



**City of Poughkeepsie
Historic District and Landmarks Preservation Commission
Meeting Agenda**

Common Council Chambers
Thursday, October 9, 2025
6:00 PM

I. ROLL CALL

II. APPROVAL OF MEETING MINUTES

1. Approval of September 11, 2025 Minutes

III. STAFF STANDARD MAINTENANCE APPROVALS

1. **154 ACADEMY STREET UNIT 2&3**
2. **26 CARROLL STREET**
3. **30 GARFIELD PLACE**

IV. APPLICATIONS FOR CERTIFICATE OF APPROPRIATENESS

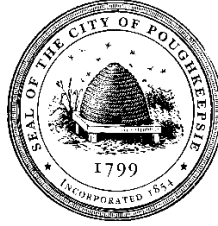
1. **130 ACADEMY STREET**
Applicant: Patricia Taylor and Augusto Hachoun
Project: Rear Roof Replacement
2. **88 ACADEMY STREET**
Applicant: Matthew Cordone
Project: Multiple exterior repairs

V. COMMISSION BUSINESS

1. Ordinance Recommendations

VI. ADJOURNMENT

1. Adjourn meeting to November 13, 2025



**City of Poughkeepsie
Historic District and Landmarks Preservation Commission
Meeting Agenda**

Common Council Chambers
Thursday, September 11, 2025

I. ROLL CALL

Present: Chair McQueen, Member Bartlestone, Vice Chair Hooper, Member Li, Member Parise, Member LaRocca, Member Neiswender (arrived 6:06pm)

Staff: Judith Knauss, Deputy Zoning Administrator
Lori Garcia, Board Administrative Assistant

II. APPROVAL OF MEETING MINUTES

1. Approval of August 14, 2025 Minutes

A motion to Approve was made by Member LaRocca and seconded by Member Bartlestone.

Minutes of September 11, 2025 - VOICE VOTE	
Yes/Aye:	Chair McQueen, Member Bartlestone, Vice Chair Hooper, Member Li, Member Parise, Member LaRocca
No/Nay:	None
Abstain:	None
Absent:	Member Neiswender
Result:	Passed

III. ADJOURNED APPLICATIONS

- 1. 85 SOUTH HAMILTON STREET**

IV. STAFF STANDARD MAINTENANCE APPROVALS

- 1. 106 ACADEMY STREET**

V. APPLICATIONS FOR CERTIFICATE OF APPROPRIATENESS

- 1. 154 ACADEMY STREET UNIT 2**

Applicant: Sarita Morias-Lang
Project: Window Replacement

- 154 ACADEMY STREET UNIT 3**

Applicant: Chun-Yung Sung
Project: Window Replacement

Applications Adjourned

- 2. 370 MAIN STREET**

Applicant: Eric Anderson Project: Façade repair
Presenting: Matthew Cordone, Architect

A motion to Approve was made by Member Li and seconded by Member LaRocca.

Minutes of September 11, 2025 - VOICE VOTE	
Yes/Aye:	Chair McQueen, Member Bartlestone, Vice Chair Hooper, Member Li, Member Parise, Member LaRocca, Member Neiswender
No/Nay:	None
Abstain:	None
Absent:	None
Result:	Passed

VI. COMMISSION BUSINESS

Work session on ordinance update

VII. ADJOURNMENT

1. Adjourn meeting until October 9, 2025

A motion to Adjourn was made by Member Neiswender and seconded by Member LaRocca.

Minutes of September 11, 2025 - VOICE VOTE	
Yes/Aye:	Chair McQueen, Member Bartlestone, Vice Chair Hooper, Member Li, Member Parise, Member LaRocca, Member Neiswender
No/Nay:	None
Abstain:	None
Absent:	None
Result:	Passed



**THE CITY OF POUGHKEEPSIE
DEVELOPMENT DEPARTMENT**

62 CIVIC CENTER PLAZA, POUGHKEEPSIE, NY 12601

Phone: (845)451-4263

Office Use Only
Application # ID#

**HISTORIC DISTRICT AND LANDMARKS PRESERVATION COMMISSION
APPLICATION**

(Type or print neatly. Illegible and faxed applications will not be accepted.)

Project Address: 130 Academy Street

Applicant Name: Patricia Taylor & Augusto Hachoun

Applicant's Address: 130 Academy Street

City: Poughkeepsie State: NY Zip: 12601

Phone Number(s): 845-471-8085 Email: patriciataylor7621@gmail.com

Property Owner (if not the applicant): _____
(If applicant is not the property owner, a letter of authorization from the owner **MUST** accompany the application.)

PROJECT CLASSIFICATION (Check all boxes that apply to the proposed project):

- New construction (construction of a new building, addition, garage, shed, swimming pool, etc.)
- Exterior alteration (includes, but is not limited to, all exterior changes to windows, doors, roof, paint colors, etc.)
- Landscaping (removing or adding significant plantings or landscape features such as driveways, sidewalks, fencing, retaining walls, patios, etc., that will alter the appearance of the property)
- Repair or replacement
- Restoration (railings, balconies, cornices, porches, etc.)
- Relocation
- Demolition
- Other: _____

WORK DESCRIPTION: Describe in detail all proposed work and indicate all materials to be used. Attach additional sheets as necessary.

Please see attached.

REQUIRED ATTACHMENTS TO SUBMIT WITH THE APPLICATION (Submit "hard" copies of the following attachments. Each page must be labeled and dated):

- ✓ **Recent Color Photos:** Include photos of each side of the building and site when landscaping changes are proposed.
- ✓ **Color chips, charts or color samples:** Describe both existing color(s) and proposed color(s). Include details regarding color placement and paint chips with the manufacturer's name and color number.
- ✓ **Material Samples/Manufacturer's Brochures:** Material samples (when practical) and/or manufacturer's brochures, product literature or catalog pages.
- ✓ **Plot Plan:** A plot plan (drawn to scale, indicating property lines, existing structures and/or landscaping) must be included for new construction, additions, demolition, fencing and major landscaping projects and any proposed changes.
- ✓ **Elevation drawings for new constructions/additions:** Drawings at a scale necessary to show building detail. Elevations should be accurately labeled with cardinal directions and showing the relationship between new and old structures.

A DIGITAL COPY OF THE ENTIRE SUBMISSION IS REQUIRED.

OWNER/APPLICANT CERTIFICATION:

I hereby certify this application will not be reviewed until all required information has been submitted. I understand that this application may require a site visit and/or public hearing by the Historic District and Landmarks Preservation Commission, and that the HDLPC may request additional information.

Petra Taylor A. Hartman

Signature of Owner

Signature of Agent/Applicant

Date: 09/18/2025

Date: _____

OFFICE USE ONLY

- Application requires approval by the HDLPC, pursuant to the provisions of Section 19-5.21(4)
- Application does not require approval by the HDLPC, pursuant to the provisions of Section 19-5.21(12)(a)
- Work will require issuance of a building permit, pursuant to the provisions of Section 19-9.2
- Work will not require issuance of a building permit, pursuant to the provisions of Section 19-9.2

Eric Philipp
Building Inspector/Zoning Administrator

Date

September 19, 2025

I, Patricia Taylor, and my husband, Augusto Hacthoun are applying for a building permit to complete the roof replacement job on our home at 130 Academy Street in Poughkeepsie, a project we started four years ago.

The currently proposed work is on the *backyard-facing pitched roof and connected, damaged chimney*. Neither is visible from the street.

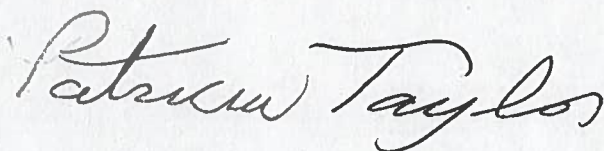
In the summer of 2021, we contracted with Lyndsey Roofing, LLC to replace the front section of our roof at 130 Academy Street, Poughkeepsie, NY 12601.

Lyndsey Roofing provided a detailed estimate for the work, which we used as key documentation when we presented the work for approval by Poughkeepsie's Historic District & Landmark Preservation Commission (HDLPC). That estimate included all details of the construction and the necessary materials. Our proposal to the HDLPC was approved. When we returned to have Lyndsey Roofing replace the surfacing of the flat roof at the back of our home, the building permit was still in effect, and the work was completed without issue.

Separate from this proposal, we are submitting to the Development Department copies of our original HDLPC application from Summer 2021 and, apart, the Lyndsey Roofing estimate for the flat roof from October of that same year,

We are now finally completing the 130 Academy Street roofing "project" with the replacement of the pitched roof facing west, to our back yard, along with the breakdown and capping of our badly damaged third chimney on the north wall of the house, adjacent to the current roof replacement. That chimney was hit by a particularly harsh storm several years ago, knocking down its topmost section, and the accumulated damage is now funneling water into our second-floor bedroom in particularly rainy weather.

We attach the current estimate from Lyndsey Roofing for this repair. As you will note, the materials, methods, and standards are consistent with the work previously completed for us by Lyndsey Roofing. We also include an overhead view of 130 Academy Street, six photos of the roof area where the work is to be done, and an image of the shingle swatch to be used on this job.

A handwritten signature in cursive script that reads "Patricia Taylor". The signature is written in dark ink and is positioned in the lower right quadrant of the page.



Lyndsey Roofing

A Roofing Solutions Company

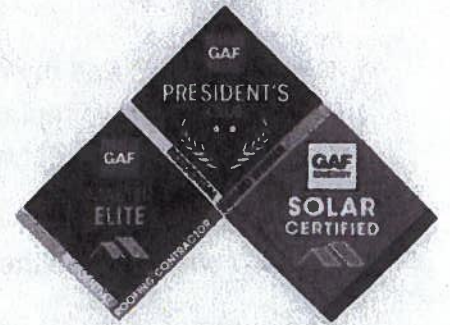
29 Firemens Way
Poughkeepsie, NY 12603

Office: (845) 849-1641
www.lyndseyroofing.com

September 15, 2025

Putnam County License #51879
Westchester County License #WC-31398-H19

City of Poughkeepsie Planning Board
62 Civic Center Plaza, 2nd Floor
Poughkeepsie, NY 12601
845-451-4263
Attn: Lori Garcia



Property Address: 130 Academy Street, Poughkeepsie, NY

Good afternoon,

I am writing to you in regards to the residence of Patricia Taylor and Augusto Hachthoun at 130 Academy Street, Poughkeepsie, NY 12601. Back in 2021, we replaced the front section of the roof. We are in contract with them to replace the back half of the roof and remove a chimney that is no longer in use. In hopes of expediting the permit process as the roof is in poor condition and there is active leaking, we just want to inform you that we are installing the same products on the back roof as we did for the front roof. There is a copy of the contract included with this letter that breaks down the materials being used. Please let us know if you need any other project details from us.

Take Care,

Bill Reilly, Owner
Lyndsey Roofing, LLC

 **Timberline Solar**
Solar Roofing System

"Ask Us About The GAF Energy Timberline Solar Shingle"



Lyndsey Roofing®

A Roofing Solutions Company

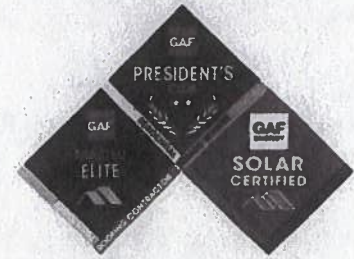
316 Titusville Road, Suite B
Poughkeepsie, NY 12603

Office: (845) 849-1641
www.lyndseyroofing.com

August 25, 2025

Putnam County License #PC-7862
Westchester County License #WC-31398-H19

Pat Taylor
130 Academy Street
Poughkeepsie, NY 12601
845-471-8085
Patriciataylor7621@gmail.com



Requested Work: Contract for Roof Replacement at: 130 Academy Street, Poughkeepsie, NY

Dear Ms. Taylor,

Upon your request, we offer the following work to be performed at the above location. Make sure you pay attention to the **NOTE** sections.

