

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: 7/16/21

2021 LAND USE BOARD APPLICATION

Please check all that apply:

<input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Residential
<input type="checkbox"/> Planning Board	<input 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#: 51563
 ASSIGNED
 INSPECTOR: Glenn

Referred from Planning Board: YES / NO
 If yes provide date of Planning Board meeting: _____

Project Name: JENNIFER CROSBY RESIDENCE

Street Address: 23 CLOSTER ROAD
PAUSADES, NY 10964

Tax Map Designation:
Section: 70.17 Block: 2 Lot(s): 24
Section: _____ Block: _____ Lot(s): _____

Directional Location:
On the WEST side of ~~CLUSTER ROAD~~ CLOSTER ROAD, approximately 500 feet SOUTH of the intersection of OAK TREE ROAD
Town of ORANGETOWN in the hamlet/village of PAUSADES

Acreage of Parcel <u>1.195</u>	Zoning District <u>R-40 AND HISTORIC DISTRICT</u>
School District <u>5065D</u>	Postal District <u>PAUSADES</u>
Ambulance District <u>50Ac</u>	Fire District <u>Sparkill</u>
Water District <u>5062</u>	Sewer District <u>Orangetown</u>

Project Description: (If additional space required, please attach a narrative summary.)
NEW COVERED FRONT ENTRY, NEW REAR ENTRANCE VEST.
NEW WINDOWS
NEW SIDING

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.
Date: 7/16/21 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? _____
- 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 1350 S.F.
- 2) Total square footage 1390 S.F.
- 3) Number of dwelling units 1

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

Environmental Constraints:

Are there slopes greater than 25%? If yes, please indicate the amount and show the gross and net area NO

Are there streams on the site? If yes, please provide the names. NO

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

NO

Project History:

Has this project ever been reviewed before? YES

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.

NONE



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

DENIAL TO THE ZONING BOARD OF APPEALS

Date: June 9, 2021

Applicant: Crosby

Address: 23 Closter Rd, Palisades

RE: Application Made at: same

Chapter 43, Table 3.12, Column 1 R-40 District, Column 2 Group E, Column 3 SFR, Column 8 Front Yard 50' with 21.2' proposed for New Covered Entrance Steps, Column 9 Required Side Yard 20' w/ 11.17' proposed for New Entrance Vestibule and 6.26' New Basement Bulkhead Door, Column 10 Required Total Side Yard 40' with 11.15' proposed.

Existing Height (20' allowed with 24' existing per 5.21(e)) Existing Non-Conforming

Section 5.21(a) & (e)

Four variances required

Section: 78.17

Block: 2

Lot: 24

Dear Crosby:

Please be advised that the Building Permit Application, which you submitted on

May 28, 2021, has been denied. I have enclosed a Xerox copy of your application, where you will find at the bottom the reason for denial.

In Accordance with Zoning, Chapter 43 Section 10.322 the time to appeal a determination of a Building Inspector or Similar administrative office is thirty (30) days from the filing of such a determination with the Town Clerk.

The Clerk to the Zoning Board of Appeals, Debbie Arbolino, will assist you in the preparation necessary to appear before the board.

Sincerely,


Richard Oliver
Deputy Building Inspector

Signature of Director

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

Date

CC: Rosanna Sfraga
Liz Decort
Debbie Arbolino

DECISION
ROOF, GUTTERS AND LEADERS APPROVED AS PRESENTED

TO: Jennifer Crosby
23 Closter Road
Palisades, New York 10964

HABR #21-01
January 12, 2021
Permit #50910

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#21-01: Application of Jennifer Crosby for review of a new roof, siding and gutters at an existing single-family residence. The premises are located at 23 Closter Road, Palisades, New York. Chapter 12 of the Code of the Town of Orangetown, Section 12-4 (A), Historical Areas Board of Review.

Tax Map Designation: 78.17 / 2 / 24; R-40 zoning district.

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, January 12, 2021 at which time the Board made the following determination:

Noel Naughton, contractor and Jennifer Crosby appeared.

The following documents were presented:

1. A list of items to be installed: GAF Asphalt roof shingles in Charcoal; CertainTeed Vinyl Siding in in Castle Stone; White Vinyl CertainTeed soffits and fascia; White Aluminum Alcoa Mid America gutters and leaders; and white aluminum Alco Mid-America Trim.

Noel stated that they are proposing to install an new GAF roof in a similar color as what exists Charcoal; that the roof is damaged and has been patched but may not hold up through another storm; that the new siding will have the same color as the existing asbestos shingles that are on the house; that they will be covered with insulation and the CertainTeed vinyl siding will go over the insulation; that the job will be done in a tasteful professional manner; that he submitted detailed information to the Board regarding the proposed work; that they have been working on this for over 60 days; that there are no structural changes to the house; that this is not a cheap job; that this is a custom job that will modernize the house for energy efficiency without changing the look of the house; and that hardi plank is more than double the cost.

Jennifer Crosby stated that the exact age of the house is not known but she believes the house was built in 1880; that all of the original character of the house has been removed; that the current siding is not wood or original; that it is currently sided with asbestos shingles; that she has no intention of replacing or re-using asbestos singles; that her neighbor has a house that was built in 1902 and it presently has vinyl siding; that the look of what she is proposing would be similar to wood and have cleaner look and insulate the house and it would blend into the surrounding area; that she has not heard great things about hardi plank siding; that if she must, she will separate the application and get the roof and siding approved tonight and make a separate building permit application for the siding; and will do more research to see if she can find out what the original siding was on the house and in the surrounding area.

TOWN OF ORANGETOWN
2021 JAN 25 P 1:21
TOWN CLERK'S OFFICE

Larry Bucciarelli stated that he had a problem with vinyl siding because of the age of the house; that he does believe any of the neighbors have used Vinyl as was indicated, that it is not permitted because the house was built prior to 1918 and does not conform to the original or existing siding; that hardi plank siding would be more of a replication to the original wood than vinyl siding.

