

ZONING BOARD OF APPEALS

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

Date: August 14, 2023

TO: OBAPAE

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

- Rockland County Drainage ✓
- Rockland County Health ✓
- Rockland County Planning ✓
- Rockland County Highway ✓

Review of Plans: Michael Campbell, 667 Oak Tree Road, Palisades, NY
Section 78.17 Block 2 Lot 31 R-40 zone

This matter is scheduled for:

Chapter 43, R-40 District, Section 3.12, Group E, Column 9 (Side Yard: 30' required, 26.5' proposed, 14.6' existing), 10 (Total Side Yard: 80' required, 41.1' proposed) for an addition to an existing single-family residence.

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 20, 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 20, 2023**. **Kindly forward your completed review to this office by September 20, 2023.**

Reviewing Agency _____

Name _____ date: _____

Signature: _____

Thank you, Deborah Arbolino



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: August 10, 2023

Applicant: Campbell

Address: 667 Oak Tree Rd, Palisades, NY

RE: Application Made at: same

Chapter 43, Table 3.12, Column 1 R-40 District, Column 2 Group E, Column 3 SFR, Column 8 Side Yrd 30' with 26.5' proposed. Column 10 Total Side Yard 80' with 41.1' proposed
Two Variances required.

Section: 78.17

Block: 2

Lot: 31

Dear Campbell:

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

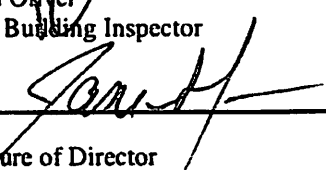
August 8, 2023, has been denied. I have enclosed a Xerox copy of your application, where you will find at the bottom the reason for denial.

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

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

Sincerely,


Richard Oliver
Deputy Building Inspector


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

8/10/23
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: R-40 **GML OFFICIAL USE ONLY** **ACREAGE:** 1.83
Inspector: Ken **Date App Received:** 8/8/23 **Received By:** SM
Permit No. B307-3191-23 **Date Issued:** _____
CO No. _____ **Date Issued:** _____
Permit Fee: 2292 **Ck#** 11686 **Paid By:** COOL POOL INC.
GIS Fee: 20 **Ck#** " " **Paid By:** _____
Stream Maintenance Fee **Ck #** _____ **Paid By:** _____

Additional Fee: _____ **Ck#** _____ **Date Paid** _____ **Paid By** _____
1st 6 mo. Ext.: _____ **Ck #** _____ **Exp. Date:** _____ **Paid By** _____
2nd 6 mo. Ext.: _____ **Ck #** _____ **Exp. Date:** _____

RECEIVED
 AUG 8 2023
 TOWN OF ORANGETOWN
 BUILDING DEPARTMENT

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: 667 OAK TREE RD PALISADES NY 10964
Section: 78.17 **Block:** 2 **Lot:** 31
Property Owner: MICHAEL CAMPBELL
Mailing Address: 667 OAK TREE RD. PALISADES NY 10964
Email: KIANA.WATKINS@NBCUNI.COM **Phone #:** 845-359-3190
Lessee (Business Name): _____
Mailing Address: _____
Email: _____ **Phone #:** _____
Type of Business /Use: _____
Contact Person: CEIL PIESCO **Relation to Project:** _____
Email: PERMITS@COOLPOOL.COM **Phone#:** 845-352-0110
Architect/Engineer: TOM SKRABLE **NYS Lic #** _____
Address: 65 RAMAPO VALLEY RD MAHWAY NJ **Phone#:** _____
Builder/General Contractor: GREENBUSH CONSTRUCTION **RC Lic #** _____
Address: 122 HIGH MOUNT AVE NYACK **Phone#:** 845-629-2678
Plumber: _____ **RC Lic #** _____
Address: _____ **Phone#:** _____
Electrician: _____ **RC Lic #:** _____
Address: _____ **Phone#:** _____
Heat/Cooling: _____ **RC Lic#:** _____
Address: _____ **Phone#:** _____

Existing use of structure or land: _____
Proposed Project Description: ADDITION TO HOUSE ENCLOSE PORTION OF CARPORT AND ADD SMALL SUNPORCH TO BACK

Proposed Square Footage: _____ **Estimated Construction Value (\$):** 120,000
BUILDING DEPARTMENT COMPLETES BELOW

PLANS REVIEWED: _____

PERMIT REFERRED / DENIED FOR
 -> Chapter 43, Section 312 R-40 District Column & Side Yard 30' required w/ 26.5' proposed, Column 10 Total Side Yard 80' required w/ 41.1' proposed

-> Chapter 12, Section 12-4 (A) Requires HABR approved - Page 1
 HABR 8/10/23
Pool & Cabana on permit 6307-23

SCANNED

AUG - 8 2023

BY: SM

FOR OFFICE USE ONLY SECTION BLOCK LOT NAME PERMIT#

May 15, 2023

Building Department
20 Greenbush Rd.
Orangeburg NY 10962

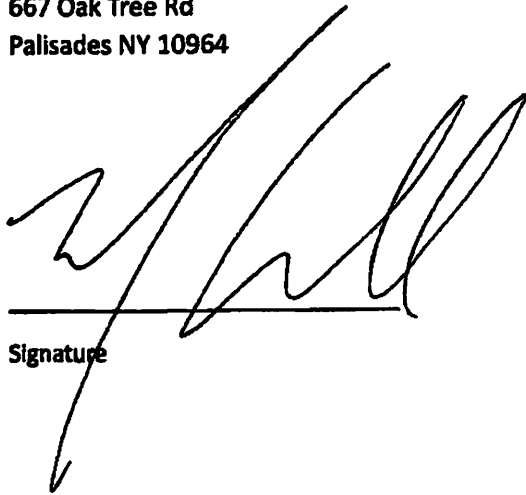
Re: Proposed additions and alterations at 667 Oak Tree Rd.

To Whom it May Concern:

I, Michael Campbell, give my authorization to have Meg Fowler appear in front of the any of the Town Boards as may be required for proposed work on my property at 667 Oak Tree Rd.

Kind regards,

Michael Campbell
667 Oak Tree Rd
Palisades NY 10964



A handwritten signature in black ink, appearing to read 'Michael Campbell', is written over a horizontal line. The signature is stylized and cursive.

Signature

5/15/23
Date

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

PERMIT#: _____
 ASSIGNED
 INSPECTOR: _____

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

Project Name: CAMPBELL

Street Address: 667 OAK TREE RD
PALISADES NY 10964

Tax Map Designation:
 Section: 78.17 Block: 2 Lot(s): 31
 Section: _____ Block: _____ Lot(s): _____

Directional Location:
 On the EAST side of OAK TREE RD, approximately
500 feet NORTH of the intersection of CLOSTER ROAD, in the
 Town of ORANGETOWN in the hamlet/village of PALISADES.
 Acreage of Parcel 79.723 SQFT (1.83) Zoning District R90
 School District SOUTH ORANGETOWN Postal District PALISADES
 Ambulance District SOUTH ORANGETOWN Fire District SPARKILL-PALISADES
 Water District TOWN OF ORANGETOWN Sewer District TOWN OF ORANGETOWN

Project Description: (If additional space required, please attach a narrative summary.)
ADDITION TO HOUSE ENCLOSE
PORTION OF CARPORT AND ADD SMALL SUNPORCH TO BACK

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.
 Date: 8-2-23 Applicant's Signature: [Signature]

APPLICATION REVIEW FORM

Applicant: CEIL PIESCO, COOL POOL Phone # 845-352-0110

Address: 85 S. PASCACK RD NANUET NY 10954

Property Owner: MICHAEL CAMPBELL Phone # 845-359-3190

Address: 667 OAK TREE RD PAUSADES NY 10964

Engineer/Architect/Surveyor: Margaret Fowler Phone # 845-323-3850

Address: 500 N. Broadway Nyack NY 10960

Attorney: Phone #

Address: Street Name & Number (Post Office) City State Zip Code

Contact Person: Margaret Fowler / Ceil Piesco Phone # 845-323-3850 / 845-352-0110

Address: see above Street Name & Number (Post Office) City State Zip Code

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:

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:

- 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:

