

Project: 365 Rte 82 Professional Building/Lamond Law Office

Address: 365 Rte 82 Hopewell Junction

Structure: An existing free standing building mixed use with residential upstairs, and zoned commercial use main level, approximately 40 feet in length along the front and 1,100 sq ft on each level.

1) **Additional front exterior entry door:**

I purchased the above building in April of 2022. The building has an established residential tenant living space on the second floor with an existing separate front exterior entry door for residential tenants. The “residential tenant” door is located to the far-left hand side of the building front leading to a staircase up to the second floor. The main ground floor is currently vacant commercially zoned office space, et al. It has a single exterior front entry “commercial tenant” door located in the middle at the center of the front of the building. The plan is to add a second front exterior entry “commercial tenant” door, so that there are two doors located at the middle of the building front, centered several feet apart, in order to allow for two separate commercial offices/businesses to operate and occupy the main ground floor in addition to Lamond Law Office.

2) **Awnings:**

The addition of overhead door and window awnings are planned in order to bolster and foster the commercial architectural design appearance of the main ground floor and to enhance the overall building appearance, coupled with significant functionality. The awnings will be a royal blue color to nicely contrast the existing light blue vinyl siding; they will additionally serve as both aesthetically enhancing and functional structures. Aesthetically to enhance the commercial aspect and appearance. They will also serve a necessary function to block and protect the building and individuals from the sun’s rays and rainwater. Each separate awning will consist of cloth or vinyl material stretched over aluminum framing securely fastened by bolts and attached to the building framing and will span the length of each window and doorway as depicted in the attached photos. Each awning will horizontally and perpendicularly project out approximately two (2) to three (3) linear feet from the building just above the windows and doors and vertically sloped upwards three (3) three to four (4) linear feet as depicted in the pictures.

3) Soffit Ridge Roof Overhang:

In order to bolster and foster the commercial architectural design appearance of the main ground floor and to also serve a functional purpose, the addition of a cantilever ridge roof overhang is planned. The roof ridge will span the entire length of the of the building front at approximately mid-way dividing upper second story and main ground floors. The purpose of this addition is both functional and aesthetic. The roof ridge will serve to disperse rainwater away from the front building surface immediately underneath the ridge roof overhang and also the immediate ground footing area of the front of the building. It will be constructed of 2x6 header plate lag bolted and standard 2x4 lumber framing, exterior roof sheathing and other traditional roofing materials such as tar paper and ice and snow and matching black shingles to the main roof shingles and a gutter system. The ridge roof line will project out approximately three (3) linear feet in from the front surface area of the building, and slope upward back toward the building at an approximate 30 to 40 degree angle at approximately four linear feet.

4) Free standing sign:

A free-standing sign is planned in the front of the building parallel to the driveway as depicted in the attached photos. The sign shall be mounted in such a manner as to constitute a permanent fixed installation and shall comport with the requirements and regulations of section 240-29 as amended 4-27-2015 by L.L. No. 1-2015; 1-30-2017 by L.L. No. 1-2017. The sign shall be located on private property, (on the parcel I own), under 10 feet in height, composed of no more than two back-to-back faces. The aggregate area of the sign shall not exceed two square feet for each linear foot of building length (i.e., 40 feet). The sign shall not be closer than 25 feet to any side or rear lot line, and not closer than 15 feet from edge of pavement of any roadway and shall not located in a manner which adversely affects sight distance for vehicles. See attached related pictures and sign depiction.

5) **Window signs:**

A window sign stencil/sticker/adhesive style shall be affixed to the glass panes of each of the two (2) building front rectangular picture windows. Each lettering/logo/symbol adhesive shall be affixed to and visible through each said window and will not exceed 20% of the total glass area pursuant to and in compliance with section 240-29(3).

6) **Building sign:**

A building sign affixed to the northeasterly side of the building is planned. It shall be unilluminated rectangular flat design 36" x 72" and mounted flat against the NE side.

7) **Stone Veneer/Pavers:**

A cultured stone veneer is planned to replace a portion of the lower building front existing siding ~ 45" measured from the ground pavement all along the front side of the building. Wrapped around only the NE side. Pavers will come out ~ 6ft from the bottom all along the front of the building from end to end the entire length of the building which is ~ 40 linear feet. The pavers will be raised up ~ 5" – 6" and function as a safety barrier (similar to a standard raised side walk) to prevent cars from driving in to close and potentially striking the front of the building. Both stone work (vertical veneer and horizontal pavers) will also serve to aesthetically enhance and foster the commercial architectural design and appearance of the building.

Parking areas:

There is currently ample parking spaces directly in front and back of the building. The front of the building has a paved parking area sufficient for four (4) to five (5) cars to be parked side by side parallel to each other and perpendicular to the building front. Additionally, there is available parking space and area to the right of the building front sufficient to park one (1) to two (2) additional cars parallel to each other and perpendicular facing towards the building front to the right-side.