Brittany Cordero, Attorney to the Board, read a portion of Chapter 12 to the Board and applicant and stated that houses built before 1918 have more extensive restrictions than houses built after that; that the law requires alterations must be consistent with the exterior materials, scale fenestration, colors, design and appearance of the existing original structure and told the Board that, if the Board wanted to vote on the other items in the application the roof, gutters and leaders; besides the siding, then the applicant would have the option to withdraw the siding proposal from the application and make a separate application and that she would send everyone Section 12 of the Code so they are familiar with the compliance requirements.

William Walther asked the applicant if she had any old photos of the house and surrounding houses because it would help them in their decision making; that they do not really know what is under the asbestos shingles.

Scott Wheatley stated that he was not opposed to the vinyl siding.

Thano Schoppell stated that houses built prior to 1918 are held to higher standards and the Board cannot exempt this house.

Loren Plotkin asked what the applicant's options were if they deny the application and was told that the applicant could appeal to the Zoning Board.

Margaret Raso asked about separating the applications into two parts so that the applicant could safely and quickly repair the roof.

PUBLIC COMMENT:

No public comment.

FINDINGS OF FACT:

The Board, after personal observation of the property, hearing all the testimony and reviewing all drawings and plans, and other submissions, correspondence and reports (if any), found as fact, that: The application as presented, and after applicant having withdrawn the portion containing the siding proposal, would not adversely affect the Historical Areas and the surrounding area. The design and materials for the proposed roof shingles, gutters and leaders were reviewed and the applicant will return with a separate application for the house siding:

1. The application for the above roof shingles, gutters and leaders are approved.
2. Applicant will return with a separate application for the siding.

TOWN OF GRANGETOWN
2021 JAN 25 P 1:21
TOWN CLERK'S OFFICE

THIS APPROVAL/DECISION, INCLUDING THE BOARD'S REQUIRED MODIFICATIONS TO THE APPLICANT'S DRAWINGS AND /OR PLANS, OR CONDITIONS SET FORTH HEREIN, IF ANY, IS GRANTED BY THE HISTORICAL AREAS BOARD OF REVIEW SUBJECT TO ANY SUCH CONDITIONS AND/OR

MODIFICATIONS, AND IS LIMITED TO THE SPECIFIC RELIEF REQUESTED HEREIN.

***** PRE-1918 CONSTRUCTION: PLEASE BE ADVISED: IN THE HISTORIC AREA, ALL CONSTRUCTION REQUIRING A BUILDING PERMIT OR ANY EXTERIOR CHANGES (INCLUDING PAINT COLOR) TO BUILDINGS CONSTRUCTED PRIOR TO 1918, REQUIRES APPROVAL FROM THE HISTORICAL AREAS BOARD OF REVIEW.***

PRIOR APPROVAL OF THE HISTORICAL AREA BOARD OF REVIEW IS REQUIRED PRIOR TO ANY CHANGE OR MODIFICATION OF THE REQUIREMENTS AND/OR CONDITIONS SET FORTH IN THIS DECISION, INCLUDING, BUT NOT LIMITED TO:

- ROOFING SHINGLES (IF CHANGING COLOR)
- SIDING
- DECORATIVE SIDING
- SOFFITS & FASCIA
- GUTTERS AND LEADERS
- WINDOWS
- TRIM
- SHUTTERS
- DOORS
- LIGHTING
- LOCATION OF AIR CONDITIONING UNITS
- WALKWAYS, PATIOS
- POOLS, SPAS AND FENCES
- SIGNS

- ANY CHANGE IN THE ABOVE LIST INCLUDING COLOR, MATERIAL AND/OR MANUFACTURER

IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT DEBBIE ARBOLINO, CLERK TO THE HISTORICAL AREAS BOARD OF REVIEW AT (845) 359-8410.

TOWN OF ORANGETOWN
2021 JAN 25 P 1:21
TOWN CLERK'S OFFICE

Crosby
HABR# 21-01
Page 4 of 4

Permit #50910

DECISION: In view of the foregoing, and after personal observation of the property, hearing all the testimony before the Board, and reviewing all drawings and plans, and other submissions, correspondence and reports (if any), the application for roof shingles, gutters and leaders is APPROVED AS SUBMITTED having acknowledged that the Applicant removed the portion of the application containing a proposal for siding: APPLICANT WILL RETURN FOR SIDING APPROVAL ON A SEPARATE APPLICATION.

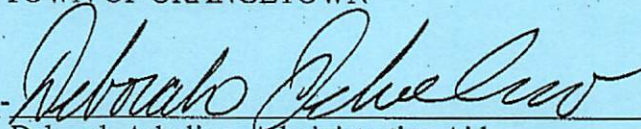
The foregoing resolution to approve the roof shingles, gutters and leaders for Jennifer Crosby for property located at 23 Closter Road, Palisades, HABR#21-01, as submitted; was presented and moved by Margaret Raso, seconded by Loren Plotkin; and carried as follows: William Walther, aye; Thano Schoppel, aye; Margaret Raso, aye; Scott Wheatley, aye; Carol Schelin, aye; Loren Plotkin, aye; and Larry Bucciarelli, aye.

The Administrative Aide to the Board is hereby authorized, directed and empowered to sign this decision and file a certified copy thereof in the office of the Town Clerk.

Dated: January 12, 2021

HISTORICAL AREAS BOARD OF REVIEW
TOWN OF ORANGETOWN

BY: _____


Deborah Arbolino, Administrative Aide

DISTRIBUTION:

APPLICANT
TOWN BOARD MEMBERS
HABR MEMBERS
SUPERVISOR
TOWN ATTORNEY
DEPUTY TOWN ATTORNEY
OBZPAE
BUILDING INSPECTOR-M.M.

