



# Town of New Paltz Building Department

## Simplified Site Plan Referral to Planning Board

Date Received: 10.14.16 Fee Paid \$450<sup>00</sup> File No. PB 16-08

Eligible Meeting Date: 10.24.16 Scheduled Meeting Date: \_\_\_\_\_

Office use only – do not write above this line

Name of Project Bluemark LLC 1st Floor Interior Renovation Type Professional Office

Property Location 40 Sunset Ridge S-B-L 78.20-4-46

Applicant Name Bluemark LLC - Bryan Exner

Owner Name (if different) \_\_\_\_\_

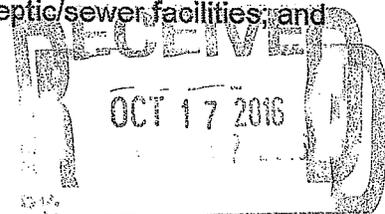
Applicant Phone 256-9868 Fax \_\_\_\_\_ Cell \_\_\_\_\_

E-Mail Bexner@Bluemark.net

Following review of the application for the activity proposed by the applicant at the address above and following consultation with the Town Engineer, I recommend the waiver of site plan approval by the Planning Board and request authorization to issue a building permit for the proposed activity for the following reasons:

The applicant has demonstrated that the proposed activity for which the application is being made will not require any enlargement, extension, relocation, removal or reduction of any existing buildings, structures, parking areas, exterior lighting or other improvement shown on any site plan approved by the Planning Board prior to the date of the application;

The applicant has demonstrated that the proposed activity for which the application is being made will not significantly increase the anticipated vehicle trips generated by the site, the anticipated parking requirements or traffic circulation on the site, the volume or quality of stormwater discharges from the site, or the use of water and septic/sewer facilities; and





The applicant has demonstrated that the proposed activity for which the application is being made is a Type II action pursuant to the provisions of 6 NYCRR Part 617 for purposes of SEQRA; and

The applicant has demonstrated that the proposed activity for which the application is being made will not have an adverse effect or impact upon the physical or environmental conditions of properties in the immediate vicinity nor upon the existing use or uses of such properties.

Attached is a copy of the building permit application, drawings, plot plan and a supplemental narrative supporting waiver of the site plan approval requirement.

If the Planning Board authorizes a waiver of site plan review for this application, please countersign this recommendation below. If the Planning Board determines that site plan review should be required, I will not issue a building permit until site plan approval is granted in accordance with the provisions of Section 140-51 of the Code of the Town of New Paltz.

Date: \_\_\_\_\_ Building Inspector: \_\_\_\_\_

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To: Building Inspector

From: Planning Board

At a duly convened meeting of the Planning Board on \_\_\_\_\_ 200\_\_, the Planning Board considered the above Notice of Intent to waive site plan approval, and:

Authorized the waiver of site plan review;

Determined that the proposed activity requires site plan approval.

Date: \_\_\_\_\_ Chairperson: \_\_\_\_\_





**HOOVER ARCHITECTURE, PLLC**  
MEMBER THE AMERICAN INSTITUTE OF ARCHITECTS

Ph. 845.598.4762  
Fax 206.666.5671

Email: [kim@hooverarchitecture.com](mailto:kim@hooverarchitecture.com)

P.O. Box 367  
Gardiner, NY 12525

Ms. Stacy Delarede  
Building Inspector  
Town of New Paltz  
52 Clearwater Road, PO Box 550  
New Paltz, NY 12561

October 7, 2016

Re. Bluemark LLC  
40 Sunset Ridge  
Simplified Site Plan Referral to Planning Board  
Supplemental Narrative

Dear Ms. Delarede:

My office recently completed a design for Bluemark LLC at the above location.

It is a partial 1<sup>st</sup> floor interior only renovation for Bluemark LLC, who in the past had leased the space for their office and has now purchased the building to house the same office. The office is a private office for the company, with no public visitors.

The existing building, parking areas and exterior lighting will not be enlarged, extended, relocated or reduced. Note the existing parking lot has greater than the required 16 spaces for this project, as per New Paltz Zoning Code 140-34.

The proposed activity is the same as in the past, therefore, the number of vehicle trips, parking requirements and traffic circulation on the site, the volume and quality of stormwater discharges from the site will not increase.

Since the project is interior work only, therefore, is a Type II action and the proposed activity will not have an adverse effect or impact upon the physical or environmental conditions of properties in the immediate vicinity nor upon the existing use or uses of such properties.

Please let me know if you have any questions or concerns.

