FIBERGLASS SHINGLES

Meyer

Historical Areas Board of Review(HABR)

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

PROPERTY ADDRESS: _23 Closter Rd, Palisades __ Section/Block/Lot: 78.17 / 2 / 24

- 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.

Materials checklist: (pl			odel and color numbers):
	COLOR	MATERIAL	MANUFACTURER
Roof:	CHARCOAL	FIBERGLASS SHINGLI	GAF TIMBERLINE 'NS' (MATCH EX)
Siding:	SANDSTONE BEIG	FIBER-CEMENT PLAN	HARDIEBOARD-SMOOTH LAP PLAI
Decorative Siding:	NA		
Soffits & Fascia:	WHITE	PREFIN -ALUMINUM	PLYGEM OR ROLLEX
Gutters & Leaders:	WHITE	PREFIN - ALUMINUM	GUTTER SUPPLY
Windows:	WHITE	VINYL-CLAD WOOD	ANDERSEN 400 SERIES; DBLE HUI
Trim:	WHITE	FIBER-CEMENT PLAN	HARDIEBOARD- TRIM SMOOTH
Shutters:	SLATE STONE	WOOD - PAINTED	TIMBERLANE
Front Door:	AS IS-TO REMAIN		
Back Door:	WHITE	VINYL CLAD WOOD	ANDERSEN FRENCHWD INSWING
Garage Door(s):	NA		
Other Door(s):	WHITE	VINYL CLAD WOOD	ANDERSEN FRENCHWD INSWING
Lighting:	any /sconce to be		TBD
Lighting:			
Stone or Rock being used on Structure:	STONE VENEER	CULTURED STONE	TO MATCH EXISTING FOUNDATIO
Stone or Rock being used on walkway(s):	Bluestone	Bluestone	sourced locally
Other:	RUSTIC ELM	COMPOSITE DECKING	AZEK OR TIMBERTECH 'TERRAIN'
REAR DECK RAILINGS	DARK GREY (MAT		CUSTOM WROUGHT IRON RAILING

Name of Municipality: <u>TOWN OF ORANGETOWN</u>

Date Submitted:__

11/17/2023

2023 LAND USE BOARD APPLICATION

	Please check all theCommercial Planning Board Zoning Board of Appeals Subdivision Number of Lots Site Plan Conditional Use Special Permit Variance Performance Standards Review Use Variance Other (specify):	Permit#: BLDL - 4120 - 23 Assigned INSPECTOR: Board Presidential Architectural Board Consultation Pre-Preliminary/Sketch Preliminary Final Interpretation PERMIT#: BLDL - 4120 - 23 ASSIGNED INSPECTOR: CHM Referred from Planning Board: YES / NO If yes provide date of Planning Board meeting:	
Project	Name: B. Meyer 23 closter Rd Palisades		
	Address: 23 Closter Rd Palisades, NY 10964		
Гах Ма _і	p Designation: Section: 78.17 Block: 2 Section: Block:	Lot(s): <u>24</u> Lot(s):	
	onal Location:		
On the W	est side of Closter Rd	, approxin	nately
500	feet South of the intersection	on of oak tree rd	_, in the
Town of	Orangetown in the hamlet/village of P	alisades	·
S A	Acreage of Parcel20 School Districts. orangetown Ambulance District s. orangetown ems Vater District	Zoning District r-40 historic di Postal District 10964 Fire District sparkill Sewer District #1	strict
1st floor	Description : (If additional space required, place renovation to include: new bathroom, replaced)	ace stairs, open up blocked wind	ows, new
eplace	front steps, new overhang-shed roof. (2) sr	mall additions in back- art studio	<u>.</u>
and laur	ndry room with raised deck and stairs		
	rsigned agrees to an extension of the statutory time		

APPLICATION REVIEW FORM

FILL IN WHERE APPLICABLE. (IF THE FOLLOWING DOES NOT APPLY PLEASE MOVE ON TO THE NEXT PAGE)

It subdivi	sion:
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 pla	
1) Existing square footage 1461 (including sla
2) Total square footage 1664 (including shed
3	Number of dwelling units one
If special	permit, list special permit use and what the property will be used for.
_	
Environn	nental Constraints:
Environn	ientai Constraints:
Are there sle	opes greater than 25%? If yes, please indicate the amount and show the gross
	reams on the site? If yes, please provide the names. NO
Are there we	etlands on the site? If yes, please provide the names and type:
Project H	istory:
•	ect ever been reviewed before? YES
	e a narrative, including the list case number, name, date, and the board(s) you appeared
before, and	the status of any previous approvals.
ZE	BA #21-89 approved varriences: 16.7% FAR, 21.2 ft front yard 11.17 ft
1:	3.67 ft &5.9 ft side yards, 17.3 ft total side yard
а	nd 24-6" buiding heights (undersized lot is acknoledged
List tax map	section, block & lot numbers for all other abutting properties in the same ownership as
this project.	
	NONE

APPLICATION REVIEW FORM

AFFIDAVIT

State of New York)		
County of Rockland) SS.:		
Town/Village of		_)
before the HABR	gent or attorney for application (board) in the tow	eing duly sworn deposes and says ant, in the matter of the petition n/village of <u>Palisades</u> , Rockland County, New York.
That the follow	ving are all of the owners o as to which this applicatio	of property(distance) from
SECTION-BLOCK-LOT	NAME	ADDRESS
78.17-2-22	Palisades Free Library	19 Closter Rd, Palisades NY 10964
78.17-2-23	Teri R. Zehentner	21 Closter Rd, Palisades NY 10964
78.17-2-25	Diane Donnelly	25 Closter Rd, Palisades NY 10964
78.17-2-26	Charles Hyun Choi	PO 54, Palisades NY 10964
78.17-2-27	Emelyn dePalma	76 Fern Rd, Palisades NY 10964
78.17-2-28	Pierre Relland	685 Oak Tree Rd, Palisades NY 10964
78.17-2-29	Sunny Park	679 Oak Tree Rd, Palisades NY 10964
78.18-2-26	James Adams	PO 682, Palisades NY 10964
78.18-2-25	Kelly Lynn Campbell	22 Closter Rd, Palisades NY 10964
-		
		- · · · · · · · · · · · · · · · · · · ·



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: 10.12.23 Section: 78.17 Block: 2 Lot: 24							
Applicant: Barbara Meyer							
Address: 23 Closter Rd, Palisades, NY							
RE: Application Made at: <u>same</u>							
Referred For: Chapter 12, Section 12-4(E) Requires HABR approval							
Two rear/side additions and rear deck							
• .							
Dear Barbara Meyer :							
Please be advised that the Building Permit Application #_ <u>p23-4120</u> , which you submitted on <u>9.29.23</u> , 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, 0 2 3 Richard Oliver Deputy Building Inspector							



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

Date

Liz DeCort Debbie Arbolino

CC:

RI	EFERRAL TO THE ZONING BOARD OF APPEALS
Date: Octo	ober 12, 2023 Section: 78.12 Block: 2 Lot: 24
Applicant:	
Address: _	23 Closter Rd, Palisades
RE: Applie	cation Made at: same
Referred For:	
Section 5.21(a) U Column 4 Max F	le 3.12, R-40 District Jndersized Lot applies AR 15% w/ 19.53% proposed; Column 8 Req'd Front Yard 50' w/ 21.2' proposed; Side Yard 20' (§5.21-a) 4.76' & 12.35' proposed; Column 10 Req' Total Side Yard 40' ed.
4 Variances requ	uired
Comments: Tw	o Rear/Side Additions, Rear Deck
_{Dear} Meyer	
~ ~ ~ ~ ~	that the Building Permit Application # P23-4120, which you submitted on 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 She can be reached at 845-359-8410 ext. 4331 or darbolino@orangetown.com.
	liver milding Inspector

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

DECISION ROOF, GUTTERS AND LEADERS APPROVED AS PRESENTED

TO: Jennifer Crosby 23 Closter Road Palisades, New York 10964 HABR #21-01 January 12, 2021 Permit #50910

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#21-01: Application of Jennifer Crosby for review of a new roof, siding and gutters at an existing single-family residence. The premises are located at 23 Closter Road, Palisades, New York. Chapter 12 of the Code of the Town of Orangetown, Section 12-4 (A), Historical Areas Board of Review.

Tax Map Designation: 78.17/2/24; R-40 zoning district.

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, January 12, 2021 at which time the Board made the following determination:

Noel Naughton, contractor and Jennifer Crosby appeared.

The following documents were presented:

 A list of items to be installed: GAF Asphalt roof shingles in Charcoal; Certainteed Vinyl Siding in in Castle Stone; White Vinyl CertainTeed soffits and fascia; White Aluminum Alcoa Mid America gutters and leaders; and white aluminum Alco Mid-America Trim.

Noel stated that they are proposing to install an new GAF roof in a similar color as what exists Charcoal; that the roof is damaged and has been patched but may not hold up through another storm; that the new siding will have the same color as the existing asbestos shingles that are on the house; that they will be covered with insulation and the CertainTeed vinyl siding will go over the insulation; that the job will be done in a tasteful professional manner; that he submitted detailed information to the Board regarding the proposed work; that they have been working on this for over 60 days; that there are no structural changes to the house; that this is not a cheap job; that this is a custom job that will modernize the house for energy efficiency without changing the look of the house; and that hardi plank is more than double the cost.

Jennifer Crosby stated that the exact age of the house is not known but she believes the house was built in 1880; that all of the original character of the house has been removed; that the current siding is not wood or original; that it is currently sided with asbestos shingles; that she has no intention of replacing or re-using asbestos singles; that her neighbor has a house that was built in 1902 and it presently has vinyl siding; that the look of what she is proposing would be similar to wood and have cleaner look and insulate the house and it would blend into the surrounding area; that she has not heard great things about hardi plank siding; that if she must, she will separate the application and get the roof and siding approved tonight and make a separate building permit application for the siding; and will do more research to see if she can find out what the original siding was on the house and in the surrounding area.

TOWN CLERK'S OFFICE TOWN CLERK'S OFFICE TOWN CLERK'S OFFICE Crosby HABR#21-01 Page 2 of 4

Permit #50910

Larry Bucciarelli stated that he had a problem with vinyl siding because of the age of the house; that he does believe any of the neighbors have used Vinyl as was indicated, that it is not permitted because the house was built prior to 1918 and does not conform to the original or existing siding; that hardi plank siding would be more of a replication to the original wood than vinyl siding.

Brittany Cordero, Attorney to the Board, read a potion of Chapter 12 to the Board and applicant and stated that houses built before 1918 have more extensive restrictions than houses built after that; that the law requires alterations must be consistent with the exterior materials, scale fenestration, colors, design and appearance of the existing original structure and told the Board that, if the Board wanted to vote on the other items in the application the roof, gutters and leaders, besides the siding, then the applicant would have the option to withdraw the siding proposal from the application and make a separate application and that she would send everyone Section 12 of the Code so they are familiar with the compliance requirements.

William Walther asked the applicant if she had any old photos of the house and surrounding houses because it would help them in their decision making; that they do not really know what is under the asbestos shingles.

Scott Wheatley stated that he was not opposed to the vinyl siding.

Thano Schoppell stated that houses built prior to 1918 are held to higher standards and the Board cannot exempt this house.

Loren Plotkin aske what the applicant's options were if they deny the application and was told that the applicant could appeal to the Zoning Board.

Margaret Raso asked about separating the applications into two parts so that the applicant could safely and quickly repair the roof.

PUBLIC COMMENT:

No public comment.

FINDINGS OF FACT:

The Board, after personal observation of the property, hearing all the testimony and reviewing all drawings and plans, and other submissions, correspondence and reports (if any), found as fact, that: The application as presented, and after applicant having withdrawn the portion containing the siding proposal, would not adversely affect the Historical Areas and the surrounding area. The design and materials for the proposed roof shingles, gutters and leaders were reviewed and the applicant will return with a separate application for the house siding:

- 1. The application for the above roof shingles, gutters and leaders are approved.
- 2. Applicant will return with a separate application for the siding.

TOWN OF GRANGETOW:

Crosby HABR# 21-01

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THIS APPROVAL/DECISION, INCLUDING THE BOARD'S REQUIRED MODIFICATIONS TO THE APPLICANT'S DRAWINGS AND /OR PLANS, OR CONDITIONS SET FORTH HEREIN, IF ANY, IS GRANTED BY THE HISTORICAL AREAS BOARD OF REVIEW SUBJECT TO ANY SUCH CONDITIONS AND/OR

MODIFICATIONS, AND IS LIMITED TO THE SPECIFIC RELIEF REQUESTED HEREIN.

** PRE-1918 CONSTRUCTION: PLEASE BE ADVISED: IN THE HISTORIC AREA, ALL CONSTRUCTION REQUIRING A BUILDING PERMIT OR ANY EXTERIOR CHANGES (INCLUDING PAINT COLOR) TO BUILDINGS CONSTRUCTED PRIOR TO 1918, REQUIRES APPROVAL FROM THE HISTORICAL AREAS BOARD OF REVIEW.

