

ZONING BOARD OF APPEALS

Town of Orangetown
20 Greenbush Road
Orangeburg, New York 10962
(914) 359-8410 (ex. 4331)

Date: July 18, 2023

TO: OBAPAE

- | | |
|--|---------------------------|
| Environmental Management and Engineering | ✓Rockland County Drainage |
| ✓Rockland County Sewer District #1 | ✓Rockland County Health |
| New York State Dept. of Transportation | ✓Rockland County Planning |
| Palisades Interstate Park Commission | ✓Rockland County Highway |
| Orange and Rockland Utilities | |
| Orangetown Highway | |

Review of Plans: Robert Genovesi, 17 Moehring Drive, Blauvelt, NY

Section 70.18 Block 3 Lot 14; R-22 zone

This matter is scheduled for:

Chapter 43,R-22, Average Density, R-15 District, Section 3.12, Group M, Columns 4 (Floor Area Ratio: .20 permitted, .24 proposed), 9 (Side Yard: 20' required, 18.2' existing) and 10 (Total Side Yard: 50' required, 38.3' proposed) for an existing deck at an existing single-family residence. The premises are located at 17 Moehring Circle, Blauvelt, New York and identified on the Orangetown Tax Map as Section 70.18, Block 3, Lot 14 in the R-22 zoning district.

Please review the information enclosed and provide comments. These comments may be mailed , e-mailed or faxed to the Zoning Board Office.

If your Agency does not have any comments at this time, please respond to this office by sending back this sheet.

- US Postal: 20 South Greenbush Road, Orangeburg, NY 10962
- Email to Zoning Board: darbolino@orangetown.com or
- Fax to the Town of Orangetown ZBA @845 359 8526

Zoning Board Meeting Date: September 6, 2023

- () Comments attached
 - () No Comments at this time. Please send future correspondence for review.
 - () No future correspondence for this site should be sent to this agency. Plans reviewed and this agency does not have any further comments.
 - () This project is out of the jurisdiction of this agency and has no further comments.
- This project is before the Zoning Board on Wednesday September 6, 2023. Kindly forward your completed review to this office by September 6, 2023.**

Reviewing Agency _____

Name _____ date: _____

Signature: _____

Thank you, Deborah Arbolino

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: _____

Please check all that apply:

<input type="checkbox"/> Commercial <input type="checkbox"/> Residential <input type="checkbox"/> Planning Board <input checked="" 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 checked="" type="checkbox"/> Variance <input type="checkbox"/> Performance Standards Review <input type="checkbox"/> Use Variance <input type="checkbox"/> Other (specify): _____	<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
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PERMIT#: BLDR-3524-23
 ASSIGNED _____
 INSPECTOR: KEN
 Referred from Planning Board: YES / NO
 If yes provide date of Planning Board meeting: _____

Project Name: GENOVESI RESIDENCE

Street Address: 17 Moehring Dr.
Blauvelt, NY 10913

Tax Map Designation:
Section: 70.18 Block: 3 Lot(s): 14
Section: _____ Block: _____ Lot(s): _____

Directional Location:
On the South side of Moehring Dr., approximately
140 feet West of the intersection of Western Highway, in the
Town of Orangetown in the hamlet/village of Blauvelt

Acreage of Parcel <u>.32</u>	Zoning District <u>R-15</u>
School District <u>SOUTH ORANGETOWN</u>	Postal District <u>BLAUVET / Orangeburg</u>
Ambulance District <u>South Orangetown</u>	Fire District <u>BLAUVET</u>
Water District <u>VOGUA</u>	Sewer District <u>ORANGETOWN</u>

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

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.
Date: 7/13/23 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 _____
- 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

REFERRAL TO THE ZONING BOARD OF APPEALS

Date: 6-30-2023 Section: 70.18 Block: 3 Lot: 14

Applicant: GENOVESI

Address: 17 MOEHRING DRIVE, BLAUVELT, NY

RE: Application Made at: same

Referred For:

Chapter 43, Table 3.11, R-22, Average Density R-15 District, Column 2 Group M, Column 3 SFR,
Column 4 Max FAR 20% w/ 24% proposed, Column 9 Min Side Yard 20' w/ 18.2' proposed, Column
10 Total Side Yard min 50' w/ 38.3' proposed

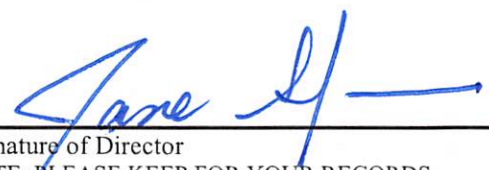
3 Variances Required

Comments:


Dear MR. GENOVESI:

Please be advised that the Building Permit Application # BLDR-3524-23, which you submitted on
6-23-2023, has been referred to the Town of Orangetown Zoning Board of Appeals. The Clerk to
the Zoning Board of Appeals, Debbie Arbolino, can assist you in the preparation necessary to appear
before the board. She can be reached at 845-359-8410 ext. 4331 or darbolino@orangetown.com.

Sincerely,



Signature of Director
NOTE: PLEASE KEEP FOR YOUR RECORDS
1-30-2023



Date
CC: Liz DeCort
Debbie Arbolino

Dear Maria Luisa Mosteiro & Jonathan Svibruck

As you may or may not know, we are planning on adding an addition to our home. We are planning on adding a second story to accommodate a master bedroom as well as adding an additional bedroom and bath to the main level for Rob's elderly parents to live in as they are unable to care for themselves on their own and wish to live with family rather than move into a care facility.

The exterior of the home will not result in any undesirable change to the neighborhood's character or to any nearby properties and will, in fact, enhance the neighborhood's appeal. We wanted to let you know our intentions in advance and would like to ask for your support below.

Thank you so much!

Best,

Ann and Rob Genovesi
17 Moehring Drive
Blauvelt, NY 10913

Ann cell (845) 222-0503

Address: 514 Western Highway
Blauvelt NY 10913

Signature:

Maria Luisa Mosteiro
Jon Svibruck

Date:

7/12/2023

7/12/2023

Dear Jason & Kristin Hanley

As you may or may not know, we are planning on adding an addition to our home. We are planning on adding a second story to accommodate a master bedroom as well as adding an additional bedroom and bath to the main level for Rob's elderly parents to live in as they are unable to care for themselves on their own and wish to live with family rather than move into a care facility.

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Thank you so much!

Best,

Ann and Rob Genovesi
17 Moehring Drive
Blauvelt, NY 10913

Ann cell (845) 222-0503

Address: 35 Moehring Dr
Blauvelt, NY 10913

Signature:

Kristin Hanley

Date:

7/6/23

Dear *Maureen Zelon*

As you may or may not know, we are planning on adding an addition to our home. We are planning on adding a second story to accommodate a master bedroom as well as adding an additional bedroom and bath to the main level for Rob's elderly parents to live in as they are unable to care for themselves on their own and wish to live with family rather than move into a care facility.

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Thank you so much!

Best,

Ann and Rob Genovesi
17 Moehring Drive
Blauvelt, NY 10913

Ann cell (845) 222-0503

Address: *20 Moehring Drive
Blauvelt, NY 10913*

Signature:

Maureen Zelon

Date: *07/06/2023*

Dear ALBERT TIRAB

As you may or may not know, we are planning on adding an addition to our home. We are planning on adding a second story to accommodate a master bedroom as well as adding an additional bedroom and bath to the main level for Rob's elderly parents to live in as they are unable to care for themselves on their own and wish to live with family rather than move into a care facility.

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Thank you so much!

Best,

Ann and Rob Genovesi
17 Moehring Drive
Blauvelt, NY 10913

Ann cell (845) 222-0503

Address: 14 Moehring Dr
Blauvelt NY 10913

Signature:



Date:

7/5/2023

Dear Chris Coyle and Katie Dizzim

As you may or may not know, we are planning on adding an addition to our home. We are planning on adding a second story to accommodate a master bedroom as well as adding an additional bedroom and bath to the main level for Rob's elderly parents to live in as they are unable to care for themselves on their own and wish to live with family rather than move into a care facility.

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Thank you so much!

