

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: \_\_\_\_\_

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 checked="" 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 checked="" type="checkbox"/> Variance                |   |
| <input type="checkbox"/> Performance Standards Review       |   |
| <input type="checkbox"/> Use Variance                       |   |
| <input type="checkbox"/> Other (specify): _____             |   |

PERMIT#: BLDP-815-22  
 ASSIGNED  
 INSPECTOR: Glenn

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

Project Name: Campanella

Street Address: 22 Fern Oval West  
Orangeburg, VT 10962

Tax Map Designation:  
Section: 74.09 Block: 2 Lot(s): 27  
Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_

**Directional Location:**

On the south side of Fern Oval West, approximately 200 feet West of the intersection of Lester Drive and Fern Oval, in the Town of Orangetown in the hamlet/village of Orangeburg.

|                                |                                   |
|--------------------------------|-----------------------------------|
| Acreage of Parcel <u>0.2</u>   | Zoning District <u>RG</u>         |
| School District <u>SOCS D</u>  | Postal District <u>Orangeburg</u> |
| Ambulance District <u>SOAC</u> | Fire District <u>Orangeburg</u>   |
| Water District <u>SUEZ</u>     | Sewer District <u>Orangeburg</u>  |

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

One-story addition of bedroom, handicap accessible bathroom and new family room. Project will provide one level living for child with Cerebral Palsy.

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

Date: 5/7/22 Applicant's Signature: [Signature]

APPLICATION REVIEW FORM

Applicant: Christopher Campanella Phone # 845-613-7447

Address: 22 Fern Oval West Orangeburg NY 10962

Property Owner: Sarah & Christina Campanella Phone # 845-613-7447

Address: 22 Fern Oval West Orangeburg NY 10962

Engineer/Architect/Surveyor: Harry J. Goldstein Phone # 845-356-7942

Address: 4 Regina Road Monsey NY 10952

Contractor Attorney: Justin Phillips / 217 Construction Inc. Phone # 845-641-0723

Address: 13 Englewood Ave Nanuet NY 10954

Contact Person: Christina Campanella Phone # 845-641-8458

Address: 22 Fern Oval West Orangeburg NY 10962

GENERAL MUNICIPAL LAW REVIEW:

This property is within 500 feet of: (Check all that apply)

IF ANY ITEM IS CHECKED, A REVIEW MUST BE DONE BY THE ROCKLAND COUNTY COMMISSIONER OF PLANNING UNDER THE STATE GENERAL MUNICIPAL LAW, SECTIONS 239 L, M, N, AND NN.

- State or County Road, Long Path, Municipal Boundary, State or County Park, County Stream, County Facility

List name(s) of facility checked above:

\_\_\_\_\_

Referral Agencies:

- RC Highway Department, RC Drainage Agency, NYS Dept. of Transportation, NYS Thruway Authority, Adjacent Municipality, Other, RC Division of Environmental Resources, RC Dept. of Health, NYS Dept. of Environmental Conservation, Palisades Interstate Park Commission

# 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 \_\_\_\_\_
- 2) Total square footage \_\_\_\_\_
- 3) Number of dwelling units \_\_\_\_\_

**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 \_\_\_\_\_

Are there **streams** on the site? If yes, please provide the names. \_\_\_\_\_

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

\_\_\_\_\_

**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

**DENIAL TO THE ZONING BOARD OF APPEALS**

Date: April 29, 2021

Applicant: Campanella

Address: 22 Fern Oval, Orangeburg NY

RE: Application Made at: same

Chapter 43, Table 3.12, Column 1 RG District, Column 2 Group Q, Column 3 SFR, Column 8 Front Yard 25' with 22' proposed, Column 9 Required Side Yard 10' w/ 7' proposed, Column 10 Total Side Yard 30' w/ 25.39' proposed.

Three variances required

Section: 74.09

Block: 2

Lot: 27

Dear Campanella:

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

March 24, 2022, 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.**

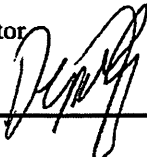
The Clerk to the Zoning Board of Appeals, Debbie Arbolino, will assist you in the preparation necessary to appear before the board.

Sincerely,

  
Richard Oliver  
Deputy Building Inspector

4/29/22

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

  
4/29/22

Date  
CC: Rosanna Sfraga  
Liz Decort  
Debbie Arbolino

PERMIT EXPIRES TWO (2) YEARS FROM DATE OF ISSUANCE.  
TWO SIX (6) MONTH EXTENSIONS MAY BE GRANTED PRIOR TO EXPIRATION DATE.

**APPLICATION FOR BUILDING / DEMOLITION PERMIT**

**TOWN OF ORANGETOWN**

20 Greenbush Road, Orangeburg, NY 10962

Phone: (845) 359-8410 Fax: (845) 359-8526

ZONE: R6 OFFICIAL USE ONLY ACREAGE: 1.19

Inspector: Glenn Date App Received: 03/24/22 Received By: U3

Permit No. BUDR-815-22 Date Issued: \_\_\_\_\_

CO No. \_\_\_\_\_ Date Issued: \_\_\_\_\_

Permit Fee: \$3732 Ck# 430 Paid By Campanella

GIS Fee: \$20 Ck# \_\_\_\_\_ Paid By \_\_\_\_\_

Stream Maintenance Fee Ck # \_\_\_\_\_ Paid By \_\_\_\_\_

Additional Fee: \_\_\_\_\_ Ck# \_\_\_\_\_ Date Paid \_\_\_\_\_ Paid By \_\_\_\_\_

1st 6 mo. Exp. \_\_\_\_\_ Ck # \_\_\_\_\_ Exp. Date: \_\_\_\_\_ Paid By \_\_\_\_\_

2nd 6 mo. Exp. \_\_\_\_\_ Ck # \_\_\_\_\_ Exp. Date: \_\_\_\_\_ Paid By \_\_\_\_\_

**SCHEMATIC**  
MAR 24 2022  
U2

**APPLICANT COMPLETES:**

Note: See inside for instructions for completing this application,

PAGES 2, 3 and PAGE 4 must be reviewed and PAGES 3 & 4 must signed by the applicant.

Property Location: 22 Fern Oval West, Orangeburg, NY 10962

Section: 74.09 Block: 2 Lot: 27

Property Owner: Christopher and Sarah Campanella

Mailing Address: 22 Fern Oval West, Orangeburg, NY 10962

Email: campy19@gmail.com Phone #: (845)641-8458

Lessee (Business Name): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Email: \_\_\_\_\_ Phone #: \_\_\_\_\_

Type of Business /Use: \_\_\_\_\_

Contact Person: Justin Phillips Relation to Project: General Contractor

Email: JP217construction@hotmail.com Phone#: 845-641-0723

Architect/Engineer: Harry J. Goldstein NYS Lic # 023518

Address: 4 Regina Road, Monsey, NY 10952 Phone#: 845-356-7942

Builder/General Contractor: Justin Phillips RC Lic # H-12277

Address: 13 Englewood Ave. Nanuet NY 10954 Phone#: 845-641-0723

Plumber: Top Notch Plumbing & Heating, LLC RC Lic # P-01727

Address: 11 Malone Ave, Garnerville, NY 10923 Phone#: 845-548-5352

Electrician: American Electric RC Lic #: E-00556

Address: 33 Goshen Ave, Washingtonville NY Phone#: 845-597-4274

Heat/Cooling: Cardis Heating & Air Conditioning, Inc. RC Lic#: P-1519-H-C-R-SM-0

Address: 302 S. Middletown Rd, Nanuet, NY 10954 Phone#: 845-521-4329

Existing use of structure or land: single family residence

Proposed Project Description: one story addition

Proposed Square Footage: 615 Estimated Construction Value (\$): \$200,000

**BUILDING DEPARTMENT COMPLETES BELOW**

PLANS REVIEWED: \_\_\_\_\_

PERMIT REFERRED / DENIED FOR:

Chapter 43 Table 3.12, Column 1 R6 District, Col 2 Group Q,  
Col 3 SPR, Column 8 Front Yd 25' w/ 22' proposed, Column 9  
Side Yd 10' w/ 7' proposed, Column 10 Total Side Yard 30' w/ 25.39'  
proposed - 3 variances required

