

Village of Warwick Planning Board 77  
Main Street, PO Box 369  
Warwick, New York 10990  
Tel: (845) 986-2031, ext. 7  
Email: [planning@villageofwarwick.org](mailto:planning@villageofwarwick.org)

OFFICE USE ONLY:	
Date Received:	_____
App. Fee Received:	_____
Escrow Received:	_____

**APPLICATION FOR SITE PLAN**  
**(Preliminary Review / Final Approval / Amendment to Site Plan)**

[All information must be completed. If not applicable, note N/A. Must be signed & notarized.]

1. Project Name 21 Woodside Pr, Warwick, Ny

2. Tax map designation: Section 203 Block 2 Lot 3

3. Zoning District – please circle: **(R)** LO MR-SC CCRC CB GC LI TND PAC AD  
*\*See Article II Zoning Districts and Zoning Maps. \*All applications are subject to ARB review, except as specified by the VC.*

4. Is the property located in the Historic District? Yes \_\_\_\_\_ No **X**  
*\*See Historic District Map. If 'yes', applicant must complete an AHDRB application and go before the AHDRB.*

For questions 5 – 10 use Article III Use Regulations of the V. of Warwick Zoning Code, Table of General Use Requirements

5. Type of Existing Use: R

6. Proposed Type of Use: R

7. Circle Applicable Category for Project's Proposed Use: **(P\*)** C\* S\* P

8. Proposed Project's Use Group(s): one family residence - b

9. Proposed Project's Special Conditions: none *\*last column in Table of General Use Requirements*

10. Per Article III Use Regulations of the Village of Warwick Zoning Code, Table of General Use Requirements, does the project additionally require:

- Conditional Use Permit: Yes / No  
*\*If 'yes' applicant must complete a Conditional Use Permit Application.  
\*Applicants to review ARTICLE XI Conditional Use Review and Approval & Article XII Conditional Use & Special Use Permit Use Standards.*

- Special Use Permit: Yes / No  
*\*If 'yes' applicant must complete a Special Use Permit Application  
\*Applicants to review Article XII Conditional Use & Special Use Permit Use Standards.*

11. Type of Project: check one
- Preliminary Site Plan Review
  - Final Site Plan Review
  - Amendment to Approved Site Plan

12. Application Fee(s), payable to the Village of Warwick, submitted as separate checks with the application:
- Application for Preliminary Site Plan Review Fee: \$350.00 Check # 171
  - Supplementary Final Site Plan Fee: \$150.00 Check # \_\_\_\_\_
  - \*Supplementary Fee in combination with initial Preliminary Site Plan Review Application Fee will satisfy Application for Final Site Plan Fee.*
  - Application for Final Site Plan Fee: \$500.00 Check # \_\_\_\_\_
  - Application for Amendment to Site Plan Fee: \$350.00 Check # \_\_\_\_\_

13. Escrow Fee, payable to the Village of Warwick, submitted as separate checks with the application:

- Base Escrow (Preliminary/Final /Amendment): \$2,000 Check # 172  
 \*Applicants must also complete the attached Escrow Account for Consultant Review Form.  
 \*Base escrow for Preliminary Site Plan Review will be applied toward Final Site Plan escrow.

14. Applicant's Name Natasha Walkowicz Shea Phone 845-637-5861  
 Address 21 Woodside Dr, Warwick, NY 0990 Email nshea27@gmail.com  
(Street Number & Name) (Post Office) (State) (Zip Code)

Owner's Name Natasha Walkowicz Shea Phone 845-637-5861  
 Address 21 Woodside Dr., Warwick, NY 0990 Email nshea27@gmail.com  
(Street Number & Name) (Post Office) (State) (Zip Code)

Applicant's Representative's Name \_\_\_\_\_ Phone \_\_\_\_\_  
 Address \_\_\_\_\_ Email \_\_\_\_\_  
(Street Number & Name) (Post Office) (State) (Zip Code)

Plan Preparer's Name \_\_\_\_\_ Phone \_\_\_\_\_  
 Address \_\_\_\_\_ Email \_\_\_\_\_  
(Street Number & Name) (Post Office) (State) (Zip Code)

Attorney's Name \_\_\_\_\_ Phone \_\_\_\_\_  
 Address \_\_\_\_\_ Email \_\_\_\_\_  
(Street Number & Name) (Post Office) (State) (Zip Code)

Meeting Notification Name \_\_\_\_\_ Phone \_\_\_\_\_ Email \_\_\_\_\_

15. Total acreage \_\_\_\_\_ Number of lots 1

16. This application is for the use and construction of addition to kitchen/dining, front porch, master bed/bath

17. Is any variance from Article IV Bulk Requirements requested?  Yes / No  
 If so, for what? master bed/bath - setback requirement

18. Has the Zoning Board of Appeals granted any variance or has the Village Board granted any special use permit concerning this property?  Yes / No  
 If so, list Applicant Name Natasha Walkowicz Shea (Attach entire ZBA & VB approval.)

19. Estimated area of disturbance 384 sq ft. (3 covers)

VILLAGE OF WARWICK, NEW YORK  
ZONING BOARD OF APPEALS

-----X  
In the Matter of the Application of  
NATASHA WALKOWICZ SHEA,  
Designated as Tax Map Section 203, Block 2, Lot 3

**DECISION**

For An Area Variance from the  
Village of Warwick Zoning Board Of Appeals.  
-----X

THIS APPLICATION of Natasha Walkowicz Shea (hereinafter the “Applicant”) comes before the Village of Warwick Zoning Board of Appeals (“Board”) as a request for an area variance from the minimum side yard setback requirement applicable to properties containing single-family dwellings in connection with the construction of a proposed addition on an existing single-family dwelling.

**PRELIMINARY STATEMENT**

The Applicant is an owner of a parcel of land located at 21 Woodside Drive, Warwick, New York, shown on the Village tax maps as Section 203, Block 2, Lot 3. The property consists of approximately 0.4 acres in the Residential (R) District and is improved with a single-family dwelling.

The application before this Board, received on or about May 6, 2024, seeks an area variance to reduce the minimum required side yard setback from 20 feet to between 12.1 feet and 15 feet. The variance is sought for the purpose of constructing an addition on the existing single-family dwelling.

**PUBLIC HEARING AND SEQRA**

The public hearing on this Application, upon a notice duly published, was held on May 28, 2024, when it was closed. In accordance with the State Environmental Quality Review Act (“SEQRA”), the Board determined that this application was a Type II action, requiring no further environmental review. 6 N.Y.C.R.R. § 617.5(c)(16).<sup>1</sup>

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<sup>1</sup> Under 6 N.Y.C.R.R. § 617.5(c)(16), the following is considered a Type II action under SEQRA: “granting of individual setback and lot line variances and adjustments.” *See also* 6 N.Y.C.R.R. § 617.5(c)(17) (providing that “granting of an area variance for a single-family, two-family or three-family residence” is a Type II action).

## COUNTY GML § 239-*l*, -*m* or -*n* REPORT

This application was not required to be referred to the Orange County Department of Planning under General Municipal Law § 239-*l*, -*m* or -*n*.