Partial Pitched Roof Replacement – Master Elite #ME 41738

1. 2020 New York State Building Code: **Chapter 15 Roof Assemblies and Rooftop Structures**, Section 1507.1: Roof coverings shall be applied in accordance with the applicable provisions of this section and the manufacturer's installation instructions.
2. Set up necessary safety and protection equipment to perform work. This may include ladders, scaffolding, tarps from the roof and cover the landscaping, double tarps over decks and railings, plywood and/or tarps as covering to protect HVAC units, natural gas meter heads, and electrical meter heads.
3. Lyndsey Roofing will provide all the materials.
4. Work to be performed on the back section of the house roof only.
5. No work will be performed on any other roofs unless specifically specified above.
6. Gutters and leaders will not be replaced.
7. If Leaf Guards are installed between the layers of shingles, they will be removed, saved, and not reinstalled by Lyndsey Roofing. Leaf guards installed between the layers of asphalt shingles, void the GAF wind warranty.
8. If there is a power fan, satellite dish, heat cables, electrical wires or phone / cable wires installed or laying on the roof, this needs to be addressed with an electrician or the associated company. Roofing insurance does not cover us related to wires of any type. Satellite dishes should be mounted on the ground or on the fascia/siding. Installing satellite dish on the shingles will void the manufacturer's warranty for that roof plane. Power fan must be removed if soffit to ridge ventilation is in place, per GAF ventilating guidelines. Power fan and/or a satellite dish will be saved after the wires are disconnected.
9. Siding will not be removed due to the existing conditions prevent this from being feasible. *
10. Remove (1) layers of existing shingles**, down to the wood deck and inspect for deteriorated wood decking.***
11. If wood decking is removed, inspect rafters.****
12. Inspect for any unforeseen damaged wood fascia and for any damaged aluminum fascia. *****
13. Install new .019-gauge aluminum drip edge with 2" face down the fascia to the eaves and rakes. **Color Charcoal Gray.**
14. Install a wood cricket, .019-gauge aluminum step flashing and counter flashing to the chimney. **Color Charcoal Gray.**
NOTE: The one chimney needs to be rebuilt. A proposal to rebuild the chimney is in the "Rebuild Chimney" section below. If water gets absorbed into the chimney and gets past the new chimney counter flashing, it is not covered under the GAF warranty. The warranty protects against workmanship issues only.
15. Install GAF Stormguard **High Temperature** leak barrier 6' wide at all eaves (gutter area), 3' in the valleys, 18" wide at all roof to wall transitions, 6" up the roof to wall transitions (where applicable) and around all penetrations.
16. Install GAF Deck-Armor "**Breathable**" roof deck underlayment on the remaining wood deck with 1" cap nails.
17. Install new .019-gauge aluminum step flashing / headwall flashing at the roof to wall transition per GAF installation instructions. **Color Charcoal Gray.**

PT _____ **Client Initials**



Lyndsey Roofing

A Roofing Solutions Company

316 Titusville Road, Suite B
Poughkeepsie, NY 12603

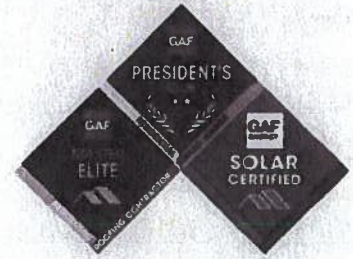
Office: (845) 849-1641
www.lyndseyroofing.com

August 25, 2025

Putnam County License #PC-7862
Westchester County License #WC-31398-H19

Pat Taylor

Requested Work: Contract for Roof Replacement at: 130 Academy Street,
Poughkeepsie, NY



Partial Pitched Roof Replacement – Cont.

18. Install GAF WeatherBlocker self-sealing shingle starter strip to the eaves and rakes.
19. Install GAF Timberline HDZ architectural shingles using six (6) nails per full shingle per GAF to get the enhanced wind warranty. **Color Pewter Gray.**
20. **NO RIDGE VENT** will be installed due to inadequate air flow at the eave/gutter area preventing the proper amount of balanced air intake. Guidelines set forth by GAF and the NY State Building Code require proper ventilation unless it is not possible to install proper air intake. Not enough airflow into the attic will cause the ridge vent to not vent properly and allow moisture or mold to form.
21. Install GAF Timbertex ridge cap on the ridges and hips.
22. Port-A-John bathroom services will be provided by Lyndsey Roofing.
23. Lyndsey Roofing will provide for the removal of all debris.
24. The owner is responsible for all painting of siding, trim or any other wood or concrete type products.
25. Provide the GAF "Silver Pledge" Warranty: 50-year non-prorated coverage on material and labor to repair or replace defective GAF products, 10-year GAF Workmanship warranty covers misapplication of the GAF materials, flashings at the chimney(s), valley(s), pipe collar(s) and roof to wall transitions if the siding is removed and new ice and water shield and new aluminum flashing are installed, 25-year StainGuard Plus algae protection and 15-year Windproven Infinite wind speed protection.

***Replacement of unforeseen deteriorated wood siding will be priced at the time of discovery.**

****\$30 per sq per layer for any unforeseen additional hidden layers of roofing.**

*****Replacement cost for unforeseen deteriorated wood planking or ¼" CDX plywood is \$4.00/sq foot. CDX plywood is used for this repair, plywood is \$80.00/sheet for ½" CDX and 5/8" is \$90.00/sheet, \$10.50 per lineal foot for 2" x 6" T&G spruce decking.**

******Cost to sister a rafter with 2" x 6" or 8" doug fir framing is \$110.00 each. 2" x 10" or 12" is \$125.00 each.**

*******Replacement cost for unforeseen deteriorated wood fascia is \$15.00/lf and if aluminum fascia wrap is required, this additional cost is \$18.00 per lf. Cost does not include crown moldings.**

Chimney – Breakdown & Cap

1. Set up necessary equipment to perform work.
NOTE: If there are 2-layers of shingles, both layers may need to be removed to properly do the repair. Therefore, 2-layers of shingles will be installed to properly complete the repair.
2. Remove approximately 30 sq. ft. of asphalt shingles down to wood deck.
3. Replace any deteriorated wood decking.
4. Remove chimney bricks and flue below the roof rafters and dispose.
5. Install 3" concrete crown over chimney. The chimney will no longer be usable.
6. Install new framing to the hole created by breaking down the chimney and install CDX over the new framing.
7. Install new GAF Weatherwatch leak barrier to exposed wood deck.
8. Install new Timberline HDZ asphalt architectural shingles over leak barrier.
9. Lyndsey Roofing will provide for the removal of all debris.

PT

Client Initials



Lyndsey Roofing

A Roofing Solutions Company

316 Titusville Road, Suite B
Poughkeepsie, NY 12603

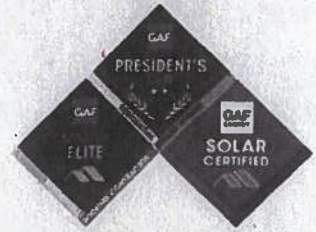
Office: (845) 849-1641
www.lyndseyroofing.com

August 25, 2025

Putnam County License #PC-7862
Westchester County License #WC-31398-H19

Pat Taylor

Requested Work: Contract for Roof Repair at: 130 Academy Street, Poughkeepsie, NY



Contract – Cont.

Cost for Partial Roof Replacement.....	\$9,700.00
Cost for Chimney Breakdown.....	\$2,600.00
Total Contract Cost.....	\$12,300.00

Payment Information

Our payment methods are cash up to \$1,000.00; a personal check under \$5,000.00; a bank check / certified check for over \$5,000.00; American Express, Mastercard or Visa credit card.

Payment Schedule:

1. No deposit is required.
2. Payment due after the punch list is cleared and final walkthrough is completed.

I appreciate the opportunity to offer you this contract. Please review and if you have any questions, give us a call before signing. If you are good with the contract, please sign and initial where requested.

Take Care,

Mark Eveland, Project Manager
Lyndsey Roofing, LLC

Patricia Taylor
Patricia Taylor (Aug 25, 2025 15:30:09 EDT)

Patricia Taylor

Date: 08/25/2025



Lyndsey Roofing*

A Roofing Solutions Company

316 Titusville Road, Suite B
Poughkeepsie, NY 12603

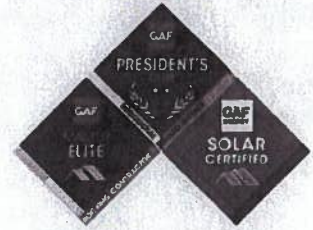
Office: (845) 849-1641
www.lyndseyroofing.com

August 25, 2025

Putnam County License #PG-7862
Westchester County License #WC-31398-H19

Pat Taylor

Requested Work: Contract for Roof Repair at: 130 Academy Street, Poughkeepsie, NY



Contract Agreement

This agreement made on August 25, 2025, between Lyndsey Roofing, 29 Firemens Way, Poughkeepsie, NY 12603, and Patricia Taylor, 130 Academy Street, Poughkeepsie, NY 12601, hereinafter called the "Owner / Signee". The following information is to help you understand the legal side of a construction contract and what rights you have in an agreement like this.

Specifications and Compliance with Laws

- **APPROXIMATE START DATE:** is the week of September 22, 2025. Start date may be impacted by weather or delays from the job before yours. Our office will call you to coordinate the start date.
- Estimated working days to complete job is 3 day. This timeline does not include delays related to weather, material shortages, special order lead times, unforeseen damage discovered during the contracted work, discovery of electrical, plumbing or HVAC equipment that requires another trade to remove or replace the item or if an architect or engineer is involved or any other unforeseen events. PT _____ **Client Initials**
- Once the Building Permit is approved, we will schedule your project.
- All materials specified in this contract will be used unless there is a change in the scope of work or there is a shortage of said product(s). If there is a shortage, the owner will be notified and the comparable product will be discussed before application.
- **IMPORTANT:** All materials brought to the job site are the property of Lyndsey Roofing, including left over material. If there is a credit for material owed, it will be discussed and approved with the Project Manager.
- All work will be conducted to the guidelines of the manufacturer, local and New York State building codes and/or application guidelines set forth by the NRCA (National Roofing Contractors Association).
- This contract shall be construed in accordance with, and governed by the laws of New York, without regard to any choice of law provisions of New York or any other jurisdiction.
- Lyndsey Roofing shall follow all applicable federal, state and local laws and regulations, including, but not limited to all provisions of the Fair Labor Standards Act, the Americans with Disabilities Act, and the Federal Family and Medical Leave Act.
- This contract contains the entire agreement of the parties, and there are no other promises or conditions in any other contract or agreement whether oral or written concerning the subject matter of this Contract. Any amendments must be in writing and signed by each party. This Contract supersedes any prior written or oral agreements between the parties. Only the PM or Owner of Lyndsey Roofing can amend this with the owner. **IMPORTANT: Foreman's, workers and office staff are not authorized to amend this contract.**
- If any provision of this contract will be held to be invalid or unenforceable for any reason, the remaining provisions will continue to be valid and enforceable. If any provision of this contract is invalid or unenforceable but that by limiting such provision, it would become valid and enforceable, then such provision will be deemed to be written, construed, and enforced as so limited.
- Lyndsey Roofing shall provide its services and meet its obligations under this contract in a timely and workmanlike manner. Delays due to bad weather, material shortage, back-orders or unforeseen damage will cause delays and this cannot be held against us.
- Lyndsey Roofing has obtained it's knowledge and experience via proper training and acceptable installation standards in the industry.

Questions or Concerns During The Project Process

- If there is a question regarding anything during the roof replacement, please speak with the **Foreman or Project Manager only**. The workers have been directed to not discuss the scope of work, application of materials or anything else related to your project. This prevents any or misunderstandings, especially if extra work is involved. This is the process to make sure it is handled properly.

PT _____ **Client Initials**



Lyndsey Roofing®

A Roofing Solutions Company

316 Titusville Road, Suite B
Poughkeepsie, NY 12603

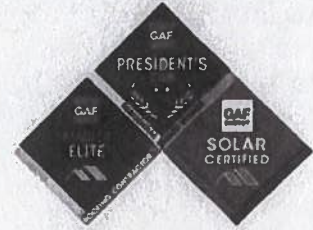
Office: (845) 849-1641
www.lyndseyroofing.com

August 25, 2025

Putnam County License #PC-7862
Westchester County License #WC-31398-H19

Pat Taylor

Requested Work: Contract for Roof Repair at: 130 Academy Street, Poughkeepsie, NY



Contract Agreement – Cont.

Asbestos Related Products

- Lyndsey Roofing, LLC's scope of work does not include the cost to test, detect, abate, encapsulate or remove asbestos or any other hazardous products. Lyndsey Roofing, LLC, reserves the right to stop work should hazardous materials be discovered. If required, Lyndsey Roofing, LLC, shall be compensated for changes in scope of work or lengthy delays encountered because of asbestos or hazardous materials as detailed above.

Attic Insulation

- As per the 2012 International Residential Code, Chapter 11 (RE) Energy Efficiency, Table N1101.10 (R301.1) Climate Zones, Moisture Regimes & Warm-Humid Designations by State/County & Table N1102.1.1 (R402.1.1) Insulation Requirements by Component, Westchester (Zone 4), Dutchess & Putnam (Zone 5) & Ulster County (Zone 6) have a ceiling R-Value of R-49. It is highly suggested, if possible, your attic should be brought up to R-49.
- If it is determined the attic is under insulated as per the New York State building code, a proposal will be given to the owner to remedy this issue.
- Lyndsey Roofing, LLC. will not be held liable for any moisture / mold issues that occur if the attic does not meet the proper R-value.