RA [Signature] 4/29/22

FOR OFFICE USE ONLY SECTION 74.09 BLOCK 2 LOT 27 NAME Campanella PERMIT# 815-22

| SWIS   | PRINT KEY  | NAME                        | ADDRESS                              |
|--------|------------|-----------------------------|--------------------------------------|
| 392489 | 74.09-2-25 | Jan & Lori Frohmann         | 18 W Fern Oval, Orangeburg, NY 10962 |
| 392489 | 74.09-2-26 | Stanley Siller              | 20 Fern Oval W, Orangeburg, NY 10962 |
| 392489 | 74.09-2-27 | Christopher Campanella      | 22 W Fern Oval, Orangeburg, NY 10962 |
| 392489 | 74.09-2-28 | Angelo Bono                 | 24 Fern Oval W, Orangeburg, NY 10962 |
| 392489 | 74.09-2-29 | Theodore Perykasz Jr        | 12 Lester Dr, Orangeburg, NY 10962   |
| 392489 | 74.09-2-31 | Jennifer Pinales            | 13 W Fern Oval, Orangeburg, NY 10962 |
| 392489 | 74.09-2-32 | Burton E Chapman            | 11 Fern Oval W, Orangeburg, NY 10962 |
| 392489 | 74.09-2-33 | Thomas F. Shine             | 9 W Fern Oval, Orangeburg, NY 10962  |
| 392489 | 74.09-2-48 | Michele Boiano              | 14 Lester Dr, Orangeburg, NY 10962   |
| 392489 | 74.09-2-49 | Frank Lifreri               | 2 Henry St, Orangeburg, NY 10962     |
| 392489 | 74.09-2-50 | Ming Tat Choi               | 4 Henry St, Orangeburg, NY 10962     |
| 392489 | 74.09-2-51 | John Mc Kiernan             | 6 Henry St, Orangeburg, NY 10962     |
| 392489 | 74.09-2-52 | Domenico Miano              | 8 Henry St, Orangeburg, NY 10962     |
| 392489 | 74.13-1-47 | Amanda L Truiano            | 3 Henry St, Orangeburg, NY 10962     |
|        | 74.13-1-48 | Conrado & Elizabeth Yuvenco | 16 Lester Dr., Orangeburg, NY 10962  |
|        | 74.13-1-46 | Robert G & Stacy A Clapp    | 5 Henry St., Orangeburg, NY 10962    |
|        | 74.13-1-45 | Timothy & Suzann M Gravius  | 7 Henry St., Orangeburg, NY 10962    |
|        | 74.09-2-53 | Nina & Esther Abis          | 10 Henry St., Orangeburg, NY 10962   |
|        | 74.09-2-23 | Michael & Sarah Kukla       | 14 W Fern Oval, Orangeburg, NY 10962 |
|        | 74.09-2-24 | Jonathan & Robyn Letroust   | 16 W Fern Oval, Orangeburg, NY 10962 |
|        | 74.09-2-30 | Eugenie Phildor             | 10 Lester Dr., Orangeburg, NY 10962  |
|        | 74.09-2-34 | Nayron & Nery Vargas Garcia | 7 W Fern Oval, Orangeburg, NY 10962  |
|        | 74.09-2-35 | Robert & Harriet Browner    | 5 W Fern Oval, Orangeburg, NY 10962  |
|        | 74.09-2-36 | Cynthia Peratta             | 3 W Fern Oval, Orangeburg, NY 10962  |

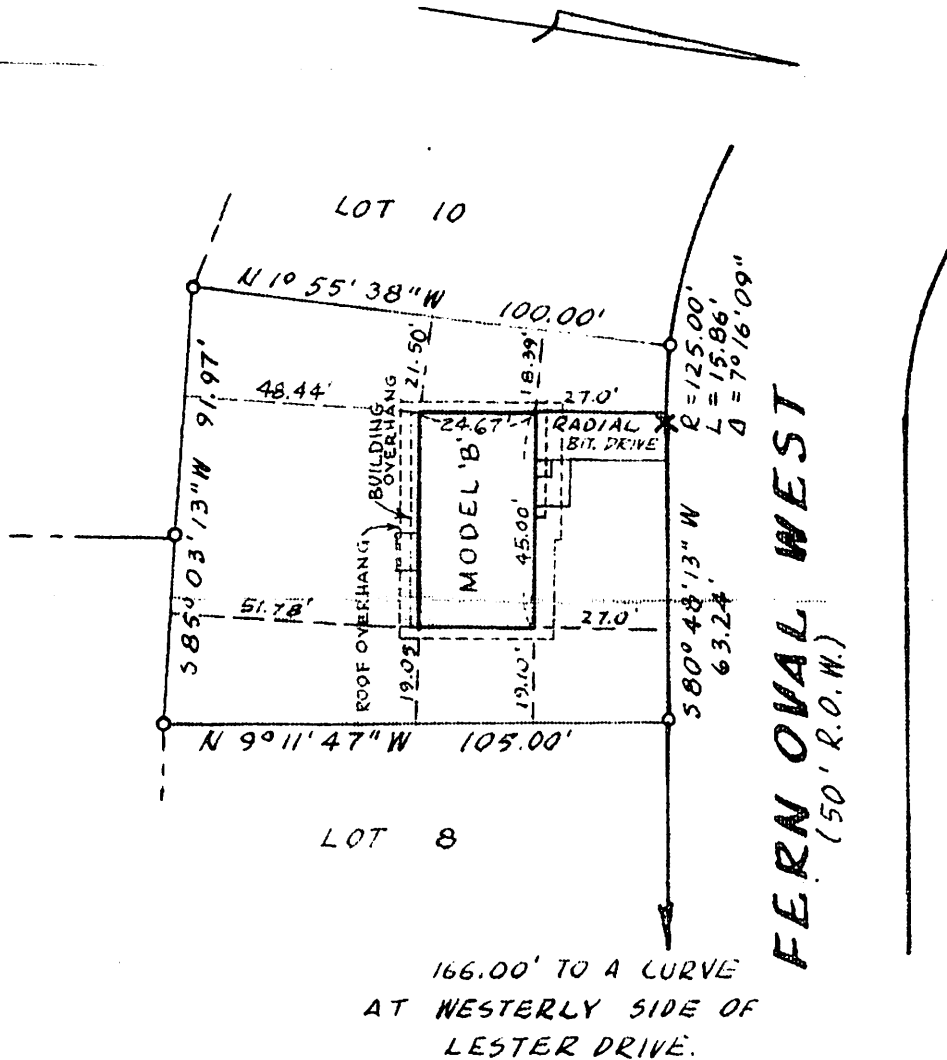
74.09 - 2-27  
22 W. Fern Oval

SURVEY  
OF LANDS OF  
**ROCKLAND VILLAGE**  
AT  
**ORANGEBURG**

TOWN OF ORANGETOWN

ROCKLAND COUNTY

NEW YORK



**FINAL SURVEY**

o DENOTES PIN SET. 6/3/63 *mmf*  
x DENOTES MONUMENT SET.

BEING LOT 9 BLOCK 31  
MAP OF ROCKLAND VILLAGE SEC. **IXA1**  
FILED IN THE OFFICE OF THE  
ROCKLAND COUNTY CLERK  
ON AS MAP NO

**JOB NO. 23**  
CERTIFIED CORRECT AND ACCURATE TO  
**U.I. & I. FUNDING CORPORATION &  
ALL INTERESTED PARTIES**

SCALE 1" = 40' DATE 8/28/62

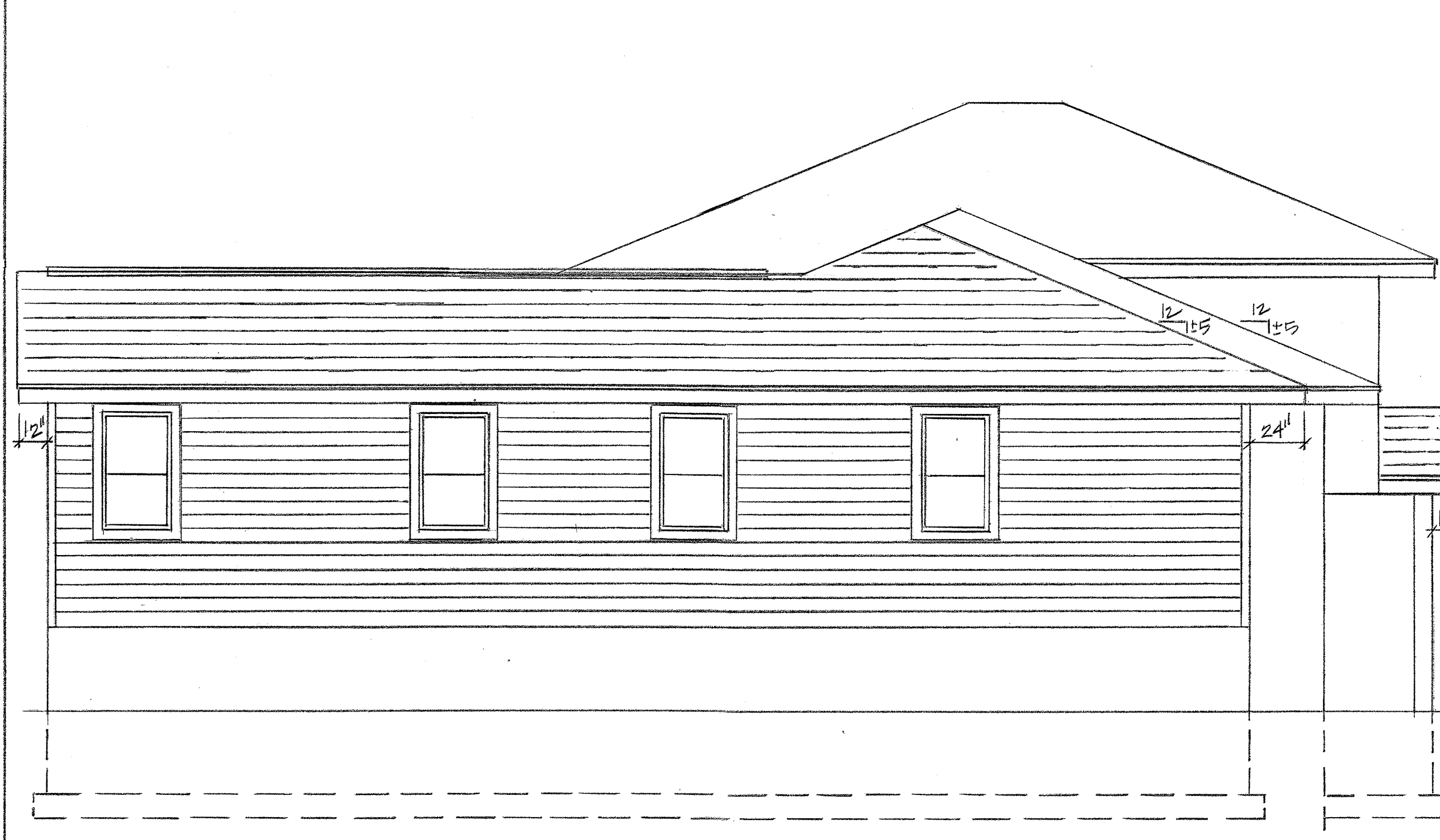
MICHAEL M. BURRIS P.E. & L.S. #10170  
485 ENGLE ST., ENGLEWOOD, N. J.

