

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 ROSBY 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 ~~WASTON~~ 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>SOCS</u>	Postal District <u>PAUSADES</u>
Ambulance District <u>SOAC</u>	Fire District <u>Sparkill</u>
Water District <u>SUEZ</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: December 14, 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 4 Max FAR 15% allowed with 16.7% proposed, 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, 13.67' for New Entrance Stair, and 5.9' for New Basement Bulkhead Door.

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

Five 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

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.E.C., 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 SHOWN OR 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 CAULKED, 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.

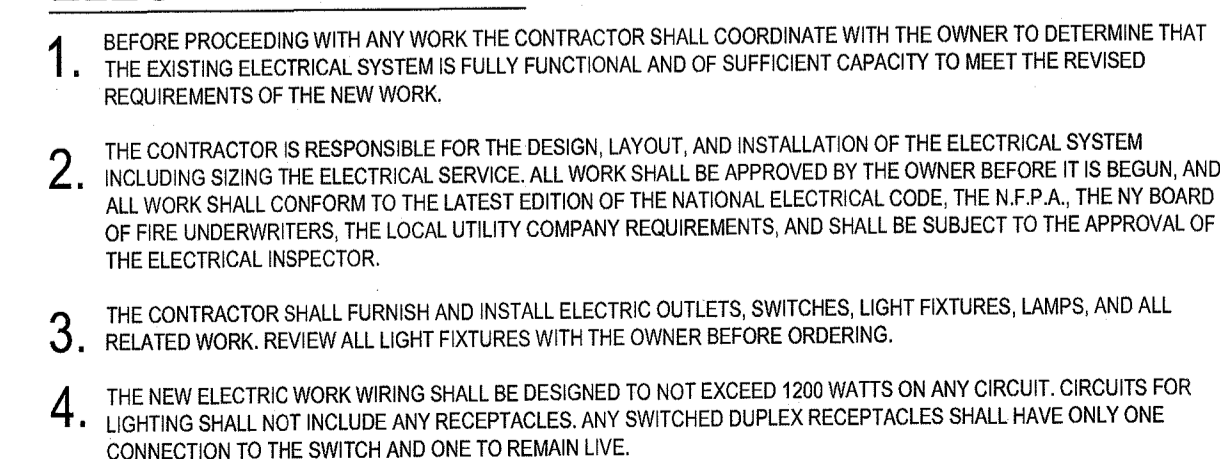
ELECTRICAL NOTES

- 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.E.C., 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 ELECTRIC 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 A51, 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 WOOD PRESSES AND PAPER ASSOCIATIONS' 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 (F_b): 1050 PSI
HORIZONTAL SHEAR STRESS (F_v): 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.
 - INTELS OVER ALL WINDOWS, DOORS AND WALL OPENINGS IN EXTERIOR WOOD STUD WALLS SHALL BE THREE (3) 2X12'S, AND IN INTERIOR WOOD STUD WALLS SHALL BE TWO (2) 2X12'S 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 ONE ROW OF SOLID BRIDGING AT MID-HEIGHT.
 - SECURE ALL ROOF RAFTERS TO WALL TOP PLATES WITH SIMPSON RH1 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 TRUSJOIST 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 L/D (DEFLECTION) RATIO. THE FOLLOWING RESTRICTIONS SHALL NOT BE EXCEEDED:
A. NOTCHES IN JOISTS: MAXIMUM 1/8" OF JOIST DEPTH, ONLY IN OUTER 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 FLITCH 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