### DECISION

#### **Village Code § 145-41, Bulk Table, Table of Bulk Requirements – Minimum Side Yard Setback: Area Variance**

Village Code § 145-41 contains a Table of Bulk Requirements that sets forth the bulk regulations applicable to uses within each use group as designated in the Use Table. Pursuant to the Use Table – the Table of Use Requirements – one-family residences are in Use Group “b.” *See also* Village Code § 145-23.1(A)(1). The Table of Bulk Requirements requires a minimum side yard setback of 20 feet for all uses in Use Group “b.”

The Applicant proposes to construct an addition on her existing single-family dwelling. The addition will be located between 12.1 feet and 15 feet from the southwestern side lot line. The Applicant is thus requesting a variance of between 7.9 feet and 5 feet from the required side yard setback to allow construction of the proposed addition.

Consistent with its statutory obligations under New York State Village Law § 7-712-b when considering an area variance, the Board balanced the benefit to the Applicant as weighed against the detriment to the health, safety and welfare of the neighborhood or community if the requested variance were granted. Further, as also required by statute, the Board took into consideration the following five issues in its balancing test:

1. Whether an undesirable change would be produced in the character of the neighborhood, or a detriment to nearby properties would be created, by the granting of the requested area variance.
2. Whether the benefit sought by the Applicant could be achieved by some method, feasible for the Applicant to pursue, other than an area variance.
3. Whether the requested area variance was substantial.
4. Whether the requested area variance would have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.
5. Whether the difficulty claimed by the Applicant was self-created.

The Board was also aware of its obligation to grant the minimum variance that it deemed necessary and adequate and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

The Board began by discussing whether an undesirable change would be produced in the character of the neighborhood, or a detriment to nearby properties would be created, by the granting of the requested area variance, and whether the requested area variance would have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. The Board considered the character of the neighborhood, which is residential, and consists of single-family dwellings on similarly sized lots. The Board noted that the Applicant's dwelling currently has a legal preexisting nonconforming side yard setback; specifically, the dwelling is presently located between 10.4 feet and 12.1 feet from the southwestern side lot line. The Board acknowledged that the proposed addition will be further from the southwestern side lot line than the existing dwelling, and will not alter the character of the neighborhood. However, the Board considered that the Applicant's neighbors were concerned that the proposed addition may result in stormwater runoff flowing towards their house, and acknowledged that the proposed addition could impact drainage patterns in the neighborhood. The Board noted that the Applicant will be required to obtain site plan approval from the Planning Board and determined that the Applicant will need to provide adequate stormwater management measures to drain stormwater to the road to the satisfaction of the Planning Board. The Board concluded that with this condition, the variance requested would not produce an undesirable change in the character of the neighborhood or create a detriment to nearby properties and would not have an adverse impact on the physical or environmental conditions in the neighborhood.

The Board also weighed whether the variance requested was substantial. The Board determined that the variance was not substantial, as the proposed addition will be further from the side lot line than the existing nonconforming dwelling.

The Board also considered whether the alleged difficulty was self-created, and whether the benefit sought by the Applicant could be achieved by some alternative method feasible for the Applicant to pursue. The Board determined that the alleged difficulty was self-created, as the Applicant is seeking to construct an addition that does not comply with the side yard setback requirement. In considering whether the benefit sought could be achieved by another method feasible for the Applicant to pursue, the Board noted that the Applicant is seeking to keep a one-

story dwelling to accommodate a disability and is unable to build upward. The Board determined that there was no feasible alternative for the Applicant to pursue to construct an addition of the desired size without an area variance.

### CONCLUSION

As a consequence of the Board's discussions, the Zoning Board of Appeals hereby grants the requested area variance described and discussed above, to the extent noted above, conditioned upon the following:

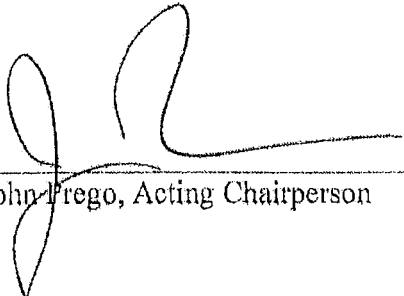
- (1) the Applicant shall obtain site plan approval from the Planning Board within six months of the date of this decision;
- (2) the Applicant shall have proper stormwater management measures in place to drain stormwater to the road to the satisfaction of the Planning Board;
- (3) the Applicant shall obtain a building permit and commence and diligently pursue construction within six (6) months of the date of this Decision or the variance shall become null and void pursuant to Village Code § 145-152(L).

The Board hereby finds that the variance as granted is the minimum variance necessary and adequate and, at the same time, will preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

On motion by Member John Prego, seconded by Member Jonathan Burley:

Member John Prego	<u>Aye</u>
Member Margaret Politoski.	<u>Aye</u>
Member Jonathan Burley	<u>Aye</u>
Alternate Member Nikki Delille	<u>Aye</u>
Chairperson John Graney	<u>Absent</u>
Member Wayne Greenblatt	<u>Absent</u>

Issued by Board: June 25, 2024  
Written Decision Signed: June 26, 2024



John Prego, Acting Chairperson

I, Raina Abramson, Village Clerk, do hereby certify that the foregoing Determination was filed in the Office of the Village Clerk on June 26, 2024, and copies provided to the Building Inspector and mailed to the Applicant.