TOWN CLERK
HIGHWAY DEPARTMENT
TOWN HISTORIAN
DEPT. OF ENVIRONMENTAL
ENGINEERING
HABR, PB, FILE
PB, ZBA, ACABOR CHAIRMAN

TOWN OF ORANGETOWN
2021 JAN 25 P 1:21
TOWN CLERK'S OFFICE

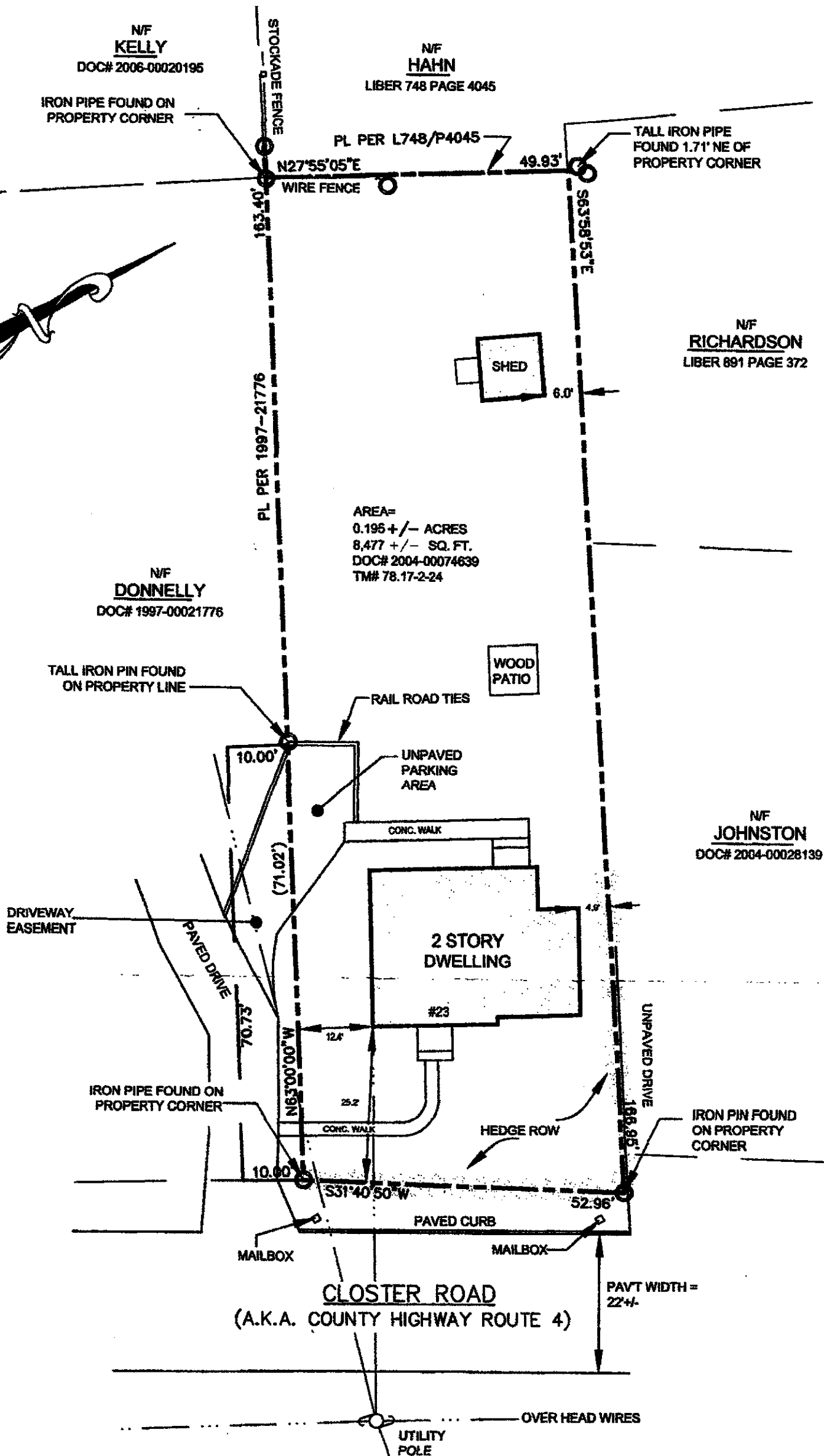
N/F
KELLY
DOC# 2006-00020195

N/F
HAHN
LIBER 748 PAGE 4045

N/F
RICHARDSON
LIBER 891 PAGE 372

N/F
DONNELLY
DOC# 1997-00021776

N/F
JOHNSTON
DOC# 2004-00028139



AREA=
0.195 +/- ACRES
8,477 +/- SQ. FT.
DOC# 2004-00074639
TM# 78.17-2-24

CLOSTER ROAD
(A.K.A. COUNTY HIGHWAY ROUTE 4)

SURVEY AS IN
POSSESSION PREPARED FOR

CROSBY

TOWN OF ORANGETOWN
COUNTY OF ROCKLAND, N.Y.

NOTES:
Unauthorized alteration or addition to a survey map by a licensed land surveyor's seal is a violation of Section 2209, subdivision 2, of the New York Education Law.
Survey maps with the surveyor's seal are genuine true and correct copies of the surveyor's original work and opinion that he or she is not being relied upon since other than embossed seals may contain unauthorized and unapproved modifications, deletions, additions, and so on.
Annotations on this boundary survey map signify that the map was prepared in accordance with the existing Code of Practice for Land Surveys of the New York Association of Professional Land Surveyors, Inc. The Certification is given to persons for whom the boundary survey was prepared, to the title company, to the lending agency, and to the lending institution in this boundary survey map.
Survey is subject to any findings of an accurate plat of title.
Face structures and utilities which were not shown at the time of survey have not been shown.
Survey map is generated using CAD drawing software. No changes, revisions or additions can be made to this map without written consent from Raymond E. Heinsman Surveying, P.L.L.C. All notes on this map must be transferred to ANY and ALL other maps using ANY of this map information.