Best,

Ann and Rob Genovesi
17 Moehring Drive
Blauvelt, NY 10913

Ann cell (845) 222-0503

Address: 20 Goehring Rd.
Blauvelt, NY 10913

Signature: 

Date: 7/12/23

Dear *Bill + Daniela, Jakey,*

As you may or may not know, we are planning on adding an addition to our home. We are planning on adding a second story to accommodate a master bedroom as well as adding an additional bedroom and bath to the main level for Rob's elderly parents to live in as they are unable to care for themselves on their own and wish to live with family rather than move into a care facility.

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Thank you so much!

Best,

Ann and Rob Genovesi
17 Moehring Drive
Blauvelt, NY 10913

Ann cell (845) 222-0503

Address: *27 Moehring Drive
Blauvelt, Ny 10913*

Signature: *Daniela Jakey*

Date: *9/5/2023*

Dear Daniella + John Rutter

As you may or may not know, we are planning on adding an addition to our home. We are planning on adding a second story to accommodate a master bedroom as well as adding an additional bedroom and bath to the main level for Rob's elderly parents to live in as they are unable to care for themselves on their own and wish to live with family rather than move into a care facility.


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Thank you so much!

Best,
Ann and Rob Genovesi
17 Moehring Drive
Blauvelt, NY 10913

Ann cell (845) 222-0503

Address: 38 Moehring Dr.
Blauvelt Ny 10913

Signature: 

Date: 7-6-23

Dear Rose & Michael Keaveney

As you may or may not know, we are planning on adding an addition to our home. We are planning on adding a second story to accommodate a master bedroom as well as adding an additional bedroom and bath to the main level for Rob's elderly parents to live in as they are unable to care for themselves on their own and wish to live with family rather than move into a care facility.

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Thank you so much!

Best,
Ann and Rob Genovesi
17 Moehring Drive
Blauvelt, NY 10913

Ann cell (845) 222-0503

Address: 28 Moehring Dr.
Blauvelt, NY 10913

Signature:

Rose Keaveney

Date:

7/7/2023

Dear Jason Elmerdorf Kerri Elmerdorf

As you may or may not know, we are planning on adding an addition to our home. We are planning on adding a second story to accommodate a master bedroom as well as adding an additional bedroom and bath to the main level for Rob's elderly parents to live in as they are unable to care for themselves on their own and wish to live with family rather than move into a care facility.

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Thank you so much!


Best,

Ann and Rob Genovesi
17 Moehring Drive
Blauvelt, NY 10913

Ann cell (845) 222-0503

Address: 510 Western Hwy
Blauvelt Ny 10913

Signature:


Kerri Elmerdorf

Date:

7-12-23

Dear MERAlda & Joe Moehle

As you may or may not know, we are planning on adding an addition to our home. We are planning on adding a second story to accommodate a master bedroom as well as adding an additional bedroom and bath to the main level for Rob's elderly parents to live in as they are unable to care for themselves on their own and wish to live with family rather than move into a care facility.

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Thank you so much!

Best,

Ann and Rob Genovesi
17 Moehring Drive
Blauvelt, NY 10913

Ann cell (845) 222-0503

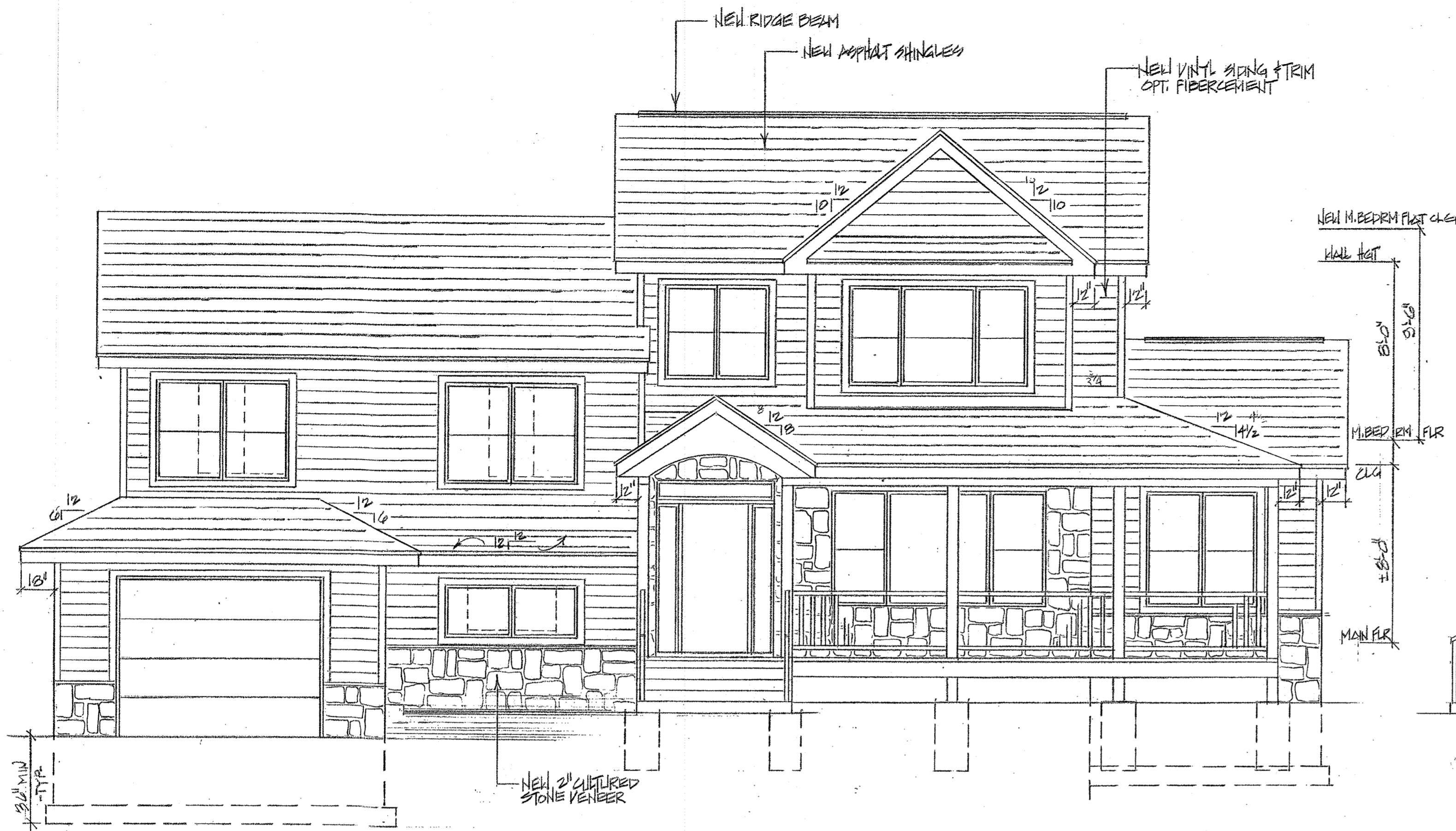
Address: 518 Western Hwy. Blauvelt, NY 10913

