

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: _____

Please check all that apply:

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

PERMIT#: _____
ASSIGNED
INSPECTOR: _____

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

Project Name: BATTAGLIA Residence

Street Address: 4 DORSEY COURT
ORANGETOWN, NEW YORK 10976

Tax Map Designation:

Section: 69.08 Block: 1 Lot(s): 4.1
Section: _____ Block: _____ Lot(s): _____

Directional Location:

On the WEST side of PFC DORSEY CT., approximately 340 feet SOUTH of the intersection of W.O. BAUER LN., in the Town of ORANGETOWN in the hamlet/village of ORANGETOWN.

Acreage of Parcel 0.93A
School District pearl river union
Ambulance District SOALEMS
Water District UNITED

Zoning District R-40
Postal District ORANGETOWN -10962
Fire District ORANGETOWN
Sewer District ORANGETOWN

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

EXTENSION OF APPROVED VARIANCES (FLOOR AREA RATIO AND REAR YARD) OF ZBA #20-62 DATED 2020-09-16 FOR PERMIT #50258

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

Date: 2022-08-18 Applicant's Signature: _____

Phj. Darg

APPLICATION REVIEW FORM

FILL IN WHERE APPLICABLE.

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

If subdivision: N/A

- 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: N/A

- 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.

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? 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.

ZBA Appeal # 20-62 dated 2020-09-16

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

N/A

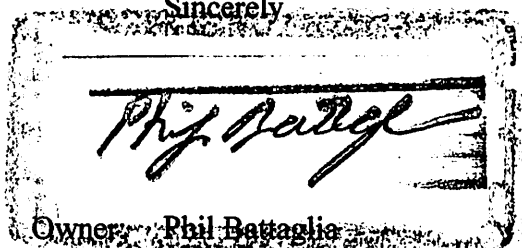
Phil Battaglia
4 Dorsey Court, Orangeburg, New York 10932

Town of Orangetown
20 Greenbush Road,
Orangeburg, New York 10932

Re: Proposed additions/alterations to 4 Dorsey Court, Orangeburg, New York 10932

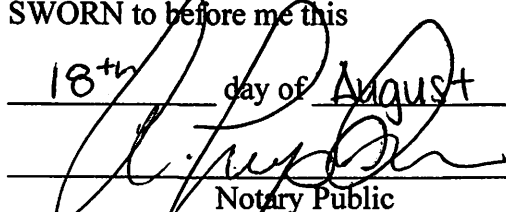
We authorize my architect, Jonathan B. Hodosh, to act as my agent in all matters concerning planning and zoning board applications, building permits, construction, and any variances that may be required for my project at 4 Dorsey Court, Orangeburg, New York 10932. This includes signing of applications (including owner's consent) and correspondence; and appearing before all required boards.

Sincerely,



Owner: Phil Battaglia
Mailing 4 Dorsey Court,
Address: Orangeburg, New York 10932

SWORN to before me this

18th day of August, 2022

Notary Public

Audrey M. Lupachino
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01LU6417665
Qualified in Rockland County
Commission Expires May 17, 2025

<u>SWIS</u>	<u>PRINT KEY</u>	<u>NAME</u>	<u>ADDRESS</u>
392489	64.20-1-8	James Davie	P.O. Box 302,Orangeburg, NY 10962
392489	64.20-1-9	Edward Bialas	276 Sickletown Rd,Orangeburg, NY 10962
392489	64.20-1-11	Jose Romero	6 Sherwood Ln,Oraneburg, NY 10962
392489	64.20-1-12	Richard John Glielmi	8 WO Bauer Ln,Orangeburg, NY 10962
392489	64.20-1-13	Nicholas Yavaldakis	10 Warrant Officer Bauer,Orangeburg, NY 10962
392489	64.20-1-14	Andrzej Gutowski	1 Dorsey Ct,Orangeburg, NY 10962
392489	64.20-1-15	Mary Ann Gavioli	14 Warrant Officer Bauer,Orangeburg, NY 10962
392489	64.20-1-23	Katherine O'Brien	9 Warrant Officer Bauer Ln,Orangeburg, NY 10962
392489	69.08-1-4.1	Philip Battaglia	4 Dorsey Ct,Orangeburg, NY 10962
392489	69.08-1-4.2	John White Jr	6 Dorsey Ct,Orangeburg, NY 10962
392489	69.08-1-4.3	Richard J Egan	8 Dorsey Ct,Orangeburg, NY 10962
392489	69.08-1-4.12	Michael Connell	3 Friar Tuck Ct,Orangeburg, NY 10962
392489	69.08-1-4.13	Deo Persaud	19 Denoyelles Cir,Garnerville, NY 10923

DECISION

**SECTION 6.332 VARIANCE IS NOT REQUIRED: THE BOARD FOUND THAT
PAVER BLOCKS ARE EQUIVALENT TO ASPHALT (ZBA#19-111 12/4/2019)
FLOOR AREA RATIO AS AMENDED TO .216 APPROVED
REAR YARD VARIANCE AS AMENDED TO 24' APPROVED**

To: Jonathan Hodash (Battaglia)
22 Third Street
New City, New York

ZBA #20-62
Date: September 16, 2020
Permit #50258

FROM: ZONING BOARD OF APPEALS: Town of Orangetown

ZBA#20-62: Application of Phil Battaglia for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, Chapter 43, R-40 District, Group E, Section 3.12, Column 4 (Floor Area Ratio: .15 Permitted, .23 proposed), 11 (Rear Yard: 50' required, 20' proposed) and from Section 6.332 (Asphalt Driveway required, paver blocks proposed) for an addition to an existing single-family dwelling. The property is located at 4 Dorsey Court, Orangeburg, New York and is identified on the Orangetown Tax Map as Section 69.08, Block 1, Lot 4.1 in the R-40 zoning district.

Heard by the Zoning Board of Appeals of the Town of Orangetown at a meeting held on Wednesday, September 16, 2020 at which time the Board made the determination hereinafter set forth.

Jonathan Hodash, Architect, and Audrey Lupachino, Jr. Design Draftsman at Hodash Associates, appeared and testified.

The following documents were presented:

1. Plans labeled "The Battaglia Residence" dated September 24, 2019 with the latest revision date of June 12, 2020 signed and sealed by Jonathan Hodash, Architect. (13 pages).

Mr. Sullivan, Chairman, made a motion to open the Public Hearing which motion was seconded by Ms. Castelli and carried unanimously.

On advice of Denise Sullivan, Deputy Town Attorney, counsel to the Zoning Board of Appeals, Mr. Sullivan moved for a Board determination that the foregoing application is a Type II action exempt from the State Environmental Quality Review Act (SEQRA), pursuant to SEQRA Regulations §617.5 (c) (11), (12), (16) and/or (17); which does not require SEQRA environmental review. The motion was seconded by Ms. Castelli and carried as follows: Mr. Bosco, aye; Mr. Sullivan, aye; Mr. Quinn, aye; Mr. Bonomolo, aye; and Ms. Castelli, aye.

Jonathan Hodash, Architect, testified that the house was built in 2001 and in 2017 an extension was done that added to the floor area ratio from 0.15 to 0.157; that they are proposing an open air gazebo with an outdoor kitchen for the rear yard because they recently installed an in-ground pool; that the gazebo needs the rear yard variance because the property is zoned R-40 and in the R-40 zone the accessory structure setbacks are more restrictive than the other residential zones;

TOWN OF ORANGETOWN
2020 SEP 24 A 9 32
TOWN CLERK'S OFFICE

that they are also proposing a two-story addition at the rear of the house to extend the kitchen to add an eat in area and the 2nd floor bedroom and bath would be extended above that area; that they are proposing a one story addition next to this; that one of the existing garages would be converted to a pantry and storage area and then they are proposing a breezeway and a four car garage addition; that if approved as presented they would have a total of six car garages; that they could make reductions if that is the only way to get an approval; that there are five people living in the house; that one of the problems that exist in the house is that one of the garage that exists and is being converted to pantry and storage is directly under the master bedroom and Mr. Battaglia is a light sleeper; that if they must, they could reduce the gazebo to 20' x 30' a reduction of 264 sq. ft. and they could remove one of the new proposed garage bays, a reduction of 318 sq. ft.; that the total reduction would be 575 sq. ft., bringing the new proposed floor area ratio to 0.216.

Michael Bosco and Dan Sullivan asked the applicant how he can lower the floor area ratio.

Public Comment:

No public comment.

The Board members made personal inspections of the premises the week before the meeting and found them to be properly posted and as generally described on the application.

A satisfactory statement in accordance with the provisions of Section 809 of the General Municipal Law of New York was received.