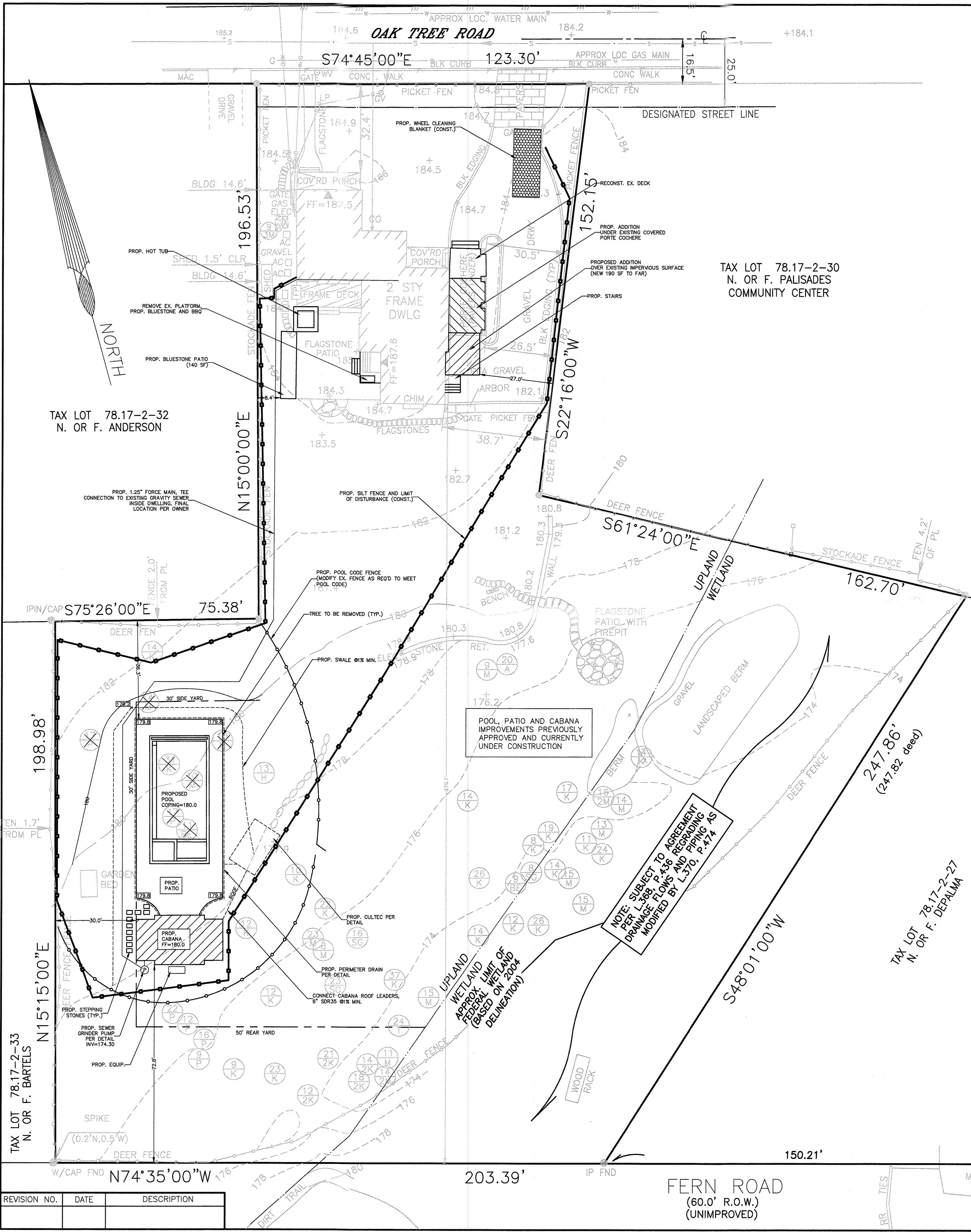
Project History:

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.

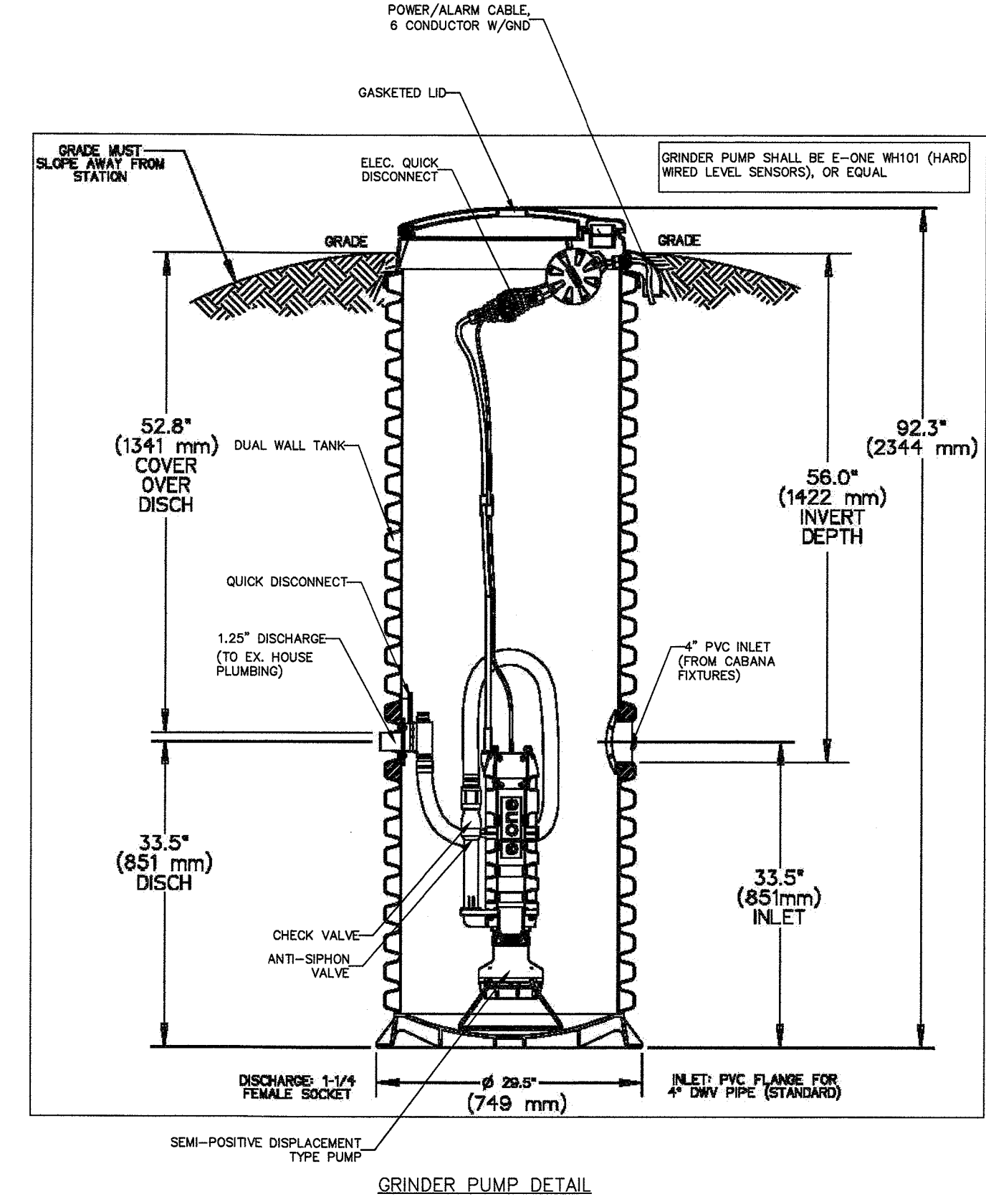
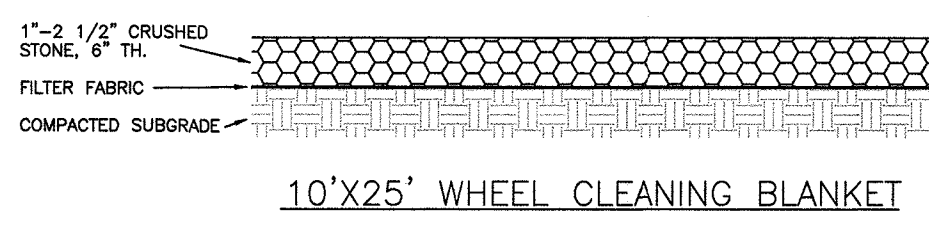
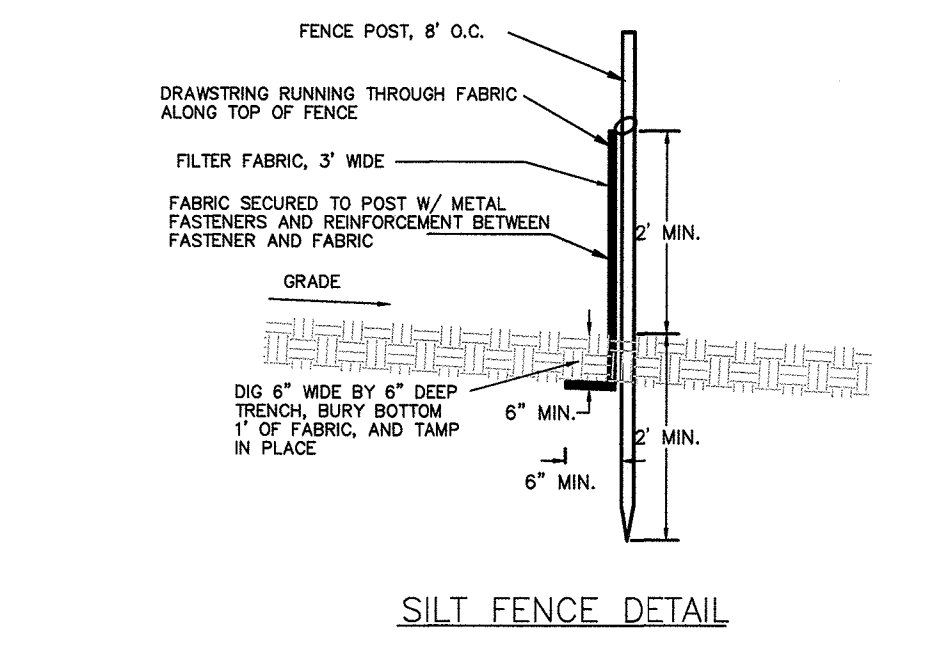
SWIS	PRINT KEY	NAME	ADDRESS
392489	78.17-2-12	Guy Raoul	668 Oak Tree Rd,Palisades, NY 10964
392489	78.17-2-13	Sunthorn Bunyaviroch	672 Oak Tree Rd,Palisades, NY 10964
392489	78.17-2-22	Palisades Free Library	19 Closter Rd,Palisades, NY 10964
392489	78.17-2-23	Teri R Zehentner	21 Closter Rd,Palisades, NY 10964
392489	78.17-2-24	Jennifer A Crosby	23 Closter Rd,Palisades, NY 10964
392489	78.17-2-25	Diane Donnelly	25 Closter Rd,Palisades, NY 10964
392489	78.17-2-26	Charles Hyun Choi	P.O. Box 54,Palisades, NY 10964
392489	78.17-2-27	Emelyn DePalma	76 Fern Rd,Palisades, NY 10964
392489	78.17-2-28	Pierre Relland	685 Oak Tree Rd,Palisades, NY 10964
392489	78.17-2-29	Sunny Park	679 Oak Tree Rd,Palisades, NY 10964
392489	78.17-2-30	Palisades Community Center Inc	P.O. Box 222,Palisades, NY 10964
392489	78.17-2-31	Quarter Waters LLC	888 7th Ave Fl 4,New York, NY 10106
392489	78.17-2-32	Burke S Anderson	245 S Broadway,Nyack, NY 10960
392489	78.17-2-33	Matthew Bartels	6 Post Ln,Palisades, NY 10964
392489	78.17-2-34	Dorian Tunell	P.O. Box 591,Palisades, NY 10964
392489	78.17-2-35	Abhineet Soni	43 Carroll St,Brooklyn, NY 11231
392489	78.17-2-37	Roberta M Smith	645 Oak Tree Rd,Palisades, NY 10964
392489	78.17-2-38	Carol Anne Knudson	35 Closter Rd,Palisades, NY 10964
392489	78.17-2-39	Laraine Slavitt	41 Closter Rd,Palisades, NY 10964
392489	78.17-2-40	Keith Buterbaugh	47 Closter Rd,Palisades, NY 10964
392489	78.17-2-42	Matthew Bartels	6 Post Ln,Palisades, NY 10964



