

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: _____

Please check all that apply:

<input type="checkbox"/> Commercial <input checked="" 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 checked="" 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 checked="" type="checkbox"/> Residential <input type="checkbox"/> Historical Board <input type="checkbox"/> Architectural Board <input type="checkbox"/> Consultation <input type="checkbox"/> Pre-Preliminary/Sketch <input type="checkbox"/> Preliminary <input type="checkbox"/> Final <input type="checkbox"/> Interpretation
--	---

PERMIT#: BLDR-4057-23
ASSIGNED
INSPECTOR: Mike

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

Project Name: GOLDSTEIN RESIDENCE

Street Address: 70 DUTCH HOLLOW DRIVE
ORANGETOWN, NY

Tax Map Designation:
Section: 7A.06 Block: 2 Lot(s): 55
Section: _____ Block: _____ Lot(s): _____

Directional Location:
On the SOUTH side of DUTCH HOLLOW DRIVE, approximately 600' feet SW of the intersection of DUTCH HILL RD., in the Town of ORANGETOWN in the hamlet/village of ORANGETOWN.
Acreage of Parcel 0.18 Zoning District RG
School District S. ORANGETOWN Postal District 10962
Ambulance District _____ Fire District _____
Water District _____ Sewer District _____

Project Description: (If additional space required, please attach a narrative summary.)
REMOVE EXISTING GARAGE ROOF & BUILD NEW SECOND FLOOR BEDROOM ABOVE THE EXISTING GARAGE. BUILD NEW PORTICO ON THE FRONT FACADE.

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

Date: 11-21-23 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: October 19, 2023 Section: 74.06 Block: 2 Lot: 55

Applicant: Goldstein

Address: 70 Dutch Hollow Dr, Orangeburg, NY

RE: Application Made at: same

Referred For:

Chapter 43, Table 3.12, RG District
Column 4 Max FAR 30% w/ 34% propsoed
Column 8, Required Front Yard 25' w/ 21.42' proposed

Two Variances required


Comments:

Front portico, garage 2nd story addition

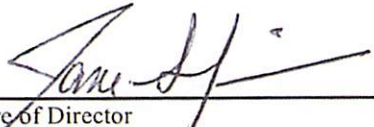
Dear Goldstein :

Please be advised that the Building Permit Application # p23-4057, which you submitted on 9.15.23, 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,


Richard Oliver
Deputy Building Inspector

10/19/23



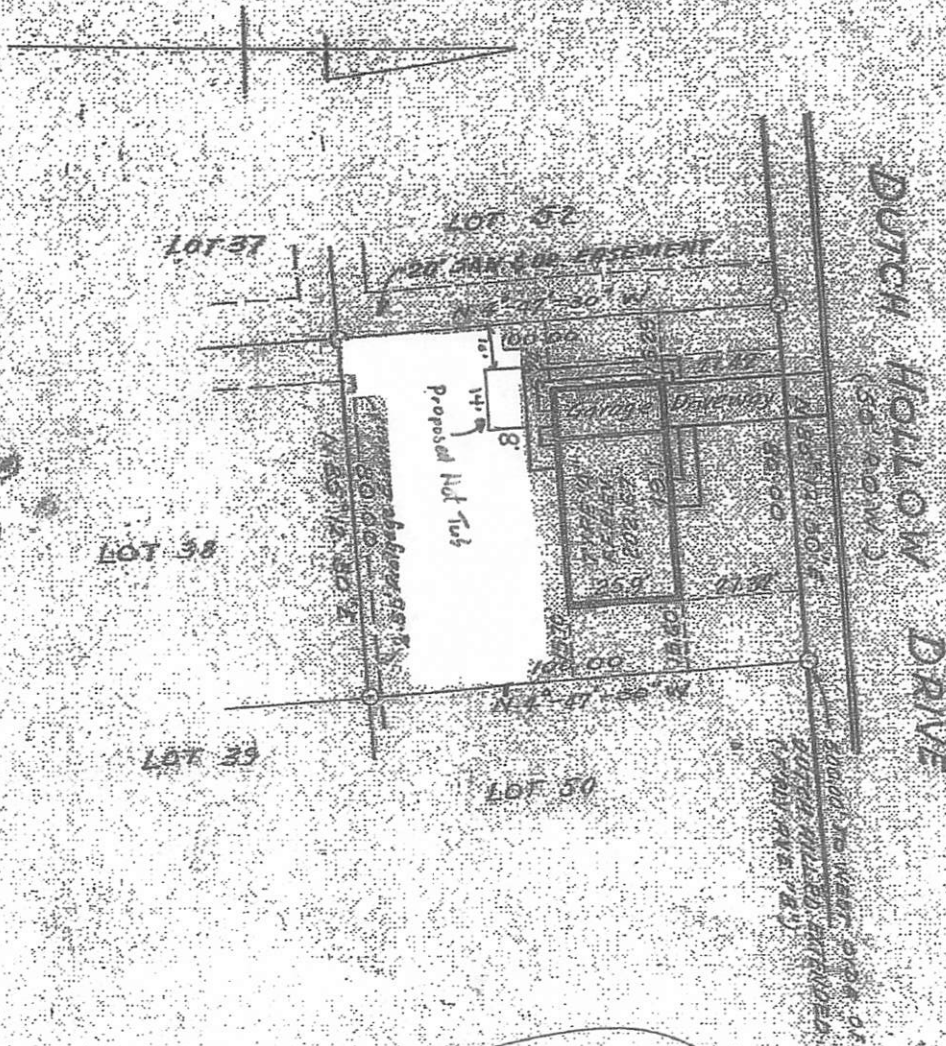
Signature of Director
NOTE: PLEASE KEEP FOR YOUR RECORDS
1-30-2023