PT _____ **Client Initials**

Chimneys

- If a chimney is contracted to be broken down, the homeowner confirms the chimney is no longer being used for any services in the home.
- The chimney will be brought down below the rafters and capped with a concrete crown. The chimney will no longer be in service and the owner is responsible to make sure the fireplace area (the firebox) is properly closed off and not useable.

PT _____ **Client Initials**

Confidentiality

- The owner agrees that they, the signee of this contract, its employees, agents, or representatives will not at any time or in any manner, either directly or indirectly, use for the personal benefit, divulge, disclose, or communicate in any manner, any information that is proprietary to Lyndsey Roofing. Lyndsey Roofing and its employees, agents, and representatives will protect such information and treat it as strictly confidential. This provision will continue to be effective after the termination of this Contract.

PT _____ **Client Initials**

Default

- The occurrence of any of the following shall constitute a material default under this Contract:
 - The failure of the signee of this contract to make a required payment when due.
 - The insolvency of either party or if either party shall, either voluntarily or involuntarily, become a debtor of or seek protection under Title 11 of the United States Bankruptcy Code.
 - A lawsuit is brought on any claim, seizure, lien or levy for labor performed or materials used on or furnished to the project by either party, or when there is a general assignment for the benefit of creditors, application or sale for or by any creditor or government agency brought against either party.
 - The failure of the owner or signee to make the building site available or the failure of Lyndsey Roofing to deliver the Services in the time and manner provided for in this Contract.
 - In the event of the owner or signees death, any payments made to Lyndsey Roofing will be credited as deemed feasible by Lyndsey Roofing if there is no special order or any unreturnable material.

PT _____ **Client Initials**



Lyndsey Roofing

A Roofing Solutions Company

316 Titusville Road, Suite B
Poughkeepsie, NY 12603

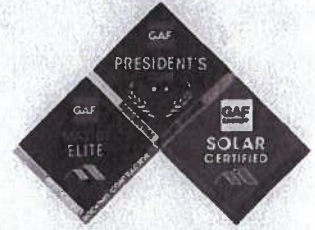
Office: (845) 849-1641
www.lyndseyroofing.com

August 25, 2025

Putnam County License #PC-7862
Westchester County License #WC-31398-H19

Pat Taylor

Requested Work: Contract for Roof Repair at: 130 Academy Street, Poughkeepsie, NY



Contract Agreement – Cont.

Default – Cont.

6. In the event of the owner or signees death, all uninstalled material remains the property of Lyndsey Roofing. Uninstalled material that is special order and not returnable or there is a restocking charge, will be deducted from any deposits or payments. The material that is paid for, will become property of the home.
- In addition to any and all other rights a party may have available according to the laws of New York State, if a party defaults by failing to substantially perform any provision, term or condition of this Contract (including without limitation the failure to make a monetary payment when due), the other party may terminate the Contract by providing written notice to the defaulting party. This notice shall describe with sufficient detail the nature of the default. The party receiving the said notice shall have 7 days from the effective date of said notice to cure the default(s) or begin substantial completion if completion cannot be made in 7 days. Unless waived by a party providing notice, the failure to cure or begin curing, the default(s) within such time period shall result in the automatic termination of this Contract.

Disposal and Job Site Equipment – PLEASE PAY ATTENTION TO THIS SECTION

- Lyndsey Roofing will provide a dumpster to remove all construction debris created from the work in this contract. The cost of this dumpster is factored into the cost of the contract. No household garbage, debris from the property, or anything else not directly related to this contract shall be put into the dumpster.
- Dumpster is scheduled to arrive after the material is delivered. We may have to load the material and dumpster before 1 – 2 days before we start due to unforeseen events.
- Dumpster will not be placed on lawns or sidewalks.
- Lyndsey Roofing is not responsible for damage due to placement or removal of dumpster. If the driveway is less than 1 year old or is in a condition where heavy equipment cannot drive on the driveway, additional labor costs will be added to move the debris to the dumpster and material in from the street.
- Dumpster and / or porta john will be scheduled for pick up after the job is completed. This should be picked up 1 – 4 business days later. This may include the units staying on site over a weekend or holiday.
- Extra material that is left over, will be picked up after the dumpster and porta john have been removed. This allows us to clean up the area from any loose debris that fell out of the dumpster during removal, remove the dumpster boards and to do a verification we did a good clean up around the house.

PT _____ Client Initials

Dispute Resolution

- The parties will attempt to resolve any dispute arising out of or relating to this Contract through friendly negotiations among the parties. If the matter is not resolved by negotiation, the parties will resolve the dispute using the below Alternative Dispute Resolution (ADR) procedure.
- Any controversies or disputes arising out of or relating to this Contract will be submitted to mediation in accordance with any statutory rules of mediation. If mediation is not successful in resolving the entire dispute or is unavailable, any outstanding issues will be submitted to final and binding arbitration under the rules of the American Arbitration Association. The arbitrator's award will be final, and judgment may be entered upon it by any court having proper jurisdiction.

PT _____ Client Initials



Lyndsey Roofing[®]

A Roofing Solutions Company

316 Titusville Road, Suite B
Poughkeepsie, NY 12603

Office: (845) 849-1641
www.lyndseyroofing.com

August 25, 2025

Putnam County License #PC-7862
Westchester County License #WC-31398-H19

Pat Taylor

Requested Work: Contract for Roof Repair at: 130 Academy Street, Poughkeepsie, NY



Contract Agreement – Cont.

Inspection

- Lyndsey Roofing and the Owner / Signee shall have the right to inspect the job site before any work begins and after work has been performed under this contract. All defects and uncompleted items shall be reported immediately.
- All work that needs to be inspected or tested and certified by an engineer as a condition of any government department or other state agency, or inspected and certified by the local health officer, shall be done at each necessary stage of construction and before further construction can continue.
- All inspections and certifications will be done at an agreed upon cost and who is liable for payment of said cost.
- Once contract ed work is completed, the Owner / Signee will do a walkthrough with the Project Manager to confirm the contracted work has been satisfied.
- During the walkthrough, if additional work needs to be completed, the contracted work is not done or there needs to be additional cleanup, a Punch List will be created.
- The office will schedule a crew to go out and clear the Punch List before final payment is made.

Insurance

- Before work begins under this contract, Lyndsey Roofing shall furnish certificates of insurance to the Owner / Signee substantiating that Lyndsey Roofing has valid roofing insurance.
- Lyndsey Roofing has the proper insurance under the New York State law governing the requirements of General Liability, Workers' Compensation, Automobile and the Action Over a.k.a. Labor Law a.k.a. Scaffold Law Exclusion policies.
- Owner / Signee is required to have the building being worked on properly insured.

Interior Ceilings and Walls

- During the removal of the old roofing, wood decking or repairs to the wood decking, there may be nails or screws that pop on the walls and/or ceilings. This happens due to vibrations related to thin walls, roof trusses and large spans on cathedral ceilings. There is more flexibility in these designs, plus how the drywall or plaster was originally installed helps create the nail pop conditions. Lyndsey Roofing will not be held liable or accountable because this is a condition we cannot control or stop from occurring. This repair and painting will be the responsibility of the homeowner.
- If there is any pictures, shelves or anything else that may fall off the wall due to vibrations, please take it down before we start.

Marketing

- Lyndsey Roofing, LLC., will not sell your name, address, phone number or email address to any entity of any type for any reason.
- Lyndsey Roofing, LLC., will not list your name, address, phone number or email address in any advertising or social media posts.
- We give Lyndsey Roofing, LLC, permission to use photos they take of our project for marketing on advertisements, websites and social media platforms.

PT _____ Client Initials



Lyndsey Roofing

A Roofing Solutions Company

316 Titusville Road, Suite B
Poughkeepsie, NY 12603

Office: (845) 849-1641
www.lyndseyroofing.com

August 25, 2025

Putnam County License #PC-7862
Westchester County License #WC-31398-H19

Pat Taylor

Requested Work: Contract for Roof Repair at: 130 Academy Street, Poughkeepsie, NY



Contract Agreement – Cont.

Payment Provision

- Any contractor, subcontractor, or materialman who provides home improvement goods or services pursuant to your home improvement contract and who is not paid may have a valid legal claim against your property known as a mechanic's lien. Any mechanic's lien filed against your property may be discharged. Payment of the agreed-upon price under the home improvement contract prior to filing of a mechanic's lien may invalidate such lien. The owner may contact an attorney to determine his rights to discharge a mechanic's lien.
- In addition to any other right or remedy provided by law, if the Owner / Signee fails to pay for the Services when due, Lyndsey Roofing has the option to treat such failure to pay as a material breach of this contract and may cancel this contract and/or seek legal remedies.
- If payment is not made when due, Owner / Signee agrees to pay the interest at a rate of 5% per month or the maximum legal rate including attorney fees and other costs for collection
- Payment Schedule is per the agreed term outlined above.

Permits

- A Building Permit is required for a roof replacement. These guidelines are set forth by your local Building Department. Lyndsey Roofing will help you with this process. All fees to acquire the building permit are paid by the Owner / Signee either directly or Lyndsey Roofing will pay and get reimbursed at the time of invoice.
- Lyndsey Roofing will contact the Building Department to close out the permit. Most Building Departments want to do a final inspection with the homeowner.

Unforeseen Additional Work and Preventative Items

- *****IMPORTANT***** If any additional unforeseen damaged plywood, wood fascia or rafters is found, we will notify you right away. If the entire work area has not been removed yet, we may find more damage and we will alert you at that time.
- If rafters or trusses are found to be damaged, a cost will be provided to repair or replace. If a building permit is required by the local municipality and requires an inspection, Lyndsey Roofing will work with the Owner / Signee and the local municipality to get the permit and inspection done in a timely manner.
- The contracts scope of work does not include, unless it is written into the scope of work above, the repair or replacement of unforeseen (hidden) or pre-existing conditions or damage regarding:
 - Past workmanship issues.
 - Delamination of plywood due to water damage, excessive heat, bad workmanship, etc.
 - Bad workmanship, damaged, warped or rotted wood planking.
 - Bad workmanship, damaged or rotted soffit and fascia.
 - Bad workmanship, damaged or rotted sidewall underlayment, damage or rot to all types of siding.
 - Bad workmanship, damaged or rotted, block, brick, stucco or stone (real or cultured).
 - Bad workmanship, damaged or rot to structural framing or supports caused by workmanship issues, water damage, or insect infestation.
- If any of the above conditions are found, the price to repair or replacement will be in a written format and agreed upon by the Owner / Signee & Lyndsey Roofing before work will continue.
- If a bathroom fan vent hose or just the fan is found in the attic, vented into a soffit or buried in the attic insulation, a cost will be given to properly vent the bathroom fan through the roof. The heat and moisture can damage the wood deck, the nails or the framing.

PT _____ Client Initials



Lyndsey Roofing*

A Roofing Solutions Company

316 Titusville Road, Suite B
Poughkeepsie, NY 12603

Office: (845) 849-1641
www.lyndseyroofing.com

August 25, 2025

Putnam County License #PC-7862
Westchester County License #WC-31398-H19

Pat Taylor

Requested Work: Contract for Roof Repair at: 130 Academy Street, Poughkeepsie, NY



Contract Agreement – Cont.

Utilities

- The Owner / Signee shall permit Lyndsey Roofing to use, at no cost, any electrical power necessary to carry out and complete the work. The Owner / Signee understands this electrical cost is a very minimal cost to the owner and this is a better option than running gas driven generators or inverters.

Warranty

- All written guarantees and warranties on products & services are with the Owner of the said property.
- A 2-year Lyndsey Roofing Workmanship Warranty will be provided at the time of final payment.

Work Site

- The Owner / Signee will allow free access to the work area for workers and vehicles and will allow areas for the storage of materials and debris. Driveways will be kept clear for the movement of vehicles during work hours. Lyndsey Roofing will make reasonable efforts to protect driveways, lawns, shrubs, and other vegetation. Lyndsey Roofing also agrees to keep the worksite clean and orderly and to remove all debris as needed during the hours of work in order to maintain work conditions that do not cause health or safety hazards.

PT Client Initials

Mark Eveland, Project Manager, Lyndsey Roofing, LLC



Lyndsey Roofing*

A Roofing Solutions Company

316 Titusville Road, Suite B
Poughkeepsie, NY 12603

Office: (845) 849-1641
www.lyndseyroofing.com

Notice of Right to Cancel Contract

The customer has an unconditional right to cancel this contract without penalty or obligation until midnight on the third business day after the contract is signed. Cancellation must be done in writing. **NOTE: This form is filled out only if the contract has been signed and you need to cancel the job. DO NOT sign this when signing the contract.**

How to Cancel

If you decide to cancel this contract, you may do so by notifying us in writing at:

Lyndsey Roofing, LLC
29 Firemens Way
Poughkeepsie, NY 12603

You may use any written statement that is signed and dated by you and states your intention to cancel this contract, or you may use this notice by dating and signing below. Keep one copy of this notice because it contains important information about your rights.

