

Historical Areas Board of Review(HABR)

Town of Orangetown Building Department
20 Greenbush Road, Orangeburg, New York 10962

PROPERTY ADDRESS: 20 WASHINGTON SPRING Section/Block/Lot: 7819-1-17

1. Provide a narrative summary explaining the project and including any facts pertaining to this project which applicant feels would be of interest to the Board;
2. Architectural Plans;
3. It is preferable to the HABR if the Architect would appear at the meeting with the Applicant.
4. Please bring SAMPLES of building materials to the meeting.
5. Materials checklist: (please provide the brand name, type, style, model and color numbers):

	COLOR	MATERIAL	MANUFACTURER
Roof:	NA	Not Applicable	
Siding:	NA		
Decorative Siding:	NA		
Soffits & Fascia:	NA		
Gutters & Leaders:	NA		
Windows:	NA		
Trim:	NA		
Shutters:	NA		
Front Door:	NA		
Back Door:	NA		
Garage Door(s):	NA		
Other Door(s):	NA		
Lighting:	NA		
GENERATOR Lighting:			
Stone or Rock being used on Structure:	SANDSTONE	TO MATCH EXISTING	
Stone or Rock being used on walkway(s):			
Other:	CABLE RAIL	W/IDE DECK + DOSS	
	ALUMINUM FENCE		

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: _____

2023 LAND USE BOARD APPLICATION

<i>Please check all that apply:</i>	
<input type="checkbox"/> Commercial	<input type="checkbox"/> Residential
<input type="checkbox"/> Planning Board	<input checked="" 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#: POOL-3456-23

ASSIGNED _____

INSPECTOR: Glenn

Referred from Planning Board: YES / NO

If yes provide date of Planning Board meeting: _____

Project Name: CITEERHAM POOL

Street Address: 20 WASHINGTON SPRING DR -
PARLISADES

Tax Map Designation:

Section: <u>78.19</u>	Block: <u>1</u>	Lot(s): <u>17</u>
Section: _____	Block: _____	Lot(s): _____

Directional Location:

On the WEST side of WASHINGTON SPRING, approximately 500 feet EAST of the intersection of LAWRENCE LN -, in the Town of Orangetown in the hamlet/village of PARLISADES.

Acreage of Parcel <u>33,351 SF</u>	Zoning District <u>R-22</u>
School District <u>OTOWN</u>	Postal District <u>PARLISADES</u>
Ambulance District <u>OTOWN</u>	Fire District _____
Water District <u>VEOLIA</u>	Sewer District _____

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

INSTALL DECK OVER OLD POOL
BUILD NEW POOL w/ FENCES & PATIO.
NEW BENEFIT

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

Date: _____ Applicant's 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 NO CHANGE
- 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 NO

Are there **streams** on the site? If yes, please provide the names. NO

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

NO

Project History:

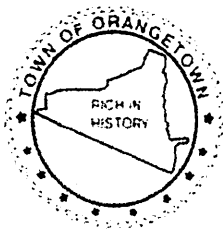
Has this project ever been reviewed before? YES

If so, provide a narrative, including the list case number, name, date, and the board(s) you appeared before, and the status of any previous approvals.

RENOVATIONS + REPLACE GARAGE.
HISTORIC BOARD.

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

78.19-1-18
78.19-1-20



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 HISTORICAL AREAS BOARD OF REVIEW

Date: 7.6.23 Section: 78.19 Block: 1 Lot: 17

Applicant: Cheerhall LLC

Address: 20 Washington Springs Rd, Palisades, NY

RE: Application Made at: same

Referred For: Chapter 12, Section 12-4(E) Requires HABR approval

Comments:

Deck over existing, pool, deck, generator

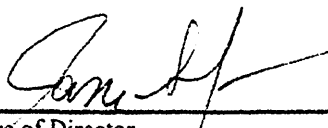
Dear Cheerhall LLC:

Please be advised that the Building Permit Application # p23-3456, which you submitted on 6.14.23, has been referred to the Historical Areas Board of Review. The Clerk to the Historical Areas Board of Review, 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,


Richard Oliver
Deputy Building Inspector

7/6/23


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

7/6/23
Date
Liz DeCort
Debbie Arbolino

Clerk of Boards Review:

Date: _____ Initials: _____

Building Dept. (Accepted By):

Date: _____ Initials: _____

ENTITY DISCLOSURE FORM

TOWN OF ORANGETOWN
Office of Building, Zoning, Planning Administration and Enforcement (OBZPAE)
20 Greenbush Road
Orangeburg, New York 10962
Tel: (845) 359-8410
Website: www.orangetown.com

THIS FORM MUST ACCOMPANY ALL LAND USE APPLICATIONS SUBMITTED BY AN ENTITY AS DEFINED IN CHAPTER 43, ARTICLE 16 OF THE TOWN CODE OF THE TOWN OF ORANGETOWN.

PROJECT NAME: Cheer Hall Pool & Deck
PROPERTY ADDRESS: 20 Washington Springs Rd. Palisade, NY 10964
TAX LOT ID: 78.19 - 1 - 17
NAME OF APPLICANT: William Bosley
OWNER OF PROPERTY: Cheer Hall LLC.
Land Use Application/Brief Description of Project: Single family home
New pool / Deck / generator

PART ONE:

1. Pursuant to Section Chapter 43, Article 16 of the Town Code, the disclosure of the names and address of all persons or entities owning any interest or controlling position of any limited liability company, limited liability partnership, general or limited partnership, professional corporation, joint venture, doing business as name or venture, association, business trust, or non-publically traded corporation, (hereinafter referred to as the "Entity") is required when filing a land-use application.
2. Set forth the names of all members, officers, shareholders, directors, partners or other authorized persons of the Entity for the past year from the date of filing of any land-use board application.
3. Attach a copy of all Entity documents filed with the NYS Secretary of State, or in any other State of formation, including:
 - a. All records regarding membership interests in the Entity;
 - b. Records regarding the transfer of membership interests since the date of formation.
4. If a member of the Entity is not a natural person, please provide the name(s) and address(es) for the of the non-natural person member of that Entity, and provide the formation filing documents for such Entity.
5. Provide supplemental sheets if the information does not fit below; (kindly label the supplemental sheets).

PART THREE:

10. Is any person identified in Part TWO currently employed by or hold a paid or unpaid position with a department, agency or land use board of the Town of Orangetown? Please circle: YES NO
11. Is any person identified in PART TWO the spouse, sibling, parent, child, or grandchild of any individual who is employed by or holds a paid or unpaid position with a department, agency or land use board of the Town of Orangetown? Please circle: YES NO
12. Does any person identified in PART TWO perform services for or have a contract, or employed by an entity that has a contract to perform services for the Town of Orangetown? Please circle: YES NO
13. If the answer is "YES" to any of the above, please provide a supplement sheet and list every Board, Department, Office, agency or other position with the Town of Orangetown in which the party has a position, paid or unpaid, or provides services for, and identify the agency, title and date of hire.

PART FOUR:

14. The information contained herein shall be updated with the Clerk of the Boards no later than THIRTY (30) DAYS after any change in information.
15. **NOTE:** Any person who (a) provides false or fraudulent beneficial ownership information; (b) willfully fails to provide complete or updated information; or (c) during the application process, fails to obtain or maintain credible, legible and updated beneficial ownership information shall be subject to suspension of any pending application by the applicant entity, or a "stop work" order on any work relating to the application, or both, in addition to any other applicable penalties under the Town Code, or State and Federal Statute, or both.

STATE OF NEW YORK)

COUNTY OF ROCKLAND)

ss.:

I, William Bosley, being duly sworn, deposes and says that I am (Title) Agent, an active or qualified member of the CYBER HALL LLC, a business duly authorized by law to do business in the State of New York, and that the statements made in the foregoing Affidavit are true, accurate and complete. I further understand that Land Use Applications may have a significant impact upon the health, safety and general welfare of the Town of Orangetown and its inhabitants and visitors; and that the Town Board is required to be certain that anyone with an interest or controlling position of an Entity, who applies for any land use approval or permission must have no conflict of interest as that term is described in NYS Town Law, as well as NYS General Municipal Law, and that the disclosure of any officers, directors, members, shareholders, managers, authorized persons, beneficial owners, any other controlling parties with the above entity, and all persons with a membership or voting interest in the entity is required to be made in any land use application or request for any approval from the Town, to be certain no conflict of interest exists and without the disclosure, a full review of any conflict cannot take place.

William Bosley
Signature

Sworn to and subscribed in my presence

This 13 day of July, 20 23

Elizabeth M Decort
NOTARY PUBLIC

ELIZABETH M DECORT
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01DE6295815
Qualified in Rockland County
Commission Expires January 13, 20 24

SWIS	PRINT KEY	NAME	ADDRESS
392489	78.18-1-14	Thomas Mazziotti	66 Washington Spring Rd, Palisades, NY 10964
392489	78.19-1-5	Richard Descherer	945 Fifth Ave Apt PHA, New York, NY 10021
392489	78.19-1-6	Jennie L Descherer	945 Fifth Ave Apt PHA, New York, NY 10021
392489	78.19-1-7	Tyler Schmetterer	25 Washington Spring Rd, Palisades, NY 10964
392489	78.19-1-8	Carine Joannou	151 Ludlow Ave, Northvale, NJ 07647
392489	78.19-1-13	Stephen J Blumert	15821 Ventura Blvd Ste 370, Encino, CA 91436
		Neuman & Associates	
392489	78.19-1-14	SLTA Inc	P.O. Box 671, Palisades, NY 10964
		Attn: N Lidington	
392489	78.19-1-16	James Chambers	P.O. Box 530255, Atlanta, GA 30353
392489	78.19-1-17	Cheer Hall LLC	P.O. Box 516, The Plains, VA 20198
392489	78.19-1-18	Cheer Hall LLC	P.O. Box 516, The Plains, VA 20198
392489	78.19-1-19	Cheer Hall LLC	P.O. Box 516, The Plains, VA 20198
392489	78.19-1-20	Cheer Hall LLC	P.O. Box 516, The Plains, VA 20198
392489	78.19-1-21	Curt Frasca	79 Corbett Ln, Palisades, NY 10964

Protector® QS Series

GENERAC®

PROTECTOR® QS SERIES Standby Generators Liquid-Cooled Gaseous Engine

Protector® QS Series

1 of 9

INCLUDES:

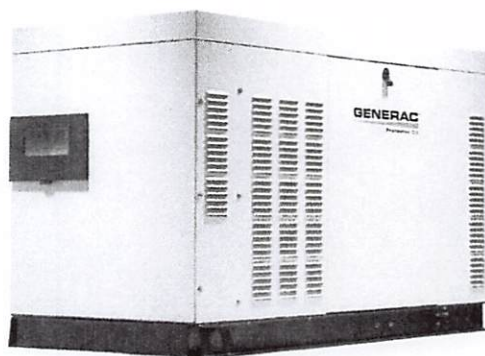
- Two-Line LCD Multilingual Digital Evolution™ Controller (English/Spanish/French/Portuguese) with external viewing window for easy indication of generator status and breaker position.
- True Power™ Electrical Technology
- Isochronous Electronic Governor
- Sound Attenuated Enclosure
- Closed Coolant Recovery System
- Smart Battery Charger
- UV/Ozone Resistant Hoses
- $\pm 1\%$ Voltage Regulation
- Natural Gas or LP Operation
- 5 Year Limited Warranty
- UL 2200 Listed
- SwRi® listed (NFPA37, clause 4.1.4.1.2)
Generator can be installed a minimum 18" distance from combustible wall*

*Only if located away from doors, windows, and fresh air intakes, and unless otherwise directed by local codes. Please review install guide for more details.