*Michael M. Burriss*

DWG NO  
REV. 10/15/62, 6/10/63  
SURVEY **HH, GF, WC**  
PLOT **RS, AD**  
CHECK

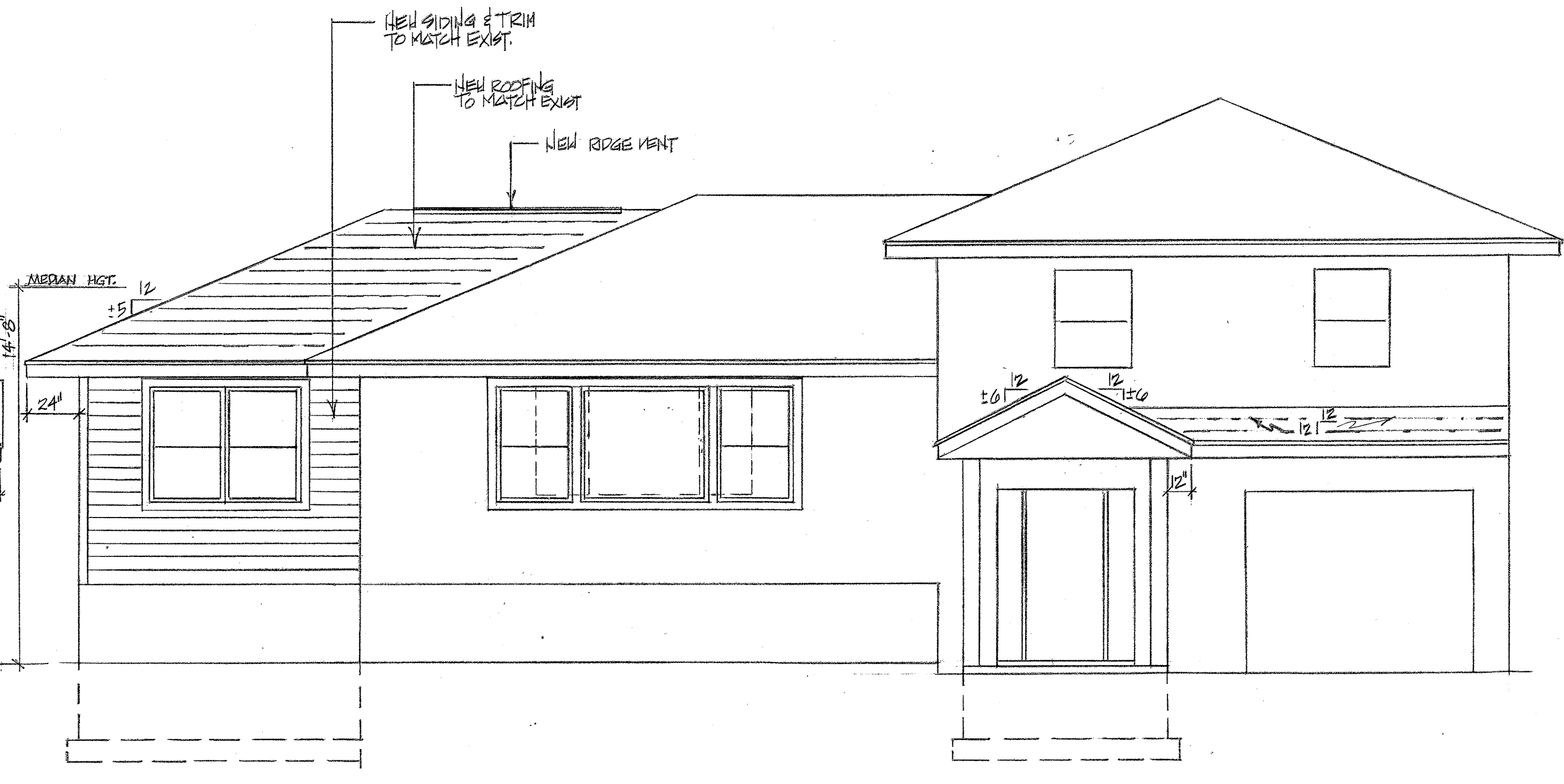
**GENERAL SPECIFICATIONS**

- GENERAL NOTES**
1. ALL WORK PERFORMED SHALL COMPLY WITH THE BUILDING AND ZONING ORDINANCES OF THE TOWN OF ORANGEBURG, SOUTH CAROLINA, AND THE N.Y.S. BUILDING AND ENERGY CODES.
  2. THESE PLANS ARE TO BE USED FOR PERMITS & CONSTRUCTION GUIDE ONLY. IT IS NOT INTENDED TO BE USED AS A CONTRACT DOCUMENT, UNLESS OTHERWISE INDICATED BY ARCHITECT.
  3. CONTRACTOR OR ANY SUBCONTRACTOR DOING ANY WORK UNDER THIS CONTRACT SHALL CARRY LIABILITY AND PROPERTY DAMAGE INSURANCE AGAINST ACCIDENTS OF ALL KINDS AND SHALL FURNISH OWNER WITH CERTIFICATE OF INSURANCE.
  4. CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL DIMENSIONS ON THESE PLANS AGAINST FIELD CONDITIONS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
  5. ALL DIMENSIONS AND LOCATIONS AS INDICATED ON THE DRAWINGS SHALL BE CONSIDERED AS REASONABLY CORRECT, BUT IT SHALL BE UNDERSTOOD THAT THEY ARE SUBJECT TO MODIFICATION AS MAY BE NECESSARY OR DESIRABLE AT THE TIME OF INSTALLATION TO MEET ANY UNFORESEEN OR OTHER CONDITION.
  6. ARCHITECT AND RELATED CONSULTANTS HAVE NOT BEEN RETAINED FOR CONSTRUCTION INSPECTION SERVICES OR FOR APPROVAL OF SHOP DRAWINGS. ARCHITECT IS ONLY RESPONSIBLE FOR THESE WORKING DRAWINGS AND THEIR RELATED SPECIFICATIONS. IT REMAINS INCUMBENT ON THE CONTRACTOR TO INFORM THE BUILDING DEPARTMENT OR THE ARCHITECT OF ANY DISCREPANCY OR CHANGE ON APPROVED PLANS AND OF ANY UNFORESEEN DEVELOPMENT THAT MAY OCCUR DURING THE COURSE OF CONSTRUCTION.
  7. ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY EXISTING STRUCTURE OR ANY UNFORESEEN PROBLEMS PRIOR TO NEW CONSTRUCTION. ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY NEW CONSTRUCTION AND/OR DEMOLITIONS OPERATIONS AND METHODS.
  8. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS. ALL DIMENSIONS AND CONDITIONS SHALL BE FIELD VERIFIED. ARCHITECT SHALL BE INFORMED OF ANY DISCREPANCIES; MATCH ALL EXISTING MATERIALS, DIMENSIONS, AND CONDITIONS AS THEY APPLY.
  9. ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO START OF WORK. DO NOT SCALE DIMENSIONS FROM DRAWINGS. WRITTEN DIMENSIONS ARE TO BE FOLLOWED FOR CONSTRUCTION PURPOSES.
  10. ALL CONSTRUCTION & MATERIALS SHALL BE NEW - UNLESS OTHERWISE NOTED. ALL MATERIALS SHALL BE FURNISHED AND INSTALLED BY CONTRACTOR, UNLESS OTHERWISE NOTED.
  11. ALL WORK OF THE VARIOUS TRADES INVOLVED WITH THE CONSTRUCTION OF THIS PROJECT, IS TO BE PERFORMED BY CAPABLE AND REPUTABLE CONTRACTORS, LICENSED IN THE STATE OF NEW YORK AND AS REQUIRED BY THE LOCAL GOVERNING AGENCY.
  12. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT HAS BEEN SECURED AS REQUIRED BY THE APPLICABLE GOVERNING AGENCY OR AGENCIES.
  13. ALL CONDITIONS AND DIMENSIONS SHALL BE VERIFIED BEFORE START OF ANY WORK AND DISCREPANCIES OR VARIATIONS FROM APPROVED PLANS ARE TO BE BROUGHT TO THE ATTENTION OF THE OWNER BEFORE PROCEEDING.
  14. PRIOR TO COMPLETION OF THE WORK, CONTRACTOR SHALL REMOVE FROM THE JOB SITE ALL TOOLS, SURPLUS MATERIALS, EQUIPMENT, SCRAP, DEBRIS, AND WASTE EXCEPT AS OTHERWISE NOTED BY THE OWNER.
- SITE NOTES**
15. CONTRACTOR/OWNER IS RESPONSIBLE FOR NOTIFYING ALL UTILITY COMPANIES AND VERIFYING LOCATION OF SAME UTILITY COMPANIES LINES, SERVICES AND OTHER POSSIBLE EQUIPMENT TO UTILITY COMPANY.
