

* All materials & colors to match existing

Historical Areas Board of Review(HABR)

Town of Orangetown Building Department
20 Greenbush Road, Orangeburg, New York 10962

Garage
PROPERTY ADDRESS: 40 Washington Springs Section/Block/Lot: 70.19/1/13

1. Provide a narrative summary explaining the project and including any facts pertaining to this project which applicant feels would be of interest to the Board;
2. Architectural Plans;
3. It is preferable to the HABR if the Architect would appear at the meeting with the Applicant.
4. Please bring SAMPLES of building materials to the meeting.
5. Materials checklist: (please provide the brand name, type, style, model and color numbers):

	COLOR	MATERIAL	MANUFACTURER
Match Existing * Roof:	Charcoal Gray	Shingles	Timberline Architectural
Siding:	light gray match existing	Stucco	
Decorative Siding:			
Soffits & Fascia:	White	Wood / Azek	
Gutters & Leaders:	White	Powder-Coated Alum.	Half Round w/ straps to match existing
Windows:	(black) existing	existing	
Trim:			
Shutters:			
Front Door:			
Back Door:			
Garage Door(s):	Medium gray (Match Exist.)	Wood	Paneled Doors by Clopay See elevations
Other Door(s):			
Lighting:	Dark Weathered Zinc	Feiss	OL11100BWZ
Lighting:	Sconces		* to match existing on back of garage
Stone or Rock being used on Structure:			
Stone or Rock being used on walkway(s):			
Other:			

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: _____

2021 LAND USE BOARD APPLICATION

<i>Please check all that apply:</i>	
<input type="checkbox"/> Commercial	<input type="checkbox"/> Residential
<input type="checkbox"/> Planning Board	<input checked="" type="checkbox"/> Historical Board
<input type="checkbox"/> Zoning Board of Appeals	<input type="checkbox"/> Architectural Board
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Consultation
<input type="checkbox"/> Number of Lots	<input type="checkbox"/> Pre-Preliminary/Sketch
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Preliminary
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Final
<input type="checkbox"/> Special Permit	<input type="checkbox"/> Interpretation
<input type="checkbox"/> Variance	
<input type="checkbox"/> Performance Standards Review	
<input type="checkbox"/> Use Variance	
<input type="checkbox"/> Other (specify): _____	

PERMIT#: 51658
ASSIGNED
INSPECTOR: Mike
Referred from Planning Board: YES / NO
If yes provide date of Planning Board meeting: _____

Project Name: ~~40 Washington Spring Road~~ Garage Addition Heaven too Trust

Street Address: 40 Washington Spring Rd. Palisades, NY 10964

Tax Map Designation:

Section: 78.19 Block: 1 Lot(s): 13
Section: _____ Block: _____ Lot(s): _____

Directional Location:

On the north side of Washington Spring Rd, approximately
0 feet north of the intersection of Lawrence Lane, in the
Town of Orangetown in the hamlet/village of Palisades - Snedens Landing.

Acreage of Parcel 37,468 sf
School District South Orangetown
Ambulance District Orangetown
Water District Orangetown

Zoning District R-22
Postal District Palisades
Fire District Palisades
Sewer District Private

Project Description: (If additional space required, please attach a narrative summary.)

Proposed 112 Sf addition to existing garage, raise roof 2'-0" to accommodate new overhead garage doors to
replace existing swinging garage doors

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.

Date: 7/12/21 Applicant's Signature: [Signature]

APPLICATION REVIEW FORM

FILL IN WHERE APPLICABLE.

(IF THE FOLLOWING DOES NOT APPLY PLEASE MOVE ON TO THE NEXT PAGE)

If subdivision:

- 1) Is any variance from the subdivision regulations required? N/A
- 2) Is any open space being offered? If so, what amount?
- 3) Is this a standard or average density subdivision?

If site plan:

- 1) Existing square footage N/A
- 2) Total square footage
- 3) Number of dwelling units

If **special permit**, list special permit use and what the property will be used for.

N/A

Environmental Constraints:

Are there **slopes greater than 25%**? If yes, please indicate the amount and show the gross and net area N/A

Are there **streams** on the site? If yes, please provide the names. N/A

Are there **wetlands** on the site? If yes, please provide the names and type:

N/A

Project History:

Has this project ever been reviewed before? NO

If so, provide a narrative, including the list case number, name, date, and the board(s) you appeared before, and the status of any previous approvals.

List tax map section, block & lot numbers for all other abutting properties in the same ownership as this project.



OFFICE OF BUILDING, ZONING, PLANNING,
ADMINISTRATION AND ENFORCEMENT
TOWN OF ORANGETOWN
20 Greenbush Road
Orangeburg, N.Y. 10962

Jane Slavin, R.A.
Director

(845)359-8410

Fax: (845) 359-8526

HISTORICAL AREAS BOARD OF REVIEW REFERRAL LETTER

Date: July 7, 2021

Applicant: Heaven Too Trust & Tampa Fun Trist

Address: 40 Washington Spring Road, Palisades. NY

RE: Application Made at: same

Subject Referral for: Chapter 12 Section 12-4 Paragraph A requires HABR Approval

Section: 78.19

Block: 1

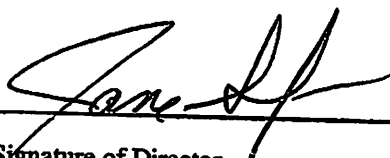
Lot: 13

Dear Kim:

Please be advised that the Building Permit Application, which you submitted on June 25, 2021, has been referred to appear before the H.A.B.R. I have enclosed a copy of your application, where you will find at the bottom the reason for denial.