PRIOR APPROVAL OF THE HISTORICAL AREA BOARD OF REVIEW IS <u>REQUIRED</u> <u>PRIOR TO</u> ANY CHANGE OR MODIFICATION OF THE REQUIREMENTS AND/OR CONDITIONS SET FORTH IN THIS DECISION, INCLUDING, BUT NOT LIMITED TO:

- ROOFING SHINGLES (IF CHANGING COLOR)
- SIDING
- DECORATIVE SIDING
- SOFFITS & FASCIA
- GUTTERS AND LEADERS
- WINDOWS
- TRIM
- SHUTTERS
- DOORS
- LIGHTING
- LOCATION OF AIR CONDITIONING UNITS
- WALKWAYS, PATIOS
- POOLS, SPAS AND FENCES
- SIGNS.
- ANY CHANGE IN THE ABOVE LIST INCLUDING COLOR, MATERIAL AND/OR

IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT DEBBIE ARBOLINO, CLERK-TO THE HISTORICAL AREAS BOARD OF REVIEW AT (845) 359-8410.

> TOWN OF ORANGETOW: IS:1 © SS PAIN IS! FOWN CLERK'S OFFICE

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Permit #50910

DECISION: In view of the foregoing, and after personal observation of the property, hearing all the testimony before the Board, and reviewing all drawings and plans, and other submissions, correspondence and reports (if any), the application for roof shingles, gutters and leaders is APPROVED AS SUBMITTED having acknowledged that the Applicant removed the portion of the application containing a proposal for siding: APPLICANT WILL RETURN FOR SIDING APPROVAL ON A SEPARATE APPLICATION.

The foregoing resolution to approve the roof shingles, gutters and leaders for Jennifer Crosby for property located at 23 Closter Road, Palisades, HABR#21-01, as submitted; was presented and moved by Margaret Raso, seconded by Loren Plotkin; and carried as follows: William Walther, aye; Thano Schoppel, aye; Margaret Raso, aye; Scott Wheatley, aye; Carol Schelin, aye; Loren Plotkin, aye; and Larry Bucciarelli, aye.

The Administrative Aide to the Board is hereby authorized, directed and empowered to sign this decision and file a certified copy thereof in the office of the Town Clerk.

Dated: January 12, 2021

HISTORICAL AREAS BOARD OF REVIEW

TOWN OF ORANGETOWN

BY:

Deborah Arbolino, Administrative Aide

DISTRIBUTION:

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

TOWN CLERK
HIGHWAY DEPARTMENT
TOWN HISTORIAN
DEPT, OF ENVIRONMENTAL
BROINERING
HABE, PB, FILE
PB, ZBA, ACABOR CHAIRMAN

TOWN CLERK'S OFFICE TOWN CLERK'S OFFICE

DECISION

APPROVED AS PRESENTED: EXTERIOR BUILDING ELEVAIONS PLAN A.3 DATED SEPTEMBER 13, 2022

TO: William Pfaff (Crosby) 208 Foss Drive Upper Nyack, NY 10960

HABR #22-10 July 12, 2022 & September 13, 2022 Permit#51563

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#22-10: Application of Jennifer Crosby for review of a renovation and addition to an existing single-family residence: The premises are located at 23 Closter Road, Palisades, New York. Chapter 12 of the Code of the Town of Orangetown, Section 12-4 (A), Historical Areas Board of Review.

Tax Map Designation: 78.17/2/24; R-40 zoning district.

Heard by the HISTORICAL AREAS BOARD OF REVIEW at meetings held on the following Tuesdays, July 12, 2022 and September 13, 2022 at which time the Board made the following determination:

William Pfaff, Architect, Thomas Frawley, Jennifer's husband, appeared at the July 12, 2022 hearing.

The following documents were presented:

1. Copy of a portion of the survey for the property.

2. Plans labeled "Addition and renovation of the Residence of Jennifer Crosby" dated June 8, 2021 with the latest revision date of May 3, 2022, signed and sealed by William E. Pfaff, Architect.

William Pfaff, Architect, stated that the house at 22 Closter Road is on an undersized lot for the R-40 zone; that the intent if to make the house more livable; that that is tis a 1,350 sq. ft. house; that they are reconfiguring the kitchen and bath; adding approximately 40 sq. ft. and moving the bulkhead door to ack of the house; that the exterior steps are changing; that he has photos of the existing house that was built around 1880 and its existing siding is white asbestos; and below that is clapboard; that in order to get to the original siding, the owner would have to have asbestos abatement, which is very expensive; that if they are permitted to do the proposed vinyl siding, they can cover over the asbestos and skip the abatement; that cost is an issue; that the house next door has vinyl siding; that they stopped making asbestos shingles, so that is not an option; and that this is not a historic house like you see in Snedan's; that the vinyl siding would be harmonious to the neighborhood; and that they would like to request a continuance until the September 13th hearing to consider all of the suggestions from the Board.

Brittany Cordero, Deputy Town Attorney, recited several sections of the code for the Board: 12-4 (E) "Owners of structures constructed before December 31, 1918, desiring to make alterations more extensive than repairs shall design such alterations only in a manner consistent with the exterior materials, scale, fenestration, colors, design and appearance of the existing or of

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Crosby HABR#22-10 Page 2 of 5

Permit #51563

the original structure." And she also quoted section 12-3 Consistent with-Used in reference to alterations, it means that added exterior architectural features and building materials shall be compatible and harmonious with, but not necessarily identical to, those of he existing structure or original structure." And 12-4(F): "Owners of structures after December 31, 1918, desiring to make alterations more extensive than repairs and thus requiring a building permit are to use materials and designs, where possible, that are consistent with the existing structure. Notwithstanding the above, the Board of Review shall permit the use of modern building materials. In the case of an architecturally significant structure, the board of Review shall permit the use of modern building materials where it determines that such use is appropriate and creates an appearance that is harmonious with structure in the immediate surrounding area."

Thomas Frawley stated that the cost of hardi-board is much more than vinyl siding; and asked the Board if they would consider hardi-board in the front of the house and vinyl siding on the sides and back of the house.

Larry Bucciarelli stated that with Hardi-plank the underlying materials do not need to be removed; that the homeowner has the right to remove asbestos siding and bury it in their yard.

Thano Schoppell stated that the law does not permit the Board to approve vinyl siding on houses built prior to 1918.

PUBLIC COMMENT:

No public comment.

September 13, 2022 All Board members were present.

William Pfaff, Architect, Thomas Frawley, Jennifer's husband, appeared at the September 13, 2022 hearing.

The following documents were presented:

- 1. Copy of a portion of the survey for the property.
- 2. Plans labeled "Addition and renovation of the Residence of Jennifer Crosby" dated June 8, 2021 with the latest revision date of September 13, 2022, signed and sealed by William E. Pfaff, Architect.
- 3. A revised materials list.

William Pfaff, Architect, stated that he printed revised elevation drawings which show the change to the proposed siding, window trim and trim; that they heard everything the Board said at the last meeting and they are now proposing to use Hardi Plank siding in Sandstone Beige with the same product being used for the trim and window trim in White; that the roof will be charcoal fiberglass shingle by GAF Timberline; that the front door will remain and the back door will be wood and glass by Simpson Door Company; that the small deck off the rear door will have wrought iron railings; that the front of the house has only two steps and no railing; and that the only window being changed is the bow window which will be replaced with a clad wood Andersen /Pella Bow Window.

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TOWN OF ORANGETOWN

Crosby HABR#22-10 Page 3.of. 5

Permit #51563

Thomas Frawley stated that he has no problem using the smooth lap siding by Hardi Plank; that they are only replacing the bow window and all of the other windows are Andersen divided lite windows.

Larry Bucciarelli stated that he is a contractor; that the difference in price for clear cedar siding and hardi plank is substantial; that this house although built in the 1880's has been modified so many times prior to the establishment of this Board, that there are no significant historical features left in the house; that it looks like a house that was built in the 1950's; and because of that he is in support of the hardi board.

Thano Schoppel begged to differ; stating that he is not comfortable setting a precedent for another home owner of a house built prior to 1918 to point to and be able to use hardi board instead of cedar; that this is a slippery slope.

Loren Plotkin disagreed with Thano; stating that the Town Code does not state that the owner must use the original material; rather it may also consider the materials used on the current house, that the Board must consider the condition of the house that is before them; that he is not worried about setting a precedent because this material may be more suitable for this particular house in its present condition.

William Walther asked a question regarding the Hauser house on Kings Highway; and stated that the Board required the applicant to use cedar on the small original structure but allowed the applicant to use the suggested engineered wood on the larger new portions of the proposed structure; that economics were considered and so was maintenance; that this house not having any of its original historic features must be considered in the decision.

Thano Schoppel made a motion to close the public portion of the hearing, which motion was seconded by Loren Plotkin and carried unanimously.

Margaret Raso made a motion to approve the application as presented at this evenings hearing with Hardi-Plank instead of the originally requested vinyl siding; noting that this particular structure although constructed in the 1880's, was stripped of the original historic details over the years, (prior to the establishment of the HABR Board) and for that reason this application is also considered unique; which motion was seconded by Loren Plotkin and carried as follows:

TOWN OF ORANGETOWN

Crosby HABR# 22-10 Page 4 of 5

Permit #51563

FINDINGS OF FACT:

The Board, after personal observation of the property, hearing all the testimony and reviewing all drawings and plans, and other submissions, correspondence and reports (if any), found as fact, that: The application as presented, would not adversely affect the Historical Areas and the surrounding area. The design and materials for the proposed new covered front entry, new rear entrance vestibule, new bow window and new siding:

1. The roof shall be GAF Timberline 'NS' Fiberglass shingles in Charcoal.

- 2. The siding shall be Hardi Plank Lap Siding Smooth Finish Sandstone Beige by James Hardie Building Products.
- 3. The soffits and fascia shall be white prefinished aluminum.
- 4. The gutters and leaders shall be white pre-finished aluminum.
- 5. The window shall be white clad wood Anderson (Double Hung) Pella (Bow Window).
- The window trim shall be White Hardi Tim Board by James Hardie Building Products.
- 6. The window trim shall be White Hardi Tim Board by James Hardie Building Products
 7. The trim shall be Sandstone beige Hardi Trim Board by James Hardie Building Products Inc.
- 8. The back door shall be white wood and glass by Simpson.
- 9. The railings shall be black wrought iron railings.

THIS APPROVAL/DECISION, INCLUDING THE BOARD'S REQUIRED MODIFICATIONS TO THE APPLICANT'S DRAWINGS AND /OR PLANS, OR CONDITIONS SET FORTH HEREIN, IF ANY, IS GRANTED BY THE HISTORICAL AREAS BOARD OF REVIEW SUBJECT TO ANY SUCH CONDITIONS AND/OR MODIFICATIONS, AND IS LIMITED TO THE SPECIFIC RELIEF REQUESTED HEREIN.

** PRE-1918 CONSTRUCTION: PLEASE BE ADVISED: IN THE HISTORIC AREA, ALL CONSTRUCTION REQUIRING A BUILDING PERMIT OR ANY EXTERIOR CHANGES (INCLUDING PAINT COLOR) TO BUILDINGS CONSTRUCTED PRIOR TO 1918, REQUIRES APPROVAL FROM THE HISTORICAL AREAS BOARD OF REVIEW.

PRIOR APPROVAL OF THE HISTORICAL AREA BOARD OF REVIEW IS REQUIRED PRIOR TO ANY CHANGE OR MODIFICATION OF THE REQUIREMENTS AND/OR CONDITIONS SET FORTH IN THIS DECISION, INCLUDING, BUT NOT LIMITED TO:

- ROOFING SHINGLES (IF CHANGING COLOR)
- . SIDING
- DECORATIVE SIDING
- SOFFITS & FASCIA
- **GUTTERS AND LEADERS**
- WINDOWS
- TRIM
- SHUTTERS
- DOORS
- LIGHTING
- LOCATION OF AIR CONDITIONING UNITS

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WALKWAYS, PATIOS

Crosby HABR# 22-10

Permit #51563

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- POOLS, SPAS AND FENCES
- SIGNS
- ANY CHANGE IN THE ABOVE LIST INCLUDING COLOR, MATERIAL AND/OR MANUFACTURER

IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT DEBBIE ARBOLINO, CLERK TO THE HISTORICAL AREAS BOARD OF REVIEW AT (845) 359-8410.

DECISION: In view of the foregoing, and after personal observation of the property, hearing all the testimony before the Board, and reviewing all drawings and plans, and other submissions, correspondence and reports (if any), the application for the proposed new covered front entry, new rear entrance vestibule, new windows and new Hardi Plank siding is APPROVED AS SUBMITTED on plans labeled A.3 Exterior Building Elevations revised September 13, 2022 signed and sealed by William Pfaff, Architect.