10/19/23

Date
Liz DeCort
Debbie Arbolino

SWIS	PRINT KEY	NAME	ADDRESS
392489	74.06-2-27	Felix Rodriguez	31 Dutch Hollow Dr,Orangeburg, NY 10962
392489	74.06-2-28	Elaine Amon	27 Dutch Hollow Dr,Orangeburg, NY 10962
392489	74.06-2-29	Alan Monahan	23 Dutch Hollow Dr,Orangeburg, NY 10962
392489	74.06-2-30	William M Collins	19 Dutch Hollow Dr,Orangeburg, NY 10962
392489	74.06-2-38	Alice L Kayser	63 Dutch Hollow Dr,Orangeburg, NY 10962
392489	74.06-2-39	Ryan T Chevrier	59 Dutch Hollow Dr,Orangeburg, NY 10962
392489	74.06-2-40	Dorothy Fears	55 Dutch Hollow Dr,Orangeburg, NY 10962
392489	74.06-2-41	Kevin Dinnegan	51 Dutch Hollow Dr,Orangeburg, NY 10962
392489	74.06-2-42	Elizabeth A Zacharczyk	47 Dutch Hollow Dr,Orangeburg, NY 10962
392489	74.06-2-43	Richard J Fojtlin	43 Dutch Hollow Dr,Orangeburg, NY 10962
392489	74.06-2-44	Michael Cleary	39 Dutch Hollow Dr,Orangeburg, NY 10962
392489	74.06-2-51	Peter Byrne	54 Dutch Hollow Dr,Orangeburg, NY 10962
392489	74.06-2-52	Napoleon G Abillar	58 Dutch Hollow Dr,Orangeburg, NY 10962
392489	74.06-2-53	Diane F Mc Kim	62 Dutch Hollow Dr,Orangeburg, NY 10962
392489	74.06-2-54	Fiona Doherty	2 Jones Pl,Tappan, NY 10983
392489	74.06-2-55	Cara A Zakian	70 Dutch Hollow Dr,Orangeburg, NY 10962
392489	74.06-2-56	Jerome Kuperberg	74 Dutch Hollow Dr,Orangeburg, NY 10962
392489	74.06-2-57	William Aitchison	78 Dutch Hollow Dr,Orangeburg, NY 10962
392489	74.06-2-58	Arthur Higgins	82 Dutch Hollow Dr,Orangeburg, NY 10962
392489	74.06-2-59	Enda Mc Gee	86 Dutch Hollow Dr,Orangeburg, NY 10962
392489	74.06-2-64	Daniel Moffitt	10 Devon Dr,Orangeburg, NY 10962
392489	74.06-2-65	Brandon Schwarz	14 Devon Dr,Orangeburg, NY 10962
392489	74.06-2-66	Raynaldo H Paniza	18 Devon Dr,Orangeburg, NY 10962
392489	74.06-2-67	Kimberly Wekerle	22 Devon Dr,Orangeburg, NY 10962
392489	74.06-2-68	Joseph Sgagliardich	26 Devon Dr,Orangeburg, NY 10962
392489	74.06-2-69	Teofia S Ponsades	30 Devon Dr,Orangeburg, NY 10962
392489	74.06-2-70	John Hall	34 Devon Dr,Orangeburg, NY 10962
392489	74.06-2-71	Rene Gonzalez	103 Parkway Dr S,Orangeburg, NY 10962
392489	74.06-2-72	Tracy Astudillo	99 S Parkway Dr,Orangeburg, NY 10962
392489	74.10-1-5	Andrew Marcellino	111 Parkway Dr S,Orangeburg, NY 10962
392489	74.10-1-6	Aida Teitelbaum	107 Parkway Dr S,Orangeburg, NY 10962
392489	74.10-1-7	Julius DeMata	27 Devon Dr,Orangeburg, NY 10962
392489	74.10-1-8	Thomas Fitzpatrick	23 Devon Dr,Orangeburg, NY 10962
392489	74.10-1-9	Reynaldo Carumba	19 Devon Dr,Orangeburg, NY 10962