Signature: Meralda Moehle
Joseph Genovesi

Date: 7/7/23

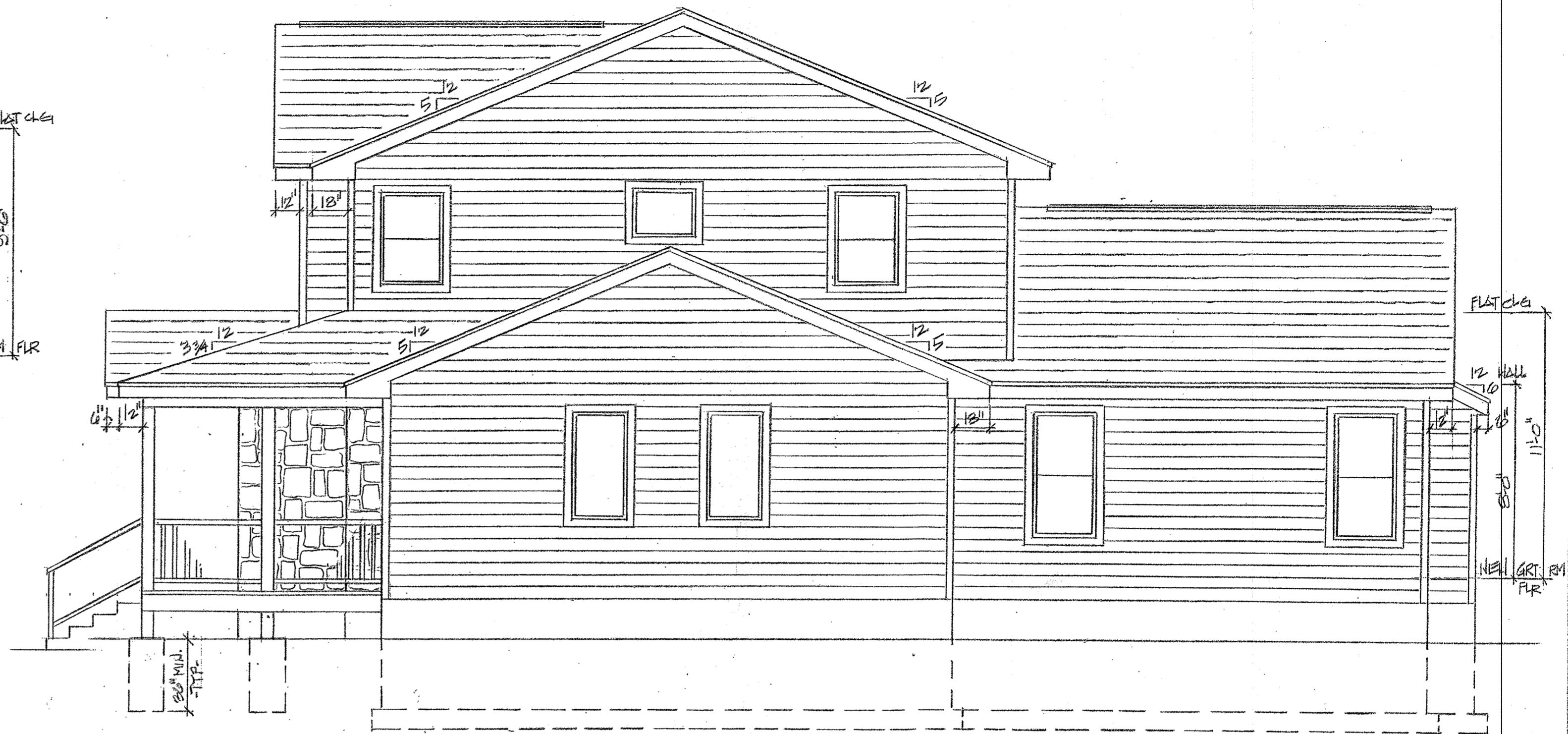


SWIS	PRINT KEY	NAME	ADDRESS
392489	70.18-1-18	Dewilton W Lattimer III	23 Klee Ln,Blauvelt, NY 10913
392489	70.18-1-19	Teresa A D'Amico	11 Klee Ln,Blauvelt, NY 10913
392489	70.18-1-20	Jonathan Ryder	520 Western Hwy,Blauvelt, NY 10913
392489	70.18-1-21	Joseph S Moehrle	518 Western Hwy,Blauvelt, NY 10913
392489	70.18-1-22	Albert Tirado	14 Moehring Dr,Blauvelt, NY 10913
392489	70.18-1-23	Kathleen Whelan	20 Moehring Dr,Blauvelt, NY 10913
392489	70.18-1-24	Michael E Keaveney	28 Moehring Dr,Blauvelt, NY 10913
392489	70.18-1-25	Jonathan Ritter	38 Moehring Dr,Blauvelt, NY 10913
392489	70.18-1-27	Kevin Malley	12 East Rd,Blauvelt, NY 10913
392489	70.18-1-28	Albert Piscitelli	20 East Rd,Blauvelt, NY 10913
392489	70.18-2-9	Yosef Barbalat	513 Western Hwy,Blauvelt, NY 10913
392489	70.18-2-10	Ronald A Davis	511 Western Hwy,Blauvelt, NY 10913
392489	70.18-3-11	Christopher Tsanopoulos	41 Moehring Dr,Blauvelt, NY 10913
392489	70.18-3-12	Jason Hanley	35 Moehring Dr,Blauvelt, NY 10913
392489	70.18-3-13	William T Fahey	27 Moehring Dr,Blauvelt, NY 10913
392489	70.18-3-14	Robert Genovesi	17 Moehring Dr,Blauvelt, NY 10913
392489	70.18-3-15	Jonathan Svibruck	514 Western Hwy,Blauvelt, NY 10913
392489	70.18-3-16	Jason D Elmendorf	510 Western Hwy,Blauvelt, NY 10913
392489	70.18-3-17	Elizabeth Iskenderian	14 Goehring Curv,Blauvelt, NY 10913
392489	70.18-3-18	Christopher M Coyle	20 Goehring Curv,Blauvelt, NY 10913
392489	70.18-3-19	Eugenie Sullivan	28 Goehring Curv,Blauvelt, NY 10913
392489	70.18-3-20	Michael Nordstrom	34 Goehring Curv,Blauvelt, NY 10913
392489	70.18-3-21	Steven M Tinston	23 Goehring Curv,Blauvelt, NY 10913
392489	70.18-3-22	Joseph Moehrle	15 Goehring Curv,Blauvelt, NY 10913
392489	70.18-3-23	Judith R Holmes	506 Western Hwy,Blauvelt, NY 10913