Sincerely,

Kimberly H. Hoover, AIA, NYSWBE  
Principal  
Hoover Architecture, PLLC

.cc David Becker  
Bryan Exner  
File







# TOWN OF NEW PALTZ

## BUILDING DEPARTMENT

Pre-Permit, Monday, Oct. 3, 2016

9:30 am

### BUILDING PERMIT APPLICATION

#### INSTRUCTIONS:

Complete Section I in its entirety  
 Complete Section specified for your project  
 Submit Application with all documentation required in each Section pertaining to your project (including documentation required in Section I)  
 WC forms MUST accompany this application (faxes at a later date are not acceptable)  
 Application will not be accepted if not complete

Application No. 16-00252 Fee \$25.00  
 Date Paid: 9/30/2016 Check # 20923

Building Permit No..... Fee \$.....  
 Date Paid:..... Check #:.....

Date.....  
 Approved .....

Denied .....

For office use only

#### SECTION I

#### Type of work proposed (check one)

- |   |   |
|---|---|
| <input type="checkbox"/> New Single Family Residence            | <input type="checkbox"/> New Commercial Structure                                 |
| <input type="checkbox"/> Add./Alts or Renovation to Residential | <input checked="" type="checkbox"/> Add./Alts or Renovation to Comm. Structure    |
| <input type="checkbox"/> Fence <input type="checkbox"/> Shed    | <input type="checkbox"/> Request a Change in "Use" Section 140-8 "Permitted Uses" |
| <input type="checkbox"/> Swimming Pool Above Ground & Spas      | <input type="checkbox"/> Accessory Building/Garage                                |
| <input type="checkbox"/> Swimming Pool In- Ground               | <input type="checkbox"/> Fuel Burning Appliance                                   |
| <input type="checkbox"/> Electrical Upgrade                     | <input type="checkbox"/> Abandon/Abate/Replace Fuel Tank                          |
| <input type="checkbox"/> Generator – Permanent                  | <input type="checkbox"/> Other, specify.....                                      |
| <input type="checkbox"/> Deck                                   | <input type="checkbox"/> Demolition   |

#### PROPERTY INFORMATION:

Location of Premises - 911 Address 40 Sunset Ridge New Paltz Zone District R1

S/B/L 78, 20-4-46 Acres or number of square feet 3.00

Required Building Setbacks: Front yard..... Side yard..... Rear yard.....

Proposed Building Setbacks: Front yard..... Side yard..... Rear yard.....

Current Use of Site Office Space % of Lot Coverage (all structures on lot) 07%

Intended use for the property: Office Space

Is the property located in a flood zone?  Yes  No *If yes, a floodplain development permit is required.*

Is there NYS DEC or Federal Wetlands on or near property?  Yes  No *If yes, is proposed development within the required buffer area?  Yes  No*

Variance Required  Yes  No    Simplified Site Plan Req.  Yes  No    Site Plan Req.  Yes  No

Building Permit Application, continued

**OWNER INFORMATION:**

Owner(s) 40 sunset Ridge LLC David Beaver, Bryan Exner, Ken Sacks, Evan Soel  
Address 40 sunset Ridge New Paltz NY 12561 Tel.....  
E-Mail Address..... Cell.....

**DESIGN PROFESSIONAL** (required for all Commercial, New SFR, Residential additions, structural renovations/alterations)

Name: Kim Hoover AIA  
Address Po Box 367 Gardiner NY 12525 Tel.....

(The above-named design professional must complete and attach a plan review summary sheet)

**BUILDER INFORMATION**

Company Name T.H. Remodeling & Renovations Inc Contact Robert Glas  
Address 42 Windsor Hwy New York NY 12553 Tel 845-567-9743

NYS Workman's Compensation Insurance C105.2 or U26.3 or Waiver and NY Disability attached?  Yes  No  
(If contractor is submitting a Waiver for Workman's Compensation and IS hiring and paying sub-contractors, the waiver is not applicable. Workman's Compensation Insurance must be provided.)

**SECTION II**

Please complete for Residential; New SFR, Additions, Alterations & Renovations and decks; Commercial; New Buildings, Additions, Alterations & Renovations.

**BUILDING INFORMATION:**

Type of proposed structure Existing structure  
Height.....(feet above average finished grade); No. Stories.....; Square Feet.....;  
CUFT(commercial only).....; Overall Dimensions.....;  
BASEMENT  Yes  No is it  Finished  Unfinished? Emergency Egress Provided?  Yes  No  
No. of Rooms..... No. of Bathrooms 3 existing No. of Bedrooms NONE..... (if adding bedrooms health dept. approval is required and to be submitted with this application)  
Type Utilities: Heat HVAC (natural gas) Water Town Sewage Town  
Central Air-Cond. HVAC (natural gas) Estimated Cost of Construction \$ 224,000

PLOT PLAN (see attached examples) **EXCEPTION**... Interior Work ONLY (not required to have Plot Plan)

- Lot dimensions – all sides
- Names and location of all adjacent streets
- Setback dimensions – front, rear and all sides
- Driveways, exterior stairs, landings & decks
- Septic Area
- Location of easements or ROW's
- Location of proposed & existing structures
- Distances between buildings on lot
- North Arrow

**SECTION IV**

*Please complete for Electrical Upgrades (including free standing solar arrays), Generators-Permanent, Fuel Burning Appliances; Abandonment/Abatement or replacement of Fuel Tanks;*

Type of proposed structure, appliance or work .....  
Distance from Primary Structure.....; Location within the structure .....