The Clerk to the Historical Areas Board of Review, Debbie Arbolino, can assist you in the preparation necessary to appear before the board. Please contact her at 845-359-8410 ext. 4331 or darbolino@orangetown.com

Sincerely,



Signature of Director

NOTE: PLEASE KEEP FOR YOUR RECORDS
12-31-18-CCC

7/7/21

Date

CC: Rosanna Sfraga
Liz Decort
Debbie Arbolino

Heaven Too Trust

40 Washington Spring Rd Palisades

78.19-1-13; 12-22 21 Letters
9 Posters

/ 392489 78.18-1-17
Thomas C Canfield
1686 34th St NW
Washington, DC 20007

/ 392489 78.18-1-18
59 Washington Spring LLC
59 Washington Spring Rd
Palisades, NY 10964

/ 392489 78.18-1-19
Freedman-Weisberg Family LLC
P.O. Box 190
Palisades, NY 10964

/ 392489 78.19-1-15
Blake Tovin
60 Washington Spring Rd
Palisades, NY 10964

/ 392489 78.19-1-5
Richard Descherer
945 Fifth Ave Apt 19B
New York, NY 10021

/ 392489 78.19-1-6
Jennie L Descherer
945 Fifth Ave Apt 19B
New York, NY 10021

/ 392489 78.19-1-7
Tyler Schmetterer
25 Washington Spring Rd
Palisades, NY 10964

/ 392489 78.19-1-8
Carine Joannou
151 Ludlow Ave
Northvale, NJ 07647

/ 392489 78.19-1-9
Teviot Investments LLC
1211 Avenue of the Americas Fl 8
New York, NY 10036

/ 392489 78.19-1-10
5 Washington Spring Rd LLC
945 Fifth Ave Apt 19B
New York, NY 10021

/ 392489 78.19-1-11
Joan W Hooker
41 Washington Spring Rd
Palisades, NY 10964

/ 392489 78.19-1-12
Thomas A Burkhardt
47 Washington Spring Rd
Palisades, NY 10964

* 392489 78.19-1-13
Stephen J Blumert
40 Washington Spring Rd
Palisades, NY 10964

/ 392489 78.19-1-14
SLTA Inc
P.O. Box 671
Palisades, NY 10964

/ 392489 78.19-1-16
James Chambers
P.O. Box 530255
Atlanta, GA 30353

/ 392489 78.19-1-17
Cheer Hall LLC
P.O. Box 516
The Plains, VA 20198

/ 392489 78.19-1-18
Cheer Hall LLC
P.O. Box 516
The Plains, VA 20198

/ 392489 78.19-1-19
Cheer Hall LLC
P.O. Box 516
The Plains, VA 20198

/ 392489 80.06-1-33
Rodney Smith
P.O. Box 697
Palisades, NY 10964

/ 392489 80.06-1-34
Leslie Smolan
3 Lawrence Ln
Palisades, NY 10964

/ 392489 80.07-1-1
Andrew Goffe
122 E 42nd St Ste 2500
New York, NY 10168

/ 392489 80.07-1-2
Andrew Goffe
122 E 42nd St Ste 2500
New York, NY 10168

ZONING SCHEDULE

Lot 13 Block 1 Section 78.19

ZONE: R-22 RESIDENCE (22,500 SF)	REQUIRED	EXISTING
LOT AREA (S.F.)	22,500	37,468
LOT WIDTH (FT.)	125	205.7
MIN. ST. FRONT (FT.)	75	430.64
FRONT YARD (FT.)	40	68.3
SIDE YARD (FT.) - ONE	25	5.5*
SIDE YARD (FT.) - BOTH	60	71.8
REAR YARD (FT.)	45	N/A
MAX. BUILDING HEIGHT 9 INCHES/FT	51.2	23'-4"
F.A.R.	0.20	0.11

* VARIANCE GRANTED BY ZBA

SEP 14 2021

REFERENCE:
LOT 13, BLOCK 1 SECTION 78.19 AS
SHOWN ON THE TAX MAP OF TOWN
OF ORANGETOWN, ROCKLAND
COUNTY, NEW YORK.

ACCESSORY BUILDING ADDITION
40 WASHINGTON SPRING RD.

SITUATED IN THE
HAMLET OF PALISADES, TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK

COLLAZUOL ENGINEERING & SURVEYING ASSOC., LLC
PROFESSIONAL ENGINEERS AND LAND SURVEYORS

120 1/2 NO. BROADWAY
NYACK, N.Y.
845-358-1510

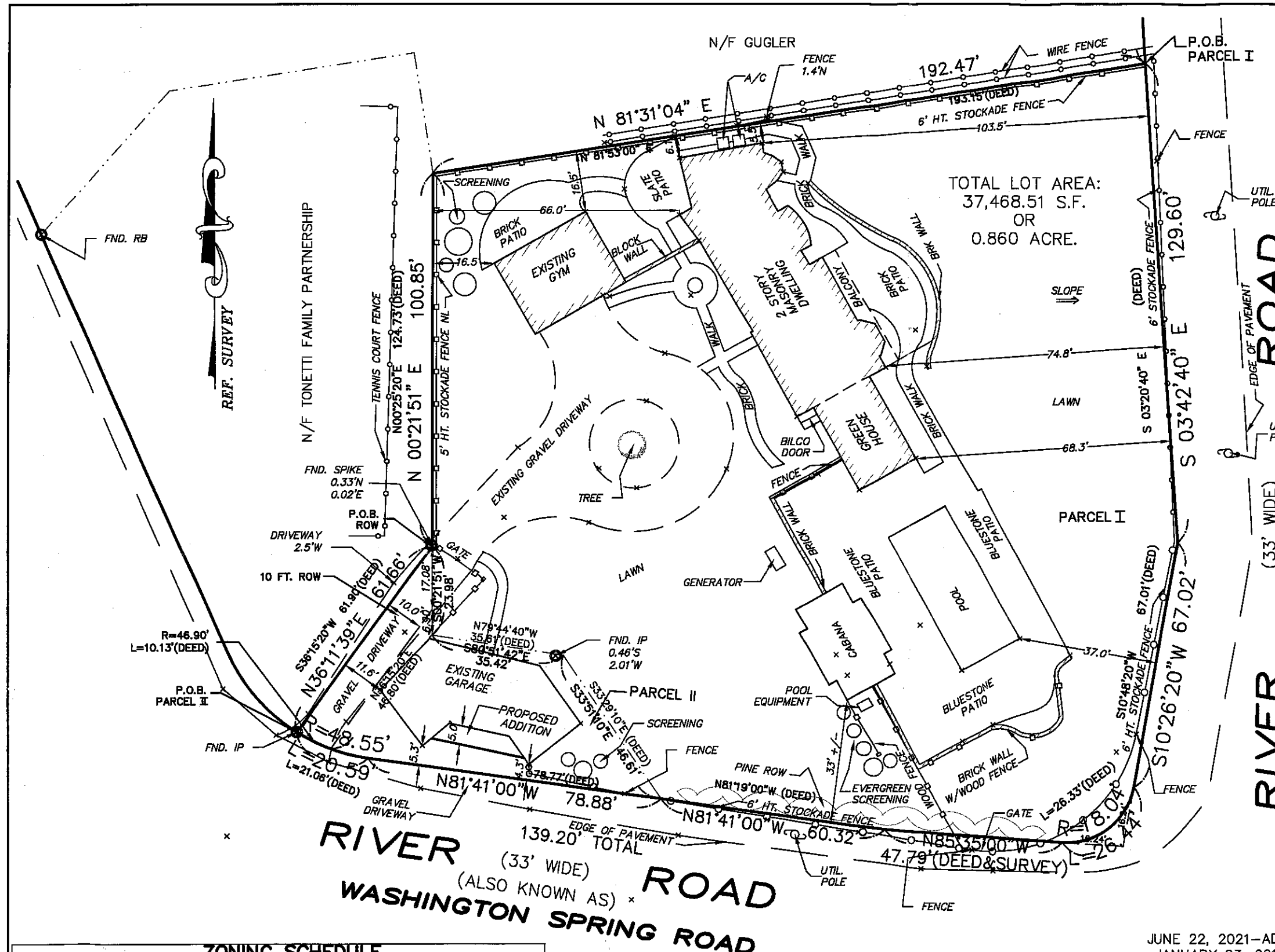


1610 CENTER AVE
FORT LEE, N.J.
201-944-7774

SCALE 1" = 30' NOVEMBER 21, 2018 FILE: 10,255

DRN BY: I.G./R.M.

CALC. BY: I.G.



JUNE 22, 2021-ADD.
JANUARY 23, 2019
APRIL 18, 2019

STEVEN J. COLLAZUOL

PROFESSIONAL ENGINEER AND LAND SURVEYOR
NEW YORK LIC. NO. 70,688 and 49,882

Garage @ 40
Washington
Spring Rd

Palisades, NY 10964

architect
**Margaret Fowler Architect
LLC**

500 North Broadway
Upper Nyack, NY 10960
NYS license #024528-1
t: 845.680.9475
megfowlerarchitect@gmail.com

notes:



previously issued
issue
for Board Approval
date
06/24/2021
scale
as noted
drawing title



Garage - General Notes

drawing number

A-0.0

GENERAL NOTES:

1. ALL CONSTRUCTION METHODS SHALL CONFORM TO THE TOWN OF ORANGETOWN BUILDING CODE, THE NEW YORK STATE RESIDENTIAL BUILDING CODE AND REGULATIONS OF ALL OTHER AGENCIES HAVING JURISDICTION.
2. ALL EXISTING CONDITIONS TO BE VERIFIED IN FIELD. CONTRACTOR TO NOTIFY OWNER/ ARCHITECT OF ANY DISCREPANCY PRIOR TO CONSTRUCTION OR IMMEDIATELY UPON DISCOVERY.
3. UPGRADE EXISTING ELECTRICAL AS REQ'D, INCLUDING SERVICE, DEDICATED CIRCUITS, GFIC OUTLETS IN KITCHEN & BATHS, AS REQ'D TO MEET ALL APPLICABLE CODES AND SAFETY STANDARDS. ALL WORK TO BE PERFORMED BY A CONTRACTOR LICENSED IN ROCKLAND COUNTY.
4. UPGRADE ALL PLUMBING SUPPLY LINES, PROVIDE VENTING AND MAINTAIN CONSTANT SLOPE IN ALL WASTE LINES. UPGRADE HEATING SYSTEM TO PROVIDE ADEQUATE HEATING THROUGHOUT. PROVIDE NEW HOT-WATER BASEBOARD RADIATORS TIED INTO EXISTING SYSTEM TO MEET STANDARD HEATING REQUIREMENTS. ALL PLUMBING WORK TO BE PERFORMED TO MEET ALL APPLICABLE CODES BY A PLUMBING CONTRACTOR LICENSED IN ROCKLAND COUNTY.

