishes & Accessories

1. All floor preparation will be done by the G.C.. At a minimum, floor preparation will consist of the following:
   a. Patch subflooring smooth with adjacent surfaces.
   b. Provide appropriate underlayment for specified finish flooring
   c. Provide, repair or replace all firestopping at floor areas.
2. Finish Flooring to be as noted in the drawings and specified herein.
   a. Provide new flush saddles where interior partitions are removed. Saddles to be red oak, approximately 3/4" x 5" wide, in single lengths for each opening, finished to match adjacent flooring as closely as possible.
   b. Bathrooms to have new ceramic tile flooring.
   c. Kitchen to have new cork flooring
   d. Addition to have strip red oak flooring, clear polyurethane finish.
3. Existing floors to be lightly sanded and refinished with two coats of clear polyurethane

Painting

1. Entire interior of new work area to be painted.
2. Exterior of new work to be to be painted to match the existing house, siding and trim
3. Gypsum Board:
   a. 1 coat alkyd primer
   b. 2 coats latex-acrylic paint.
4. Painted Doors and Trim:
   a. 1 coat alkyd primer
   b. 2 coats latex-acrylic.
6. Natural Wood Finish (where selected, unless pre-finished products are selected):
   a. 1 coat clear primer
   b. 2 coats polyurethane
7. Use materials of a major recognized manufacturer, architectural grade.
8. Paint colors and degree of gloss to be selected by Owner. Contractor to submit samples of preliminary color selection of paint and stains on actual materials for final approval of Owner and Architect.
   a. Colors to be selected.
9. All surfaces to be properly and thoroughly prepared for painting in accordance with good industry practices.

Cabinetry & Countertops

1. New wood kitchen cabinets to be selected and purchased by the Owner and installed by the G.C.
1. Kitchen countertops to be quartz composite, supplied and installed by G.C.. Color and material to be selected by Owner.
2. Bath vanities and tops to be selected and purchased by the Owner, and installed by the G.C.

Bath Accessories

1. Toilet Accessories to be provided by the Owner and installed as shown and directed. Provide blocking in the wall and anchors appropriate for the installation conditions.

Doors & Frames

1. Exterior doors to be insulated steel, panel design as shown or selected by the Owner; set up in weather-stripped wood frames. Note new doors to be 3'-0" x 6'-6" to fit installation conditions without trimming.
2. Interior doors to be solid wood, panel design as selected by the owner, set up in wood wood frames, all for painted finish.
3. Interior casing trim to be wood, profiles as selected by the Owner.

Door Hardware

1. Interior & Exterior Door hardware to be Emtek, style as selected by the Owner.

Plumbing

1. Work will be completed on a Design-Build basis in conformance with all applicable codes and regulations, including the specfic requirements noted in the drawings and herein. In the case of a conflict between the contract documents and the governing code or ordinance, the more stringent standard shall apply.
2. New fixtures to connect to existing supply and waste lines. Locate new work to minimize disruption to finished areas of the first floor.
3. Bathroom 1
   a. New toilet
   b. New bathtub
   c. New shower, hand shower and tub filler.
   d. New sink and faucets in vanity
4. Bathroom 2
   a. New toilet
   b. New custom tiled shower pan,
   c. Shower fixtures and fittings
   d. New sink and faucet in vanity
5. Kitchen
   a. New sink & faucet
   b. New dishwasher
   c. New propane range
   d. New refrigerator with ice maker
6. New standby generator.
7. New 500 gal propane tank to be relocated to west side of property. Relocate and extend supply lines to boiler, hot water heater, new range and new standby generator.
8. Existing hot water heater to be relocated and/or venting modified to avoid addition.
9. Existing defunct hot water heater to be removed completely. Cap all lines.

Heating, Air Conditioning & Ventilation

1. Work will be completed on a Design-Build basis in conformance with all applicable codes and regulations, including the specfic requirements noted in the drawings and herein. In the case of a conflict between the contract documents and the governing code or ordinance, the more stringent standard shall apply.
2. New ductwork will provided for existing and new spaces and systems (heating, cooling and ventilating)
   a. All new ductwork to be sealed in accordance with the requirements of the IRC.
   b. All new ductwork to be sealed Ductwork located in Attic and unconditioned space (cellar) must be insulated.
3. Extend existing heating system to supply addition.
   a. Masterbedroom will be zoned separately from existing house with all new ductwork.
4. New exhaust fans for bathrooms to vent to the exterior through the roof or soffit.
5. New exhaust hood for kitchen range to exit to the exterior through the existing roof.
6. New electronically controlled attic fan in existing location.
7. New air conditioning system, utilizing existing hot air heating ductwork to the greatest extent possible.
   a. New equipment to meet current code standards.
   b. Masterbedroom will be zoned separately from existing house with all new ductwork.

Fire Detection & Protection

1. Provide smoke/heat detectors in all areas as required by local authority, fire department, N.Y.S. Uniform Building Code and requirements of NFPA regulations. Tie into local fire department when required by authority.
   a. Refer to plan for additional information and locations, including Den.
2. Provide one carbon monoxide detector on each level.

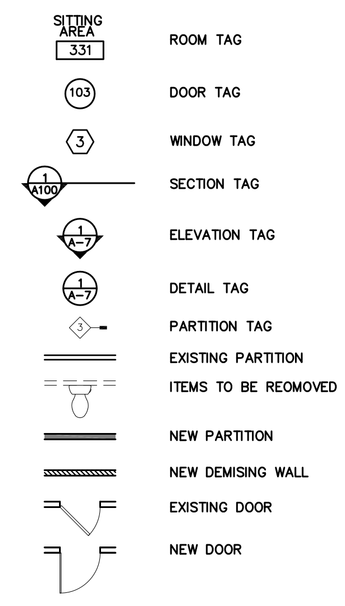
Electrical

1. Work will be completed on a Design-Build basis in conformance with all applicable codes and regulations, including the specfic requirements noted in the drawings and herein. In the case of a conflict between the contract documents and the governing code or ordinance, the more stringent standard shall apply.
2. Connect to existing service for the house.
3. Provide new panels, breakers and circuits as required by new work.
4. Provide new standby generator and transfer switch.
5. Provide new switched lighting and receptacles as indicated.
   a. New devices to be by Lutron, color(s) to be selected
   b. Light Fixtures to be provided by the Owner.
   c. Recessed light fixtures installed in insulated ceilings to be IC-rated and sealed at joint between housing and interior finish. Housing to be rated for <2.0 cfm at 75Pa.
6. Provide power wiring and hook ups for new equipment and other work of the project
   a. New air conditioning
   b. New standby generator
   c. Kitchen appliances
   d. Bath exhaust fans
   e. Radiant heat mats in Bathrooms, controlled with programmable thermostats

MIN. UNIFORMLY DISTRIBUTED LIVE LOADS
(TABLE R301.5)

DECKS	40 PSF
EXTERIOR BALCONIES	60 PSF
FIRE ESCAPES	40 PSF
GUARD RAILS	200 PSF
NON SLEEPING ROOMS	40 PSF
SLEEPING ROOMS	30 PSF
STAIRS	40 PSF

ARCHITECTURAL SYMBOLS:



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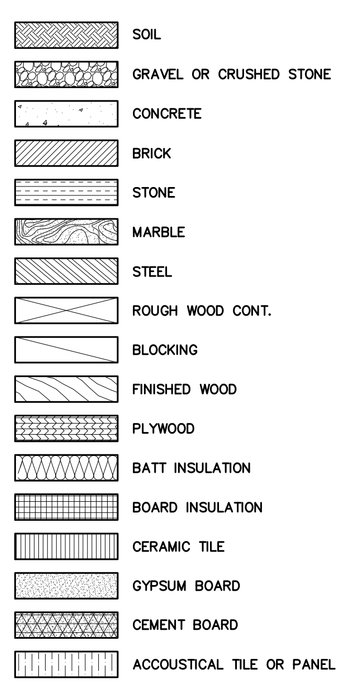

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ISSUE DATES
- 02.22.21 ZBA APPLICATION
- 1 01.21.21 Rev. 2 - Front Setback
- 1 01.19.21 Rev. 1 - Setbacks
- 12.07.20 PERMIT APP.
- 8.3.20 PRICING
- 7.31.20 PROGRESS REVIEW
- 7.24.20 PROGRESS REVIEW