  16. ALL EXISTING CONDITIONS INDICATED ON THE PLANS TO BE REMOVED OR RELOCATED ARE TO BE SO EXECUTED IN A MANNER THAT WILL NOT DISTURB ADJOINING AREAS OR CONDITIONS WHICH ARE TO REMAIN.
  17. EXTREME CAUTION IS TO BE TAKEN DURING EXCAVATION AND/OR DEMOLITION. CONTRACTOR TO OBSERVE ANY VARIATIONS OR UNFORESEEN DISCREPANCIES IN THE PLANS AND REPORTED IMMEDIATELY TO THE OWNER.
  18. ALL FOOTINGS TO REST ON VIRGIN SOIL HAVING A MINIMUM BEARING CAPACITY OF 3,000 P.S.F. AT 2' MINIMUM BELOW THE FINISHED GRADE.
  19. EARTH UNDER CONCRETE SLAB BE THOROUGHLY COMPACTED AND CLEANED OF DEBRIS, WATER AND OTHER MATTER. THE SUB-GRADE SHALL BROUGHT TO A TRUE PLANE & COMPACTED TO SOLID BEARING. ALL FILL MATERIAL SHALL BE SOIL OR SOIL/ROCK MIXTURE FREE FROM ORGANIC MATTER AND OTHER OBJECTIONABLE MATERIAL. IT SHALL CONTAIN NO ROCKS OR LUMPS OVER SIX INCHES IN GREATEST DIMENSION AND NOT MORE THAN 10% OF THE ROCKS OR LUMPS SHALL BE LARGER THAN 3" IN GREATEST DIMENSION.
  20. DO NOT BACKFILL UNTIL MAIN FLOOR SYSTEMS, INCLUDING SLABS AND FLOOR DECKING, ARE INSTALLED.
  21. BACKFILL AGAINST IF POURED CONCRETE WALLS SHALL BE A MAXIMUM OF 7" OF 10" CONCRETE BLOCK WALLS MAXIMUM 12" APPROVED SLAB TO ADJACENT GRADE.
  22. TOP OF OR NEWLY GRADED AREAS IS TO BE TOP SOIL RAKED FREE FROM DEBRIS, STICKS, STONES OVER 2" IN SIZE AND OBJECTIONABLE MATERIAL.
  23. GENERAL CONTRACTOR OR OWNER SHALL FIELD VERIFY ALL INVERT ELEVATIONS AND SEWER CONDITIONS INDICATED PRIOR TO CONSTRUCTION. ARCHITECT ASSUMES NO RESPONSIBILITY FOR INFORMATION CONTAINED IN SURVEYS OR SEWER DEPT. RECORDS.
  24. FOOTING DRAINS TO BE PROVIDED WHERE REQUIRED AND APPROPRIATE THEY SHALL BE LAID IN GRAVEL BED AND PROTECTED AT TOP WITH FILTER FABRIC AND PROVIDE POSITIVE OUTFLOW TO STORM DRAIN OR DRY WELL.
  25. FINISHED GRADE AND DRIVEWAY SHALL PITCH AWAY FROM THE BUILDING, SO THAT ALL SURFACE WATER FLOWS AWAY FROM IT.
  26. INSTALLATION OF GAS METERS SHALL BE IN STRICT ACCORDANCE WITH LOCAL UTILITY COMPANY SPECIFICATIONS.
  27. INSTALLATION OF ELECTRIC METERS SHALL BE PERFORMED IN STRICT ACCORDANCE WITH LOCAL UTILITY COMPANY SPECIFICATIONS.
  28. FINISHED GRADE HEIGHT SHALL BE MINIMUM IF BELOW ADJACENT FRAMING AND MAXIMUM IF ANY AS PER LOCAL CODES.
- CONCRETE AND MASONRY**
29. NEW POURED CONCRETE TO BE MINIMUM 3000 P.S.I. COMPRESSIVE STRENGTH IN 28 DAYS. 6.0 BAGS OF CEMENT MIN. PER CUBIC YARD OF CONCRETE AND MAXIMUM 7 1/4 GALLONS OF WATER PER BAG OF CEMENT. 8 1/4 GALLONS OF WATER PER 94 POUND SACK OF CEMENT FOR AIR ENTRAINED CONCRETE. SUBMIT TESTING REPORTS PERFORMED BY APPROVED TESTING LABORATORY, AS REQUIRED BY LOCAL OFFICIALS.
  30. CONCRETE DESIGN, MATERIALS, AND METHODS OF CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE STANDARD 318 RATIO OF THE AMERICAN CONCRETE INSTITUTE. ALL MASONRY OR CONCRETE ANCHORS AND FASTENERS OF ANY KIND, TO BE GALVANIZED OR ZINC COATED.
  31. BLOCK FOUNDATION WALLS TO BE REINFORCED HORIZONTALLY WITH DURAL-WAL EVERY SECOND COURSE AND VERTICALLY WITH #4 x 8 RE-BARS EVERY FOUR FEET (BLOCK SHALL BE FILLED SOLID WITH CONCRETE AROUND REINFORCING BARS). TOP COURSE OF BLOCK SHALL BE FILLED SOLID WITH CONCRETE AND 5/8" DIAMETER ANCHOR BOLTS SHALL BE PLACED 4" - 0" TO 6" - 0" O.C.



**LEFT SIDE ELEVATION**

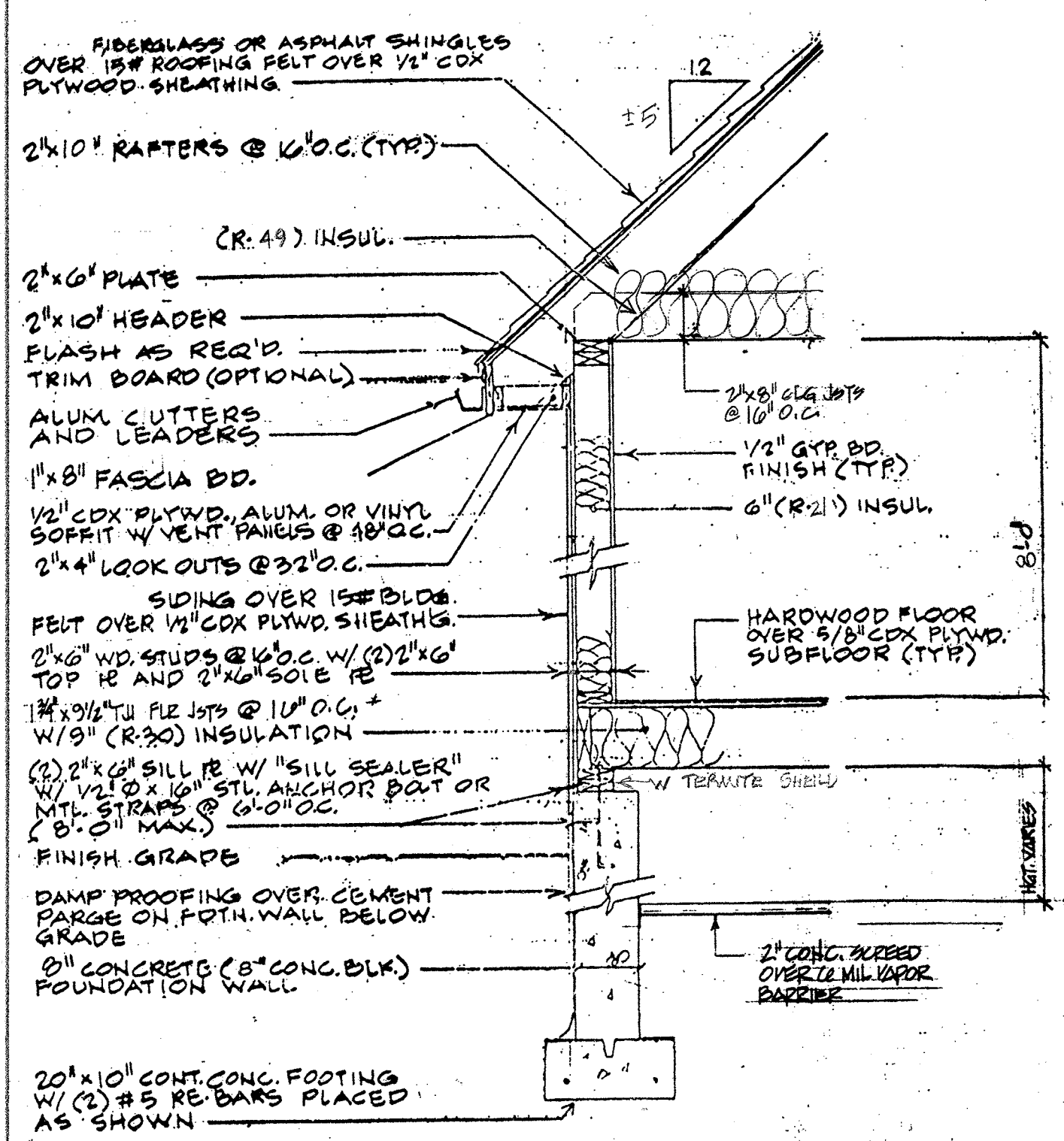
SCALE: 1/4" = 1'-0"