CERTIFICATION:
I hereby certify to the parties of interest listed herein, that this map shows the results of an actual field survey completed on 08/20/2008

ANNIFER A. CROSBY
MORGAN CHASE BANK, N.A.
PRINCIPAL TITLE AGENCY, INC
FIRST AMERICAN TITLE INSURANCE COMPANY OF NEW YORK

RAYMOND E. HEINSMAN, P.L.S., P.P.
LICENSE No. 049270

Copyright 08/21/2008 by Raymond E. Heinsman Professional Land Surveyor PLLC. All rights reserved. No reproduction or copying of this document may be made without the written permission of the author and/or copyright holder is obtained.



RAYMOND E. HEINSMAN
PROFESSIONAL LAND SURVEYOR, P.L.L.C.

PMB 167, 1830 SOUTH ROAD, UNIT 24, WAPPINGERS FALLS, N.Y. 12590
P: 845.632.3019 | F: 845.632.3020 | WWW.HEINSMANSURVEYING.COM

DATE 08/21/2008	SCALE 1" = 20'	DRAWN BY SRG/JR	CHECKED BY REH	JOB No. 2008-086	SHEET 1 OF 1
--------------------	-------------------	--------------------	-------------------	---------------------	-----------------

Addition and Renovations to the Residence of Jennifer Crosby

23 Closter Road Palisades, NY 10964

pfaff architects

Upper Nyack, NY 10960
www.pfaffarchitects.com
845.358.1119

Member of
The American Institute of Architects
LEED Accredited Professional

GENERAL NOTES

- SCOPE OF WORK PROVIDE ALL MATERIALS, LABOR, EQUIPMENT AND APPLIANCES TO PERFORM ALL WORK REQUIRED FOR CONSTRUCTION OF THE ADDITION AND RENOVATIONS TO THE RESIDENCE OF JENNIFER CROSBY AT 23 CLOSTER ROAD, PALISADES, NY IN ACCORDANCE WITH THESE DRAWINGS AND SPECIFICATIONS, AND THE EXISTING SITE CONDITIONS.
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE ZONING CODE OF THE TOWN OF ORANGETOWN, THE RESIDENTIAL CODE OF N.Y. STATE, THE ENERGY CONSERVATION CONSTRUCTION CODE OF N.Y. STATE, AND ALL AUTHORITIES HAVING JURISDICTION, INCLUDING THE TOWN OF ORANGETOWN BUILDING DEPARTMENT.
- ELECTRICAL WORK SHALL BE PERFORMED BY PERSONS LICENSED IN THEIR TRADES, WHO SHALL ARRANGE AND OBTAIN INSPECTIONS AND REQUIRED SIGN-OFFS. ALL ELECTRICAL WORK SHALL CONFORM TO THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE, THE N.F.P.A., THE NY BOARD OF FIRE UNDERWRITERS, THE LOCAL UTILITY COMPANY REQUIREMENTS, AND SHALL BE SUBJECT TO THE APPROVAL OF THE ELECTRICAL INSPECTOR.
- PLUMBING WORK SHALL BE PERFORMED BY PERSONS LICENSED IN THEIR TRADES, WHO SHALL ARRANGE AND OBTAIN INSPECTIONS AND REQUIRED SIGN-OFFS. ALL PLUMBING WORK SHALL CONFORM WITH THE LOCAL HEALTH DEPARTMENT REQUIREMENTS AND SHALL BE SUBJECT TO THE APPROVAL OF THE PLUMBING INSPECTOR.
- BEFORE COMMENCING WORK THE CONTRACTOR SHALL FILE ALL REQUIRED CERTIFICATES OF INSURANCE WITH THE TOWN OF ORANGETOWN BUILDING DEPARTMENT AND OBTAIN AND PAY FOR ALL REQUIRED PERMITS.
- THE CONTRACTOR SHALL COORDINATE ALL WORK PROCEDURES WITH THE REQUIREMENTS OF THE TOWN OF ORANGETOWN, AND SHALL SCHEDULE, OBTAIN AND PAY FOR ALL PERMITS, INSPECTIONS AND APPLICABLE FEES.
- THE CONTRACTOR AND ANY SUBCONTRACTORS DOING WORK UNDER THIS CONTRACT SHALL CARRY LIABILITY AND PROPERTY DAMAGE INSURANCE AGAINST ALL ACCIDENTS OF ANY KIND AND PROVIDE THE OWNER WITH CERTIFICATE OF SAID INSURANCE. THE CONTRACTOR SHALL CARRY WORKMENS COMPENSATION INSURANCE ON ALL WORKMEN EMPLOYED ON THE JOB.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY UTILITIES, CLOSURES, SHORING, AND PROTECTION REQUIRED FOR THE SAFE COMPLETION OF THE WORK.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.
- THE ARCHITECT HAS NOT BEEN RETAINED FOR CONSTRUCTION ADMINISTRATION SERVICES, INSPECTIONS, OR THE APPROVAL OF SHOP DRAWINGS. HIS RESPONSIBILITY IS STRICTLY LIMITED TO THE CONTENTS OF THESE DRAWINGS AND THEIR RELATED SPECIFICATIONS.
- THE CONTRACTOR SHALL INSTALL ALL MATERIALS, ITEMS, ACCESSORIES, AND INCIDENTALS AS SHOWN IN THESE DRAWINGS AND SPECIFICATIONS. ALL MATERIALS SHALL BE NEW, UNLESS AUTHORIZED BY THE OWNER.
- ALL WORK THAT IS IMPLIED OR REASONABLY INFERRABLE FROM THE DRAWINGS AND SPECIFICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE INCLUSION OF ANY WORK BY MENTION, NOTE, DETAIL, ITEMIZATION OR IMPLICATION, HOWEVER BRIEF, MEANS THAT THE CONTRACTOR SHALL FURNISH AND INSTALL SAME. ALL WORK SHALL INCLUDE ANY APPURTENANCES AND APPARATUS NORMALLY DEEMED TO BE PART OF A COMPLETED PACKAGE WITHIN THE DEFINITIONS OF NORMAL CONSTRUCTION INDUSTRY STANDARDS. MINOR DETAILS NOT USUALLY SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS.
- ROOM DIMENSIONS, AS SHOWN ON THE DRAWINGS, ARE APPROXIMATE TO ONE INCH.
- THE CONTRACTOR, UPON COMPLETION OF THE WORK, SHALL APPLY FOR A CERTIFICATE OF OCCUPANCY AND SHALL ARRANGE FOR THE BUILDING DEPARTMENT INSPECTIONS AND SIGN-OFFS REQUIRED TO OBTAIN A CERTIFICATE OF OCCUPANCY FROM THE TOWN OF ORANGETOWN BUILDING DEPARTMENT.
- MANUFACTURED ARTICLES ARE TO BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS IN ALL CASES. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY CONDITION THAT IS IN CONFLICT WITH THE MANUFACTURER'S SPECIFICATIONS OR INSTRUCTIONS, OR THAT MIGHT VOID A MANUFACTURER'S WARRANTY.
- THE CONTRACTOR SHALL PROVIDE TO THE OWNER GUARANTEE IN A FORM APPROVED BY THE OWNER WHICH SHALL COVER ALL WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE PROJECT BY THE OWNER.
- THE CONTRACTOR SHALL ASSEMBLE IN A BINDER AND PASS ALONG TO THE OWNER ALL EQUIPMENT AND MATERIAL WARRANTIES THAT MAY EXTEND THE BASE GUARANTEE PERIOD, AS WELL AS INSTALLATION AND MAINTENANCE INSTRUCTIONS.
- EXTERIOR JOINTS AROUND ALL WINDOWS, DOOR FRAMES, UTILITY SERVICES, AND OTHER OPENINGS IN THE BUILDING ENVELOPE SHALL BE PROPERLY CALKED, FLASHED, AND WEATHERSTRIPPED AS PER GENERALLY ACCEPTED CONSTRUCTION STANDARDS AND THE REQUIREMENTS OF THE ENERGY CONSERVATION CONSTRUCTION CODE OF N.Y. STATE.