Standby Power Rating

Model RG022 (Aluminum - Bisque) - 22 kW 60 Hz
Model RG027 (Aluminum - Bisque) - 27 kW 60 Hz
Model RG032 (Aluminum - Bisque) - 32 kW 60 Hz
Model RG038 (Aluminum - Bisque) - 38 kW 60 Hz



QUIET-TEST

*Assembled in the USA using domestic and foreign parts

Meets EPA Emission Regulations
22 & 27 kW are CA/MA emissions compliant
32 & 38 kW not for sale in CA / MA

FEATURES

- **INNOVATIVE DESIGN & PROTOTYPE TESTING** are key components of GENERAC'S success in "IMPROVING POWER BY DESIGN." But it doesn't stop there. Total commitment to component testing, reliability testing, environmental testing, destruction and life testing, plus testing to applicable CSA, NEMA, EGSA, and other standards, allows you to choose GENERAC POWER SYSTEMS with the confidence that these systems will provide superior performance.
- **TEST CRITERIA:**
 - ✓ **PROTOTYPE TESTED**
 - ✓ **SYSTEM TORSIONAL TESTED**
 - ✓ **NEMA MG1-22 EVALUATION**
 - ✓ **MOTOR STARTING ABILITY**
- **SOLID-STATE, FREQUENCY COMPENSATED VOLTAGE REGULATION.** This state-of-the-art power maximizing regulation system is standard on all Generac models. It provides optimized FAST RESPONSE to changing load conditions and MAXIMUM MOTOR STARTING CAPABILITY by electronically torque-matching the surge loads to the engine. Digital voltage regulation at $\pm 1\%$.
- **SINGLE SOURCE SERVICE RESPONSE** from Generac's extensive dealer network provides parts and service know-how for the entire unit, from the engine to the smallest electronic component.
- **GENERAC TRANSFER SWITCHES.** Long life and reliability are synonymous with GENERAC POWER SYSTEMS. One reason for this confidence is the GENERAC product line is offered with its own transfer systems and controls for total system compatibility.

GENERAC®



22 • 27 • 32 • 38**application & engineering data****GENERATOR SPECIFICATIONS**

Type	Synchronous
Rotor Insulation Class	H (22 & 27 kW) or F (32 & 38 kW)
Stator Insulation Class	H
Telephone Interference Factor (TIF)	<50
Alternator Output Leads 1-Phase	4 wire
Alternator Output Leads 3-Phase	6 wire
Bearings	Sealed Ball
Coupling	Flexible Disc
Excitation System	Direct

VOLTAGE REGULATION

Type	Electronic
Sensing	Single Phase
Regulation	± 1%

GOVERNOR SPECIFICATIONS

Type	Electronic
Frequency Regulation	Isochronous
Steady State Regulation	± 0.25%

ELECTRICAL SYSTEM

Battery Charge Alternator	12 Volt 30 Amp
Static Battery Charger	2.5 Amp
Recommended Battery (battery not included)	Group 26 (22, 27, 32 & 38 kW)
System Voltage	12 Volts

GENERATOR FEATURES

Revolving field heavy duty generator
Directly connected to the engine
Operating temperature rise 120 °C above a 40 °C ambient
Class H insulation is NEMA rated
Class F insulation is NEMA rated
All models fully prototyped tested

ENCLOSURE FEATURES

Aluminum weather protective enclosure	Ensures protection against mother nature. Electrostatically applied textured epoxy paint for added durability.
Enclosed critical grade muffler	Quiet, critical grade muffler is mounted inside the unit to prevent injuries.
Small, compact, attractive	Makes for an easy, eye appealing installation.
SAE	Sound attenuated enclosure ensures quiet operation.

ENGINE SPECIFICATIONS: 22, 27, 32 & 38 kW

Make	Generac
Model	In-line
Cylinders	4
Displacement (Liters)	2.4
Bore (in/mm)	3.41/86.5
Stroke (in/mm)	3.94/100
Compression Ratio	9.5:1
Intake Air System	Naturally Aspirated (22 & 27 kW) or Turbocharged/Aftercooled (32 & 38 kW)
Lifter Type	Hydraulic

ENGINE LUBRICATION SYSTEM

Oil Pump Type	Gear
Oil Filter Type	Full flow spin-on cartridge
Crankcase Capacity (qt/l)	4/3.8 (22, 27, 32 & 38 kW)

ENGINE COOLING SYSTEM

Type	Closed
Water Pump	Belt driven
Fan Speed (rpm)	1980 - 22 & 27 kW 1500 - 32 & 38 kW
Fan Diameter (in/mm)	18.1/459.7 (22 & 27 kW) or 22/558.8 (32 & 38 kW)
Fan Mode	Pusher (22 & 27 kW) or Puller (32 & 38 kW)

FUEL SYSTEM

Fuel Type	Natural gas, propane vapor
Carburetor	Down Draft
Secondary Fuel Regulator	Standard
Fuel Shut Off Solenoid	Standard
Operating Fuel Pressure	5-14" water column/9-26 mm HG
LP Fuel Pressure	11- 14" Water Column
NG Fuel Pressure	5 - 14" Water Column

GENERATOR OUTPUT VOLTAGE/kW - 60 Hz

		kW LPG	Amp LPG	kW Nat. Gas	Amp Nat. Gas	CB Size (Both)
RG022	120/240 V, 1Ø, 1.0 pf	22	92	22	92	100
	120/208 V, 3Ø, 0.8 pf	22	76	22	76	80
	120/240 V, 3Ø, 0.8 pf	22	66	22	66	80
RG027	120/240 V, 1Ø, 1.0 pf	27	113	25	104	125
	120/208 V, 3Ø, 0.8 pf	27	94	25	87	100
	120/240 V, 3Ø, 0.8 pf	27	81	25	75	90
RG032	120/240 V, 1Ø, 1.0 pf	32	133	32	133	150
	120/208 V, 3Ø, 0.8 pf	32	111	32	111	125
	120/240 V, 3Ø, 0.8 pf	32	96	32	96	100
	277/480 V, 3Ø, 0.8 pf	32	48	32	48	60
RG038	120/240 V, 1Ø, 1.0 pf	38	158	38	158	175
	120/208 V, 3Ø, 0.8 pf	38	132	38	132	150
	120/240 V, 3Ø, 0.8 pf	38	114	38	114	125
	277/480 V, 3Ø, 0.8 pf	38	57	38	57	60

SURGE CAPACITY IN AMPS

		Voltage Dip @ < .4 pf	
		15%	30%
RG022	120/240 V, 1Ø	55	135
	120/208 V, 3Ø	40	92
	120/240 V, 3Ø	35	80
RG027	120/240 V, 1Ø	62	170
	120/208 V, 3Ø	70	120
	120/240 V, 3Ø	61	103
RG032	120/240 V, 1Ø	75	180
	120/208 V, 3Ø	87	210
	120/240 V, 3Ø	75	182
	277/480 V, 3Ø	36	87
RG038	120/240 V, 1Ø	75	180
	120/208 V, 3Ø	87	210
	120/240 V, 3Ø	75	182
	277/480 V, 3Ø	36	87

ENGINE FUEL CONSUMPTION

		Natural Gas		Propane		
		(ft³/hr)	(m³/hr)	(gal/hr)	(ft³/hr)	(l/hr)
RG022	Exercise cycle	42	1.2	0.44	16	1.7
	25% of rated load	100	2.8	1.1	40	4.2
	50% of rated load	190	5.4	2.1	75	7.8
	75% of rated load	255	7.2	2.8	101	10.5
	100% of rated load	316	9	3.4	125	13
RG027	Exercise cycle	42	1.2	0.44	16	1.7
	25% of rated load	108	3.1	1.2	43	4.5
	50% of rated load	197	5.6	2.1	78	8.1
	75% of rated load	287	8.2	3.1	114	11.8
	100% of rated load	359	10.2	3.9	143	14.8
RG032	Exercise cycle	79	2.2	0.8	30	3.2
	25% of rated load	144	4.1	1.7	60	6.3
	50% of rated load	226	6.4	2.7	97	10.3
	75% of rated load	298	8.4	3.7	132	13.9
	100% of rated load	375	10.6	4.6	166	17.5
RG038	Exercise cycle	83	2.3	0.9	31	3.2
	25% of rated load	162	4.6	1.7	62	6.6
	50% of rated load	255	7.2	2.9	103	10.8
	75% of rated load	345	9.8	4	142	15
	100% of rated load	437	12.4	5.2	185	19

Note: **Fuel pipe must be sized for full load.**

For Btu content, multiply ft³/hr x 2520 (LP) or ft³/hr x 1000 (NG)

For megajoule content, multiply m³/hr x 93.15 (LP) or m³/hr x 37.26 (NG)

Refer to "Emissions Data Sheets" for maximum fuel flow for EPA and SCAQMD permitting purposes.

STANDBY RATING: Standby ratings apply to installations served by a reliable utility source. The standby rating is applicable to varying loads for the duration of a power outage. There is no overload capability for this rating. Ratings are in accordance with ISO-3046-1. Design and specifications are subject to change without notice.