Mr. Sullivan made a motion to close the Public Hearing which motion was seconded by Mr. Bonomolo and carried unanimously.

FINDINGS OF FACT AND CONCLUSIONS:

After personal observation of the property, hearing all the testimony and reviewing all the documents submitted, the Board found and concluded that the benefits to the applicant if the variance(s) are granted outweigh the detriment (if any) to the health, safety and welfare of the neighborhood or community by such grant, for the following reasons:

1. The requested variance from Chapter 43 § 6.332 for a paver driveway is not necessary, the Zoning Board made a finding in ZBA# 19-111 dated December 4, 2019 that paver driveways are equivalent to asphalt driveways and a variance is not required.
2. The requested floor area ratio variance as modified (0.216) and rear yard variance as modified (24') will not produce an undesirable change in the character of the neighborhood or a detriment to nearby properties. Similar additions have been constructed in the neighborhood.

TOWN OF ORANGETOWN
2020 SEP 24 A 9:32
TOWN CLERK'S OFFICE

3. The requested floor area ratio variance as modified (0.216) and rear yard variance as modified (24') will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. Similar additions and driveways have been constructed in the neighborhood.
4. The benefits sought by the applicant cannot be achieved by other means feasible for the applicant to pursue other than by obtaining a variance.
5. The requested floor area ratio variance as modified (0.216) and rear yard variance as modified (24') although somewhat substantial, and affords benefits to the applicant that are not outweighed by the detriment, if any, to the health, safety and welfare of the surrounding neighborhood or nearby community. Similar additions and driveways have been constructed in the neighborhood.
6. The applicant purchased the property subject to Orangetown's Zoning Code (Chapter 43) and is proposing a new addition and/or improvements, so the alleged difficulty was self-created, which consideration was relevant to the decision of the Board of Appeals, but did not, by itself, preclude the granting of the area variance.

DECISION: In view of the foregoing and the testimony and documents presented, the Board RESOLVED that the application for the requested floor area ratio variance as modified (0.216) and rear yard variance as modified (24') are APPROVED; and FURTHER RESOLVED, that the requested Section 6.332 variance for Paver blocks instead of asphalt is not necessary: THE BOARD HAS DETERMINED THAT PAVERS AND ASPHALT ARE EQUIVALENT and therefor NO VARIANCE IS REQUIRED; and STILL FURTHER RESOLVED, that such decision and the vote thereon shall become effective and be deemed rendered on the date of adoption by the Board of the minutes of which they are a part.

General Conditions:

- (i) The approval of any variance or Special Permit is granted by the Board in accordance with and subject to those facts shown on the plans submitted and, if applicable, as amended at or prior to this hearing, as hereinabove recited or set forth.
- (ii) Any approval of a variance or Special Permit by the Board is limited to the specific variance or Special Permit requested but only to the extent such approval is granted herein and subject to those conditions, if any, upon which such approval was conditioned which are hereinbefore set forth.
- (iii) The Board gives no approval of any building plans, including, without limitation, the accuracy and structural integrity thereof, of the applicant, but same have been submitted to the Board solely for informational and verification purposes relative to any variances being requested.

TOWN OF ORANGETOWN
2020 SEP 24 A 9:32
TOWN CLERK'S OFFICE

(iv) A building permit as well as any other necessary permits must be obtained within a reasonable period of time following the filing of this decision and prior to undertaking any construction contemplated in this decision. To the extent any variance or Special Permit granted herein is subject to any conditions, the building department shall not be obligated to issue any necessary permits where any such condition imposed should, in the sole judgment of the building department, be first complied with as contemplated hereunder. Occupancy will not be made until, and unless, a Certificate of Occupancy is issued by the Office of Building, Zoning and Planning Administration and Enforcement which legally permits such occupancy.


(v) Any foregoing variance or Special Permit will lapse if any contemplated construction of the project or any use for which the variance or Special Permit is granted is not substantially implemented within one year of the date of filing of this decision or that of any other board of the Town of Orangetown granting any required final approval to such project, whichever is later, but in any event within two years of the filing of this decision. Merely obtaining a Building Permit with respect to construction or a Certificate of Occupancy with respect to use does not constitute "substantial implementation" for the purposes hereof.

The foregoing resolution to approve the application for the requested floor area ratio variance as modified (0.216) and rear yard variance as modified (24') are APPROVED; and FURTHER RESOLVED, that the requested Section 6.332 variance for Paver blocks instead of asphalt is not necessary: THE BOARD HAS DETERMINED THAT PAVERS AND ASPHALT ARE EQUIVALENT and therefor NO VARIANCE IS REQUIRED; was presented and moved by Mr. Bosco, seconded by Mr. Quinn and carried as follows: Mr. Bosco, aye; Mr. Quinn, aye; Mr. Sullivan, aye; Mr. Bonomolo, aye; and Ms. Castelli, 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: September 16, 2020

ZONING BOARD OF APPEALS
TOWN OF ORANGETOWN

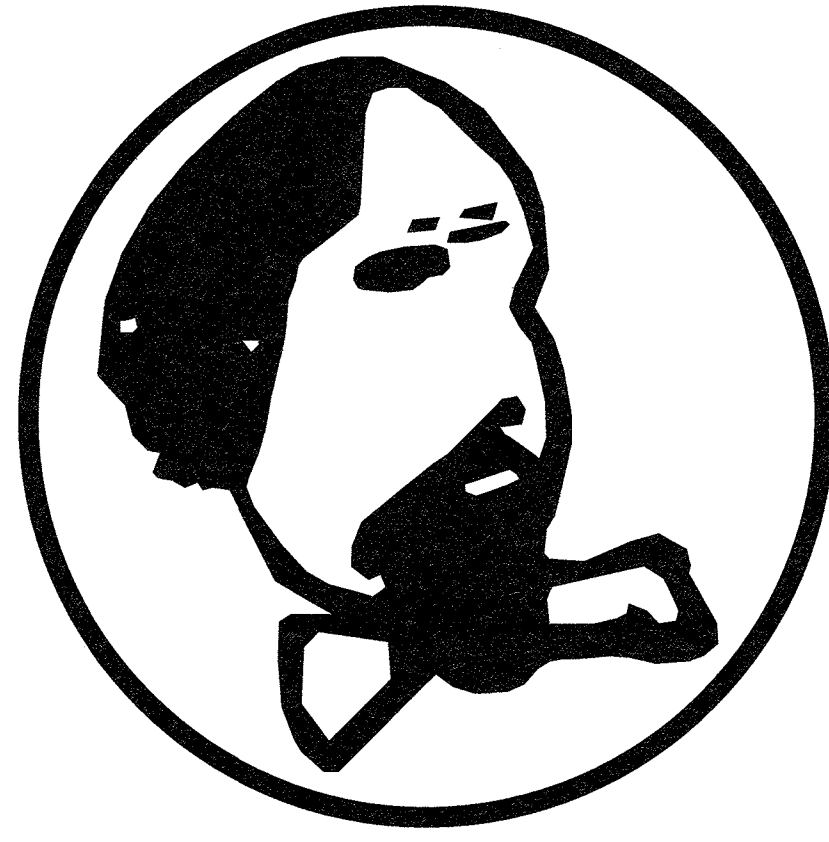
By 
Deborah Arbolino
Administrative Aide

DISTRIBUTION:

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

TOWN CLERK
HIGHWAY DEPARTMENT
ASSESSOR
DEPT. of ENVIRONMENTAL
MGMT. and ENGINEERING
FILE,ZBA, PB
CHAIRMAN, ZBA, PB, ACABOR

TOWN CLERK'S OFFICE
2020 SEP 24 A 9:32
TOWN OF ORANGETOWN



THE BATTAGLIA RESIDENCE

4 DORSEY COURT, ORANGETOWN, NEW YORK 10962

GEORGE HODOSH ASSOCIATES - ARCHITECTS, P.C.