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RAINA ABRAMSON, CLERK  
VILLAGE OF WARWICK, NEW YORK

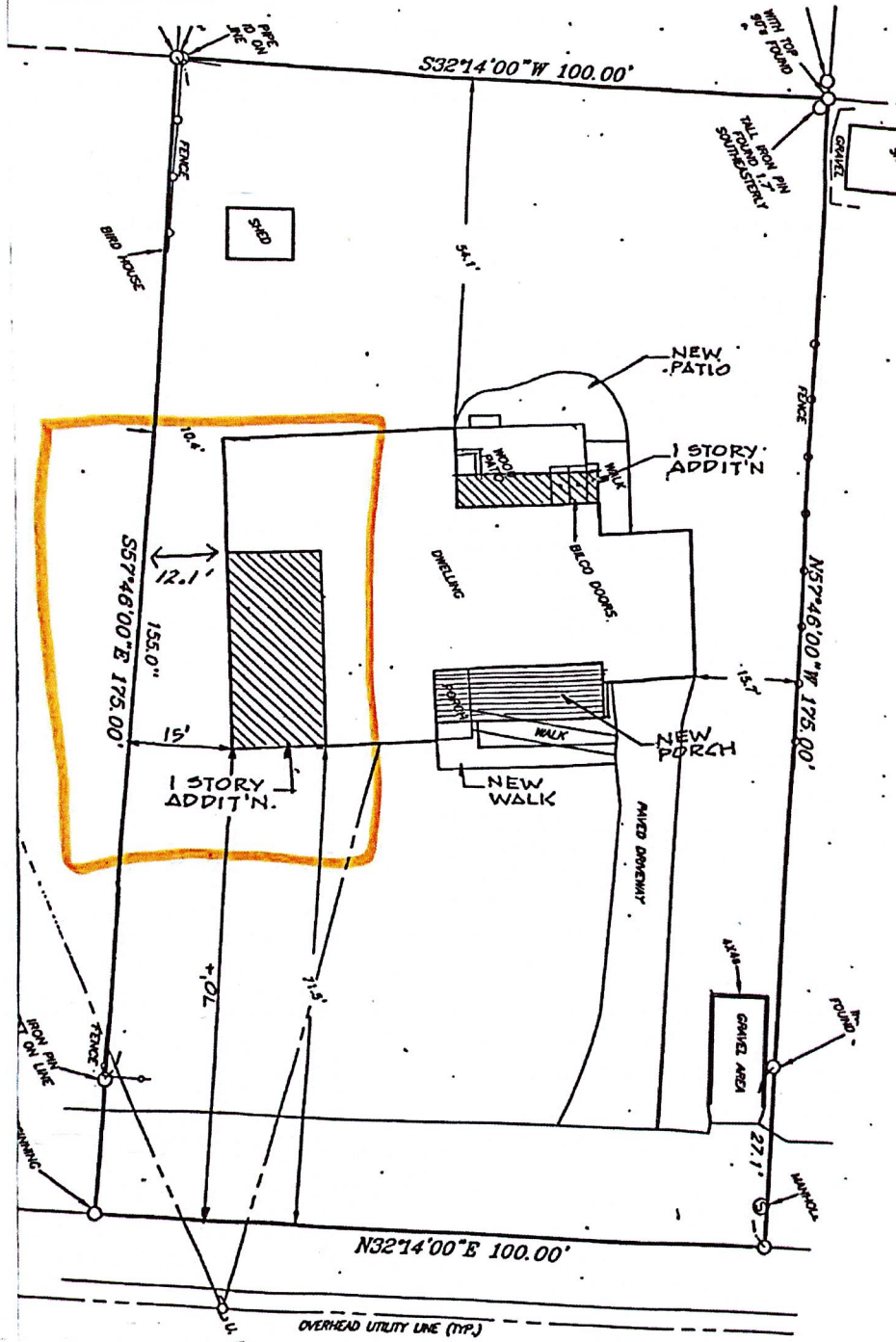
\* (excludes existing garage)

BUILDING CODE - 2020 IRC-NY Edition and all applicable mechanical/electric codes

CONSTRUCTION CLASS - VB  
DESIGN LIVE LOADS - FLOORS - 40 LBS./S.F.

USE GROUP - R5  
ROOF - 35 LBS./S.F.

DRAWING SCALE: 1/4" = 1 FOOT



21 WOODSIDE DRIVE

PLOT PLAN SCALE = 1" = 20'



TABLE OF BULK REQUIREMENTS

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	15A	16	17	18	19	20
Use Group	Minimum Lot Area (sq. ft.) (see also Note 4)	Lot Width (ft.)	Front Setback (ft.)	Front Yard (ft.)	Side Setback (ft.)	Total Side Setback (ft.)	Side Yard (ft.)	Side District Boundary	Rear Setback (ft.)	Rear Yard (ft.)	Rear Yard within 25' of Residence District Boundary	Street Frontage (ft.)	Max Height (ft.)	Development Coverage (%) (see also Note 4)	Building Coverage (%) (see also Note 4)	Floor Area Ratio (F.A.R.)	Lot Depth (ft.)	Living Floor Area/Dwelling (sq. ft.)	Lot Area/Dwelling Unit (sq. ft.) (see also Note 4)	Bedrooms/Acre of Lot Area
a	200,000	400	100	100	100	200	75	100	100	75	100	300	35	25	n/a	0.20	500	n/a	n/a	n/a
b	20,000	100	35	35	20	50	10	n/a	35	10	n/a	80	35	35	n/a	0.25	125	1,250	n/a	n/a
c	40,000	150	50	50	30	60	20	20	30	30	30	100	35	20	n/a	0.20	200	600	4,000	12
d	40,000	100	100	20	20	50	20	40	45	20	35	100	40	n/a	25	0.20	200	n/a	n/a	n/a
e	80,000	200	50	20	20	40	10	10	20	10	10	200	35	n/a	n/a	n/a	200	n/a	n/a	n/a
f	17,500	100	35	35	20	50	10	n/a	35	10	n/a	75	35	35	n/a	0.25	125	1,200	n/a	n/a
g	22,500	125	40	40	25	60	15	n/a	35	10	n/a	90	35	35	n/a	0.25	125	900	n/a	n/a
h	40,000	20	20	20	Note 5	Note 5	Note 5	n/a	35	35	n/a	20	35	20	n/a	0.20	100	600	4,000	12
i	40,000	150	50	25	30	60	20	20	30	30	30	100	35	40	n/a	n/a	200	600	2,000	24
j	5,000	50	Note 1	n/a	10	10	10	15	10	10	20	50	40	80	40	0.40	50	600	n/a	n/a
k	(see 6)		Note 1																	
l	5,000	50	Note 1	n/a	10	10	10	n/a	10	10	n/a	50	40	100	n/a	n/a	50	n/a	n/a	n/a
m	40,000	100	40	15	20	n/a	20	40	40	20	35	100	40	n/a	40	n/a	100	n/a	n/a	n/a
n	20,000	100	40	15	20	50	10	20	40	10	20	100	35	n/a	60	0.20	200	n/a	n/a	n/a
o	10,000	100	Note 1	n/a	10	10	10	20	10	10	20	100	40	80	n/a	n/a	100	n/a	n/a	n/a
p	20,000	100	35	35	20	50	10	n/a	35	10	n/a	80	35	70	n/a	0.25	200	700	n/a	n/a
q	400,000	800	100	50	75	150	50	50	75	50	50	800	Note 2	40	20	0.45	400	Note 3	2,000	24

Note 1 - The required front setback need not be greater than the average setback of the two nearest neighboring structures located on the same side of the street within 150 feet of the proposed building.

Note 2 - The maximum building height shall not exceed thirty-five (35) feet, except that new construction may include one building which shall not exceed forty (40) feet in height. Hotels/motels shall not exceed thirty (30) feet in height.

Note 3 - Efficiency - 400 sq ft, One bedroom - 550 sq ft, Two bedroom - 750 sq ft

Note 4 - Lot area shall be defined in § 145-181 for columns 2, 15, 15A, 19 and 20 per Local Law #1 of 2001.

Note 5 - See § 145-128.

Note 6 - 100% development coverage permitted only when project incorporates a "green roof".