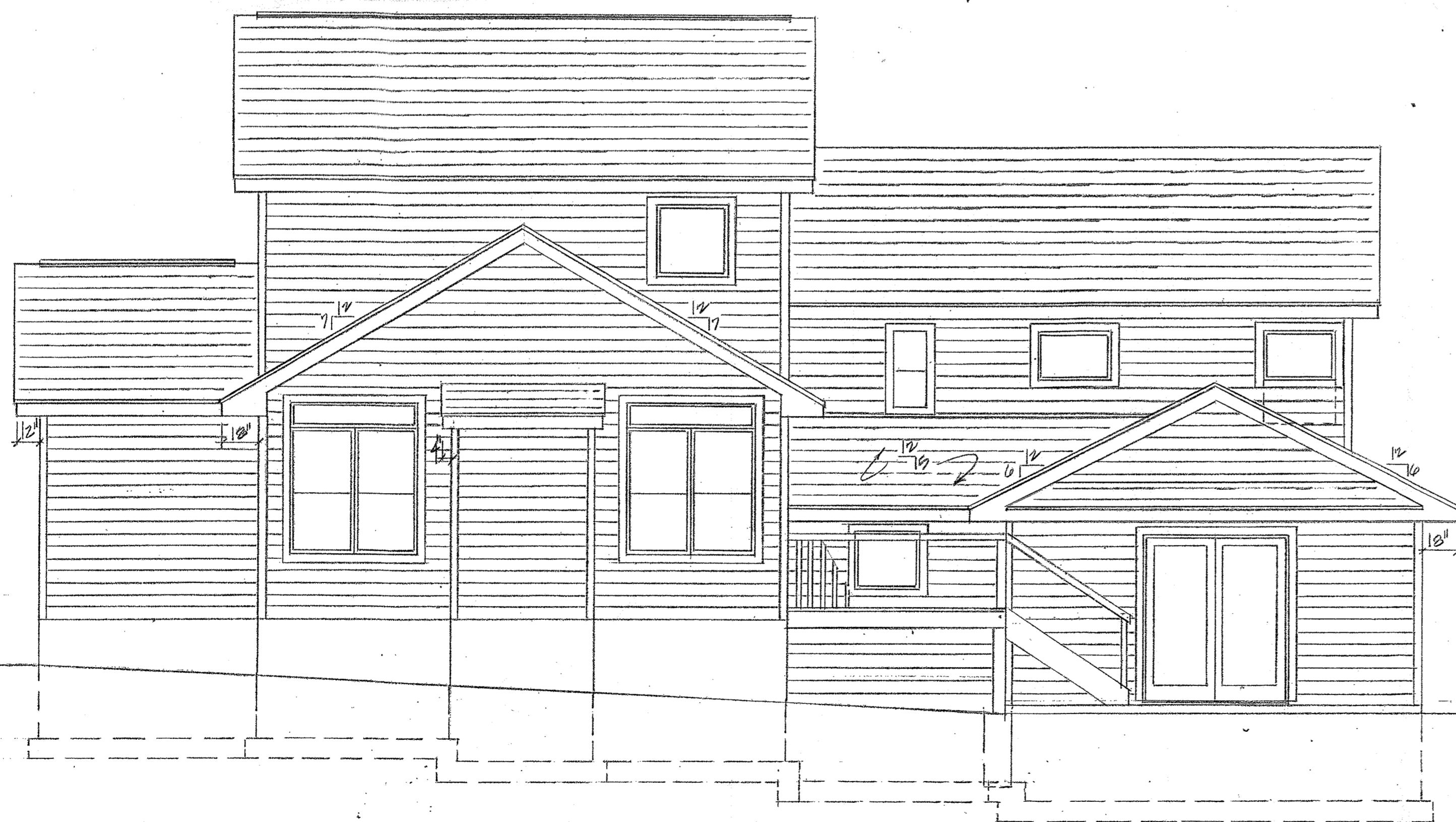


FRONT ELEVATION

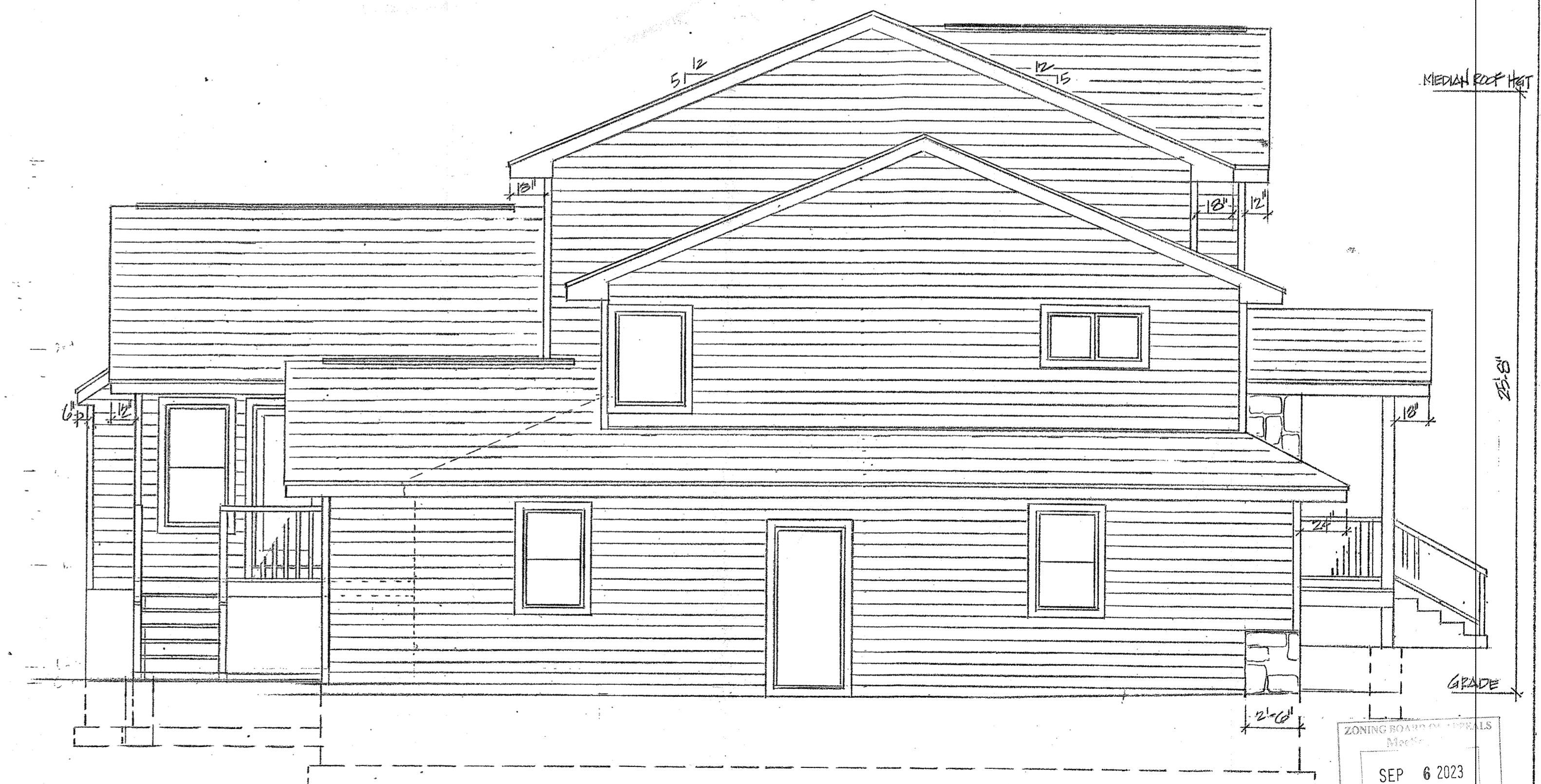
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION

ZONING BOARD APPROVALS
 Marked
 SEP 6 2023
 TOWN OF ORANGE TOWN

GENOVESI RESIDENCE
 TWO-STORY ADDITION
 17 MOEHRING DRIVE
 BLAUVELT, NEW YORK

HARRY J. GOLDSTEIN
 ARCHITECT

[Signature]
 N.Y.S. LICENSE NO. 022818
 NOT VALID UNLESS SIGNED & SEALED

PROJECT 220927
 JANUARY 30, 2023

HARRY J. GOLDSTEIN
 ARCHITECT
 DESIGN & DEVELOPMENT
 4 REGINA ROAD
 MONROE, NEW YORK 10952
 (845) 356-7942 (914) 393-5747

1
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 4

GENERAL SPECIFICATIONS

- GENERAL NOTES**
1. ALL WORK PERFORMED SHALL COMPLY WITH THE BUILDING AND ZONING ORDINANCES OF THE TOWN OF ORANGETOWN 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 OF 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 TO APPROVED PLAN 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, 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 OF 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 ADDING 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 REPORT IMMEDIATELY TO THE OWNER.
 18. ALL FOOTINGS TO REST ON VIRGIN SOIL HAVING A MINIMUM BEARING CAPACITY OF 3,000 P.S.I. 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 BE BROUGHT TO A TRUE PLANE & COMPACTED TO SOLID BEARING. ALL FILL MATERIAL SHALL BE SOIL OR SOIL-ROCK MATURE 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 15% 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 Poured CONCRETE WALLS SHALL BE A MAXIMUM OF 7" OF 10" CONCRETE BLOCK WALLS MAXIMUM 6" ABOVE SLAB TO ADJACENT GRADE.
 22. TOP OF NEWLY GRADED AREAS IS TO BE TOP SOLE RAKED FREE FROM DEBRIS, STICKS, STONES OVER 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 SURVEYOR'S OWNER 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 6" BELOW ADJACENT FRAMING AND MAXIMUM 6" ABOVE AS PER LOCAL CODES.
 29. CONCRETE AND MASONRY
 30. NEW Poured CONCRETE TO BE MINIMUM 3000 P.S.I. COMPRESSIVE STRENGTH IN 28 DAYS. 6.0 BAGS OF CEMENT MIX PER CUBIC YARD OF CONCRETE AND MAXIMUM 7 1/2 GALLONS OF WATER PER BAG OF CEMENT. 1/4 GALLONS OF WATER PER BAG POUND BAG OF CEMENT FOR AIR ENTRAINMENT CONCRETE. SUBMIT TESTING REPORTS PERFORMED BY APPROVED TESTING LABORATORY, AS REQUIRED BY LOCAL OFFICIALS.
 31. CONCRETE DESIGN, MATERIALS, AND METHODS OF CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE STANDARD 3180 OF THE AMERICAN CONCRETE INSTITUTE. ALL MASONRY OR CONCRETE ANCHORS AND FASTENERS OF ANY KIND, TO BE GALVANIZED OR ZINC COATED.
 32. BLOCK FOUNDATION WALLS TO BE REINFORCED HORIZONTALLY WITH DWR-WALL EVERY SECOND COURSE AND VERTICALLY WITH (4) #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.