**FRONT ELEVATION**

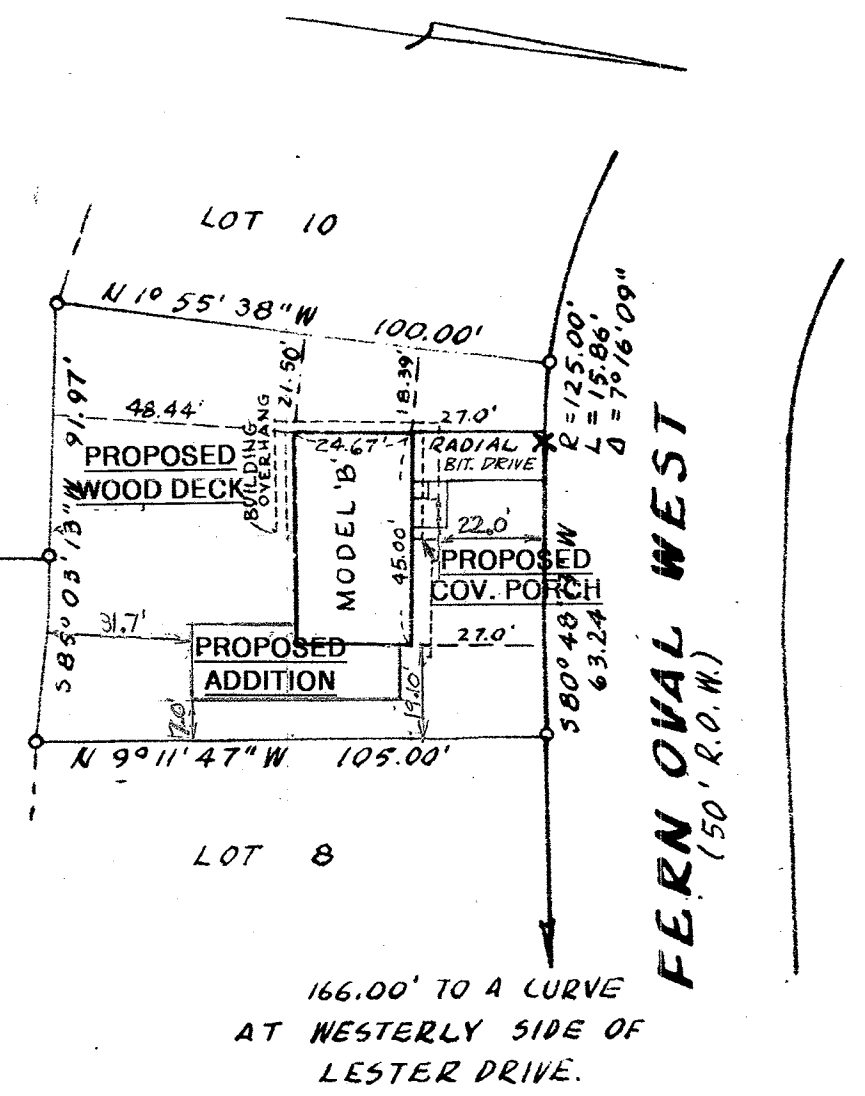
**BULK REGULATIONS**

| col | 1 ZONE REG  | 2 GROUP C2 |             | 3 USE SINGLE-FAMILY RESID |
|-----|---|------------|-------------|---------------------------|
|     |   | REQUIRED   | EXISTING    |                           |
| 4   | Floor area ratio  | 0.30       | 0.10 (1790) | 0.14 (2,445)              |
| 5   | Lot area  | 10,000     | 17,235      | 17,235                    |
| 6   | Lot Width   | 75         | 79.1        | 79.1                      |
| 7   | Front yard depth  | 25         | 27.0        | 22.0 x                    |
| 8   | Side yard width   | 10         | 18.39       | 7.0 x                     |
| 9   | Total width both side yards   | 30         | 37.44       | 25.39 x                   |
| 10  | Rear yard depth   | 25         | 48.44       | 31.7                      |
| 11  | Maximum building height in feet and inches per foot of distance from lot line | 1'-4"      | 9'          | 9'                        |



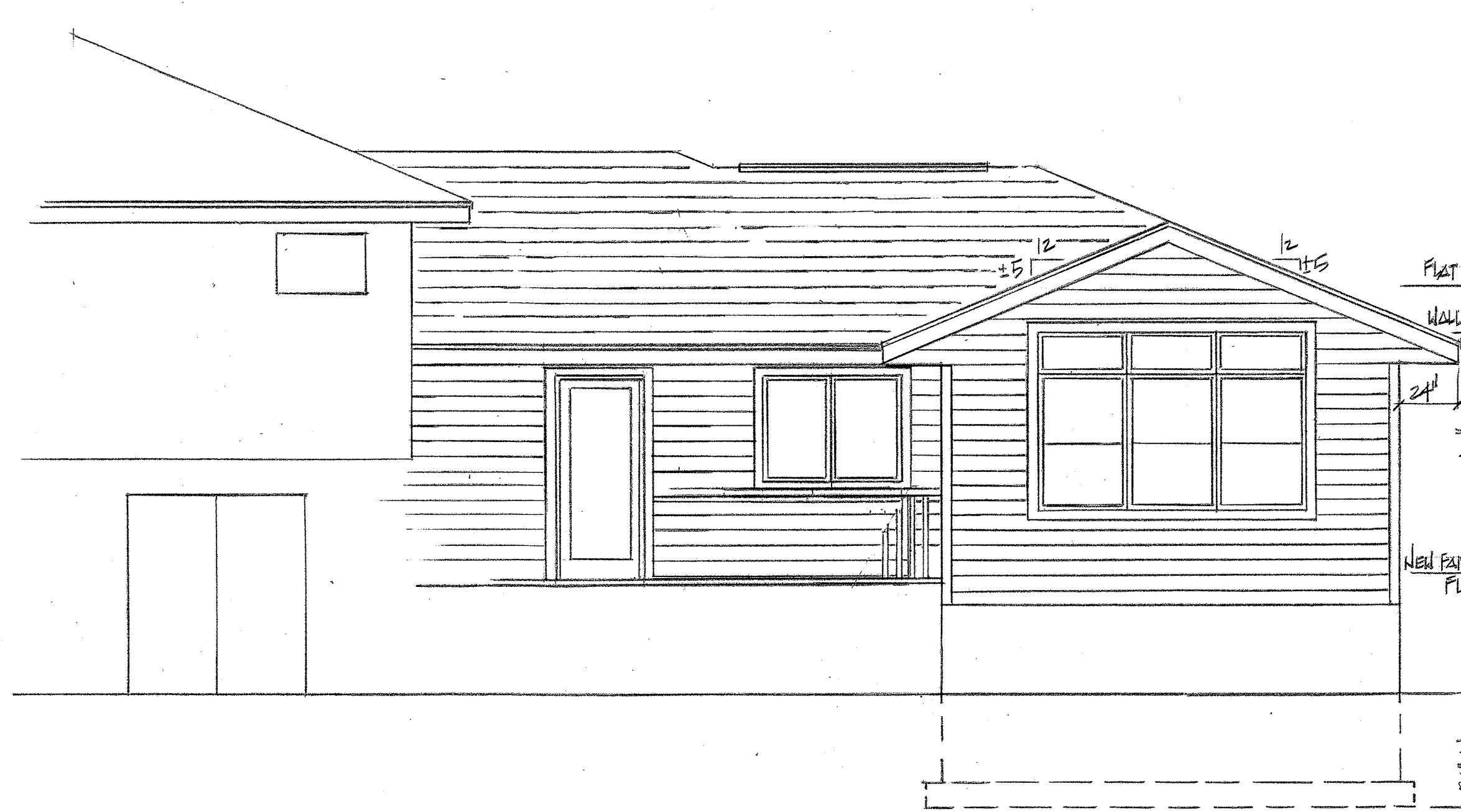
**TYPICAL WALL SECTION**

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



**PLOT PLAN**

SCALE: 1" = 40'