22 • 27 • 32 • 38**ENGINE COOLING**

	22 kW	27 kW	32 & 38 kW
Air flow (inlet air including alternator and combustion air in cfm/cmm)	2400/68	2400/68	2200/62.3
System coolant capacity (gal/liters)	2.5/9.5	2.5/9.5	2.5/9.5
Heat rejection to coolant (BTU per hr/MJ per hr)	99,000/104.5	105,000/110.8	145,000/153
Maximum operation air temperature on radiator (°C/°F)	60/150		
Maximum ambient temperature (°C/°F)	50/140		

COMBUSTION REQUIREMENTS

Flow at rated power (cfm/cmm)	68/1.9	68/1.9	106/3
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SOUND EMISSIONS

Sound output in dB(A) at 23 ft (7 m) with generator in exercise mode*	61	61	58
Sound output in dB(A) at 23 ft (7 m) with generator operating at normal load*	70	70	64

EXHAUST

Exhaust flow at rated output (cfm/cmm)	165/4.7	180/5.1	300/8.5
Exhaust temperature at muffler outlet (°C/°F)	482/900	538/1000	579/1075

ENGINE PARAMETERS

Rated Synchronous rpm	1800
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POWER ADJUSTMENT FOR AMBIENT CONDITIONS

Temperature Deration	3% for every 10 °C above 25 °C or 1.65% for every 10 °F above 77 °F
Altitude Deration (22 & 27 kW).....	1% for every 100 m above 183 m or 3% for every 1000 ft above 600 ft
Altitude Deration (32 & 38 kW).....	1% for every 100 m above 915 m or 3% for every 1000 ft above 3000 ft

CONTROLLER FEATURES

Two-Line Plain Text LCD Display	Simple user interface for ease of operation.
Mode Switch: Auto	Automatic Start on Utility failure. 7 day exerciser
Off	Stops unit. Power is removed. Control and charger still operate.
Manual	Start with starter control, unit stays on. If utility fails, transfer to load takes place.
Programmable start delay between 10-30 seconds	10 sec standard
Engine Start Sequence.....	Cyclic cranking: 16 sec on, 7 rest (90 sec maximum duration)
Engine Warm-up	5 sec
Engine Cool-Down	1 min
Starter Lock-out.....	Starter cannot re-engage until 5 sec after engine has stopped.
Smart Battery Charger.....	Standard
Automatic Voltage Regulation with Over and Under Voltage Protection	Standard
Automatic Low Oil Pressure Shutdown.....	Standard
Overspeed Shutdown.....	Standard, 72 Hz
High Temperature Shutdown.....	Standard
Overcrank Protection	Standard
Safety Fused	Standard
Failure to Transfer Protection	Standard
Low Battery Protection.....	Standard
50 Event Run Log	Standard
Future Set Capable Exerciser	Standard
Incorrect Wiring Protection	Standard
Internal Fault Protection.....	Standard
Common External Fault Capability	Standard
Governor Failure Protection	Standard

CABLE BULLET
HORIZONTAL RAIL.

4x4 IPE

POST
BASE
BOLTED →

2-2x12 PT

P.T. 2x12 16" OC.

1/2"
HILTI
BOLT →
4' OC.

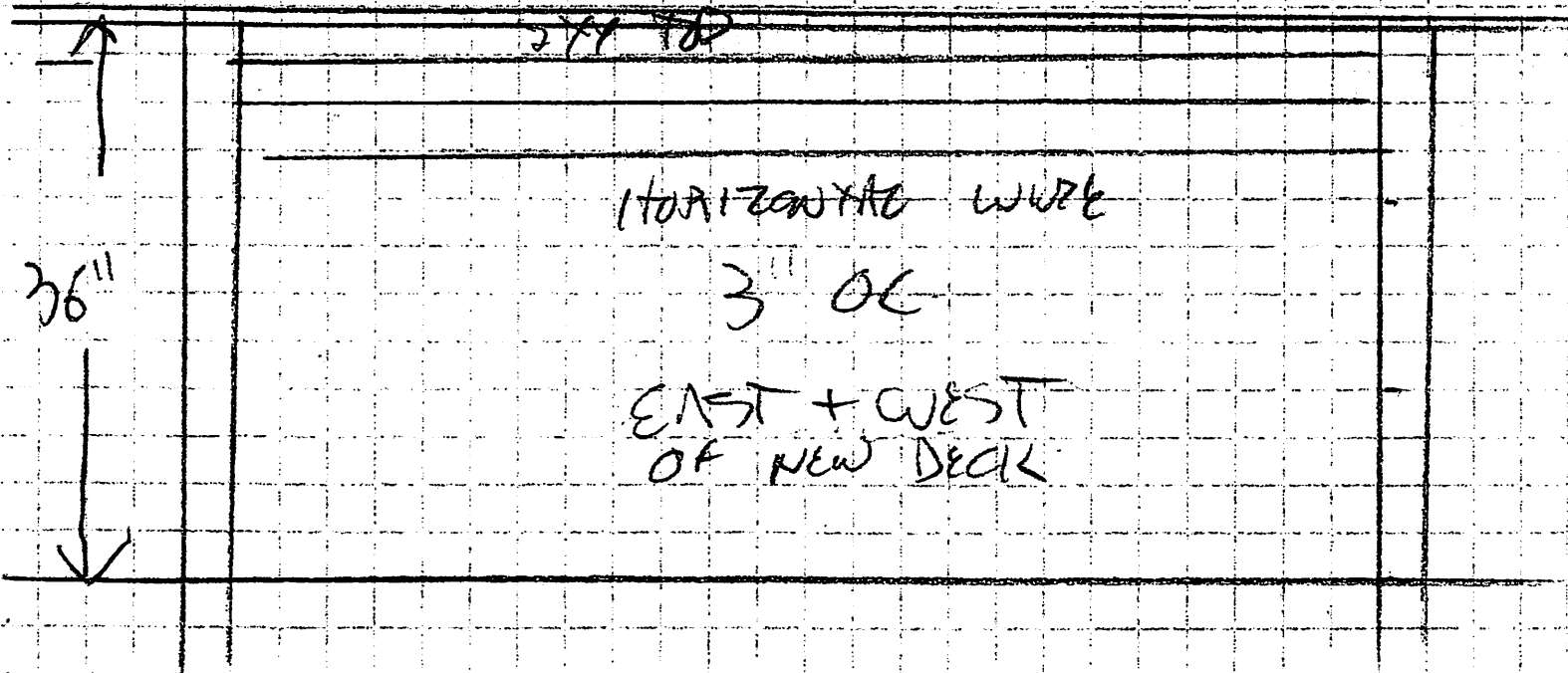
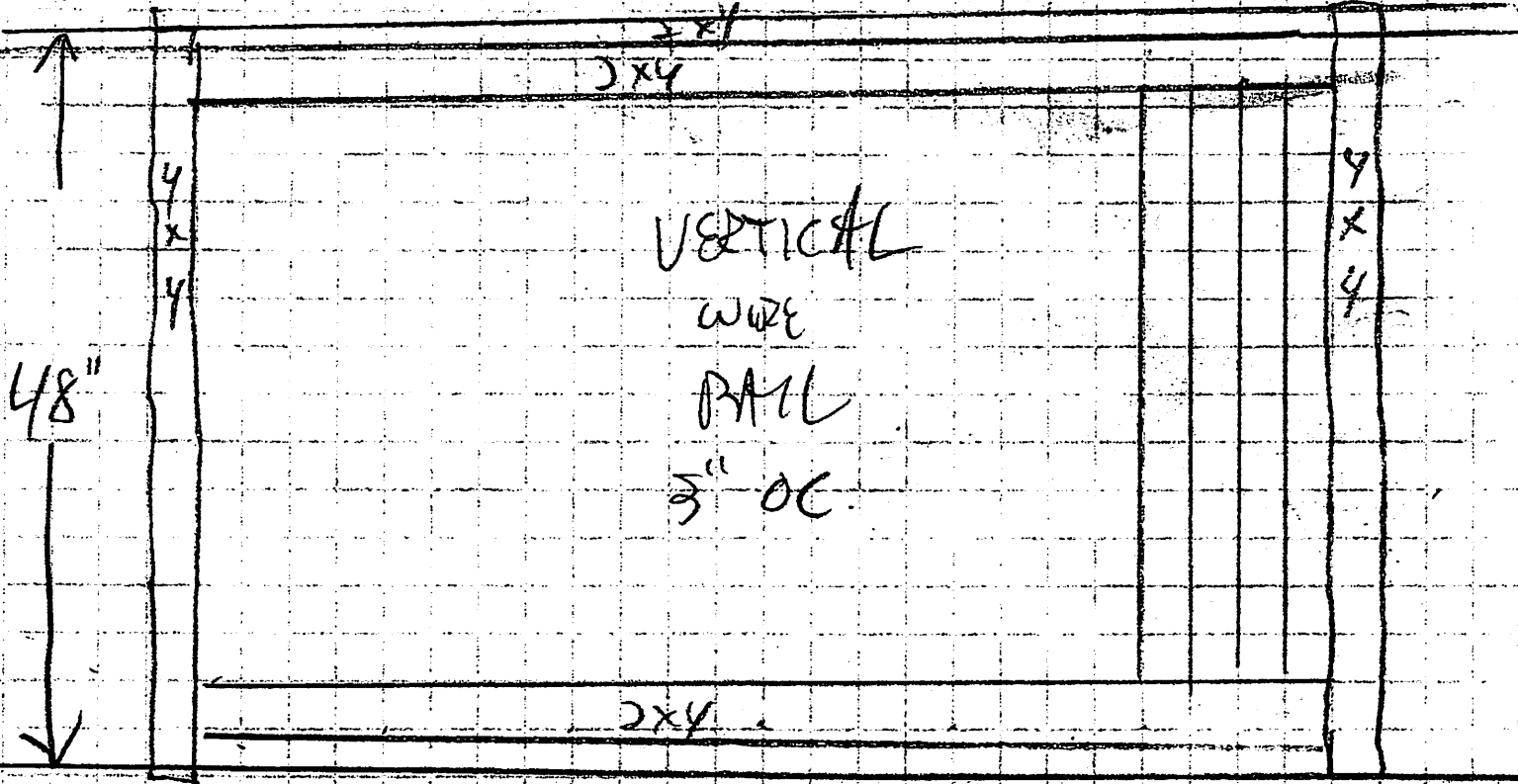
EXISTING
CONCRETE
+
STONE
VENEER
POOL
WALL.

20 WASHINGTON
SPRING Rd.

TO WASHINGTON SPRING.