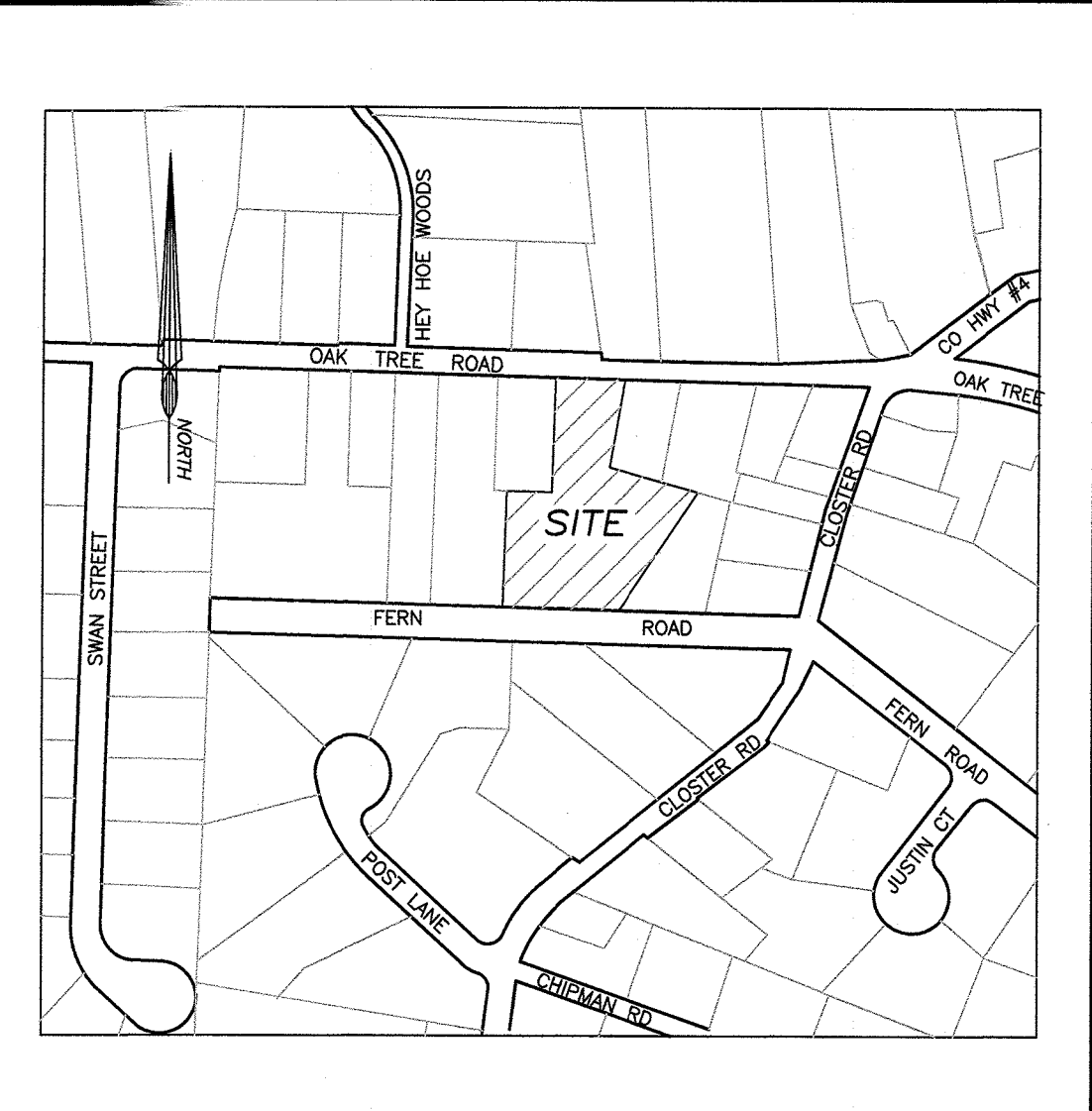
ZONING LEGEND

ZONE:	REQUIRED	EXISTING	PROPOSED
R-40 - RESIDENTIAL ZONE	0.15	0.067	0.069
MAXIMUM FAR (RATIO)	40,000	79,723	79,723
MINIMUM LOT AREA (SF)	150	119.2*	119.2*
MINIMUM LOT FRONTAGE (FT.)	100	123.3	123.3
MINIMUM FRONT YARD (FT.)	50	32.4*	32.4*
MINIMUM SIDE YARD (FT.)	30	14.6*	14.6*
MINIMUM SIDE YARD TOTAL (FT.)	50	41.1*	41.1*
MINIMUM REAR YARD (FT.)	50	72.8	72.8
MAXIMUM BUILDING HEIGHT (N./FT.)	8 (9.7')	20.3*	20.3*

* - EXISTING NON-COMFORMING
 EXISTING ZONING DATA AS PER PRIOR APPROVED ADDITION DRAWINGS AND POOL SITE PLANS



- NOTES:**
- ALL WORK SHALL BE IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL CODES, AS WELL AS MANUFACTURER'S RECOMMENDATIONS.
 - IF GROUNDWATER ENCOUNTERED DURING CONSTRUCTION, ENGINEER SHALL BE CONTACTED IN WRITING TO PROVIDE CONCRETE BALLAST SPECIFICATIONS.
 - GRADES SHALL BE ADJUSTED AS REQUIRED TO PROVIDE SERVICE TO ALL EXISTING/PROPOSED PLUMBING FIXTURES.
 - ALL PUMP ON/OFF/ALARM ELEVATIONS SHALL BE SET BY MANUFACTURER.
 - CONTRACTOR SHALL PROVIDE ELECTRICAL AND CONTROL ALARM CIRCUITS TO PUMP.
 - ALARM AND CONTROL PANELS, AS WELL AS ANY VENTS, SHALL BE LOCATED AS DIRECTED BY OWNER.