PROJECT:
ONISHENKO RESIDENCE
28 Lake Celeste Garrison, NY
ADDITION & ALTERATIONS

OWNER: Gary and Susan Onishenko

DRAWING TITLE
GENERAL NOTES; ABBREVIATIONS & LEGENDS

DATE
July 2020

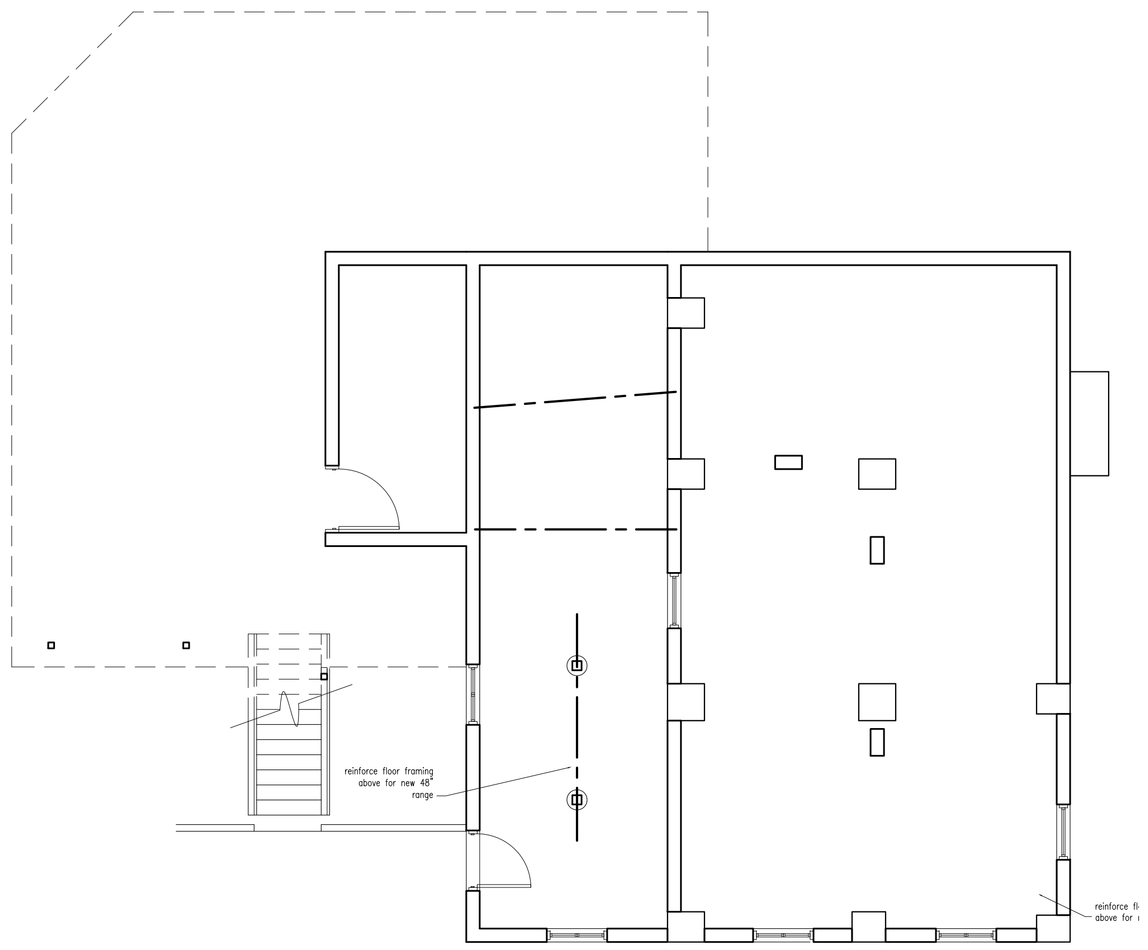
SCALE
As Noted

DWG NO.
A002

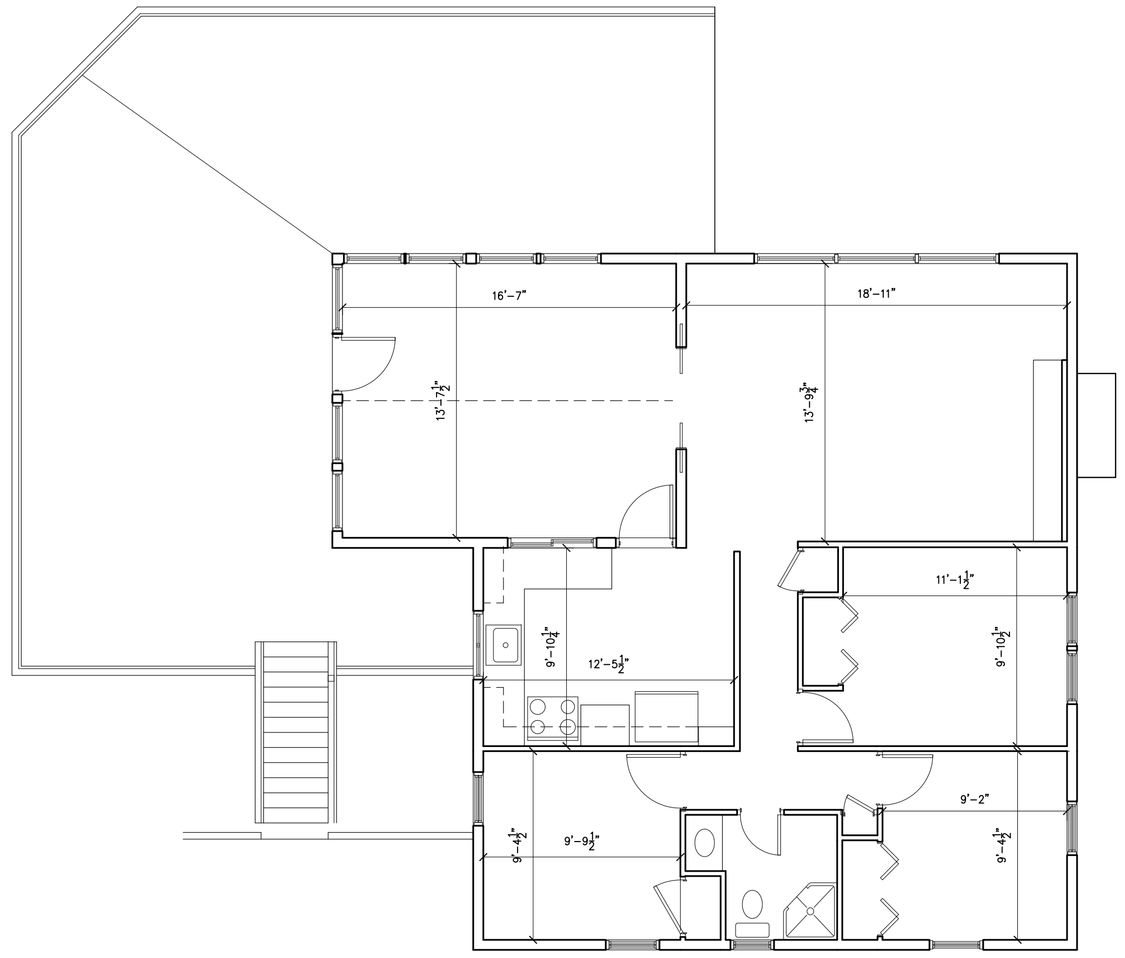
1 A100 EXISTING NORTH ELEVATION
SCALE: 3/16" = 1'-0"

2 A100 EXISTING WEST ELEVATION
SCALE: 3/16" = 1'-0"

3 A100 EXISTING SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



5 A100 EXISTING CELLAR PLAN
SCALE: 3/16" = 1'-0"



6 A100 EXISTING FLOOR PLAN
SCALE: 3/16" = 1'-0"

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ISSUE DATES
02.22.21 ZBA APPLICATION
2 01.21.21 Rev. 2 - Front Setback
1 01.19.21 Rev. 1 - Setbacks
12.07.20 PERMIT APP.
8.3.20 PRICING
7.31.20 PROGRESS REVIEW
7.24.20 PROGRESS REVIEW