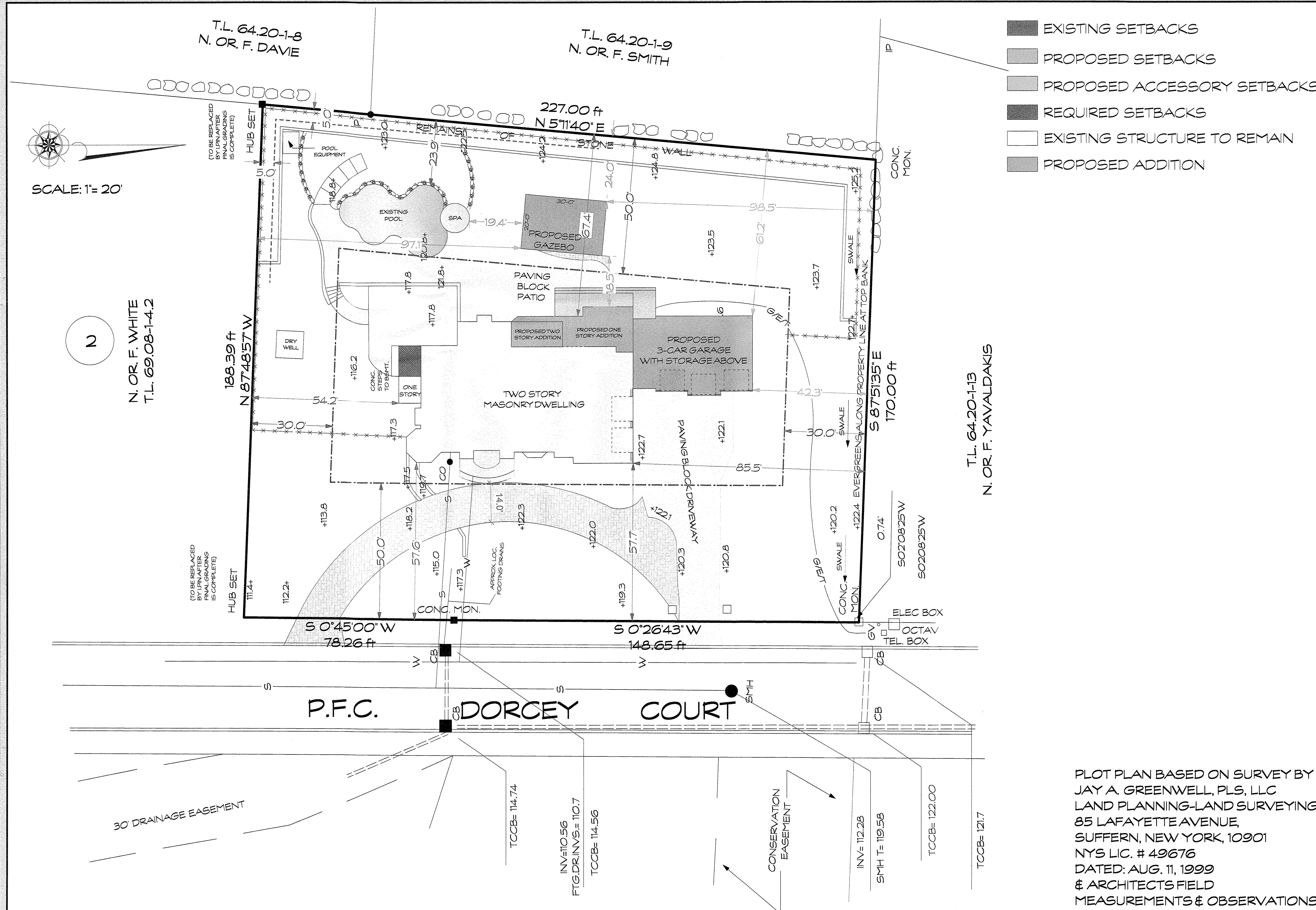
22 THIRD STREET, NEW CITY, NEW YORK 10956 TEL: 845.638.9336 FAX: 845.638.9380

JUNE 12TH, 2020
LAST REVISED: SEPTEMBER 22, 2022

DRAWING LIST

- COVER SHEET
- D1 EXISTING BASEMENT PLAN
- D2 EXISTING FIRST FLOOR PLAN
- D3 EXISTING SECOND FLOOR PLAN
- A1 BASEMENT PLAN
- A2 FIRST FLOOR PLAN
- A3 SECOND FLOOR PLAN
- A4 PARTIAL PLANS AT SOUTH END OF HOUSE
- A5 GAZEBO PLAN/ ELEVATIONS
- A6 FRONT ELEVATION
- A7 RIGHT ELEVATION
- A8 REAR ELEVATION
- A9 LEFT ELEVATION

BATTAGLIA, 19076



- EXISTING SETBACKS
- PROPOSED SETBACKS
- PROPOSED ACCESSORY SETBACKS
- REQUIRED SETBACKS
- EXISTING STRUCTURE TO REMAIN
- PROPOSED ADDITION

TOWN OF ORANGETOWN TABLE OF BULK REQUIREMENTS
ZONE: R-40 SECTION: 69.08 BLOCK: 1 LOT: 4.1

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA (SQ. FT.)	40,000	40,633	40,633
LOT WIDTH (FEET)	150	226.91	226.91
STREET FRONTAGE (FEET)	100	226.91	226.91
FRONT YARD (FEET)	50	57.6	57.6
SIDE YARD (FEET)	30	54.2	42.3
TOTAL SIDE YARD (FEET)	80	139.7	96.5
REAR YARD (FEET)	50	67.4	61.2
MAXIMUM HEIGHT (FEET)	8 PER FOOT FROM FRONT LOT LINE / 38.4	6.9 PER FOOT FROM FRONT LOT LINE / 30.24	6.9 PER FOOT FROM FRONT LOT LINE / 30.24
FLOOR AREA RATIO	0.150	0.157*	0.216 ¹

* EXISTING NON-CONFORMING
¹ VARIANCES GRANTED ON 2020-09-16 IN ZBA #20-62

TOWN OF ORANGETOWN TABLE OF BULK REQUIREMENTS
ACCESSORY STRUCTURE

	REQUIRED	PROPOSED
DISTANCE FROM PRINCIPAL BUILDING (FEET)	15	16.5
FRONT YARD (FEET)	N/A	N/A
SIDE YARD (FEET)	30	37.1
TOTAL SIDE YARD (FEET)	80	190.2
REAR YARD (FEET)	50	24 ¹
MAXIMUM HEIGHT (FEET)	15	14.1

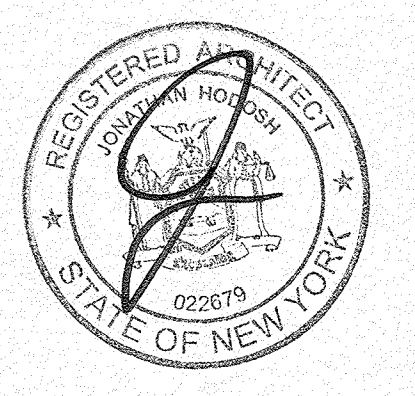
PLOT PLAN BASED ON SURVEY BY
JAY A. GREENWELL, PLS, LLC
LAND PLANNING-LAND SURVEYING
85 LAFAYETTE AVENUE,
SUFFERN, NEW YORK, 10901
NYS LIC. # 49676
DATED: AUG. 11, 1999
& ARCHITECTS FIELD
MEASUREMENTS & OBSERVATIONS