**REAR ELEVATION**

**ENERGY CODE**

TABLE R301.2 (1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

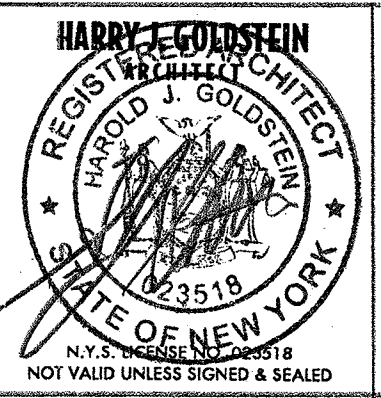
| CLIMATE ZONE   | ROOF     |          | WALL     |          | FLOOR    |          | BASEMENTS |          | SLAB     |          | GRADE    |          |
|----------------|----------|----------|----------|----------|----------|----------|-----------|----------|----------|----------|----------|----------|
|                | U-FACTOR | RS-VALUE | U-FACTOR | RS-VALUE | U-FACTOR | RS-VALUE | U-FACTOR  | RS-VALUE | U-FACTOR | RS-VALUE | U-FACTOR | RS-VALUE |
| 4 except where | 0.35     | 0        | 0.40     | 40       | 13       | 8/13     | 19        | 10/13    | 10.2     | 11       | 10/13    | 10/13    |
| 5 and where    | 0.27     | 0.50     | 0.40     | 40       | 13       | 8/13     | 19        | 10/13    | 10.2     | 11       | 10/13    | 10/13    |

Table R301.2 (1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

| Ground Snow Load | Wind Speed (MPH) | Seismic Design Category | SUBJECT TO DAMAGE FROM |             | Ice Shield Underlayment Required | Flood Hazards |
|------------------|------------------|-------------------------|------------------------|-------------|----------------------------------|---------------|
|                  |                  |                         | Weathering             | Frost Depth |                                  |               |
| 30psf            | 115              | B                       | 5                      | 36"         | Mod/Heav                         | Yes           |

**CAMPANELLA RESIDENCE**  
**ONE-STORY ADDITION**

**22 FERN OVAL WEST**  
**ORANGEBURG, N.Y.**



**HARRY J. GOLDSTEIN**  
ARCHITECT  
DESIGN & DEVELOPMENT

4 REGINA ROAD  
MONSEY, NEW YORK 10952  
(845) 356-7942 (914) 393-5787

JUN 1 2022

PROJECT 210103  
APRIL 15, 2021

1 OF 2





ENGINEERED LUMBER PLACARD

**FRAMING**

22. ALL LUMBER MATERIALS USED IN THE BUILDING SHALL BE GOOD, SOUND, DRY MATERIAL, FREE FROM ROT, LARVAE AND KNOTS, SHAKES, AND OTHER IMPERFECTIONS WHEREBY THE STRENGTH MAY BE IMPAIRED AND OF SIZES INDICATED ON DRAWINGS. STUDS, SILLS, POSTS, LINTELS AND RAFTERS SHALL BE GRAS 10% MAXIMUM GRADE EXCEPT IF NOTED OTHERWISE HEREINAFTER IN THIS SPECIFICATION OR ON THE DRAWINGS. THE MIN. UNIT STRESS FOR HEAD-FR. SHALL BE:

|                                    |               |
|------------------------------------|---------------|
| FIBER STRESS (F <sub>b</sub> )     | 1500 PSI      |
| HORIZONTAL SHEAR (F <sub>v</sub> ) | 95 PSI        |
| MODULUS OF ELASTICITY (E)          | 1,400,000 PSI |

WHERE INDICATED ON THE DRAWINGS WITH THE NOTATION FB-1000 ONLY DOUGLAS FIR LARCH-NORTH 12% MAX. MOISTURE NO. 1 GRADE SHALL BE USED WITH THE FOLLOWING MIN. UNIT STRESSES:

|                                    |               |
|------------------------------------|---------------|
| FIBER STRESS (F <sub>b</sub> )     | 1500 PSI      |
| HORIZONTAL SHEAR (F <sub>v</sub> ) | 95 PSI        |
| MODULUS OF ELASTICITY (E)          | 1,800,000 PSI |

CALCULATED DESIGN LOADS (ADD 10 PSI DEAD LOAD ALL SPANS):

|        |                      |
|--------|----------------------|
| ROOF   | 20 PSI LIVE LOAD (S) |
| FLOORS | 40 PSI LIVE LOAD (S) |
| ATTIC  | 20 PSI LIVE LOAD (S) |
| DECKS  | 60 PSI LIVE LOAD (S) |

33. ALL SILL PLATES IN CONTACT WITH CONCRETE OR MASONRY WALLS, SLABS, ETC. SHALL BE PRESURE TREATED LUMBER UNLESS OTHERWISE NOTED. SILL SHIELD SHALL BE OWNERS CORNING SILL SEALER (OR APPROVED EQUAL). TERMINI SHIELD SHALL BE INSTALLED WHERE REQUIRED BY SITE CONDITIONS AND BUILDING CODES.

34. DOUBLE JOISTS SHALL BE INSTALLED UNDER ALL PARTITIONS RUNNING PARALLEL WITH SPANS AND AROUND ALL FLOOR OPENINGS. DOUBLE STUDS SHALL BE INSTALLED AROUND ALL WALL OPENINGS. ONE ROW OF SOLID BRIDGES AT MID-HEIGHT WITHIN ALL INTERIOR BEARING WALLS. DOUBLE FRAMING AROUND ALL SKYLIGHTS, ROOF AND FLOOR TRUSSES (T) AND L.V.L. (MICRO-LAM) TO BE INSTALLED IN STRICT COMPLIANCE WITH MANUFACTURERS SPECIFICATIONS. FLOOR JOISTS SHALL RECEIVE CROSSBRIDGING AT 7'-0" O.C. MAXIMUM SPACING.

35. INTERIOR SUBFLOOR SHALL BE 3/4" TONGUE AND GROOVE SHEATHING GLUED AND NAILED OVER PRESURE-TREATED FLOOR TRUSSES OR TWO LAYERS OF 1/2" PLYWOOD LAM. PERPENDICULAR TO EACH OTHER, WITH BUILDING PAPER BETWEEN LAYERS; GLUED AND NAILED TO FLOOR JOISTS. EXTERIOR SHEATHING SHALL BE 1/2" EXTERIOR GRADE PLYWOOD APPLIED HORIZONTALLY WITH VERTICAL JOINTS STAGGERED 4'-0". ROOF SHEATHING SHALL BE 1/2" EXTERIOR GRADE PLYWOOD, UNLESS OTHERWISE NOTED.

36. EXTERIOR WALLS SHALL BE 2" X 4" WOOD FRAMING. INTERIOR PARTITIONS SHALL BE 2" X 4" WOOD FRAMING. STUDS SHALL BE PLACED AT 16" ON CENTER UNLESS OTHERWISE NOTED AND RECEIVE BLOCKING AT MID-HEIGHT AS REQUIRED. STUDS AT CABLE ENDS UNDER CATHEDRAL CEILING SHALL RUN FULL HEIGHT FROM SOLE PLATE TO ROOF AND SHALL RECEIVE SOLID BLOCKING AT 8'-0" ABOVE FLOOR. ALL BEARING WALLS AND PARTITIONS SHALL RECEIVE BLOCKING AT MID-HEIGHT.

37. HEADERS OVER ALL DOORS, WINDOWS, AND OTHER OPENINGS UNDER 6'-0" SHALL BE 2" X 10" (UNLESS OTHERWISE NOTED). HEADER OPENINGS 6'-0" TO 7'-0" SHALL RECEIVE 2" X 10" OR 2" X 12" HEADERS UNLESS OTHERWISE NOTED.

38. ALL EXTERIOR DECKS SHALL BE FRAMED WITH PRESURE TREATED LUMBER (UNLESS OTHERWISE NOTED). LUMBER SHALL HAVE THE FOLLOWING MINIMAL STRESSES: F 1000 PSI AND E 1,200,000 PSI AND SHALL BE SOUTHERN YELLOW PINE OR APPROVED EQUAL. GALVANIZED HEAVY DUTY POST BARS SHALL BE PROVIDED AT BASE OF ALL WOOD COLUMNS. DECK JOISTS SHALL RECEIVE DIAGONAL CROSS BRACE OR DIAGONAL DECKING. DECKING AND RAILS TO BE NON-TOXIC LUMBER, I.E. DOUGLAS FIR, CEDAR, EQUAL. RAILINGS TO BE CONSTRUCTED AT 36" HEIGHT AND WITH MAXIMUM 6" SPHERE OPENING, AS PER CODES.

39. ROOFING MATERIAL SHALL BE MINIMUM 20 YEAR FIBERGLASS SHINGLES (OWENS CORNING OR APPROVED EQUAL) OVER 1/2" ROOFING FELT. VALLEY FLASHING AND OTHER APPROPRIATE FLASHING SHALL BE PROVIDED AS REQUIRED. ICE AND WATER SHIELD SHALL BE INSTALLED AS REQUIRED.