PROJECT:
ONISHENKO RESIDENCE
28 Lake Celeste Garrison, NY
ADDITION & ALTERATIONS

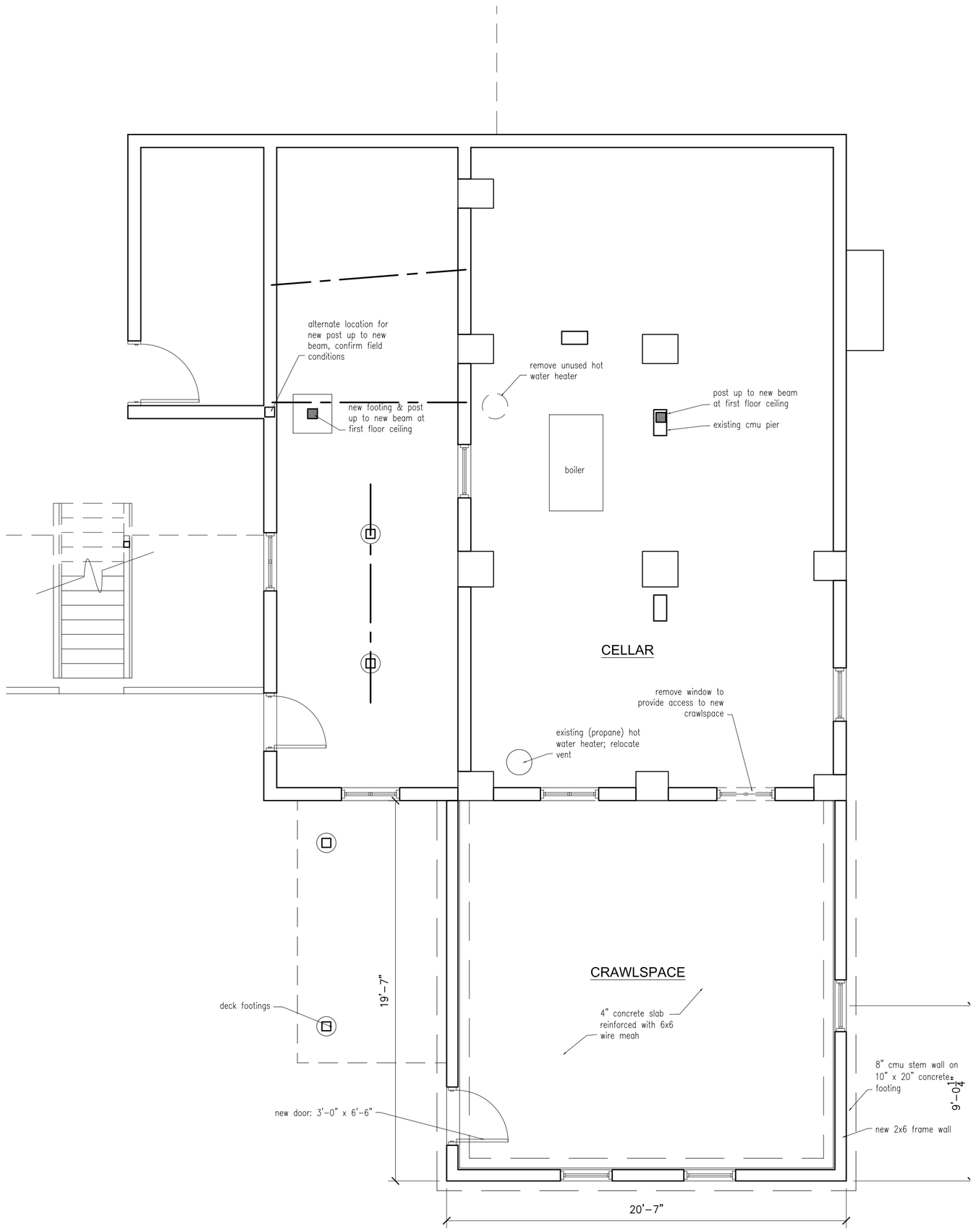
OWNER:
Gary and Susan Onishenko

DRAWING TITLE
EXISTING PLANS & ELEVATIONS

DATE
July 2020

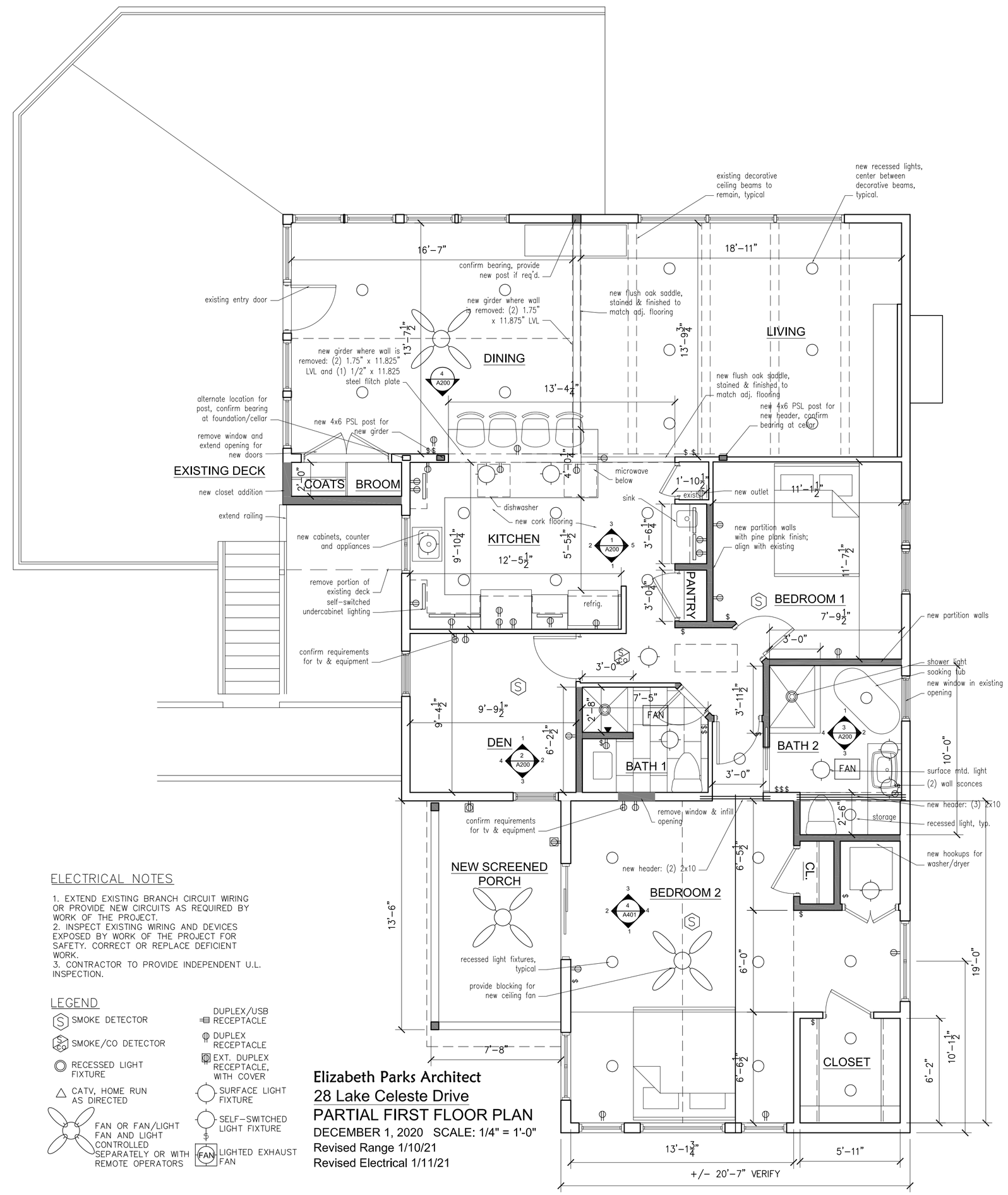
SCALE
As Noted

DWG NO.
A100



1 A101 CELLAR PLAN

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



2 A101 PROPOSED FLOOR PLAN

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

ELECTRICAL NOTES

1. EXTEND EXISTING BRANCH CIRCUIT WIRING OR PROVIDE NEW CIRCUITS AS REQUIRED BY WORK OF THE PROJECT.
2. INSPECT EXISTING WIRING AND DEVICES EXPOSED BY WORK OF THE PROJECT FOR SAFETY. CORRECT OR REPLACE DEFICIENT WORK.
3. CONTRACTOR TO PROVIDE INDEPENDENT U.L. INSPECTION.