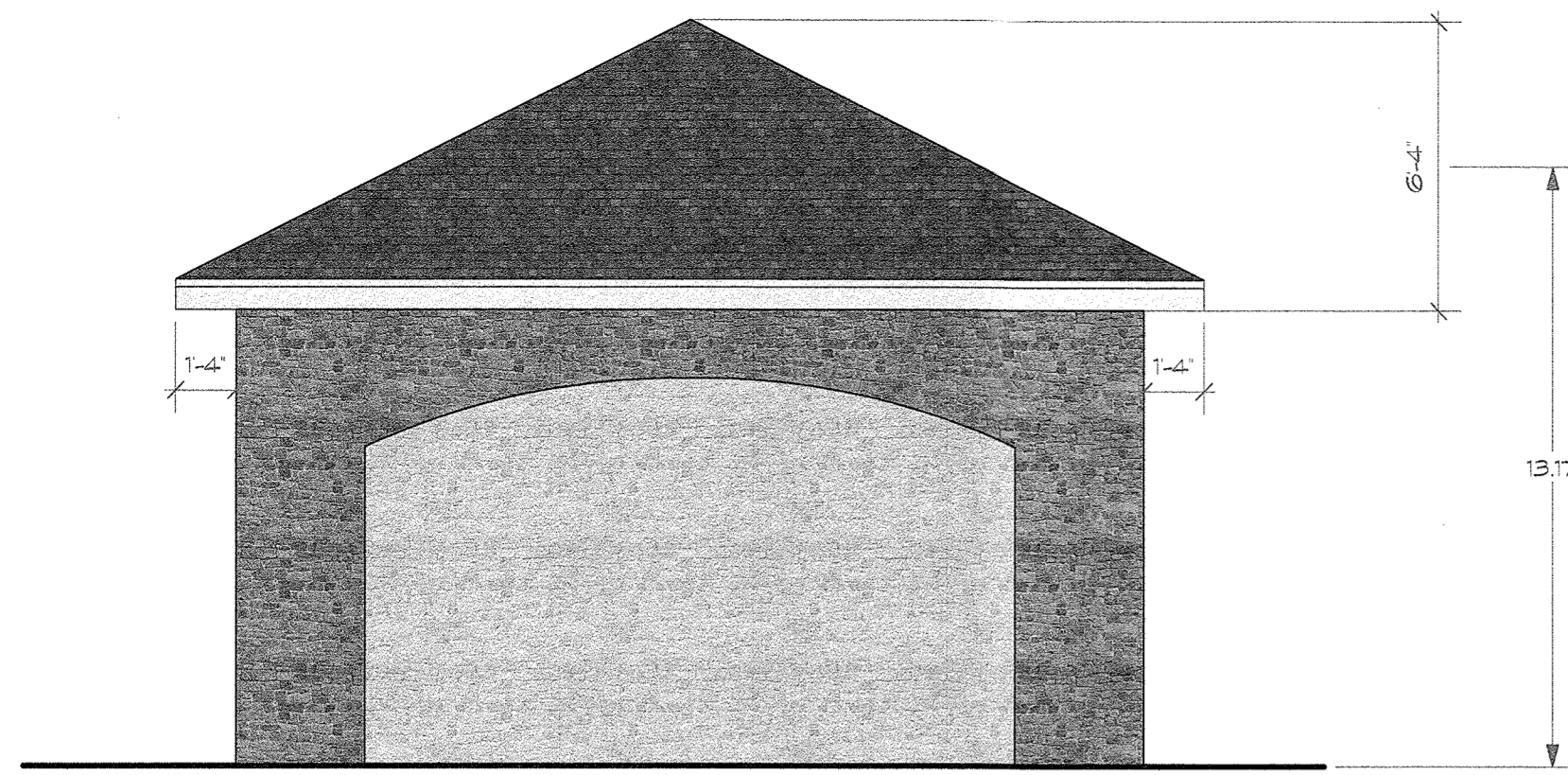
REVISIONS

DATE	DESCRIPTION	BY
2019-11-05	PROPOSAL 3	SAB
2019-11-22	PROPOSAL 4	SAB
2020-03-10	PROPOSAL 5 / CD 1	SAB
2020-06-12	PROPOSAL 6 / ZONING SET 1	SAB
2022-09-22	ZBA SET 2 REV. PER ZBA DECISION #20-62	AMF

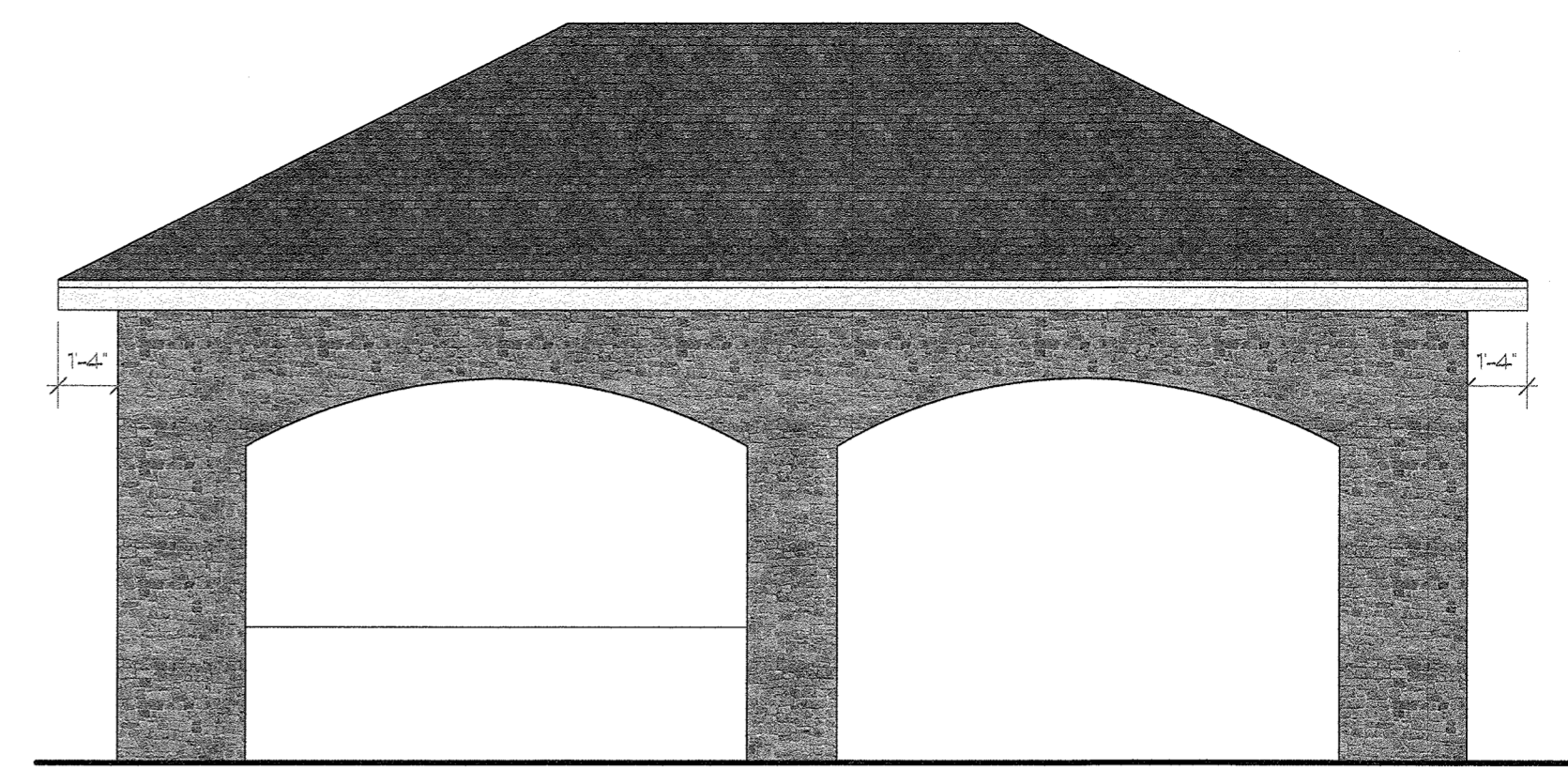
THESE PLANS ARE NOT TO BE
CONSIDERED VALID AND COMPLETE
CONSTRUCTION DOCUMENTS UNLESS
AND UNTIL THEY BEAR THE
ARCHITECTURAL SEAL & SIGNATURE
JONATHAN B. HODOSH.