ROCKLAND
AT
ORANGEBURG
TOWN OF ORANGETOWN ROCKLAND COUNTY NEW YORK



70 Dutch hollow
74.06-2-55

KEY
PART OF 10.00
HUT-TAB
SCALE: 1" = 40'

Final Survey 5/24/50

BEING LOT 51 - BLOCK 15
MAP OF ROCKLAND, SEC. 10
FILED IN THE OFFICE OF THE
ROCKLAND COUNTY CLERK
ON JUNE 24, 1958 AS MAP NO. 2573
AND SUBJECT OF EASEMENT
SCALE: 1" = 40' DATE: 5/24/50

JOB #178

denotes iron pin set
Dec 58 110

BEING CORRECT AND ACCURATE TO
THE TITLE GUARANTY & TRUST CO.
NATIONAL STATE BANK OF NEWARK AND/OR
DERWOOD MORTGAGE & TITLE CO. OF IRVINGTON
UNLESS THEIR INTEREST MAY APPEAR

DWG. NO.
REV. 10/10/50
SURVEY

GENERAL NOTES

DIVISION 1 - GENERAL REQUIREMENTS

- THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THEIR SKILL AND ATTENTION. THEY SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE, PROCEDURE AND COORDINATION OF ALL PORTIONS AND TRADES OF WORK.
- ALL WORK SHALL CONFORM TO ALL LOCAL CODES AND ORDINANCES, AND ALL OTHER AREAS HAVING JURISDICTION.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS. ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT/DESIGNER BEFORE PROCEEDING WITH THE CONTRACT WORK.
- THE CONTRACTOR SHALL MAINTAIN CLEAN AND SAFE WORKING CONDITIONS AT ALL TIMES ON THE JOB SITE, AND WILL BE RESPONSIBLE FOR THE REMOVAL OF ALL DEBRIS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND WAREHOUSING OF ALL MATERIALS AND EQUIPMENT TO BE INSTALLED.
- THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS TO MAINTAIN TEMPORARY ELECTRICAL LIGHTING AND WATER DURING CONSTRUCTION.
- GUARANTEE ALL WORK INCLUDED IN THE CONTRACT DOCUMENTS SHALL BE GUARANTEED AGAINST DEFECTS IN MATERIALS AND WORKMANSHIP FOR THE PERIOD SPECIFIED BY THE MANUFACTURER OR ONE YEAR WHICHEVER IS LONGER FROM THE OCCUPANCY DATE.
- THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/DESIGNER IMMEDIATELY IF THEY CAN NOT COMPLY WITH ANY NOTED ON THIS SHEET OR ANY OTHER SHEET IN THIS SET OF CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL FIRE EXITS AT ALL TIMES IF APPLICABLE.
- THE CONTRACTOR SHALL PROVIDE FIRE EXTINGUISHERS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION.
- THE CONTRACTOR SHALL SUBMIT A COMPLETE LIST OF ALL SUB-CONTRACTORS TO BE USED ON THIS PROJECT.
- THE CONTRACTOR IS REQUIRED TO HAVE A COMPETENT SUPERINTENDENT ON THE SITE WHEN WORK IS IN PROGRESS.
- THE CONTRACTOR SHALL PROVIDE A "PORT-O-JOHN" TO LET ON THE JOB SITE USED BY THE CONSTRUCTION CREW WHEN TOILET ACCESS IS UNAVAILABLE.
- THE FINISHED JOB SHALL BE DELIVERED IN A FINISHED AND CLEAN MANNER, INCLUDING POLISHING COUNTERTOPS, WINDOWS, AND FLOORS.
- DEMOLITION
 - ALL DEBRIS REMOVAL AND ABATEMENT TO BE PERFORMED IN ACCORDANCE WITH ALL LOCAL, STATE, FEDERAL AND OSHA GUIDELINES AND LAWS.
 - THE CONTRACTOR SHALL MAINTAIN THE STRUCTURAL INTEGRITY OF THE BUILDING AT ALL TIMES. THE ARCHITECT/DESIGNER SHALL BE NOTIFIED IF THERE ARE ANY DISCREPANCIES OR ANY UNFORESEEN PROBLEMS.
 - THE CONTRACTOR SHALL PROTECT THE BUILDING DURING THE DEMOLITION. DEBRIS CHUTES TO BE INSTALLED PER CODES AS REQUIRED.