Pursuant to and in compliance with Code 240-97, the parking area along the building front will be sufficient to allow at least 1 parking space for every 300 sq. ft of office space. The total building front is ~40 linear feet and there is ~ 1,100 sq feet total undivided. Therefore if divided into 2 separate offices, each is expected to have ~ 550 sq feet, which requires 1.5 spaces per the two offices for a total of 3 parking spaces needed. As stated above, there is currently room for 4 to 5 spaces/cars to fit along the front of the building with a potential 2 to 3 more to the right side of the of the building front.



ParcelAccess

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Final Roll

Parcel Grid Identification #:
135689-6357-03-238025-0000
Municipality: Wappinger

Parcel Location
365 Route 82

Owner Name on March 1
Burke, Brian (P)

Primary (P) Owner Mail Address
365 ROUTE 82
HOPEWELL JCT NY 12534



Parcel Details

Size (acres): 0.33 AC (S) Land Use Class: (483) Commercial: Multiple Use or Multipurpose: Converted Residence
File Map: 3927 Agri. Dist.: (0)
File Lot #: 3 School District: (135601) Wappinger Falls Central School District
Split Town

Assessment Information (Current)

Land:	Total:	County Taxable:	Town Taxable:	School Taxable:	Village Taxable:
\$125000	\$304500	\$304500	\$304500	\$304500	\$0

Tax Code:	Roll Section:	Uniform %:	Full Market Value:
N: Non-Homestead	1	100	\$ 304500

Tent. Roll:	Final. Roll:	Valuation:
5/1/2022	7/1/2022	7/1/2021

Last Sale/Transfer

Sales Price:	Sale Date:	Deed Book:	Deed Page:	Sale Condition:	No. Parcels:
\$300500	4/6/2022 2:43:47 PM	22022	1439	(J)	1

Site Information:

Site Number: 1	Sewer Type:	Desirability:	Zoning Code:	Used As:
Water Supply:	(2) Private	(3) Normal	HM	(D10) Row retail
(2) Private				

Commercial/Industrial/Utility Building Information:

Site Number: 1	Bldg Sec.: 1 Bldg. Number: 1	Year Built:	No. Stories:	Gross Floor Area:	Boeck Model	Const. Qual.:
0	2	3007	(0319) 2 sty Str/off/apt load sup	(3) Above Average		

Air Cond. %:	Sprinkler %:	Alarm %:	No. Elevator:	Basement sf.:
0	0	0	0	1736

Number Identical:	Condition Code:
1	3

Commercial Rental Information:

Site Number: 1	Use Number: 1	Used As: (A07) External apt
Unit Code:	Total Rent Area:	Area 1 Bdrms Apts
()	0	0
		Area 2 Bdrms Apts
		0
		Area 3 Bdrms Apts
		0

Total Units: 0	No. 1 Bdrms Apts 0	No. 2 Bdrms Apts 0	No. 3 Bdrms Apts 0		
Site Number: 1					
Use Number: 2					
Used As: (D10) Row retail					
Unit Code: ()	Total Rent Area: 1230	Area 1 Bdrms Apts 0	Area 2 Bdrms Apts 0	Area 3 Bdrms Apts 0	
Total Units: 0	No. 1 Bdrms Apts 0	No. 2 Bdrms Apts 0	No. 3 Bdrms Apts 0		
Site Number: 1					
Use Number: 3					
Used As: (Z98) Non-contrib					
Unit Code: ()	Total Rent Area: 3513	Area 1 Bdrms Apts 0	Area 2 Bdrms Apts 0	Area 3 Bdrms Apts 0	
Total Units: 0	No. 1 Bdrms Apts 0	No. 2 Bdrms Apts 0	No. 3 Bdrms Apts 0		

Improvements:

Site Number: 1

Improvement Number: 1

Structure Code:

(FC1) Shed-machine

Dim 1:
0Dim 2
0Quantity
1Year Built
1955

Condition:

(3) Normal

Grade
CSq. Ft.
465Special District Information:

Special District: 999AM

Spec. Dist. Name:

Ambulance Town Wide

Primary Units:
0Advalorem Value
304500

Special District: GRLTN

Spec. Dist. Name:

Grinnell Public Lib

Primary Units:
0Advalorem Value
304500

Special District: HF036

Spec. Dist. Name:

New Hackensack Fire

Primary Units:
0Advalorem Value
304500

ABSOLUTELY NO ACCURACY OR COMPLETENESS GUARANTEE IS IMPLIED OR INTENDED. ALL INFORMATION ON THIS MAP IS SUBJECT TO CHANGE BASED ON A COMPLETE TITLE SEARCH OR FIELD SURVEY.