REGISTERED ARCHITECT
JONATHAN B. HODOSH
OCT 19 2022
Town Of Orangetown

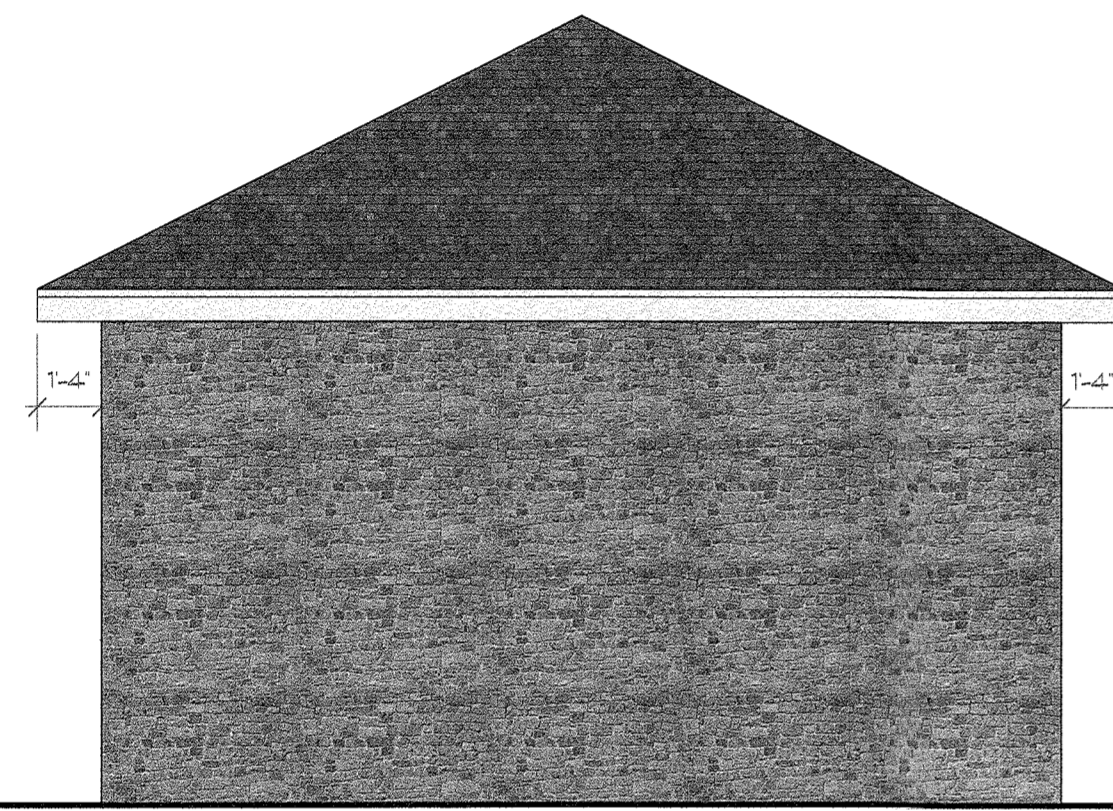




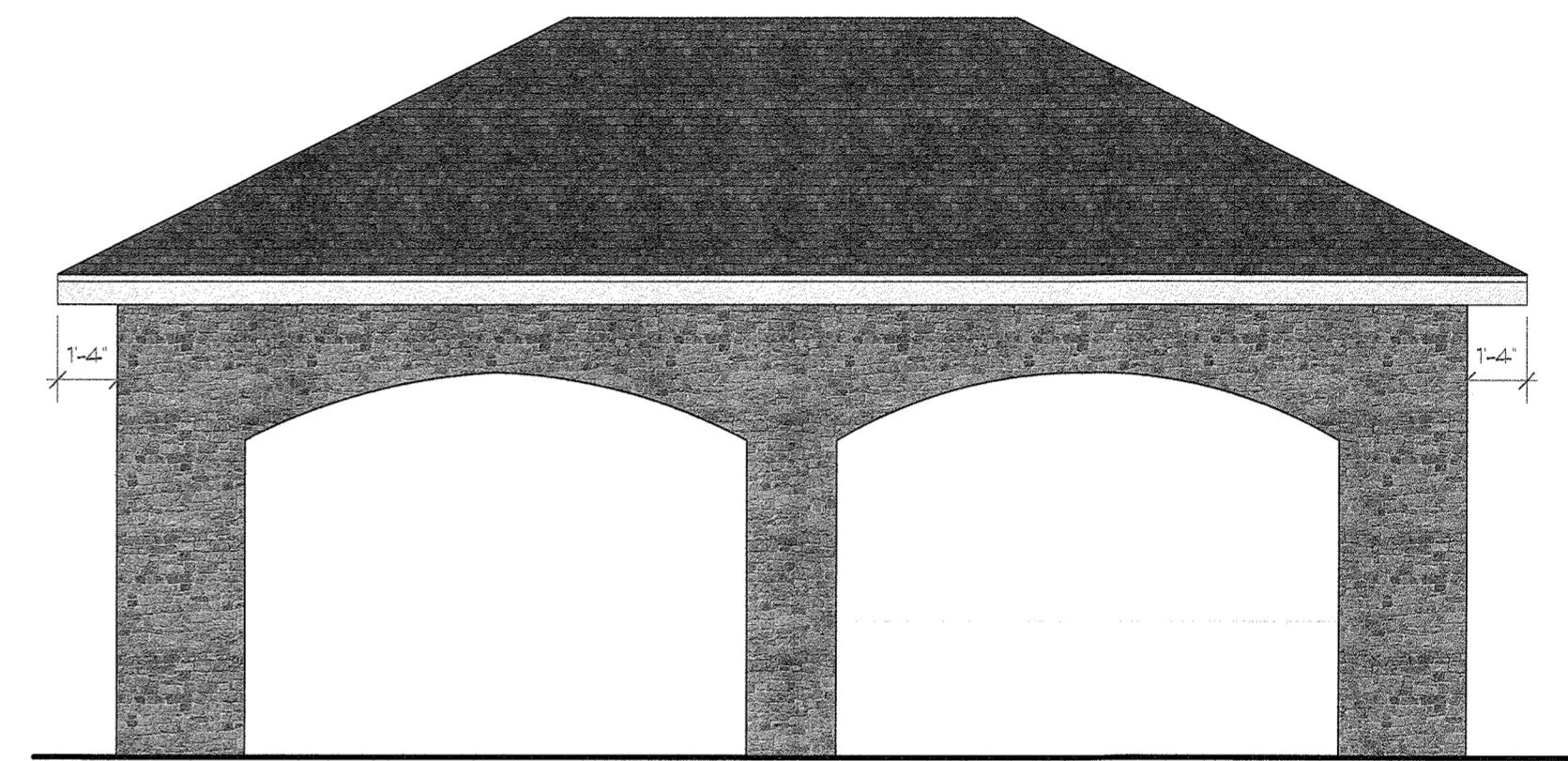
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



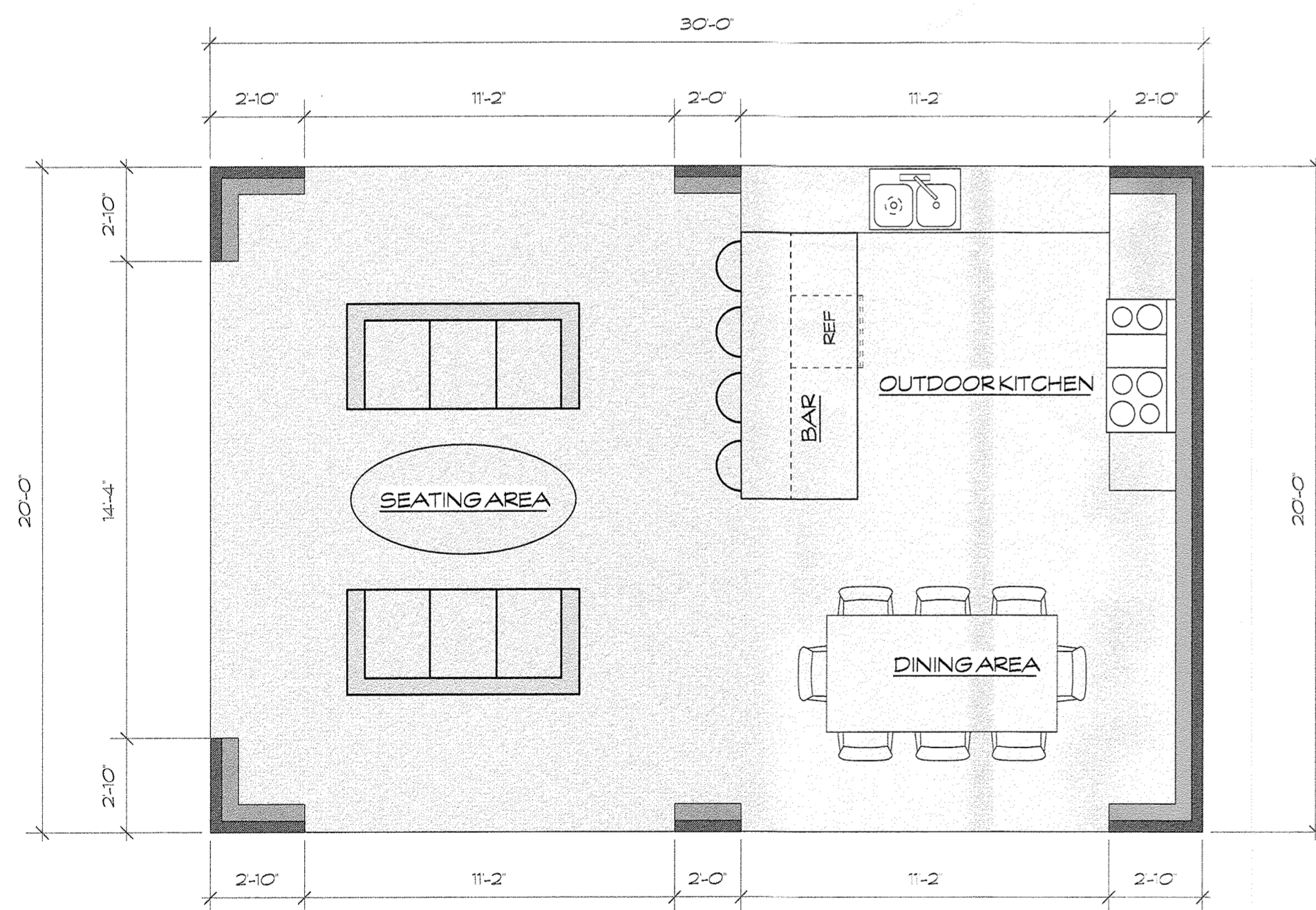
WEST ELEVATION
SCALE: 1/4" = 1'-0"



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



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



GAZEBO PLAN/ ELEVATIONS
SCALE: 1/4" = 1'-0"

PROPOSED ADDITIONS/ALTERATIONS:
THE BATTAGLIA RESIDENCE
4 DORSEY COURT, ORANGEBURG, NEW YORK 10962

SHEET TITLE:
GAZEBO PLAN/ ELEVATIONS

SCALE:	1/4"=1'-0"
DATE:	2019-06-28
JOB #:	19076
DRAWN BY:	SAB
CHECKED BY:	JBH



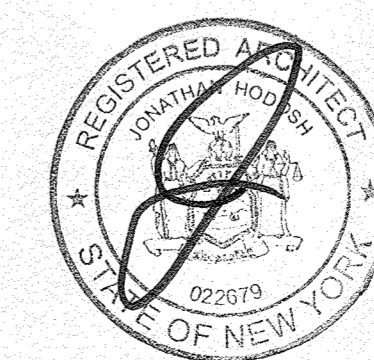
GEORGE HODOSH ASSOCIATES - ARCHITECTS, P.C.