If you cancel by mail, you must send the notice no later than MIDNIGHT of the THIRD BUSINESS DAY following the date of this Notice.

If you send or deliver your written notice to cancel some other way, it must be delivered to the above address no later than that time.

I WISH TO CANCEL

Customer's Signature

Date

Each customer in this contract has the right to cancel. The exercise of this right by one customer shall be effective as to all customers.

The undersigned each acknowledge receipt of this Notice of Right to Cancel Contract.

Mark Eveland, Project Manager, Lyndsey Roofing, LLC

08/25/2025

Dated

Patricia Taylor

Patricia Taylor (Aug 25, 2025 15:30:09 EDT)

Patricia Taylor

08/25/2025

Dated



Lyndsey Roofing*

A Roofing Solutions Company

316 Titusville Road, Suite B
Poughkeepsie, NY 12603

Office: (845) 849-1641
www.lyndseyroofing.com

We greatly appreciate this opportunity to install a new roof on your home. As outlined above, we will notify you when we when we schedule your project. This is a large construction project and there will be a mess and noise distractions at times. Here are some Start Up Tips to help get through this project as smooth as possible.

The Day Before

1. Please advise us if there is someone with special needs that has At Home Services or needs to leave at a certain time for work or schooling. We will work with you to make sure there is a clean area to walk and safety handle this situation.
2. We may need to install tarps over the landscaping, porches or decks to catch falling debris.
3. It is the Owner / Signees responsibility to remove anything that is close to the building that maybe fragile like outdoor furniture, solar lighting or figurines.
4. Please advise us if there is: a sprinkler system or any thing that is underground and close to the surface. We need to mark them so they do not get damaged.
5. If there is an area that we cannot walk into or on or if there are any special plants that we need to take extra caution to protect, please let us know immediatley.
6. If there is anything in the attic that is sensitive to dust and debris, please remove or cover it.
7. Attic stairwells will collect falling debris, so when opening, please be alert and careful to such debris.
8. The outside walls may feel some vibrations and if there is anything hanging on the walls that may fall, please take them down.
9. Remind your family members that we will be arriving early in the morning. We will need to take up some vehicle spaces. Vehicles will need to be relocated to a designated area. Once the dumpster and material is set, it cannot be moved until the job is done.

PT _____ Client Initials

The Day We Start

1. Our foreman and crew will be on the job between 7:30 am – 8:30 am. If this is an inconvenience, please let us know as soon as possible.
2. We will need to take up a large area of the driveway. Your vehicle(s) that you will use need to be relocated to a designated area. Once the dumpster and roofing material are set, it cannot be moved until the job is done.
3. If there any questions regarding the work being performed or additional work, please speak with the foreman or the Project Manager only. **The workers have been directed to not speak with the owners about the scope of work, extra work or any concerns.** This prevents any misunderstandings.
4. We will have our supplier and carting company driving on the driveway only.
5. We are prepared should bad weather come along. We will cover your roof and return once the weather is favorable to start working again.
6. Please keep all adults, children and animals away from the work area. This is for everyone's safety.
7. If a dog needs to be let out, we request the owner notify the foreman so we can make sure there is no loose debris or obstructions that may harm the dog.
8. This is a construction job and at the end of the day we do a light cleanup. A final and thorough clean up will be done at the end of the job.

PT _____ Client Initials

After the Job is Completed

1. Dumpster, porta john and any leftover material will be removed as soon as possible.
2. If you have any questions, please call your Project Manager or the office at (845) 849-1641.
3. We look forward to working with you and enhancing the look of your home.



130 Academy Street Photos



Street view, 130 Academy Street, Poughkeepsie, NY 12601



Sidewalk view, 130 Academy *north wall*.

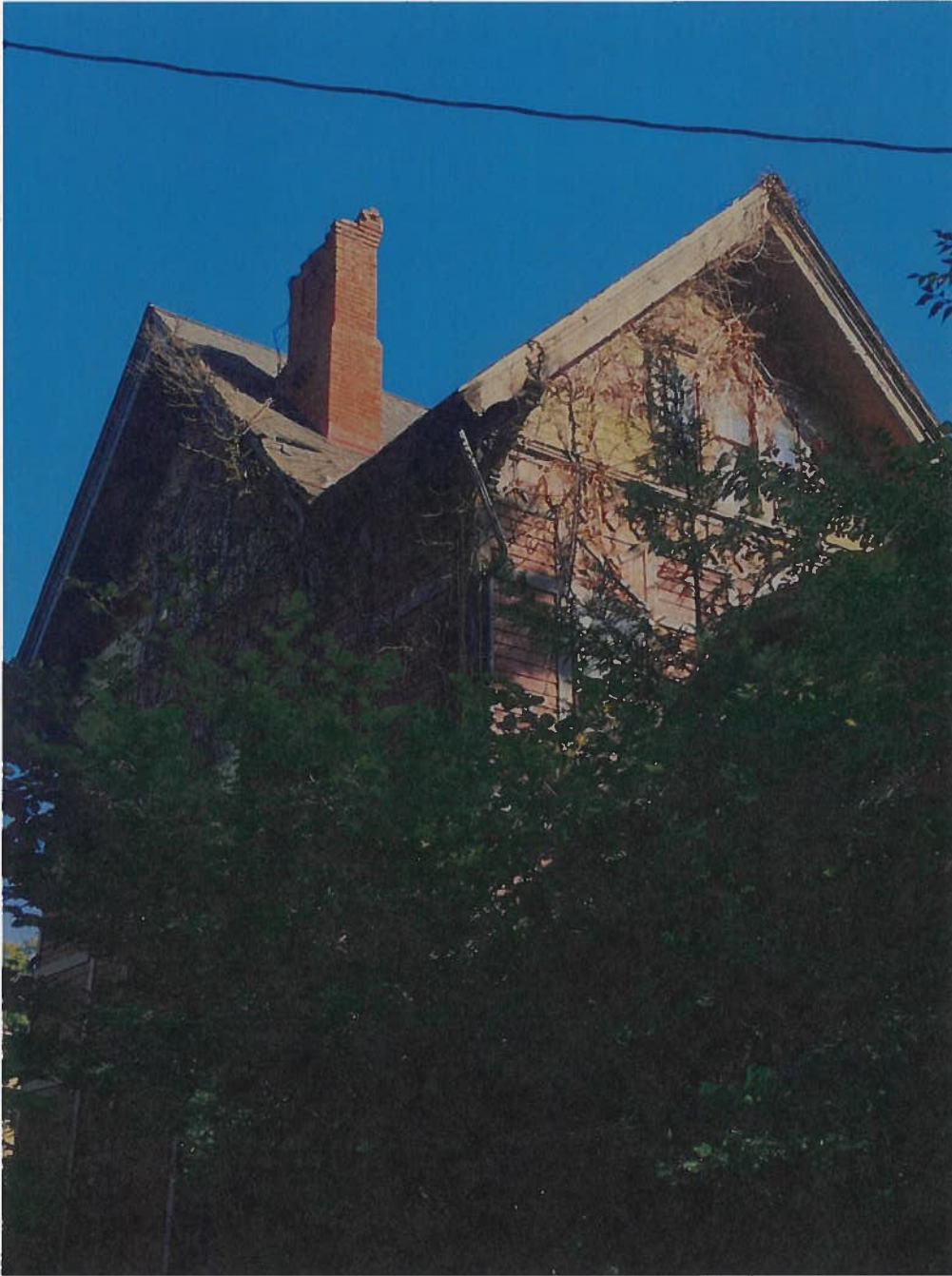
Target for repair: rear pitched roof facing backyard



130 Academy's *north wall*, side yard view of rear pitched roof damage



**Detail: 130 Academy Street *north wall*, rear side yard view:
pitched roof and chimney damage**



Backyard view of *west-facing* rear pitched roof and chimney damage



**Backyard view, *south-facing wall* with intact, working service chimney
on rear pitched roof**

GAF **Timberline HDZ**
High Definition Lifetime Shingles



It's never just a roof. It's peace of mind.

A **standard** INDUSTRIES COMPANY

We protect what matters most™







THE CITY OF POUGHKEEPSIE

DEVELOPMENT DEPARTMENT

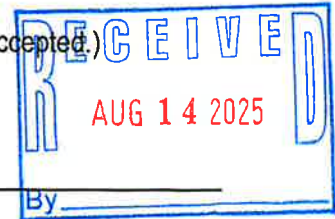
62 CIVIC CENTER PLAZA, POUGHKEEPSIE, NY 12601

Phone: (845)451-4263

Office Use Only
Application # ID#

HISTORIC DISTRICT AND LANDMARKS PRESERVATION COMMISSION APPLICATION

(Type or print neatly. Illegible and faxed applications will not be accepted.)



Project Address: 88 Academy Street

Applicant Name: Matthew Cordone

Applicant's Address: 92 N. Broadway

City: Irvington State: NY. Zip: 10533

Phone Number(s): 917-749-8071 Email: mcordone@mcapllic.net

Property Owner (if not the applicant): Lauren Aviv
(If applicant is not the property owner, a letter of authorization from the owner **MUST** accompany the application.)

PROJECT CLASSIFICATION (Check all boxes that apply to the proposed project):

- New construction (construction of a new building, addition, garage, shed, swimming pool, etc.)
- Exterior alteration (includes, but is not limited to, all exterior changes to windows, doors, roof, paint colors, etc.)
- Landscaping (removing or adding significant plantings or landscape features such as driveways, sidewalks, fencing, retaining walls, patios, etc., that will alter the appearance of the property)
- Repair or replacement
- Restoration (railings, balconies, cornices, porches, etc.)
- Relocation
- Demolition
- Other: _____

WORK DESCRIPTION: Describe in detail all proposed work and indicate all materials to be used. Attach additional sheets as necessary.

Rehabilitation to include exterior repairs to the building including the replacement in kind of the existing cellar windows and first floor entry door, repairs to the existing wood elements and brick coating as well as repairs to the existing wood frame additions and rear yard covered porches. All existing exterior historic elements of the building to remain shall be preserved and repaired following the NPS Preservation Briefs.


Repair in kind of exterior facade and roof materials
REQUIRED ATTACHMENTS TO SUBMIT WITH THE APPLICATION (Submit "hard" copies of the following attachments. Each page must be labeled and dated):

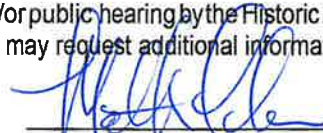
- ✓ **Recent Color Photos:** Include photos of each side of the building and site when landscaping changes are proposed.
- ✓ **Color chips, charts or color samples:** Describe both existing color(s) and proposed color(s). Include details regarding color placement and paint chips with the manufacturer's name and color number.
- ✓ **Material Samples/Manufacturer's Brochures:** Material samples (when practical) and/or manufacturer's brochures, product literature or catalog pages.
- ✓ **Plot Plan:** A plot plan (drawn to scale, indicating property lines, existing structures and/or landscaping) must be included for new construction, additions, demolition, fencing and major landscaping projects and any proposed changes.
- ✓ **Elevation drawings for new constructions/additions:** Drawings at a scale necessary to show building detail. Elevations should be accurately labeled with cardinal directions and showing the relationship between new and old structures.

A DIGITAL COPY OF THE ENTIRE SUBMISSION IS REQUIRED.

OWNER/APPLICANT CERTIFICATION:

I hereby certify this application will not be reviewed until all required information has been submitted. I understand that this application may require a site visit and/or public hearing by the Historic District and Landmarks Preservation Commission, and that the HDLPC may request additional information.