LEGEND

- SMOKE DETECTOR
- SMOKE/CO DETECTOR
- RECESSED LIGHT FIXTURE
- CATV, HOME RUN AS DIRECTED
- FAN OR FAN/LIGHT FAN AND LIGHT CONTROLLED SEPARATELY OR WITH REMOTE OPERATORS
- DUPLEX/USB RECEPTACLE
- DUPLEX RECEPTACLE
- EXT. DUPLEX RECEPTACLE, WITH COVER
- SURFACE LIGHT FIXTURE
- SELF-SWITCHED LIGHT FIXTURE
- LIGHTED EXHAUST FAN

Elizabeth Parks Architect
28 Lake Celeste Drive
PARTIAL FIRST FLOOR PLAN
DECEMBER 1, 2020 SCALE: 1/4" = 1'-0"
Revised Range 1/10/21
Revised Electrical 1/11/21

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1 01.19.21 Rev. 1 - Setbacks
12.07.20 PERMIT APP.
8.3.20 PRICING
7.31.20 PROGRESS REVIEW
7.24.20 PROGRESS REVIEW

PROJECT:
ONISHENKO RESIDENCE
28 Lake Celeste Garrison, NY
ADDITION & ALTERATIONS

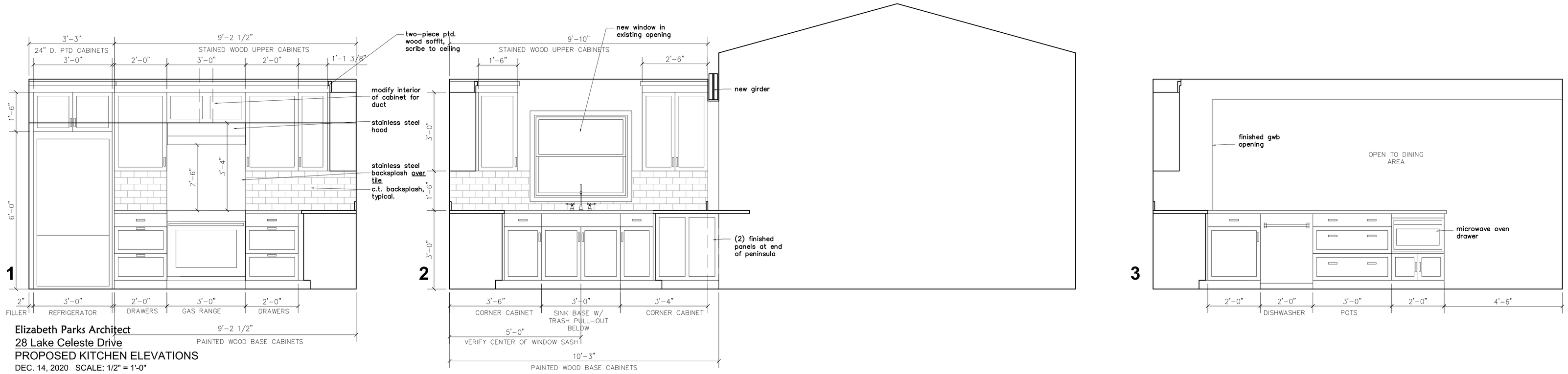
OWNER:
Gary and Susan Onishenko

DRAWING TITLE
FLOOR PLAN & BATHROOM ELEVATIONS

DATE
July 2020

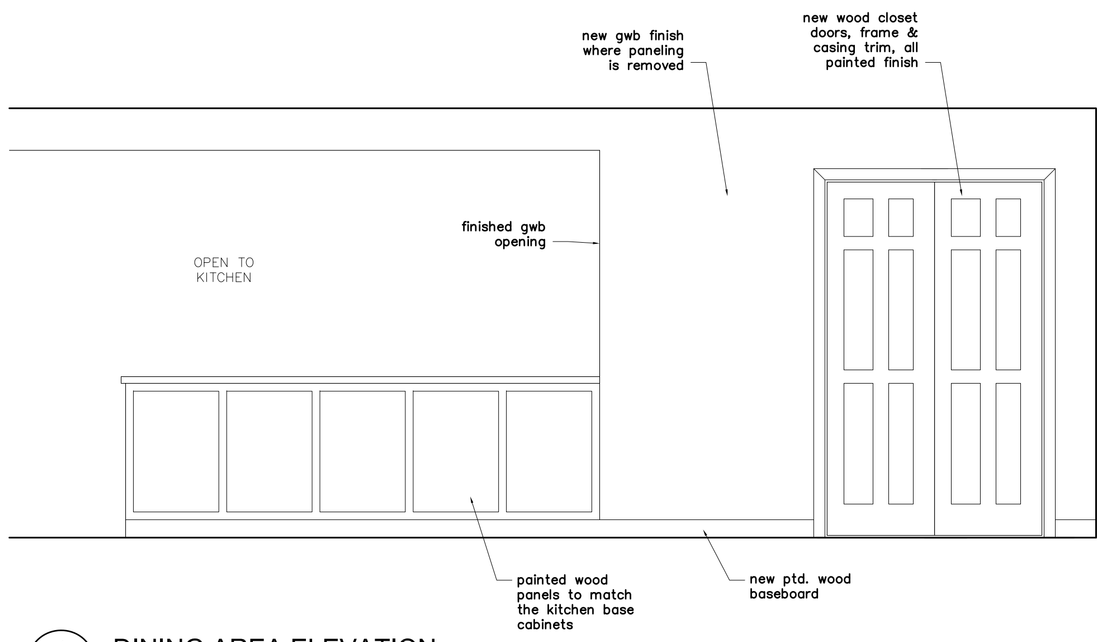
SCALE
As Noted

DWG NO.
A101

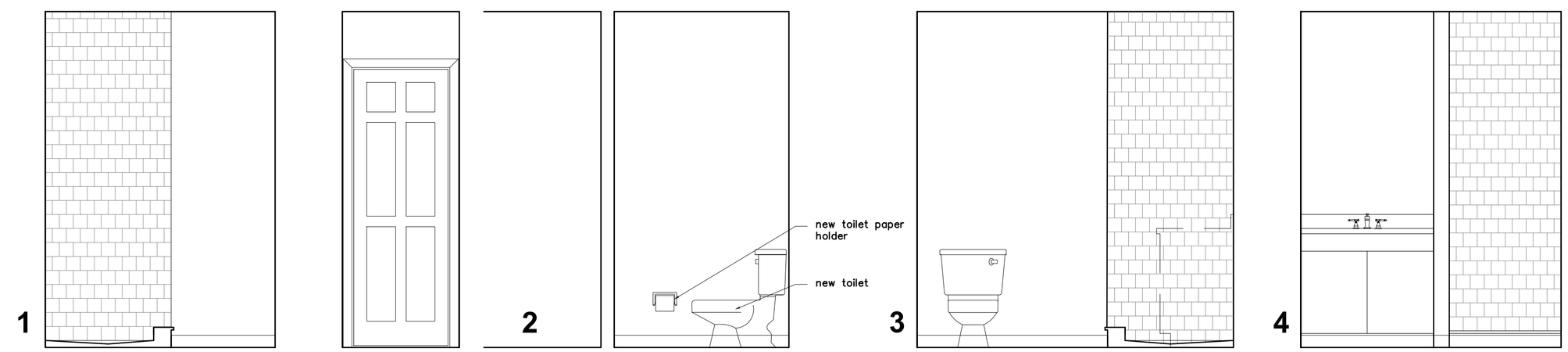


Elizabeth Parks Architect
28 Lake Celeste Drive
PROPOSED KITCHEN ELEVATIONS
DEC. 14, 2020 SCALE: 1/2" = 1'-0"
Revised Range 1/10/21