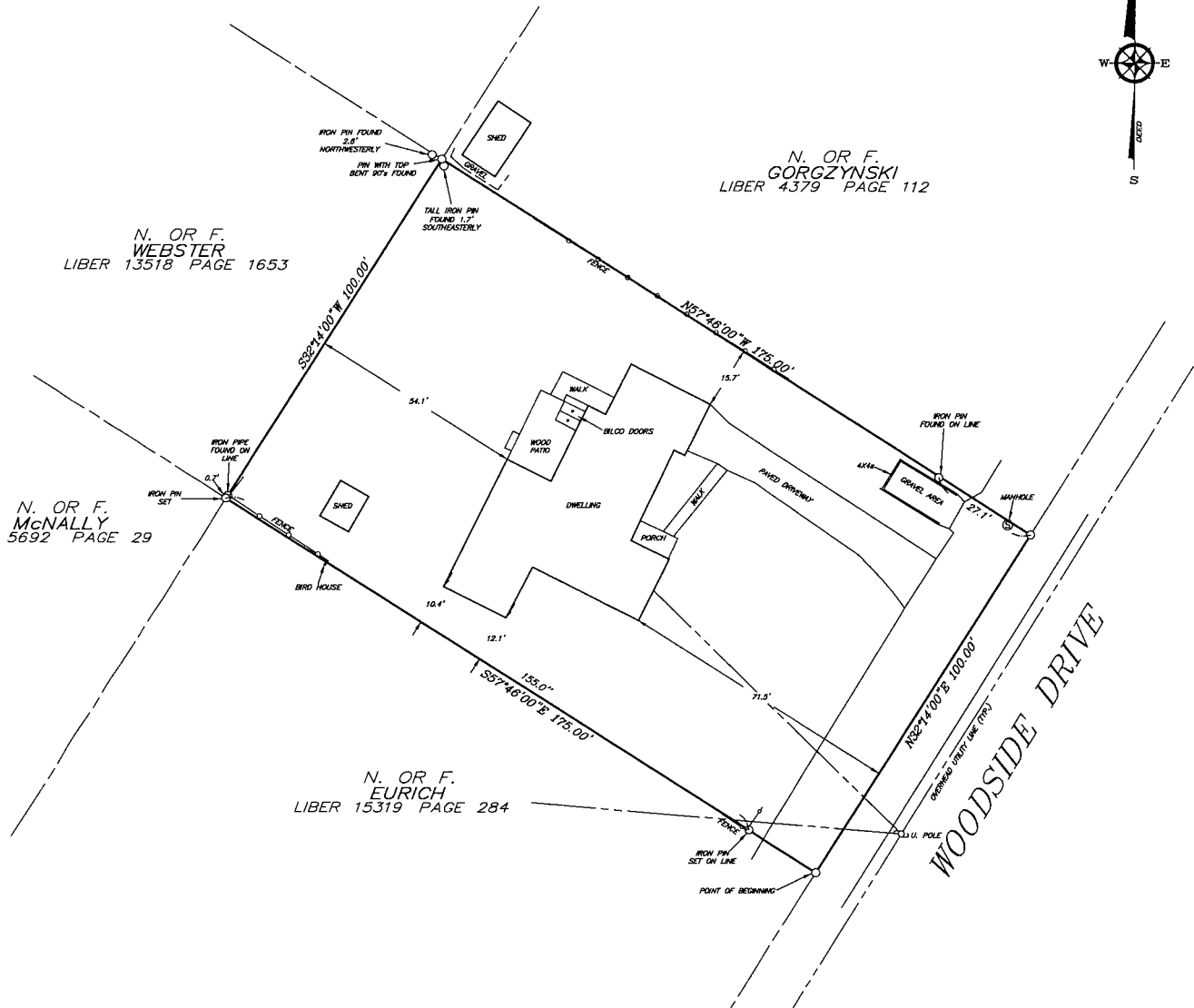
N. OR F.  
PAFFENROTH  
LIBER 13340 PAGE 1951

N. OR F.  
GORGZYNSKI  
LIBER 4379 PAGE 112

N. OR F.  
WEBSTER  
LIBER 13518 PAGE 1653

N. OR F.  
McNALLY  
LIBER 5692 PAGE 29

N. OR F.  
EURICH  
LIBER 15319 PAGE 284



SURVEY OF PROPERTY  
FOR

# NATASHA WALKOWITZ SHEA

VILLAGE OF WARWICK  
SCALE: 1" = 20'

ORANGE COUNTY, N.Y.  
AREA = 0.402±ACRES

OCTOBER 6, 2023

I HEREBY CERTIFY TO THE PARTIES LISTED BELOW THAT THIS MAP IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON OCTOBER 4, 2023

- \* NATASHA WALKOWITZ SHEA
- \* THOMAS F. MCGOVERN, TRUSTEE, MCGOVERN FAMILY TRUST
- \* CHICAGO TITLE INSURANCE COMPANY
- \* PRIME LENDING, A PLAINS CAPITAL COMPANY, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR, ONLY IN CONNECTION WITH THE SHEA MORTGAGE, DATED OCTOBER-NOVEMBER 2023

**MAP NOTES:**

1. TAX MAP DESIGNATION: SECTION 203, BLOCK 2, LOT 3
2. DEED REFERENCE: LIBER 12959, PAGE 255
3. UNLESS ILLUSTRATED AND NOTED BY POINT OF REFERENCE UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT SHOWN HEREON.
4. SURVEY SUBJECT TO THE FINDINGS OF AN UP TO DATE ABSTRACT OF TITLE.

ADD BUILDING OFFSET: MAY 10, 2024  
JOHN A. MCGLOIN, PROFESSIONAL LAND SURVEYOR  
32 COLONIAL AVENUE, WARWICK, NEW YORK 10990  
(845) 985-1262

COPIES OF THIS SURVEY NOT BEARING THE EMBOSSED SEAL OF THE LAND SURVEYOR SHALL NOT BE VALID. GUARANTEES OF CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.  
UNAUTHORIZED ALTERATION OF THIS DOCUMENT, IN ANY WAY, CONSTITUTES A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, SECTION 7209, SUB-DIVISION 2.

JOHN A. MCGLOIN, N.Y. LIC.#49689  
PROFESSIONAL LAND SURVEYOR  
32 COLONIAL AVENUE  
WARWICK, NEW YORK 10990

FILE No. 23-4069

**SPECIFICATIONS**

FOR THE

**WALKOWICZ RESIDENCE**

21 WOODSIDE DRIVE  
WARWICK, N.Y.

Prepared by

**GREIG ANDERSEN, R.A.**

P.O. BOX 608  
WARWICK, N.Y. 10990  
845 - 986 - 0083

APRIL 3, 2024

## ALLOWANCES

Provide line item costs (material costs only, including sales tax) for the following items. Labor costs to install these items should be incorporated into the Base Bid.

Kitchen cabinetry, tops, and backsplashes	\$ 15,000.00
Bathroom cabinetry, tops, and backsplashes	1,000.00
Kitchen and Bathroom plumbing fixtures and faucets	6,000.00
Bathroom accessories (including mirrors)	1,000.00
Lighting fixtures/ceiling fans	4,000.00
Floor/wall tile	8.00/S.F.
Stone tile	10.00/S.F.

## GENERAL NOTES

### BUILDING EXTERIOR

1. Windows to be Andersen 400 Series, or equal, double-hung units sized as per Plans, equipped with high-performance double-glazing, and factory-supplied insect screens. Bathroom window to be equipped with tempered glass.

French door(s) to be same, including like features except for screens, supplied with stock polished brass door hardware and locksets as per Owner.

NOTE: Unless noted otherwise, match existing window head heights.

Re-use existing rear door relocated as shown for Kitchen addition.

2. Asphalt roof shingles to be GAF "Timberline" (30 year warranty), or equal as selected by Owner. Remove and replace all existing roofing with same.

Install minimum two courses of GAF "Weather Watch", or equal, underlayment along all roof eaves, edges, valleys, and entire front shed roof over Kitchen extension.

NOTE: Remove existing roof shingles on existing roof areas encapsulated by new roof structure.