DEMOLITION NOTES:

1. ALL EXISTING CONSTRUCTION TO REMAIN TO BE SHORED ADEQUATELY WITH TEMPORARY BRACING PRIOR TO ANY REMOVALS.
2. CONTRACTOR TO TAKE EXTREME CAUTION NOT TO DAMAGE ANY WORK TO REMAIN.
3. CONTRACTOR TO BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL DEMOLISHED MATERIAL AND CONSTRUCTION DEBRIS. DEBRIS, DUST AND DIRT TO BE KEPT TO A MINIMUM, AND TO BE CLEARED FROM SITE PERIODICALLY TO PREVENT EXCESSIVE ACCUMULATION.
4. AT AREAS TO RECEIVE NEW FINISH FLOORING, REMOVE ALL EXISTING FLOORING. REPAIR, LEVEL AND PREPARE SURFACE TO RECEIVE NEW FINISHES - TYPICAL.
5. CONTRACTOR TO NOTIFY ARCHITECT IMMEDIATELY UPON DISCOVERY OF ANY UNFORESEEN STRUCTURAL CONDITIONS, THESE CONDITIONS TO BE REVIEWED BY ARCHITECT AND A STRUCTURAL ENGINEER IF NECESSARY TO DETERMINE ANY FURTHER ACTION REQUIRED.

SMOKE DETECTOR NOTES:

1. PROVIDE (1) COMBINATION CARBON MONOXIDE & SMOKE DETECTOR PER ACCESSORY STRUCTURE. SMOKE DETECTORS TO BE HARD-WIRED WITH BATTERY BACKUP, INSTALLED PER MFR'S SPECIFICATIONS AND TO MEET ALL APPLICABLE CODES.

CONSTRUCTION NOTES:

1. ALL DIMENSIONS GIVEN ARE TO FACE OF GYPSUM BOARD UNLESS OTHERWISE NOTED.
2. PARTITIONS SHOWN ALIGNED WITH EXISTING CONSTRUCTION SHALL BE FLUSH AND SMOOTH WITH EXISTING SURFACES U.O.N.
3. DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN.
4. ALL FRAMING MEMBERS SHALL BE DOUGLAS FIR NO. 2 OR BETTER, SURFACE DRY WITH 19% MAX MOISTURE CONTENT. FB = 850 PSI MIN., FV = 95 PSI, FC = 625 PSI, E = 1,600,000 PSI.
5. ALL FRAMING MEMBERS (LEDGERS, SILL PLATES, ETC.) THAT TIE NEW CONSTRUCTION INTO EXISTING ARE TO BE SECURED WITH 3/8" x 5" (MIN.) LAG BOLTS @ 16" O.C. MIN. INTO EXISTING HOUSE STRUCTURAL FRAMING (NOT SHEATHING ONLY).
6. INSTALL FIRE-BLOCKING WHEREEVER POSSIBLE IF EXISTING STRUCTURE IS BALLOON FRAMING THAT BECOMES EXPOSED AT SECOND FLOOR LEVEL.
7. ALL ENGINEERED FRAMING MEMBERS ARE TO BE AS MANUFACTURED BY TRUS JOIST WEYERHAEUSER OR APPROVED EQUAL.
8. STRUCTURAL MEMBERS SHALL NOT BE CUT FOR PIPES, ETC. UNLESS SPECIFICALLY NOTED OR APPROVED BY THE ARCHITECT OR STRUCTURAL ENGINEER IN ADVANCE.
9. ALL **STRUCTURAL LUMBER** AND FASTENINGS SHALL CONFORM TO THE MINIMUM REQUIREMENTS OF TABLE 2304.9.1 OF THE IBC, LATEST EDITION.
10. **ROOF SHEATHING** SHALL BE 19/32" MIN. A.P.A. RATED SHEATHING 32/16 EXPOSURE I. LAY FACE GRAIN AT RIGHT ANGLE TO SUPPORTS. PROVIDE 1/8" SPACE BETWEEN SHEETS AT END AND SIDE JOINTS. SHEATHING SHALL BE CONTINUOUS OVER A MIN. OF TWO SPANS. PROVIDED 10D COMMON NAILS AT 6" OC ALONG SUPPORTED EDGES AND 12" OC ALONG INTERMEDIATE SUPPORTS. PROTECT ROOF SHEATHING FROM MOISTURE UNTIL ROOFING IS INSTALLED.
11. INSTALL NEW WINDOWS & DOORS AT NEW LOCATIONS AS SHOWN ON PLANS; PATCH & REPAIR EXISTING WALLS & EXTERIOR CLADDING AS REQ'D.
12. INSTALL NEW 5/8" G.W.B. @ ALL NEW INTERIOR WALLS & CEILINGS, U.O.N. PATCH, REPAIR AND/OR PREPARE ALL EXISTING CONSTRUCTION AT AREAS TO ACCEPT NEW, AND WHERE AFFECTED BY DEMOLITION AND CONSTRUCTION.
13. INSTALL FINISH FLOORING OVER 3/4" T&G PLYWOOD SUBFLOOR - TYP UON.
14. ALL NEW INTERIOR DOORS TO BE SOLID WOOD paneled DOORS TO MATCH EXISTING AS CLOSELY AS POSSIBLE. HARDWARE TO MATCH EXISTING, REVIEW WITH OWNER.
15. ALL INSTALLATION OF MATERIALS, DEVICES, APPLIANCES, FIXTURES, ETC. TO BE AS PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS AND AS PER ALL APPLICABLE CODES.
16. PROVIDE VAPOR BARRIER AT EXTERIOR SIDE OF ALL NEW CONCRETE FOUNDATION WALLS CONTINUOUSLY FROM FOOTING TO TOP OF GRADE.