PLUMBING NOTES

- BEFORE PROCEEDING WITH ANY WORK THE CONTRACTOR SHALL COORDINATE WITH THE OWNER TO DETERMINE THAT THE EXISTING PLUMBING SYSTEM IS FULLY FUNCTIONAL AND OF SUFFICIENT CAPACITY TO MEET THE REVISED REQUIREMENTS OF THE NEW WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN, LAYOUT, AND INSTALLATION OF THE PLUMBING SYSTEM. ALL WORK SHALL BE APPROVED BY THE OWNER BEFORE IT IS BEGUN, AND ALL WORK SHALL CONFORM WITH THE LOCAL HEALTH DEPARTMENT REQUIREMENTS AND BE SUBJECT TO THE APPROVAL OF THE PLUMBING INSPECTOR.

HEATING SYSTEM NOTES

- BEFORE PROCEEDING WITH ANY WORK THE CONTRACTOR SHALL COORDINATE WITH THE OWNER TO DETERMINE THAT THE EXISTING HEATING AND AIR CONDITIONING SYSTEM IS FULLY FUNCTIONAL AND OF SUFFICIENT CAPACITY TO MEET THE REVISED REQUIREMENTS OF THE NEW WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN, LAYOUT, AND INSTALLATION OF THE HEATING AND AIR CONDITIONING SYSTEM INCLUDING ALL HVAC SYSTEM UNITS, CONTROLS, CONTROL WIRING, POWER WIRING, DUCT WORK, AND REGISTERS. ALL WORK SHALL BE APPROVED BY THE OWNER BEFORE IT IS BEGUN, AND ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE N.Y. STATE ENERGY CONSERVATION CONSTRUCTION CODE.

ELECTRICAL NOTES

- BEFORE PROCEEDING WITH ANY WORK THE CONTRACTOR SHALL COORDINATE WITH THE OWNER TO DETERMINE THAT THE EXISTING ELECTRICAL SYSTEM IS FULLY FUNCTIONAL AND OF SUFFICIENT CAPACITY TO MEET THE REVISED REQUIREMENTS OF THE NEW WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN, LAYOUT, AND INSTALLATION OF THE ELECTRICAL SYSTEM INCLUDING SIZING THE ELECTRICAL SERVICE. ALL WORK SHALL BE APPROVED BY THE OWNER BEFORE IT IS BEGUN, AND ALL WORK SHALL CONFORM TO THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE, THE N.F.P.A., THE NY BOARD OF FIRE UNDERWRITERS, THE LOCAL UTILITY COMPANY REQUIREMENTS, AND SHALL BE SUBJECT TO THE APPROVAL OF THE ELECTRICAL INSPECTOR.
- THE CONTRACTOR SHALL FURNISH AND INSTALL ELECTRIC OUTLETS, SWITCHES, LIGHT FIXTURES, LAMPS, AND ALL RELATED WORK. REVIEW ALL LIGHT FIXTURES WITH THE OWNER BEFORE ORDERING.
- THE NEW ELECTRICAL WORK WIRING SHALL BE DESIGNED TO NOT EXCEED 1200 WATTS ON ANY CIRCUIT. CIRCUITS FOR LIGHTING SHALL NOT INCLUDE ANY RECEPTACLES. ANY SWITCHED DUPLEX RECEPTACLES SHALL HAVE ONLY ONE CONNECTION TO THE SWITCH AND ONE TO REMAIN LIVE.