40. FASCIA BOARDS SHALL BE SCARFED AT A 45 DEGREE ANGLE OR 90 DEGREE ANGLE. FASCIA BOARDS SHALL BE COMMON PINE WRAPPED IN ALUMINUM, UNLESS OTHERWISE NOTED.

41. ALUMINUM GUTTERS AND LEADERS SHALL BE PROVIDED AS REQUIRED. SPLASH BLOCKS SHALL BE PROVIDED AT OUTLETS UNLESS OTHER PROVISIONS FOR WATER DISCHARGE ARE PROVIDED. ALL WATER MUST DRAIN AWAY FROM STRUCTURE 5'-0" AS NOT TO CONTRIBUTE TO GROUND WATER SEEPAGE AT FOUNDATION.

**DOORS AND WINDOWS**

42. WINDOWS SHALL BE SIZE, TYPE AND MFG. AS INDICATED ON PLANS, WITH SCREENS AND HARDWARE PROVIDED. GLAZING LESS THAN 1' ABOVE FLOOR SHALL BE TEMPERED. OPTIONS SUCH AS GLAZING, GRILLES, COLORS, ETC., SHALL BE SELECTED BY OWNER AND/OR BUILDER PRIOR TO CONSTRUCTION. HEAD HEIGHT SHALL BE 6'-10" UNLESS OTHERWISE NOTED.

43. EXTERIOR DOORS TO BE OF THE MANUFACTURER, TYPE, SIZE, AND STYLE AS INDICATED ON THE DRAWINGS. ANY MANUFACTURERS OPTIONS SHALL BE THE RESPONSIBILITY OF THE OWNER/CONTRACTOR UNLESS OTHERWISE INDICATED ON THE DRAWINGS. ALL DOORS SHALL BE 6'-8" HEIGHT UNLESS OTHERWISE NOTED. PROVIDE WEATHER STRIP SADDLE ON ALL EXTERIOR DOORS. PROVIDE ALUMINUM SADDLE ON ALL INTERIOR PERSONNEL GARAGE DOORS.

**PLUMBING**

44. ALL PLUMBING WORK SHALL BE IN ACCORDANCE WITH LOCAL HEALTH DEPARTMENT REQUIREMENTS AND SHALL BE SUBJECT TO THE APPROVAL OF THE PLUMBING INSPECTOR. PLUMBING WORK SHALL BE PROVIDED BY CONTRACTOR. BATHROOM FIXTURES SHALL BE KOHLER, AMERICAN STANDARD, OR APPROVED EQUAL. OWNER SHALL SELECT FIXTURES AND COLORS. PLUMBING FIXTURES TO BE MANUFACTURED BY OR EQUAL.

**ELECTRICAL**

45. ALL ELECTRICAL WORK SHALL CONFORM COMPLETELY TO THE REQUIREMENTS OF THE N.Y. P.E. AND LOCAL UTILITY COMPANY. GROUNDING SHALL BE PER IEC 250. ALL RECEPTACLES, ETC., SHALL BE INSTALLED AS REQUIRED ACCORDING TO KITCHEN AND/OR BATH LAYOUTS AND CODE REQUIREMENTS.

**HEATING, VENTILATING, AIR CONDITIONING**

46. ALL HEATING AND AIR CONDITIONING WORK SHALL CONFORM COMPLETELY TO THE REQUIREMENTS OF THE LOCAL AND STATE BUILDING CODES. THE HEATING AND AIR CONDITIONING SYSTEM SHALL MEET ALL REQUIREMENTS OF THE NEW JERSEY STATE ENERGY CONSERVATION CONSTRUCTION CODE AS THEY APPLY.

**THERMAL AND MOISTURE PROTECTION**

47. APPLY FOUNDATION DAMPROOFING OR WATERPROOFING ON ALL BACKFILL FACES OF WALLS BELOW EARTH GRADE.

48. PROVIDE 1/2" BUILDING FELT, "TYFAP", OR EQUAL, BEHIND ALL SIDING, WINDOW, AND DOOR CASINGS, MAIL THIMS, ETC.

49. ALL EXTERIOR OPENINGS SHALL BE PROPERLY FLASHED, CAULKED, WEATHER STRIPPED OR OTHERWISE PROPERLY SEALED.

50. ALL EXTERIOR WALLS AND ROOFS SHALL BE INSULATED AS INDICATED ON PLANS AND AS PER CODES. INSULATION SHALL BE POLY OR XPS FIBERGLASS BATT INSULATION. RIDGE VENTS SHALL BE INSTALLED IN CATHEDRAL CEILING AS REQUIRED.

**INTERIOR**

51. ALL GYPSUM BOARD SHALL BE SCREWED ON CEILING AND/OR NAILED TO WALLS, TO RECEIVE THREE COATS OF SHAPLE. FINISHED TO RECEIVE TWO COATS OF PAINT, AND ONE COAT OF PRIMER, COLORS BY OWNER. BATHROOMS SHALL RECEIVE WATERPROOF SHEETROCK BEHIND TILE AREAS, AND WANDERBOARD OR APPROVED EQUAL BEHIND TILE IN BATH AND SHOWER AREAS.

52. FLOORING, TRIM, CLOSET SHELVING, CABINETS, APPLIANCES, FIXTURES, HARDWARE, ETC., SHALL BE SELECTED BY OWNER AND INSTALLED BY BUILDER IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

53. INTERIOR DOORS SIZED AS INDICATED ON DRAWINGS, STYLE AND TYPE BY OWNER/CONTRACTOR.

54. CERAMIC TILE OR MARBLE FLOORS IN THE AREA INDICATED ON PLANS SHALL BE INSTALLED IN A "MUD" BASE.

55. OAK HARDWARE FLOORS SHALL BE INSTALLED MINIMUM 5 DAYS AFTER DELIVERY AND BUILDING TO BE HEATED. OAK FLOORS TO RECEIVE TWO COATS OF POLYURETHANE, GYM SEAL OR EQUAL.

56. STAIRS TO BE AS INDICATED ON DRAWINGS WITH A MINIMUM OF 9" TREAD, AND A MAXIMUM RISE OF 8". MATERIAL AND STYLE BY OWNER, UNLESS OTHERWISE INDICATED, AND SHALL BE INSTALLED AS PER STATE AND LOCAL CODES. ALL RAILINGS TO BE 36" HIGH MINIMUM. STAIRS AND MATERIAL TO BE SELECTED BY OWNER, AND SHALL CONFORM TO ALL STATE AND LOCAL CODES. (IF SPHERE MAXIMUM OPENING). ALL EXPOSED WOOD AND TRIM TO RECEIVE ONE COAT OF STAIN AND OPTIONAL TWO COATS POLYURETHANE.

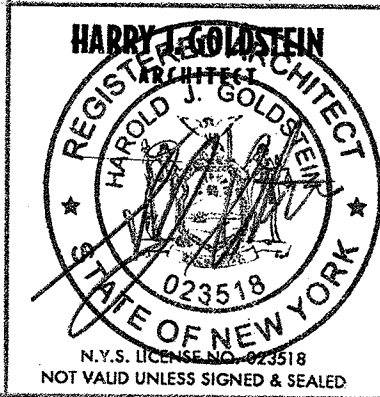
**STATE OF NEW YORK ADOPTED CODES AND STANDARDS**

INTERNATIONAL RESIDENTIAL CODE - NY EDITION, 2020  
 NATIONAL ELECTRIC CODE, 2020  
 NATIONAL STANDARD PLUMBING CODE, 2020  
 INTERNATIONAL ENERGY CONSERVATION CODE, 2020 (RESIDENTIAL)  
 INTERNATIONAL MECHANICAL CODE, 2020  
 INTERNATIONAL FUEL GAS CODE, 2020  
 2020 RESIDENTIAL PRESCRIPTIVE PACKAGE

NOTE: TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, PLANS ARE IN COMPLIANCE WITH THE 2020 IECC & NYS ENERGY CODE.