- NOTES:**
- PROPERTY KNOWN AS LOT 31 BLOCK 2 SECTION 78.17 AS SHOWN ON THE CURRENT TAX MAPS OF THE TOWN OF ORANGETOWN.
 - APPLICANT/OWNER: CAMPBELL, 657 OAK TREE ROAD, PALISADES, NY
 - TOTAL AREA OF LOT: 1.83 ACRES
 - IMPROVEMENTS ON OR UNDER THE LANDS ARE NOT VISIBLE MAY NOT BE SHOWN.
 - THERE ARE NO EXISTING OR PROPOSED CONVEYANCES OR DEED RESTRICTIONS.
 - SURVEY INFORMATION SHOWN HEREON HAS BEEN TAKEN FROM A SURVEY PREPARED BY JAY A. GREENWELL, PLS, DATED 2/10/23. POOL LAYOUT BY COOL POOL.
 - THIS PLAN FOR ADDITION AND ZONING PURPOSES ONLY.
 - PROPOSED UTILITIES FROM EX. DWELLING.
 - TEST PITS TO BE PERFORMED TO CONFIRM DUCTILE FUNCTION. IF GROUNDWATER ENCOUNTERED, DESIGN WILL BE MODIFIED AS REQUIRED. EXISTING SEPTIC SYSTEM LOCATION, IF APPLICABLE, SHALL BE CONFIRMED PRIOR TO SEWAGE PIT CONSTRUCTION.
 - SCHOOL DISTRICT: SOUTH ORANGETOWN
 - FIRE: SPARKILL-PALISADES
 - WATER: TOWN OF ORANGETOWN
 - LIGHTING: TOWN OF ORANGETOWN
 - SEWER: TOWN OF ORANGETOWN
 - LOT DRAINAGE SHOWN SHALL CONSTITUTE EASEMENTS RUNNING WITH THE LAND AND SHALL NOT BE DISTURBED.
 - ALL UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE, SHALL BE INSTALLED UNDERGROUND.
 - THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239.84M OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.
 - AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF ANY WORK, INCLUDING THE INSTALLATION OF EROSION CONTROL DEVICES OR THE REMOVAL OF TREES AND VEGETATION, A PRE-CONSTRUCTION MEETING MUST BE HELD WITH THE TOWN OF ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING, DEPT. OF HIGHWAYS AND THE OFFICE OF BUILDING, ZONING AND PLANNING ADMINISTRATION AND ENFORCEMENT. IT IS THE RESPONSIBILITY AND THE OBLIGATION OF THE PROPERTY OWNERS TO ARRANGE SUCH A MEETING.
 - ADDITIONAL CERTIFICATION BY AN ENVIRONMENTAL SCIENTIST OR CERTIFIED DESIGN PROFESSIONAL SHALL BE REQ'D FOR ALL MATTERS BEFORE THE PLANNING BOARD INDICATING THAT THE DRAWINGS AND PROJECT ARE IN COMPLIANCE WITH THE STORMWATER MANAGEMENT PHASE II REGULATIONS.
 - ALL PATIO AREAS MUST DISCHARGE TO THE CULTEC SYSTEM.
 - THE TREE PROTECTION AND PRESERVATION GUIDELINES ADOPTED PURSUANT TO SECTION 21-24 OF THE LAND DEVELOPMENT REGULATIONS OF THE TOWN OF ORANGETOWN WILL BE IMPLEMENTED IN ORDER TO PROTECT AND PRESERVE BOTH INDIVIDUAL SPECIMEN TREES AND BUFFER AREA WITH MANY TREES. STEPS THAT WILL BE TAKEN TO PRESERVE AND PROTECT EXISTING TREES TO REMAIN ARE AS FOLLOWS:
 A. NO CONSTRUCTION EQUIPMENT SHALL BE PARKED UNDER THE TREE CANOPY.
 B. THERE WILL BE NO EXCAVATION OR STOCKPIILING OF EARTH UNDERNEATH TREES.
 C. TREES DESIGNATED TO BE PRESERVED SHALL BE MARKED CONSPICUOUSLY ON ALL SIDES AT A 5' TO 10' PROTECTION ZONE. IF IT IS AGREED THAT THE TREE PROTECTION ZONE OF A TREE MUST BE VIOLATED, ONE OF THE FOLLOWING METHODS MUST BE EMPLOYED TO MITIGATE THE IMPACT:
 -ONE FT RADIUS FROM TRUNK PER INCH DBH
 -DRIP LINE OF TREE CANOPY (WHICH SHOULD BE BASED ON PROMISING MAX PROTECTION ZONE POSSIBLE)
 -BARRIER OF SNOW FENCE OR EQUAL IS TO BE PLACED AND MAINTAINED ONE YARD BEYOND THE EST. TREE PROTECTION ZONE. IF IT IS AGREED THAT THE TREE PROTECTION ZONE OF A TREE MUST BE VIOLATED, ONE OF THE FOLLOWING METHODS MUST BE EMPLOYED TO MITIGATE THE IMPACT:
 -LIGHT TO HEAVY IMPACTS: MIN. 6 INCHES OF WOOD CHIPS INSTALLED IN THE AREA TO BE PROTECTED. REMOVE CHIPS UPON COMPLETION.
 -LIGHT IMPACTS ONLY: INSTALLATION OF 3/4" IN. OF PLYWOOD OR BOARDS, OR EQUAL OVER THE AREA TO BE PROTECTED. THE PROTECTION ZONE OF A TREE MUST NOT CHANGE GRADE WITHIN THE PROTECTION ZONE OF A PRESERVED TREE UNLESS SUCH GRADE CHANGE HAS RECEIVED FINAL APPROVAL FROM THE PLANNING BOARD. IF THE GRADE LEVEL IS TO BE CHANGED MORE THAN SIX INCHES, TREES DESIGNATED TO BE PRESERVED SHALL BE WELLED OR PRESERVED IN A RAISED BED, WITH THE TREE WELL A RADIUS OF THREE FEET LARGER THAN THE TREE CANOPY.

- SOIL EROSION AND SEDIMENT CONTROL NOTES:**
- TEMPORARY SEDIMENTATION ENTRAPMENT AREAS SHALL BE PROVIDED AT KEY LOCATIONS TO INTERCEPT RUNOFF FROM THE SITE. THESE MAY BE EXCAVATED OR MAY BE CREATED UTILIZING EARTHEN BERMS, RIP-RAP OR CRUSHED STONE DAMS. HAY BALES OR OTHER SUITABLE MATERIALS, OVERFLOW SWALES, BERMS, OR OTHER CHANNELIZATION SHALL BE CONSTRUCTED TO INSURE THAT ALL SILT LADEN WATERS ARE DIRECTED INTO THE ENTRAPMENT AREAS, WHICH SHALL NOT BE PERMITTED TO BE FILLED IN. SILT SHALL BE CLEANED PERIODICALLY DURING THE COURSE OF CONSTRUCTION. THE COLLECTED SILT SHALL BE DEPOSITED IN AREAS SAFE FROM FURTHER EROSION.
 - ALL DISTURBED AREAS SHALL BE TEMPORARILY SEEDING WITH MORE THAN THIRTY (30) DAYS. SHALL BE TEMPORARILY SEEDING WITH 1/2 LB OF RYEGRASS OR MULCH WITH 100 LBS OF STRAW OR HAY PER 1000 SQUARE FEET. ROADWAYS SHALL BE STABILIZED AS PRACTICABLE BY INSTALLATION OF THE BASE COURSE.
 - SILT THAT LEAVES THE SITE IN SPITE OF THE REQUIRED PRECAUTIONS SHALL BE COLLECTED AND REMOVED AS DIRECTED BY APPROPRIATE MUNICIPAL AUTHORITIES.
 - AT THE COMPLETION OF THE PROJECT, ALL TEMPORARY SITUATION DEVICES SHALL BE REMOVED AND THE AFFECTED AREAS REGRADED, REPLANTED OR TREATED IN ACCORDANCE WITH THE APPROVED SITE PLANS.
 - THE SEED MIXTURE FOR PERMANENT SEEDINGS SHALL BE:
 KENTUCKY BLUEGRASS - 20 LBS./AC. (0.92 #/1000 SF)
 CREeping RED FESCUE - 140 LBS./AC. (3.21 #/1000 SF)
 PERENNIAL RYEGRASS - 50 LBS./AC. (1.15 #/1000 SF)
 - THE FOLLOWING APPLICATION RATES ARE TO BE USED FOR PERMANENT SEEDINGS:
 LIME IS TO BE APPLIED TO ATTAIN A pH OF AT LEAST 5.5 TO 6.0, OR AT A RATE OF 2 TONS/ACRES. FERTILIZER IS TO BE APPLIED AT A RATE OF 800 LBS. PER ACRE OR OTHER 5-10-10 OR 10-10-10.
 - SOO CAN BE USED INSTEAD OF SEED.
 - CONSTRUCTION SEQUENCE FOR EROSION CONTROL:
 A. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE
 B. INSTALL SEDIMENT BARRIERS AS PER NOTE #1 ABOVE.
 C. CLEAR EXISTING TREES AND VEGETATION FROM AREAS TO BE EXCAVATED OR FILLED, STIP AND STOCKPILE TOPSOIL FROM AREAS TO BE DISTURBED.
 D. PERFORM NECESSARY EXCAVATION OR FILL OPERATIONS TO BRING SITE TO DESIRED GRADE.
 E. SUBGRADE-INSTALL STORM DRAINAGE SYSTEM.
 F. INSTALL SEDIMENT BARRIERS AROUND ALL STORM DRAIN INLETS.
 G. SEED ALL DISTURBED AREAS WHICH WILL REMAIN UNDISTURBED FOR A PERIOD OF 90 DAYS AS PER NOTE #2 ABOVE.
 H. AFTER COMPLETION OF THE SITE CONSTRUCTION, FINE GRADE AND SLOPE TOPSOIL SHALL BE APPLIED TO ALL LAWN AREAS AND SEED AS PER NOTE #5 AND #6 ABOVE.
 I. REMOVE SEDIMENT BARRIERS AS PER NOTE #4 ABOVE.
 J. MAINTAIN ALL SEEDING AND PLANTED AREAS TO INSURE A MAINTAINABLE STABILIZED VEGETATIVE COVER.