Signature of Owner


Signature of Agent/Applicant

Date: 7/18/2025

Date: 8/15/2025

OFFICE USE ONLY

- Application requires approval by the HDLPC, pursuant to the provisions of Section 19-5.21(4)
- Application does not require approval by the HDLPC, pursuant to the provisions of Section 19-5.21(12)(a)
- Work will require issuance of a building permit, pursuant to the provisions of Section 19-9.2
- Work will not require issuance of a building permit, pursuant to the provisions of Section 19-9.2


Eric Philipp
Building Inspector/Zoning Administrator

8-14-25
Date

BUILDING REHABILITATION

88 ACADEMY STREET POUGHKEEPSIE, NEW YORK 12601

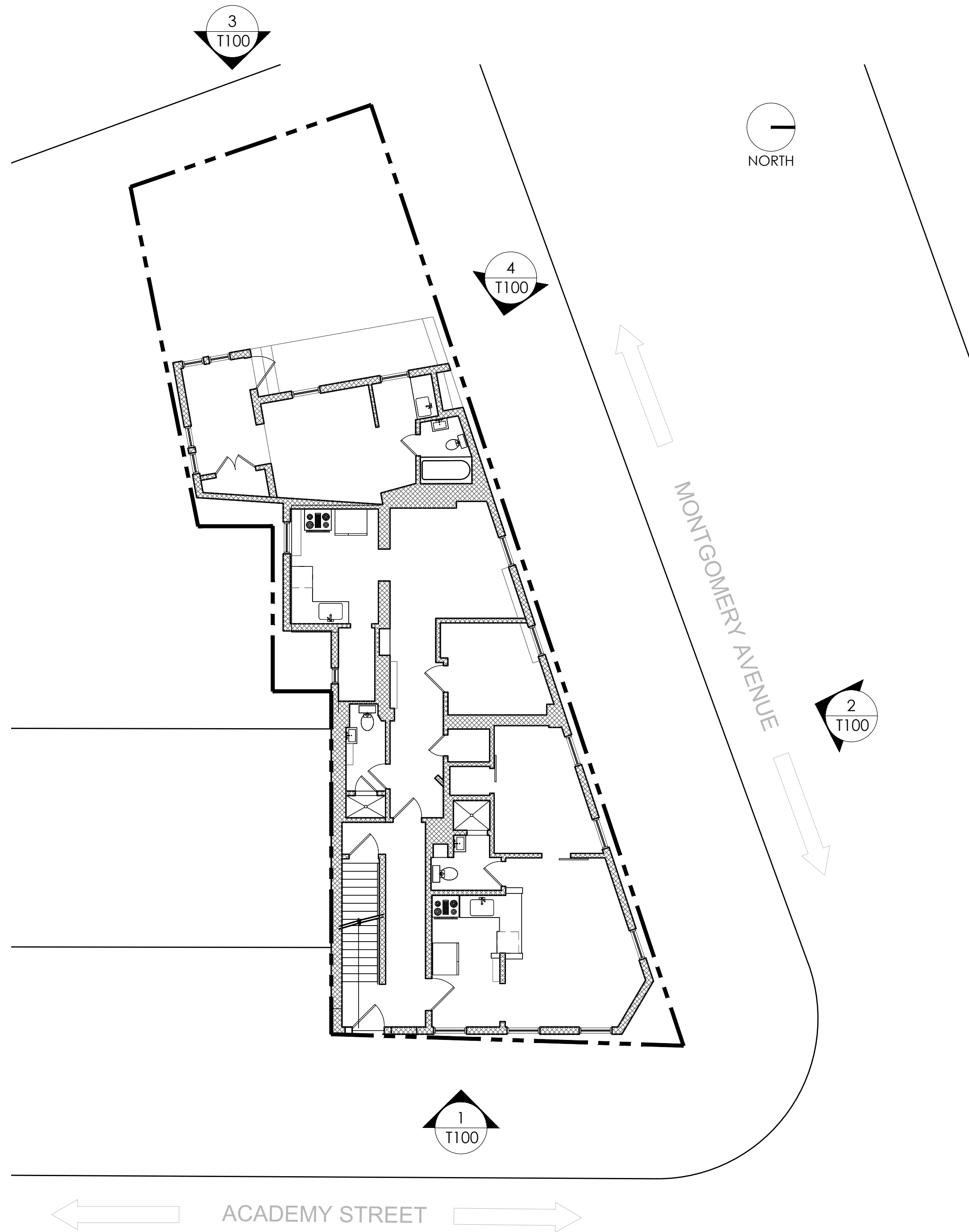
MATTHEW CORDONE
ARCHITECT PLLC
92 North Broadway
Hastings On Hudson
New York 10706
phone:914.274.8622
mcordone@mcaplnc.net

OWNERS:
LAUREN AVIV
NDERCO LLP
575 MADISON AVENUE SUITE 1603A
NEW YORK, NY, 10022

CONSULTANTS

REVISIONS

NO.	DATE	REVISION
1	6-2-2025	ISSUED FOR REVIEW
2	7-31-2025	HDLPC
3	9-25-2025	HDLPC



1



2



3

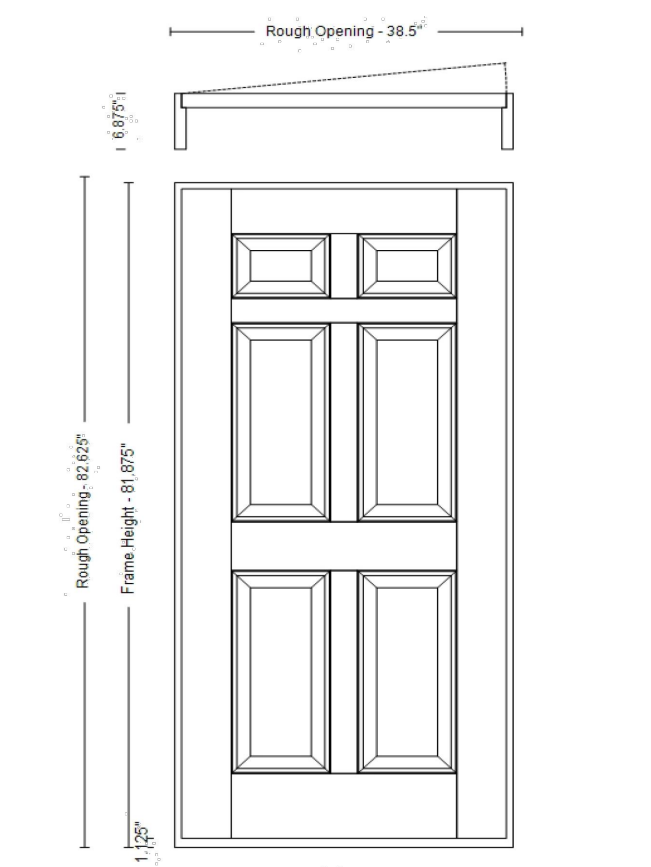


4

EXISTING AND PROPOSED WINDOWS AND DOORS



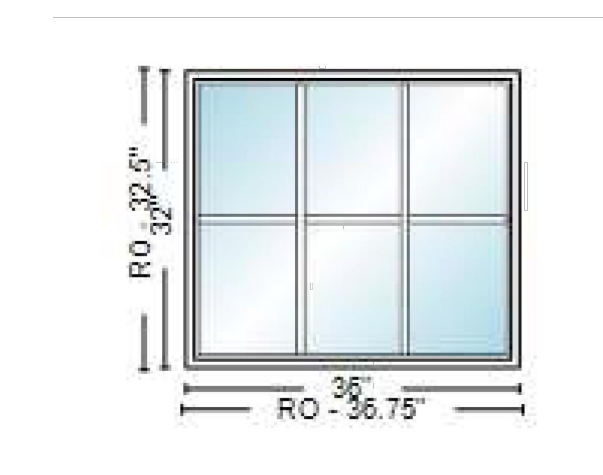
EXISTING ENTRY DOOR



PROPOSED ENTRY DOOR



EXISTING BASEMENT WINDOW



PROPOSED BASEMENT WINDOW

1 SITE PLAN
Scale: 1/16"

TABLE OF CONTENTS

T-100.00	SITE PLAN AND EXISTING PHOTOS
A-100.00	PROPOSED ELEVATIONS AND COLOR SAMPLES
A-1300.00	RENDERED FACADE IMAGES

SEAL & SIGNATURE

PROJECT:

BUILDING REHABILITATION
88 ACADEMY STREET
POUGHKEEPSIE NY, 12601

DRAWING TITLE:

SITE PLAN AND
EXISTING PHOTOS

DATE: 05/23/2025

DWG NO:

DRAWN BY: KCM

T-100.00

CHECKED BY: MVC

PROJECT NO: 25011

OWNERS:

LAUREN AVIV
NIDERO LLP
575 MADISON AVENUE SUITE 1603A
NEW YORK, NY, 10022

CONSULTANTS

REVISIONS

NO.	DATE	REVISION
1	6-2-2025	ISSUED FOR REVIEW
2	7-31-2025	HDLPC
3	9-25-2025	HDLPC

SEAL & SIGNATURE

PROJECT:

BUILDING REHABILITATION
88-A CADEMY STREET
POUGHKEEPSIE NY, 12601

DRAWING TITLE:

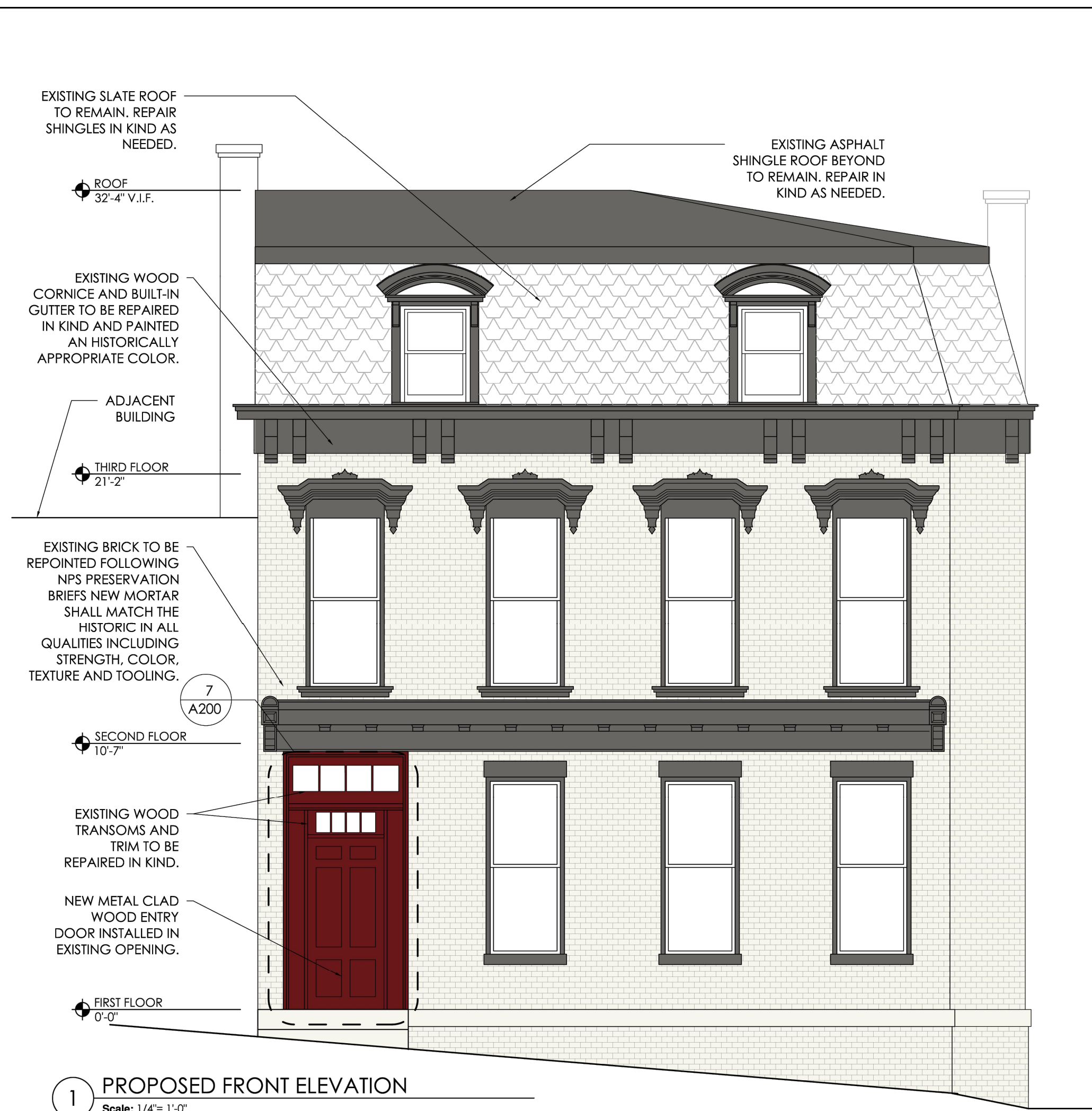
PROPOSED EXTERIOR ELEVATIONS & WINDOW DETAILS

DATE: 05/23/2025 DWG NO:

DRAWN BY: KCM A-200.00

CHECKED BY: MVC

PROJECT NO: 25011



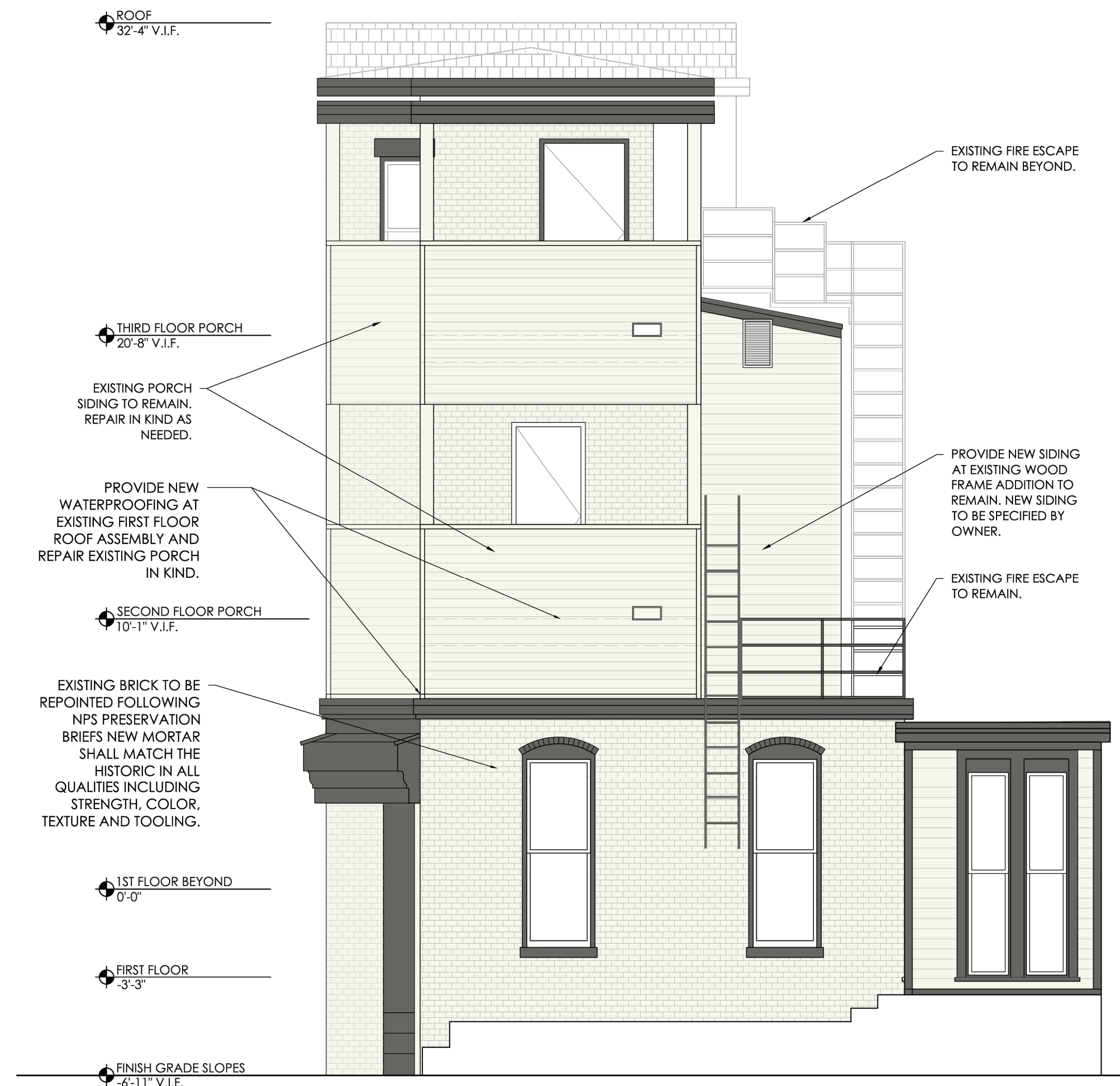
1 PROPOSED FRONT ELEVATION

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



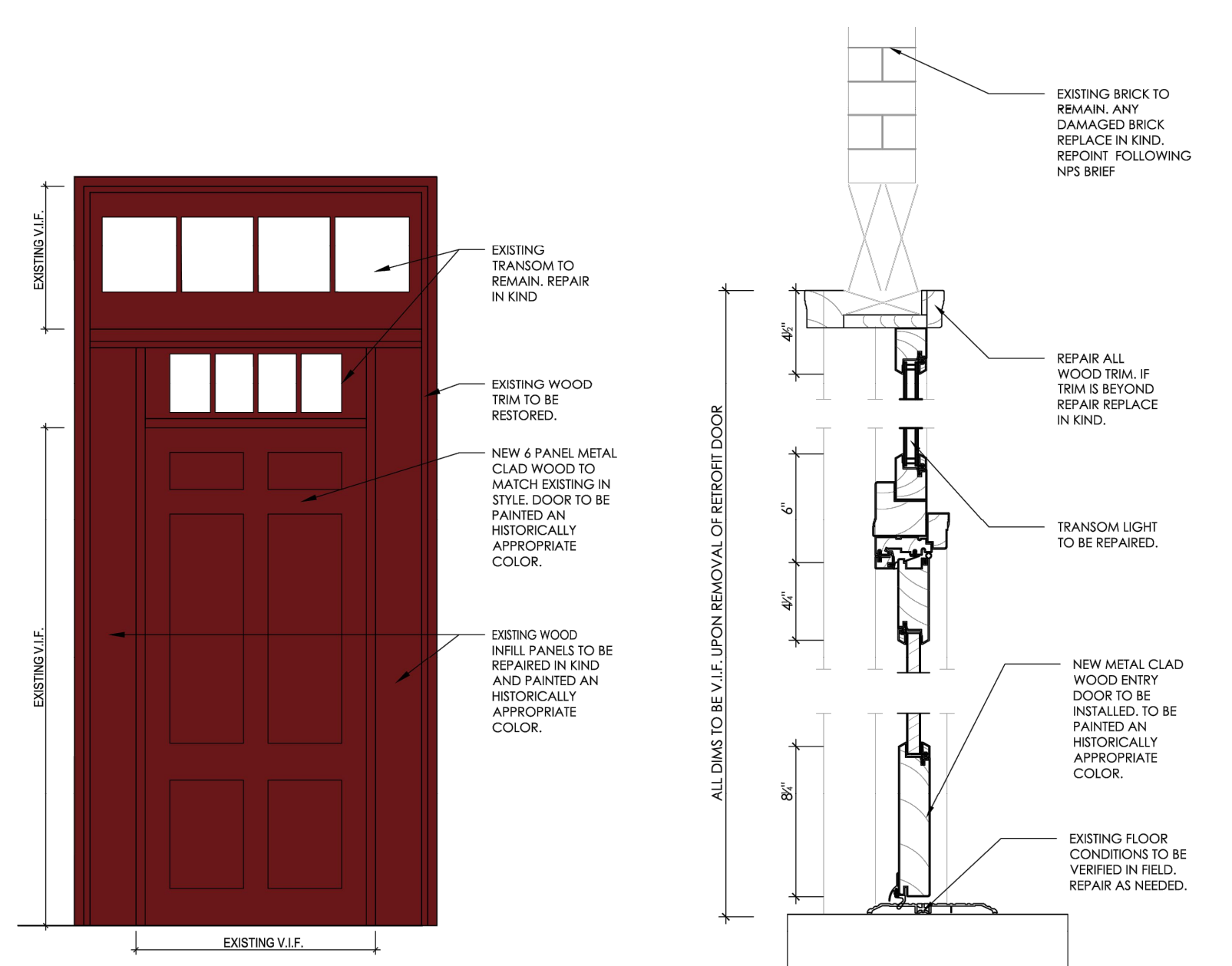
3 SIDE ELEVATION MONTGOMERY

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



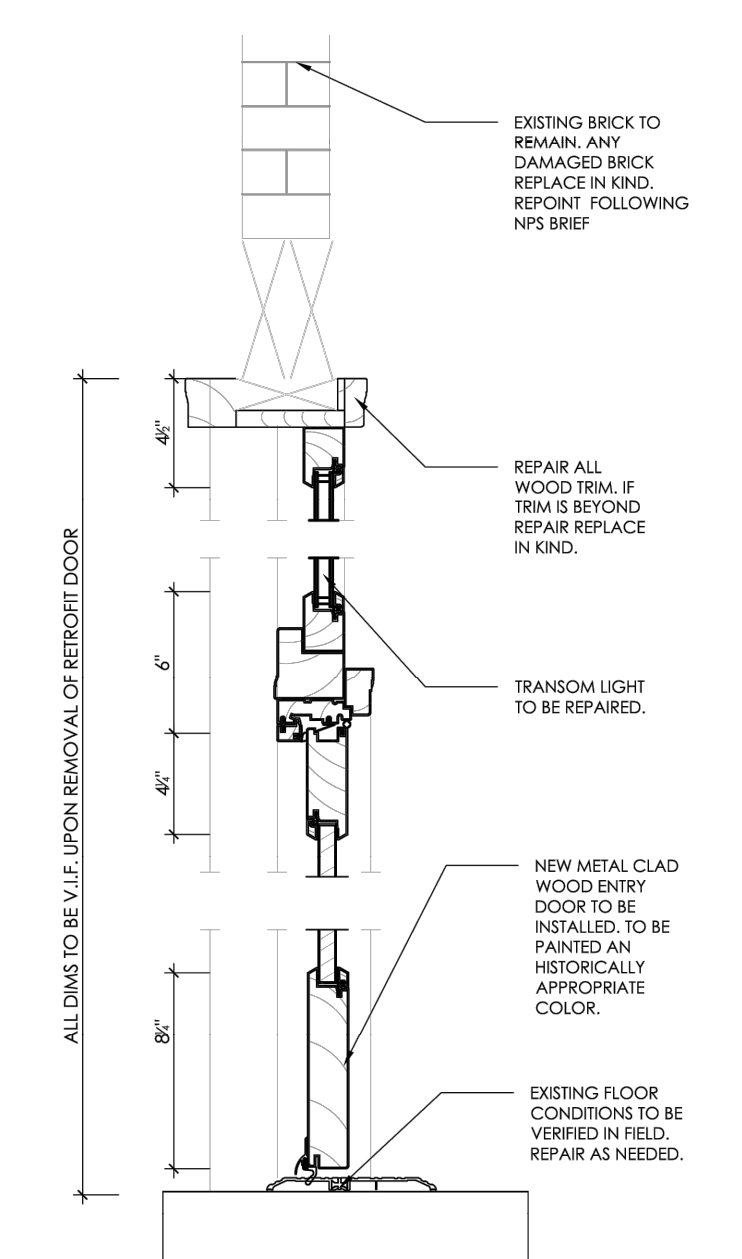
2 PROPOSED REAR ELEVATION

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



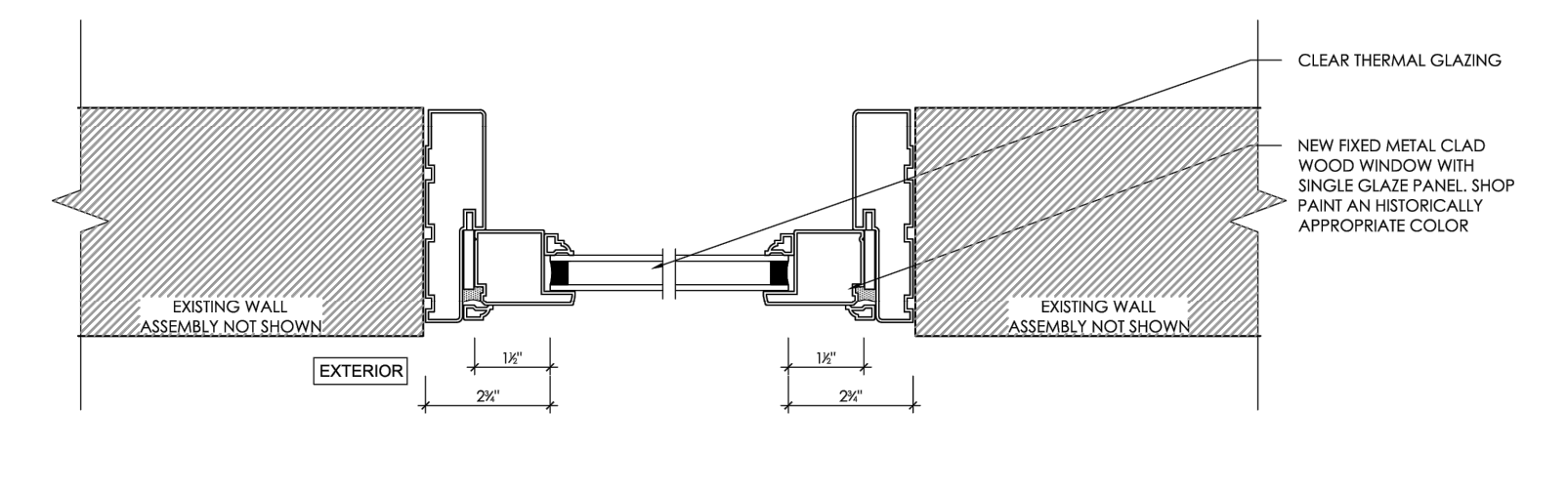
7 EXTERIOR - ENTRY

Scale: 1/2" = 1'-0"