LIST OF DRAWINGS

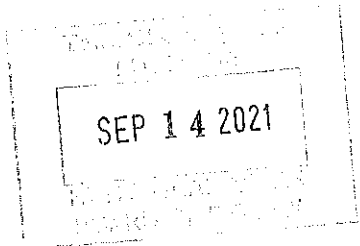
- | | |
|-------|----------------------------------|
| A-0.0 | GENERAL NOTES |
| A-1.1 | GARAGE PLAN |
| A-1.2 | GARAGE RCP & LIGHTING |
| A-2.0 | GARAGE ROOF PLAN |
| A-3.0 | GARAGE ELEVATIONS & WALL SECTION |

ENERGY NOTES:

1. N/A

MECHANICAL SYSTEMS (HVAC):

1. N/A



**Garage @ 40
Washington
Spring Rd**

Palisades, NY 10964

architect

**Margaret Fowler Architect
LLC**

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Upper Nyack, NY 10960
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t: 845.680.9475
megfowlerarchitect@gmail.com
notes:

notes:



previously issued

issue

date

06/24/2021

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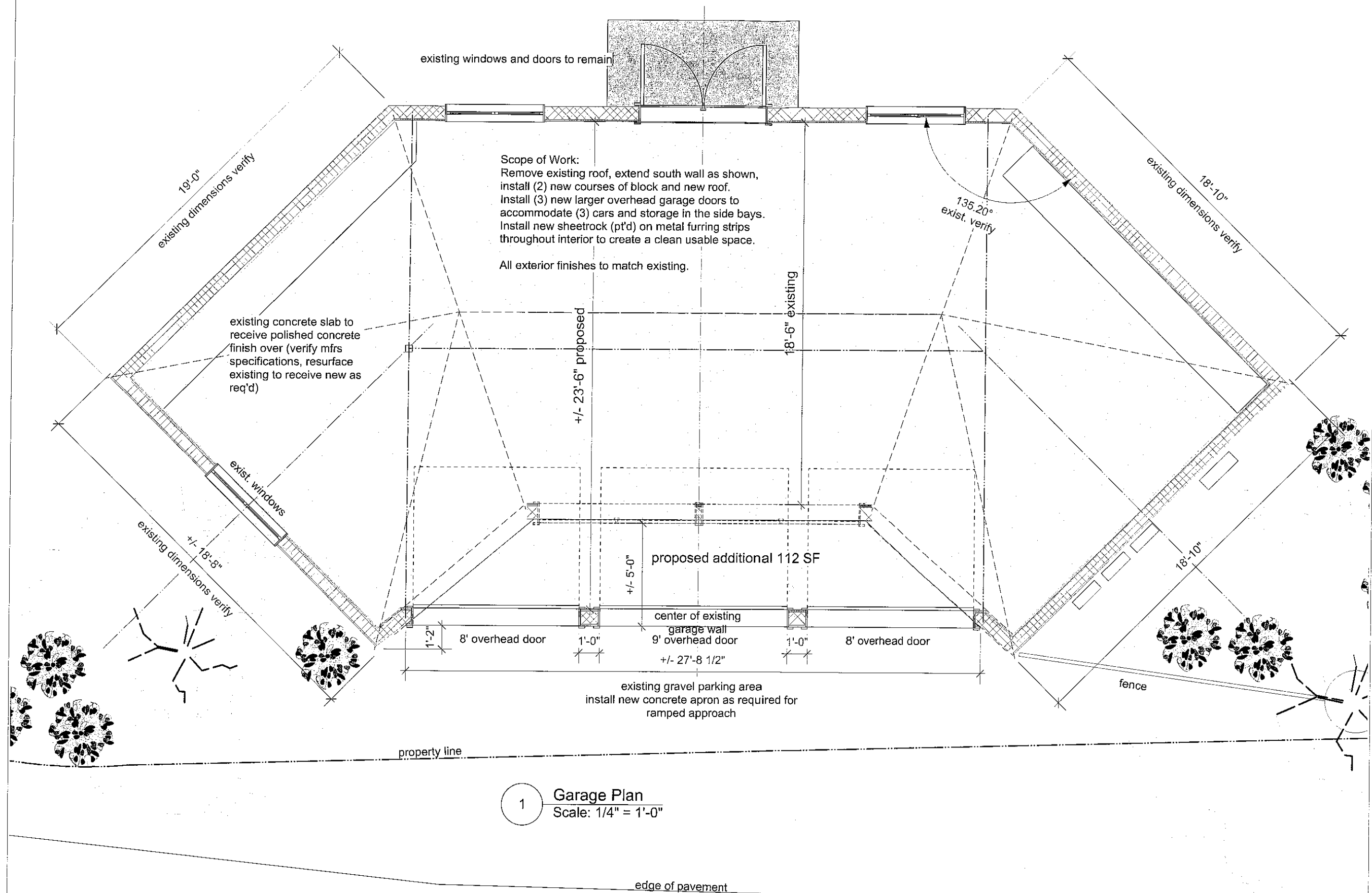
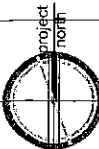
as noted