22 THIRD STREET, NEW CITY, NEW YORK 10956
PHONE: (845) 638-9336 FAX: (845) 638-9380

CONSTRUCTION / DEMOLITION LEGEND

	EXISTING CONSTRUCTION TO BE REMOVED		EXISTING WINDOW TO BE REMOVED		EXISTING DOOR TO BE REMOVED
	EXISTING CONSTRUCTION TO REMAIN		EXISTING WINDOW TO REMAIN		EXISTING DOOR TO REMAIN
	PROPOSED NEW CONCRETE BLOCK WALL		PROPOSED WINDOW		PROPOSED DOOR
	PROPOSED NEW POURED CONCRETE WALL				
	PROPOSED FRAMED CONSTRUCTION WITH SOUND ATTENUATING BATT INSULATION				
	PROPOSED FRAMED CONSTRUCTION				

THESE PLANS ARE NOT TO BE CONSIDERED VALID AND COMPLETE CONSTRUCTION DOCUMENTS UNLESS AND UNTIL THEY BEAR THE ARCHITECTURAL SEAL & SIGNATURE OF JONATHAN B. HODOSH.



REVISIONS

2019-07-29	EXISTING CONDITIONS	SAB
2019-08-15	PROPOSAL 1	SAB
2019-09-24	PROPOSAL 2	SAB
2019-11-05	PROPOSAL 3	SAB
2019-11-22	PROPOSAL 4	SAB

REVISIONS

2020-03-10	PROPOSAL 5 / CD 1	SAB
2020-06-12	PROPOSAL 6 / ZONING SET 1	SAB
2022-09-22	ZBA SET 2 REV. PER ZBA DECISION #20-82	AHL

A5



EXISTING FRONT ELEVATION

SCALE: 1/8" = 1'-0"



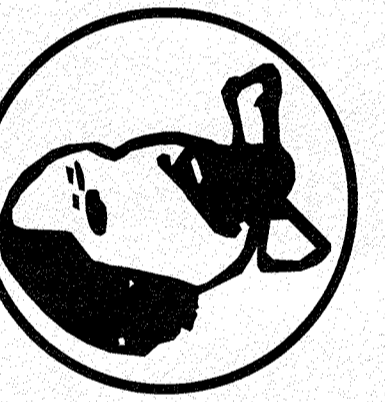
FRONT ELEVATION

SCALE: 3/16" = 1'-0"

PROPOSED ADDITIONS/ALTERATIONS:
THE BATTAGLIA RESIDENCE
 4 DORSEY COURT, ORANGEBURG, NEW YORK, 10962

SHEET TITLE:
FRONT ELEVATION

SCALE:	1/4"=1'-0"
DATE:	2019-06-28
JOB #:	19076
DRAWN BY:	SAB
CHECKED BY:	JBH



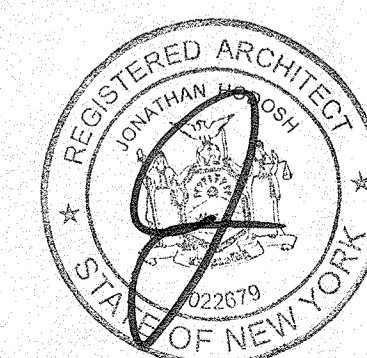
GEORGE HODOSH ASSOCIATES -
ARCHITECTS, P.C.

22 THIRD STREET, NEW CITY, NEW YORK 10956
 PHONE: (845) 638-9336 FAX: (845) 638-9360

CONSTRUCTION / DEMOLITION LEGEND

	EXISTING CONSTRUCTION TO BE REMOVED		EXISTING WINDOW TO BE REMOVED		EXISTING DOOR TO BE REMOVED
	EXISTING CONSTRUCTION TO REMAIN		EXISTING WINDOW TO REMAIN		EXISTING DOOR TO REMAIN
	PROPOSED NEW CONCRETE BLOCK WALL		PROPOSED WINDOW		PROPOSED DOOR
	PROPOSED NEW POURED CONCRETE WALL				
	PROPOSED FRAMED CONSTRUCTION WITH SOUND ATTENUATING BATT INSULATION				
	PROPOSED FRAMED CONSTRUCTION				

THESE PLANS ARE NOT TO BE CONSIDERED VALID AND COMPLETE CONSTRUCTION DOCUMENTS UNLESS AND UNTIL THEY BEAR THE ARCHITECTURAL SEAL & SIGNATURE OF JONATHAN B. HODOSH.

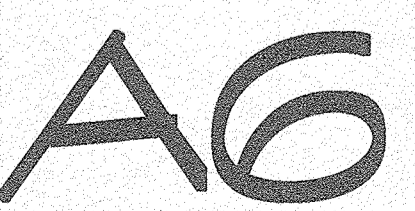


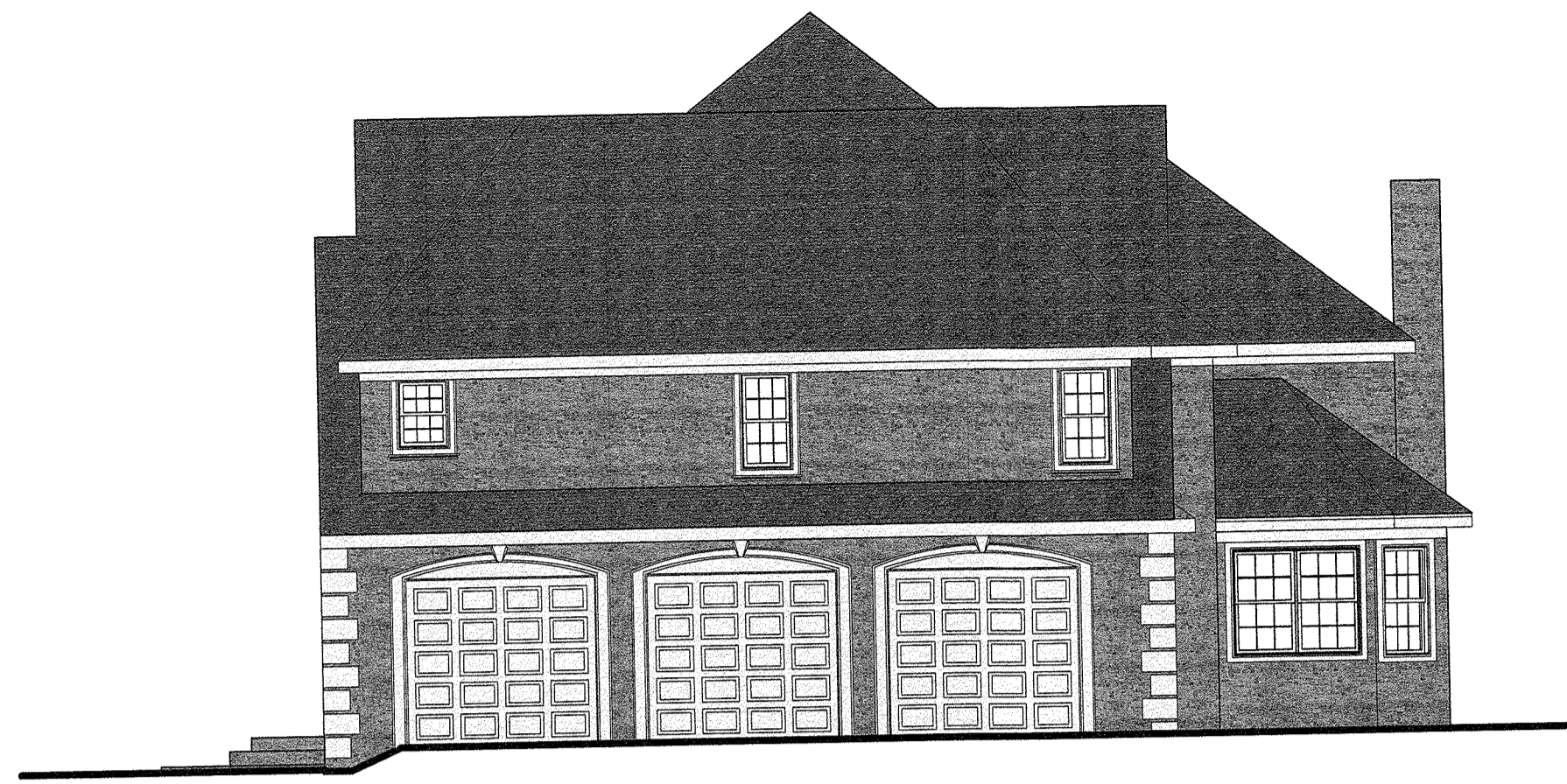
REVISIONS

2019-07-29	EXISTING CONDITIONS	SAB
2019-08-15	PROPOSAL 1	SAB
2019-09-24	PROPOSAL 2	SAB
2019-11-05	PROPOSAL 3	SAB
2019-11-22	PROPOSAL 4	SAB