CONSTRUCTION SEQUENCE:

- INSTALL ALL SOIL EROSION AND SEDIMENT CONTROL DEVICES AS PER PLAN.
- EXCAVATE AND INSTALL FOUNDATION.
- CONSTRUCT DRAINAGE SYSTEM.
- COMPLETE POOL/PATIO CONSTRUCTION.
- INSTALL LANDSCAPING AND SOO.
- TOPSOIL, FERTILIZE, SEEDING HAY MULCH ALL OTHER DISTURBED AREAS.
- REMOVE SOIL EROSION AND SEDIMENT CONTROL DEVICES UPON FINAL STABILIZATION.

THOMAS W. SKRABLE, P.E.
 ADDITIONS AND SEPC PLAN
 SECTION 78.17 BLOCK 2 LOT 31
 #667 OAK TREE ROAD
 TOWN OF ORANGETOWN
 ROCKLAND COUNTY NEW YORK

SEP 20 2023
 ZONING BOARD OF APPEALS
 Meeting Of

PROFESSIONAL SEAL
 THOMAS W. SKRABLE, P.E.
 7/27/23
 65 RAMAPO VALLEY ROAD, SUITE 213, MAHWAH, NJ 07679, NY 75377
 NEW YORK STATE ENGINEER NO. 12524

DRAWN BY: T.S.
 SURVEYED BY: J.G.
 DESIGNED BY: T.S.
 CHECKED BY: T.S.
 D'WG NO. 23123PPO
 JOB NO. 23-123
 SHEET 1 OF 1
 1" = 20' H

THOMAS W. SKRABLE, P.E., P.P., C.M.E.F.
CONSULTING ENGINEER
 65 RAMAPO VALLEY ROAD, SUITE 213, MAHWAH, NJ 07679
 201-529-5010

GENERAL NOTES:

1. ALL CONSTRUCTION METHODS SHALL CONFORM TO THE TOWN OF ORANGETOWN BUILDING CODE, THE 2020 NEW YORK STATE STRETCH RESIDENTIAL BUILDING CODE AND REGULATIONS OF ALL OTHER AGENCIES HAVING JURISDICTION.
2. ALL EXISTING CONDITIONS TO BE VERIFIED IN FIELD. CONTRACTOR TO NOTIFY OWNER/ ARCHITECT OF ANY DISCREPANCY PRIOR TO CONSTRUCTION OR IMMEDIATELY UPON DISCOVERY.
3. UPGRADE EXISTING ELECTRICAL AS REQ'D, INCLUDING SERVICE, DEDICATED CIRCUITS, GFIC OUTLETS IN KITCHEN & BATHS, AS REQ'D TO MEET ALL APPLICABLE CODES AND SAFETY STANDARDS. ALL WORK TO BE PERFORMED BY A CONTRACTOR LICENSED IN ROCKLAND COUNTY.
4. UPGRADE ALL PLUMBING SUPPLY LINES, PROVIDE VENTING AND MAINTAIN CONSTANT SLOPE IN ALL WASTE LINES. PROVIDE NEW MINI-SPLIT HVAC TO CONDITION THE SPACE TO MEET STANDARD HEATING REQUIREMENTS. ALL PLUMBING WORK TO BE PERFORMED TO MEET ALL APPLICABLE CODES BY A PLUMBING CONTRACTOR LICENSED IN ROCKLAND COUNTY.

DEMOLITION NOTES:

1. ALL EXISTING CONSTRUCTION TO REMAIN TO BE SHORED ADEQUATELY WITH TEMPORARY BRACING PRIOR TO ANY REMOVALS.
2. CONTRACTOR TO TAKE EXTREME CAUTION NOT TO DAMAGE ANY WORK TO REMAIN.
3. CONTRACTOR TO BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL DEMOLISHED MATERIAL AND CONSTRUCTION DEBRIS. DEBRIS, DUST AND DIRT TO BE KEPT TO A MINIMUM, AND TO BE CLEARED FROM SITE PERIODICALLY TO PREVENT EXCESSIVE ACCUMULATION.
4. AT AREAS TO RECEIVE NEW FINISH FLOORING, REMOVE ALL EXISTING FLOORING. REPAIR, LEVEL AND PREPARE SURFACE TO RECEIVE NEW FINISHES - TYPICAL.
5. CONTRACTOR TO NOTIFY ARCHITECT IMMEDIATELY UPON DISCOVERY OF ANY UNFORESEEN STRUCTURAL CONDITIONS, THESE CONDITIONS TO BE REVIEWED BY ARCHITECT AND A STRUCTURAL ENGINEER IF NECESSARY TO DETERMINE ANY FURTHER ACTION REQUIRED.

DESIGN LOADS (Micucci Engineering):

FLOOR LOADS per ASCE 7-10

- DEAD LOAD: 12 PSF - 2X10 JOIST AT 16" O.C., 3/4" SUBFLOOR & MISC.
- LIVE LOAD: 30 PSF - HABITABLE ATTICS & SLEEPING AREA
- 40 PSF - ALL OTHER AREAS EXCEPT STAIRS
- UNOCCUPIED ATTIC SPACE: 5 PSF DL + 20 PSF LL = 25 PSF

ROOF LOADS:

- DEAD LOAD: 20 PSF - 2x10S AT 16"oc 5/8" SHEATHING & SHINGLE ROOFING
- LIVE LOAD: 30 PSF

ASCE 7-10 DESIGN CRITERIA

ROOF SNOW LOADS:

- GROUND SNOW LOAD (Pg): 30 PSF
- FLAT ROOF SNOW LOAD (Pf): 21.0 PSF
- SNOW EXPOSURE FACTOR (Ce): 1.0
- SNOW LOAD IMPORTANCE FACTOR (Is): 1.0
- THERMAL FACTOR (Ct): 1.0

WIND LOADS:

- ULTIMATE DESIGN WIND SPEED (Vult): 115 MPH
- RISK CATEGORY: II
- WIND EXPOSURE CATEGORY: B
- INTERNAL PRESSURE COEFFICIENT: +/- 0.18

CONSTRUCTION NOTES:

1. ALL DIMENSIONS GIVEN ARE TO FACE OF GYPSUM BOARD UNLESS OTHERWISE NOTED.
2. PARTITIONS SHOWN ALIGNED WITH EXISTING CONSTRUCTION SHALL BE FLUSH AND SMOOTH WITH EXISTING SURFACES U.O.N.
3. DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN.
4. ALL FRAMING MEMBERS SHALL BE DOUGLAS FIR NO. 2 OR BETTER, SURFACE DRY WITH 19% MAX MOISTURE CONTENT. FB = 850 PSI MIN., FV- = 95 PSI, FC = 625 PSI, E = 1,600,000 PSI.
5. ALL FRAMING MEMBERS (LEDGERS, SILL PLATES, ETC.) THAT TIE NEW CONSTRUCTION INTO EXISTING ARE TO BE SECURED WITH 3/8" x 5" (MIN.) LAG BOLTS @ 16" O.C. MIN. INTO EXISTING HOUSE STRUCTURAL FRAMING (NOT SHEATHING ONLY).
6. INSTALL FIRE-BLOCKING WHEREEVER POSSIBLE IF EXISTING STRUCTURE IS BALLOON FRAMING THAT BECOMES EXPOSED AT SECOND FLOOR LEVEL.
7. ALL ENGINEERED FRAMING MEMBERS ARE TO BE BY TRUS JOIST WEYERHAEUSER OR APPROVED EQUAL.
8. STRUCTURAL MEMBERS SHALL NOT BE CUT FOR PIPES, ETC. UNLESS SPECIFICALLY NOTED OR APPROVED BY THE ARCHITECT OR STRUCTURAL ENGINEER IN ADVANCE.
9. ALL **STRUCTURAL LUMBER** AND FASTENINGS SHALL CONFORM TO THE MINIMUM REQUIREMENTS OF TABLE 2304.9.1 OF THE IBC, LATEST EDITION.
10. **ROOF SHEATHING** SHALL BE 19/32" MIN. A.P.A. RATED SHEATHING 32/16 EXPOSURE I. LAY FACE GRAIN AT RIGHT ANGLE TO SUPPORTS. PROVIDE 1/8" SPACE BETWEEN SHEETS AT END AND SIDE JOINTS. SHEATHING SHALL BE CONTINUOUS OVER A MIN. OF TWO SPANS. PROVIDED 10D COMMON NAILS AT 6" OC ALONG SUPPORTED EDGES AND 12" OC ALONG INTERMEDIATE SUPPORTS. PROTECT ROOF SHEATHING FROM MOISTURE UNTIL ROOFING IS INSTALLED.
11. INSTALL NEW WINDOWS & DOORS AT NEW LOCATIONS AS SHOWN ON PLANS; PATCH & REPAIR EXISTING WALLS & EXTERIOR CLADDING AS REQ'D.
12. INSTALL NEW 5/8" G.W.B. @ ALL NEW INTERIOR WALLS & CEILINGS, U.O.N. PATCH, REPAIR AND/OR PREPARE ALL EXISTING CONSTRUCTION AT AREAS TO ACCEPT NEW, AND WHERE AFFECTED BY DEMOLITION AND CONSTRUCTION.
13. INSTALL FINISH FLOORING OVER 3/4" T&G PLYWOOD SUBFLOOR - TYP UON.
14. ALL NEW INTERIOR DOORS TO BE SOLID WOOD paneled doors TO MATCH EXISTING AS CLOSELY AS POSSIBLE. HARDWARE TO MATCH EXISTING, REVIEW WITH OWNER.
15. ALL INSTALLATION OF MATERIALS, DEVICES, APPLIANCES, FIXTURES, ETC. TO BE AS PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS AND AS PER ALL APPLICABLE CODES.
16. PROVIDE VAPOR BARRIER AT EXTERIOR SIDE OF ALL NEW CONCRETE FOUNDATION WALLS CONTINUOUSLY FROM FOOTING TO TOP OF GRADE.

LIST OF DRAWINGS

- A-0.1 GENERAL NOTES
- A-1.0 FIRST FLOOR WITH SITE
- A-1.1 FIRST FLOOR CONSTRUCTION PLAN
- A-1.2 FIRST FLOOR - POWER & LIGHTING
- A-2.1 not used
- A-3.1 not used
- A-4.1 NORTH ELEVATION (FRONT)
- A-4.2 EAST ELEVATION (SIDE)
- A-4.3 SOUTH ELEVATION (REAR)
- A-5.1 SECTION @ ADDITION

ENERGY NOTES:

1. THIS BUILDING DESIGN IS BY ACCEPTABLE PRACTICE AND SHALL COMPLY WITH THE 2020 STRETCH NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE.
2. ALL INSTALLATIONS AND MATERIALS SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE ENERGY CODE.
3. ALL NEW CONSTRUCTION TO ACHIEVE THE FOLLOWING MIN. INSULATION VALUES: HIGH DENSITY BATT IN WALLS = R-21 AND FLOORS = R-30; COMBINATION CLOSED CELL SPRAY FOAM/ BATT INSULATION IN ROOF FRAMING = R-49.
4. WHEREEVER EXISTING FRAMING IS EXPOSED, INSTALL HIGH-DENSITY BATT INSULATION OR SPRAYED IN FOAM TO ACHIEVE HIGHEST R-VALUE POSSIBLE WITHIN EXISTING SPACE. FULLY SEAL ALL AIR PENETRATIONS
5. ALL EXTERIOR OPENINGS SHALL BE PROPERLY FLASHED AND WEATHER-STRIPPED. ALL WINDOWS TO BE .32 U-VALUE OR LOWER WITH LOW E 2 ARGON INSULATED GLASS. ALL DOORS AND WINDOWS TO BE MARVIN, OR APPROVED EQUAL.
6. PROVED THERMAL ENVELOP WITH CONTINUOUS INSULATION AND AIR BARRIER AND SEAL ALL JOINTS, CORNERS, SILL PLATES, TOP PLATES AND PENETRATIONS PER SECTION R402 OF THE ENERGY CODE.

SMOKE DETECTOR NOTES:

1. PROVIDE (1) COMBINATION CARBON MONOXIDE & SMOKE DETECTOR PER DWELLING, LOCATED PER CODE.

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

GROUND SNOW LOAD ^a	WIND DESIGN				SEISMIC DESIGN CATEGORY ^f	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP ^g	ICE BARRIER UNDERLAYMENT REQUIRED ^h	FLOOD HAZARDS ⁹	AIR FREEZING INDEX ^k	MEAN ANNUAL TEMP ^l
	Speed ^b (mph)	Topographic effects ^c	Special wind region ^d	Windborne debris zone ^e		Weathering ^a	Frost line depth ^b	Termite ^c					
30 psf	115	NO	YES	NO	B	SEVERE	3'-6"	MODERATE TO HEAVY	10 ^a F	YES	YES	1500	49.6 ^a F

**Campbell
Residence**

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Palisades, NY**

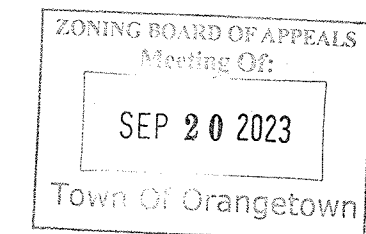
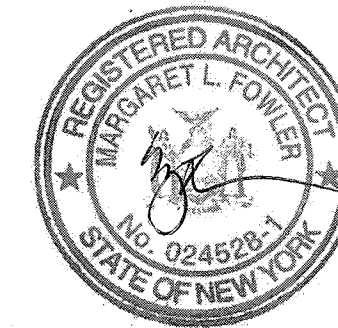
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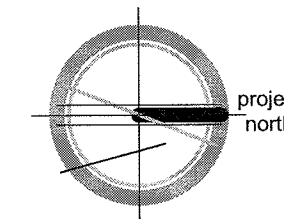
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General Notes

A-0.0

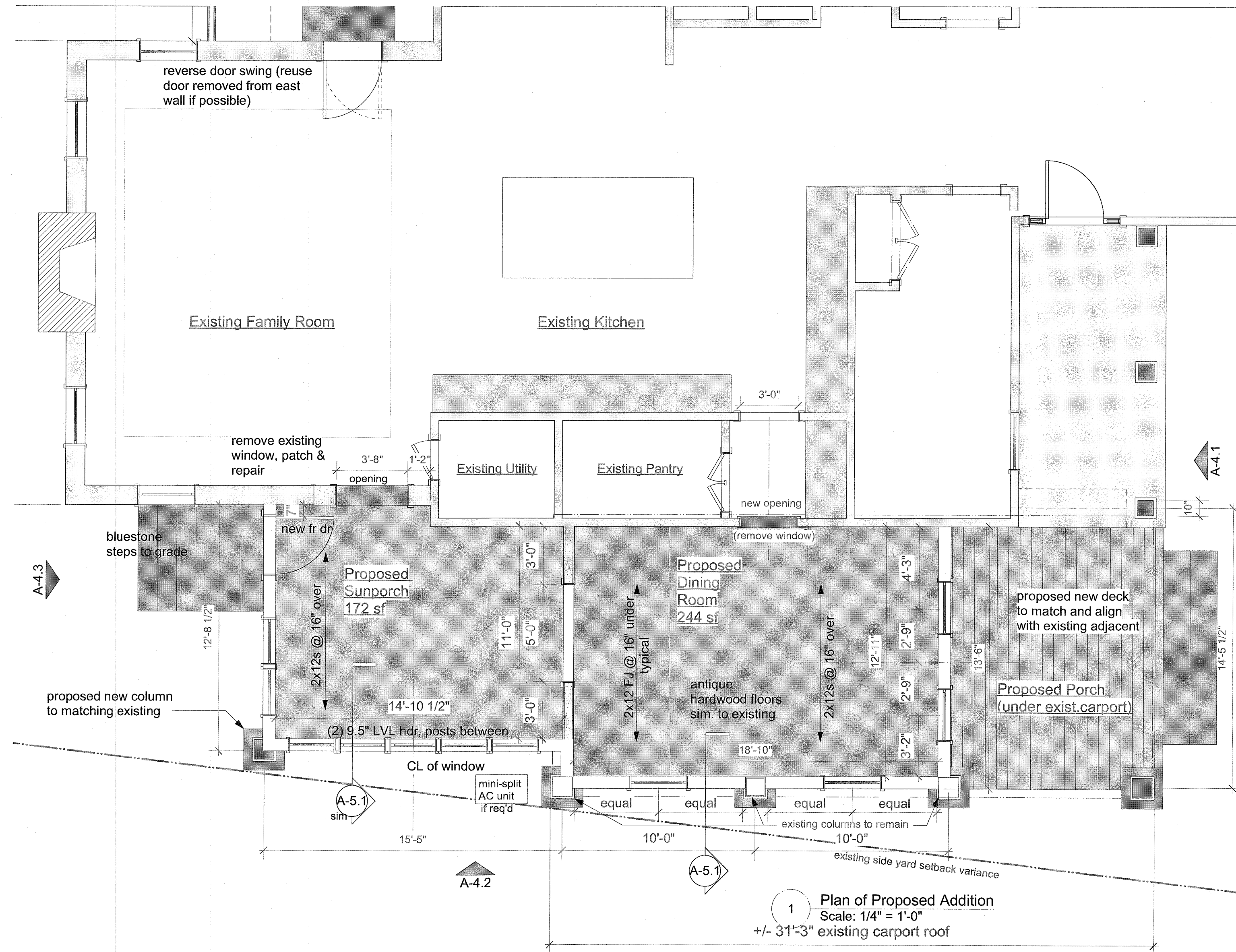
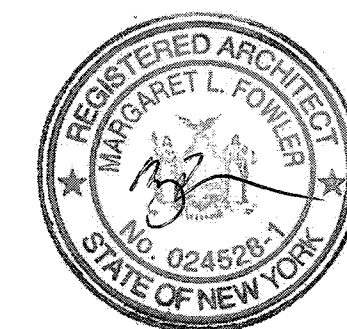
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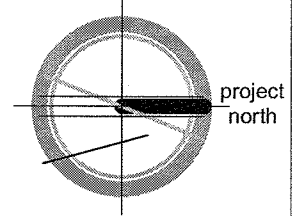
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1 Plan of Proposed Addition
Scale: 1/4" = 1'-0"
+/- 31'-3" existing carport roof