3. New siding and door/window and soffits to match existing materials, paint finish, and detailing.

Existing siding to be properly prepared for new paint finish as selected by Owner.

Remove existing shutters (not to be re-used).

New Front Porch floor and step(s) to be finished with PVC or Composite wood decking as selected by Owner, installed as per manufacturer's recommendations and details.

Porch columns to be minimum 6" X 6" units, as selected by Owner and as manufactured by H. B. & G., or equal, installed as per manufacturer's recommendations and details.

Ceiling of Porch to be finished with composite bead board as selected by Owner.

Existing rear wood deck removed for the Kitchen/Dining Room expansion to be replaced with stone paver Patio and door stoop. NOTE: New patio work to be designed by Others and installed as directed by Owner.

#### LIFE SAFETY

4. Provide hard-wired, interconnected smoke detectors (w/ battery back-up) as per Plans and as per Code. One at stairs at each floor level, including Basement, and one in each Bedroom.

Install CO2 (carbon monoxide) detector as per Code and as per Owner.

#### MECHANICAL/ELECTRICAL

5. Provide additional plumbing and electrical equipment for the added spaces as required and as per Plans.

Install toe-kick heater(s) below Kitchen cabinetry as required.

NOTE: Contractor to determine capacity of existing heating equipment for the added space, and to provide Owner with recommendations concerning the use, and the upgrades or modifications that will be required.

Provide central air-conditioning, minimum 2 zones, sized as required by Code for structure volume and as per Spec's. Locate air handlers in attic (hung from rafters), and condensing units on prefabricated concrete pads located as per Owner.

Relocate existing switches, thermostats, outlets, and light fixtures as required and/or as per Owner. Re-center pendant light fixture on ceiling of expanded Dining Room.

Two Dining Room hi-hats over table to be 4" GE 150w Ultra Bright LED's, or equal, installed with dimmer control.

Add/relocate phone, cable TV, CAT 5 jacks in all new and existing spaces as required by Owner.

New electrical outlets, switches, and cover plates to match existing.

Remove existing gas meter along front wall of house and install updated equipment elsewhere as directed by Owner and as required.

## BUILDING INTERIOR

6. Remove/replace existing Kitchen cabinetry, plumbing fixtures, and finishes as per Plans and Spec's, and as per Kitchen details provided by Owner (See ALLOWANCES).

All new interior doors and hardware to match existing. Re-use existing interior doors as directed by Owner.

New door/window opening casing and base molding to match existing materials, detailing, and finishes.

Provide minimum 24" wide X 48" high double-framed opening in roof rafters for access from existing Attic space to new Attic space. Locate as per Owner. Include frame-mounted switch wired to new ceramic bare-bulb fixture in new Attic space.

All new engineered wood, stone and tiled flooring to be selected by Owner and installed as per Spec's and manufacturer's instructions. NOTE: Stone tile to be installed on floors of expanded Entry Hallway, including Hallway to new M. Bedroom, and in entire Kitchen area.

New shower stall to be finished with tiled ceiling and tiled walls installed on 1/2" "Wonderboard" substrate, and tiled flooring installed on vinyl pan.

7. All new Kitchen and Bathroom cabinetry, tops, backsplashes, plumbing fixtures to be selected and installed as per Owner (See ALLOWANCES).

All closet shelving to be white melamene with 1 1/2" diameter clothespoles, installed as per Plans. Linen and Pantry closets to be equipped with 5 rows of similar shelving.

## STRUCTURAL

8. All new door and window opening headers to be min. (2) 1 3/4" X 7 1/4" LVL's unless noted otherwise on the Plans.

Pre-engineered floor joists to be installed where noted on the Plans. Install as per manufacturer's recommendations and details for blocking, bridging, hanging, cantilevering, etc.

All LVL lumber to have a 2.0 E modulus of elasticity rating

Use appropriately sized beam to post connectors, and post to concrete footing connectors as manufactured by Simpson Strong Tie Corp., or equal, as indicated on the Plans. Use galvanized connectors for weather exposure and ground contact, and bolt/screw attachments as per manufacturer's directions.

## SITework

10. New Front Porch step(s) to be constructed with PVC or composite wood components, supported by pressure treated wood framing, posts, and footings as per Plans:

treads - 10 " treads plus 1" nosings consisting of (2) 5/4" x 6"  
risers - 7 1/2" consisting of 5/4" X 8"

Landing at front door to be constructed with pressure treated 2" X 8" joists installed on new Porch floor framing, including 1" nosing to match step(s).

Rear wood deck removed for Kitchen/Dining Room expansion to be replaced with stone paver patio and door landing. Design of this feature to be provided by Others in coordination with Owner's requests.

#### OPTIONS

9. Provide line item costs for the following options:

- A. Cost ADD to widen wall opening from existing Sitting Room to existing rear Bedroom for double barn doors as shown on the Plans. Option to include ALLOWANCE of \$1,500 for doors and hardware.
- B. Installing Andersen two hinged french doors on the rear wall of the extended Dining Room in lieu of the one-hinged/one-fixed French door noted on the Plans.
- C. Cost ADD to replace single window on front wall of existing Bedroom with new Andersen TW3046-2 unit.
- D. Cost difference for the ceiling of the new Front Porch to be flat using 2" X 6" ceiling joists @16" O.C. versus utilizing the underside of the roof rafters as the Porch ceiling. NOTE: Both options to include composite beadboard finish as noted above.
- E. Cost ADD to replace existing rear door to backyard in lieu of re-using existing. Option to include \$500 allowance for door.
- F. Cost ADD to install indirect lighting detail as directed by Owner in raised portion of M. Bedroom ceiling.



## SPECIFICATIONS

### GENERAL NOTES AND CONDITIONS

These specifications are general in form and describe the minimum required materials and construction methods required for the Work. **Any upgrades or differing information noted in the Drawings shall supersede these “minimum standard” Specifications where conflicts in information occur.**

The Architect has not performed any destructive testing for finish thicknesses and existing hidden structural conditions “unforeseen conditions”. For these reasons, the dimensions noted on the Drawings are approximations and may require adjustments in the field. In the same regard, hidden structural conditions that are uncovered during the Work may require modifications contrary to the intended structure noted on the Drawings. The Contractor shall verify at the site all dimensions and conditions against the Drawings and the Specifications (Contract Documents), and shall be responsible for the coordination of same. Any discrepancies shall be reported to the Architect for review and modification prior to starting (or continuing) the Work. The Owner shall hold harmless the Architect and the Contractor if situations such as these arise, and shall accept the responsibility of reimbursing the Contractor for any additional Work associated with these unforeseen conditions.

The Architect limits his responsibility in regards to the Contract Documents to the approximate pre-existing dimensions, the size of existing observable and new structural members, and the materials indicated, and disclaims all responsibility if the Contractor, or Owner, or any other person associated with the Work should deviate from the intended design, dimensions, structure, or materials shown without first notifying the Architect for approval.

The Architect does not have control or charge of, and shall not be held responsible for the Construction means, techniques, sequences, procedures, or safety precautions used by the Contractors and Subcontractors in connection with the Work, nor for the failure of the Contractor and Subcontractors to perform the Work in accordance with the Construction Documents, Codes, manufacturer recommendations, and with generally accepted standards of quality.