**CAMPANELLA RESIDENCE  
ONE-STORY ADDITION**

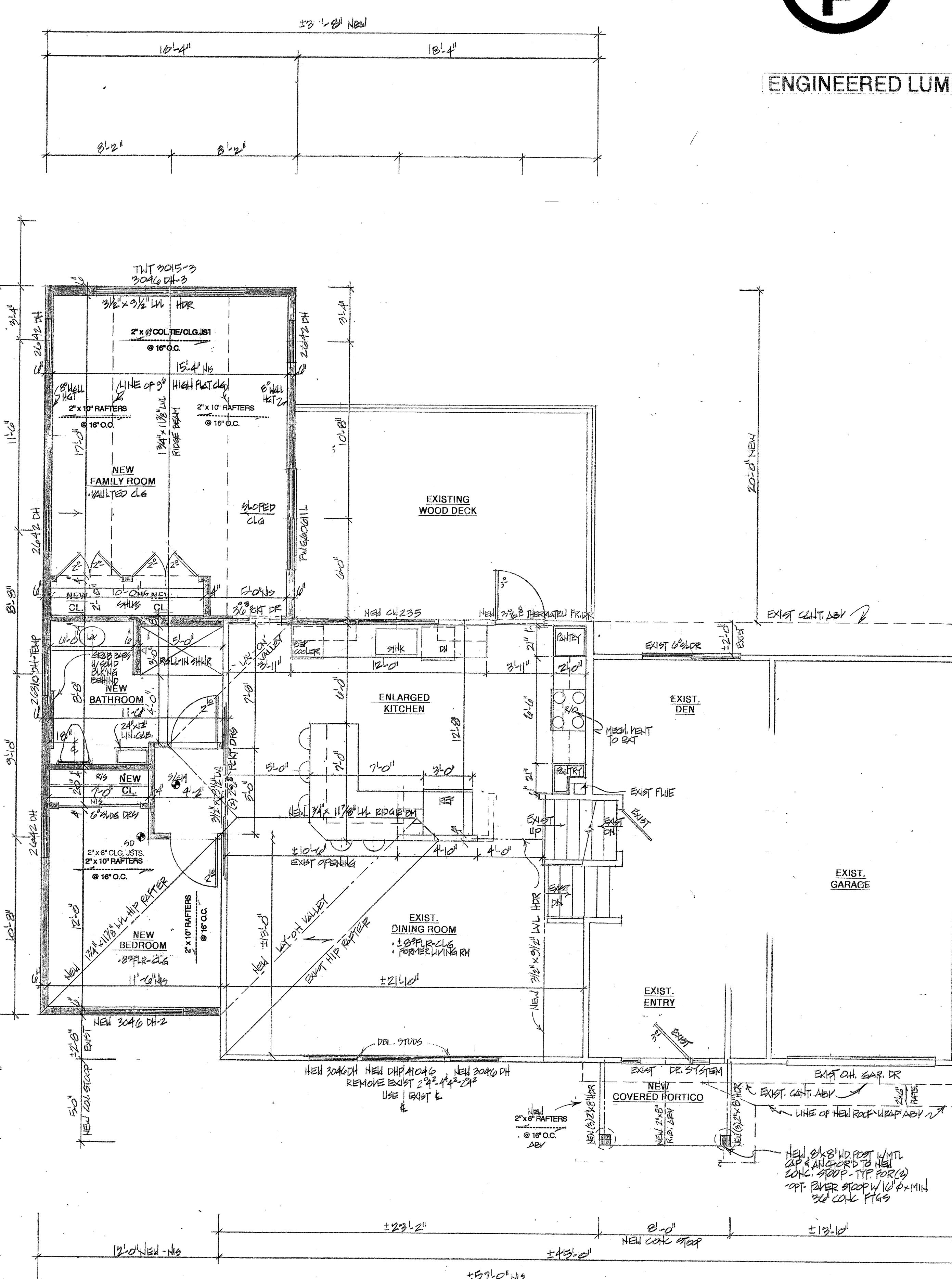
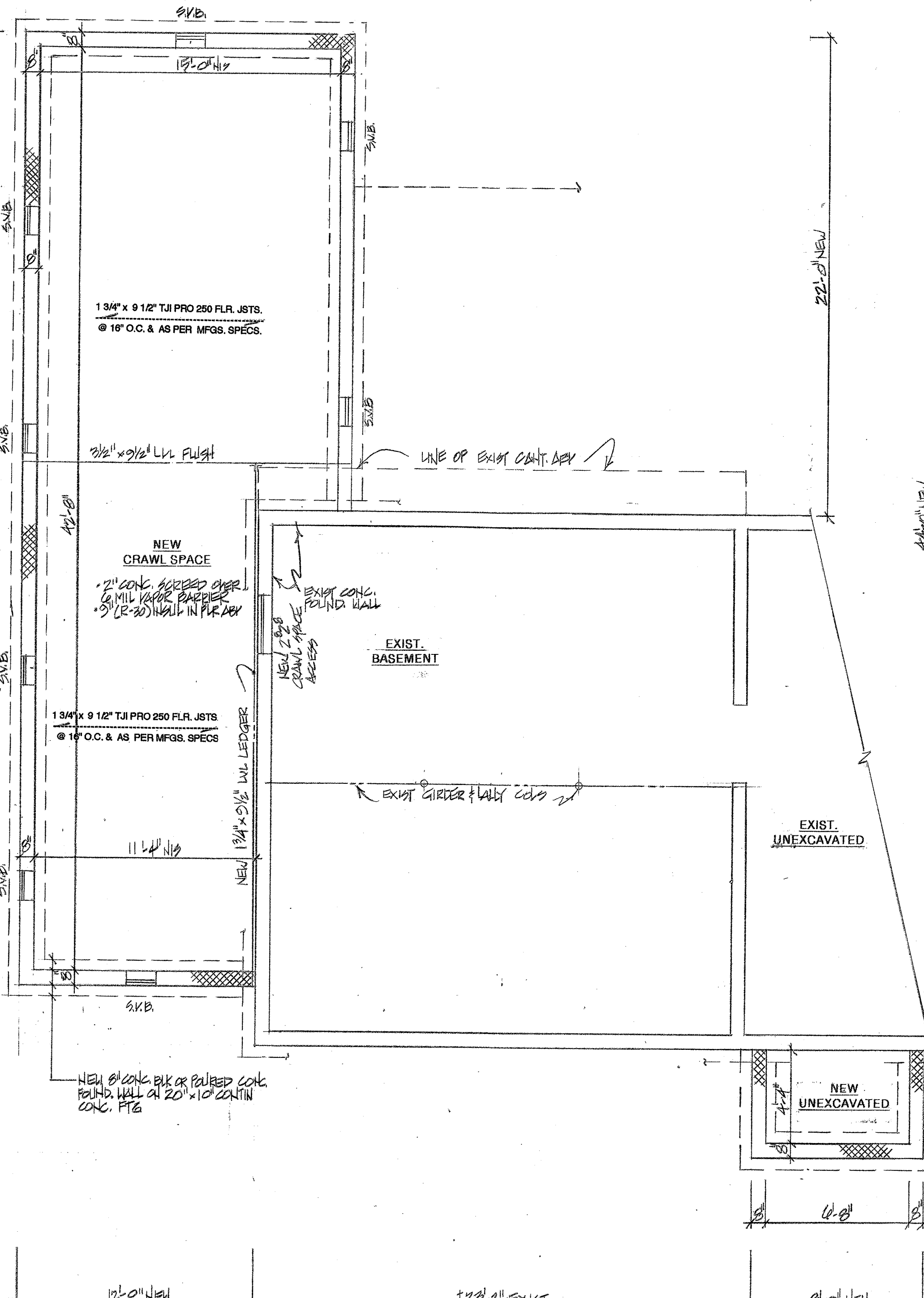
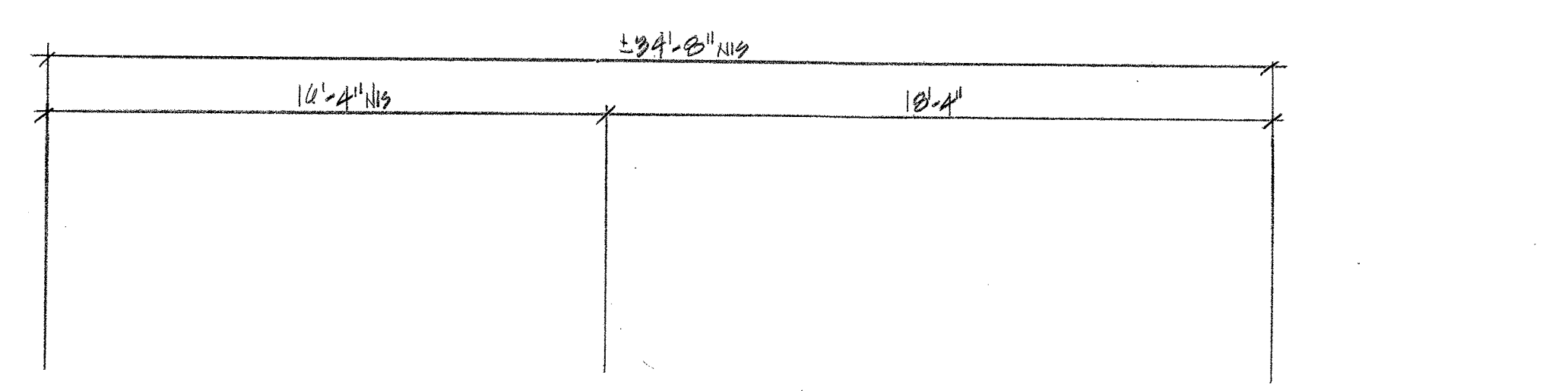
**22 FERN OVAL WEST  
ORANGEBURG, N.Y.**



**HARRY J. GOLDSTEIN  
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PROJECT 210103  
APRIL 16, 2021  
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**BASEMENT/FOUNDATION PLAN**

NOTE: ALL HEADERS ARE TO BE (2) 2" X 10" UNLESS OTHERWISE INDICATED

**MAIN FLOOR PLAN**

EXIST. S.F.: 875; NEW S.F.: 615  
TOTAL MAIN FLR. S.F.: 1490

EXIST. SECOND FLR. S.F.: 635  
NEW TOTAL LIVING S.F.: 2125

EXIST. 1-CAR GARAGE S.F.: 280  
NEW COVERED PORTICO S.F.: 40

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