The foregoing resolution to approve the proposed new covered front entry, new rear entrance vestibule, new window, new Hardi Plank siding for an existing single-family residence located at 23 Closter Road, Palisades, HABR#21-05, as submitted with the lasted revision date of September 13, 2022; noting that this particular structure although constructed in the 1880's, was stripped of the original historic details over the years, (prior to the establishment of the HABR Board) and for that reason this application is also considered unique: was presented and moved by Margaret Raso, seconded by Loren Plotkin; and carried as follows: Larry Bucciarelli, aye; Thano Schoppel, nay; Margaret Raso, aye; Scott Wheatley, aye; Allen Ryff, aye; Loren Plotkin, aye; and William Walther, aye.

The Administrative Aide to the Board is hereby authorized, directed and empowered to sign this decision and file a certified copy thereof in the office of the Town Clerk.

Dated: September 13, 2022

HISTORICAL AREAS BOARD OF REVIEW

TOWN OF ORANGETOWN

Deborah Arbolino, Administrative Aide

DISTRIBUTION:

APPLICANT TOWN BOARD MEMBERS HABR MEMBERS SUPERVISOR TOWN ATTORNEY DEPUTY TOWN ATTORNEY BUILDING INSPECTOR- G.M. TOWN CLERK HIGHWAY DEPARTMENT TOWN HISTORIAN DEPT. OF ENVIRONMENTAL ENGINEERING HABR, PB, FILE PB, ZBA, ACABOR CHAIRMAN

> TO END CARRE TO MINOL 3400 WW 200 LOWN SE ORAHITETTINE

16.7% FLOOR AREA RATIO, 21.2' FRONT YARD, 11.17', 13.67', & 5.9' SIDE YARD, 17.3' TOTAL SIDE YARD, AND 24'6" BUILDING HEIGHT VARIANCES APPROVED; UNDERSIZED LOT ACKNOWLEDGED

To: William Pfaff (Crosby) 208 Foss Drive Upper Nyack, New York 10960 ZBA #21-89

Date: October 20, 2021, December 1, 2021 and January 5, 2022 Permit #51563

FROM: ZONING BOARD OF APPEALS: Town of Orangetown

ZBA#21-89: Application of Jennifer Crosby for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-40 District, Group E, Section 3.12, Columns 8 (Front Yard: (50' required, 21.2' proposed to new covered entrance steps), 9 (Side Yard: 20' required, 11.17' proposed to new entrance vestibule and 6.26' to new basement bulkhead door) 10 (Total Side Yard: 40' required, 11.15' proposed) and (Section 5.12(a) & (e) Undersized Lot Applies Building Height: 20' permitted, 24' existing) for an addition to an existing single-family residence. The property is located at 23 Closter Road, Palisades, New York and is identified on the Orangetown Tax Map as Section 78.17, Block 2, Lot 24 in the R-40 zoning district.

The applicant did not attend the October 20, 2021 hearing for health reasons and the item was postponed to the December 1, 2021 hearing date.

Heard by the Zoning Board of Appeals of the Town of Orangetown at meetings held on the following Wednesdays, December 1, 2021 and January 5, 2022 at which time the Board made the determination hereinafter set forth.

William Pfaff, Architect, appeared and testified.

The following documents were presented:

1. Plans labeled "Renovations to The Crosby Residence" dated May 26, 2021 with the latest revision date of June 8, 2021 signed and sealed by William E. Pfaff, Architect. (1 pages).

2. Copy of survey.

- 3. A letter dated September 13, 2021 from the Rockland County Department of Planning signed by Douglas J. Schuetz, Acting Commissioner of Planning.
- 4. A letter dated August 23, 2021 from Rockland County Department of Health signed by Elizabeth Mello, P.E., Senior Public Health Engineer.
- 5. A letter dated September 27, 2021 from Rockland County Sewer District No.1 signed by Joseph LaFiandra, Engineer II.
- 6. A letter dated August 2, 2021 from Rockland County Highway Department signed by Dyan Rajasingham, Engineer III.

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

At the December 1, 2021 hearing William Pfaff, Architect testified that the required front yard is 50' and they are proposing a 21.2' front yard for the new entry; that the required side yard is 20' and the proposal is for 11.17' and 6.6' and the total side yard proposed is 11.15' that the lot is an

> LOWN CLERK'S OFFICE TEP A SINAL SSOS TOWN OF ORANGETOWN

Crosby ZBA#21-89 Page 2 of 5

Permit #51563

existing undersized lot in the R-40 zone and is located int e historic district; that the bilco doors are proposed to allow a more direct access to the basement; that presently the basement access is through a closet with steep steps down into it; that the basement is not living space; that the ceiling height is under seven feet and it has a dirt floor but all of the utilities are on the back wall of the basement; that the plans that he has have been revised and are not the same plans that the Board has; that he would like to request a continuance and talk to the client about moving the bulkhead and about additional parking on site.

Public Comment:

Diane Donnelly, 25 Closter Road, Palisades, submitted pictures of the applicants property and the ingress/ egress easement on her property to the Board; and she testified that she has concerns regarding the installation of the Bilco doors with only a six foot side yard to her property; that the easement is on that side of the Crosby house and the required side yard should be 20'; that she only has a 15' side yard and the Crosby property has a 12' side yard; that the previous owners subdivided the property and at that time the easement for ingress/egress was created and it is 10' wide and 70' long; that the Crosby property only has one parking space and they often park on the easement which is not permitted; that she is afraid that if the bilco doors are installed int hat area they will not be able to access the one and only parking space and will block he easement; that she would request that the bilco doors be moved and that the applicant add more parking to their property; and that she is planning on adding a fence to her property.

The Board requested that the applicant correct the floor area ratio, address the location of the proposed bilco doors and investigate adding additional parking to the site.

REVISED TO REFLECT REVISIED PLANS

ZBA#21-89: Application of Jennifer Crosby for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-40 District, Group E, Section 3.12, Columns 4 (Floor Area Ratio: 15% permitted, 16.7% proposed), 8 (Front Yard: (50' required, 21.2' proposed to new covered entrance steps), 9 (Side Yard: 20' required, 11.17' proposed to new entrance vestibule, 13.67 to north side new entrance stair and 5.9' to new basement bulkhead door) 10 (Total Side Yard: 40' required, 17.3' proposed) and (Section 5.12(a) & (e) Undersized Lot Applies Building Height: 20' permitted, 24'6" existing) for an addition to an existing single-family residence. The property is located at 23 Closter Road, Palisades, New York and is identified on the Orangetown Tax Map as Section 78.17, Block 2, Lot 24 in the R-40 zoning district.

The following items were submitted for review for the January 5, 2022 hearing:

- 1. 1. Plans labeled "Renovations to The Crosby Residence" dated May 26, 2021 with the latest revision date of December 8, 2021 signed and sealed by William E. Pfaff, Architect. (1 pages).
- 2. Copy of survey.

At the January 5, 2021 hearing William Pfaff, Architect, appeared.

TOWN OF ORANGETOWN TOWN CLERK'S OFFICE

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Permit #51563

William Pfaff, Architect, testified that the revised plans are in answer to the concerns that were raised at the last meeting; that the increase in floor area ratio has been addressed and added to the bulk table: that the bilco door has been relocated and moved away from he existing parking on site; that the building height is 24'6" and is not changing; that the existing parking is not being reduced or increased; that he will agree to comply with the conditions of the letter dated September 13, 2021 from Rockland County Department of Planning.

Public Comment:

Diane Donnelly, 25 Closter Road, Palisades, stated that there is still only parking for one car on the lot; that instead of decking in the rear of the house, they should add parking to avoid parking on the easement; that it would be easier to do that now than to have to call the police for the easement being blocked.

The Board sympathized with the neighbor, but because the situation is not being made worse, they could not force the applicant to add parking.

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

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

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

Ms. Castelli made a motion to close the Public Hearing which motion was seconded by Mr. Valentine and carried unanimously.

FINDINGS OF FACT AND CONCLUSIONS:

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

1. The requested floor area ratio, front yard, side yard, total side yard and building height variances as modified will not produce an undesirable change in the character of the neighborhood or a detriment to nearby properties. The Board acknowledged the undersized lot and noted that similar additions have been constructed in the neighborhood.

TOWN OF ORANGETOWN
TOWN CLERK'S OFFICE
TOWN CLERK'S OFFICE

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Permit#51563

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

DECISION: In view of the foregoing and the testimony and documents presented, the Board RESOLVED that the application for the requested floor area ratio, front yard, side yard, total side yard, and building height variances are APPROVED; and the Undersized lot is acknowledged; and FURTHER RESOLVED, that such decision and the vote thereon shall become effective and be deemed rendered on the date of adoption by the Board of the minutes of which they are a part.

General Conditions:

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

TOWN OF ORANGETOWN
TOWN CLERK'S OFFICE

Crosby ZBA#21-89 Page 5 of :5

Permit #51563

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

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

The foregoing resolution to approve the application for the requested 16.7% floor area ratio, 21.2' front yard, 11.17', 13.67' & 5.9' side yards, 17.3' total side yard and 24' 6" building height variances are APPROVED and the undersized lot is acknowledged; was presented and moved by Mr. Bonomolo, seconded by Ms. Castelli and carried as follows: Mr. Valentine, aye; Mr. Bonomolo, aye; and Ms. Castelli, aye. Mr. Quinn, Mr. Sullivan and Mr. Bosco were absent.

The Administrative Aide to the Board is hereby authorized, directed and empowered to sign this decision and file a certified copy thereof in the office of the Town Clerk.

DATED: January 5, 2022

ZONING BOARD OF APPEALS TOWN OF ORANGETOWN

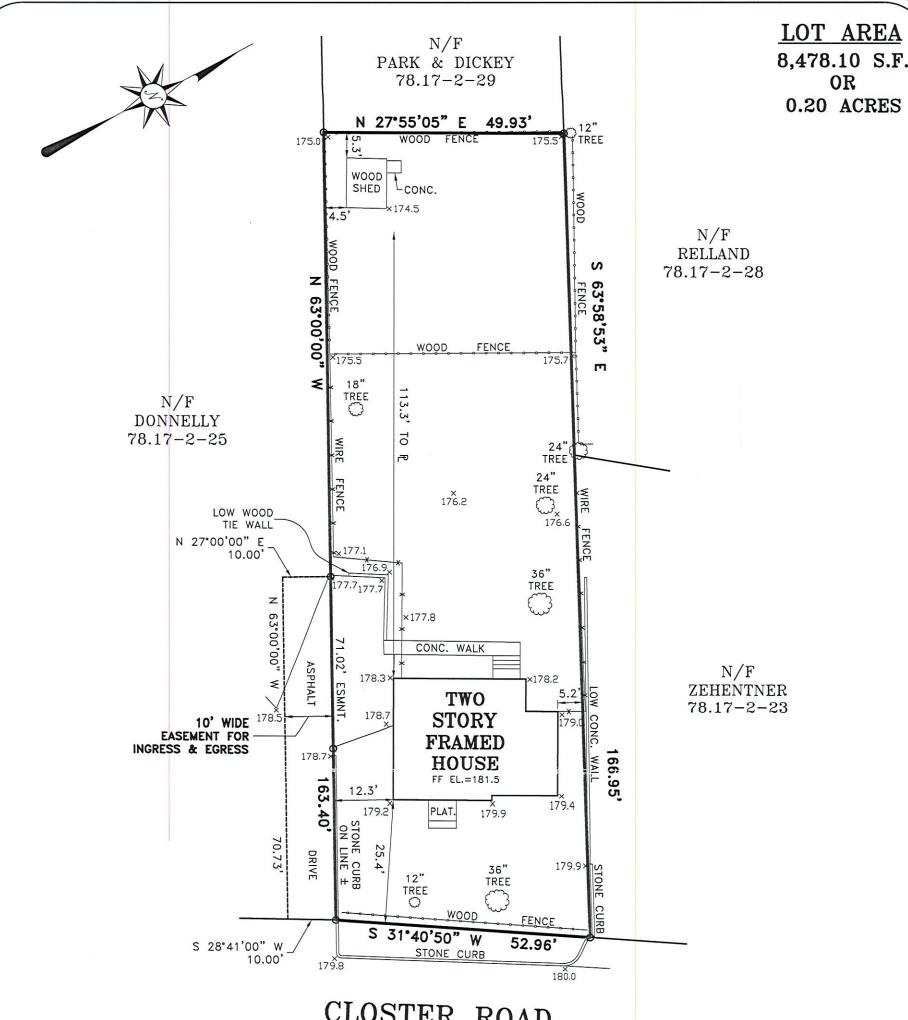
Deborah Arbolino
Administrative Aide

DISTRIBUTION:

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

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

TOWN OF ORANGETOWN TOWN CLERK'S OFFICE



CLOSTER ROAD

GENERAL NOTES:

- 1. THE PREMISES SHOWN HEREON IS GENERALLY AS DESCRIBED IN DEED INSTRUMENT #2023-23814 RECORDED IN THE ROCKLAND COUNTY CLERK'S OFFICE.
- 2. SURVEYED AS PER RECORD DESCRIPTIONS, RECORD FILED MAP, AND EXISTING MONUMENTATION.
- 3. SUBJECT TO ANY EASEMENTS AND/OR RIGHT OF WAYS THAT AN ACCURATE UP TO DATE ABSTRACT OF TITLE MAY SHOW.
- 4. THE LOCATION OF ANY SUBSURFACE EASEMENTS, RIGHT OF WAYS, ENCROACHMENTS, AND/OR IMPROVEMENTS, IF ANY EXIST, ARE NOT CERTIFIED OR SHOWN HEREON.
- 5. ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE ORIGINAL SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON.
- 6. ANY ALTERATIONS OR ADDITIONS TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PER SECTION 7209, SUBDIVISION 2.
- 7. ELEVATION DATUM BASED UPON APPROXIMATE USGS.
- 8. PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY.