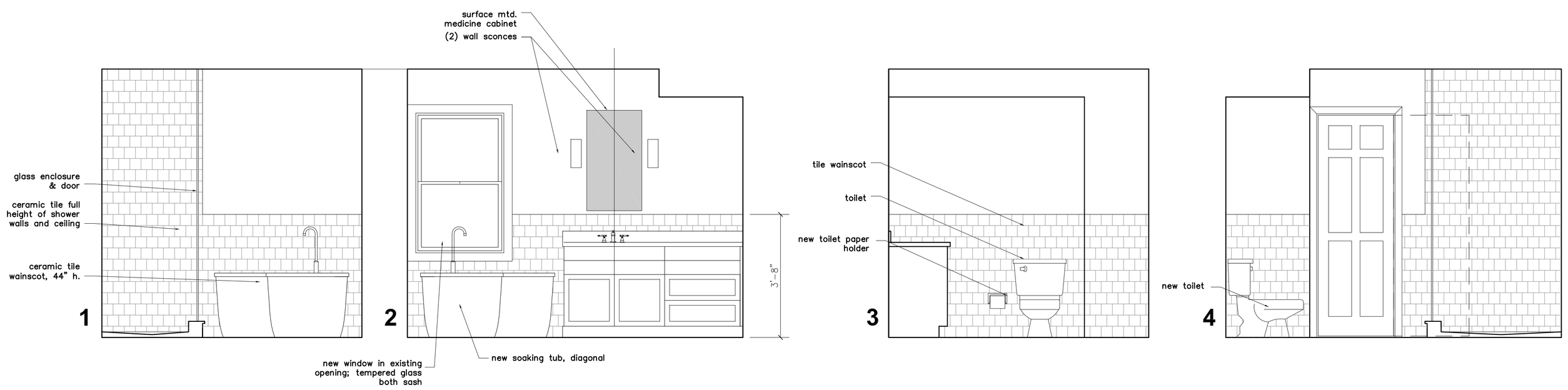
1 / A200 KITCHEN ELEVATIONS
SCALE: 1/2" = 1'-0"



4 / A200 DINING AREA ELEVATION
SCALE: 1/2" = 1'-0"



2 / A200 BATHROOM 1 ELEVATIONS
SCALE: 1/2" = 1'-0"



3 / A200 BATHROOM 2 ELEVATIONS
SCALE: 1/2" = 1'-0"

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7.24.20 PROGRESS REVIEW

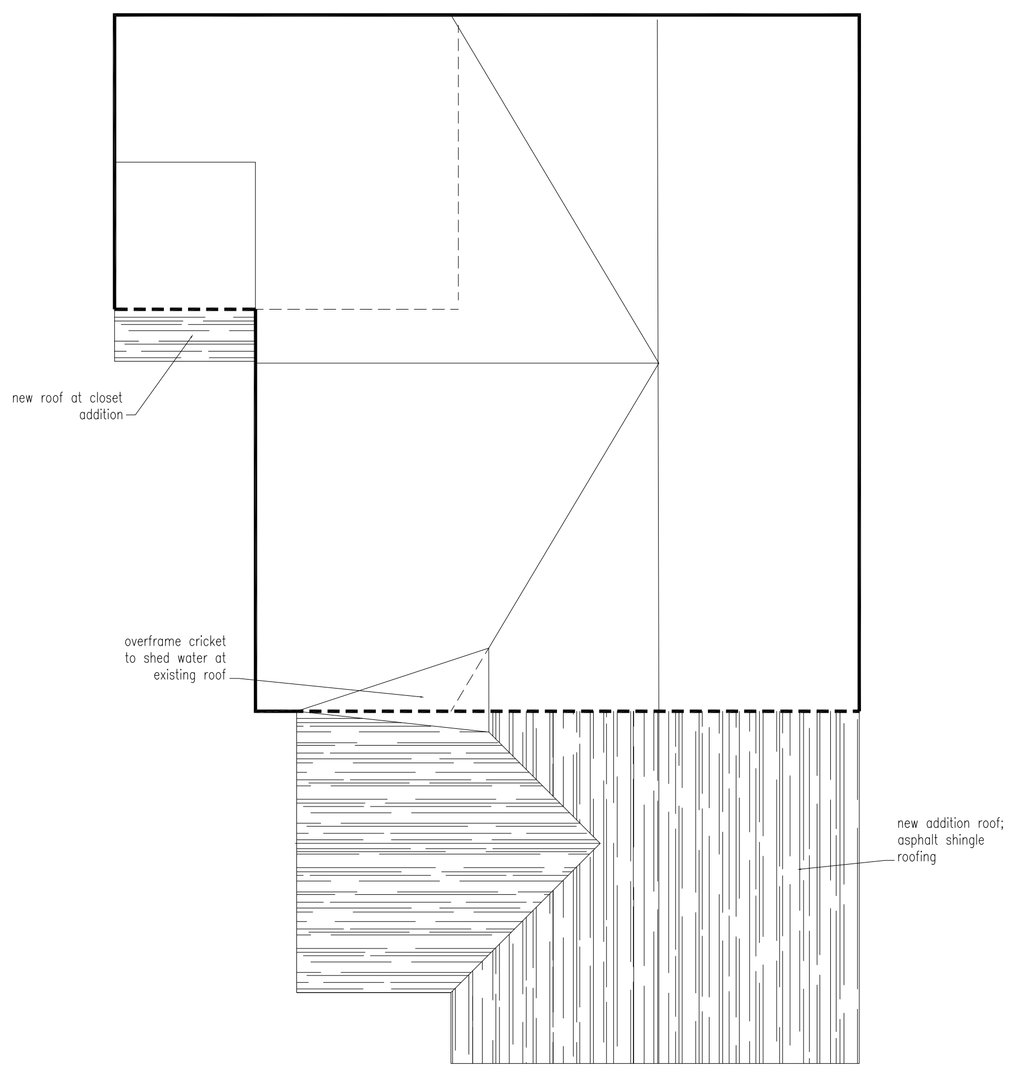
PROJECT:
ONISHENKO RESIDENCE
28 Lake Celeste Garrison, NY
ADDITION & ALTERATIONS
OWNER:
Gary and Susan Onishenko