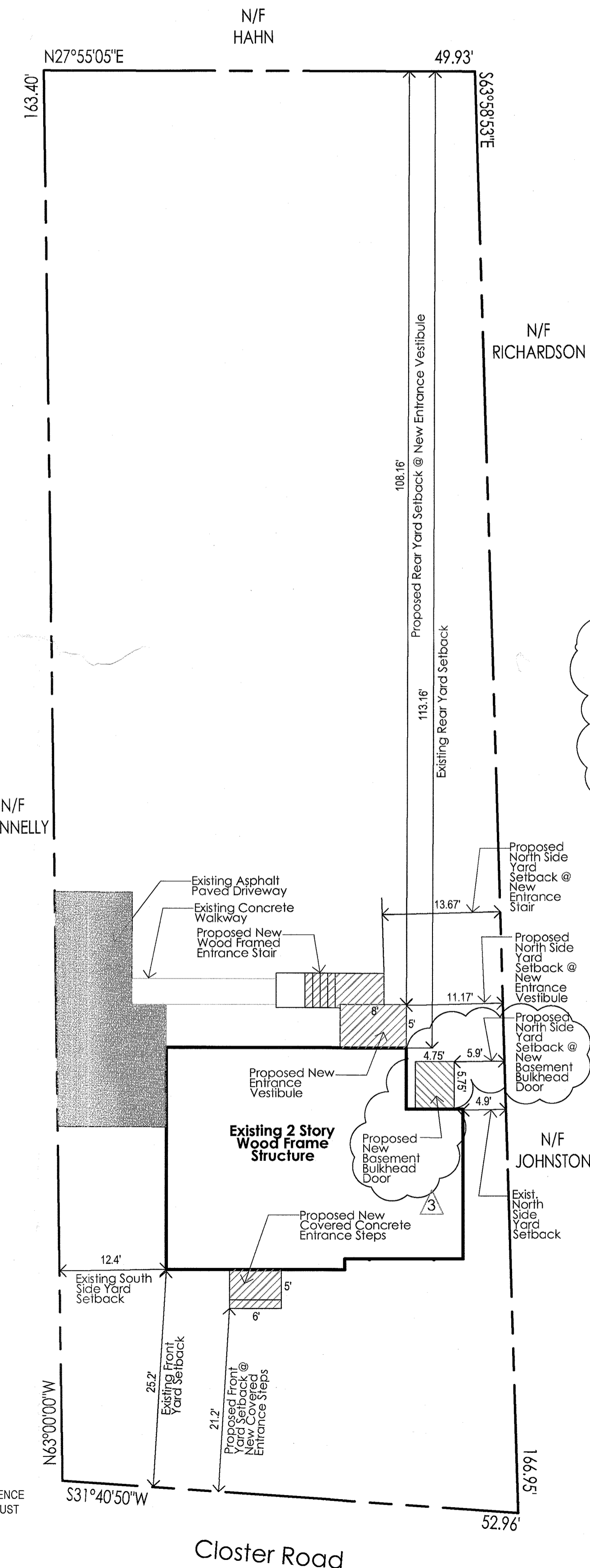


ARCHITECTURAL REFERENCE SITE PLAN

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 125909 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 ARE REQUIRED BY THIS APPLICATION.

BULK TABLE DATA

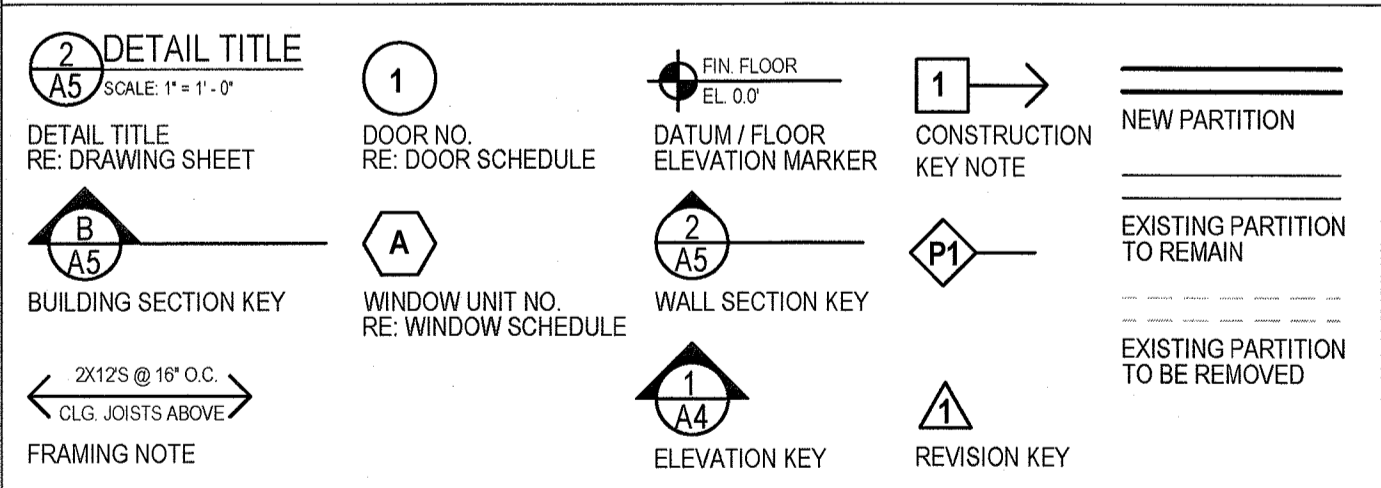
BULK REGULATIONS (GROUP E)	REQUIRED	EXISTING	PROPOSED	REMARKS
MAX. FLOOR AREA RATIO	.15	.162	.167	Variance Required
MIN. LOT AREA (SF)	49,000	8,477	No Change	Existing Non-Conforming
MIN. LOT WIDTH (Feet)	150	49.93	No Change	Existing Non-Conforming
MIN. FRONTAGE (Feet)	100	52.96	No Change	Existing Non-Conforming
REQ'D FRONT YARD (Feet)	50	25.2	21.2	Variance Required
REQ'D SIDE YARD (Feet)	20*	4.9 North Side Yard	11.17 North Side Yard Setback @ New Entrance Vestibule 13.67 North Side Yard Setback @ New Entrance Stair 5.9 North Side Yard Setback @ New Basement Bulkhead Stair	Variance Required
REQ'D REAR YARD (Feet)	20*	12.4 South Side Yard	No Change	Existing Non-Conforming
TOTAL SIDE YARD (Feet)	40*	17.3	No Change	Existing Non-Conforming
REQ'D REAR YARD (Feet)	40*	113.46	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)