PLOT PLAN (see attached examples) **EXCEPTION...Interior Work ONLY (not required to have Plot Plan)**

- |   |   |
|---|---|
| <input type="checkbox"/> Lot dimensions – all sides                     | <input type="checkbox"/> Location of easements or ROW's             |
| <input type="checkbox"/> Names and location of all adjacent streets     | <input type="checkbox"/> Location of proposed & existing structures |
| <input type="checkbox"/> Setback dimensions – front, rear and all sides | <input type="checkbox"/> Distances between buildings on lot         |
| <input type="checkbox"/> Driveways, exterior stairs, landings & decks   | <input type="checkbox"/> North Arrow                                |

BUILDING PLANS (2 Sets Required)

- Manufacturers installation manuals for all fuel burning appliances
- Floor Plan showing location of Appliance or Tank
- Solar Array Plans and Specifications including Engineer's Structural Certification for Roof Mounted Arrays

**SECTION V**

**ADDITIONAL INFORMATION**

- If the applicant is not the owner a letter from the owner designating the applicant as their agent is required.
- All New Single Family Residence Applications and ALL Commercial Applications **MUST** include completed Plan Requirements Checklist from the Architect or Engineer.
- All New Single Family Residences and Multiple Dwellings 3 Stories or less **MUST** meet the current **MINIMUM ENERGY STAR REQUIREMENTS. DOCUMENTATION FROM A CERTIFIED RATER MUST BE INCLUDED WITH APPLICATION.**
- The work covered by this application may not be commenced before the issuance of a Building Permit.
- Any septic installation shall be entirely within the boundaries of the lot.

Building Permit Application, continued

- Applicant must file proper application with an approved third party electrical inspector for all electrical work.
- Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved, duplicate set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises available for inspection throughout the progress of the work.
- Any changes to the application or the plans **MUST** be in writing and approved **PRIOR** to construction.
- No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Department.
- Work must begin within 6 Months of issuance of the Building Permit or Permit will be invalid and voided.
- All Building Permit Fees are non-refundable.
- ALL BUILDING CODES ARE AVAILABLE ONLINE AT:  
<http://publicecodes.cyberregs.com/st/ny/st/index.htm>
- ALL TOWN CODES ARE AVAILABLE ONLINE AT <http://ecode360.com/NE1058?needHash=true>

*Application is hereby made* to the Building Department for the issuance of a Building Permit pursuant to the Code of the Town of New Paltz and in accordance with the New York State Uniform Fire Prevention and Building Code for the construction as indicated in this document. The applicant agrees to comply with all applicable laws, ordinances and regulations, adhere to the plans and specifications affixed hereto and permit the Building Department personnel to perform required inspections.

Signature of Owner/Applicant..... *Jois Peers* ..... Date: *9/22/16*  
Address: *42 Windsor Hwy New Windsor NY 12553* ..... Phone: *845-567-9743*  
*(If applicant is different than the owner you must attach letter of agent)*



September 23rd, 2016

Town of New Paltz  
52 Clearwater Road  
New Paltz NY 12561  
Att: Kristina Granieri

RE: 40 Sunset Ridge LLC Building Permit

Thank you so much for your help yesterday via phone (9-22-16). We are providing the following:

- ✓ 1) 2 sets of stamped plans provided by Hoover Architecture PLLC
- ✓ 2) Letter of Agent from 40 Sunset Ridge LLC in favor TH Remodeling & Renovations Inc.
- ✓ 3) Building Permit application for Town of New Paltz Signed by Iris Reyes (TH Remodeling)
- ✓ 4) Workers Compensation Certificate.
- 5) We will use your approved Electrical Inspector.

Please provide any comments and / or additional information requests to:

Iris Reyes at 845-567-9743

Thank you,

  
Iris Reyes  
Office Manager

✓ *FEE ATTACHED*

11/11/2019 10:11:11 AM

11/11/2019 10:11:11 AM

September 22<sup>nd</sup>, 2016

TH Remodeling & Renovations Inc.  
42 Windsor Hwy  
New Windsor, NY 12553

Dear Ms. Reyes,

This memorandum is to note that my company Bluemark LLC would like to have TH Remodeling & Renovations Inc. act as our agent in securing a building permit with the Town of New Paltz in reference to our level 1 renovation project. If there are any questions or concerns I can be reached on my cell phone (914) 466-8606.

Thank You,

Regards



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David Becker  
CIO and Partner  
Bluemark LLC