DIVISION 2 - SITE CONSTRUCTION

- EXCAVATE ALL EARTH, BOULDERS, LOOSE AND SOFT ROCK TO THE LINES AND DEPTHS INDICATED ON THE CONTRACT DOCUMENTS.
- ALL FOOTINGS SHALL BEAR ON SOLID UNDISTURBED EARTH.
- EXCAVATE FOR ALL UTILITIES AS REQUIRED.
- FINISH GRADING SHALL BE ESTABLISHED TO PROVIDE SURFACE DRAINAGE IN ALL DIRECTIONS AWAY FROM THE BUILDING AND WORK.
- FOOTINGS
 - FOOTINGS SET ON ROCKLEDGE TO BE SECURED WITH PINNING. MIN. (4) #4 REBAR SET INTO ROCKLEDGE. ALL PINNED FOOTINGS TO BE APPROVED BY A LICENSED ARCHITECT/ENGINEER.
 - FOOTINGS TO BEAR ON SOLID UNDISTURBED EARTH. DESIGN OF FOOTINGS ARE BASED ON 4000 PSF SOIL. IF SOIL BEARING CONDITIONS ARE QUESTIONABLE, CONTRACTOR SHALL CONSULT ENGINEER FOR FOOTING DESIGN. SLOPED FOOTINGS SHALL BE 12 MAX SLOPE. PROVIDE (3) #5 BARS CONTINUOUS (REFER TO WALL SECTION).

DIVISION 3 - CONCRETE

- ALL CONCRETE SHALL BE A MINIMUM OF 3500 PSI IN STRENGTH.
- CONCRETE FLOORS SHALL HAVE A SMOOTH DENSE STEEL TROWEL FINISH SUITABLE TO RECEIVE TILE OR COMPOSITE FLOORING AS REQUIRED.
- CONCRETE SLABS IN LIVING AREAS SHALL HAVE A 6 MIL. POLYETHYLENE VAPOR BARRIER AND 2 RIGID INSULATION UNDER THE SLAB FOR 4'-0" FROM THE PERIMETER (MIN) AND AROUND THE PERIMETER FROM THE SLAB TO THE FOOTINGS (SEE DRAWINGS).
- PITCH ALL FLOORS TO DRAINS. PITCH ALL PORCHES, RAMPS, AND SIDEWALKS FOR PROPER DRAINAGE.
- LEVELING CONCRETE TOP COAT. PREPARE SURFACES AS PER MANUFACTURERS INSTRUCTIONS. USE BONDING AGENTS AS REQUIRED. INSTALL WITH MANUFACTURERS SPECIFICATIONS AND STANDARDS.

DIVISION 4 - MASONRY

- NO AIR-ENTRAPPING AD MIXTURES OR ANTIFREEZE COMPOUNDS, SUCH AS CALCIUM CHLORIDE, SHALL BE ADDED TO MORTAR.
- NO WORK SHALL BE DONE SUBJECT TO FREEZING CONDITIONS.

DIVISION 5 - METALS

- STEEL SHALL CONFORM TO A S.T.M. SPECIFICATIONS A-36 FOR STRUCTURAL STEEL.
- FLITCH BEAMS, ALL STEEL PLATES SHALL CONFORM TO A S.T.M. SPECIFICATIONS A-36 FOR STRUCTURAL STEEL. ALL BOLT HOLES TO BE PROPERLY DRILLED. TORCHED HOLES ARE NOT TO BE USED.
- ANCHOR BOLTS: PROVIDE 1/2" DIA X 16" WITH HOOKED END. BOLTS TO BE PLACED 2'-0" O.C. MAX 12" O.C. MIN FROM CORNER AND 2 BOLTS MIN. PER SILL.