Town of Orangetown MEETING OF:

JAN 9 2023

HISTORICAL AREAS **BOARD** OF REVIEW



8 CHEANDA LANE WALLKILL, NEW YORK 12589 PHONE: (845) 566-6522 FAX: (845) 566-6525 EMAIL: WEJames@optonline.net www.wejamesassociates.com

COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A TRUE VALID COPY. GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON: OCTOBER 27, 2023

CERTIFIED ONLY TO:

1. BARBARA MEYER



WILLIAM E. JAMES, P.E., P.L.S. NY STATE PROFESSIONAL LAND SURVEYOR LICENSE #050506 PROJECT TITLE:

SURVEY PREPARED FOR

Barbara

TAX MAP SECTION 78.17, BLOCK 2, LOT 24
TOWN OF CLARKSTOWN ROCKLAND COUNTY, NEW YORK

SCALE: DATE: SHEET NO: 1" = 20' OCTOBER 30, 2023

PROJECT CAD REFERENCE: ROCKLAND COUNTY/TOWN OF CLARKSTOWN/CLOSTER ROAD/MEYER.DWG

PRIVATE RESIDENCE ONE STORY ADDITIONS AND INTERIOR RENOVATION

- 1. ALTERATION LEVEL 2, AND NEW ADDITIONS PER 2020 EXISTING BUILDING CODE OF NYS AND 2020 RESIDENTIAL BUILDING CODE OF NYS AND APPENDIX J
- 2. ALL NEW STRUCTURE AND STRUCTURAL COMPONENTS SHALL MEET 2020 RESIDENTIAL BUILDING CODE OF NYS
- 3. THIS PROJECT SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF THE 2020 NYS ENERGY CONSERVATION CONSTRUCTION CODE AND NYS STRETCH2020 ECCC FOR SINGLE-FAMILY RESIDENTIAL BUILDINGS AS ADOPTED BY LOCAL ORDINANCES.
- 4. ALL NEW PLUMBING WORK SHALL BE IN STRICT ACCORDANCE WITH NYS BUILDING AND PLUMBING CODES.
- 5 CHANGES IN DIRECTION IN DRAINAGE PIPINGS SHALL BE MADE BY THE APPROPRIATE USE OF 45 DEGREE WYES, LONG SWEEPS, SHORT SWEEPS, SIXTH, QUARTER, EIGHTH OR SIXTEENTH BENDS +/- OR BY A COMBINATION OF THESE OR EQUIVALENT FITTINGS
- 7. G.C. TO INSTALL ENGINEERED LUMBER (OR TRUSS CONSTRUCTION IF APPROPRIATE) PLACARD AT ELECTRIC METER
- 8. PROVIDE AN AS-BUILT SURVEY AT COMPLETION OF PROJECT AS REQUIRED, PRIOR TO ISSUANCE OF NEW CERTIFICATE OF OCCUPANCY.

ENERGY ANALYSIS IN COMPLIANCE WITH 2020 NYS-ECCC AND NYS STRETCH-ECCC

- 1 NO CHANGES TO THE EXISTING BUILDING ENVELOPE; EXCEPT AT THE NEW ONE STORY ADDITIONS (ART STUDIO AND LAUNDRY), KITCHEN AND NEW BATHROOM AREA AND ROOF OVER KITCHEN AREA. ALL NEW ANDERSEN 400 SERIES WINDOWS, LOW-E4, MINIMUM U-VALUE = 0 27 AND SHGC = 0 34, ENERGY STAR RATED.
- 2. NEW ART STUDIO AND LAUNDRY ROOM ADDITIONS TOTAL = 177 SQFT PRESCRIPTIVE ENERGY CODE ANALYSIS IS COMPLIANT WITH NYS ECCC RA02.12 AND MYS STRETCH ECCC TABLE R-402.12. NEW ADDITION WALLS = R-23 CAVITY CELLING/ROOF = R-49. BASEMENT/FOUNDATION WALLS (6) INCHES BELOW GRADE) = R-10 INTERIOR CAVITY AND R-30 IN
- 3. EXISTING BUILDING HEATING (NAT GAS HEAT + DWH) SYSTEMS TO REMAIN. NEW HEAT PUMP SPLIT UNITS TO BE INSTALLED IN THE STUDIO, MAIN FIRST FLOOR, AND SECOND FLOOR M BR. KITCHEN EXHAUST HOOD TO BE REPLACED WITH NEW EXHAUST HOOD DIRECT VENT THROUGH WALL; FIRST FLOOR BATHROOM EXHAUST TO EXTERIOR.
- 4. ALL NEW INSTALLED LIGHTING FIXTURES TO BE HIGH EFFICACY LAMPS. LED OR FLUORESCENT TYPE LAMPS

- DWELLING UNIT SHALL BE PROVIDED WITH SMOKE AND CO DETECTORS AS PER NYS RESIDENTIAL CODE. SMOKE AND CO DETECTORS MUST BE PROVIDED WITHIN 15 FEET OF THE PRIMARY ENTRANCE OF EACH BEDROOM AND ONE PER FLOOR. SMOKE DETECTORS MUST BE PROVIDED WITHIN EACH BEDROOM.
- 2 SMOKE DETECTOR REQUIRED WITHIN VICINITY OF WOOD STOVE FIREPLACE PER NYS RC AND MANUFACTURER
- 3. ALL NEW SMOKE DETECTORS SHALL BE HARD-WIRED, AND INTERCONNECTED, AND MAY BE WALL OR CEILING MOUNTED PER NFPA #74-1980



DRAWING INDEX

TITLE SHEET, ENERGY CODE CHART, NOTES

NYS ENERGY CODE AND FRAMING FOR WIND NOTES; FRAMING

TYPICAL FRAMING DETAILS AND NOTES

G-003 **SPECIFICATIONS**

PROPERTY SURVEY AS-001 ARCHITECTURAL SITE PLAN AND ZONING CHART

FX-01 EXISTING FLOOR PLANS

EXISTING EXTERIOR ELEVATIONS EX-02

A-100 NEW 1ST AND 2ND FLOOR PLANS AND WINDOW SCHEDULE

EXTERIOR ELEVATIONS, WINDOW SCHEDULE A-201

NOTE: REFERENCE DRAWING AS-001 FOR ZONING INFORMATION

2020 NYS ENERGY CONSERVATION CONSTRUCTION CODE TABLE R-402.12 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	ROOF /CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE AND DEPTH	CRAWL SPACE WALL R-VALUE
5A	0.32	0.55	0.40	49	20 OR 13+5	8 / 13	19	10 / 13	10, 2 FT	10 / 13
PROPOSED	0.32	NA	0.34	49	20	NA	19	10 (INT)	NA, 5.5 FT BELOW	NA

						,,,,				
CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	ROOF /CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE AND DEPTH	CRAWL SPACE WALL R-VALUE
5A	0 27	0.50	NR	49	21 OR 20+ 5 /13+10	15 / 20	30	15 / 19	10, 4 FT	15 / 19
PROPOSED	0 27	NA	0.34	49	23	NA	30	15 / 19	10, 4 FT	15 / 19

TOWN OF ORANGETOWN

2020 NYS COD	DES - CLIMATIC	AND GEOGRA	PHIC DESIGN	CRITERIA (EFF	ECTIVE 5/2020)							TA	BLE R301.2(1)
GROUND SNOW LOAD	WIND DESIGN						CLIMATE ZONE				MEAN ANNUAL		
LOAD	SPEED (MPH)	TOPOGRAPHIC EFFECTS	SPECIAL WIND REGION	WIND-BORNE DEBRIS ZONE	(RCNY ONLY)	WEATHERING	FROST LINE DEPTH	TERMITE		ABLE C301.1 UNDERLAYMENT	HAZARDS IN	INDEX TEMP	TEMP
30	120-125 MPH	МО	• YES	NO	С	SEVERE	36"	MOD TO HEAVY	5A	YES		2000	51.6

PRIVATE RESIDENCE

23 CLOSTER ROAD PALISADES NEW YORK 10964

IO MACHINIST

30 Smith Road, Peconic NY 11958 (212) 355-7171

Town of Orangetown MEETING OF:

JAN 9 2023

HISTORICAL AREAS BOARD OF REVIEW



	9
11, 16, 2023	UPDATED FINISHES FOR HABR SUBMISSION
11, 01, 2023	UPDATED AND ISSUED FOR ZBA SUBMISSION
9. 22. 2023	166UED FOR DOB SUBMISSION
8, 25, 2023	ISSUED FOR REVIEW

ISSUES AND REVISIONS:

PROPOSED ADDITION AND INTERIOR RENOVATIONS

TITLE SHEET. **ENERGY CODE CHART, NOTES**

JOB NO.:		DWG.
DATE:	08.14. 2023	

DRAWING BY:

T-001 AS NOTED

R402.4.1.1 Installation

The components of the building thermal envelope as indicated in Table R402.4.1.1 shall be installed in accordance with the manufacturer's instructions and the criteria indicated in Table R402.4.1.1, as applicable to the method of construction. Where required by the building official an approved third party shall inspect all components and verify compliance

TABLE R402.4.1.1

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
General requirements	A commuous air barrier shall be installed in the building envelope. The exterior thermal envelope contains a continuous air barrier. Breaks or jonts in the air barrier shall be sealed.	Air-permeable insulation shall not bused as a sealing material.
Ceiling/attic	The air barner in any dropped ceiling or soffst shall be aligned with the insulation and any gaps in the air barner shall be sealed. Access openings, drop down stairs or knee wall doors to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffs shall be aligned with the air barrier.
Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and the top of exterior rails shall be sealed. Knee walls shall be sealed.	Cavities within corners and headers of fiame walls shall be insulated by completely filling the cavity with a material having a thermal resistance. Rivative, of not less than Ri-3 per inch. Exterior themselves in substantial contact and continuous alignment with the air barrier.
Windows, skylights and doors	The space between framing and skylights, and the jambs of windows and doors, shall be sealed.	-
Rim joists	Rim joists shall include the air barrier.	Rim joists shall be insulated.
Floors, including cantilevered floors and floors above garages	The air barrier shall be installed at any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of subfloor decking. Alternatively, floor framing cavity insulation shall be in contact with the top side of sheathing, or continuous insulation installed on the underside of floor framing, and shall extend from the bottom to the top of all perimeter floor framing members.
Crawl space walls	Exposed earth in unvented crawf spaces shall be covered with a Class I vapor retarder with overlapping joints taped	Crawl space insulation, where provided instead of floor insulation, shall be permanent attached to the walls
Shafts, penetrations	Duci shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed	-
Narrow cavities	-	Batts to be installed in narrow cavities shall be cut to fit or narrow cavities shall be filled with insulation that on installation readily conforms to the available cavity space
Garage separation	Air sealing shall be provided between the garage and conditioned spaces	-
Recessed lighting	Recessed light fixtures installed in the tuilding thermal emislope shall be sealed to the finished surface.	Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated
Plumbing and wiring	-	In exterior walls, batt insulation shall be cut neatly to fit around wring and plumbing, or insulation, that on installation readily conforms to available space, shall extend behind piping and wiring.
Showerflub on exterior wall	The air barrier installed at extenor walls adjacent to showers and tubs shall separate the wall from the shower or tub.	Exterior walls adjacent to showers and tubs shall be insulated
Electrical/phone box on exterior walls	The air barrier shall be installed behind electrical and communication boxes. Alternatively, air-sealed boxes shall be installed.	-
HVAC register boots	HVAC supply and return register boots that penetrate building thermal envelope shall be sealed to the subfloor, wall covering or ceiling penetrated by the boot	-
Concealed sprinklers	Where required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer Caulking or other adhesive sealans shall not be used to fill voids between fire sprinkler cover	<u>.</u>

FRAMING FOR WIND - SPECIFIC NOTES: REFERENCES: WOOD FRAME CONSTRUCTION MANUAL, FOR ONE AND TWO FAMILY STRUCTURES 2001.

I. RIDGE - TO - RAFTER ASSEMBLY:

HIM: X 30 GAUGE STRAP SHALL BE ATTACHED TO EACH PAIR OF RAFTERS IN ACCORDANCE TO TABLE 34 (URCM).