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ROOF LINE

Aluminum Casement

Exterior Roof

Shingles

Covered with tar paper and felt

2x4 for Rafter Support Framing

2x4 for Side Wall

2x4 for Floor

2x6 plate

Pref. hung doors

36"

27'

27'

Existing Door

New Door

New Door

2x8 member

2x4 framing

2x4 framing

2-3'

2x4

2x4

2x4

2x4

2x4

2x4

2x4

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365
ROUTE 82

 **LAMOND**
LAW OFFICES

PACIFIC JUSTICE

RECEIVED

AUG 18 2022

Planning Department
Town of Wappinger

~~17~~
~~4~~

8 ft.

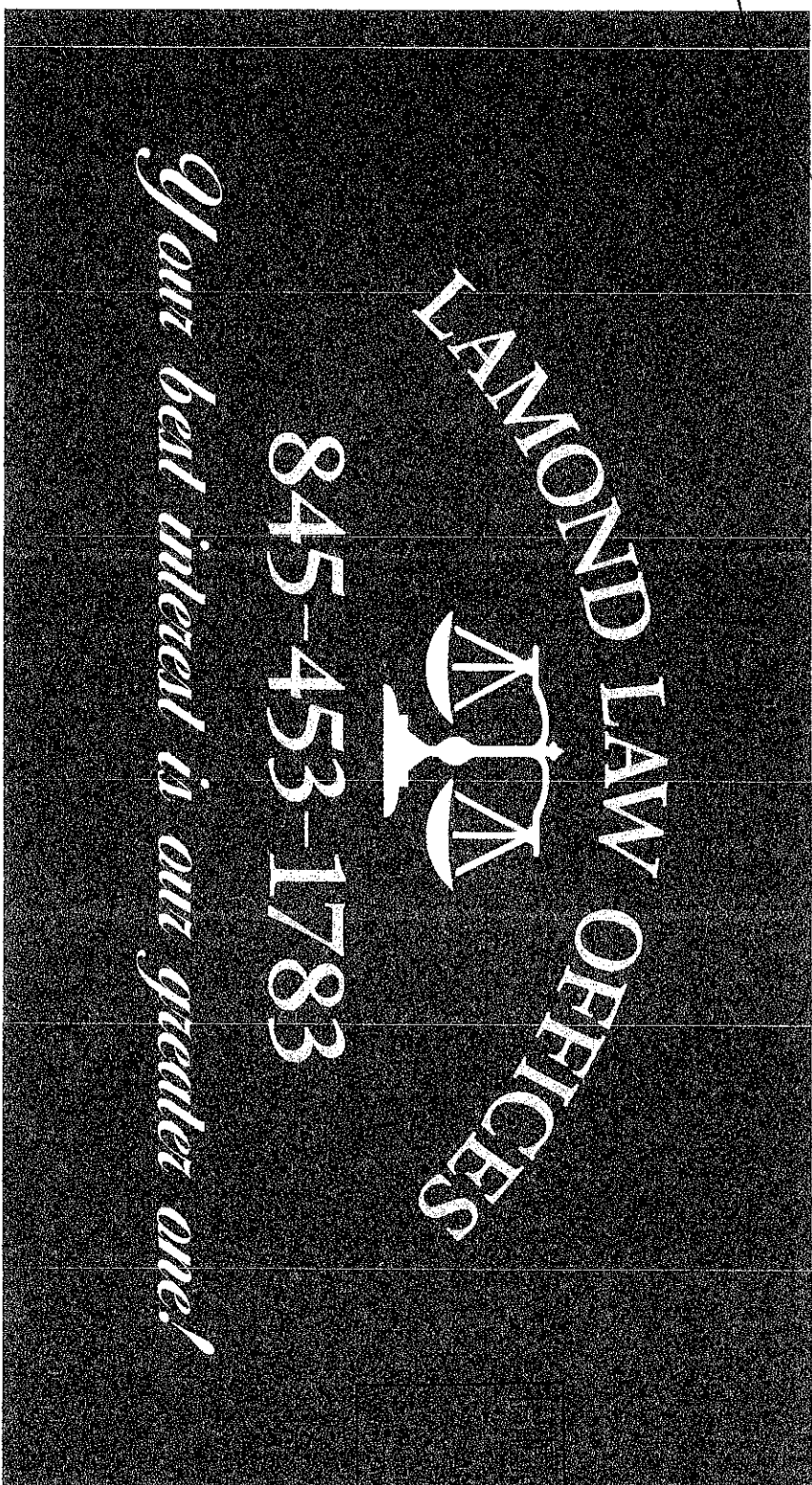
17"

5 FT.

5 FT.

#5

Window Stencil Sign



RECEIVED
G 18 2022
ing Department
n of Wappinger

1.5' X 4.5' = 6.5 SQ FT LETTERS SF (20%).
4' X 7' = 28 SQ FT. TOTAL WINDOW SF