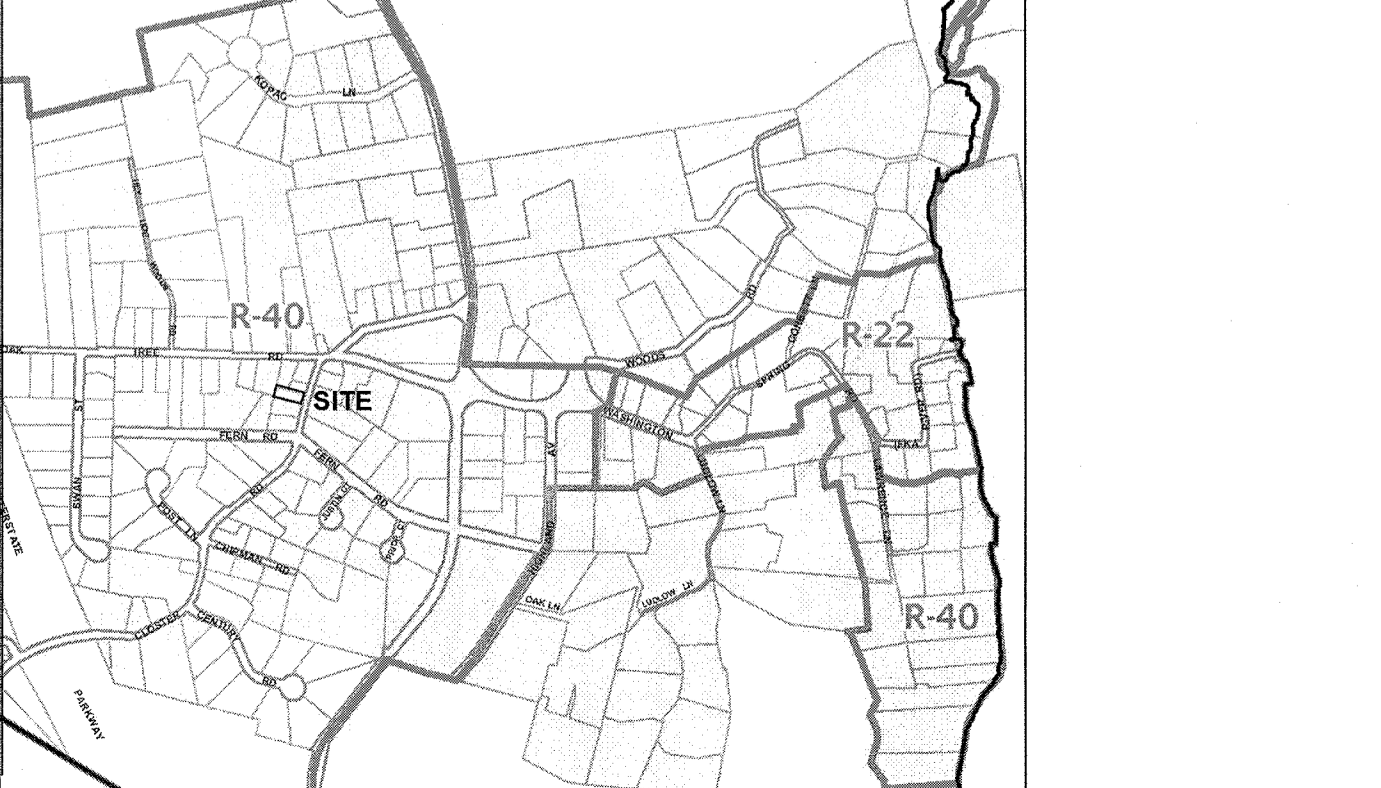
BUILDING CODE DATA

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

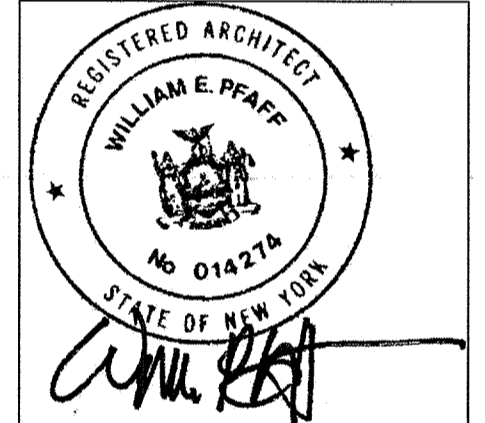
DRAWING KEY



LOCATION MAP



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



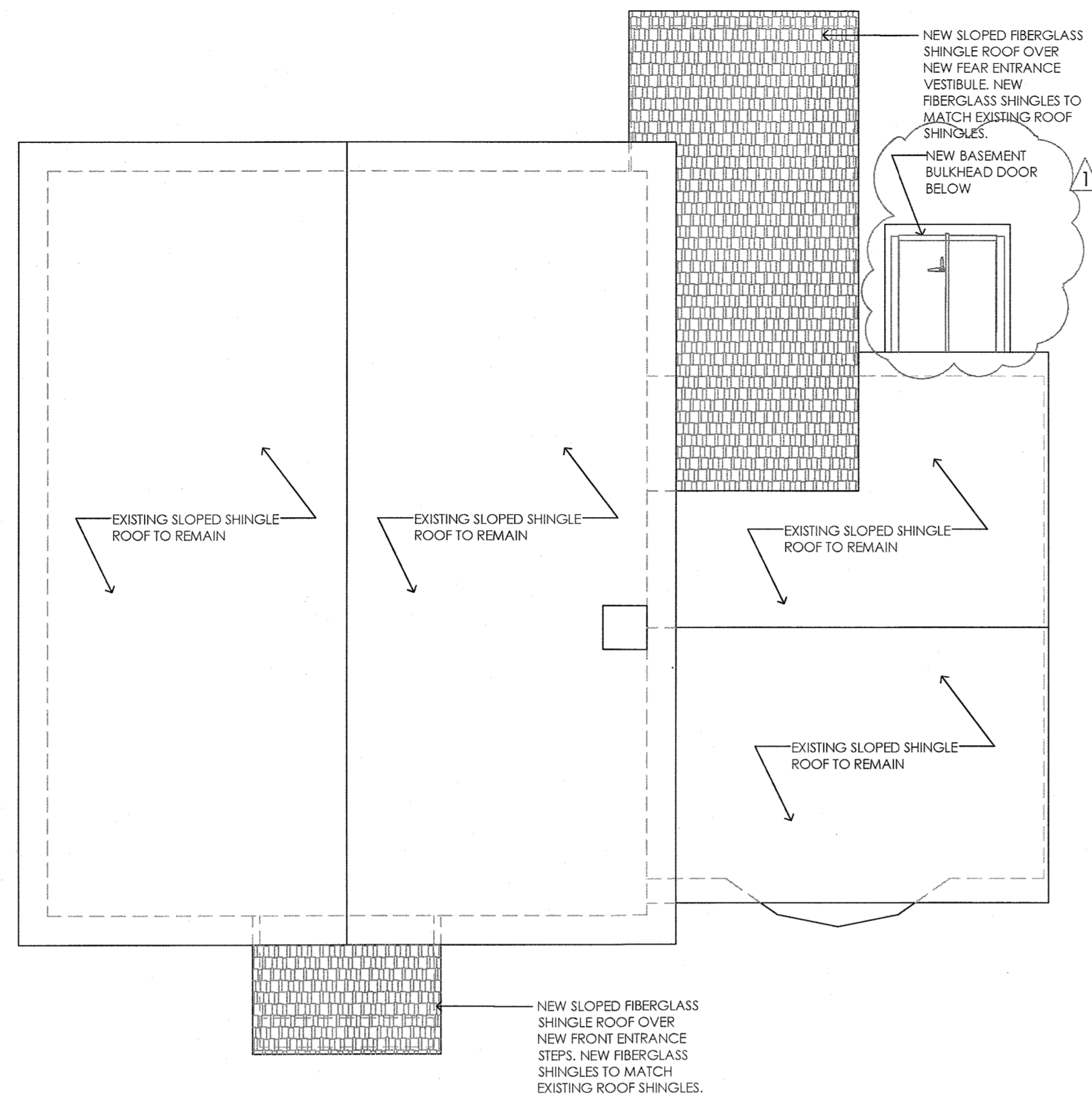
Rev.
Date: No: Submission / Revision:
6/8/21 1 Bldg Dept Comments
10/14/21 2 ZBA Meeting
12/8/21 3 ZBA Meeting Comments