ENERGY CODE

CLIMATE ZONE	TABLE R301.1 INSULATION AND PENETRATION REQUIREMENTS BY COMPONENTS - ROCKLAND/ORANGE CLIMATE ZONE 5									
	CEILING R-VALUE	CEILING FLOOR R-VALUE	WALL R-VALUE	WALL R-VALUE	FLOOR R-VALUE	BASEMENTS R-VALUE	SLAB R-VALUE	GLAZING U-FACTOR	DOOR U-FACTOR	CRACK SPACE
4 except Marine 4	0.27	0.50	0.40	49	20 or 13.5 S.F.	8/13	19	10/13	10.2	10/13
5 and Marine 4	0.27	0.50	NR	49	20 or 13.5 S.F.	13/17	30 or 15/19	10.2	10.2	15/19

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	Termites		
30pcf	115	B	5	36"	Mod/Elev	Yes	Yes

GENOVESI RESIDENCE TWO-STORY ADDITION 17 MOEHRING DRIVE BLAUVELT, NEW YORK

HARRY J. GOLDSTEIN
ARCHITECT

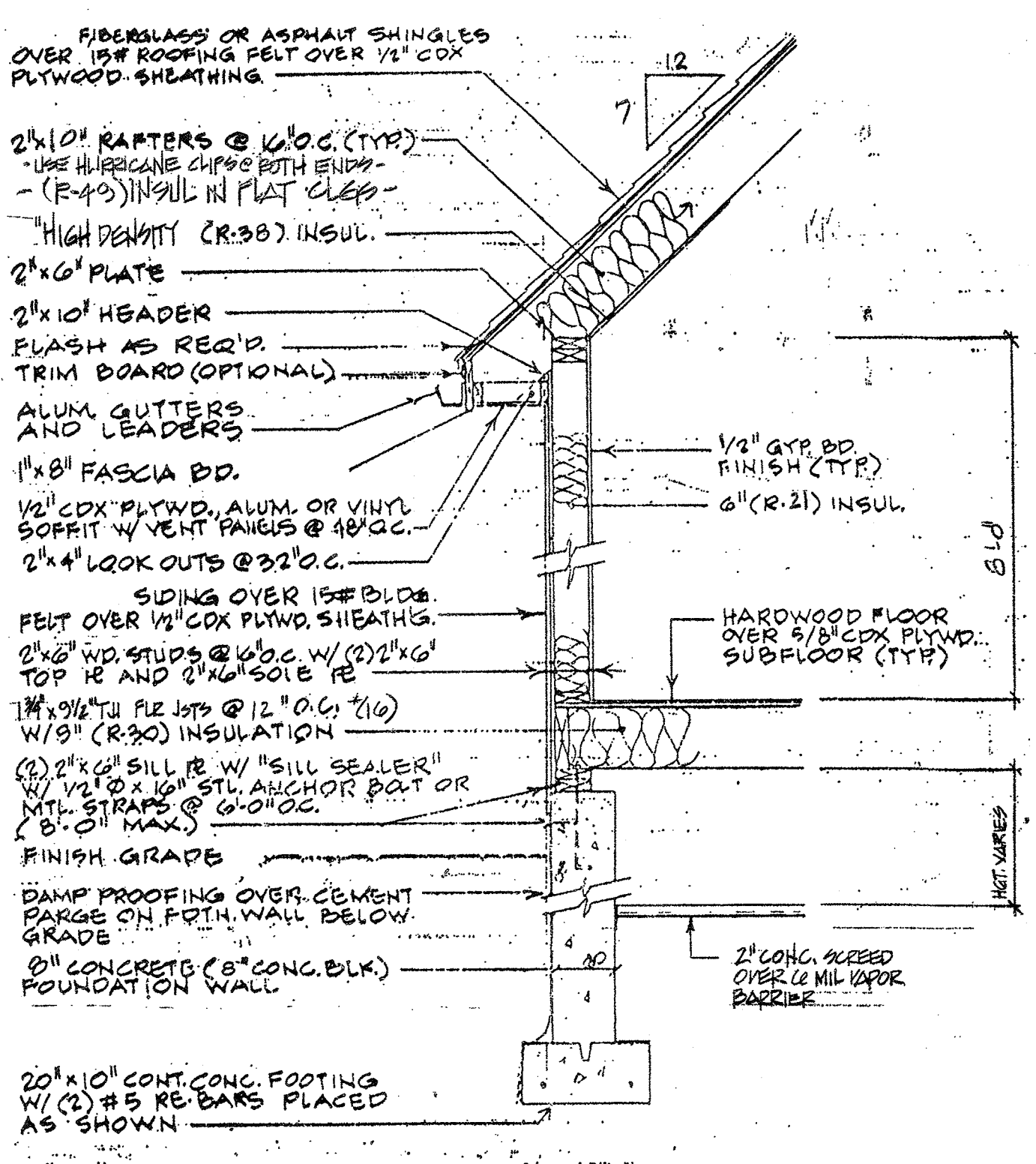
HARRY J. GOLDSTEIN
ARCHITECT
DESIGN & DEVELOPMENT

4 REGINA ROAD
MONROE, NEW YORK 10952
LIC. NO. 023816
NYS REG. ARCHT. LICENSED & SEALD

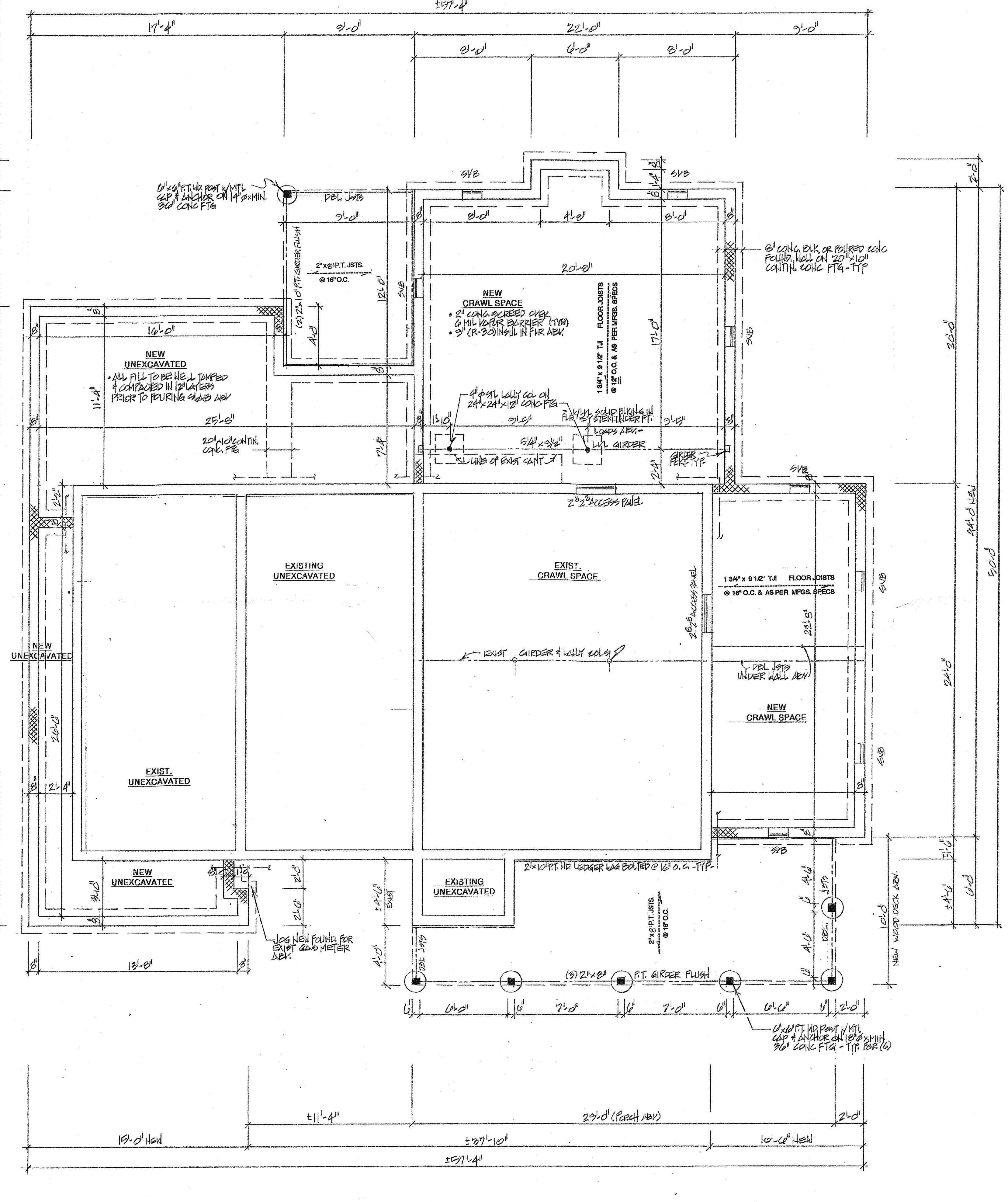
(845) 336-7942 (914) 393-3787

PROJECT 22087
JANUARY 20, 2023

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TYPICAL WALL SECTION
SCALE: 1/2" = 1'-0"
NOTE: FUR-DOWN ALL CATHEDRAL CEILINGS AS REQUIRED TO ALLOW FOR PROPER INSULATION & VENTILATION



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

GENERAL SPECS. CONTINUED

FRAMING

28. ALL LUMBER MATERIALS USED IN THE BUILDING SHALL BE DRY, SCANT, 2" MATERIALS FREE FROM ROT, LARGE KNOTS, SHAVERS AND OTHER DEFECTS. JOISTS, STUDS, SILL, ROOF TRUSSES AND RAFTERS SHALL BE 19% MAXIMUM GRADE EXCEPT IF NOTED OTHERWISE. DIMENSIONS SHALL BE AS SHOWN ON DRAWINGS. THE GRADE OF THE WOOD SHALL BE AS NOTED ON DRAWINGS.