WHEN A COLLAR TIE IS USED IN LIVE OF A RIDGE STRAP, THE NUMBER OF IOG COMMON NAUS REQUIRED IN EACH END OF THE

COLLAR TENEED NOT EXCEED THE TABLE ATED NUMBER OF BUILDED.

2. RAFTER - TO - WALL ASSEMBLY:

2. NAFIER - 10 WILL ADDECTION: 1:

LATERAL FRANKS AND SHEAR WALL CONSCIONS FOR RAFTER CELING OR TRUSS TO TOP PLATE SHALL BEIN ACCORDANCE WITABLE 33 WE'CH, WHEN A RAFTER OR TRUSS DO NOT FALL NURS WITH STUDS BELOW RAFTERS OR TRUSSES SHALL BE ATTACHED TO THE WALL TOP PLATE SHOW IT OP PLATE SHALL BE ATTACHED TO THE WALL. SHUD WITHUP, IFT CONSCIONS, ROOFS OVERHANSING THE RAKE SOE OF THE BALDING SHALL BE CONSCIONS.

3. WALL - TO - WALL ASSEMBLY:

WALL STUDS ABOVE AND STUDS BELOW A FLOOR LEVEL SHALL BE ATTACHED WITH PUFF CONNECTIONS IN

ACCORDANCE WITH TABLE 336 (MFCM), WHENWALL STUDS ABOVE DO NOT FALL IN LINE WITH STUDS BELOW THE STUDS SHALL

BE ATTACHED TO A CONTON PEMBER IN THE FLOOR ASSEMBLY WITH UPLIFF CONNECTORS IN ACCORDANCE WITH TABLE 33

4. WALL ASSEMBLY TO FOUNDATION:

4. WALL ASSEMBLY TO FOUNDATION:
FRET UALL STUDE SHALL BE CONSCIED TO THE FOUNDATION SILL PLATE OR BOTTOM PLATE WITH UPLIFT
CONNECTORS, STEEL STRAPS SHALL HAVE A MYMMET BEDMENT OF TIMOLES IN CONCRETE FOUNDATION AND SLAB-ONGRADE IS NOTHES IN MASONRY BLOCK FOUNDATIONS, OR LAPPED UNDER THE PLATE AND NALED IN
ACCORDANCE WITH TABLESSS (WE'CHI, WHEN STEEL STRAPS ARE LAPPED UNDER THE BOTTOM PLATES) INCH
SOLARE WASHERS SHALL BE USED WITH THE ANCHOR BOLTS AND HOLD STRAPS AND STED TO BE IN
ACCORDANCE TO TABLE STRAFFOR IN ADDITION TO SPACING ANCHOR BOLTS ARE TO BE SPACED BETWEEN 6-12
NOTHS FROM THE END OF A SILL PLATE AND ALL CORNERS.

5. TYPE I EXTERIOR SHEAR WALL CONNECTIONS:

THE EXPERIOR SHEAR WALLS WITH A MINIMUM OF THE INCH WOOD STRUCTURAL PANEL ON THE EXPERIOR ATTACHED WITH BELOOMYON NAUS AT 6" OC. AT THE PANEL EDGES AND 10" OC. IN THE FELD AND 10" INCH GYPSUM WALLBOARD ON THE INTEROR ATTACHED WITH 50 COMPON NAUS ATTOCA CF FANEL EDGES AND 10" OC. IN THE FELD SHALL BE IN ACCORDANCE WITH THE LENGTH REQUIREMENTS SPECIFIED IN TABLE 3.15 No. 0 WIFO.

6. TYPE II EXTERIOR SHEAR WALL CONNECTIONS:

TYPE I EXTERIOR SHEAR-WALLS SHALL MEET THE REQUREMENTS OF TABLE 3 IS AND TIMES THE APPROPRIATE LENGTH

ADJUSTMENT FACTORS IN TABLE 3 NG (UFCM).

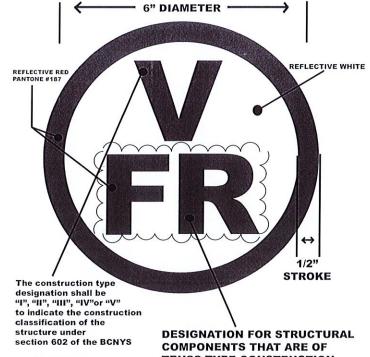
7. INTERIOR SHEAR WALL CONNECTIONS:

ALLOWABLE SOBWALL LENGTHS PROVIDED IN TABLE 314 MY SRC! SHALL BE PERMITTED TO BE INCREASED WHEN INTERIOR SHEAR-WALLS ARE USED, SHEATHING AND CONNECTIONS SHALL BE IN ACCORDANCE WITH 24.42 AND 22.4

8. CONNECTIONS AROUND EXTERIOR WALL OPENINGS;

HEADER AND/OR GROBER CONNECTIONS SHALL BE ATTACHED WITH UPLET CONNECTIONS IN ACCORDANCE WITH TABLE 3.5 (UPCM). WINDOW SILL PLATES SHALL HAVE STEEL CONNECTORS IN ACCORDANCE WITH TABLE 3.5.

IN THE ARGOR IN OBLIGHED AS STRUCTURAL BEAM THE RAFTERS SHALL BITHER BE NOTCHED AND ANCHORED ON TOP OF THE BEAM OR SLOPE CONNECTIONS SHALL BE ATTACHED TO EACH RAFTER-TO-ROGE ALONG THE OPEN CELLING PART OF THE BUILDING. CONNECTIONS TO THE ROGE AND WALL SHALL BE ATTACHED WITH THE ABOVE REQUIREMENT.





TRUSS TYPE CONSTRUCTION

"F"	FLOOR FRAMING, INCLUDING GIRDERS AND BEAMS			
"R"	ROOF FRAMING			
"FR"	FLOOR AND ROOF FRAMING			

PRE-ENGINEERED WOOD CONSTRUCTION NOTICE

PRIVATE RESIDENCE

23 CLOSTER ROAD PALISADES NEW YORK 10964

JO MACHINIST

30 Smith Road., Peconic NY 11958 (212) 355-7171



OI. 2023 UPDATED AND ISSUED FOR ZBA SUBMISSIO 15SUED FOR DOB SUBMISSION 8. 25. 2023 | 155UED FOR REVIEW

ISSUES AND REVISIONS:

PROPOSED ADDITION AND INTERIOR RENOVATIONS

NYS ENERGY CODE, FRAMING FOR WIND NOTES, FRAMING SYMBOL

KWB

JOB NO: 08.14.2023 SCALE: AS NOTED

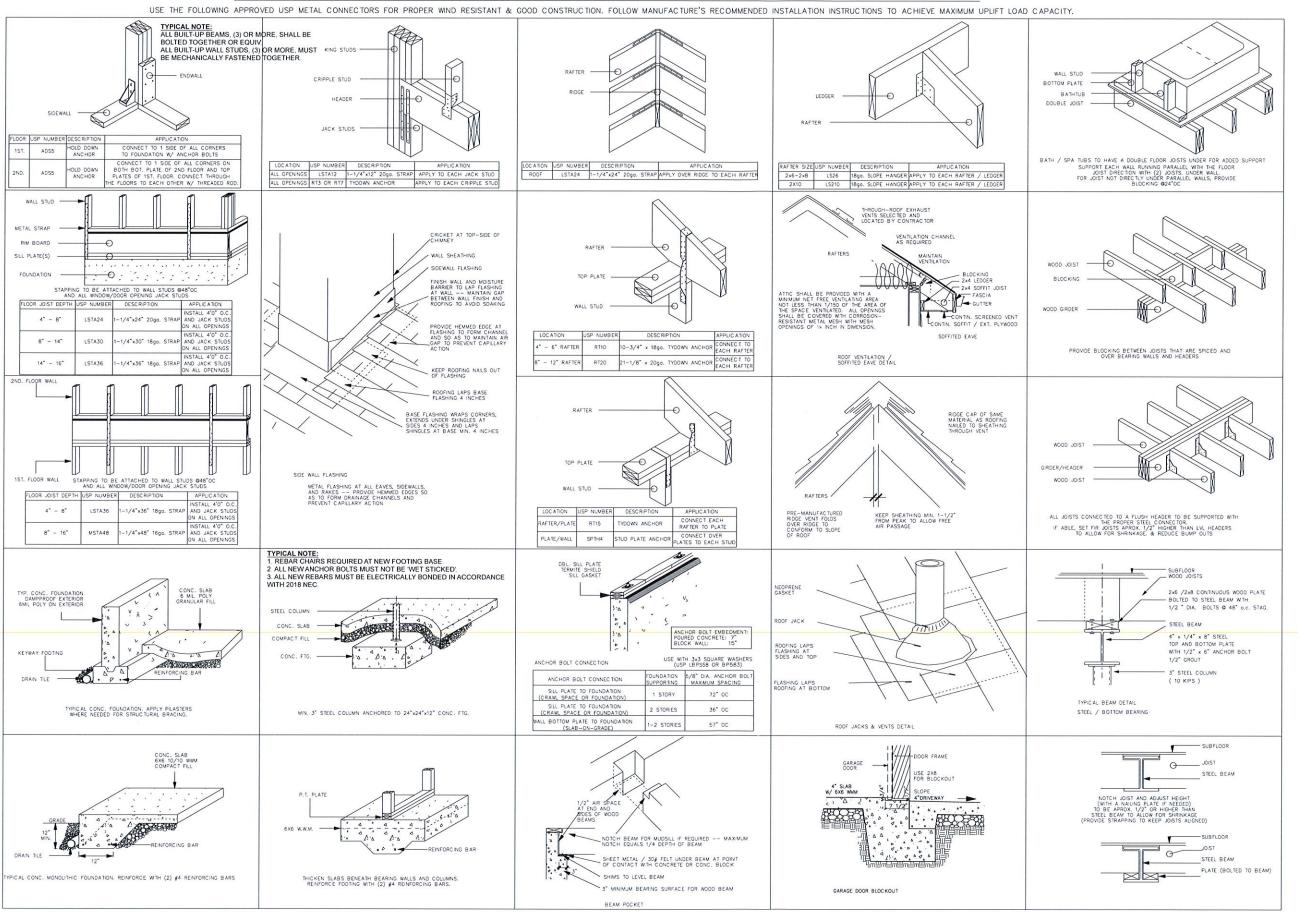
DRAWING BY:

G-001

DWG. NO.

a Inspection of log walls shall be in accordance with the provisions of ICC 400

WIND LOAD PATH CONNECTION AND CONSTRUCTION DETAIL DRAWINGS



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II. OL 2023 JPDATED AND ISSUED FOR ZBA SUBMISSION

8.12.2023 ISSUED FOR REVIEW

ISSUES AND REVISIONS:

PROPOSED ADDITION AND INTERIOR RENOVATIONS

TYPICAL FRAMING DETAILS AND NOTES

JOB NO.: DWG. NO.

DATE: 08.14. 2023

SCALE: AS NOTED

DRAWING BY:

G-002

GENERAL DATA

- 1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROVISIONS OF AIA A201 "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION" 2017 EDITION.
- 2. THE GENERAL PROVISIONS OF THE CONTRACT, INCLUDING GENERAL AND SUPPLEMENTARY CONDITIONS AND GENERAL REQUIREMENTS APPLY TO THE WORK NOTED IN ALL SECTIONS OF THIS SPECIFICATION
- 3. ALL NEW WORK SHALL COMPLY WITH 2020 N.Y.S. RESIDENTIAL CODE, AND EXISTING BUILDING CODE, ALTERATIONS LEVEL 2, ADDITIONS AND ALL OTHER APPLICABLE CODES, ZONING REQUIREMENTS.
- 4. OWNER IS RESPONSIBLE FOR FILING AND OBTAINING ALL REQUIRED PERMITS.
- 5. ALL NEW ELECTRICAL WORK SHALL COMPLY WITH MYS RESIDENTIAL CODE AND UL REQUIREMENTS; LICENSED ELECTRICIAN TO OBTAIN ALL ELECTRICAL PERMITS AND FINAL APPROVALS. ELECTRICIAN TO SIZE REQUIRED IF AN ADDITIONAL ELECTRICAL SERVICE & UPGRADE OF SERVICE IS REQUIRED.
- 6. NYS ENERGY CONSERVATION CONSTRUCTION CODE AND NYS STRETCH 2020 ECCC (AS ADOPTED BY LOCAL ORDINANCES) SECTION 101 FOR EXISTING RESIDENTIAL BUILDINGS AND SECTION R400 FOR ADDITIONS AND ALTERATIONS AND ANY AMENDMENTS TO 2018 IECCC RESIDENTIAL PROVISIONS
- 7. ALL NEW WORK SHALL MEET OR EXCEED NYS ECC ENERGY CODE STANDARD REQUIREMENTS FOR UL RATINGS

COMPLIANCE

1. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL COMPLY WITH THE NEW YORK STATE RESIDENTIAL CODE AND ANY BUILDING AND/OR ZONING ORDINANCES OF THE TOWN OF ORANGETOWN AND ALL OTHER APPLICABLE CODES OR REGULATIONS.