All Contractors and Subcontractors shall meet and maintain all licensing and insurance requirements of all agencies having jurisdiction over the work, including Contractor’s Liability Insurance, and Workman’s Compensation Insurance.

All phases of the Work shall conform to and be constructed in strict accordance with all current applicable local, state, and national codes and ordinances having jurisdiction over the work, including the Residential Code of N.Y. State, N.Y. State Energy Code, ANSI, Electrical and Plumbing Codes, etc.

The Contractor shall secure all necessary building permits, and shall coordinate with the local municipality regular required inspections, and secure all required approvals necessary for issuance of the final Certificate of Occupancy unless arranged otherwise with the Owner.

The Contractor shall establish the exact location of the building and setback lines in the field prior to commencing Construction.

The Contractor and Subcontractors shall supply all materials and labor necessary to complete all Work as indicated in the Contract Documents, and as otherwise required, including additional work, construction modifications, and repair resulting from unforeseen conditions. **All** materials shall be new and free of defects, and **all** shall be installed in a competent workmanlike manner acceptable with standard practice and tolerances, and as per manufacturer’s recommendations and Code requirements. The Owner shall receive from same all warranties and product manuals associated with the Work.

The Contractor shall regularly remove from the site and legally dispose of excess excavated materials, debris, rubbish, and waste materials, and shall leave the Site broom clean upon completion of the Work.

The Contractor shall protect all of the Owner’s existing construction, finishes, belongings, vegetation, etc., and shall be responsible for the repair/replacement of same damaged during the Work. The Contractor is responsible to notify the Owner of all unavoidable damage to be expected during the course of the Work.



**It is imperative that the Contractor confirm with the Owner at the worksite the size and placement of custom non-refundable items, i.e.; specialty doors, windows, cabinetry, etc. prior to their order.**

### **DEMOLITION AND SAFETY**

Demolish and remove all portions of existing slabs, asphalt, fences, steps, structures, utilities, and any surrounding obstructions, including vegetation, necessary to execute the Work as shown on the Plans and as otherwise required. Coordinate this phase of the Work with the Owner prior to commencement.

Make all Work and the Site safe as per rules and regulations of authorities having jurisdiction over utilities, Code Enforcement, etc. Insure continued operation and protection of existing power lines, pipes, vehicular and pedestrian traffic, etc.

Take full precaution to protect workmen, passerby's, and any other persons from falling or stored debris, holes in ground or floors, or any other hazards associated with the Work.

### **SITWORK**

This Work to include all clearing and grubbing of the Worksite vegetation, and excavation of all earth, boulders, rock deposits, and removal of underground obstructions as required to perform the Work. This Work shall also include backfilling, fill compaction, and rough and finish grading of the Worksite during and after completion of the Work.

Provide all soil erosion barriers and devices as required by local authorities and/or where shown on the Drawings.

Scrape away and stockpile, on the Site, top 6 inches of topsoil for finish grading upon completion of the Work.

Make all necessary provisions to eliminate accumulated water and to shore up excavated areas to protect against collapse.

Finish grading shall be established to provide positive surface drainage away from all sides of the new structure as per Code requirements. Finish grading to be kept at a minimum distance of 8 inches from foundation sill plates, and 6 inches from wood sidings.

Temporarily brace new and existing walls, piers, etc. as required during backfilling procedures to guard against damage. Take all necessary precautions to protect and to preserve all existing trees, shrubbery, and plantings during the Work.

### **CONCRETE**

All concrete shall be 3,500 PSI (28 day strength) or greater unless noted otherwise, and shall conform to ACI practices for cold and warm weather placement and curing.

Footings bottoms shall be a minimum 3 feet 6 below finish grade, bearing on unfrozen, undisturbed soil and/or supervised compacted fill, free of frost, having a minimum load bearing capacity of 2 tons (4,000 lbs.) / S. F. Elevations shown on the Drawings are approximations and are subject to change in the field as conditions may require.

Where pipes or conduit might pass under new foundation walls, drop footings as required for pipes to pass over tops of footings.

### **MASONRY**

Concrete blocks shall be lightweight, load bearing units conforming to ASTM C90, Grade N-1 (hollow units), and to ASTM C145, Grade N-1 (solid units), as manufactured by Solite, or equal. Type SW mortar to be used in all applications.

All masonry materials to be stored under protective cover to avoid excessive moisture absorption. Protection and storage shall allow for air circulation around materials.

No masonry shall be laid during freezing weather or when temperatures are expected to drop below 32 degrees F. within 48 hours of the completed Work unless protection is provided to maintain a 40 degree F. surrounding temperature for that period of time. No anti-freeze compounds or curing accelerators are to be added to mortar.

Construct concrete block walls in a running bond pattern, sized as per Drawings, laid level, plumb, straight, and square in a full bed of mortar. Add mill galvanized ladder reinforcing in every other course, sized in widths recommended by the manufacturer for the wall thicknesses to be installed.

Top course of masonry shall be a semi-solid unit unless noted otherwise. Fill the course below it and the bottom course of all walls solid. Where block walls decrease in thickness, the top course of the thicker wall shall be filled solid or semi-solid units.

Beam, girder, and post loads shall bear on filled cores. Beam pockets to provide minimum 1/2" clearance on all sides of beam with 1/4" thick steel bearing plates.

## **ROUGH CARPENTRY**

All wood framing shall be Douglas Fir Larch No. 2 Grade (Fb = 1,450 lbs. psi, E = 1,700,000) or better, with a maximum moisture content of 19%. All wood decking shall be pressure-treated Southern Yellow Pine No. 2 Grade (Fb = 1,200 psi) or better, or as noted otherwise.

Wood sill plates on foundation walls, and sole plates on any concrete shall be pressure-treated lumber. Anchor sill plates to foundation walls with 1/2" diameter x 19" long, bent, high-carbon steel anchor bolts spaced at max. 6'-0" O.C. (max. 1'-0" from corners and min. 2 bolts per plate section), or with galvanized metal anchor straps spaced at max. 4'-0" O.C. (max. 1'-0" from corners and min. 2 straps per plate section). Install 1" thick fiberglass or 1/4" thick styrofoam sill sealer on top of foundation wall prior to setting plates, and 2 continuous beads of caulking between double sill plate members.

Set all wood joists and beams with natural camber up, and all exterior wall studs with natural camber out.

Reinforce framing with double joists below all parallel walls and solid blocking between joists below perpendicular walls. Provide 5/4"x3" wood cross bridging at mid-span of all floor spans exceeding 8'-0", and cat all walls at lengths exceeding 8'-0". Studs in load bearing wall shall align with load bearing framing members above: if required, install additional studs for the necessary support. Headers over door and window openings shall bear on a minimum of 2 studs.

Frame construction details including, multiple framing members, firestopping, bridging, notching etc. shall conform to all applicable building codes. Nail sizes, quantities, and connection methods shall conform to the nailing schedule provided in the Residential Code of N.Y. State.

All engineered lumber shall be 2.0E LVL (laminated veneer lumber w/ 2.0 X 10(6<sup>th</sup> power) psi). Contractor shall use manufacturer supplied bridging, squash blocking, cross bracings, etc., and shall install the framing in accordance with the manufacturer's recommendations and details.