29. ALL SC joists in contact with concrete shall be treated with copper preservative. ALL SC joists shall be installed where required by site conditions and S.I.C.O. CODES.

30. DOUBLE STUDS SHALL BE INSTALLED AND ALL PARTITIONS PLACING PARALLEL WITH SPACERS SHALL BE INSTALLED PARALLEL TO THE STUDS. ALL INTERIOR BEARING WALLS, DOUBLE FRAMING AND ALL INTERIOR TRUSSES AND RAFTERS SHALL BE 19% MAXIMUM GRADE EXCEPT IF NOTED OTHERWISE. DIMENSIONS SHALL BE AS SHOWN ON DRAWINGS. THE GRADE OF THE WOOD SHALL BE AS NOTED ON DRAWINGS.

31. INTERIOR 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 SHOULD BE 1/2" ABOVE FLOOR FINISH. STUDS SHALL BE 1/2" ABOVE FLOOR FINISH. STUDS SHALL BE 1/2" ABOVE FLOOR FINISH. STUDS SHALL BE 1/2" ABOVE FLOOR FINISH.

32. INTERIOR 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 SHOULD BE 1/2" ABOVE FLOOR FINISH. STUDS SHALL BE 1/2" ABOVE FLOOR FINISH. STUDS SHALL BE 1/2" ABOVE FLOOR FINISH. STUDS SHALL BE 1/2" ABOVE FLOOR FINISH.

33. HEADERS OVER ALL DOORS, WINDOWS AND OTHER OPENINGS SHALL BE 2" X 10" OR 2" X 12" UNLESS OTHERWISE NOTED. HEADERS OVER DOORS SHALL BE 2" X 10" OR 2" X 12" UNLESS OTHERWISE NOTED. HEADERS OVER DOORS SHALL BE 2" X 10" OR 2" X 12" UNLESS OTHERWISE NOTED. HEADERS OVER DOORS SHALL BE 2" X 10" OR 2" X 12" UNLESS OTHERWISE NOTED.

34. ALL EXTERIOR DOORS SHALL BE FRAMED WITH 2" X 4" WOOD FRAMING. UNLESS OTHERWISE NOTED, DOORS SHALL HAVE 2" X 4" WOOD FRAMING. UNLESS OTHERWISE NOTED, DOORS SHALL HAVE 2" X 4" WOOD FRAMING. UNLESS OTHERWISE NOTED, DOORS SHALL HAVE 2" X 4" WOOD FRAMING. UNLESS OTHERWISE NOTED, DOORS SHALL HAVE 2" X 4" WOOD FRAMING.

35. ROOFING MATERIAL SHALL BE MINIMUM 20 GA. GALVALUME WITH 1/2" INSULATION. UNLESS OTHERWISE NOTED, ROOFING MATERIAL SHALL BE MINIMUM 20 GA. GALVALUME WITH 1/2" INSULATION. UNLESS OTHERWISE NOTED, ROOFING MATERIAL SHALL BE MINIMUM 20 GA. GALVALUME WITH 1/2" INSULATION. UNLESS OTHERWISE NOTED, ROOFING MATERIAL SHALL BE MINIMUM 20 GA. GALVALUME WITH 1/2" INSULATION.

36. SADDLE BOARDS SHALL BE SCURED AT A 45 DEGREE ANGLE OR 90 DEGREE ANGLE. UNLESS OTHERWISE NOTED, SADDLE BOARDS SHALL BE SCURED AT A 45 DEGREE ANGLE OR 90 DEGREE ANGLE. UNLESS OTHERWISE NOTED, SADDLE BOARDS SHALL BE SCURED AT A 45 DEGREE ANGLE OR 90 DEGREE ANGLE. UNLESS OTHERWISE NOTED, SADDLE BOARDS SHALL BE SCURED AT A 45 DEGREE ANGLE OR 90 DEGREE ANGLE.

37. ALUMINUM GUTTERS AND LEADERS SHALL BE PROVIDED AS REQUIRED. UNLESS OTHERWISE NOTED, ALUMINUM GUTTERS AND LEADERS SHALL BE PROVIDED AS REQUIRED. UNLESS OTHERWISE NOTED, ALUMINUM GUTTERS AND LEADERS SHALL BE PROVIDED AS REQUIRED. UNLESS OTHERWISE NOTED, ALUMINUM GUTTERS AND LEADERS SHALL BE PROVIDED AS REQUIRED.

38. WINDOWS SHALL BE SIZE, TYPE AND MFG. AS INDICATED ON PLANS, WITH SCREENS AND HARDWARE PROVIDED. UNLESS OTHERWISE NOTED, WINDOWS SHALL BE SIZE, TYPE AND MFG. AS INDICATED ON PLANS, WITH SCREENS AND HARDWARE PROVIDED. UNLESS OTHERWISE NOTED, WINDOWS SHALL BE SIZE, TYPE AND MFG. AS INDICATED ON PLANS, WITH SCREENS AND HARDWARE PROVIDED. UNLESS OTHERWISE NOTED, WINDOWS SHALL BE SIZE, TYPE AND MFG. AS INDICATED ON PLANS, WITH SCREENS AND HARDWARE PROVIDED.

39. EXTERIOR DOORS TO BE OF THE MANUFACTURER, TYPE, SIZE AND STYLE AS INDICATED ON THE DRAWINGS. UNLESS OTHERWISE NOTED, EXTERIOR DOORS TO BE OF THE MANUFACTURER, TYPE, SIZE AND STYLE AS INDICATED ON THE DRAWINGS. UNLESS OTHERWISE NOTED, EXTERIOR DOORS TO BE OF THE MANUFACTURER, TYPE, SIZE AND STYLE AS INDICATED ON THE DRAWINGS. UNLESS OTHERWISE NOTED, EXTERIOR DOORS TO BE OF THE MANUFACTURER, TYPE, SIZE AND STYLE AS INDICATED ON THE DRAWINGS.

40. ALL PLUMBING WORK SHALL BE IN ACCORDANCE WITH LOCAL HEALTH DEPARTMENT REQUIREMENTS AND SHALL BE SUBJECT TO THE APPROVAL OF THE PLUMBING INSPECTOR. UNLESS OTHERWISE NOTED, ALL PLUMBING WORK SHALL BE IN ACCORDANCE WITH LOCAL HEALTH DEPARTMENT REQUIREMENTS AND SHALL BE SUBJECT TO THE APPROVAL OF THE PLUMBING INSPECTOR. UNLESS OTHERWISE NOTED, ALL PLUMBING WORK SHALL BE IN ACCORDANCE WITH LOCAL HEALTH DEPARTMENT REQUIREMENTS AND SHALL BE SUBJECT TO THE APPROVAL OF THE PLUMBING INSPECTOR. UNLESS OTHERWISE NOTED, ALL PLUMBING WORK SHALL BE IN ACCORDANCE WITH LOCAL HEALTH DEPARTMENT REQUIREMENTS AND SHALL BE SUBJECT TO THE APPROVAL OF THE PLUMBING INSPECTOR.