drawing title

Garage - Floor Plan

drawing number

GAR A-1.0



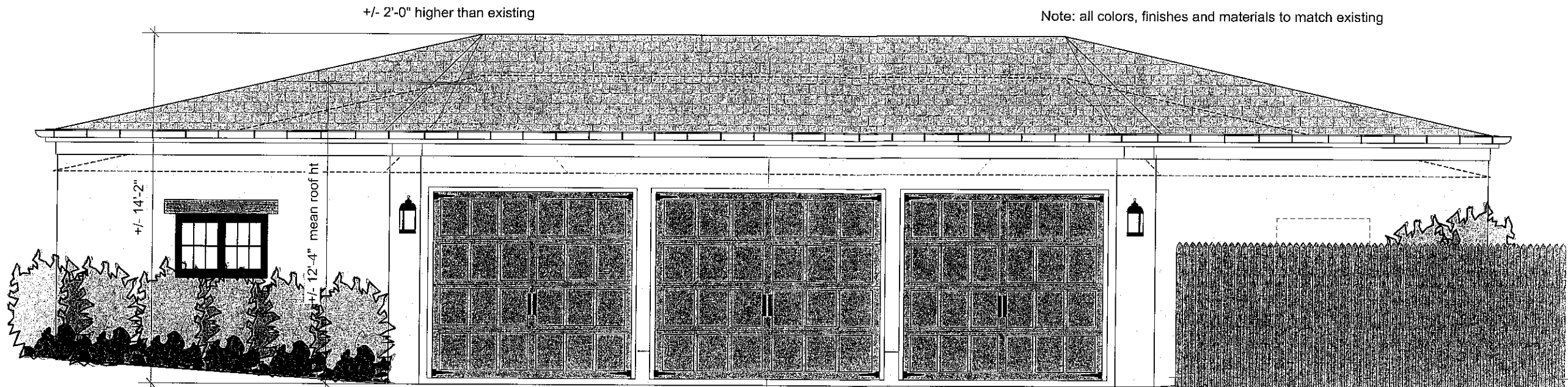
**Garage @ 40
Washington
Spring Rd**

Palisades, NY 10964

architect

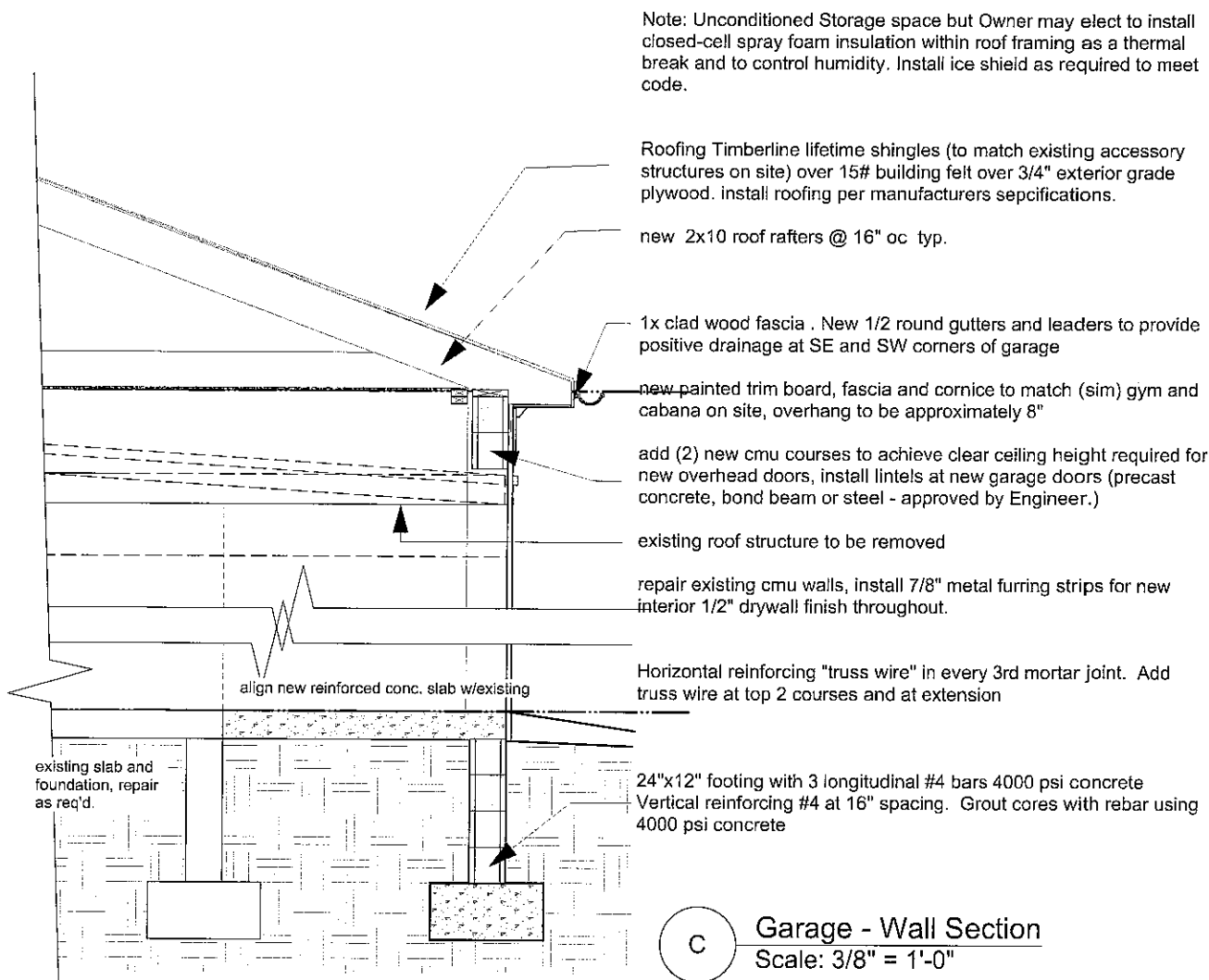
**Margaret Fowler Architect
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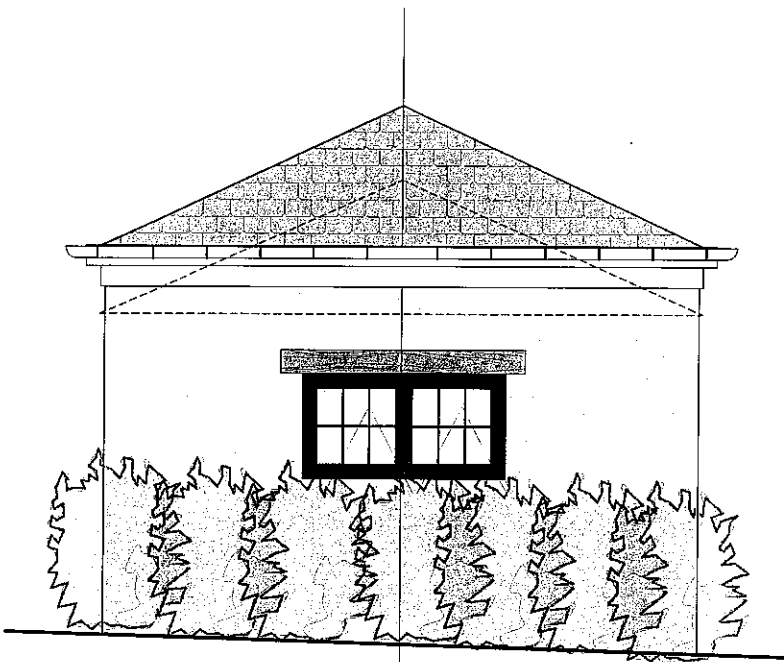