Temporarily brace all walls until the entire structure has been erected and sheathed. Where existing load bearing walls are removed, temporarily erect support walls continuing to the basement level until the new wall or supporting beam has been installed.

All flush headers, beams, and joists shall be secured with properly sized metal hangers and nails as manufactured by Simpson Co. or equal. Ledger beams shall be bolted through plywood sheathing and into rim joists or wall studs as per Drawings.

Plywood shall be APA Grade stamped and sized as follows:

roofs	5/8" 42/20 CDX	subfloors	5/8" 42/20 CDX
walls	1/2" 32/16 CDX	underlayments	1/2" 32/16 AC sanded fir

Apply plywood with face grain perpendicular to support framing using 7d cooler (resin dipped) nails. Glue plywood subflooring to floor joists prior to nailing.

Provide all blocking as required for architectural treatments, trimmer arches, wall openings, millwork, stairs, and for wall mounted cabinetry, handrails, accessories, etc.

## **FINISH CARPENTRY**

Interior and exterior millwork materials, profiles, and sizes shall be installed as indicated on the Drawings and/or the "General Instructions" section of these Specifications. Millwork shall be neatly cut, mitred, and fitted tight with no unacceptable gaps or joints. Joints should be glued and nailed, and should be caulked if millwork is to be painted.

## **THERMAL AND MOISTURE PROTECTION**

Dampproof all concrete block foundation walls with 1/2" coat of portland cement parging applied to exterior sides from top course to footing, including a cement cove wash on the footing. Apply 2 coats of bituminous pitch over parging or over exposed concrete walls from the footing to finished grade.

Provide the minimum R-Value closed-cell, spray foam insulation in all exterior framing as per Plans.

Provide the following ventilation accessories for the structure or as shown on the Drawings:

- roof ridges - Cor A Vent V-400
- roof soffits - continuous venting as per Drawings
- crawlspace walls - aluminum vent block equipped w/ screen and vent closer

Apply lapped 15# asphalt impregnated felt paper over roof sheathing, properly fastened with staples. Install same or Tyvek Housewrap, or equal, stapled over wall sheathing.

Roof shingles shall be a minimum 250 lb., self-sealing fiberglass Class A asphalt (20 year) as per Owner, or as per Drawings.

Install minimum two courses of GAF "Weather Watch" ice damming protection, or equal, below shingles along all roof edges and in all roof valleys.

Roof gutters and leaders shall be 5" .032 gage seamless aluminum with baked enamel finish as per Owner. Connect roof leaders to a continuous 4" diameter PVC leader drain (minimum 3'-0" below grade, continually pitched a minimum 1/4" per foot) if indicated on the Drawings. Provide a PVC cleanout (capped at grade) at every 90 degree bend.

Flashing around door and window openings to be installed as per manufacturer's recommendations. Install aluminum flashing at junctures between walls and roofs.

## **DOORS AND WINDOWS**

Interior doors shall be prehung Masonite as per Owner or as per Drawings. Doors shall be prehung with 1 1/2 pair polished brass butts unless noted otherwise, and shall be installed with Schlage "F" Series hardware or better. Door frames to be clear pine if doors are to be stained.

Tempered glass shall be installed in all sliding glass doors, french doors, glass shower doors and enclosures, and in windows above bathroom tubs, in windows less than 18" above floors, and in windows less than 12" from doors.

Install windows as shown on the Drawings, equipped with double-glazing, factory installed hardware and insect screens, and wood muntins where indicated.

## **FINISHES**

Provide 1/2" thick gypsum board with tapered edges for all interior wall and ceiling surfaces, secured with screws and/or nails.

All joints shall be taped, spackled (3 coats), and sanded smooth for paint or wall-covered finishes.

Painted gypsum board surfaces shall be finished with one coat of latex primer, followed by two coats of latex paint as per Owner. Painted wood trim shall be finished with one coat of enamel primer, followed by two coats of semi-gloss enamel or as per Owner. Use oil based paints in Bathrooms.

In Bathrooms, install 1/2" thick "Wonderboard" or equal on walls and ceilings of tiled tub and shower enclosures, and on whirlpool platforms. Install 1/2" "greenboard" on remaining tiled Bathroom walls. Install mudset ceramic tile floors in a bonded mortar including welded wire fabric over 15# felt paper. Install thinset ceramic tile floors with a thinset mortar bond.

All tiled floors shall be installed over 1/2" A-C sanded fir underlayment nailed at maximum 4" O.C. , each way, and joints shall be sealed with brush-applied silicone. Install wall tile with a thinset epoxy adhesive.

Hardwood flooring shall be red or white oak , No. 1 common or better, minimum 1/2" thick tongue and groove, installed over pink paper or over 15# felt paper, installed tight and nailed as per manufacturer's recommendations. Using "shorts" (2'- 0" or less in length) is unacceptable unless noted otherwise. Finish stained floorings and trim with one coat of stain and two coats of polyurethane as per Owner. Stained pine shall be coated with a stain pre-finisher prior to staining.

## **SPECIALTIES AND FURNISHINGS**

Kitchen and Bathroom cabinetry, including tops, and backsplashes shall be selected by the Owner. Install plumb, level, and square, and fitted tight to surrounding walls.

## **ELECTRICAL**

All electrical equipment shall be UL listed, and shall meet or exceed N.Y. Energy Code requirements, installed in accordance with the National Electric Code and with the local utility company.

Install copper electrical conductors only, no smaller than 14 AWG for lighting circuits, and no smaller than 12 AWG for all other circuits. Aluminum conductors are unacceptable. All service feeders and branch service conductors shall have a 75 degree C insulation or higher temperature rating. Install wiring in approved raceways where required by Code.

All electrical switches, receptacles, cover plates, thermostats, and lighting fixtures to be selected by the Owner. Locate receptacles 20" AFF, switches 48" AFF, and thermostats 60" AFF. Receptacles to be "tamper proof" equipped as per Code.

Provide dimmer controlled switches for all hi-hat and pendant-hung light fixtures. Hi-hat fixtures installed in insulated ceilings shall be encased "IC" units for full insulation contact. Hi-hats shall be black baffle as manufactured by Juno or equal, unless noted otherwise.

Light fixtures in closets and above shower to be equipped with lens covers as per Code.

Provide "GFI", ground fault interrupted receptacles or circuit, and UL listed exterior outlet boxes as per Code and as per Drawings.

Install hard-wired, interconnected smoke detectors (with battery backup) in new and existing construction, in accordance with Code requirements and as per Drawings.

## **PLUMBING**

Install all plumbing neat and straight with minimum number of elbows. Minimize size and quantity of holes in wood framing for plumbing lines. All cuts to be sized and located in strict accordance with Code allowances.

Cold and hot water piping to be type L copper with low-lead content solder on pipe fittings and connections, or Pex piping installed as per manufacturer's instructions. All piping and fittings exposed to view in finished spaces shall be chrome plated.

Locate shower head nipple at 7'- 0" above tub and shower floors.