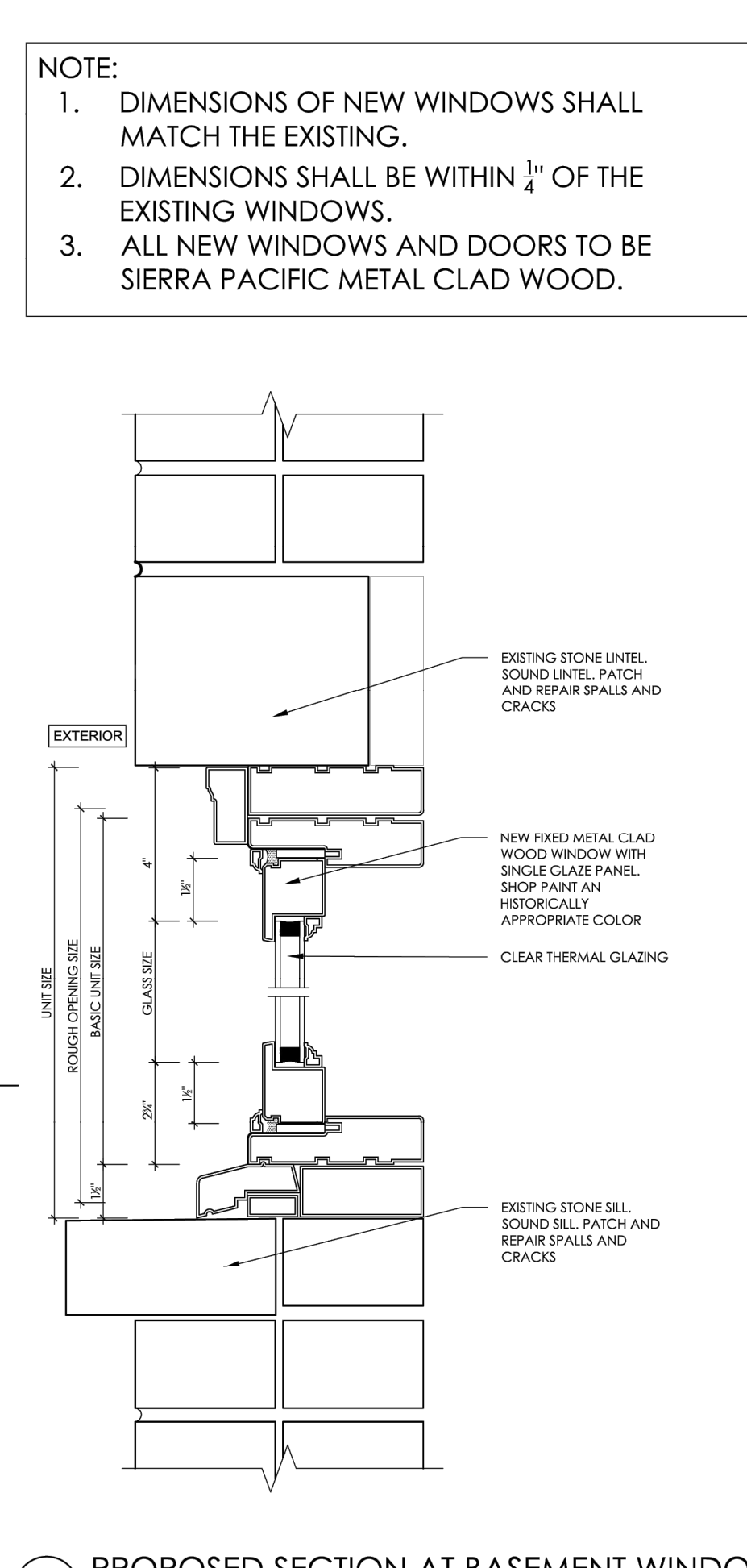
8 ENTRY DOOR - VERTICAL SECTION

Scale: 1-1/2" = 1'-0"



6 PROPOSED JAMB DETAIL AT BASEMENT WINDOW

Scale: 3" = 1'-0"

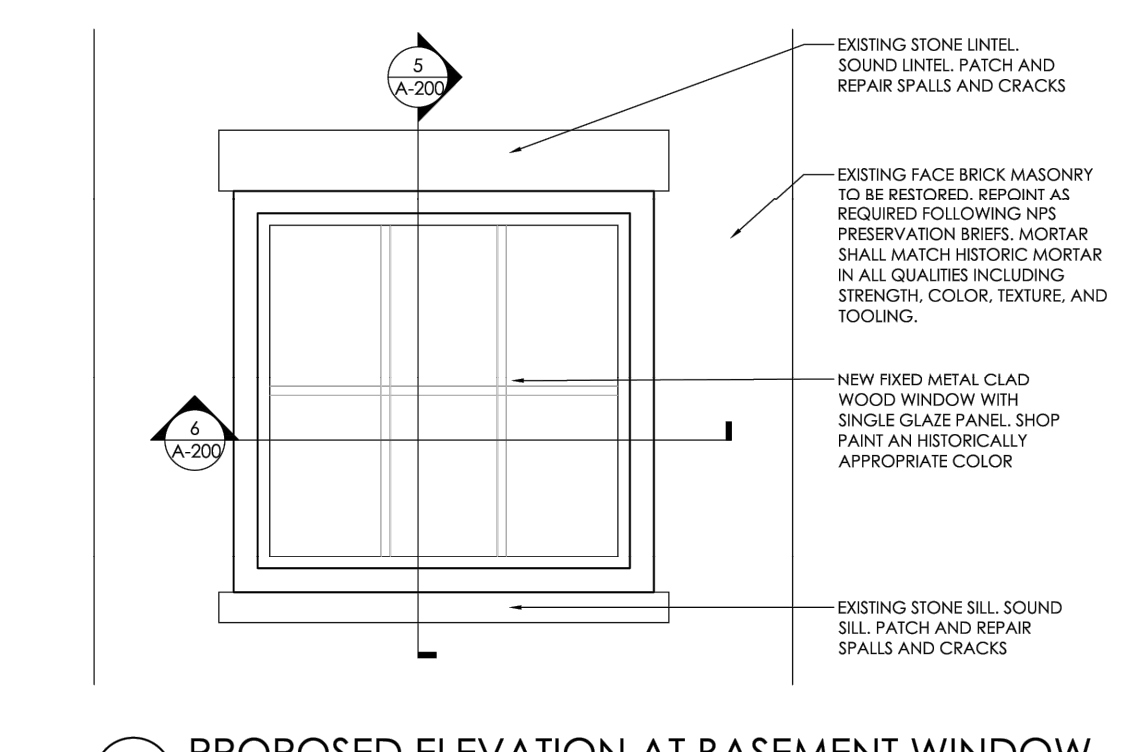


5 PROPOSED SECTION AT BASEMENT WINDOW

Scale: 3" = 1'-0"

PROPOSED PAINT COLORS

Simply White OC-117	MFR: BENJAMIN MOORE HISTORIC COLOR PALETTE COLOR: SIMPLY WHITE OC-117 ALL EXISTING BRICK AND WOOD CLAD ADDITION TO BE PAINTED SIMPLY WHITE.
Kendall Charcoal HC-166	MFR: BENJAMIN MOORE HISTORIC COLOR PALETTE COLOR: KENDALL CHARCOAL HC-166 ALL EXISTING HISTORIC WOOD ELEMENTS AND STONE LINTELS AND SILLS TO BE PAINTED KENDALL CHARCOAL.
Classic Burgundy HC-182	MFR: BENJAMIN MOORE HISTORIC COLOR PALETTE COLOR: CLASSIC BURGUNDY HC-182 NEW FRONT ENTRY DOOR, EXISTING WOOD FRAME, SURROUND AND TRANSOM TO BE PAINTED CLASSIC BURGUNDY.



4 PROPOSED ELEVATION AT BASEMENT WINDOW

Scale: 3" = 1'-0"

- NOTE:**
1. DIMENSIONS OF NEW WINDOWS SHALL MATCH THE EXISTING.
 2. DIMENSIONS SHALL BE WITHIN 1/4" OF THE EXISTING WINDOWS.
 3. ALL NEW WINDOWS AND DOORS TO BE SIERRA PACIFIC METAL CLAD WOOD.

Millbrook Cabinetry & Design
 2612 Route 44
 Millbrook, NY 12545



BILL TO:

SHIP TO:

Phone
Email

Phone
Fax

QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	CUSTOMER PO #
1964204		88 Academy St	Matthew Cordone Architect		

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
100-1	WindowAndDoor	PK- 374	4	EA	\$927.47	\$3,709.89

PK374

JUNE 2025 PRICEBOOK

Aluminum Clad Wood Windows Direct Set Fixed 36 x 32

Custom: Frame Width = 36, Frame Height = 32

Complete Unit, CoreGuard Plus

Frame = Beige 335, Frame Clad Finish = AAMA 2604, Frame Interior Finish = Primed Interior, White, Interior Wood Species = Pine

Low-E, Traditional Bead, Argon Gas, Black Warm Edge Spacer

SDL, Equal, Traditional, 5/8", Match Exterior Grille Color = Yes, Exterior = Beige 335, Match Interior Grille Finish = Yes, Primed Interior, White, Match Interior Grille Wood Species = Yes, Pine Interior, w/ Shadow Bar, Shadow Bar Color = Dark Bronze Anodized, 3W2H, Grille Type

Custom

Jamb = 4-9/16"

Vinyl Nail Fin, Structural Drip Cap Applied

IPG = PG50, Ind. CCL = 436-H-523.30, Ind. FL = FL30898, Ind. TDI = 0

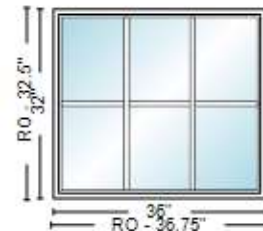
U-Factor = 0.28, SHGC = 0.27, CR = 58, VT = 0.49, AI = <0.30/<1.5, CPD = SIE-N-98-03576-

00004, GapFill1 = ARG, Can ER = 21.34138, W m 2k = 1.59

Number Wide = 1, Number High = 1, Width = 36, Height = 32, Shape = Rectangle

Request For Quote = No

Unit 1: Glass Width = 34.1875, Glass Height = 30.1875,



Rough Opening: 36.75" X 32.5"

Overall Unit Size: 36" X 32"

Room Location: Basement Windows

QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	CUSTOMER PO #
1964204		88 Academy St	Matthew Cordone Architect		

PRINTED BY	BID BY	SALESPERSON
amcnulty		

Comments:

SUB-TOTAL:	\$3,709.89
LABOR:	\$0.00
FREIGHT:	\$0.00
SALES TAX:	\$301.43
TOTAL:	\$4,011.32

COMPANY

Unless otherwise noted on the line item, this product is covered under a Sierra Pacific Windows limited warranty. Please see your dealer, the Website WWW.SIERRAPACIFICWINDOWS.COM or our marketing literature for a copy of the applicable limited warranty for specific language, limitations and exclusions.

All prices quoted are typically valid for 30 days. The quoted pricing is not final and is subject to revised price book releases and changes until the order has been submitted. Other exceptions may apply. Shop drawing charges are not included.

COLOR VARIATION

Sierra Pacific offers a variety of wood species produced in combinations of solid and veneer-wrapped wood parts that have varying grain patterns. Wood characteristics also vary due to the species of the wood. The combination of these items could result in color variations of the finished stained products. Outswing Doors will have a complementary species of wood threshold.

RATINGS

Oversized units and certain mulled/stacked configurations have not been tested and therefore have no performance grade(PG) rating. P.E. approved job-specific comparative analysis may be available for these non-rated units. Please contact your Inside Sales group to determine available options for non-rated product. A complete list of rated products is available at WWW.SIERRAPACIFICWINDOWS.COM

Units denoted with an 'E' on the line item image meet egress based off criteria from the International Residential Code manual. Each has at least 20" clear opening width, 24" clear opening height and a total clear opening square footage of at least 5.7. The window sill height is not taken into consideration and needs to be reviewed for compliance in your local jurisdiction.

The Vinyl replacement products do not have a PG rating.

ALUMINUM CLAD UNITS ONLY: **SPW recommends through frame installation for units with factory applied brickmould.**

If units are being installed in an area requiring specific PG ratings the unit must be installed in the exact manner tested as shown in our certified installation details. These details can be found on the Florida Building Code website at www.floridabuilding.org or can be obtained by contacting Sierra Pacific's Architectural Services Department at 800-433-4873 ext. 1734.