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First Floor Plan

A-1.1

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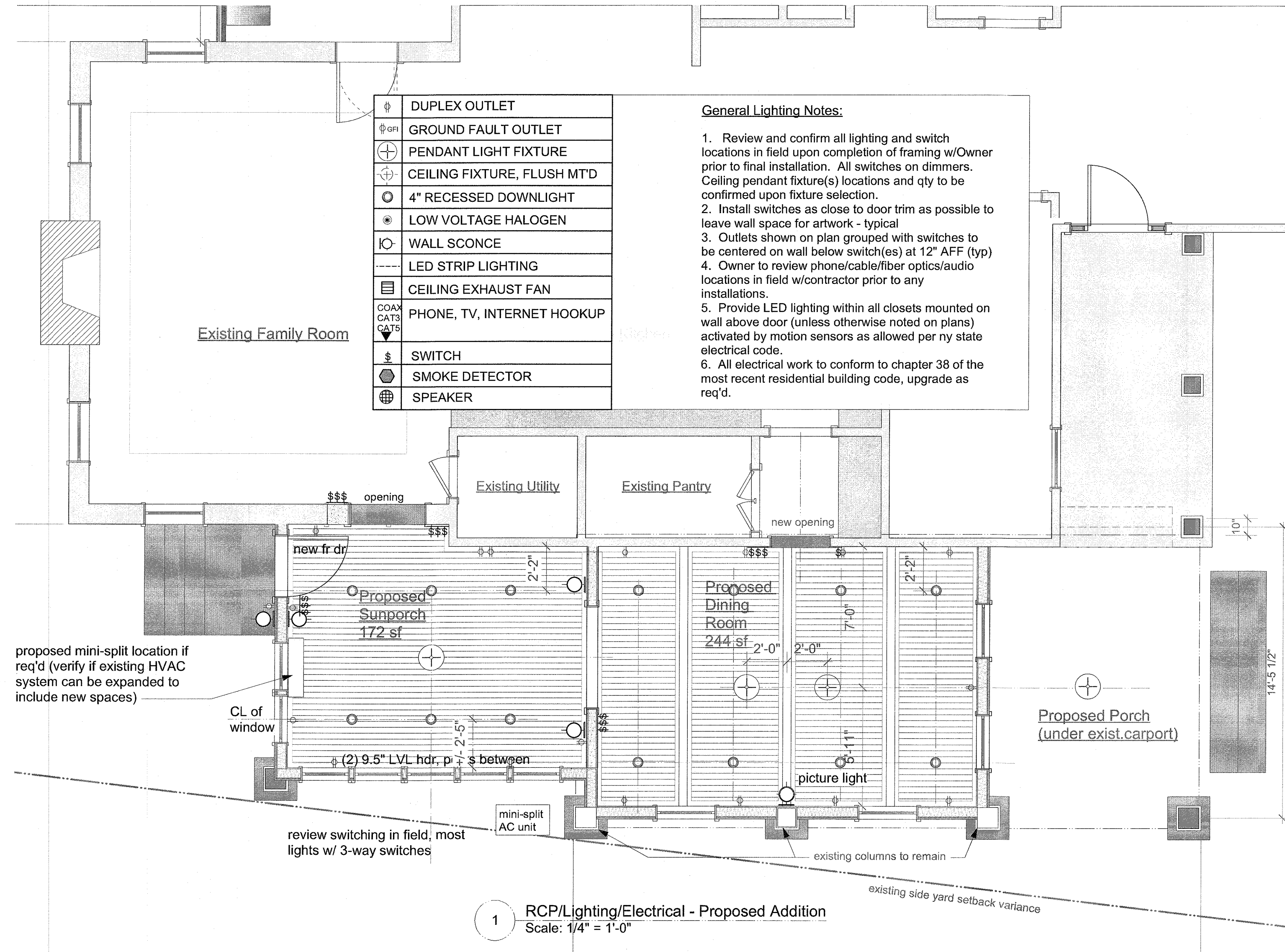
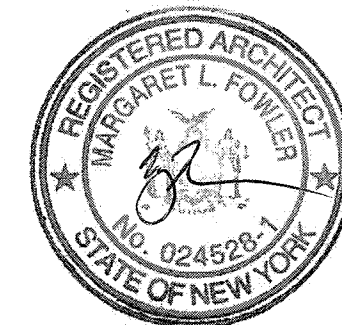
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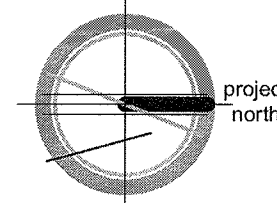
General Lighting Notes:

1. Review and confirm all lighting and switch locations in field upon completion of framing w/Owner prior to final installation. All switches on dimmers. Ceiling pendant fixture(s) locations and qty to be confirmed upon fixture selection.
2. Install switches as close to door trim as possible to leave wall space for artwork - typical
3. Outlets shown on plan grouped with switches to be centered on wall below switch(es) at 12" AFF (typ)
4. Owner to review phone/cable/fiber optics/audio locations in field w/contractor prior to any installations.
5. Provide LED lighting within all closets mounted on wall above door (unless otherwise noted on plans) activated by motion sensors as allowed per ny state electrical code.
6. All electrical work to conform to chapter 38 of the most recent residential building code, upgrade as req'd.

⊕	DUPLEX OUTLET
⊕ GFI	GROUND FAULT OUTLET
⊕	PENDANT LIGHT FIXTURE
⊕	CEILING FIXTURE, FLUSH MT'D
⊙	4" RECESSED DOWNLIGHT
⊙	LOW VOLTAGE HALOGEN
⊙	WALL SCONCE
---	LED STRIP LIGHTING
⊞	CEILING EXHAUST FAN
COAX CAT3 CAT5	PHONE, TV, INTERNET HOOKUP
⊞	SWITCH
⊞	SMOKE DETECTOR
⊞	SPEAKER

1 RCP/Lighting/Electrical - Proposed Addition
Scale: 1/4" = 1'-0"

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First Floor Lighting
and Electric RCP
A-1.2

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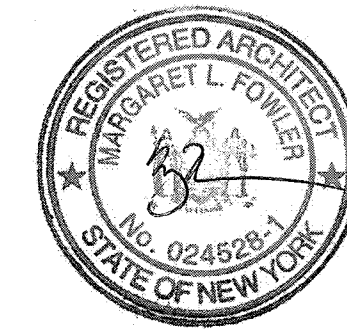
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EXTERIOR ELEVATION NOTES:

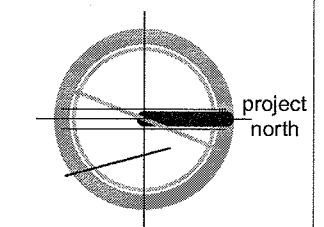
1. **SIDING** - WOOD CLAPBD TO MATCH EXISTING. PT'D WHITE.
2. **WINDOWS AND TRIM** - INSTALL NEW MARVIN WINDOWS TO MATCH EXISTING FINISHES/DETAILS. W/INSULATING GLASS W/ LOW E3 ARGON, SIM. DIVIDED LIGHTS W/ SPACER BARS, WHITE SCREENS. FLAT TRIM WITH TRUE SILLS (NO MITERS, NOT PICTURE-FRAMED) TO BE PAINTED WHITE.
3. **ROOFING** - EXISTING ROOF TO REMAIN AT CARPORT (REPAIR AS REQ'D), INSTALL NEW AT SUNPORCH TO MATCH AND ALIGN WITH EXISTING AT CARPORT. SEE ELEVATIONS.
4. **SOFFITS, EAVES, GUTTERS AND LEADERS** - WHITE - DETAILS TO MATCH EXISTING.
5. REPAIR ALL DAMAGED OR ROTTED WOOD.