Soil lines and vent stacks to be Schedule 40 PVC with welded joints. Insulate soil lines in walls and in ceilings for sound insulation from living spaces. Install soil lines with continuous 1/4"/ft. minimum pitch.

All plumbing fixtures, faucets, etc. shall be selected by the Owner. Pressure-sensitive, anti-scold device faucets should be installed throughout. Toilets shall be equipped with 1.6 gallon low-flush tanks as per Code.

## **HVAC**

All new equipment shall meet or exceed Energy Code requirements, and shall be installed as per manufacturer's recommendations with a minimum 5 year manufacturer's warranty, and a minimum one year service warranty.

Install heating equipment capable of maintaining a 70 degree temperature inside during 0 degree outside temperatures. Balance systems for a maximum 5 degree temperature differential between all rooms on the same zones. Size equipment with a minimum capacity of 7 BTU/hr. / 1 Cu. Ft. of volume.

Install air conditioning equipment (if applicable) capable of maintaining a minimum 15 degree temperature differential with outside temperatures. Balance systems for a maximum 5 degree temperature differential between all rooms on the same zones. Size equipment with a minimum cooling capacity of one ton / 500 S.F. of floor area.

Attic located air handlers should be suspended from roof rafters, and condensing units should be installed on levelled precast concrete pads.

All ductwork shall be insulated. Do not install flex ducts in excess of 12 foot lengths.

The Contractor shall size, provide, and install Bathroom exhaust fan (max. 1.5 sone sound rating) of sufficient capacity as required by Code or where shown on the Drawings.

## CONSTRUCTION NOTES

- 1 - BOND NEW FOUNDATION WALL TO EXISTING WITH 24 " LONG #4 HORIZONTAL REBARS EMBEDDED EQUALLY INTO NEW AND EXISTING FOUNDATION WALLS AT 24" O.C. VERTICALLY. SECURE IN EXISTING FOUNDATION WALLS WITH EPOXY GROUT. LOCATE FOUNDATION WALL AS REQ'D FOR ALIGNMENT OF NEW AND EXISTING WALL FRAMING ABOVE.
- 2 - ANCHOR SILL PLATES TO FOUNDATION WALLS USING ½" DIA. X 16" LONG, BENT ANCHOR BOLTS SPACED AT MAX. 6'-0" OC (MAX. 1'-0" FROM CORNERS AND MIN. 2 BOLTS/ PLATE SECTION).
- 3 - GROUND NEW FOOTING REBAR TO GROUND BUS IN ELECTRICAL PANEL WITH #4 GROUNDING WIRE, CONNECTED TO REBAR WITH CLAMPING LUG.
- 4 - INSTALL 1 3/4" X 9 1/2" LVL LEDGER WITH 5/8" DIA. X 4 1/2" LONG THRU-BOLTS SPACED AT 12" O.C., STAGGERED PATTERN. HANG JOISTS FROM LEDGER WITH METAL HANGERS.
- 5- INSTALL 2" x 8" PRESSURE TREATED WD. LEDGER WITH 2 ROWS OF "RED HEAD" 4 5/8" LONG X 3/8" DIA. CONCRETE SHIELDS SPACED @ 12" O.C. HANG JOISTS FROM LEDGER WITH "TRIPLE ZINC" METAL HANGERS, AND FLASH WITH COPPER FLASHING. NOTE: INSTALL 4 "TRIPLE ZINC" WASHERS ON EACH THRU-BOLT BETWEEN WALL AND LEDGER FOR SPACING.
- 6 - 6" X 6" PRESSURE TREATED WD. POST ON "TRIPLE ZINC" METAL STAND-OFF BASE ON 12" DIAMETER "SONOTUBE" ON 18" DIA. PLASTIC BELL FOOTING FORM WITH MONOLITHIC CONCRETE POUR W/ 3-#4 VERT. REBARS.
- 7 - ALL EXTERIOR WALLS TO BE 4 INCHES (3½" STUDS SPACED AT 16 "O.C. WITH ½" EXTERIOR GRADE PLYWOOD SHEATHING), AND INTERIOR WALLS TO BE 3 ½" (3 ½" STUDS SPACED AT 16" O.C.), UNLESS NOTED OTHERWISE.
- 8 - ALL ENGINEERED LUMBER LVL BEAMS NOTED ON THE PLANS TO HAVE 2.0E MODULUS OF ELASTICITY RATING.
- 9 - ALL DOOR AND WINDOW OPENING HEADERS TO BE MIN. (2) 1 ¾" X 7 ¼" LVL's UNLESS NOTED OTHERWISE.
- 10- INSTALL WOOD LEDGERS, SIZED TO MATCH ROOF RAFTER/CEILING JOIST FRAMING SIZES, ONTO WALLS WITH 3/8" DIA. x 4 1/2" LONG LAG BOLTS BOLTED INTO WALL FRAMING @ 16" O.C. - STAGGERED PATTERN. HANG FRAMING FROM LEDGERS AND FLUSH BEAMS WITH APPROPRIATELY SIZED METAL JOIST HANGERS AND HANGER NAILS AS PER MANUFACTURER'S INSTRUCTIONS.
- 11- CONSTRUCT NEW ROOF "OVERBUILDS" ONTO EXISTING ROOFS WITH 2" X 12" LAID FLAT AT VALLEY(S).
- 12- ADJUST ROOF PITCH AS REQ'D. FOR ALIGNMENT OF NEW RIDGE WITH EXISTING RIDGE.
- 13- ADJUST ROOF OVERHANG AS REQUIRED FOR ALIGNMENT OF NEW ROOF FASCIA/SOFFIT WITH EXISTING.

## **WALKOWICZ RESIDENCE**

21 Woodside Drive

Warwick, N.Y.

Addenda No. 1 – April 16, 2024

The Contractor shall incorporate the following additions and/or changes to the Contract Documents, dated April 3, 2024.

1. The floor joists for the new Front Porch are to be pressure-treated 2" X 8" spaced at 12" O.C. and hung from the wall ledger, and from the flush beams, with metal hangers as noted on the Plans.
2. The flush LVL beams in the ceiling of the new M. Bedroom supporting the roof rafters and ceiling vault (shown in Building Section 'A') are to be approximately 14'-8" long, spanning from the side wall of the existing house to the new exterior wall of the new bedroom, and supported by new wood posts in the new and existing walls.  
The (3) 1 3/4" X 7 1/4" LVL beam to be changed to (2) 1 3/4" X 9 1/2" LVL's.

*E. DEPIETRO & SON CONSTRUCTION COMPANY*

Home Improvement Specialists

53 Indian Trail  
Greenwood Lake, NY 10925  
201-481-7374

NJ HIC#: 13VH06305600  
R.C. HIC #: H-120008-B6-00-00  
[love2build@yahoo.com](mailto:love2build@yahoo.com)

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June 24, 2024

To Whom It May Concern:

RE: Walkowitz Residence: 21 Woodside Drive, Warwick, NY

As part of the Woodside Drive project, E. DePietro & Son Construction Company will fully inspect all leader drains. After inspection, any faulty leader drains will be repaired or replaced as needed. Please note: All leader drains will be installed on southwest addition and directed toward the roadway/storm drain.

Feel free to contact me with any questions.

Thank you,  
Edward DePietro  
E. DePietro Construction Co.