A Garage - South Elevation with New Doors
Scale: 1/4" = 1'-0"

new painted (medium gray to match existing) wood overhead garage doors, paneled as shown, by Clopay (or eq), specifications to be reviewed by Architect prior to purchase



C Garage - Wall Section
Scale: 3/8" = 1'-0"



B Garage - West Elevation (East Sim. w/o windows)
Scale: 1/4" = 1'-0"



previously issued

issue

date

06/24/2021

scale

as noted

drawing title

Garage - Revised Scope

drawing number

GAR A-1.1

Garage @ 40
Washington
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Palisades, NY 10964

architect
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notes:



previously issued
issue
date 06/24/2021
scale as noted
drawing title

Garage RCP & Lighting

drawing number

GAR A-1.2

General Lighting Notes:

1. Review and confirm all lighting and switch locations in field upon completion of framing w/Owner/Architect prior to final installation. All switches on dimmers.
2. Install switches as close to door trim as possible to leave wall space for storage - typical
3. Existing outlets to remain, provide additional outlets as indicated or if req'd by code.
4. Owner to review phone/cable/fiber optics/audio locations in field w/contractor prior to any installations.
5. Provide lighting within all closets mounted on wall above door activated by motion sensors as allowed per NYS electrical code.
6. All electrical work to conform to chapter 38 of the most recent residential building code, upgrade as req'd.

note: exterior sconces to remain

note: provide automated switching, review all lighting quantities and locations and outlets in field upon completion of framing

+/- 23'-6" proposed

18'-6" existing

proposed additional 112 SF

8' overhead door

9' overhead door

8' overhead door

Install new sconces (to match exist. on north side) as shown, coordinate with bluetooth switching