Date: 26 May 2021

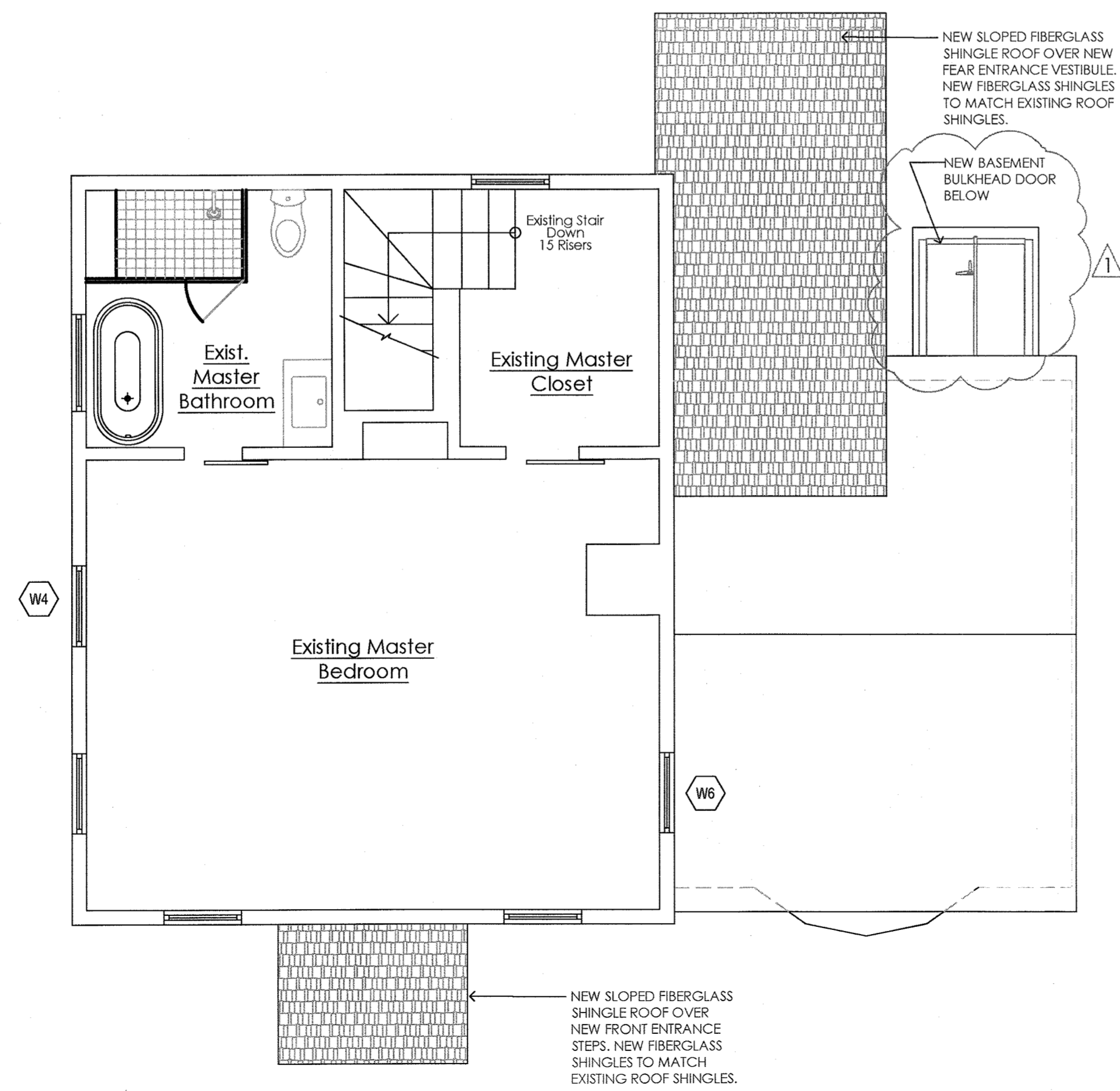
Drawing Title:
Drawing List, Code Data,
General Notes, Site Plan, &
Vicinity Map