STRUCTURAL NOTES

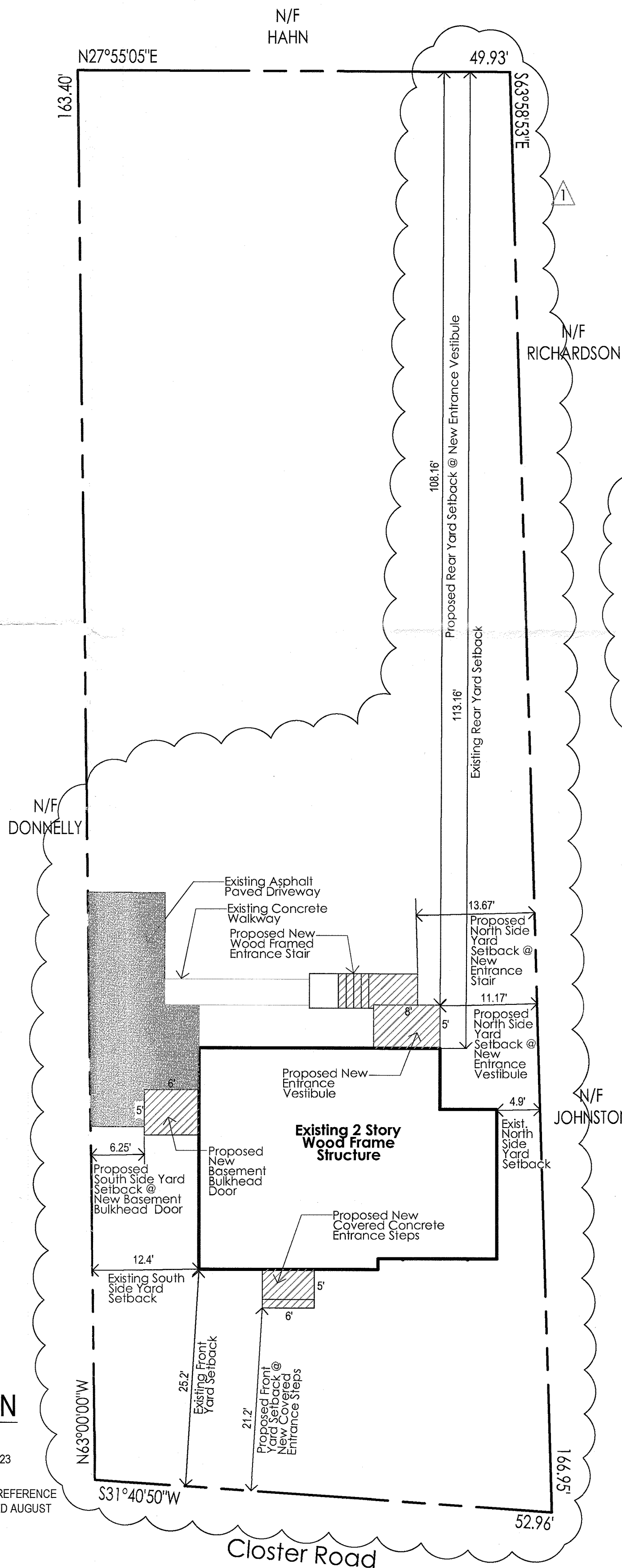
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE RESIDENTIAL CODE OF N.Y. STATE AND THE TOWN OF ORANGETOWN BUILDING DEPARTMENT.
 - ALL WORK SHALL BE COORDINATED WITH THE ARCHITECTURAL DRAWINGS, NOTES, AND SPECIFICATIONS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE TO PROPERLY SHORE, BRACE, AND MAKE SAFE ALL FLOORS, ROOFS, WALLS AND ADJACENT PROPERTY AS JOB CONDITIONS REQUIRE.
 - ALL CONCRETE SHALL BE STONE CONCRETE. MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE 3000 PSI. ALL FOUNDATION CONCRETE AND GARAGE FLOOR SLABS SHALL BE AIR-ENTRAINED. INSTALLATION SHALL BE IN ACCORDANCE WITH ACI 301 SPECIFICATIONS FOR CONCRETE FOR BUILDINGS.
 - STRUCTURAL STEEL SHALL CONFORM TO ASTM A36 AND TO THE AISC SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS. BOLTS SHALL BE 3/4" DIAMETER UNFINISHED BOLTS CONFORMING TO ASTM A307, UNLESS OTHERWISE NOTED.
 - ALL REINFORCING SHALL BE DEFORMED BILLET STEEL BARS CONFORMING TO ASTM A615, GRADE 60, WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.
 - WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS. WELDING ELECTRODES SHALL BE A516, CLASS E70XX.
 - ALL FRAMING LUMBER AND DETAILS OF WOOD CONSTRUCTION SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR STRESS-GRADE LUMBER AND ITS FASTENINGS (INCLUDING SUPPLEMENT NO.1). ALL NEW FRAMING LUMBER SHALL BE GRADE MARKED AT THE MILL AND SHALL BE SURFACED DRY. NEW JOISTS SHALL COMPLY WITH PS-20-70 FOR SIZES.
 - ALL WOOD STUDS, SILLS, POSTS, BEAMS, JOISTS AND RAFTERS SHALL MEET THE FOLLOWING STRUCTURAL BASE DESIGN VALUES IN CONFORMANCE WITH THE AMERICAN FOREST AND PAPER ASSOCIATION'S NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION AND AS GRADED BY THE WESTERN WOOD PRODUCTS ASSOCIATION (PORTLAND, OREGON) AND APPROVED BY THE AMERICAN LUMBER STANDARDS BOARD OF REVIEW:
- EXTREME FIBER STRESS IN BENDING (Fb): 1050 PSI
HORIZONTAL SHEAR STRESS (Fv): 85 PSI
MODULUS OF ELASTICITY (E): 1,500,000 PSI
- ALL STRUCTURAL LUMBER USED IN THE BUILDING SHALL BE SOUND LUMBER AND FREE FROM ROT, INSECT INFESTATION, LARGE AND LOOSE KNOTS, SHAKES AND OTHER IMPERFECTIONS.
 - LETTELS OVER ALL WINDOWS, DOORS, AND WALL OPENINGS IN EXTERIOR WOOD STUD WALLS SHALL BE THREE (3) 2X12S, AND IN INTERIOR WOOD STUD WALLS SHALL BE TWO (2) 2X12S, EXCEPT WHERE OTHERWISE SPECIFICALLY NOTED.
 - STUD WALLS SHALL HAVE A SINGLE PLATE ON THE BOTTOM AND A DOUBLE PLATE ON THE TOP OF EACH WALL OR PARTITION. LAP ALL PLATES AT CORNERS AND AT INTERSECTIONS OF PARTITIONS. ALL BEARING PARTITIONS SHALL HAVE ONE ROW OF SOLID BRIDGING AT MID-HEIGHT.
 - SECURE ALL ROOF RAFTERS TO WALL TOP PLATES WITH SIMPSON #1 HURRICANE ANCHORS.
 - ALL FRAMING MEMBERS NOTED AS TJI JOISTS OR LVL'S SHALL BE FACTORY MANUFACTURED GLUE LAMINATED WOOD TJI JOISTS, MICROLAM LVL'S, OR PARALLAM BEAMS AS MANUFACTURED BY TRUS-JOIST MACMILLAN. THE CONTRACTOR SHALL STRICTLY FOLLOW THE MANUFACTURER'S REQUIREMENTS FOR FRAMING CONNECTIONS, BEARING LENGTH, NAILING PATTERN FOR MULTIPLE PIECES, SIDE LOADED CONNECTIONS FOR MULTIPLE MEMBER UNITS, ETC.
 - DO NOT CUT AND PATCH STRUCTURAL FRAMING MEMBERS IN A MANNER THAT RESULTS IN A REDUCTION OF LOAD-CARRYING CAPACITY OR LOAD/DEFLECTION RATIO. THE FOLLOWING RESTRICTIONS SHALL NOT BE EXCEEDED:
A. NOTCHES IN JOISTS: MAXIMUM 1/6 OF JOIST DEPTH, ONLY IN UPPER 1/4 OF JOIST SPAN. NOTCHES NOT PERMITTED IN MIDDLE HALF OF SPAN.
B. HOLES IN JOISTS: MAXIMUM DIAMETER OF 2 1/2", WITH EDGE OF HOLE NOT CLOSER THAN 2" TO TOP OR BOTTOM OF JOIST.
C. SEPARATION: NOTCHES OR HOLES SHALL BE SEPARATED FROM OTHER NOTCHES OR HOLES A MINIMUM OF 12" APART HORIZONTALLY BETWEEN THEIR NEAREST EDGES.
 - ALL FLUSH FRAMED CONNECTIONS SHALL BE MADE WITH APPROVED GALVANIZED STEEL JOIST OR BEAM HANGERS, MINIMUM 18 GAUGE, INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
 - WHERE FRAMING LUMBER IS FLUSH TO MICROLAM, STEEL, OR FLUSH PLATE GIRDERS, SET THESE GIRDERS 1/2" CLEAR BELOW TOP OF FRAMING LUMBER TO ALLOW FOR SHRINKAGE.
 - STUD BEARING WALLS ARE TO BE 2X4'S @ 16" O.C. AT THE INTERIOR AND 2X6'S @ 16" O.C. AT THE EXTERIOR.
 - ALL RAFTERS AND JOISTS SHALL ALIGN DIRECTLY WITH STUDS BELOW, WHERE REQUIRED TO ACHIEVE THIS USE ADDITIONAL STUDS, INSTALL DOUBLE STUDS AT ENDS OF WALLS AND ENDS OF OPENINGS. INSTALL DOUBLE TRIMMERS AND HEADERS AT ALL FLOOR OPENINGS WHERE BEAMS ARE NOT DESIGNATED. INSTALL DOUBLE OR TRIPLE RAFTERS (AS SPECIFICALLY NOTED ON THE ROOF PLAN) AND DOUBLE CEILING JOISTS AROUND ALL SKYLIGHT OPENINGS.
 - AT THE ENDS OF ALL BEAMS, HEADERS, AND GIRDERS PROVIDE A BUILT UP OR SOLID WOOD POST WHOSE WIDTH IS AT LEAST EQUAL TO THE WIDTH OF THE MEMBER IT IS SUPPORTING AND WHOSE DEPTH IS 4" AT INTERIOR WALLS AND 6" AT EXTERIOR WALLS.
 - STAGGER ALL SPLICES A MINIMUM OF 32" INCHES.
 - PLYWOOD SHALL BE APA GRADE STAMPED AND SHALL NOT EXCEED THE SPANS INTENDED FOR USE ON THE GRADE. STAMP. ALL PLYWOOD SUBFLOORING SHALL BE SCREWED AND GLUED TO THE FLOOR JOISTS USING AN APA APPROVED ADHESIVE (B.F. GOODRICH PL400 OR EQUAL).