DIVISION 6 - WOOD/PLASTIC

- LUMBER: ALL FRAMING LUMBER TO BE STRESS GRADE DOUGLAS FIR LARCH NO. 2 OR BETTER.
- FRAMING: FRAMING OF THE ENTIRE HOUSE SHALL BE ERRECTED PLUMB, LEVEL AND TRUE, SECURELY NAILED JOISTS, STUDS AND RAFTERS SHALL BE DOUBLED ABOVE ALL OPENINGS. ALL FLISH HEADERS SHALL BE CONNECTED WITH STEEL JOIST HANGERS. DOUBLE FRAME UNDER ALL PARTITIONS PARALLEL TO FRAMING. SIZES OF JOISTS, SHEATHING AND RAFTERS ARE SHOWN ON THE PLANS. PROVIDE SOLID BLOCKING UNDER ALL POSTS.
- GULLAM BEAM: SHALL BE NO. 1 DOUGLAS FIR (MIN. FB-2200 P.S.I.)
- LAMINATED VENEER BEAM: SHALL BE MICROLAM BY WEYERHAEUSER OR EQUAL MINIMUM FB 2850. INSTALL AS PER MANUFACTURERS SPECIFICATIONS.
- SUB-FLOOR: SHALL BE 3/4" T&G INTERIOR WITH EXTERIOR ADHESIVE PLYWOOD GULLED & SCREWED TO EACH FRAMING MEMBER.
- SHEATHING: TO MATCH EXISTING.
- WOOD FLOORING NOTE: ALL WOOD FLOORING MATERIAL TO BE DELIVERED AND STORED ON THE JOB SITE FOR ONE-WEEK PRIOR TO INSTALLATION.

DIVISION 7 - THERMAL & MOISTURE PROTECTION

- PROVIDE FIBERGLASS BATT INSULATION AS NOTED ON THE PLANS. INSTALL WITH A FACED VAPOR BARRIER AT THE WARM SIDE OF THE WALL (INTERIOR).
- PROVIDE RIGID EXTRUDED FOAM INSULATION AS NOTED ON THE PLANS.

DIVISION 8 - DOORS & WINDOWS

- PROVIDE FIRE-RATED DOORS AND FRAMES AS INDICATED ON THE DOOR SCHEDULE OF THE PLANS. ALL RATED DOORS TO CARRY U.L. LABEL. MATCHING SPECIFIED REQUIREMENTS.
- WOOD DOORS TO MEET ALL SPECIFICATIONS NOTED ON THE CONTRACT DOCUMENTS. EXTERIOR DOORS TO BE COMPLETE WITH WEATHERSTRIP AND BRASS SADDLE WITH SWEEP. INTERIOR DOORS TO MATCH EXISTING.
- HARDWARE: SUBMIT SAMPLES AND/OR CUT SHEETS OF ALL CLOSETS, HANDLES, LOCKS AND ACCESSORIES TO THE ARCHITECT/DESIGNER FOR APPROVAL.
- WINDOWS: INSULATED GLASS WITH THERMAL-BREAK FRAMES AND SCREENS. SIZE AND TYPE SHOWN ON THE CONTRACT DOCUMENTS.
- MIRRORS: IF USED, SHALL BE ONE PECE, FRAMELESS UNLESS OTHERWISE NOTED.
- FRENCH DOORS & SLIDERS: SHALL BE AS SPECIFIED WITH TEMPERED INSULATED GLASS AND SCREENS.
- CONTRACTOR TO PROVIDE TEMPERED GLASS WINDOWS AT ALL DOORS, STAIRS, AND TUB LOCATIONS.