41. ALL ELECTRICAL WORK SHALL CONFORM COMPLETELY TO THE REQUIREMENTS OF THE N.E.C. AND LOCAL UTILITY COMPANY. UNLESS OTHERWISE NOTED, ALL ELECTRICAL WORK SHALL CONFORM COMPLETELY TO THE REQUIREMENTS OF THE N.E.C. AND LOCAL UTILITY COMPANY. UNLESS OTHERWISE NOTED, ALL ELECTRICAL WORK SHALL CONFORM COMPLETELY TO THE REQUIREMENTS OF THE N.E.C. AND LOCAL UTILITY COMPANY. UNLESS OTHERWISE NOTED, ALL ELECTRICAL WORK SHALL CONFORM COMPLETELY TO THE REQUIREMENTS OF THE N.E.C. AND LOCAL UTILITY COMPANY.

42. ALL HEATING AND AIR CONDITIONING WORK SHALL CONFORM COMPLETELY TO THE REQUIREMENTS OF THE LOCAL AND STATE BUILDING CODES. UNLESS OTHERWISE NOTED, ALL HEATING AND AIR CONDITIONING WORK SHALL CONFORM COMPLETELY TO THE REQUIREMENTS OF THE LOCAL AND STATE BUILDING CODES. UNLESS OTHERWISE NOTED, ALL HEATING AND AIR CONDITIONING WORK SHALL CONFORM COMPLETELY TO THE REQUIREMENTS OF THE LOCAL AND STATE BUILDING CODES. UNLESS OTHERWISE NOTED, ALL HEATING AND AIR CONDITIONING WORK SHALL CONFORM COMPLETELY TO THE REQUIREMENTS OF THE LOCAL AND STATE BUILDING CODES.

43. APPLY FOUNDATION DAMPROOFING OR WATERPROOFING ON ALL BACKFILL FACES OF WALLS BELOW EARTH GRADE. UNLESS OTHERWISE NOTED, APPLY FOUNDATION DAMPROOFING OR WATERPROOFING ON ALL BACKFILL FACES OF WALLS BELOW EARTH GRADE. UNLESS OTHERWISE NOTED, APPLY FOUNDATION DAMPROOFING OR WATERPROOFING ON ALL BACKFILL FACES OF WALLS BELOW EARTH GRADE. UNLESS OTHERWISE NOTED, APPLY FOUNDATION DAMPROOFING OR WATERPROOFING ON ALL BACKFILL FACES OF WALLS BELOW EARTH GRADE.

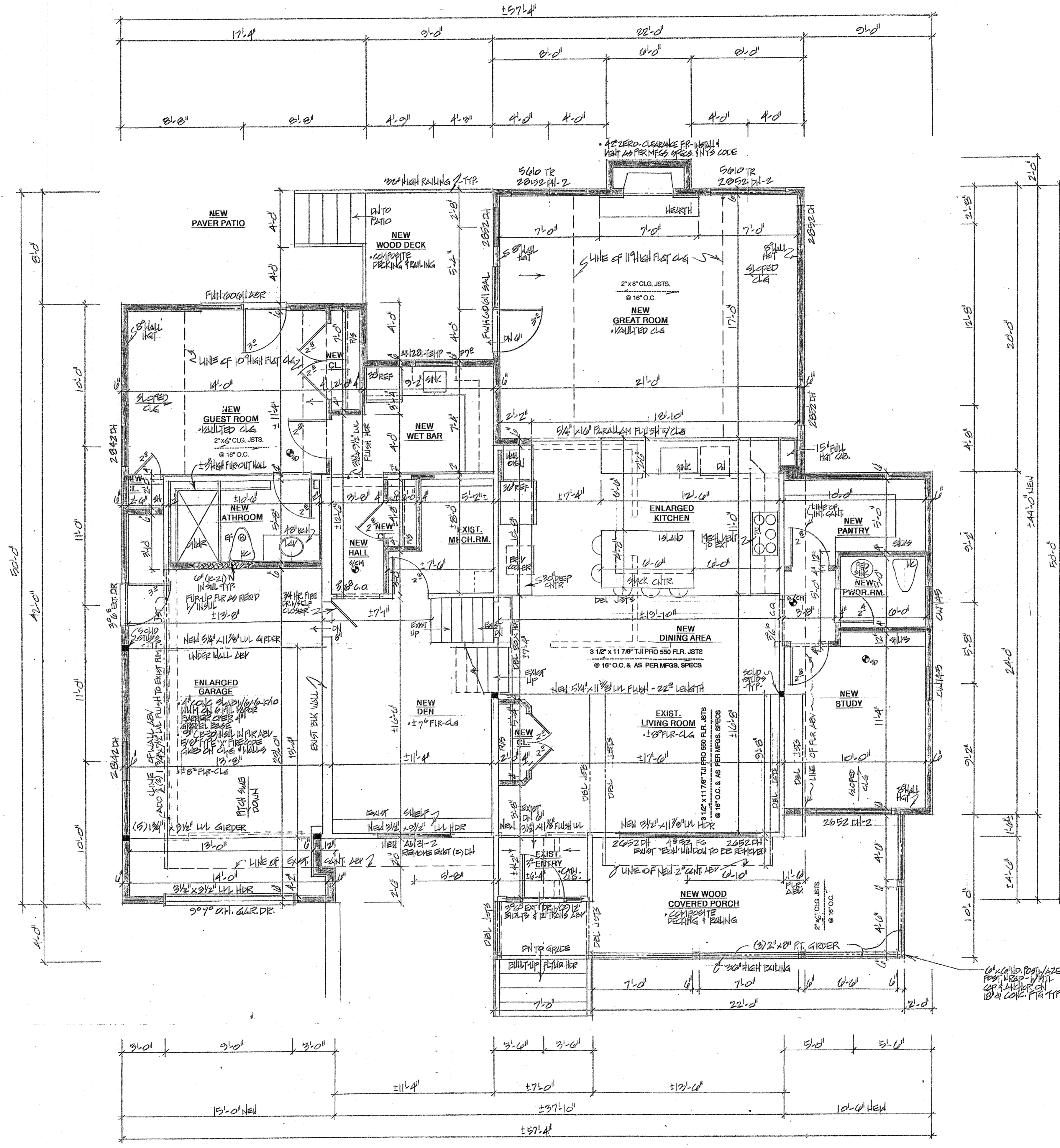
44. PROVIDE 15LB BUILDING FELT, TYVEK, TYVEK, OR EQUAL, BEHIND ALL SIDING, WINDOW AND DOOR CASINGS, MAIL TRIMS, ETC. UNLESS OTHERWISE NOTED, PROVIDE 15LB BUILDING FELT, TYVEK, TYVEK, OR EQUAL, BEHIND ALL SIDING, WINDOW AND DOOR CASINGS, MAIL TRIMS, ETC. UNLESS OTHERWISE NOTED, PROVIDE 15LB BUILDING FELT, TYVEK, TYVEK, OR EQUAL, BEHIND ALL SIDING, WINDOW AND DOOR CASINGS, MAIL TRIMS, ETC. UNLESS OTHERWISE NOTED, PROVIDE 15LB BUILDING FELT, TYVEK, TYVEK, OR EQUAL, BEHIND ALL SIDING, WINDOW AND DOOR CASINGS, MAIL TRIMS, ETC.

45. ALL EXTERIOR OPENINGS SHALL BE PROPERLY FLASHED, CALKED, WEATHER STRIPPED OR OTHERWISE PROPERLY SEALED. UNLESS OTHERWISE NOTED, ALL EXTERIOR OPENINGS SHALL BE PROPERLY FLASHED, CALKED, WEATHER STRIPPED OR OTHERWISE PROPERLY SEALED. UNLESS OTHERWISE NOTED, ALL EXTERIOR OPENINGS SHALL BE PROPERLY FLASHED, CALKED, WEATHER STRIPPED OR OTHERWISE PROPERLY SEALED. UNLESS OTHERWISE NOTED, ALL EXTERIOR OPENINGS SHALL BE PROPERLY FLASHED, CALKED, WEATHER STRIPPED OR OTHERWISE PROPERLY SEALED.

46. ALL EXTERIOR WALLS AND ROOFS SHALL BE INSULATED AS INDICATED ON PLANS AND AS PER CODES. UNLESS OTHERWISE NOTED, ALL EXTERIOR WALLS AND ROOFS SHALL BE INSULATED AS INDICATED ON PLANS AND AS PER CODES. UNLESS OTHERWISE NOTED, ALL EXTERIOR WALLS AND ROOFS SHALL BE INSULATED AS INDICATED ON PLANS AND AS PER CODES. UNLESS OTHERWISE NOTED, ALL EXTERIOR WALLS AND ROOFS SHALL BE INSULATED AS INDICATED ON PLANS AND AS PER CODES.