Drawing Number:

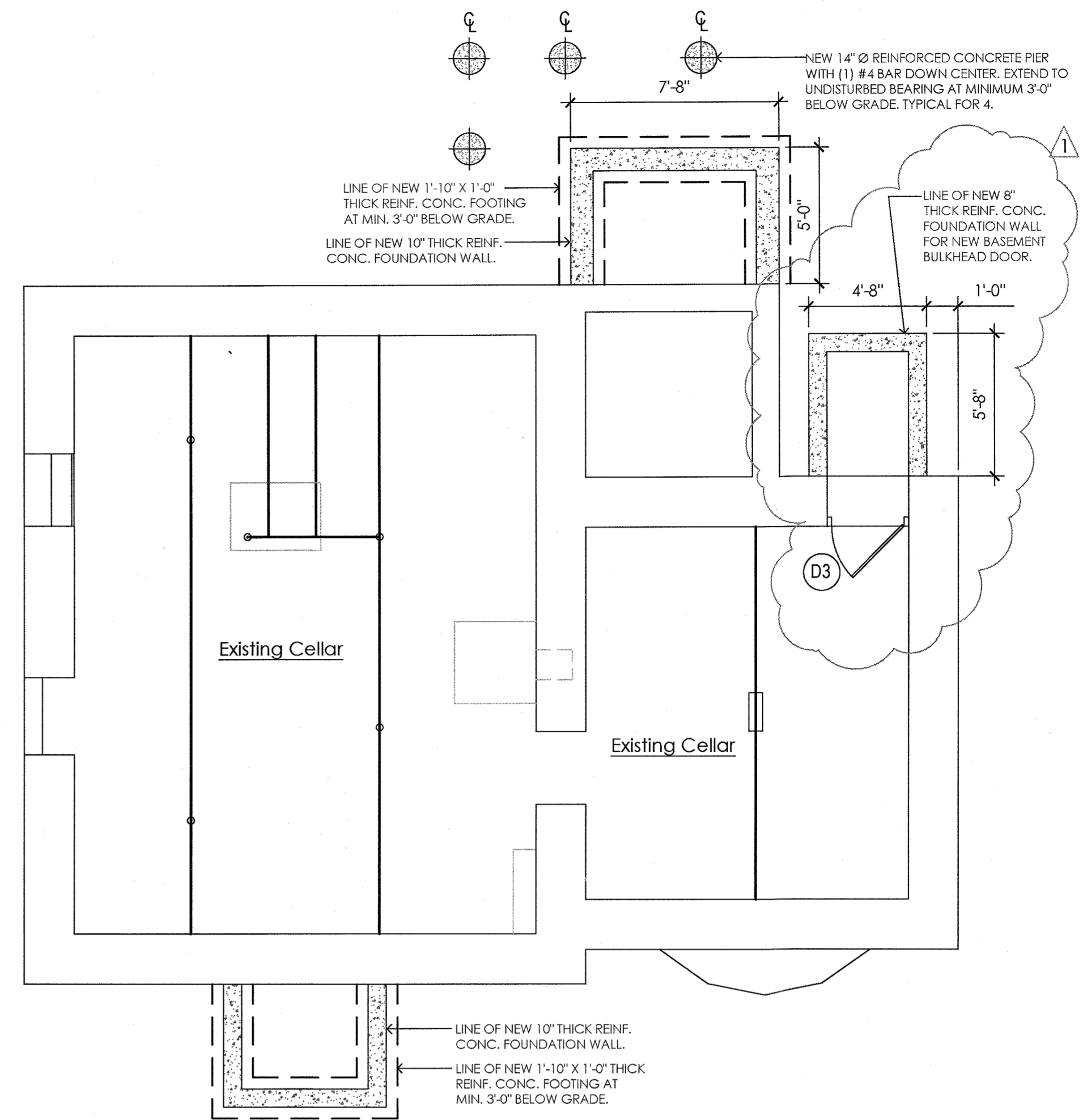
A.1



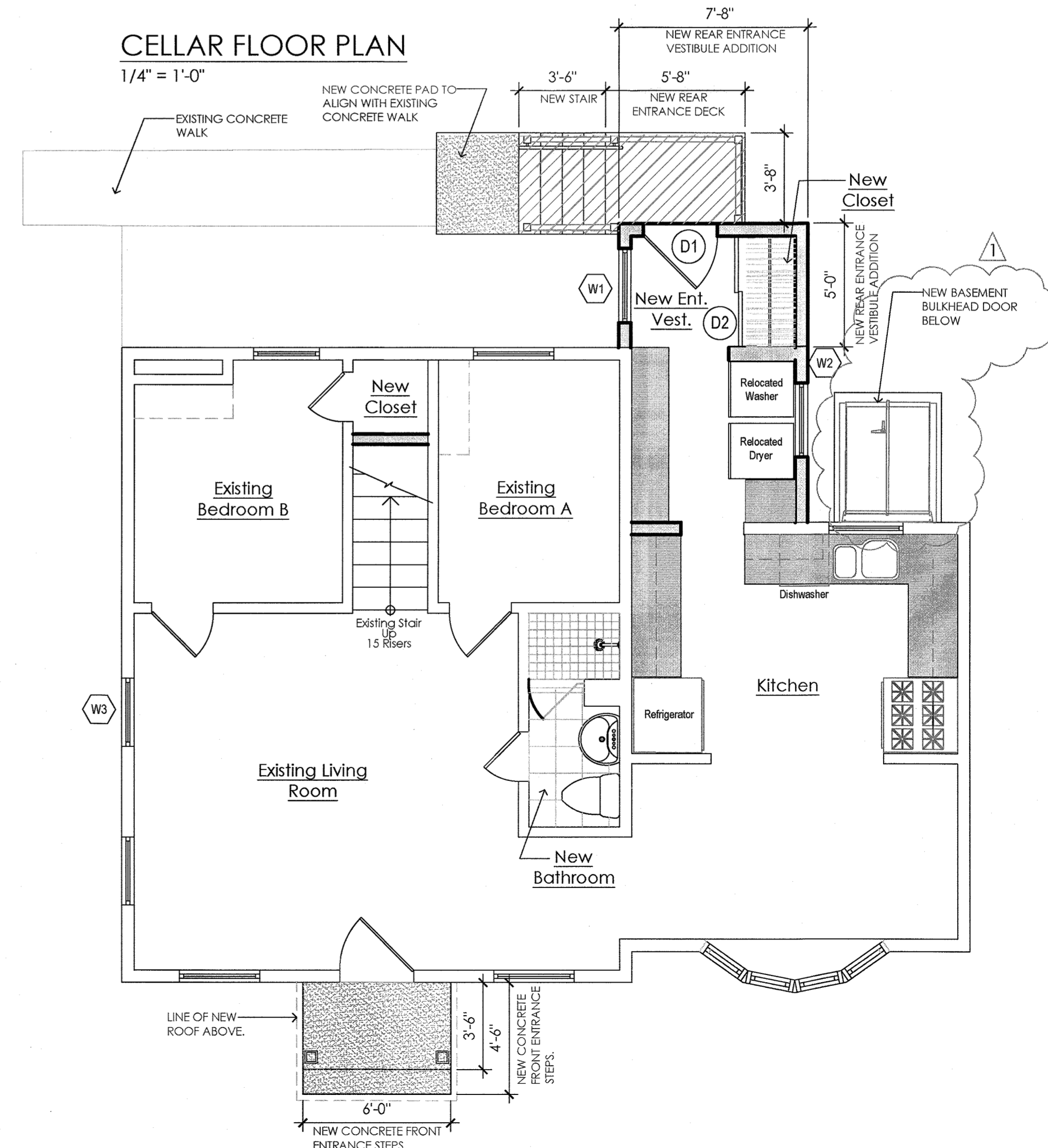
ROOF PLAN
1/4" = 1'-0"



SECOND FLOOR PLAN
1/4" = 1'-0"

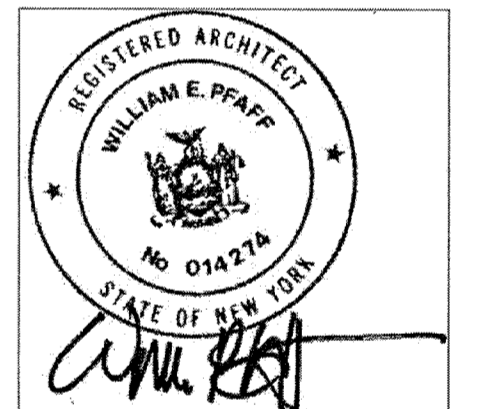


CELLAR FLOOR PLAN
1/4" = 1'-0"



FIRST FLOOR PLAN
1/4" = 1'-0"