POOL RAIL NORTH + SOUTH
OF POOL.

TOP
RAIL



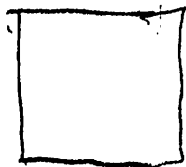
POOL EQUIPMENT
UNDER DECK IN
OLD DEEP END.

36" HORIZONTAL
CABLE WIRE RAIL.

1 STEP
DOWN
TO
LAWN

NEW IPE DECK.
OVER 2x12 P.T. JOISTS.

1 STEP
DOWN
TO
LAWN.



36x36
ACCESS
HATCH.

36" HORIZONTAL CABLE WIRE RAIL.

PROPOSED DECK
OVER POOL.

30 WASHINGTON SPRING Rd.

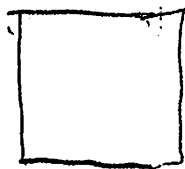
POOL EQUIPMENT
UNDER DECK IN
OLD DEEP END.

36" HORIZONTAL
CABLE WIRE RAIL.

1 STEP
DOWN
TO
LAWN

NEW IPE DECK.
OVER 2x12 P.T. JOISTS.

1 STEP
DOWN
TO
LAWN.



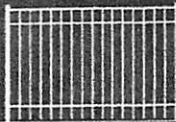
36x36
ACCESS
HATCH.

36" HORIZONTAL CABLE WIRE RAIL.

PROPOSED DECK
OVER POOL.

80 WASHINGTON SPRING Rd.

EO4202-BK



EO4202-BK is a 48" high (EO5202-BK = 60"H \Rightarrow) three rail fence with a smooth top rail that covers each of the fifteen pickets. Decorative arched accent gates are also available to enhance the beauty of any project.



ALSO AVAILABLE IN

BOCA Pool Code
Compliant at 60"H



ITEM CODE: EO5202-BK

Check Local Building Codes for
Pool Code Requirements



20 WASHINGTON SPRING RD.
POOL FENCE WEST + SOUTH
OF POOL.

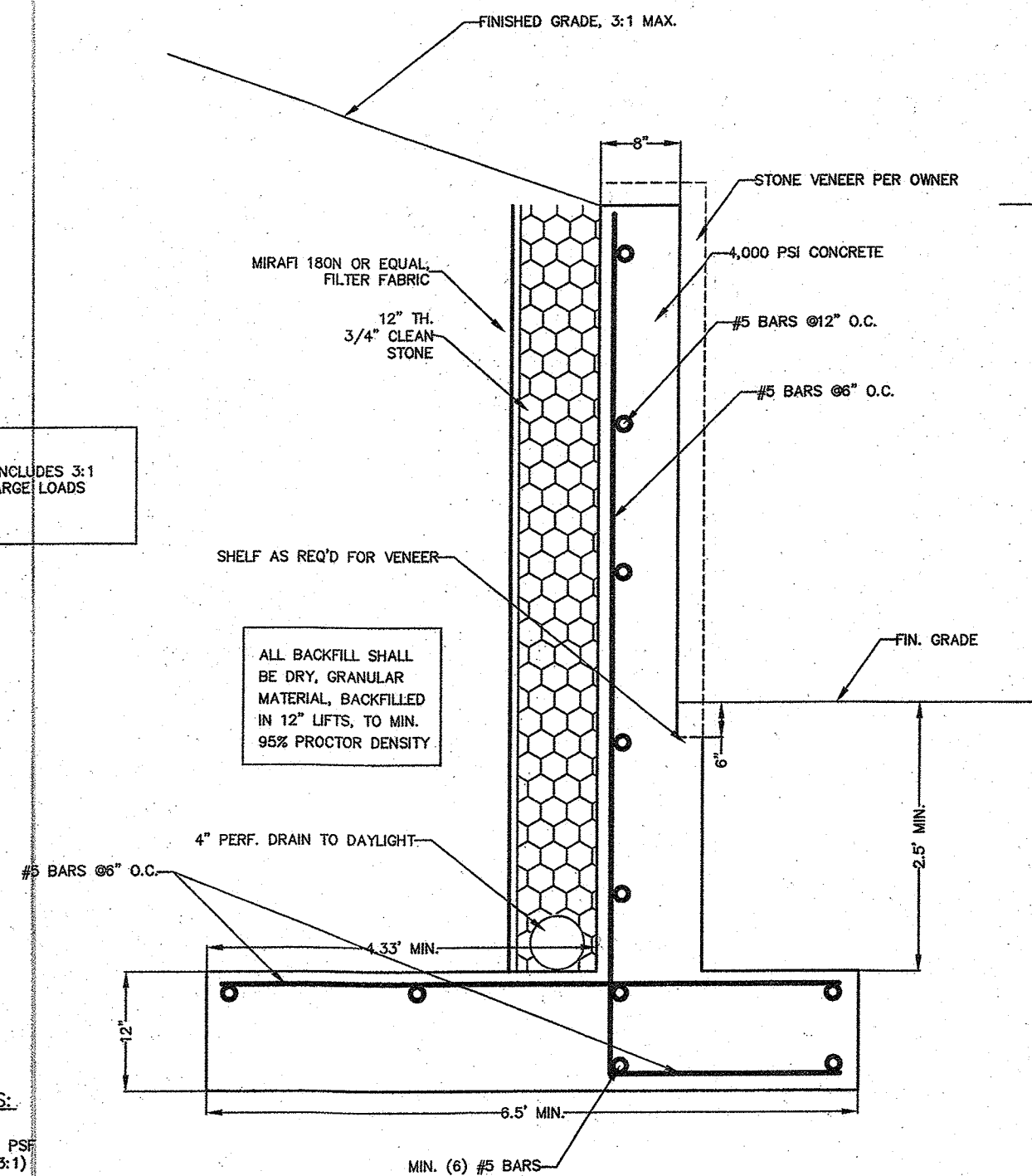
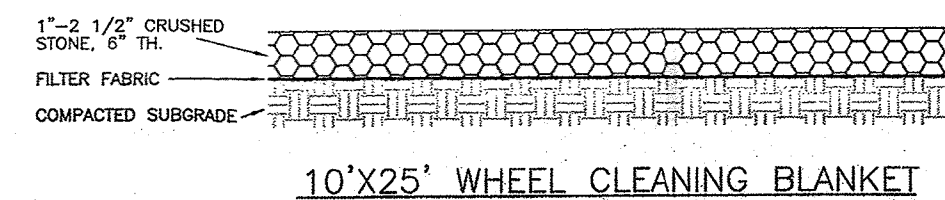
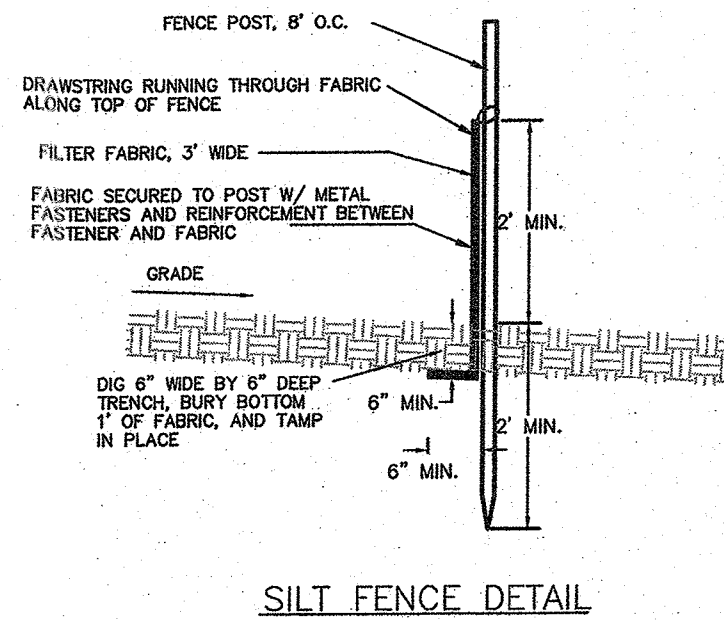
SECTION 78.19
BLOCK 1
LOT 16

SECTION 78.19
BLOCK 1
LOT 21

SECTION 78.19
BLOCK 1
LOT 20

RIVER ROAD
(33' WIDE)
(A.K.A. WASHINGTON SPRING ROAD)
(A.K.A. SNEDEN'S LANDING ROAD)

SECTION 78.19
BLOCK 1
LOT 18



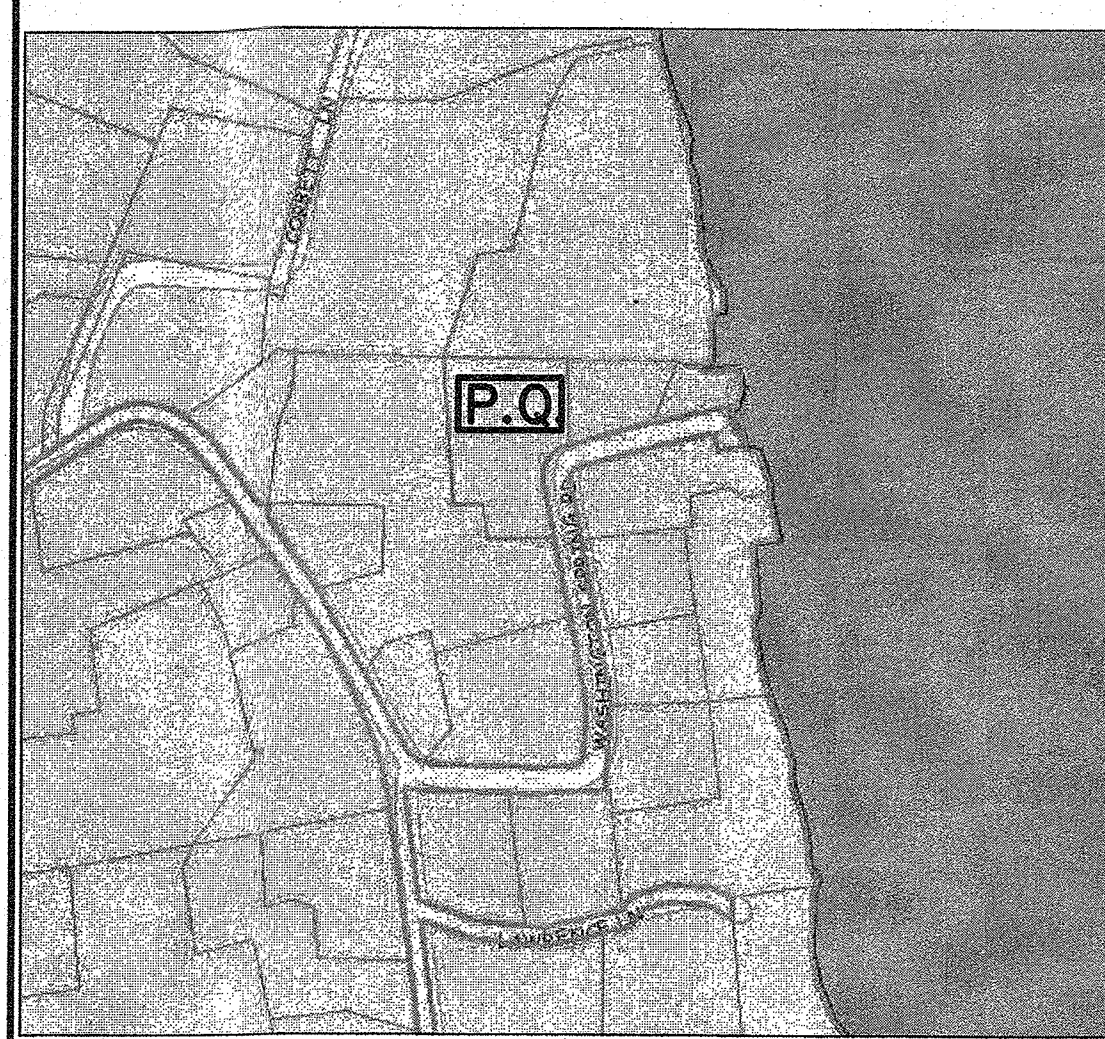
DESIGN ASSUMPTIONS:

BEARING PRESSURE = 3,000 PSF
SLOPE SURCHARGE LOADS (S-1)
UNIT WT. = 120 PCF
EPP = 45 PCF

CONCRETE
UNIT WEIGHT 145 PCF
E_c=4,000 KSI
FRICTION COEFF.=0.50

STEEL
BAR SET ASTM A615
YIELD STRENGTH, F_y=60 KSI
CLEAR COVER = 2.5\"/>

NOTES:
1. CONTRACTOR MUST CONTACT ENGINEER IN WRITING IF SITE CONDITIONS DIFFER FROM ABOVE.
2. STONE WALL VENEER, AS PER MANUFACTURER'S RECOMMENDATIONS, STYLE BY OWNER.



NOTES:

1. PROPERTY KNOWN AS LOT 17 BLOCK 1 SECTION 78.19 AS SHOWN ON THE CURRENT TAX MAPS OF THE TOWN OF ORANGETOWN.
2. APPLICANT/OWNER: CURRIER, #20 WASHINGTON SPRING ROAD, FAIRFAX, NY.
3. TOTAL AREA OF LOT: 36,351 SF.
4. IMPROVEMENTS ON OR UNDER THE LANDS ARE NOT VISIBLE MAY NOT BE SHOWN.
5. THERE ARE NO EXISTING OR PROPOSED CONVEYANCES OR DEED RESTRICTIONS.
6. SURVEY INFORMATION SHOWN HEREON HAS BEEN TAKEN FROM A SURVEY PREPARED BY JAMES G. SCHEUBERMAN, PLS, DATED 6/13/22. POOL LAYOUT BY COOL POOL.
7. THIS PLAN FOR GRADING AND ZONING PURPOSES ONLY.
8. PROPOSED UTILITIES FROM EX. DWELLING.
9. (INT. BLANK)
10. SCHOOL DISTRICT: SOUTH ORANGETOWN FIRE SPARKILL-PULSIFERES WATER: TOWN OF ORANGETOWN LIGHTING: TOWN OF ORANGETOWN SEWER: TOWN OF ORANGETOWN
11. LOT DRAINAGE SHOWN SHALL CONSTITUTE EASEMENTS RUNNING WITH THE LAND AND SHALL NOT BE DISTURBED.
12. ALL UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE, SHALL BE INSTALLED UNDERGROUND.
13. THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 24-01 OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.
14. 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, SUFF. 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.
15. ADDITIONAL CERTIFICATION, BY AN APPROPRIATE LICENSED OR CERTIFIED DESIGN PROFESSIONAL, SHALL BE REQUIRED FOR ALL MATTERS BEFORE THE PLANNING BOARD INDICATING THAT THE DRAWINGS AND PROJECT ARE IN COMPLIANCE WITH THE STORMWATER MANAGEMENT PHASE II REGULATIONS.
16. (INT. BLANK)
17. 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 AREAS 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 STOCKPILING OF EARTH UNDERNEATH TREES.
C. TREES DESIGNATED TO BE PRESERVED SHALL BE MARKED CONSPICUOUSLY ON ALL SIDES AT A 5' TO 10' HT. THE TREE PROTECTION ZONE FOR TREES DESIGNATED TO BE PRESERVED WILL BE ESTABLISHED BY ONE OF THE FOLLOWING METHODS:
- ONE FT. RADIUS FROM TRUNK PER INCH DBH
- DRIP LINE OF TREE CANOPY. METHOD CHOSEN SHOULD BE BASED ON PROVIDING MAX PROTECTION ZONE POSSIBLE.
A BARRIER OF SHOW FENCE OF EQUAL HT. 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. 8 INCHES OF WOOD CHIPS INSTALLED IN THE AREA TO BE PROTECTED. REMOVE CHIPS UPON COMPLETION OF WORK.
- LIGHT IMPACTS ONLY: INSTALLATION OF 3/4\"/>

SOIL EROSION AND SEDIMENT CONTROL NOTES:

1. TEMPORARY SEDIMENTATION ENTRAPMENT AREAS SHALL BE PROVIDED AT KEY LOCATIONS TO INTERCEPT AND CLARIFY SILT LAIDEN 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 DIVERSION SWALES, BERMS, OR OTHER CHANNELIZATION SHALL BE CONSTRUCTED TO INSURE THAT ALL SILT LAIDEN WATERS ARE DIRECTED INTO THE ENTRAPMENT AREAS, WHICH SHALL NOT BE PERMITTED TO BE FILLED IN, BUT SHALL BE CLEANED PERIODICALLY DURING THE COURSE OF CONSTRUCTION. THE COLLECTED SILT SHALL BE DEPOSITED IN AREAS SAFE FROM FURTHER EROSION.
2. ALL DISTURBED AREAS, EXCEPT ROADWAYS, WHICH WILL REMAIN UNDISTURBED FOR MORE THAN THIRTY (30) DAYS, SHALL BE TEMPORARILY SEEDDED WITH 1/2 LB OF RYEGRASS OR MAIZE WITH 100 LBS OF STRAW OR HAY PER 1000 SQUARE FEET. ROADWAYS SHALL BE STABILIZED AS RAPIDLY AS PRACTICABLE BY INSTALLATION OF THE BASE COURSE.
3. SILT THAT LEAVES THE SITE IN SPITE OF THE REQUIRED PRECAUTIONS SHALL BE COLLECTED AND REMOVED AS DIRECTED BY APPROPRIATE MUNICIPAL AUTHORITIES.
4. AT THE COMPLETION OF THE PROJECT, ALL TEMPORARY SILTATION DEVICES SHALL BE REMOVED AND THE AFFECTED AREAS REGRADED, REPLANTED OR TREATED IN ACCORDANCE WITH THE APPROVED SITE PLAN.
5. THE SEED MIXTURE FOR PERMANENT SEEDINGS SHALL BE:
KENTUCKY BLUEGRASS - 40 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)
6. 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 600 LBS. PER ACRE OR EITHER 5-10-10 OR 10-10-10.
7. SOO CAN BE USED INSTEAD OF SEED.
8. 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 OF FILLED, STIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE DISTURBED.
D. PERFORM NECESSARY EXCAVATION OR FILL OPERATIONS TO BRING SITE TO DESIRED GRADE.
E. SUBGRADE-INSTALL STORM DRAINAGE SYSTEM.
F. SEED ALL DISTURBED AREAS WHICH WILL REMAIN UNDISTURBED FOR A PERIOD OF 30 DAYS AS PER NOTE #2 ABOVE.
G. AFTER COMPLETION OF THE SITE CONSTRUCTION, FINE GRADE AND SPREAD TOPSOIL ON ALL LAWN AREAS AND SEED AS PER NOTE #5 AND #6 ABOVE.
H. REMOVE SEDIMENT BARRIERS AS PER NOTE #4 ABOVE.
I. MAINTAIN ALL SEEDED AND PLANTED AREAS TO INSURE A VISIBLE STABILIZED VEGETATIVE COVER.

CONSTRUCTION SEQUENCE:

1. INSTALL ALL SOIL EROSION AND SEDIMENT CONTROL DEVICES AS PER PLAN, INCLUDING SILT FENCE AND WHEEL CLEANING BLANKET PER PLAN.
2. EXCAVATE AND INSTALL FOUNDATION.
3. CONSTRUCT UTILITIES.
4. COMPLETE POOL/PATIO CONSTRUCTION.
5. INSTALL LANDSCAPING AND SOO.
6. TOPSOIL, FERTILIZER, SEED AND HAY MULCH ALL OTHER DISTURBED AREAS.
7. REMOVE SOIL EROSION AND SEDIMENT CONTROL DEVICES UPON FINAL STABILIZATION.

THOMAS W. SKRABLE, P.E.



SECTION 78.19 BLOCK 1 LOT 17

#20 WASHINGTON SPRING ROAD

TOWN OF ORANGETOWN

ROCKLAND COUNTY

NEW YORK

DRAWN BY: T.S.

SURVEYED BY: J.S.

DESIGNED BY: T.S.

CHECKED BY: T.S.