DIVISION 9 - FINISHES

- GYPSSUM DRYWALL PARTITIONS
 - APPLICATION AND FINISH TO MEET ANS STANDARDS.
 - WOOD STUDS SHALL BE 2X4 OR 2X6 @ 16" O.C.
 - SOUND INSULATION AND FIRE-RATED PARTITIONS SHALL BE CAULKED AT PERIMETERS, BACK TO BACK JOINTS. BOXES ARE NOT PERMITTED WITH THESE PARTITIONS.
 - ALL DRYWALL PARTITIONS SHALL BE PLUMB, LEVEL, TRUE AND STRAIGHT, PROPERLY BRACED AND RIGID.
 - ALL TAPING AND SPACKLING SHALL BE SANDED, SPONGED DOWN, AND PREPARED SO THAT LOCATION OF STUDS AND BLEMISHES CANNOT BE DETECTED AFTER FINISH.
 - WET AREA @ KITCHEN TO RECEIVE WATER RESISTANT GWB.
 - TUB & SHOWER AREA TO RECEIVE 1/2" CEMENT BACKER BOARD.
- PAINTING
 - CONTRACTOR TO INSPECT AND VERIFY THAT ALL SURFACES TO BE PAINTED ARE PROPERLY PREPARED.
 - ALL PAINTING MATERIALS SHALL BE USED ONLY IN STRICT CONFORMANCE WITH THE MANUFACTURERS SPECIFICATIONS.
 - PROPER PRECAUTIONS SHALL BE TAKEN TO PROTECT ALL AREAS FROM PAINTDRIPS, SPILLS, OVERSPRAY, ETC. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING AND REMOVING SAME.
 - ALL PAINTED SURFACES TO RECEIVE ONE COAT OF PRIMER PAINT AND (2) COATS OF FINISH PAINT AS SELECTED.
 - PANT FINISH SHALL BE SELECTED BY HOME OWNER.
- WALL COVERINGS SHALL BE APPLIED MATCHING ALL SEAMS AND PATTERNS. ALL EXCESS ADHESIVES ARE TO BE REMOVED.
- WOOD STAIR FLOORING
 - USE SELECT OAK FLOORING TO MATCH EXISTING. FLOORING MUST BE ON-SITE, IN SPACE, 7-DAYS PRIOR TO INSTALLATION.
 - FILL ALL HOLES W/ MATERIAL TO MATCH.
 - FLOORING TO BE INSTALLED ON LEVEL FLOOR WITH 3/4" PLYWOOD SUB-FLOOR AND 3/4" SPACE ALONG ALL WALLS FOR EXPANSION.
 - ALL FINISHES TO BE NON-WATER BASED, SANDED & VACUUMED BETWEEN COATS.

DIVISION 10 - SPECIALTIES

- CONTRACTOR TO PROVIDE AND INSTALL ALL BATH-ROOM ACCESSORIES (TOWEL HOLDERS, TOILET PAPER HOLDERS, ETC.) - PROVIDE ALL RIGID BLOCKING.
- CONTRACTOR TO PROVIDE AND INSTALL TEMPERED GLASS SHOWER DOORS AND ENCLOSURES AS INDICATED ON THE CONTRACT DOCUMENTS.

DIVISION 11 - EQUIPMENT

- GENERAL EQUIPMENT TO BE SELECTED BY OWNERS AND INSTALLED BY CONTRACTOR.

DIVISION 15 - MECHANICAL

- ALL HEATING AND AIR CONDITIONING EQUIPMENT AND ACCESSORIES SHALL BE U.L. LABELED AND INSTALLED IN ACCORDANCE WITH SAME.
- ALL PLUMBING SHALL BE DONE IN ACCORDANCE WITH NYSUBFC, NATIONAL PLUMBING CODE AND ANY LOCAL PLUMBING CODES THAT HAVE JURISDICTION.
- PROVIDE SHUT-OFF VALVES AT ALL FIXTURES AND APPLIANCES.
- INSULATE ALL HOT AND COLD WATER SUPPLY LINES WITH 1" H-DENSITY POLYPROPYLENE FOAM INSULATION. INSULATE ALL HEATING LINES WITH SEALED H-DENSITY FIBERGLASS WRAPS.
- PROVIDE AND INSTALL DOMESTIC HOT WATER CIRCULATORS WITH THERMS AT ALL EXISTING LOCATIONS AND NEW MASTER BATHROOM.
- AT ALL FLOOR DRAINS PROVIDE & INSTALL SERIES A200 FLOW-THROUGH TRAP PRIMER (SIZE 1/2") BY WATTS REGULATOR OR APPROVED EQUAL. MAINTAIN ACCESS FOR SERVING.
- RUN NEW 3/4" WATER LINES TO NEW FULL BATHROOMS.
- RUN NEW 1/2" WATER LINES TO NEW HALF BATHROOMS.
- RE-VENT ALL BATHROOM EXHAUST VENTS TO OUTSIDE.
- USE 4" DIA. ROUND RIGID METAL DUCT FOR VENTING TO OUTSIDE FOR ALL DRYERS.
- USE 4" DIA. INSULATED FLEX DUCT FOR VENTING TO OUTSIDE ON ALL FANTECH UNITS.
- CAP ALL VENTING WITH THE APPROPRIATE SIZED METAL ROOF & WALL CAPS.