47. OAK HARDWARE FLOORS SHALL BE INSTALLED MINIMUM 3 DAYS AFTER DELIVERY AND BUILDING TO BE HEATED. OAK FLOORS TO RECEIVE TWO COATS OF POLYURETHANE, GYM SEAL OR EQUAL. UNLESS OTHERWISE NOTED, OAK HARDWARE FLOORS SHALL BE INSTALLED MINIMUM 3 DAYS AFTER DELIVERY AND BUILDING TO BE HEATED. OAK FLOORS TO RECEIVE TWO COATS OF POLYURETHANE, GYM SEAL OR EQUAL. UNLESS OTHERWISE NOTED, OAK HARDWARE FLOORS SHALL BE INSTALLED MINIMUM 3 DAYS AFTER DELIVERY AND BUILDING TO BE HEATED. OAK FLOORS TO RECEIVE TWO COATS OF POLYURETHANE, GYM SEAL OR EQUAL.

48. STAIRS TO BE AS INDICATED ON DRAWINGS WITH A MINIMUM OF 6" 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 STAIRS TO BE 36" HIGH (MINIMUM). STYLE AND MATERIAL TO BE SELECTED BY OWNER, AND SHALL CONFORM TO ALL STATE AND LOCAL CODES. UNLESS OTHERWISE NOTED, ALL STAIRS TO BE 36" HIGH (MINIMUM). STYLE AND MATERIAL TO BE SELECTED BY OWNER, AND SHALL CONFORM TO ALL STATE AND LOCAL CODES.



MAIN FLOOR/LOWER LEVEL PLAN

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

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

EXIST. S.F.: 875; NEW S.F.: 1035
TOTAL MAIN FLR. S.F.: 1910

EXIST. S.F.: 220; NEW S.F.: 134
TOTAL ONE-CAR GARAGE S.F.: 354

NEW COVERED PORCH S.F.: 228
NEW TOTAL LIVING S.F.: 3170

**GENOVESI RESIDENCE
TWO-STORY ADDITION**

**17 MOEHRING DRIVE
BLAUVELT, NEW YORK**

**HARRY J. GOLDSTEIN
ARCHITECT**

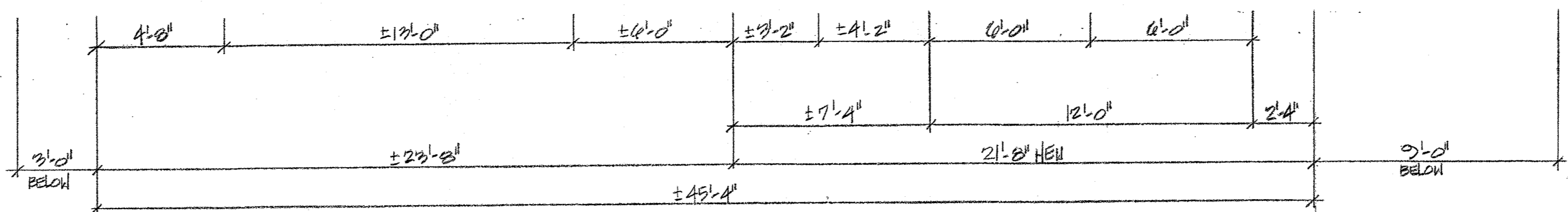
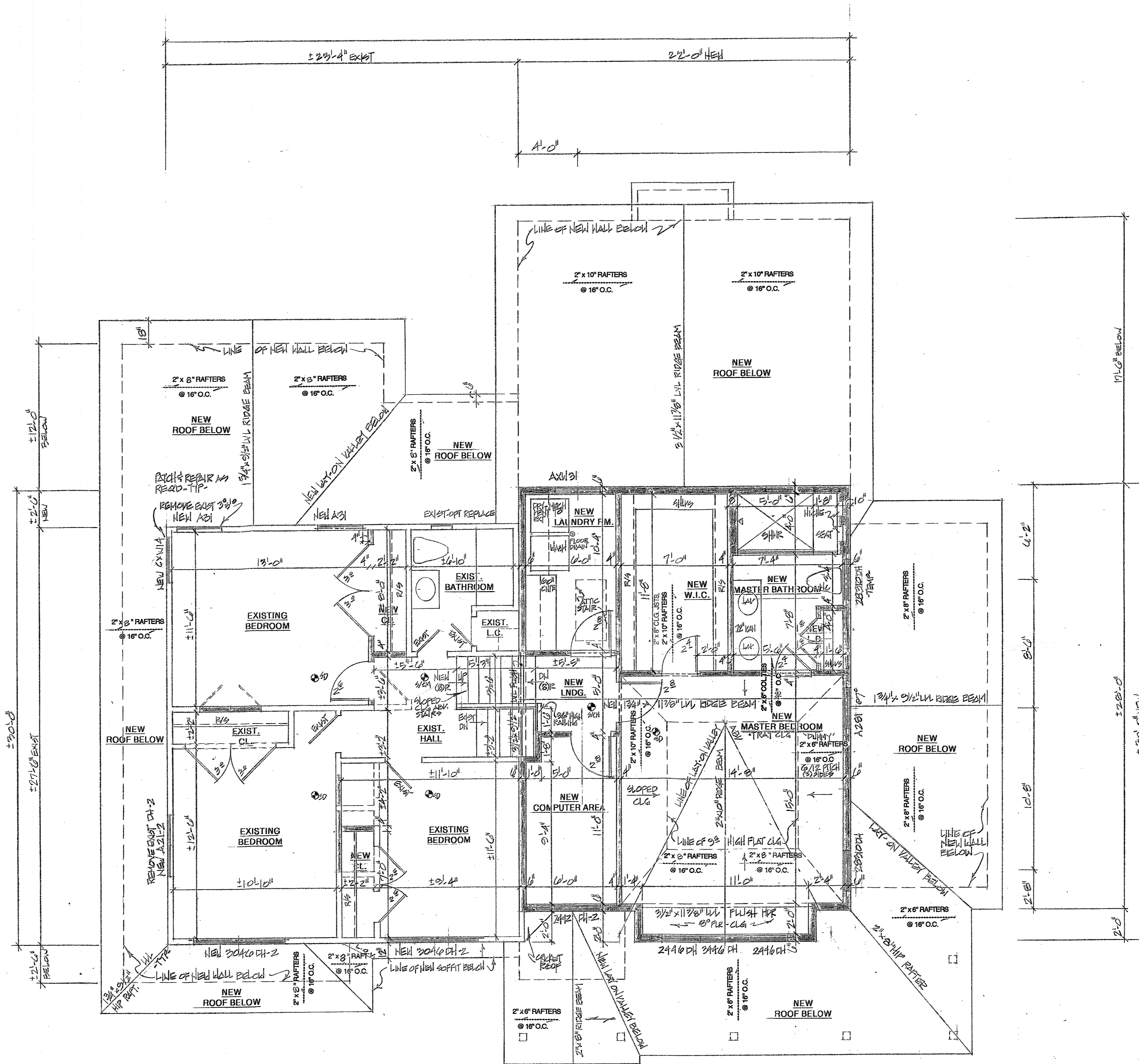


**HARRY J. GOLDSTEIN
ARCHITECT**
DESIGN & DEVELOPMENT

4 REGINA ROAD
MONSIEUR, NEW YORK 10952
N.Y.S. LICENSE NO. 025511
NOT VALID UNLESS SIGNED & SEALED

PROJECT STARTS
JANUARY 30, 2008

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UPPER LEVEL/SECOND FLOOR PLAN

EXIST. S.F. :620; NEW S.F. :640
TOTAL SECOND FLR. S.F. :1260

NOTE: ALL HEADERS ARE TO BE (2) 2"x10" UNLESS OTHERWISE INDICATED

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

STATE OF NEW YORK ADOPTED CODES AND STANDARDS

- INTERNATIONAL RESIDENTIAL CODE-NY ED, 2020
- NATIONAL ELECTRICAL 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

**GENOVESI RESIDENCE
TWO-STORY ADDITION**

**17 MOEHRING DRIVE
BLAUVELT, NEW YORK**

HARRY J. GOLDSTEIN
ARCHITECT

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PROJECT 22087
JANUARY 30, 2023

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