1 Front Elevation
Scale: 3/16" = 1'-0"



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Front Elevation

A-4.1

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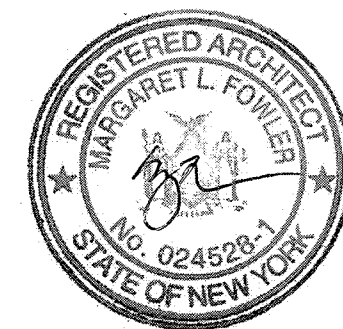
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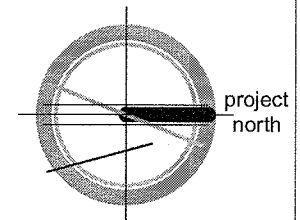


1 East Side Elevation
Scale: 3/16" = 1'-0"

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East Side Elevation

A-4.2

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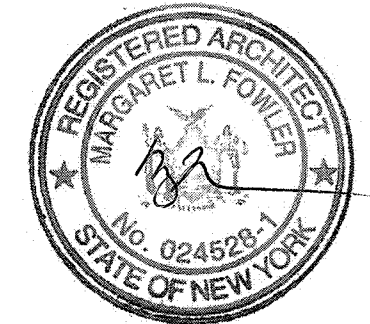
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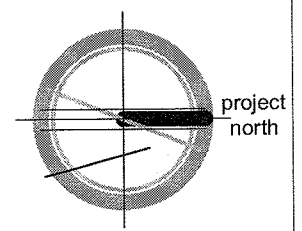
1 Back Elevation
Scale: 3/16" = 1'-0"



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Back Elevation (South)

A-4.3

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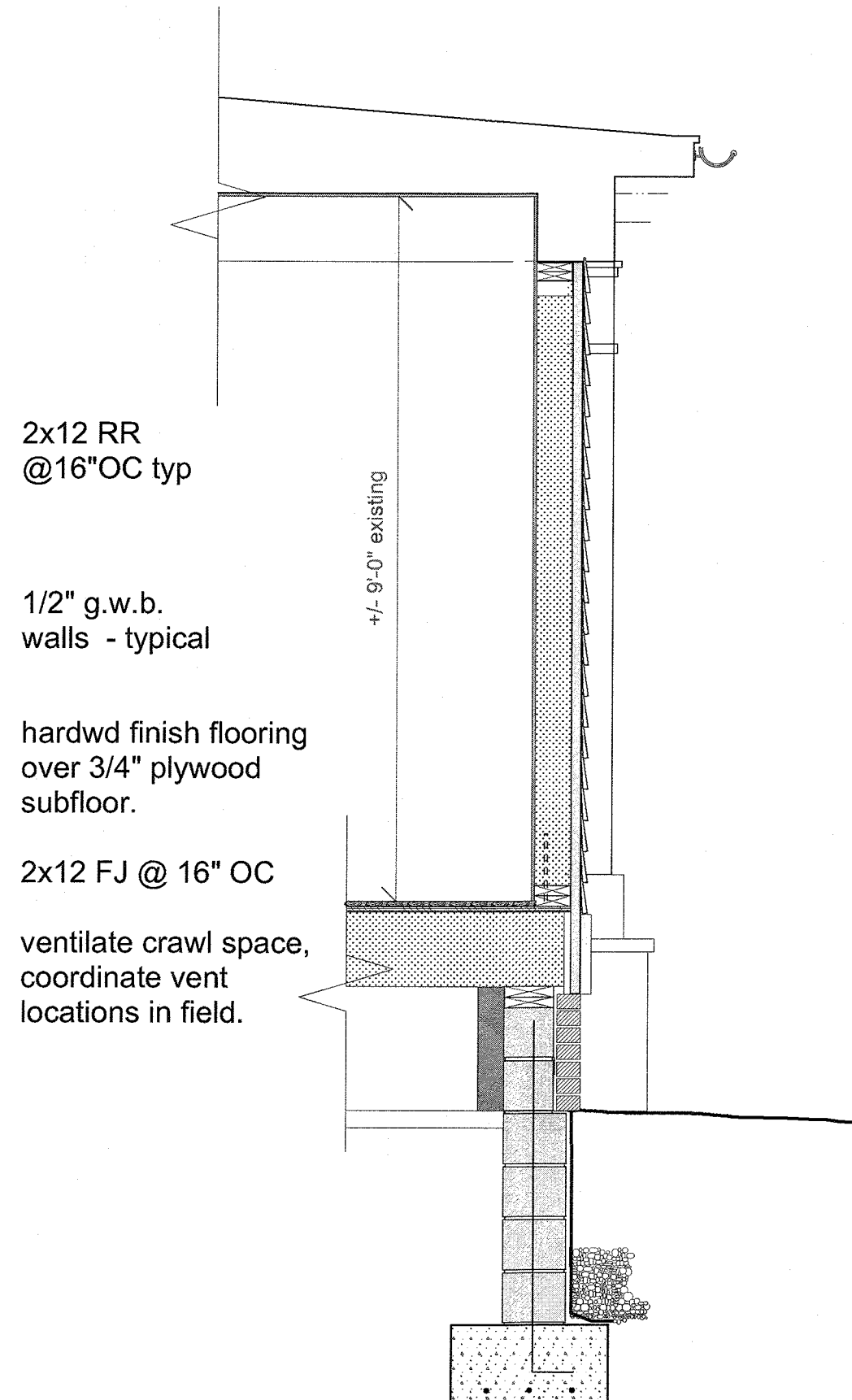
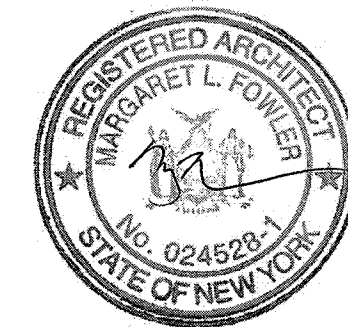
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1 Wall Section - typical
Scale: 1/2" = 1'-0"

Existing carport roof to remain (patch and repair as req'd at intersection of new roof at Sunporch). Remove ceiling to install full R-49 insulation, furr down existing framing at interior as req'd. Install sprayed on closed-cell foam with additional high-density batt or rigid insulation from below with new wood wainscot ceiling over, see RCP.

Install new roof to match existing construction at new Sunporch - install sleepers @ 12" oc max sloped 1/2" per ft over roof framing w/ 3/4" plywd sheathing (leave 1/8" gaps in plywd to allow for expansion) w/ 1/2" iso board (polyisocyanurate) on top - tight at seams. cut and spread epdm sheets w/ 6" overlap at seams and approx. 12" vertically up adj. walls; clean all debris prior to applying glue to both underside of epdm and iso board, seal all seams and openings with rubber to rubber adhesive and 12" strips of uncured rubber. install termination stops @ perimeter to prevent epdm from sliding off. seal all joints and exposed endgrain of trim w/tripolymer caulk. Ice-shield as req'd to meet code. Install closed cell foam insulation to meet R-49.

All soffit/cornice/eave details to match existing. Gutters and leaders to match existing and to provide positive drainage

2x6 wood studs @ 16"OC with R-21 high density batt insulation (or spray foam) and 1" R-3 Zip Sheathing install per mfr's specifications to achieve R-24 (R-21min.req'd) and horizontal siding (Hardi-Plank or eq) to match and align with existing siding, see elevations.

double 2x6 wood sill plate (trt'd) anchor-bolted to conc. foundations - 1/2" bolts into block 15" min., 6'-0" max. o.c., 2 per sill pc min., 1'-0' from corner, typ. all sills.

slope grade away from foundation

waterproofing membrane at conc block walls from top of footing to level of finished grade

8" cmu w/#4s @ 32" OC foundation grout all cells solid, install 4" rigid insulation and damproofing from top of footing to underside of slab

#4 @32" OC dowel into footing

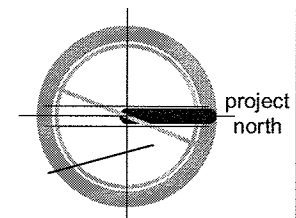
no footing drain required

12" x 24" continuous concrete ftg. (3500 psi min.) at 3'-6" below grade min.
(3) #4 bars continuous

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Section

A-5.1