SCOPE

1. THE CONTRACTOR SHALL FURNISH ALL LABOR, TOOLS, MATERIALS AND EQUIPMENT REQUIRED AND NECESSARY TO COMPLETE THE WORK CALLED FOR IN THE DRAWINGS AN SPECIFICATIONS IN HOWEVER. IT IS THE EXPRESS INTENT OF THE CONTRACT DOCUMENTS TO CALL FOR A COMPLETE AND FINISHED JOB, INCLUDING ALL MATERIALS, EQUIPMENT, ACCESSORIES AND INCIDENTAL COMPONENTS, WHETHER OR NOT SPECIFICALLY DESCRIBED HEREIN

2. DIMENSIONS OF THE WORK SHALL NOT BE DETERMINED BY SCALE OR RULE, BUT FIGURED DIMENSIONS SHALL BE FOLLOWED AT ALL TIMES. IF DIMENSIONS CANNOT BE READILY DETERMINED FROM THE DRAWINGS, THE ARCHITECT SHALL BE CONTACTED BEFORE PROCEEDING WITH THE WORK.

GENERAL REQUIREMENTS

- 1. THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DRAWINGS ON THE JOB DURING ALL PHASES OF CONSTRUCTION FOR THE USE OF ALL TRADES
- 2. ANY COST CAUSED BY DEFECTIVE OR ILL-TIMED WORK AS A RESULT OF, BUT NOT LIMITED TO, INFERIOR WORKMANSHIP OR MATERIALS, IMPROPER SCHEDULING, OR DELINQUENT ORDERING SHALL BE BORNE BY THE GENERAL CONTRACTOR.
- 4. THE CONTRACTOR MAY USE THE FACILITIES AND UTILITIES EXISTING AT THE SITE AT NO COST, BUT SHALL PROVIDE OTHER TEMPORARY FACILITIES AND UTILITIES NECESSARY FOR THE COMPLETION OF THE WORK

CERTIFICATE OF OCCUPANCY

1 THE CONTRACTOR SHALL. AT THE COMPLETION OF THE WORK, OBTAIN A SEPARATE ELECTRICAL SIGN-OFF/INSPECTION CERTIFICATE AND ANY UPDATES TO THE CERTIFICATE OF OCCUPANCY FOR THE PROJECT AS REQUIRED. THE OWNER SHALL PROVIDED ALL FEES FOR FILING AND PERMITS. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS PRIIOR TO CONSTRUCTION AND THE CONTRACTOR RESPONSIBLE FOR CERTIFICATES AND FILINGS DURING CONSTRUCTION.

- 1. ALL WORK SHALL BE GUARANTEED IN WRITING BY THE CONTRACTOR FOR ONE YEAR AFTER THE DATE OF FINAL COMPLETION (AFTER COMPLETION OF ALL PUNCH LIST WORK) ESTABLISHED BY THE ARCHITECT AND OWNER
- 2. ALL CONTRACTORS SHALL PROVIDE THE OWNER AND ARCHITECT WITH CERTIFICATES OF INSURANCE PRIOR TO STARTING WORK FOR THE FOLLOWING AMOUNTS: GENERAL LIABILITY, PROPERTY AND BODILY INJURY \$1,000,000 00, PROPERTY DAMAGE: \$300,000 00, WORKMAN'S COMPENSATION ADEQUATE TO COVER ALL OBLIGATIONS OF THE WORKMAN'S COMPENSATION AND DISABILITY BENEFITS LAWS, AUTOMOBILE LIABILITY AND PROPERTY DAMAGE: \$1,000,000,00

- 1. DEMOLITION WORK SHALL INCLUDE THE COMPLETE DEMOLITION OF ALL EXISTING STRUCTURES IDENTIFIED ON THESE DRAWINGS AND ALL OTHERS NOT SPECIFICALLY IDENTIFIED BUT REQUIRED TO ACHIEVE THE FINAL DWELLING EXTERIOR AND INTERIOR LAYOUTS, PLUS THE REMOVAL AND DISPOSAL OF ALL DEMOLISHED MATERIALS.
- 2 THE CONTRACTOR SHALL PROTECT ALL SURROUNDING STRUCTURES AND LANDSCAPING AS REQUIRED

1. CONCRETE SHALL CONFORM TO ACI 318 99, AS AMENDED BY THE LATEST RESIDENTIAL CODE OF NYS (BUILDING CODE). IT IS OUR INTENT TO NOT PLACE CONCRETE WHEN THE AIR TEMPERATURE IS BELOW 40 DEGREES F, THE LATEST ACI COLD WEATHER CONSTRUCTION PROCEDURES WILL APPLY. CONCRETE AIREADY PLACED AND NOT YET ADEQUATELY CURED SHALL BE PROPERTLY PROTECTED. ALL NEW CONCRETE SHALL

FOUNDATIONS AND FOOTINGS SHALL REST ON UNDISTURBED SOIL HAVING A MINIMUM BEARING CAPACITY OF TWO TONS PER SQ. FT.

- FORMS AND SHORING SHALL CONFORM TO THE NYS RESIDENTIAL CODE AND SHALL REMAIN IN PLACE UNTIL CONCRETE HAS ATTAINED STRENGTH TO WITHSTAND IMPOSED LOADS WITHOUT OVERSTRESS.
- 2 ALL CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH, F/c, OF 3000 PSI. ALL CONCRETE WORK SHALL CONFIRM TO ACI 301 STANDARD SPECIFICATIONS FOR REINFORCED CONCRETE. RE-BAR CHAIRS ARE REQUIRED AT THE BASE OF ALL NEW FOOTINGS.
- 3. IF REQUIRED BY THE LOCAL JURISDICTION, ALL NEW CONCRETE MUST UTILIZE LOW-EMBODIED CARBON CONCRETE WITH 20% SLAG.
- 4. BEFORE POURING CONCRETE, MECHANICAL AND ELECTRICAL CONTRACTORS SHALL VERIFY LOCATION AND SIZE OF ALL OPENINGS, PADS, TRENCHES, AND SLEEVES FOR THEIR
- 5. MINIMUM COVER SPACING: CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH = 3", EXPOSED TO EARTH/WEATHER = 2", NOT EXPOSED TO EARTH/WEATHER OR IN CONTACT WITH GROUND = 1-1/2".
- 6. BACKFILL MATERIAL SHALL BE CLEAN SAND OR GRAVEL CONTAINING NO MORE THAN 10% PASSING A NO 200 SEIVE. BACKFILL SHALL BE COMPACTED TO A MINIMUM OF 95% (ASTM D1557) TO THE FINAL SUBGRADE IN LIFTS OF NO MORE THAN 8 INCH THICKNESS WITH A MECHANICAL COMPACTOR (MIN OF THREE PASSES).
- 7. A 4 INCH LAYER OF 3/4" CRUSHED STONE (OR RCA) AND CONTINUOUS VAPOR RETARDER IS REQUIRED FOR CONVENTIONAL SLAB ON GRADE (INTERIOR)

WOOD FRAMING

- 1. WOOD FRAMING SHALL BE PROVIDED AND INSTALLED AS SHOWN IN THE DRAWINGS, AS FOLLOWS
- 2 ALL LUMBER SHALL BE KILN DRIED TO NOT MORE THAN 15% MOISTURE CONTENT AND DRESSED AT FOUR SIDES. ALL FRAMING SHALL BE A MINIMUM OF #2 DOUGLAS FIR (1200 PSI), EXCEPT AS OTHERWISE NOTED.
- 3. WALL PLATES, LEDGERS, SILL AND OTHER LUMBER SET AGAINST CONCRETE OR MASONRY SHALL BE PRESSURE TREATED WOOD.
- 4. NEW INTERIOR WALLS: 2' X 4' @ 16' O.C., OR AS NOTED. ALL NAILING AND FASTENINGS PER CODE: PROVIDE DOUBLE JOISTS UNDER ALL PARTITIONS PARALLEL TO JOISTS
- 5. NEW EXTERIOR WALLS AND INTERIOR PLUMBING WASTE WALLS. 2" X 6" @ 16" O.C., OR AS NOTED ALL NAILING AND FASTENINGS PER CODE. STANDARD WINDOW/DOOR OPENINGS 3 FOOT WIDTH OR LESS SHALL BE (2) 2" X 8" SCREWED TOGETHER.
- 6. ALL BUILT-UP BEAMS AND WALL STUDS, 3 OR MORE, MUST BE BOLTED OR MECHANICALLY FASTENED TOGETHER OR EQUIVALENT

WOOD DECK AND FLOOR FRAMING

- 1. WOOD FRAMING SHALL BE PROVIDED AND INSTALLED AS SHOWN IN THE DRAWINGS, AS FOLLOWS:
- 2. UNLESS OTHERWISE NOTED, ALL FRAMING MATERIALS TO BE #1 ACCQ PRESSURE TREATED LUMBER. ALL FASTENERS, HANGERS, AND ANCHORS TO BE GALVANIZED OR STAINLESS STEEL.
- 3 GIRDERS FOR DECK JOISTS TO BE BOLTED TO EACH POST WITH WASHERS AND NUTS. GIRDERS ON CONCRETE PIERS SHALL BE ANCHORED WITH PROPER STEEL CONNECTORS ANCHORED INTO CONCRETE WITH A MINIMUM 1/2" DIA. X 7" LONG ANCHOR BOLT WITH WASHERS AND NUTS.
- 4. INTERIOR POSTS SUPPORTING GIRDERS SHALL BE ANCHORED TO A 24" X 24" X 12" CONCRETE FOOTING FOOTINGS SHALL BE A MINIMUM OF 42" BELOW GRADE USE A MINIMUM 1/2" DIA X 8" LONG ANCHOR BOLT WITH WASHERS AND NUTS.
- 5. DECK JOISTS TO HAVE BLOCKING AT 8'-0" O.C.
- 6. A MINIMUM OF 10 INCH FLASHING SHALL BE INSTALLED BETWEEN THE BUILDING AND LEDGER LEDGER TO BE FASTENED TO BUILDING WITH 1/2" DIA BOLTS WITH WASHERS AND
- 7. CONCRETE PIERS SHALL BE A MINIMUM OF 6" ABOVE GRADE
- 8 ALL JOISTS TO BE SUPPORTED WITH HANGERS AND ANCHORS. EACH JOIST SHALL ALSO BE ANCHORED TO GIRDER(S
- 9 ALL ANCHOR BOLTS MAY NOT BE 'WET STICKED'. ALL REBAR MUST BE ELECTRICALLY BONDED IN ACCORDANCE WITH 2018 NEC

- 1 PLYWOOD SUB-FLOORING ON JOISTS SHALL BE 3/4" THICK EXTERIOR GRADE. FINISHED SMOOTH ONE SIDE
- 2 PLYWOOD SUB-FLOORING SHALL BE GLUED AND SCREWED TO SUPPORTING JOISTS. OR AS REQUIRED BY FLOORING SYSTEM MANUFACTURER

- 1. ALL TRIM BOARDS TO BE OF SIZES NOTED ON DRAWINGS AND AS APPROVED BY OWNER AND ARCHITECT, IN SPECIES NOTED BY OWNER.
- 2. ALL EXTERIOR TRIMBOARDS TO BE A COMPOSITE MATERIAL, AZEK OR HARDIETRIM OR BORAL TRIM, OR AS SPECIFIED BY THE OWNER, CAULK ALL JOINTS, NAIL/SCREW ENTS PRIOR TO PAINTING. SEE PAINTING SPECIFICATION FOR PAINT FINISH COATS. PROVIDE ALUMINUM DRIP FLASHING AT ALL WINDOWS AND CONT. HORIZONTAL TRIMBOARDS

- 1. ADDITION- NEW ROOFING. THE CONTRACTOR SHALL COVER ALL NEW ROOF SURFACES WITH ASPHALT COMPOSITION ROOF SHINGLES, ARCHITECTURAL TYPE, 250# MIN., COLOR AND STYLE TO MATCH EXISTING. SHINGLES SHALL BE LAID OVER ICE AND WATER BARRIER GUARD INSTALLED A MINIMUM OF 3 FEET FROM ALL EDGES, VALLEYS, RIDGES, ETC, BUT PREFERRED OVER ENTIRE ROOF SHEATHING. SHINGLES SHALL BE MANUFACTURED BY OWENS CORNING, GAF OR APPROVED EQUAL. 25 YEAR WARRANTY FOR ROOFING MATERIALS, MIN.
- SHINGLES SHALL BE DOUBLED AT ALL EAVES; BUTT SHINGLES IN THE FIRST COURSE ON ROOFS SHALL PROJECT 1 1/2 FROM THE EDGE OF ROOF EAVES TO INSURE PROPER SPILL INTO GUTTERS. SHINGLES SHALL BE SPACED APART
- ALL SHINGLE HIPS AND RIDGES SHALL BE OF ALTERNATE OVERLAP TYPE APPIED TO THE SAME SURFACE AS FIELD OF ROOF AND WITH NAILS LONG ENOUGH TO PENETRATE INTO SHEATHING AT LEAST 1/2". WINDOW CAPS AND ALL OTHER PROJECTIONS AT POINT WHERE RAIN WATER ACCUMULATES MUST BE PROVIDED WITH FLASHINGS, SUCH FLASHINGS MUST EXTEND A DISTANCE OF AT LEAST 12" UP THE WALL BEHIND THE SHEATHING PAPER
- INSTALLATION OF ROOF SHINGLES, FLASHINGS AND VENTS SHALL BE IN FULL ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

FLASHINGS AND COPINGS

1. FLASHINGS SHALL BE LEAD-COATED COPPER, OR FIBERGLASS (OR AS APPROVED BY ROOFING SYSTEM MANUF) AS REQUIRED AND SHALL BE GUARANTEED BY THE CONTRACTOR AND APPROVED BY THE ARCHITECT AND OWNER. PROVIDE RIDGE AND EAVE/SOFFIT VENTS AS SHOWN IN THE DRAWINGS AND AS REQUIRED.