REVISIONS

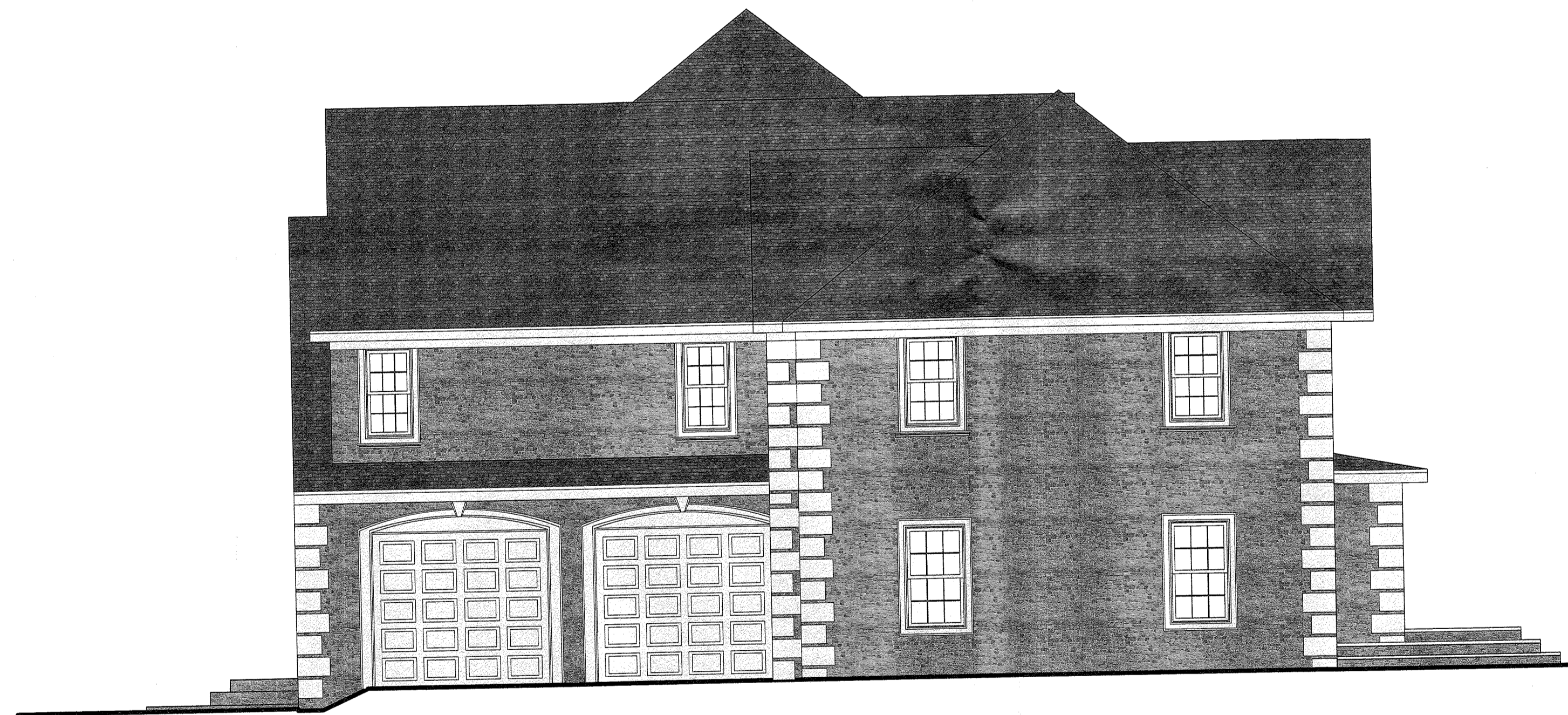
2020-03-10	PROPOSAL 5 / CD 1	SAB
2020-06-12	PROPOSAL 6 / ZONING SET 1	SAB
2022-09-22	PBA SET 2 REV. PER PBA DECISION #20-82	AM/L





EXISTING RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



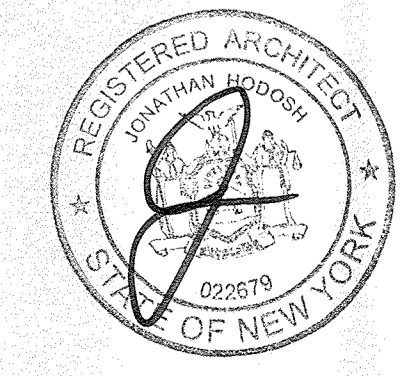
RIGHT ELEVATION

SCALE: 3/16" = 1'-0"

CONSTRUCTION / DEMOLITION LEGEND

	EXISTING CONSTRUCTION TO BE REMOVED		EXISTING WINDOW TO BE REMOVED		EXISTING DOOR TO BE REMOVED
	EXISTING CONSTRUCTION TO REMAIN		EXISTING WINDOW TO REMAIN		EXISTING DOOR TO REMAIN
	PROPOSED NEW CONCRETE BLOCK WALL		PROPOSED WINDOW		PROPOSED DOOR
	PROPOSED NEW POURED CONCRETE WALL				
	PROPOSED FRAMED CONSTRUCTION WITH SOUND ATTENUATING BATT INSULATION				
	PROPOSED FRAMED CONSTRUCTION				

THESE PLANS ARE NOT TO BE CONSIDERED VALID AND COMPLETE CONSTRUCTION DOCUMENTS UNLESS AND UNTIL THEY BEAR THE ARCHITECTURAL SEAL & SIGNATURE OF JONATHAN B. HODOSH.



REVISIONS		
2019-07-29	EXISTING CONDITIONS	SAB
2019-08-15	PROPOSAL 1	SAB
2019-09-24	PROPOSAL 2	SAB
2019-11-05	PROPOSAL 3	SAB
2019-11-22	PROPOSAL 4	SAB

REVISIONS		
2020-03-10	PROPOSAL 5 / CD 1	SAB
2020-06-12	PROPOSAL 6 / ZONING SET 1	SAB
2022-09-22	ZBA SET 2 REV. PER ZBA DECISION #20-62	AHL