ARCHITECTURAL REFERENCE SITE PLAN

1" = 10'

TAX MAP DESIGNATION: SECTION 93.7 BLOCK 1 LOT 23

NOTE: THE INFORMATION SHOWN ON THIS ARCHITECTURAL REFERENCE SITE PLAN IS BASED ON THE PROPERTY SURVEY DATED AUGUST 21, 2008 PREPARED FOR JENNIFER CROSBY BY:
RAYMOND E. HEINSMAN,
PROFESSIONAL LAND SURVEYOR, PLLC
1830 SOUTH ROAD, UNIT 24
WAPPINGERS FALLS, NY 125809
NYS LICENSE NO. 049270



DRAWING LIST

- DRAWINGS
- A1 DRAWING LIST, CODE DATA, GENERAL NOTES, SITE PLAN, & VICINITY MAP
 - A2 FLOOR PLANS
 - A3 EXTERIOR BUILDING ELEVATIONS

PROJECT & ZONING DATA

ZONING CODE: ORANGETOWN ZONING CODE
STREET ADDRESS: 23 CLOSTER ROAD, PALISADES, NY 10964
TAX MAP DESIGNATION: SECTION 78.17 BLOCK 2 LOT 24
ZONING DISTRICT: R-40 LOW DENSITY RESIDENCE ZONE AND THE PALISADES HISTORIC AREAS DISTRICT

NOTES: THIS APPLICATION IS FOR THE PROPOSED INSTALLATION OF NEW COVERED MAIN ENTRANCE CONCRETE STEPS, NEW REAR ENTRANCE VESTIBULE, NEW REAR ENTRANCE WOOD FRAMED STAIR, AND A NEW BASEMENT BULKHEAD DOOR. VARIANCES IS REQUIRED BY THIS APPLICATION.