DRAWING TITLE
INTERIOR ELEVATIONS & WALL SECTION

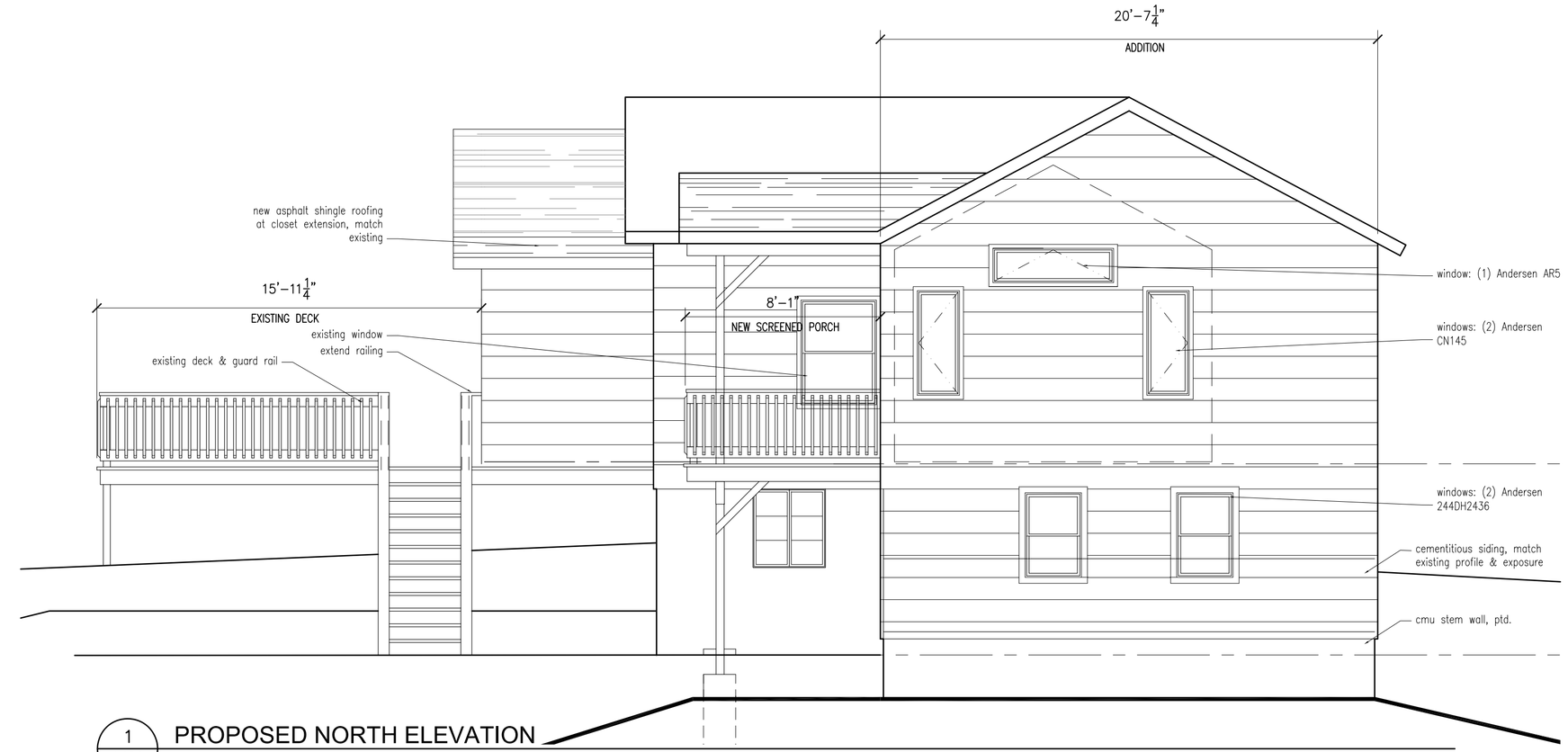
DATE
July 2020

SCALE
As Noted

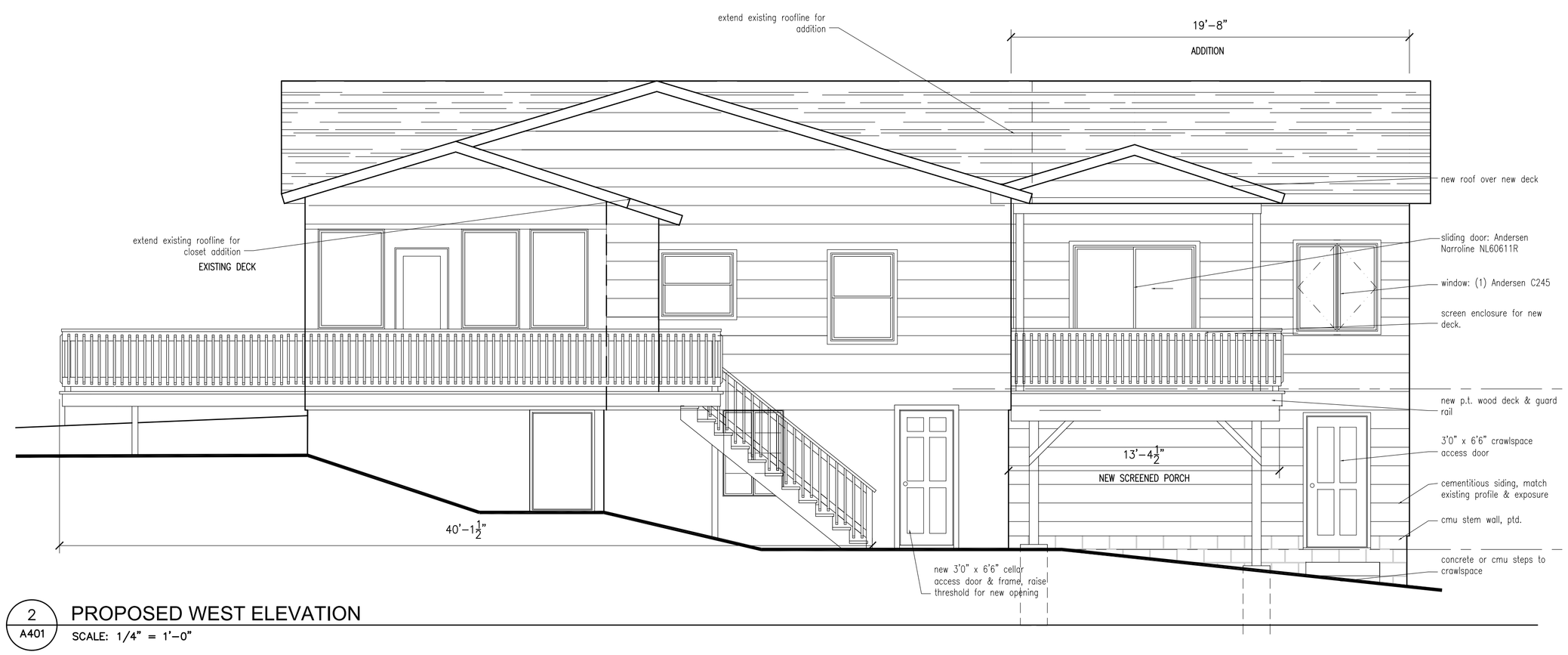
DWG NO.
A200



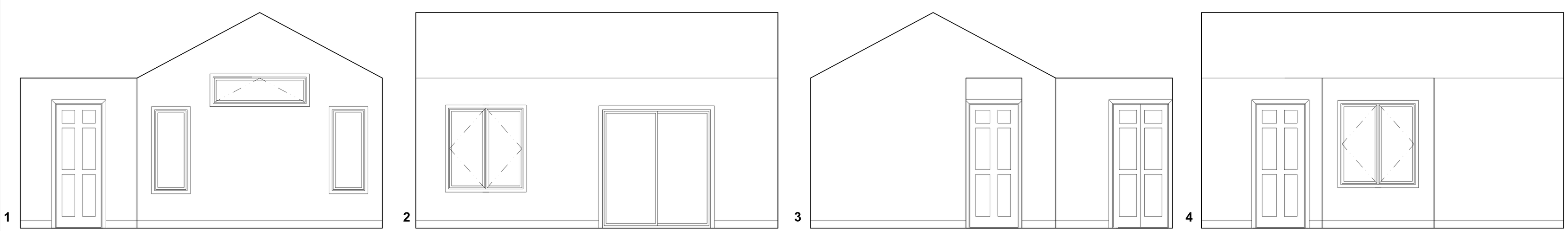
3 A400 ROOF PLAN DIAGRAM
APPROX.. SCALE: 3/16" =1'-0"



1 A400 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 A401 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



4 A200 MASTER BEDROOM ELEVATIONS
SCALE: 3/8 = 1'-0"

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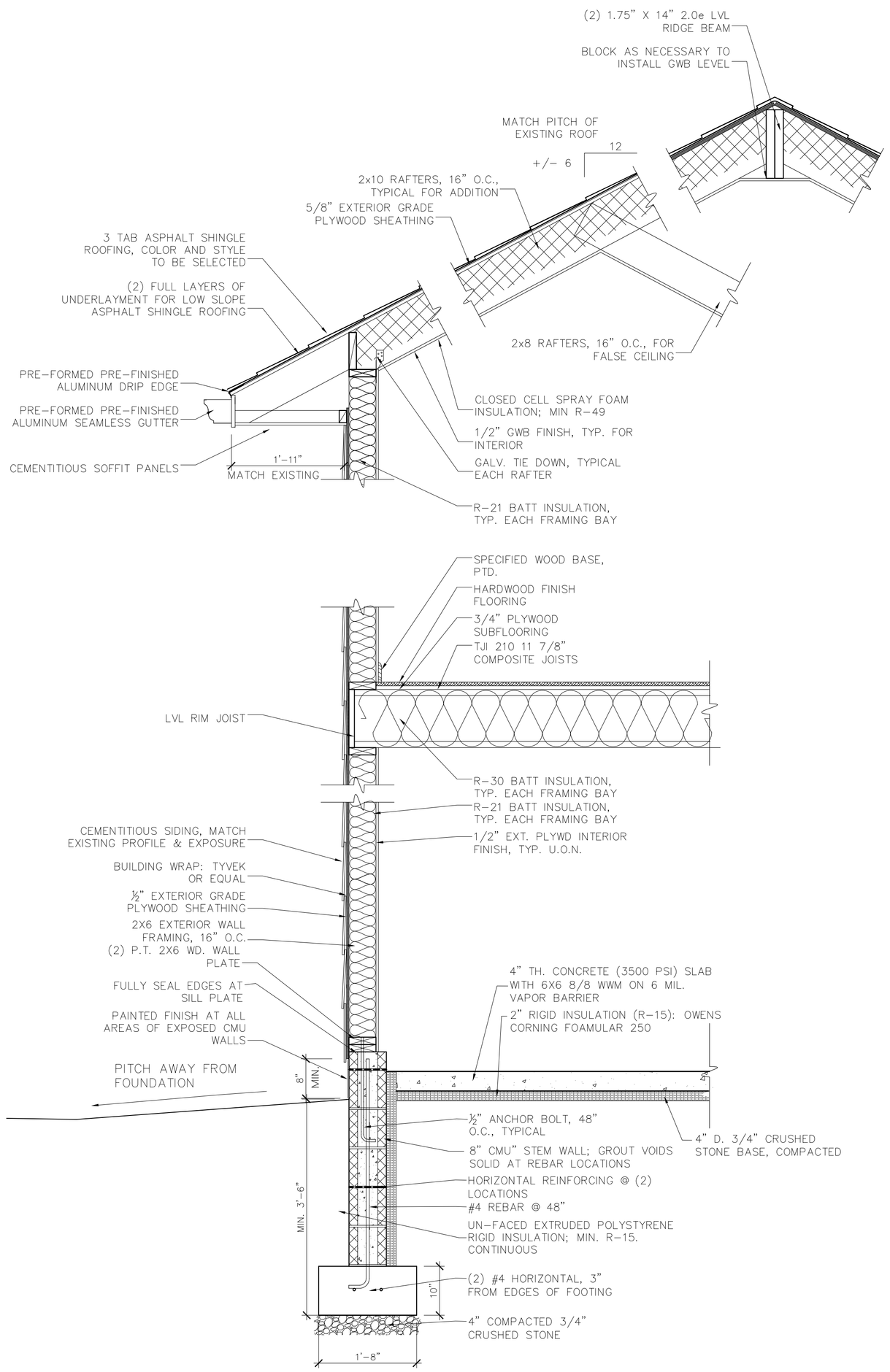
PROJECT:
ONISHENKO RESIDENCE
28 Lake Celeste Garrison, NY
ADDITION & ALTERATIONS
OWNER:
Gary and Susan Onishenko