D'WG NO. 23102PP0

JOB NO. 23-102

SHEET 1 OF 1

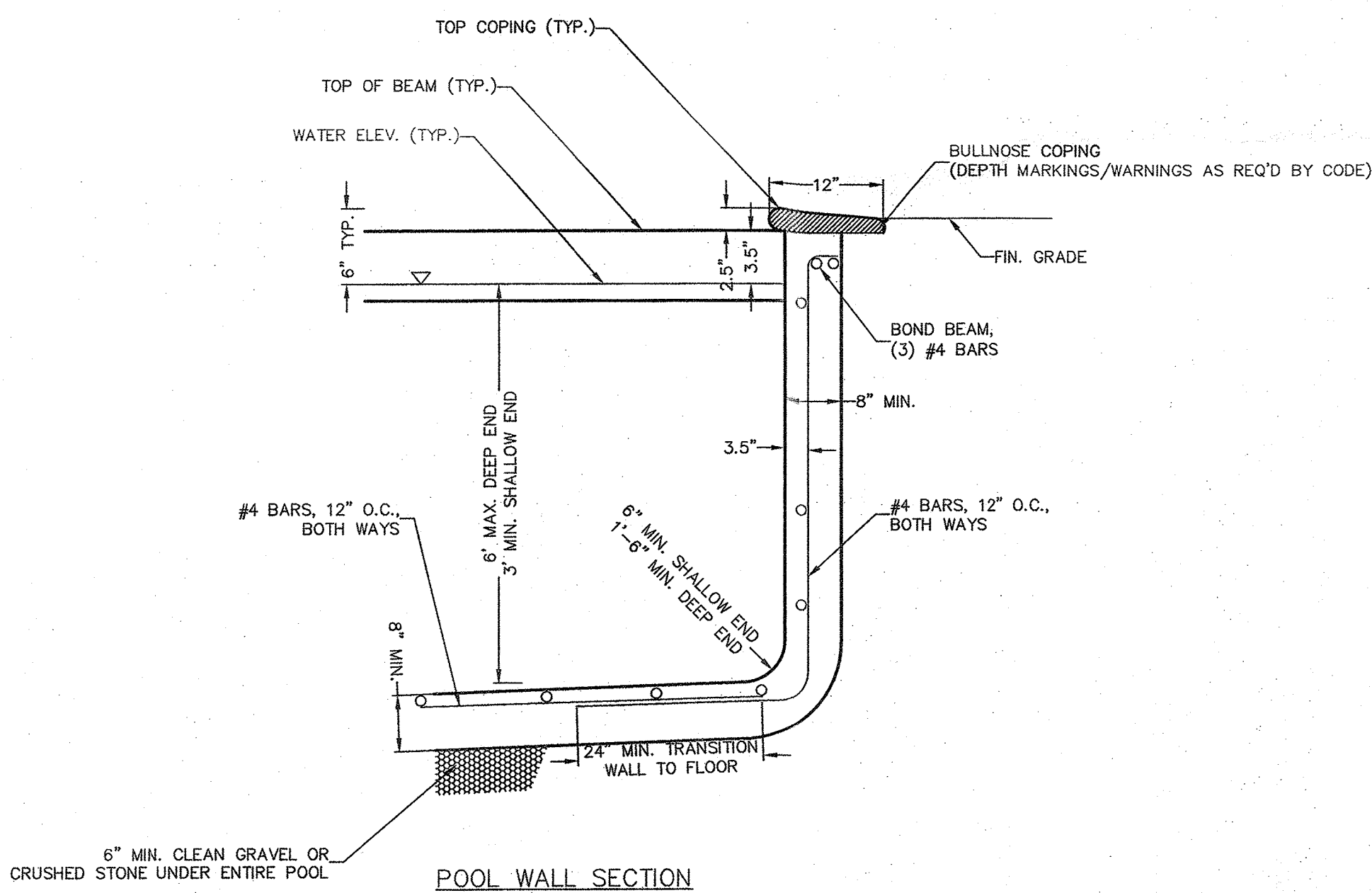
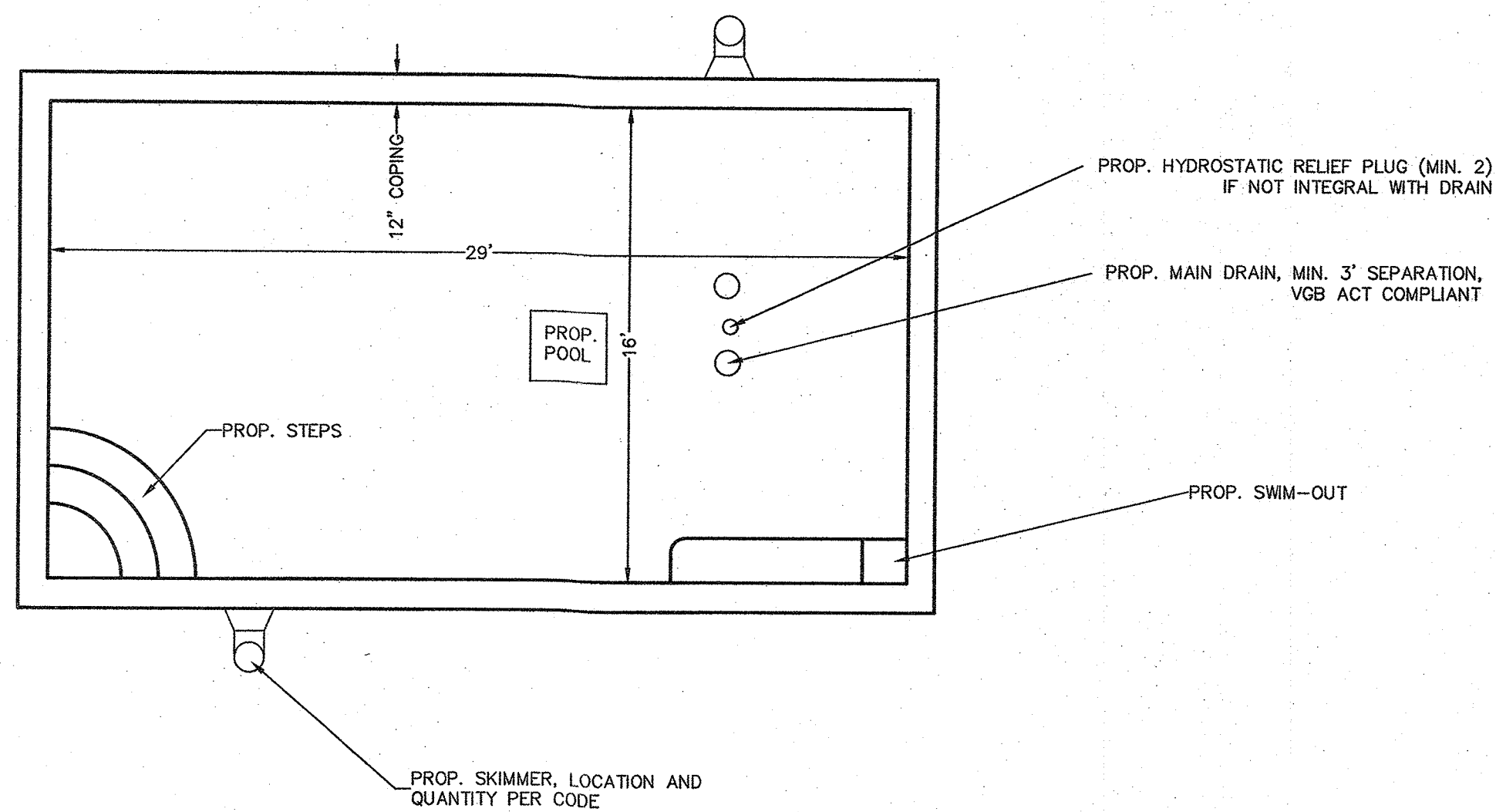
1" = 20' H