BULK TABLE DATA FROM TOWN OF ORANGETOWN TABLE OF GENERAL BULK REGULATIONS

BULK REGULATIONS (GROUP E)	REQUIRED	EXISTING	PROPOSED	REMARKS
MAX. FLOOR AREA RATIO	.15	.162	.167	Variance Required
MIN. LOT AREA (SF)	40,000	8,477	No Change	Existing Non-Conforming
MIN. LOT WIDTH (Feet)	150	49.93	No Change	Existing Non-Conforming
MIN. FRONTAGE (Feet)	100	52.96	No Change	Existing Non-Conforming
REQD FRONT YARD (Feet)	50	25.2	21.2	Variance Required
REQD SIDE YARD (Feet)	20*	4.9 North Side Yard	11.17 North Side Yard Setback @ New Entrance Vestibule	Variance Required
			13.67 North Side Yard Setback @ New Entrance Stair	Variance Required
REQD SIDE YARD (Feet)	20*	12.4 South Side Yard	6.25 South Side Yard	Variance Required
TOTAL SIDE YARD (Feet)	40*	17.3	11.15 (4.9' North Side Yard + 6.25' South Side Yard)	Variance Required
REQD REAR YARD (Feet)	50	113.16	108.16	Complies
MAX. BUILDING HEIGHT	20**	24'-6"	No Change	Existing Non-Conforming

* PER TOWN OF ORANGETOWN ZONING CODE SECTION 5.21(a)
** PER TOWN OF ORANGETOWN ZONING CODE SECTION 5.21(e)

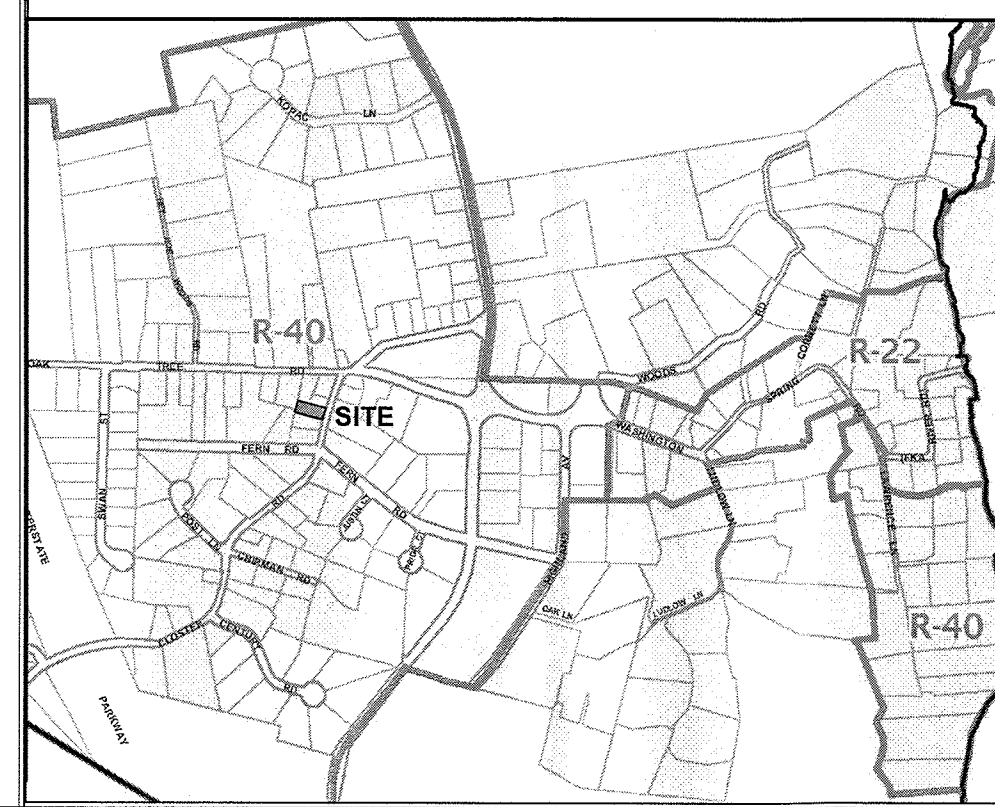
BUILDING CODE DATA

BUILDING CODE: THE 2018 RESIDENTIAL CODE OF N.Y. STATE
CONSTRUCTION TYPE: TYPE V (B) WOOD FRAME

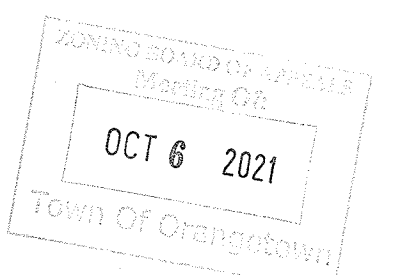
DRAWING KEY

DETAIL TITLE	DOOR NO. RE: DOOR SCHEDULE	DATUM / FLOOR ELEVATION MARKER	CONSTRUCTION KEY NOTE	NEW PARTITION
2 A5 (SCALE 1" = 1'-0")	1	FIN FLOOR EL 0.0'	1	NEW PARTITION
DETAIL TITLE RE: DRAWING SHEET	A	2 A5	PI	EXISTING PARTITION TO REMAIN
BUILDING SECTION KEY	WINDOW UNIT NO. RE: WINDOW SCHEDULE	WALL SECTION KEY	1 A4	EXISTING PARTITION TO BE REMOVED
FRAMING NOTE	ELEVATION KEY	REVISION KEY		

LOCATION MAP



Project:
Renovations to
The Crosby
Residence
23 Closter Road
Palisades, NY
10964



Rev. No. Submission / Revision:
Date: 6/8/21 Bldg Dept Comments

Date: 26 May 2021



Drawing Title:
Drawing List, Code Data,
General Notes, Site Plan, &
Vicinity Map

Drawing Number:

A.1