DRAWING TITLE
PROPOSED ELEVATIONS

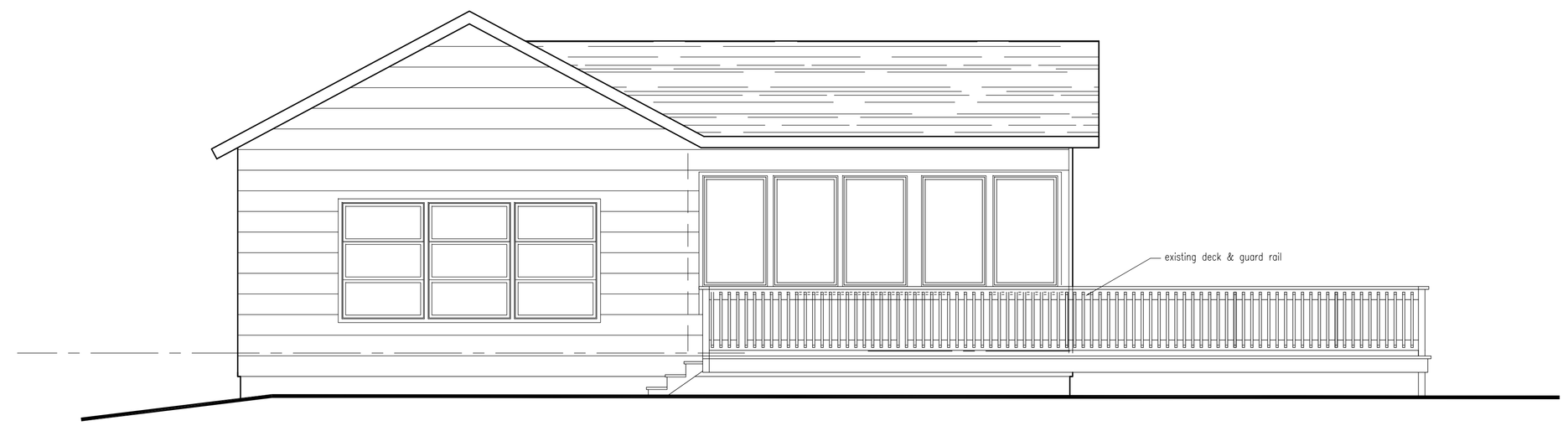
DATE
July 2020

SCALE
As Noted

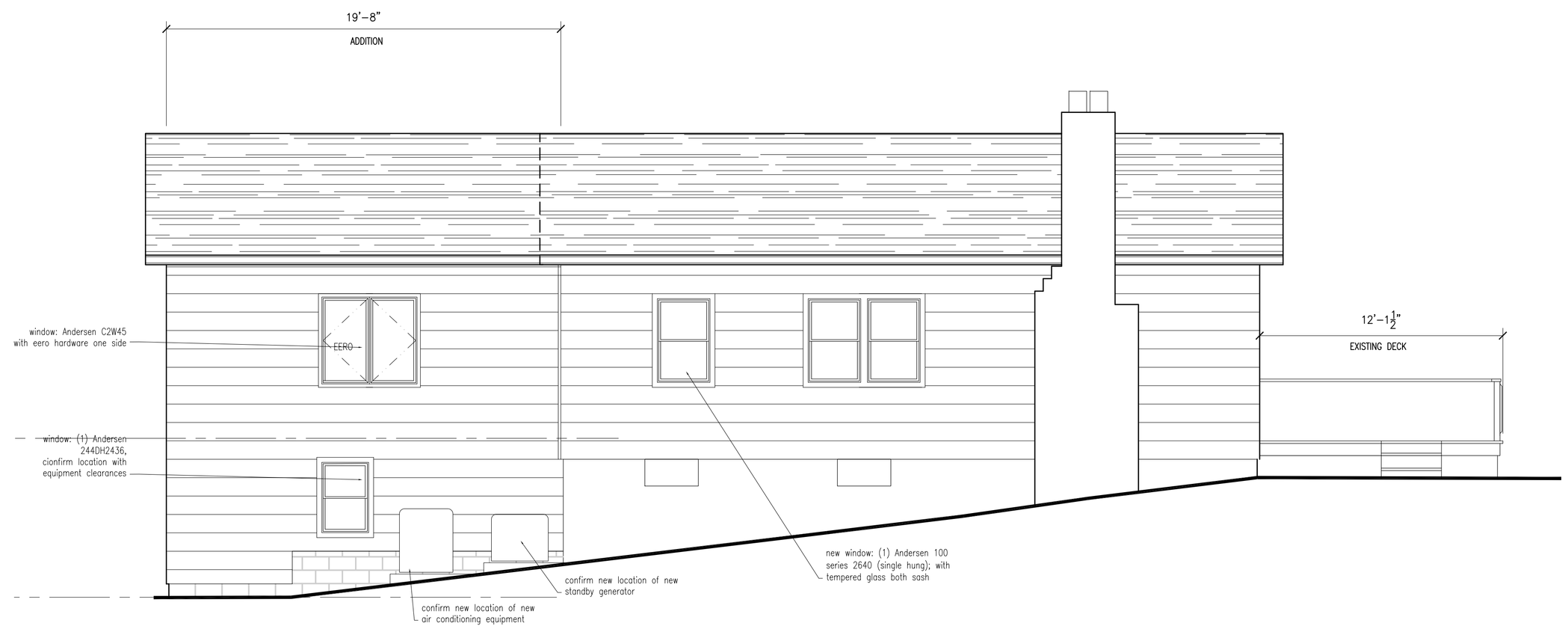
DWG NO.
A400



3 A401 ADDITION WALL SECTION WITH TYPICAL CONSTRUCTION NOTES
SCALE: 3/4" = 1'-0"



1 A401 PROPOSED EAST ELEVATION (NO WORK)
SCALE: 1/4" = 1'-0"



2 A401 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

ELIZABETH PARKS ARCHITECT
243 South Highland Road
Garrison, NY 10524
telephone: (914) 204-1150
elizabeth@elizabethparksarchitect.com

ISSUE DATES
02.22.21 ZBA APPLICATION
2 01.21.21 Rev. 2 - Front Setback
1 01.19.21 Rev. 1 - Setbacks
12.07.20 PERMIT APP.
8.3.20 PRICING
7.31.20 PROGRESS REVIEW
7.24.20 PROGRESS REVIEW

PROJECT:
ONISHENKO RESIDENCE
28 Lake Celeste Garrison, NY
ADDITION & ALTERATIONS
OWNER:
Gary and Susan Onishenko