DIVISION 16 - ELECTRICAL

- ELECTRICIAN TO VERIFY EXIST. ELECTRICAL SERVICE. IF EXIST. SERVICE IS INADEQUATE, UPGRADE SERVICE, SUPPLY & INSTALL NEW 40 PANEL CIRCUIT BREAKER BOX. PROVIDE 200 AMP SERVICE & PANEL. VERIFY 3-PHASE.
- ELECTRICAL INSTALLATION, WIRING, AND EQUIPMENT SHALL CONFORM TO THE NYSBOS AND THE NATIONAL ELECTRICAL CODE.
- ALL WORK PERFORMED SHALL BE BY A LICENSED ELECTRICIAN, WHO SHALL BE RESPONSIBLE FOR OBTAINING PERMITS.
- SMOKE DETECTING ALARM DEVICES SHALL BE SINGLE STATION TYPE, PHOTO-ELECTRIC, AND SHALL BE DIRECTLY CONNECTED TO A POWER CIRCUIT (UNSWITCHED) OR TO THE INTEGRAL ALARM SYSTEM. A SMOKE DETECTOR ALARM SHALL BE INSTALLED ON EACH LEVEL OF THE HOUSE & IN EACH BEDROOM OF THE HOUSE.
- A CARBON MONOXIDE DETECTING ALARM SHALL BE INSTALLED ON EACH LEVEL OF THE HOUSE.
- PROVIDE NEW ELECTRICAL SUB-PANEL FOR ADDITIONS.
- PROVIDE TEMPORARY ELECTRICAL SERVICE & LIGHTING AS REQUIRED DURING THE CONSTRUCTION PERIOD FOR ALL TRADES.
- PROVIDE SURGE PROTECTOR FOR FULL HOUSE.
- INSTALL GROUND-FAULT CIRCUIT-INTERCEPTOR (GFCI) RECEPTACLES IN ALL KITCHENS, BATHROOMS, LAUNDRY ROOMS, OUTDOORS SPACES AND AREAS BELOW GRADE.

INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT

CLIMATE ZONE	FENESTRATION U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE AND DEPTH	DRIVELSPACE WALL R-VALUE
5A	0.27	.27	49	21	—	30	15	—	—

CLIMATE AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD (psf)	WIND SPEED (mph)	SEISMIC DESIGN CRITERIA	WEATHERING DESIGN	FROST LINE DEPTH	TERMITES	DECAY	WINTER DESIGN TEMPERATURE	ICE SHIELD UNDERLAYMENT	FLOOD HAZARD AIR INDEX	FREEZING MEAN ANNUAL TEMP	
40	110	C	SEVERE	47"	MODERATE TO HEAVY	SLIGHT TO MODERATE	7°	YES	FIRM OCT. 10	1600 or less	62.2°

ZONING INFORMATION

ZONE DISTRICT: RG GROUP: Q USE: SINGLE-FAMILY DETACHED DWELLING
 SECTION: 74.06 BLOCK: 2 LOT: 55
 OCCUPANCY CLASS: R-3 CONSTRUCTION TYPE: 5B

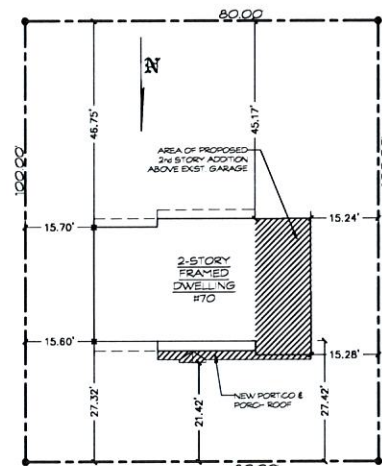
ZONING BULK REQUIREMENTS

YARD	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	10,000 SF	8,000 SF	NO CHANGE
MINIMUM LOT WIDTH	75	80	NO CHANGE
MIN. STREET FRONTAGE	50	80	NO CHANGE
FRONT YARD SETBACK	25	27.32	21.42 * 3.58 FRONT YARD VARIANCE NEEDED
SIDE YARD SETBACK	10	15.24	NO CHANGE
TOTAL SIDE YARD SETBACK	30	30.84	NO CHANGE
REAR YARD SETBACK	25	45.17	NO CHANGE