201-529-5010

65 RAMAPO VALLEY ROAD, SUITE 213, MAHWAH, NJ

THOMAS W. SKRABLE, P.E., P.P., C.M.E.
CONSULTING ENGINEER

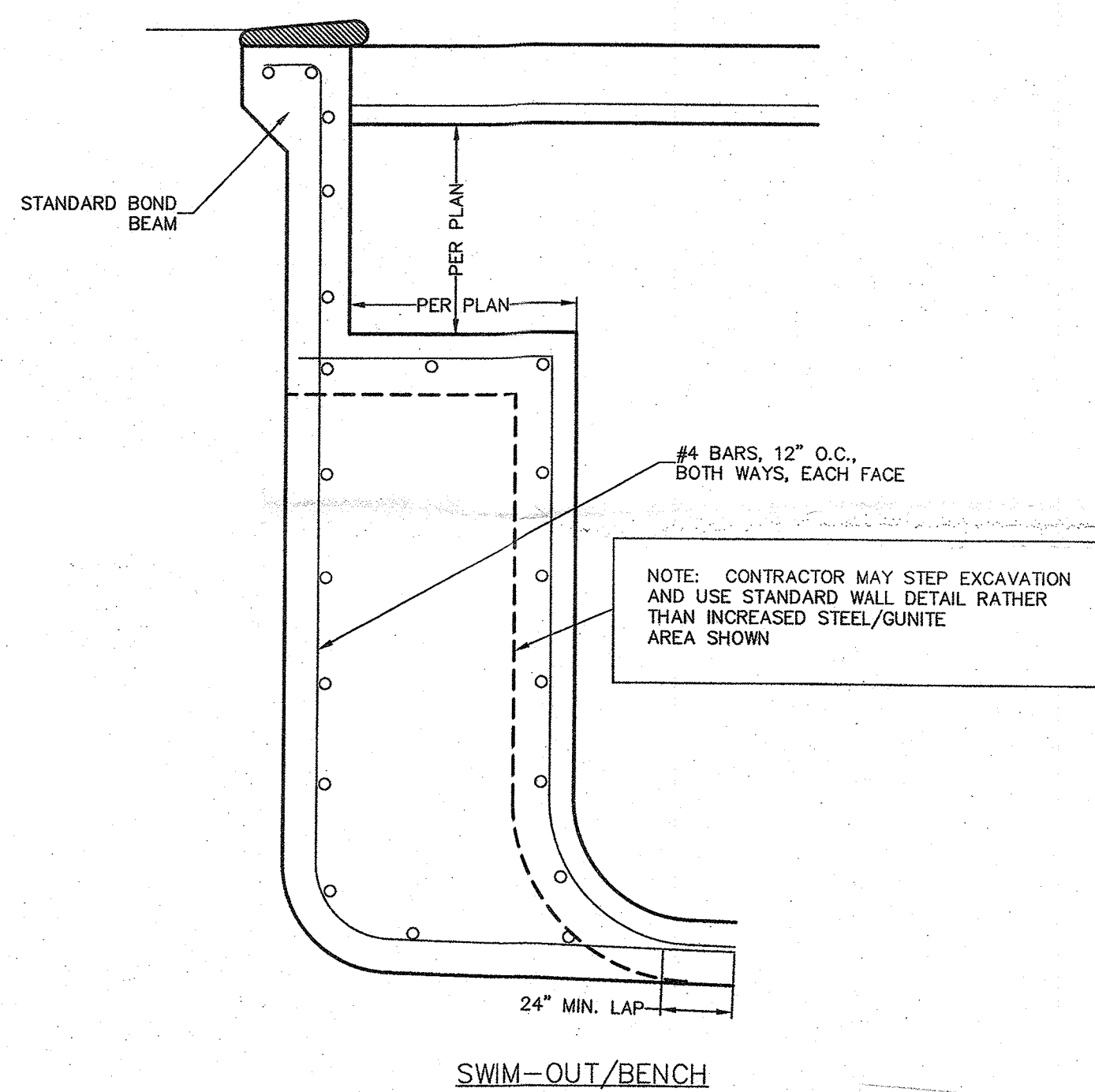
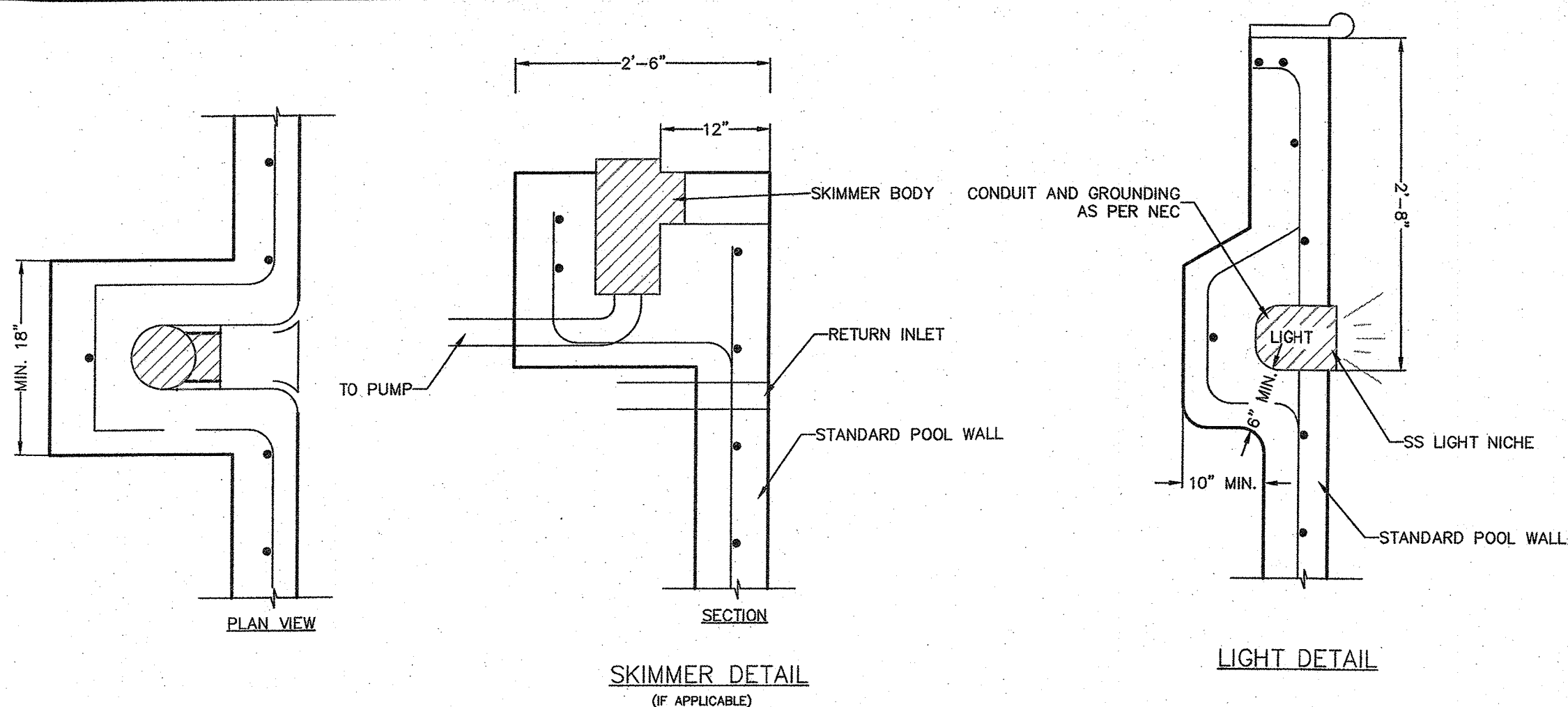
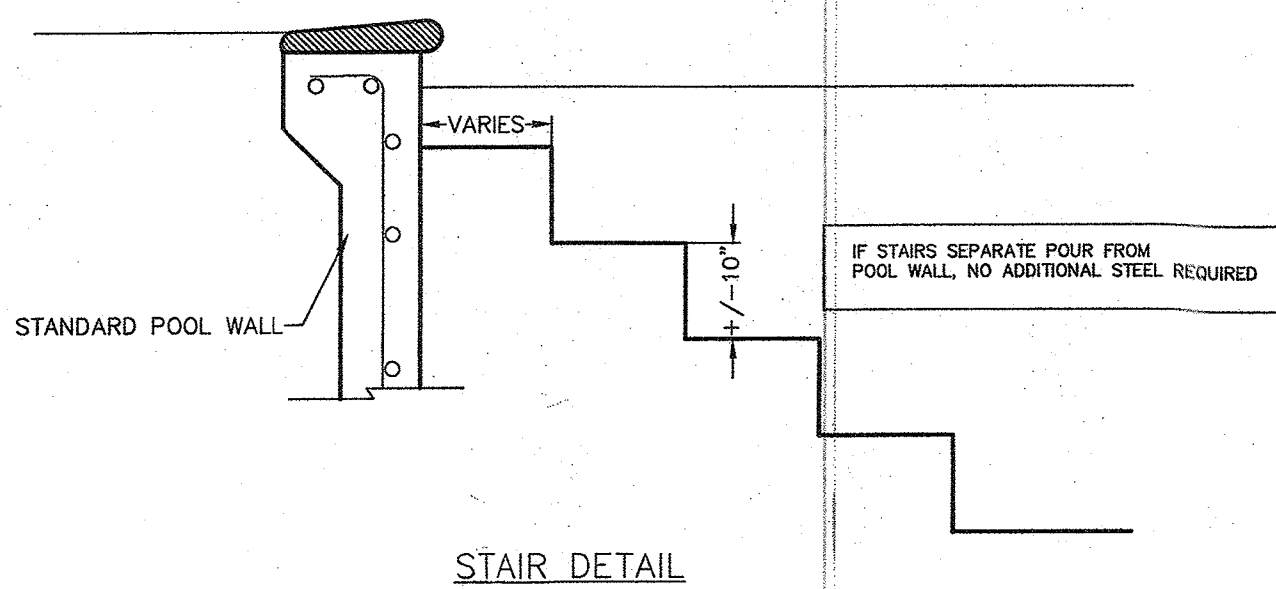
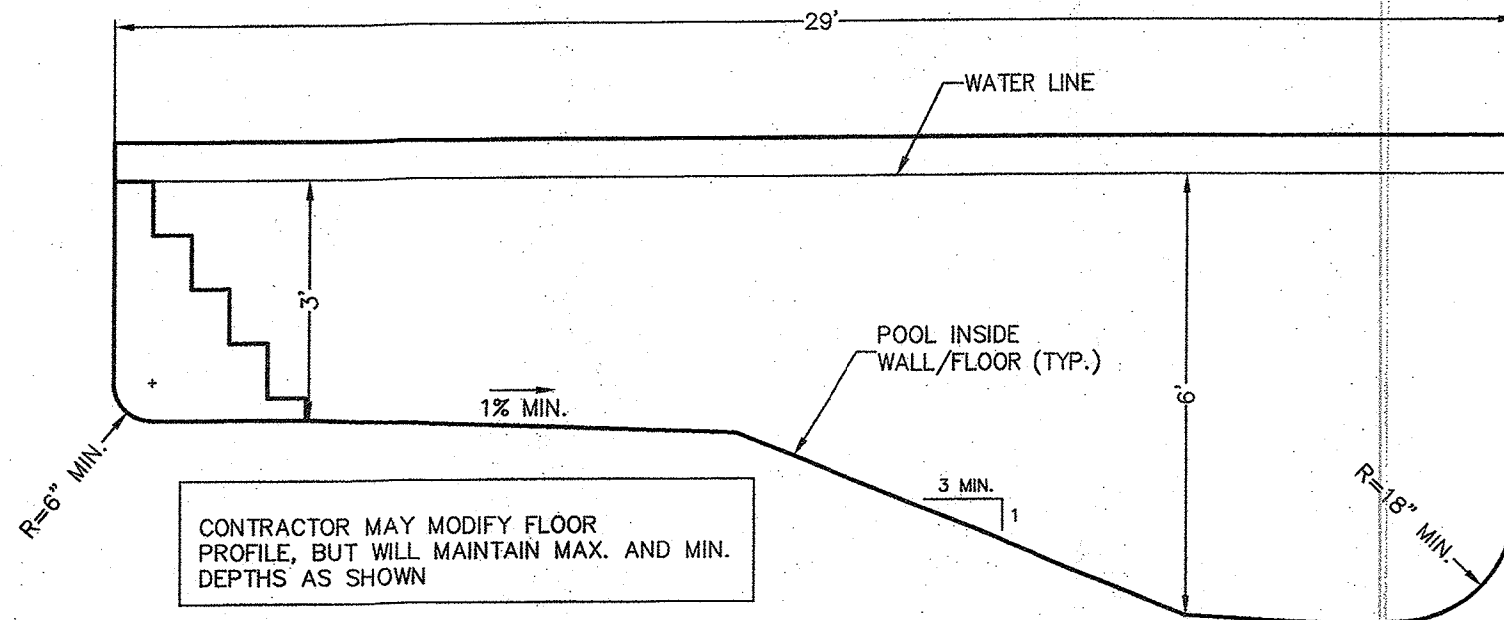
POOL PLAN (1"=5')
(ALL DIMENSIONS TO BE FIELD VERIFIED)



ANY BOULDER OR OTHER SURCHARGE ON POOL WALL SHALL REQUIRE ADDITIONAL WALL THICKNESS AND REINFORCEMENT. ENGINEER MUST BE CONTACTED, IN WRITING, FOR ADDITIONAL DESIGN DETAILS.