Project:
Renovations to
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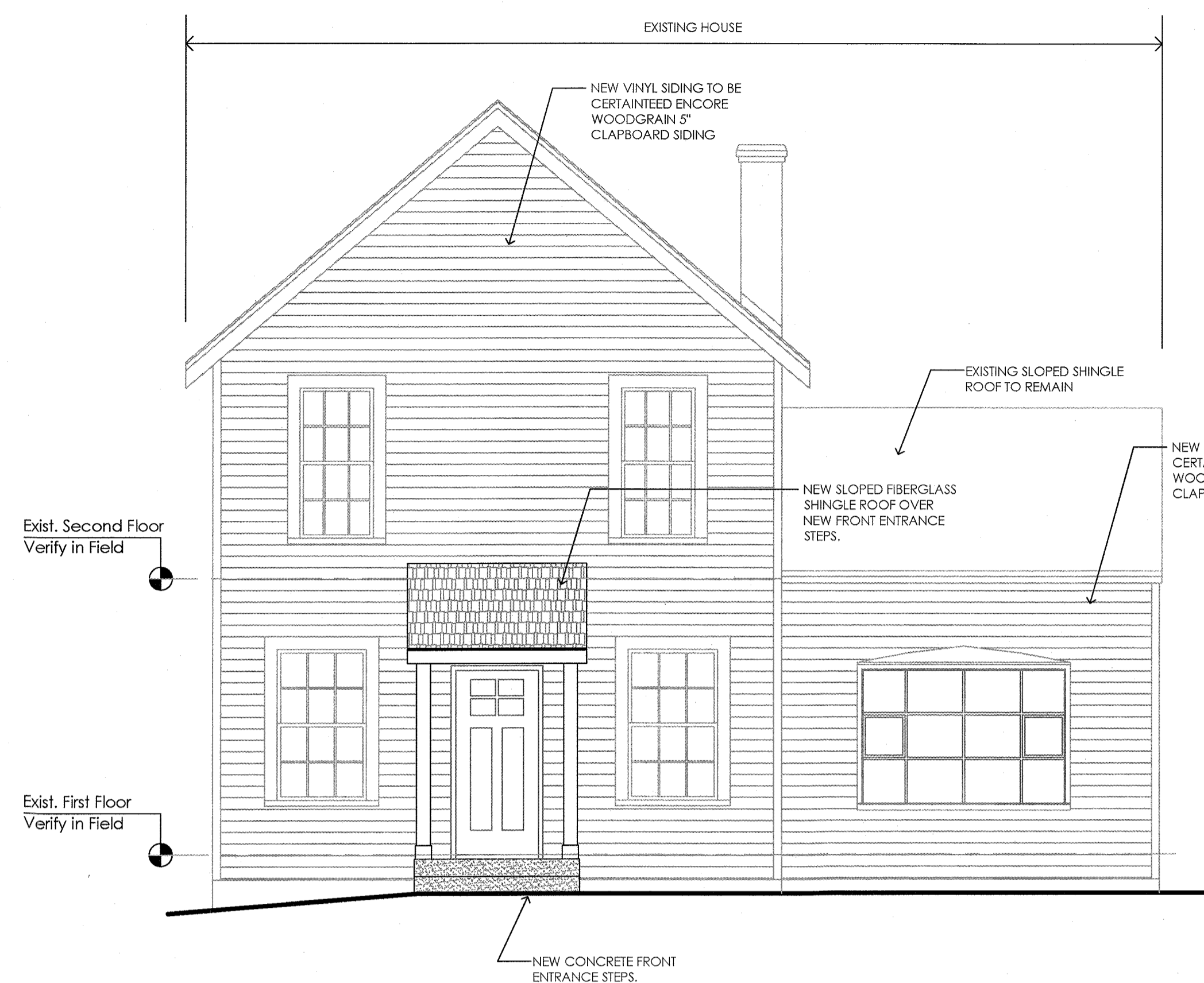
Rev. No: Submission / Revision:
Bldg Permit Submission
12/8/21 ZBA Meeting Comments

Date: 26 May 2021

Drawing Title:
Floor Plans

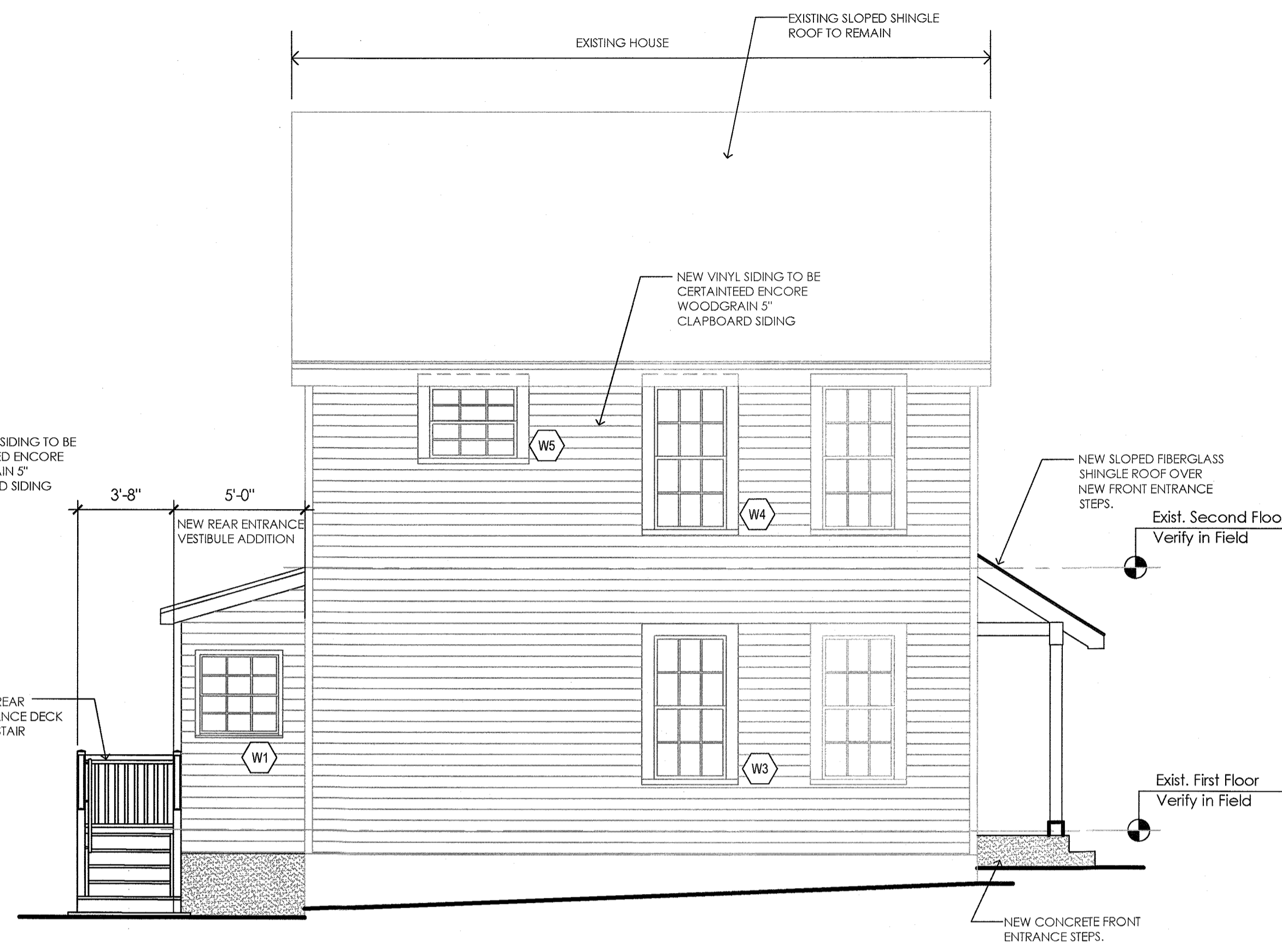
Drawing Number:

A.2



EAST ELEVATION

1/4" = 1'-0"



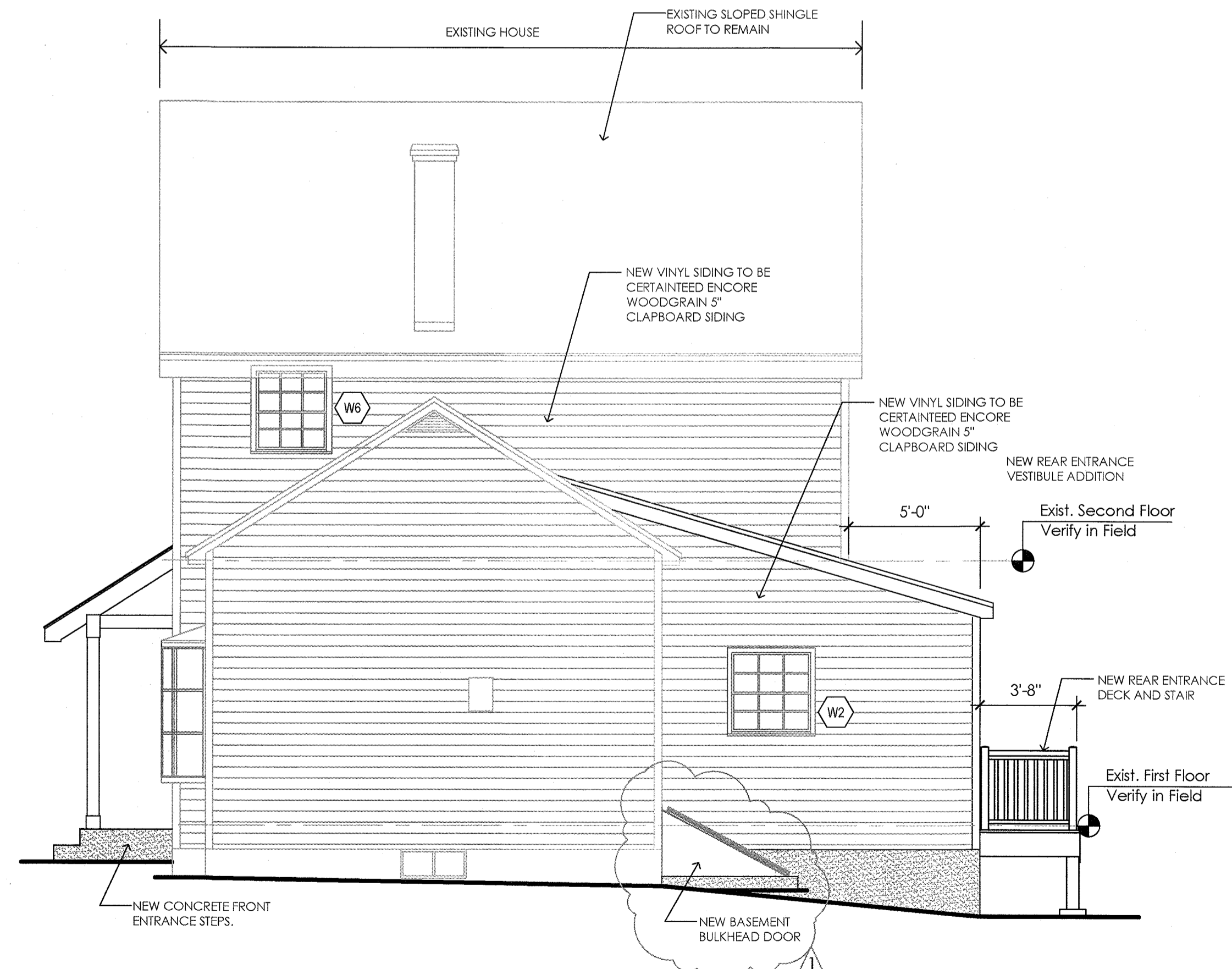
SOUTH ELEVATION

1/4" = 1'-0"



WEST ELEVATION

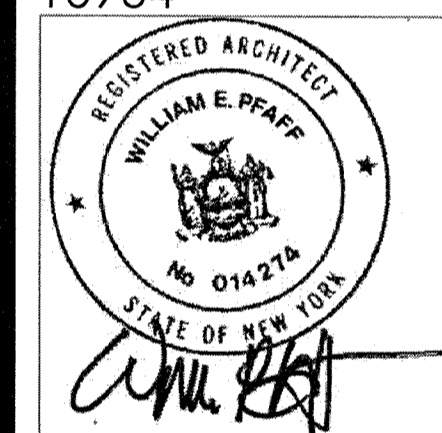
1/4" = 1'-0"



NORTH ELEVATION

1/4" = 1'-0"

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



Rev. _____
Date: No: Submission / Revision: _____
Bldg Permit Submission
12/8/21 ZBA Meeting Comments

Date: 26 May 2021

Drawing Title:
Exterior Building Elevations

Drawing Number:

A.3