LEADERS AND GUTTERS

1. ALL LEADERS AND GUTTERS SHALL BE ALUMINUM SEAMLESS TYPE. TO COORDINATE WITH ROOFING AND AS SELECTED BY OWNER. THE CONTRACTOR SHALL PROVIDE SAMPLES FOR APPROVAL

1. PROVIDE CAULKING SEALANTS, TAPES AND/OR WEATHER-STRIPPING AT EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAMES, BETWEEN CAVITIES AND WALLS, WALLS AND FOUNDATION, BETWEEN WALL AND ROOF, BETWEEN WALL PANELS, AT ALL PENETRATIONS AND AT ALL OTHER OPENINGS IN THE EXTERIOR ENVELOPE. CAULKING SHALL BE A HIGH QUALITY, ONE PART CAULKING, COLOR PER ARCHITECT. SEALANTS SHALL BE INSTALLED IN ACCORDANCE WITH NYS ECC. 2020 AND AS NOTED ON THE ORAWINGS

1. NEWAND REPLACEMENT WINDOWS TO BE ANDERSEN (OR EQUAL MANUF), 400-SERIES (MATCH EXISTING FINISHES), AWNING, HOPPER OR CASEMENT TYPE, LOW-E4, DUAL GLASS PANE WINDOWS WITH U-VALUE = 0.32, SHGC=0.24, VT=0.41, ENERGY-STAR RATED, TO MEET CURRENT ENERGY CODE TABULAR CHART 'N1102.12' (R402.12).

1. ALL NEW INTERIOR DOORS TO MATCH EXISTING OR IF PAINTED THEN SHALL BE SOLID CORE MASONITE (PANELLED) DOORS AS INDICATED ON THE DRAWINGS AND APPROVED BY THE OWNER ALL NEW INTERIOR DOORS TO BE STAINED, TO BE SOLID WOOD (SPECIES TO BE DETERMINED) AS MANUF BY SIMPSON, JELD-WEN, OR MASONITE IN STYLE SELECTED AND APPROVED BY OWNER ALL NEW BASEMENT EXTERIOR DOORS TO BE H M. INSULATED DOORS AND FRAMES, MEETING NYS ECCC 20 FOR OPAQUE DOORS (0.77 U VALUE).

- 1. THE EXTENT OF GYPSUM WALLBOARD (GYP.BD.) IS NOTED ON THE DRAWINGS AND SPECIFIED HEREIN
- 2. 5/8° GYPSUM BOARD TO BE USED IN ALL AREAS, UNLESS OTHERWISE NOTED, ½° GYP, BOARD TYPE 'X' FIRE RATED AT ALL DEMISING WALLS AND SHAFT WALLS AT MECHANICAL EQUIPMENT. MOLD-RESISTANT GYPSUM BOARD TO BE USED IN ALL BATHROOMS AND KITCHEN AREA. DUROCK, OR EQ. TO BE USED IN ALL WET AREAS, LIKE SHOWERS OR BATHTUBS.
- 3. APPLICATION: WALLBOARD TO BE APPLIED TO WOOD STUDS. BOARDS TO BE TIGHTLY BUTTED TO ALL ADJOINING BOARDS AND SHALL BE PLACED IN SUCH A MANNER THAT THERE BE AS FEW JOINTS AS POSSIBLE. ALL GYP. BD TO BE SCREWED AND NAILED TO STUDS. (AN ALTERNATE SYSTEM OF GLUE AND SCREW WALLBOARD INSTALLATION MAY BE UTILIZED).
- 4. TAPING ALL JOINTS SHALL BE TAPED WITH AN APPROVED JOINT COMPOUND AND JOINTS ARE TO RECEIVE A THREE-COAT APPLICATION NAIL OR SCREWHEADS SHALL BE GIVEN SUFFICIENT COATS SO AS TO PRODUCE A HOMOGENEOUS, UNIFORM, SURFACE. TAPE AND SPACKLE THREE COATS, SAND BETWEEN COATS. METAL CORNER BEAD SHALL BE USED ON ALL CORNERS, WINDOW RETURN, DROP ARCHES, ETC. AS REQUIRED. ALL SPACKLE JS SHALL BE USG 200A, ONLY, USE ONLY NON-METALLIC ACCESSORIES AND JS IN WET/OR DAMP AREAS.

- 1. EXTERIOR STUDWALL: EXISTING 2X4 WALL 3-1/2" K-FACED WOOL BATT INSULATION, MIN. R-15 H-D.
- 2. NEW EXTERIOR STUDWALL AT ADDITION: NEW 2X6 WALL 5-1/2" FACED WOOL BATT INSULATION, MIN. R-20 OR A COMBINATION OF CLOSED CELL AND OPEN CELL SPRAY FOAM INSULATION.
- 3. NEW ROOF/CATHEDRAL CEILING: CLOSED CELL SPRAY-FOAM INSULATION, MIN. R-49.
- 4. EXPOSED FRAMED FLOORS, K-FACED H-D FIBERGLASS BATT INSULATION, MIN. R-19. CONCRETE SLABS; R-10 RATED INSULATION BOARDS, SPECIFICALLY MANUFACTURED FOR BELOW GRADE/SLAB INSTALLATION.
- 5 ALL FACED BATT INSULATION SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS, INCLUDING TAPING ALL JOINTS AND SEALING AT ALL EDGES. SOUND INSULATION TO BE PROVIDED IN AT BATHROOMS AND KITCHENS, SUCH AS 'BONDED LOGIC ACOUSTICAL INSULATION, OR EQUAL, WHERE REQUIRED BY OWNER.

1. WHERE SHOWN PROVIDE WOOD FLOORING TO BE FINISHED IN THE FIELD. STAIN COLOR TO MATCH SAMPLE BY OWNER. APPLY 3 COATS (MINIMUM) OF MOISTURE CURED POLYURETHANE WATER BASED), SAND BETWEEN COATS. PROVIDE SAMPLES OF STAIN AND FINISH FOR APPROVAL.

STONE AND CERAMIC TILE

1. THE EXTENT OF TILE WORK IS AS DIRECTED BY OWNER.

PAINTED WOOD TRIM

1. ALL INTERIOR AND EXTERIOR PAINTED OR STAINED WOOD TRIM SHALL BE IN SIZES INDICATED ON DRAWINGS OR TO MATCH EXISTING AND OF DOUGLAS FIR OR OTHER SPECIES AS APPROVED BY OWNER, ALL JOINTS TO BE MITERED OR SCARFED - NO JOINTED WOOD TRIM PERMITTED

CASEWORK

1. ALL NEW CABINETRY AND COUNTERTOPS SHALL BE AS SPECIFIED BY THE OWNER, FURNISHED AND INSTALLED BY THE CONTRACTOR

HARDWARE

1. THE CONTRACTOR SHALL INCLUDE IN HIS BID AN ALLOWANCE OF \$750 PER NEW DOOR FOR THE PURCHASE OF FINISH HARDWARE AS REQUIRED FOR THE COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL INCLUDE IN HIS BID THE INSTALLATION OF ALL REQUIRED HARDWARE. ALL NEW HARDWARE TO BE SELECTED AND APPROVED BY OWNER.

PAINTING

- 1. PAINT SHALL BE BENJAMIN MOORE, COLORS TO BE SELECTED BY THE OWNER, USE ALL LOW-VOC PAINT PRODUCTS
- 2. INTERIOR WALLS: LATEX EGGSHELL FINISH; ONE COAT PRIMER, TWO COATS TO COVER
- 3. INTERIOR DOORS & TRIM. PAINTED: SEMI-GLOSS ALKYD (OR LATEX), SAME ONE + TWO 4. INTERIOR DOORS & TRIM, STAINED: TWO COATS MIN. CLEAR-STAIN POLY OVER SEALER AND WOOD STAIN
- 1. FURNISH AND INSTALL ALL LABOR AND EQUIPMENT REQUIRED TO PROVIDE A COMPLETE PLUMBING, DRAINAGE AND WATER SUPPLY FOR THE RENOVATED KITCHEN, NEW BATHROOM, LAUNDRY ROOM AND SLOP SINK IN THE ART STUDIO ON THE FIRST FLOOR AND/OR AS SHOWN ON DRAWINGS OR REQUIRED TO FULLY COMPLETE THE PROJECT TO CONFORMITY WITH ALL CODES. GUARANTEE ALL LABOR AND MATERIALS FOR ONE YEAR. PROVIDE AND DELIVER ALL INSPECTION CERTIFICATES TO OWNER
- 2. ALL FIXTURES AND FITTINGS TO BE SELECTED AND PROVIDED BY OWNER. G.C. TO INSTALL ALL FIXTURES, FITTINGS. ACCESSORIES AND TO COORDINATE ROUGH AND FINISH LOCATIONS. ETC. AS REQUIRED.
- 3. INSULATE ALL WATER PIPING. WRAP WASTE STACKS WITH INSULATION OR INSULATE STACK AREA FOR SOUND ATTENTUATION PURPOSES
- 4. RELOCATED KTICHEN NEW SINK AND FITTINGS, AND WATER SUPPLY TO THE FREEZER, AND AS SELECTED BY THE OWNER AT NEW LOCATIONS AS SHOWN ON THE PLANS, CONNECT NEW PIPING TO EXISTING NEW FIRST FLOOR BATHROOM NEW SINK AND FITTINGS, TOILET AND SHOWER WITH FITTINGS; NEW LAUNDRY ROOM, LAUNDRY WATER SUPPLY AND DRAIN HOOK-UP, NEW SLOP SINK WITH FITTINGS IN STUDIO.

H.V.A.C

- 1. LIMITED HVAC WORK: EXTEND EXISTING AC DUCTWORK TO THE NEW ADDITION, REPLACE EXISTING KITCHEN RANGE EXHAUST AND EXTEND DUCTWORK TO EXTERIOR
- 2. REPLACE EXISTING HOT-WATER RADIATORS WHERE REMOVED DURING DEMOLITION AND INSTALL NEW RADIATORS WHERE INDICATED AND SIZED AS REQUIRED IN ADDITION

ELECTRICAL

- 1 ELECTRICAL CONTRACTOR TO EVALUATE EXISTING SERVICE IF ADDITIONAL SERVICE IS REQUIRED.
- 2. ALL WORK SHALL CONFORM TO THE LATEST EDITION OF THE NATIONAL ELECTRIC CODE.
- 3 PROVIDE ELECTRICAL POWER TO ALL APPLIANCES, LIGHTING AND HVAC SYSTEMS AS REQUIRED. COORDINATE ALL WORK WITH OTHER TRADES AND WITH THE ARCHITECT
- 4. ALL WIRING SHALL BE ROMEX COPPER CABLE
- 5. ALL SWITCHES SHALL BE CENTERED 36" A.F. UNLESS OTHERWISE INDICATED. ALL RECEPTACLES AND BOXES SHALL BE CENTERED A MINIMUM OF 12" A.F.F. UNLESS OTHERWISE INDICATED AND WITH ACCORDANCE WITH NYS ELECTRICAL CODE. PLATES SHALL BE SELF GROUNDING.
- 6 ALL SWITCHES SHALL BE BY LUTRON. CONSULT WITH ARCHITECT FOR COLORS OF SWITCHES, RECEPTACLES AND PLATES. THE OWNER SHALL APPROVE THE FINAL LOCATIONS OF ALL SWITCHES, RECEPTACLES, PANELS AND FIXTURES. ALL LED AND INCANDESCENT LIGHTING FIXTURES TO BE DIMMER SWITCHED, ELECTRICIAN TO CONFIRM TYPE OF DIMMER PER EACH LED FIXTURE.
- 7. PROVIDE AND INSTALL SMOKE DETECTORS, CO DETECTORS PER CODE; INCLUDING CO DETECTOR AS REQUIRED BY THE NEW PACKAGED FIREPLACE; COORDINATE PLACEMENT WITH ARCHITECT PRIOR TO INSTALLATION
- 8 THE CONTRACTOR SHALL PROVIDE TO THE OWNER A CERTIFICATE OF COMPLIANCE FROM AN ALITHORIZED INSPECTION AGENCY LIPON COMPLETION OF THE WORK