REVISION NO.	DATE	DESCRIPTION	REVISION NO.	DATE	DESCRIPTION

LONGITUDINAL SECTION (NTS)



- GENERAL NOTES:
- POOL STRUCTURAL DESIGN BASED UPON GRANULAR, NON-EXPANSIVE SOILS, EEP-48 PCF. ENGINEER MUST BE CONTACTED IF CONTRACTOR ENCOUNTERS ANY SITE CONDITIONS THAT MAY DIFFER (INCLUDES SLOPING BACKFILL).
 - ALL POOL BONDING SHALL BE IN ACCORDANCE WITH APPLICABLE CODE, INCLUDING BONDING ALL PARTS (I.E. STRUCTURAL STEEL, PERIMETER SURFACES, METALLIC COMPONENTS, UNDERLAYER LIGHTING, METAL FITTINGS, ELECTRICAL EQUIPMENT AND METAL WIRING METHODS). MAIN CONDUCTOR SHALL BE MIN. 8 AWG BARE, SOLID CONDUCTOR, 18"-24" FROM INSIDE POOL WALL, 4"-6" BELOW SURFACE, ATTACHED TO POOL REINFORCING STEEL AT 4 UNIFORMLY POLICED POINTS AROUND THE POOL.
 - HORIZONTAL AND VERTICAL (I.E. ON COPING AND ON WALL TIE) DEPTH MARKINGS SHALL BE PROVIDED AT MAXIMUM 25' INTERVALS AND AT ALL CHANGES IN POOL DEPTH ELEVATION, AS PER CODE. TEXT SHALL BE MIN. 4" HIGH. NO DIVING MARKINGS SHALL BE POSTED AS REQUIRED BY CODE, ON ALL POOLS, UNLESS SPECIFIC DIVING AREA CALCULATIONS ARE PROVIDED AND DIVING AREAS ARE CLEARLY MARKED ON DRAWING.
 - POOL STRUCTURAL DESIGN DOES NOT ASSUME ANY SURCHARGE LOADINGS SUCH AS ADJACENT STRUCTURES, WALLS, SLOPES, ETC.
 - ALL FENCE/BARRIERS MUST COMPLY WITH APPLICABLE CODE AND INCLUDE SELF-LATCHING AND SELF-CLOSING GATES.
 - SOILS MUST HAVE A MINIMUM BEARING VALUE OF 1000 PSF. CONCRETE SHALL BE PLACED AGAINST UNDISTURBED SOIL, OR ENGINEER APPROVED COMPACTED BACKFILL (95% PROCTOR DENSITY).
 - ALL REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615, GRADE IS 2-1/2".
 - ALL SPICES TO BE LAPPED 24" MIN., AND MIN. CLEARANCE BETWEEN PARALLEL BARS IS 2-1/2".
 - SHOTCRETE (GUNIT) SHALL BE IN CONFORMANCE WITH APPLICABLE CODE, AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS.
 - ALL CEMENT SHALL CONFORM TO APPLICABLE CODE.
 - GUNIT MUST BE KEPT DAMP CONTINUOUSLY FOR 14 DAYS AFTER INSTALLATION.
 - ALL INTERIOR SURFACES OF POOL SHALL BE COATED WITH A WATERPROOF SILICA PLASTER.
 - ALL MISCELLANEOUS INSTALLATIONS (I.E. POOL PLUMBING, ELECTRICAL, FILTER, HEATER, ETC.) SHALL BE IN ACCORDANCE WITH APPLICABLE CODE AND BE APPROVED BY LOCAL BUILDING DEPARTMENT.
 - ENTRAPMENT PROTECTION FOR SWIMMING POOL AND SPA SUCTION OUTLETS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH SPSC 15 USE 8003 AND ANSI/APSP/ICC 7, INCLUDING ALL SUCTION FITTINGS, ATMOSPHERIC VACUUM RELIEF SYSTEM, SURFACE SKIMMERS AND POOL CLEANER.
 - ALL DUAL DRAINS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH R328.6.4.
 - ALL POOL CLEANER FITTINGS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH R328.6.5.

ALL CONSTRUCTION SHALL CONFIRM TO THE 2020 NEW YORK STATE RESIDENTIAL BUILDING CODE AND ALL CODES REFERENCED THEREIN, INCLUDING: ANSI, NEC, ASME, UL, NFPA, NSPI, ISPC, ASTM AND ANY OTHER LOCAL, STATE OR FEDERAL REGULATIONS THAT MAY APPLY

THOMAS W. SKRABLE, P.E.

POOL STRUCTURAL
DETAILS

"CURRIER"
#20 WASHINGTON SPRING ROAD
PALISADES

PROFESSIONAL ENGINEER, NJ 36679, NY 75377
PROFESSIONAL PLANNER, NJ 5204

ROCKLAND COUNTY NEW YORK

THOMAS W. SKRABLE, P.E., P.P., C.M.E.
CONSULTING ENGINEER

65 RAMAPO VALLEY ROAD, SUITE 213, MAHWAH, NJ

201-529-5010

DRAWN BY: T.S.

SURVEYED BY:

DESIGNED BY: T.S.

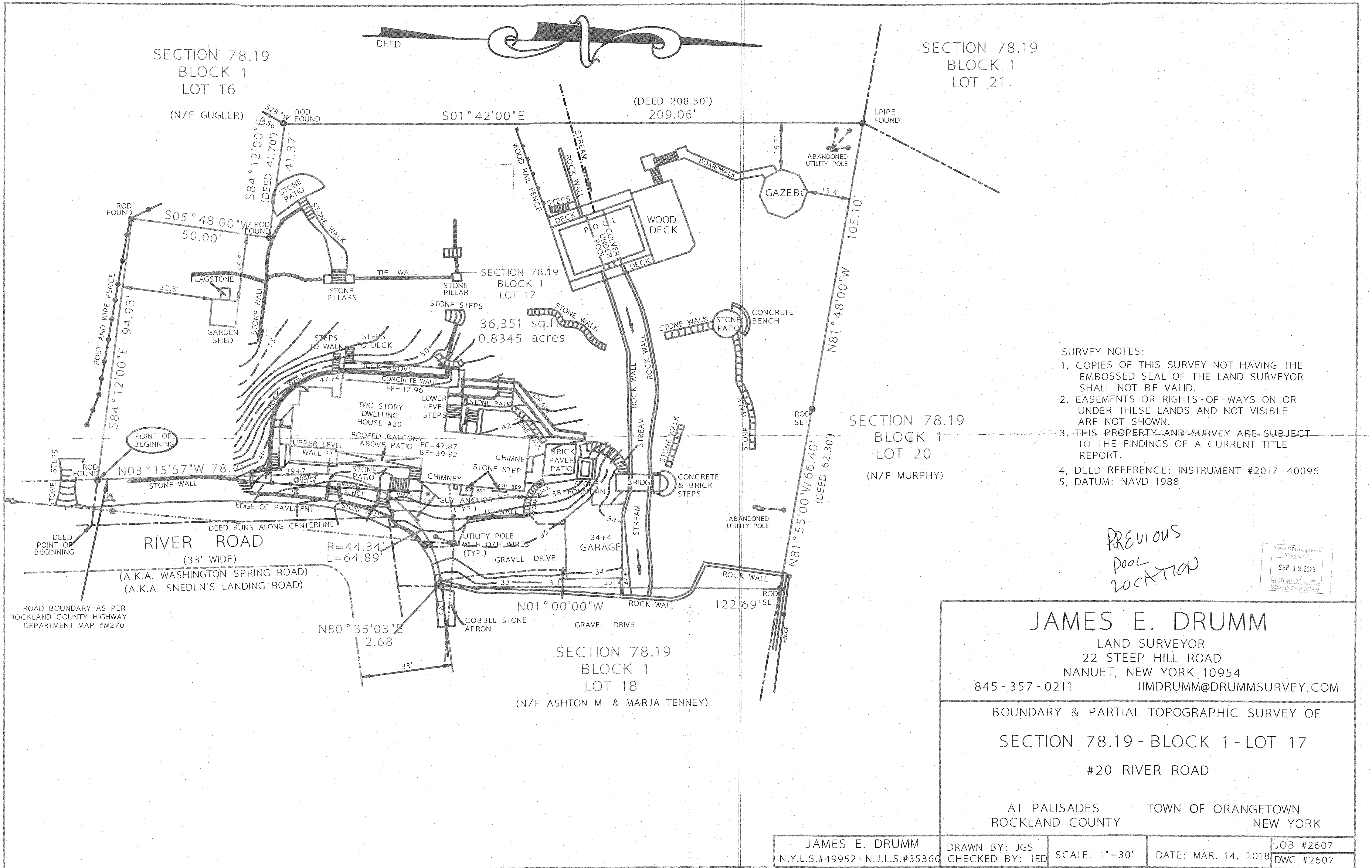
CHECKED BY: T.S.

D'WG NO. 23102PS0

JOB NO. 23-102

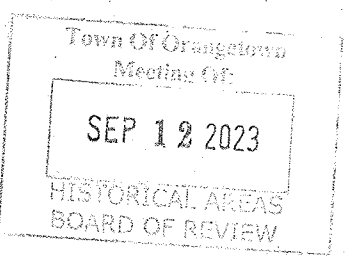
SHEET 1 OF 1

SCALE AS SHOWN



- SURVEY NOTES:
- 1, COPIES OF THIS SURVEY NOT HAVING THE EMBOSSED SEAL OF THE LAND SURVEYOR SHALL NOT BE VALID.
 - 2, EASEMENTS OR RIGHTS-OF-WAYS ON OR UNDER THESE LANDS AND NOT VISIBLE ARE NOT SHOWN.
 - 3, THIS PROPERTY AND SURVEY ARE SUBJECT TO THE FINDINGS OF A CURRENT TITLE REPORT.
 - 4, DEED REFERENCE: INSTRUMENT #2017-40096
 - 5, DATUM: NAVD 1988

PREVIOUS
POOL
LOCATION



JAMES E. DRUMM

LAND SURVEYOR
22 STEEP HILL ROAD
NANUET, NEW YORK 10954
845-357-0211 JIMDRUMM@DRUMMSURVEY.COM

BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY OF
SECTION 78.19 - BLOCK 1 - LOT 17
#20 RIVER ROAD

AT PALISADES TOWN OF ORANGETOWN
ROCKLAND COUNTY NEW YORK

JAMES E. DRUMM N.Y.L.S.#49952-N.J.L.S.#35360	DRAWN BY: JGS CHECKED BY: JED	SCALE: 1"=30'	DATE: MAR. 14, 2018	JOB #2607 DWG #2607
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