fence

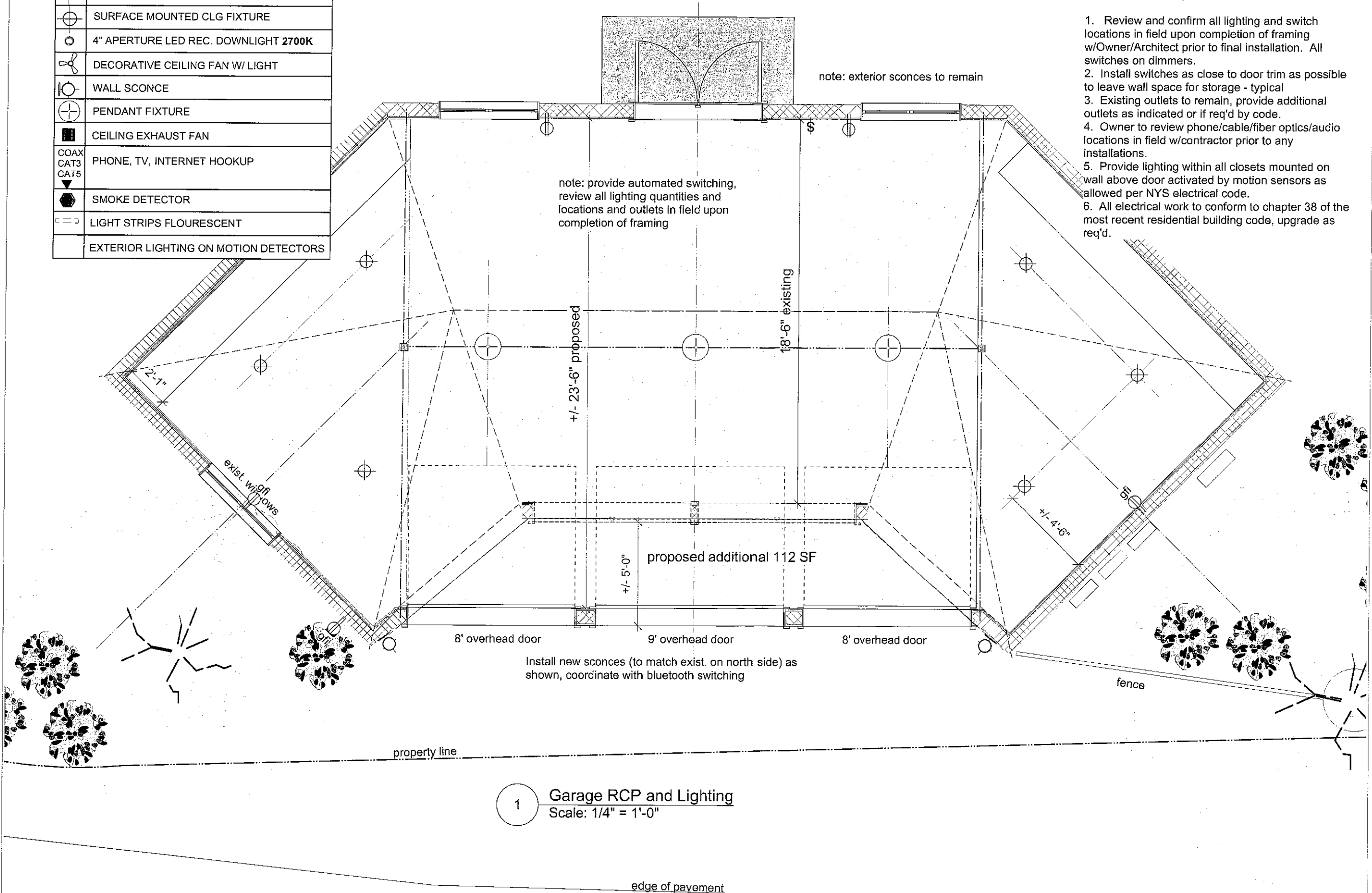
property line

edge of pavement

1

Garage RCP and Lighting
Scale: 1/4" = 1'-0"

	DUPLEX OUTLET
	DEDICATED OUTLET
	SWITCH
	SURFACE MOUNTED CLG FIXTURE
	4" APERTURE LED REC. DOWNLIGHT 2700K
	DECORATIVE CEILING FAN W/ LIGHT
	WALL SCONCE
	PENDANT FIXTURE
	CEILING EXHAUST FAN
	PHONE, TV, INTERNET HOOKUP
	SMOKE DETECTOR
	LIGHT STRIPS FLOURESCENT
	EXTERIOR LIGHTING ON MOTION DETECTORS

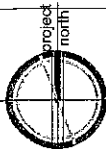


architect
**Margaret Fowler Architect
LLC**

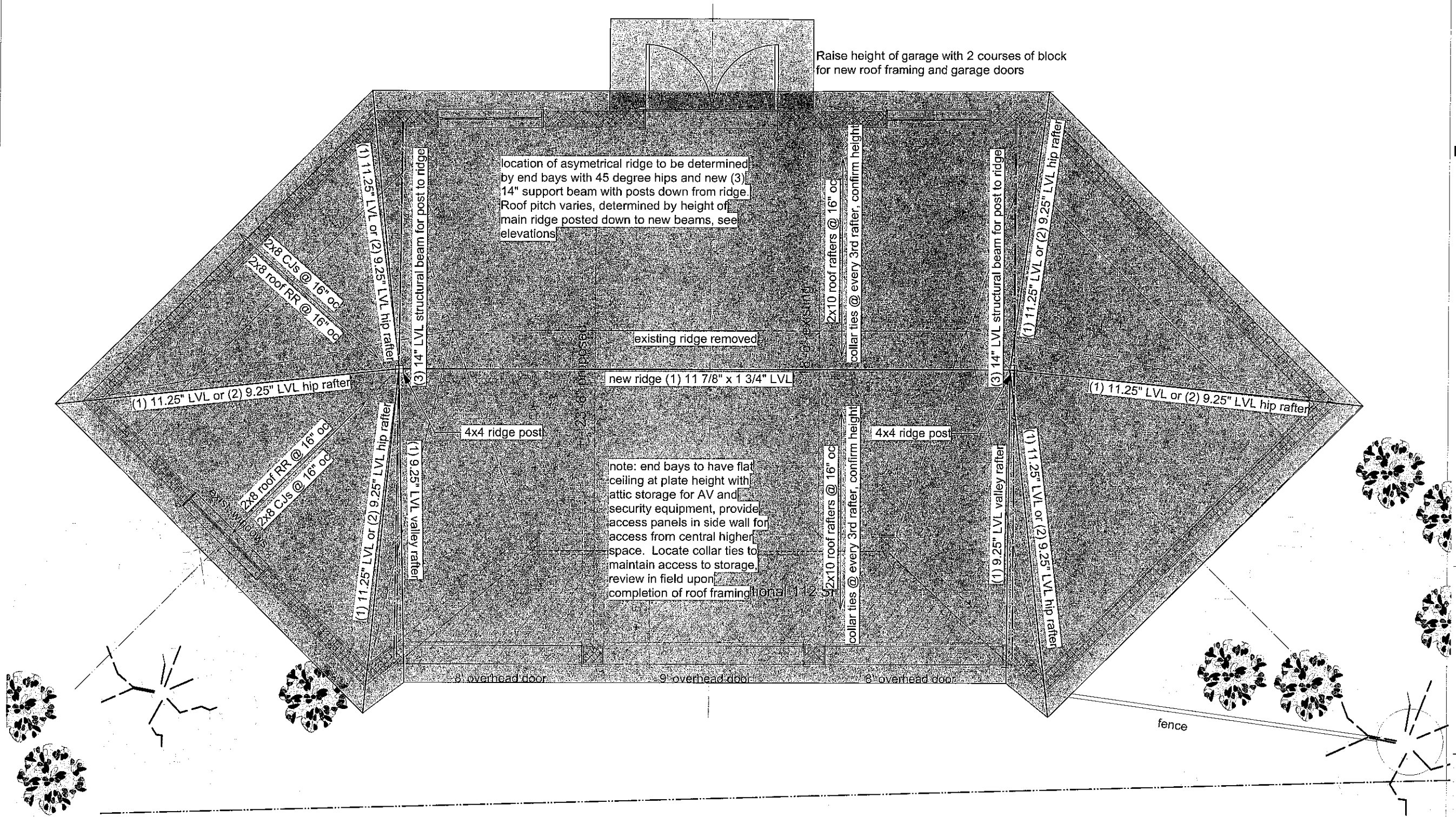
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Garage - Roof Plan
drawing number
GAR A-2



1 Garage Roof Plan
Scale: 1/4" = 1'-0"