Recent building code changes require the addition of limiting devices on any operating unit installed where the finished clear opening of the unit is within 24" of the floor and is more than 72" above the finished grade or other surface below the window. Please check with your local building department to determine if this code is a requirement in your jurisdiction and order units accordingly.

No Warranty for panel warpage without Multipoint hardware or Double Bore with Tru-Lock.

THERMAL PERFORMANCE

This quote may contain glazing options that include coating 'i89'. These glazing options may have an increased risk of room side glass condensation in areas where the winter outdoor temperatures are below freezing (32°F/0°C).

We Appreciate Your Business!

Upstate Door Retail Quote



Quote Date	9/22/2025
Salesman	
Quote Number	1037519

SOLD BY:

Millbrook Cabinetry & Design
2612 Route 44, Millbrook NY 12545
Andrew McNulty
845-222-4358 (Direct)
andrew@millbrookcabinetryanddesign.com

SOLD TO:

N/A

Quote Name: 88 Academy - Entry Door

Project Name: Unassigned Project

Lead Time: Within 10 weeks *from finalized order*.

Lead Time is production lead time. Please add 5 business days for delivery.

Delivery: Included to tailgate of truck for distribution by others.

Changes: Minimum of \$500 or 5% (whichever is higher) charge for changes after order is processed.

A quote from Upstate Door does not constitute acceptance of an order.

Subtotal:	\$4,923.45
Tax:	\$400.03
Total:	\$5,323.48

**All errors are subject to correction; estimate is valid for 7 days.

**Customer is responsible for verifying all information is correct before order is approved.

**All orders are produced in accordance with Upstate's approved paperwork.

**Any changes to specs, door list or delivery address, must be noted on Upstate paperwork prior to sign off.

**Any claims for damaged or missing items must be submitted to Upstate within 5 days of delivery.

**Please see www.upstatedoor.com for complete warranty information.

**Due to the unprecedented volatility of lumber costs, Upstate door can only hold pricing on quotes for 7 days. If quote goes to order after 7 days, Upstate reserves the right to adjust pricing according to the current market prices for that day.

**Customer agrees to pay for product when complete and current moving/storage fees (after end lead time date) if they decline accepting delivery when done.

Quote Notes:



UPSTATE DOOR®

FINE DOOR SOLUTIONS... ONE SOURCE



About Upstate Door

Upstate Door specializes in unique, one-of-a-kind fine door solutions. We are a hardwood door company that creates custom exterior, interior, and screen/storm doors. We build high-quality, hand-crafted doors that will last for years to come. Upstate Door works with you to build fine door solutions that are unique in every way. Built to your design specifications, our doors allow you to create a seamless flow of design throughout a home.

What Makes Us Different

Company Differentiators		Upstate Door		Other Wood Door Suppliers
Customization	✔	Can customize any aspect of the door	✘	Not always available
Ways to Communicate	✔	We will communicate face-to-face, over the phone, live chat, email, or virtually to assist any and all customer needs	✘	Difficult to access someone quickly and easily
Deliver on Own Trucks	✔	Deliver on our own fleet, reducing the risk of damage or shipping error. We also offer upgraded packaging options.	✘	Does not deliver on their own trucks or offer upgraded packaging options
Samples and High Quality Drawings	✔	We offer samples and high level drawings as part of the design process	✘	Samples typically not available, and low level drawings are received
Color & Grain Matching	✔	Lumber is hand selected and always matches color and grain	✘	Color and grain are inconsistent and do not match
Finishing Options	✔	Factory finishing is available. Split finishing can be done on the front vs. back, jambs can be finished differently than the door	✘	Factory finishing is unavailable
Mill and Hang Our Own Jambs	✔	Jambs are custom made from the same wood the door is made from	✘	Prefabricated, low quality jambs
Service Solutions	✔	Offering collaborative solutions before, during, and after the sale of a door package	✘	Difficult to access someone quickly and get knowledgeable answers & solutions

Have You Considered Us For...



Exterior Doors



Interior Doors



Screen / Storm



Specialty

QUOTE NAME	QUOTE NUMBER	PRINTED BY	Printed On
88 Academy - Entry Door	1037519	AMcNulty	9/22/2025 3:26:51 PM

Line #	Qty	Room	Unit	Jamb	Swing	Door	PH	PF	Total Price	Details
100-1	1	Entry Door	1.75" x 36" x 80"	1.25" x up to 6.875"	LHI	\$3,250.80	\$1,335.15	\$101.25	\$4,687.20	PG African Mahogany D1440 EX Unit with Jamb
									Freight:	\$236.25
									Subtotal:	\$4,923.45
									Tax:	\$400.03
									Total:	\$5,323.48

Signature _____ Date _____

QUOTE NAME	QUOTE NUMBER	PRINTED BY	Printed On
88 Academy - Entry Door	1037519	AMcNulty	9/22/2025 3:26:51 PM

Line #	Description	Unit Price	Qty	Ext. Price	
100-1	<p>Comment/Room: Entry Door Frame Size: 37.5" X 81.875" Door - Product: 1 @ 1.75" x 36" x 80" Distinctive Exterior Doors PG African Mahogany Layout: D1440 EX Square Top Stile and Rail Sidelite Swing: LHI Glass: N/A Glass Profile: Muntins:N/A Glass Layout: N/A</p> <p>Panel Profile: 1.5" Thick Extria P-SH-120 Raised Panel S-OG-113 Ogee Sticking Panel Layout: 6 Panel Fitting Prep: Downsize and Bevel Prefit in Jamb 0.125" Prehang Reveal Includes: Drip Cap Sent Loose and Long Engineered Core in Stiles</p> <p>Hanging Option: Ship Jambs Assembled/Door Loose Jamb: 1.25" x up to 6.875" PG African Mahogany Single Rabbeted Jamb Solid Wood Relief Cuts on Back of Jamb Weatherstripping: Black Exterior Compression Weatherstripping Door Bottom: Intek Sweep</p>	<p>Sill: Adjustable Sill Dark Bronze Anodized Aluminum 1.125" Thick 7.75" Sill Depth Exterior Casing: N/A Interior Casing: N/A Mull Pocket: Exterior Mull Covers: N/A Interior Mull Covers: N/A</p> <p>Hardware: Machine Only 4" x 4"Hinges TBD 96414US10B Ball Bearing Square Corner Qty (3) Total Machining: Machined per template Standard Hinge Layout</p> <p>Lockset Prep: Double Bore No Face Bore (edge machining only) 0.625" Upper Face Bore 2.75" Backset 1" Edge Mortise 36" from Bottom of Door to Center of Lower Bore 41.5" from Bottom of Door to Center of Upper Bore Inactive Door Hardware and Prep: N/A Includes:</p> <p>Door Finishing Option: White Acrylic Primer, Sealed top and bottom edge only with Upstate Green. Multiple Seal Coats Required in Field. Jamb Finishing Option: White Acrylic Primer, Multiple Seal Coats Required in Field.</p> <p>Special Instructions:</p>	\$4,687.20	1	\$4,687.20



Signature _____

Date _____

Lead Time: Within 10 weeks *from finalized order*.

Lead Time is production lead time. Please add 5 business days for delivery.

Delivery: Included to tailgate of truck for distribution by others.

Changes: Minimum of \$500 or 5% (whichever is higher) charge for changes after order is processed.

A quote from Upstate Door does not constitute acceptance of an order.

Subtotal:	\$4,923.45
Tax:	\$400.03
Total:	\$5,323.48

**All errors are subject to correction; estimate is valid for 7 days.

**Customer is responsible for verifying all information is correct before order is approved.

**All orders are produced in accordance with Upstate's approved paperwork.

**Any changes to specs, door list or delivery address, must be noted on Upstate paperwork prior to sign off.

**Any claims for damaged or missing items must be submitted to Upstate within 5 days of delivery.

**Please see www.upstatedoor.com for complete warranty information.

**Due to the unprecedented volatility of lumber costs, Upstate door can only hold pricing on quotes for 7 days. If quote goes to order after 7 days, Upstate reserves the right to adjust pricing according to the current market prices for that day.

**Customer agrees to pay for product when complete and current moving/storage fees (after end lead time date) if they decline accepting delivery when done.

Quote Notes:

** Anything not specified, such as casing, locksets, or bores, are not included

** DO indicates "Doors Only" - NO machining, NO Hardware.

** Additional charges may apply upon arrival and inspection of customer supplied components (hinges, glass, etc.) at Upstate's facility. If components or specs are not received by Upstate, lead time will be delayed.

** There will be natural variations in wood color and grain that show when the finish is applied because different pieces of wood accept finish differently. Generally, veneer will finish different than solid lumber stock. This is viewed as part of the natural beauties of wood.

** Standard hinge layout is: 7" from top, 10 1/2" from bottom, middle hinge(s) evenly spaced between top and bottom hinges.

** Exterior units must have an overhang/awning above that extends 1/2 the distance of the entry height. Please see our warranty or ask your customer service representative for more information.

** Units must be finished or sealed within 1 week from delivery of the product. Please see our warranty or ask your customer service representative for more information.

** Upstate will follow the hinge manufacturer's stated and/or measured swag when machining for hinges to maintain proper reveals. This may cause hinges to be proud of jamb/door.

** Upstate Door reserves the right to apply Primed Steel hinges to units if hinges spec'd have yet to arrive to our facility. This is attributed to our vendor having longer lead times than our lead times stated to our customers. Should this occasion arise, back charges from our customer are null and void for the cost to remove the primed hinges and the installation of the proper hinges that are on back order.

** Upstate Door is not liable for any backordered hardware, glass, and/or wood parts that are supplied by another vendor. We reserve the right to ship our products without if it can be installed in the field or hold shipment if needed.

** Glass Note: All tempered glass is shipped with our glass vendors logo.

** In paint grade applications, composite materials may be utilized for wood substitutes at manufacturer discretion.

** At manufacturer's discretion, adjustable sills may be spliced at mull pockets.

** Checks in white oak are considered common characteristic of this species of wood and are not considered defects.

** Groove detail on centers are based on the door opening- the groove(s) closest to edge of door may vary up to 1/4" based on door being downsized and beveled.

**Circular hanger marks will be visible on top and bottom edges of all prefinished slabs – this includes clear coat, stain and clear coat, value package, deluxe package and color deluxe package.

** Tempered Glass contains a small logo in the corner of the pane. This is standard from the manufacturer.

** Upstate Door may allow any surplus silicone to remain on the glass surface to prevent interference with the glass seal, which could result in water infiltration.

** Effects of Delayed Finishing:

- Moisture Absorption: Extended exposure may lead to swelling, adhesion issues, or finish failure.
- Surface Contamination: Dust, dirt, and oils can compromise topcoat adhesion, requiring additional preparation.

- Primer Degradation: Over time, primer may develop a chalky or uneven texture, including an orange peel effect, affecting final finish quality.

We appreciate the opportunity to provide you with this quote!

Limited One-Year Warranty

Upstate Door Inc. (Upstate) strives to produce superior quality doors that are engineered and designed specifically for each individual customer. Our products are intended to stand the test of time under normal conditions and use with proper handling, installation, finishing and on-going care.

Subject to the terms and conditions contained in paragraphs (I) through (VI) below, Upstate warrants all of our products "for (1) year" from the original date of delivery of the product against: (a) defects in workmanship, (b) defects in materials and (c) door warping. In the event of a covered warranty claim, Upstate will, at our discretion: (a) repair the affected product; (b) replace the affected product in its original state of purchase; or (c) refund the purchase price of the original product. Call or Email

https://www.upstatedoor.com/contact_us.cfm our Custom Door Experts to assist you.

The full warranty that includes the detail of the points below is located on our website and can be viewed at:

<https://www.upstatedoor.com/index.cfm?Page=Upstate-Door-Warranty>

I. LIMITATIONS AND EXCLUSIONS

II. DOOR WARPING

III. VOIDING WARRANTY

IV. WARRANTY CLAIMS

V. EXPRESS LIMITATION

VI. DISCLOSURE



UPSTATE DOOR®

FINE DOOR SOLUTIONS... ONE SOURCE

Quote Number:

Door Numbers (to be listed by account representative)

Factory Finish Acknowledgement (to be listed by account representative)

All units (exterior or interior) that are White Oak will experience face checking and cracking over time. If the product is stained and clear coated by Upstate with Klima Red Mahogany, Klima Walnut, or Klima Ebony, the customer accepts that the face checking and cracking will break the finish and expose the lighter colored raw wood. Upstate cannot control the amount of face checking or cracking that happens once a product is finished and installed.

Customer Signature

Date

Upstate Door Representative Signature

Date