A7

GEORGE HODOSH ASSOCIATES -

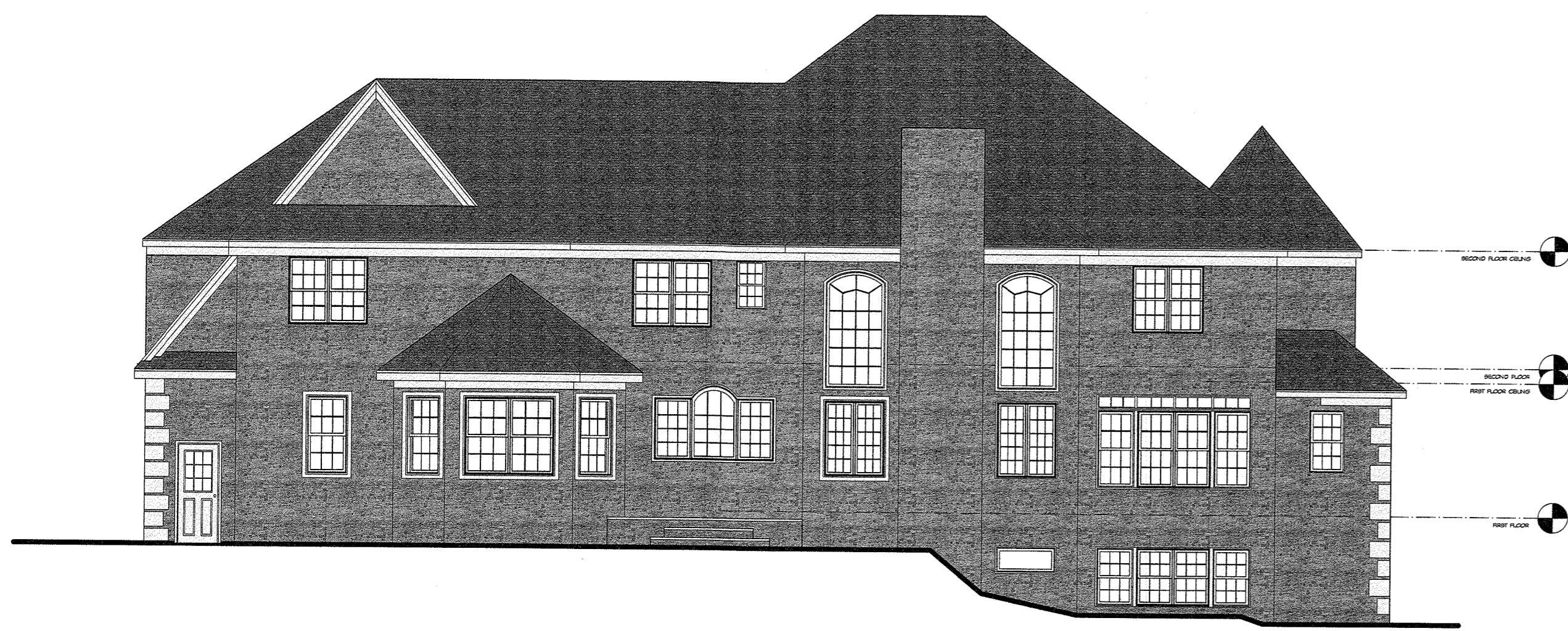
ARCHITECTS, P.C.

22 THIRD STREET, NEW CITY, NEW YORK 10956
 PHONE: (845) 638-9336 FAX: (845) 638-9380



SCALE:	1/4" = 1'-0"
DATE:	2019-06-28
JOB #:	19076
DRAWN BY:	SAB
CHECKED BY:	JBH

PROPOSED ADDITIONS/ALTERATIONS:
THE BATTAGLIA RESIDENCE
 4 DORSEY COURT, ORANGEBURG, NEW YORK 10962
 SHEET TITLE: **RIGHT ELEVATION**



EXISTING REAR ELEVATION

SCALE: 1/8" = 1'-0"



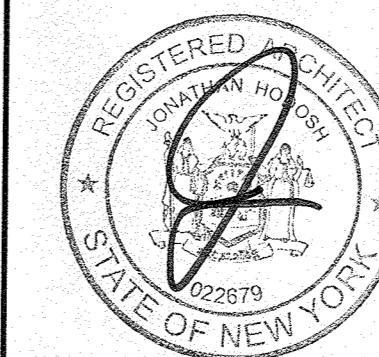
REAR ELEVATION

SCALE: 3/16" = 1'-0"

CONSTRUCTION / DEMOLITION LEGEND

	EXISTING CONSTRUCTION TO BE REMOVED		EXISTING WINDOW TO BE REMOVED		EXISTING DOOR TO BE REMOVED
	EXISTING CONSTRUCTION TO REMAIN		EXISTING WINDOW TO REMAIN		EXISTING DOOR TO REMAIN
	PROPOSED NEW CONCRETE BLOCK WALL		PROPOSED WINDOW		PROPOSED DOOR
	PROPOSED NEW POURED CONCRETE WALL				
	PROPOSED FRAMED CONSTRUCTION WITH SOUND ATTENUATING BATT INSULATION				
	PROPOSED FRAMED CONSTRUCTION				

THESE PLANS ARE NOT TO BE CONSIDERED VALID AND COMPLETE CONSTRUCTION DOCUMENTS UNLESS AND UNTIL THEY BEAR THE ARCHITECTURAL SEAL & SIGNATURE OF JONATHAN B. HODOSH.

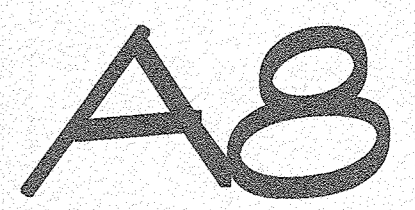


REVISIONS

DATE	DESCRIPTION	BY
2019-07-29	EXISTING CONDITIONS	SAB
2019-08-15	PROPOSAL 1	SAB
2019-09-24	PROPOSAL 2	SAB
2019-11-05	PROPOSAL 3	SAB
2019-11-22	PROPOSAL 4	SAB

REVISIONS

DATE	DESCRIPTION	BY
2020-03-10	PROPOSAL 5 / CD 1	SAB
2020-08-12	PROPOSAL 6 / ZONING SET 1	SAB
2022-09-22	ZBA SET 2 REV. PER ZBA DECISION #20-62	AM-L



GEORGE HODOSH ASSOCIATES - ARCHITECTS, P.C.

22 THIRD STREET, NEW CITY, NEW YORK 10956

PHONE: (845) 638-9336 FAX: (845) 638-9360



SCALE:	1/4" = 1'-0"
DATE:	2019-06-28
JOB #:	19076
DRAWN BY:	SAB
CHECKED BY:	JBH

PROPOSED ADDITIONS/ALTERATIONS:

THE BATTAGLIA RESIDENCE
4 DORSEY COURT, ORANGEBURG, NEW YORK 10962

SHEET TITLE: REAR ELEVATION



EXISTING LEFT ELEVATION

SCALE: 1/8" = 1'-0"



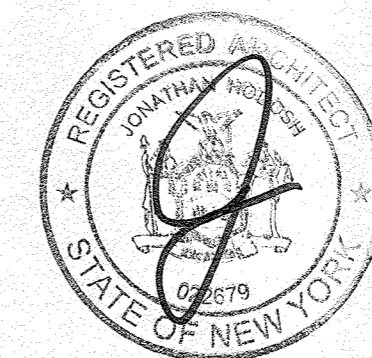
LEFT ELEVATION

SCALE: 3/16" = 1'-0"

CONSTRUCTION / DEMOLITION LEGEND

	EXISTING CONSTRUCTION TO BE REMOVED		EXISTING WINDOW TO BE REMOVED		EXISTING DOOR TO BE REMOVED
	EXISTING CONSTRUCTION TO REMAIN		EXISTING WINDOW TO REMAIN		EXISTING DOOR TO REMAIN
	PROPOSED NEW CONCRETE BLOCK WALL		PROPOSED WINDOW		PROPOSED DOOR
	PROPOSED NEW POURED CONCRETE WALL				
	PROPOSED FRAMED CONSTRUCTION WITH SOUND ATTENUATING BATT INSULATION				
	PROPOSED FRAMED CONSTRUCTION				

THESE PLANS ARE NOT TO BE CONSIDERED VALID AND COMPLETE CONSTRUCTION DOCUMENTS UNLESS AND UNTIL THEY BEAR THE ARCHITECTURAL SEAL & SIGNATURE OF JONATHAN B. HODOSH.

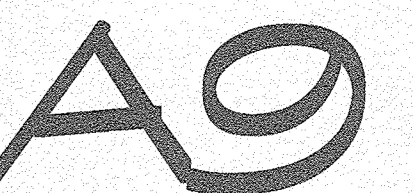


REVISIONS

DATE	DESCRIPTION	BY
2019-07-29	EXISTING CONDITIONS	SAB
2019-08-15	PROPOSAL 1	SAB
2019-09-24	PROPOSAL 2	SAB
2019-11-05	PROPOSAL 3	SAB
2019-11-22	PROPOSAL 4	SAB

REVISIONS

DATE	DESCRIPTION	BY
2020-03-10	PROPOSAL 5 / CD 1	SAB
2020-08-12	PROPOSAL 6 / ZONING SET 1	SAB
2022-09-22	ZBA SET 2 REV. PER ZBA DECISION #20-62	AML



GEORGE HODOSH ASSOCIATES - ARCHITECTS, P.C.

22 THIRD STREET, NEW CITY, NEW YORK 10956
PHONE: (845) 638-9336 FAX: (845) 638-9380



SCALE:	1/4"=1'-0"
DATE:	2019-06-28
JOB #:	19076
DRAWN BY:	SAB
CHECKED BY:	JBH

PROPOSED ADDITIONS/ALTERATIONS:

THE BATTAGLIA RESIDENCE
4 DORSEY COURT, ORANGEBURG, NEW YORK 10962

SHEET TITLE:
LEFT ELEVATION