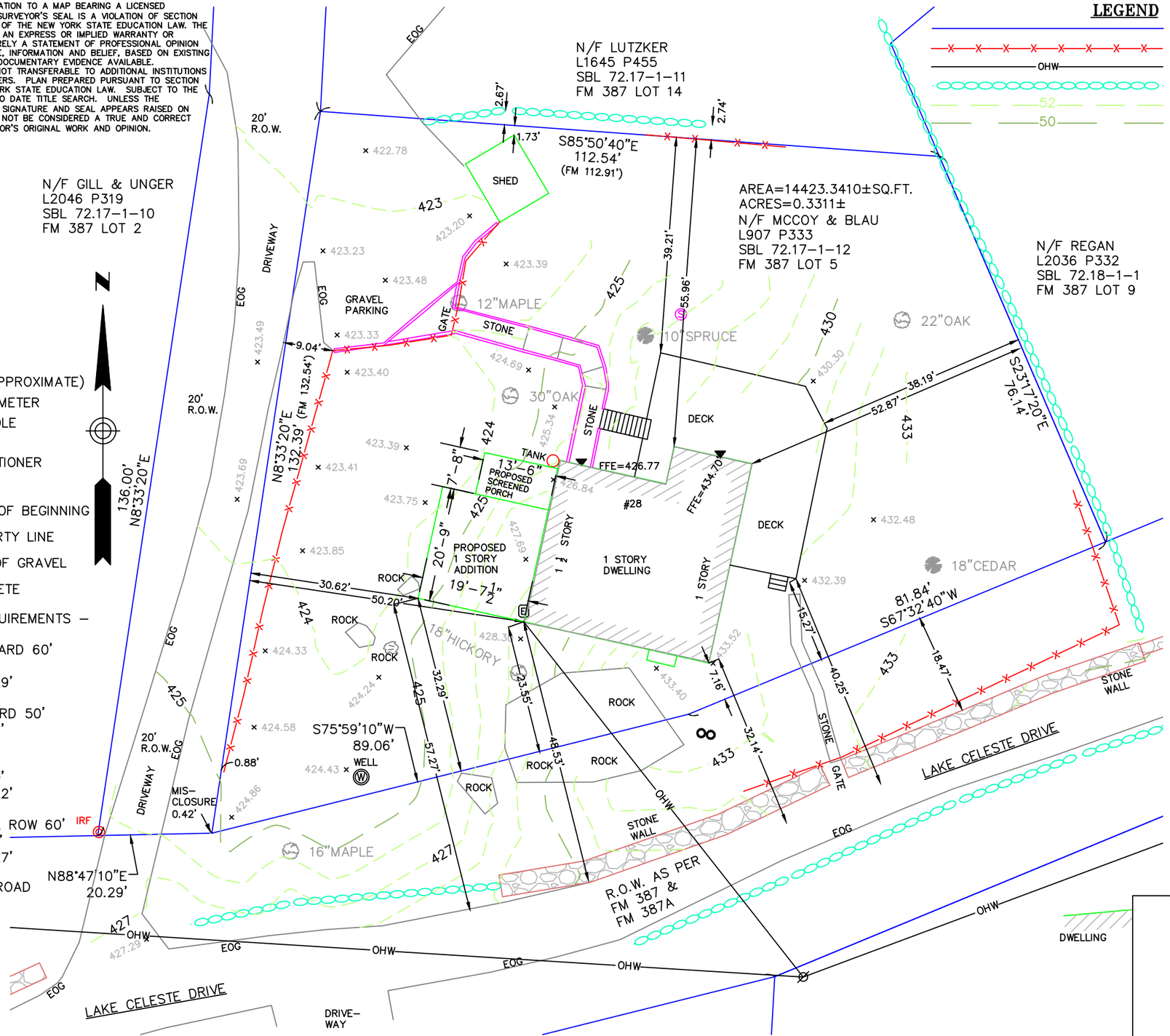
DRAWING TITLE
PROPOSED ELEVATIONS & WALL SECTION

DATE
July 2020

SCALE
As Noted

DWG NO.
A401

UNAUTHORIZED ALTERATION TO A MAP BEARING A LICENSED PROFESSIONAL LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. THE CERTIFICATION IS NOT AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE, IT IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. PLAN PREPARED PURSUANT TO SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. SUBJECT TO THE FINDINGS OF AN UP TO DATE TITLE SEARCH. UNLESS THE SURVEYOR'S ORIGINAL SIGNATURE AND SEAL APPEARS RAISED ON THIS MAP, IT SHOULD NOT BE CONSIDERED A TRUE AND CORRECT COPY OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.



LEGEND

- IRON ROD
- SEPTIC (APPROXIMATE)
- ELECTRIC METER
- UTILITY POLE
- POST
- AIR CONDITIONER

POB	POINT OF BEGINNING
PL	PROPERTY LINE
EOG	EDGE OF GRAVEL
CNC.	CONCRETE

RC ZONE REQUIREMENTS –

MIN. FRONT YARD 60'
SURVEY 7.16'
ADDITION 32.29'

MIN. REAR YARD 50'
SURVEY 55.96'

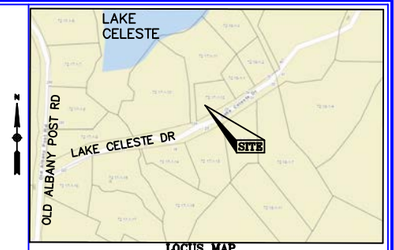
MIN. SIDE 30'
SURVEY 50.20'
ADDITION 30.62'

MIN FRONT CL ROW 60'
SURVEY 32.14'
ADDITION 57.27'

DECK TO CL ROAD
40.25'

LEGEND

- PROPERTY LINE
- MESH FENCE
- OVERHEAD WIRES
- WALL REMAINS
- CONTOURS
- MAJOR CONTOURS



LOCUS MAP
(N.T.S.)

SURVEY NOTES

1. THIS PLAN WAS PREPARED FROM AN ON THE GROUND FIELD SURVEY CONDUCTED BY RLS ON OCTOBER 3, 2020 AND ON THE FOLLOWING DATUM–

   MERIDIAN: FM 387

   HORIZONTAL: ASSUMED

   VERTICAL: SCALED AS PER FM 387

2. REFERENCES

   STREET NAMES, R.O.W. WIDTHS, PROPERTY IDENTIFICATION NUMBERS, OWNER NAMES, EASEMENTS, AND ANY ADDITIONAL INFORMATION SHOWN HEREON ARE REFERENCED FROM THE FOLLOWING MAPS AND DOCUMENTS–

   A. LAND CONVEYED TO MICHAEL G. McCOY BY DEED BOOK 907 PAGE 333, FILED IN THE PUTNAM CO. CLERKS OFFICE ON AUGUST 14, 1986.

   B. MAP 387 ENTITLED, "MAP NO.1 LAKE CELESTE", PREPARED BY J. WILBUR IRISH AND FILED IN THE PUTNAM CO. CLERKS OFFICE ON JULY 7, 1947.

3. THE SURVEYED PROPERTY IS SUBJECT BUT NOT LIMITED TO THE INFORMATION SHOWN HEREON. ALL INFORMATION THAT MAY AFFECT THE QUALITY OF TITLE TO BOTH THE SUBJECT AND ADJOINING PARCELS SHOULD BE VERIFIED BY AND ACCURATE AND CURRENT TITLE REPORT.

4. THE LOCATION OF THE UTILITIES AS SHOWN HEREON HAVE BEEN COMPILED FROM VISIBLE STRUCTURES AND INFORMATION OBTAINED FROM VARIOUS SOURCES. THE ACTUAL LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES SHALL BE CONSIDERED APPROXIMATE AND SHALL BE VERIFIED BY THE OWNER PRIOR TO ANY CONSTRUCTION.

5. WETLANDS, ENVIRONMENTAL AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, NOT COVERED UNDER THIS CONTRACT. [OR] WERE LOCATED AS MARKED AT THE TIME OF THE SURVEY.

6. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

7. CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. THIS PLAN NOT VALID UNLESS ORIGINAL STAMP AND SIGNATURE OF A LICENSED SURVEYOR ARE LOCATED HEREON.

8. OFFSETS OR DIMENSIONS FROM THE PROPERTY LINES TO STRUCTURES ARE SURVEY REFERENCES ONLY, AND NOT INTENDED TO MONUMENT THE PROPERTY LINES, NOR ARE THEY TO BE USED IN OR GUIDE CONSTRUCTION OF ANY TYPE.

Paul Rowan

STATE OF NEW YORK · PAUL A. ROWAN · 050988-1 · LICENSED LAND SURVEYOR

PROPERTY SURVEY
28 LAKE CELESTE DRIVE
PHILIPSTOWN, NEW YORK
PREPARED FOR
GARY & SUSAN ONISHENKO

ROWAN LAND SURVEYING, PLLC
330 OLD ALBANY POST ROAD
GARRISON, NY 10524
914 815 3986
rowanlandsurveying@outlook.com

Drawn By PR	Date OCTOBER 5, 2020	Job No. 020–102
Surveyed By PR	Scale 1" = 20'	Sheet No. 1 OF 1