LOT COVERAGE REQUIREMENTS		F.A.R. REQUIREMENTS	
LOT AREA	8,000 S.F.	ALLOWABLE:	2,400 (0.30) S.F.
MAX LAND COVERAGE	75%	PROPOSED TOTAL:	2,694 (0.34) S.F.
PROPOSED:	16%		

BUILDING HEIGHT

HEIGHT:	ALLOWED	NUMBER OF STORES
PROPOSED	33.8	2
	23.42	



DUTCH HOLLOW DRIVE

PLOT PLAN

SCALE: 1" = 20'

TAX MAP# 74.06-2-55
 THE INFORMATION ON THIS DRAWING WAS TAKEN FROM A SURVEY DATED: 5/24/1958

I, ERIC JACOBSEN, ARCHITECT, CERTIFY THAT THESE PLANS AND SPECIFICATIONS, TO THE BEST OF MY KNOWLEDGE, COMPLY WITH THE NEW YORK STATE ENERGY CONSERVATION AND CONSTRUCTION CODE.

Town of Orangetown
 MEETING OF:

JAN 3 2024

ZONING BOARD OF APPEALS

General Notes		
No.	Revision/Issue	Date
1	GENERAL NOTES	11/18/22
2	PLOT PLAN	10/12/23
3	ZONING CHART	9/26/23
4		
5		
6		
7		
8		
9		
10		
11		



Architect Name and Address
ERIC JACOBSEN
 32 CLARK ROAD
 LYME, CT 06371
 (860) 227-6303

Designer Name and Address

SCOTT O'NEILL
 164 HIGH AVE.
 NYACK, NY 10960
 (315) 506-3229
 stowdesigners@gmail.com

Project Name and Address
GOLDSTEIN RESIDENCE
 70 DUTCH HOLLOW DR.
 ORANGETOWN, NY

Sheet Title	
TITLE PAGE	
Date	11/2/2022
Scale	NOTED
DOB NOW NO.	
DWG. NO.	T-001.00
Page No.	1 OF 6



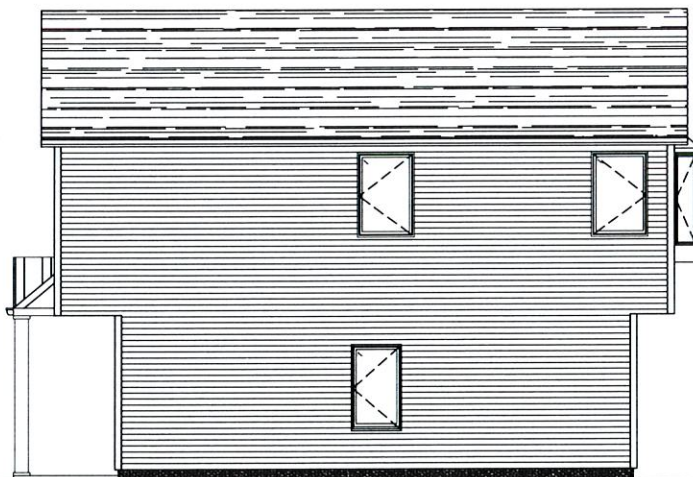
EAST ELEVATION

SCALE: $\frac{1}{4}'' = 1'$



SOUTH ELEVATION

SCALE: $\frac{1}{4}'' = 1'$



WEST ELEVATION

SCALE: $\frac{1}{4}'' = 1'$



NORTH ELEVATION

SCALE: $\frac{1}{4}'' = 1'$

General Notes

1	NORTH ELEVATION	7/7/23
2	EAST ELEVATION	6/27/23
3	SOUTH ELEVATION	7/7/23
4	WEST ELEVATION	6/27/23
5		
6		
7		
8		
9		
10		
11		
No.	Revision/Issue	Date



Architect Name and Address
ERIC JACOBSEN
 32 CLARK ROAD
 LYME, CT 06371
 (860) 227-6303

Designer Name and Address
 **SCOTT ONEILL**
 164 HIGH AVE.
 NYACK, NY 10960
 (315) 506-3229
 stowdesigners@gmail.com

Project Name and Address
GOLDSTEIN RESIDENCE
 70 DUTCH HOLLOW DR.
 ORANGETOWN, NY

Sheet Title: **ELEVATIONS**

Date: 11/2/2022	Page NO. 5 OF 6
Scale: NOTED	
DOB NOW NO.	
DWG. NO. A-004.00	