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OI. 2023 UPDATED AND ISSUED FOR ZBA SUBMISSIO 9, 22, 2023 ISSUED FOR DOB SUBMISSION 8.25.2023 ISSUED FOR REVIEW

> PROPOSED ADDITION AND INTERIOR RENOVATIONS

ISSUES AND REVISIONS

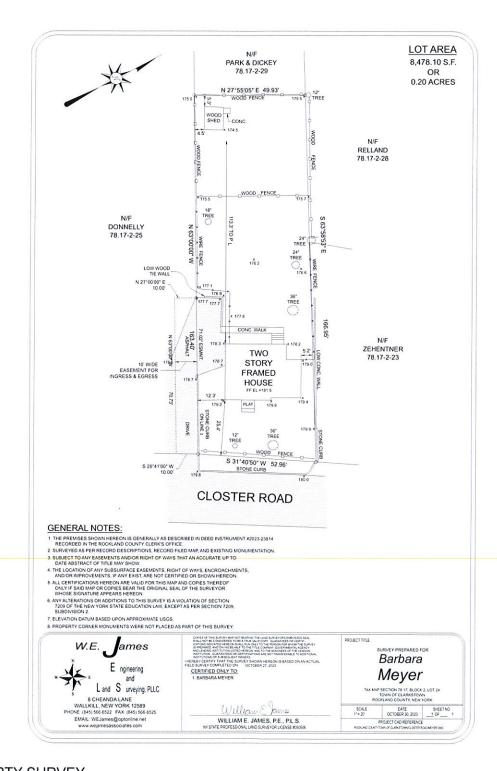
SPECIFICATIONS

JOB NO

DATE 08.14, 2023

G-003AS NOTED

SCALE: DRAWING BY:



PRIVATE RESIDENCE

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II. (6, 2023 UPDATED FINSHES FOR HABR SUBMISSION
II. 01, 2023 UPDATED AND ISSUED FOR ZBA SUBMISSION
9, 22, 2023 ISSUED FOR DOB SUBMISSION
2, 15, 2023 ISSUED FOR REVIEW

ISSUES AND REVISIONS:

PROPOSED ADDITION AND INTERIOR RENOVATIONS

PROPERTY SURVEY

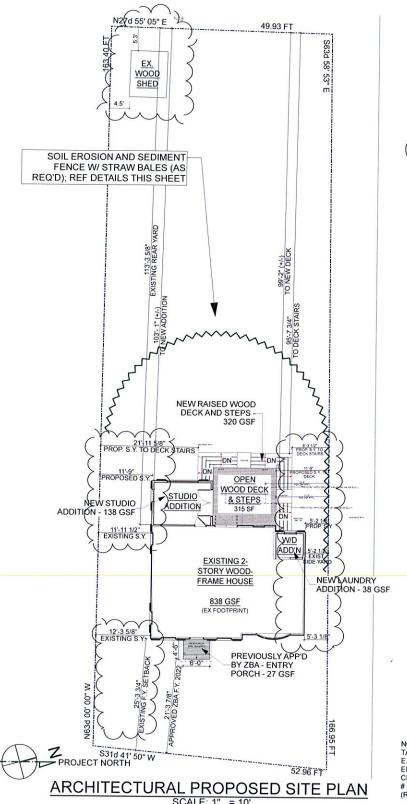
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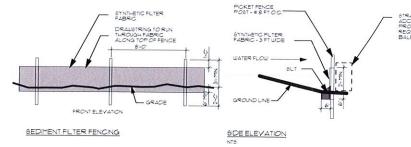
DATE: 08.14. 2023

SCALE: AS NOTED

SCALE: AS NOTED CS-001

PROPERTY SURVEY





SOIL EROSION AND SEDIMENT DETAILS

23 CLOSTER ROAD, PALISADES N.Y. 10964

EXISTING LOT AREA = 8,478 SF (0.20 ACRES)

FLOOR AREA RATIO CALCULATION (PER):

EXISTING PRIMARY FLOOR AREA = 838 GSF EXISTING SECOND FLOOR AREA = 535 GSF PROPOSED ENTRY PORCH = 27 GSF PROPOSED ADDITIONS = 176 GSF TOTAL PROPOSED BLDG AREA = 1,576 GSF

ACCESSORY BUILDINGS (SHED) = 88 GSF TOTAL PRIMARY+ACCESSORY BLDGS = 1,664 GSF

PERCENTAGE OF LOT COVERAGE = 19.63 %

(NOTE: EX. BASEMENT HEIGHT IS LESS THAN 7 FT)

23 CLOSTER ROAD, PALISADES (ORANGETOWN)

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ITEMS REQUIRED		EXISTING	PROPOSED	COMMENTS	
MIN. LOT SIZE	40,000 SF	8,478 SF	NO CHANGE	EXISTING NON-CONFORMIN	
MIN. LOT WIDTH	150 FT	49.93 FT	NO CHANGE	EXISTING NON-CONFORMING	
MIN. FRONTAGE	100 FT	52.96 FT	NO CHANGE	EXISTING NON-CONFORMING	
MIN. FRONT YARD	50 FT	** 25.4 FT	** 21.2 FT	ENTRY PORCH ADDITION ZBA APPROVED ON 1/05/2022	
MIN. SIDE YARD (SOUTH SIDE)	20 FT MIN	*12.3 FT (SOUTH)	*11.75 FT (SOUTH ADDITION / EXT'N)	VARIANCE REQUIRED	
MIN. SIDE YARD (NORTH SIDE)	20 FT MIN	* 5.2 FT AT EXIST. HOUSE	* 5.17 FT AT LAUNDRY RM ADD'N	VARIANCE REQUIRED	
			* 8.3 FT AT NEW DECK STAIRS	VARIANCE REQUIRED	
		* 11.17 FT AT EXIST. LAUNDRY	* 11.17 FT AT NEW DECK	VARIANCE REQUIRED (PRIOR ZBA APP'L 1/05/22)	
TOTAL SIDE YARD(S)	40 FT MIN. TOTAL	* 17.5 FT TOTAL	* 16.92 FT TOTAL	VARIANCE REQUIRED (7 INCH REDUCTION TOTAL)	
MIN. REAR YARD	50 FT	113.3 FT	~ 95.67 FT	APPROX. DIMENSIONS TO NEW DECK STAIRS	
MAX. FLOOR AREA RATIO (FAR) (%)	15 % MAX.	* EXISTING - 16.2%	* PROP 19.63%	VARIANCE REQUIRED INCLUDES ADDITIONS	
MAX BLDG HEIGHT	20 FT (PER ZONING 85CT-5 21-e)	25.0 FT	NO CHANGE	EXISTING NON-CONFORMING, VARIANCE REQUIRED	
ACCESSORÝ - YARD SETBACK	5 FT MIN. TO PPL			EXISTING NON-CONFORMING VARIANCE REQUIRED	

** * NOTE: PER ZBA APPROVAL ON 1/9/2022, THE FOLLOWING VARIANCES WERE APPROVED: FRONT YARD = 21.1 FT; SIDE YARDS = 12.35 FT, 4.69 FT, & 7.7 FT; F.A.R. = 16.70 % AND EX. BUILDING HEIGHT = 24.5 FT BUILDING AREA PER ZBA SECTION: = TOTAL AREAS AT MAIN GRADE LEVEL OF PRINCIPAL BUILDING AND ALL ACCESSORY BUILDING, NOT INCLUDING UNCOVERED PORCHES, TERRACES, STEPS

MAXIMUM BUILDING HEIGHT = UPDATED AVERAGE HEIGHT PER CURRENT PROPERTY SURVEY GRADE ELEVATIONS

Arcgis Web Map SUBJECT PROPERTY SUBJECT PROPER

PRIVATE RESIDENCE

23 CLOSTER ROAD PALISADES NEW YORK 10964

JO MACHINIST

30 Smith Road., Peconic NY 11958 (212) 355-7171



1.16 2023 UPDATED FINSHES FOR HABR SUBMISSION 1.01 2023 UPDATED AND ISSUED FOR ZBA SUBMISSION 2.22 2023 ISSUED FOR DOB SUBMISSION

ISSUES AND REVISIONS:

PROPOSED ADDITION AND INTERIOR RENOVATIONS

ISSUED FOR REVIEW

ARCHITECTURAL SITE PLAN AND ZONING

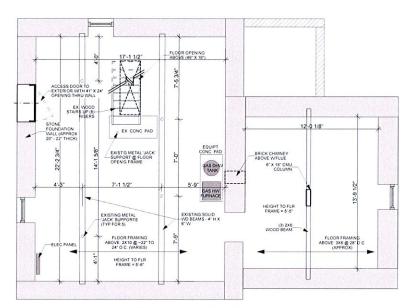
JOB NO: DWG. NO.

DATE: 08.14, 2023

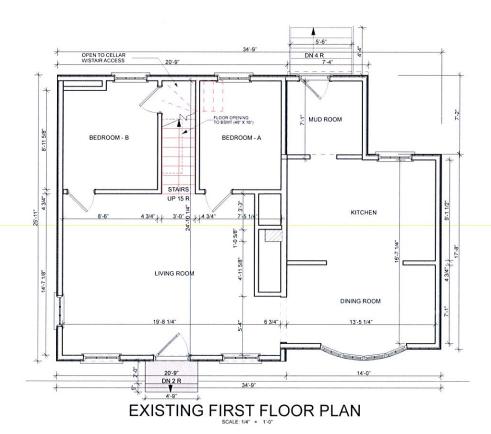
SCALE: AS NOTED AS-001

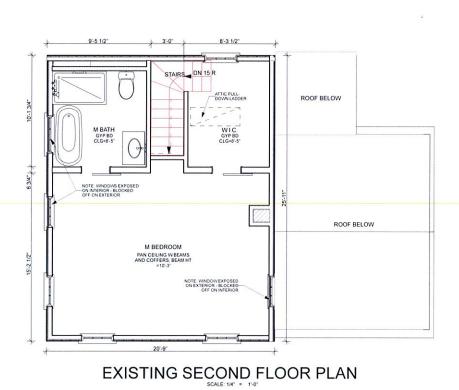
NOTE: INFORMATION FOR THE SITE PLAN WAS TAKEN FROM THE SURVEY PREPARED BY WILLIAM E. JAMES, ON OCTOBER 27, 2023, OF W.E. JAMES, ENGINEERING AND LAND SURVEYING, PLLC, 8 CHEANDA LANE, WALLKILL, NY 12589, NYS LICENSE # 050506.

(REFER TO ATTACHED SURVEY ON DWG CS-001)



EXISTING BASEMENT PLAN





PRIVATE RESIDENCE

23 CLOSTER ROAD PALISADES NEW YORK 10964

JO MACHINIST ARCHITECT

30 Smith Road., Peconic NY 11958 (212) 355-7171



I. 16. 2023 UPDATED FINISHES FOR HABR SUBMISSION I, OI, 2023 UPDATED AND ISSUED FOR ZBA SUBMISSIC ISSUED FOR DOB SUBMISSION 8.25.2023 ISSUED FOR REVIEW

ISSUES AND REVISIONS:

PROPOSED ADDITION AND INTERIOR RENOVATIONS

EXISTING FLOOR PLANS

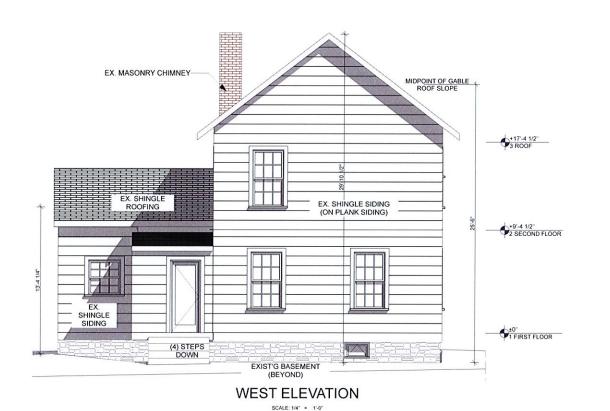
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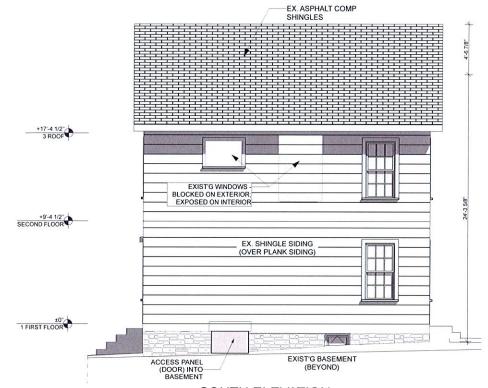
08.14. 2023 AS NOTED DRAWING BY:

KWB

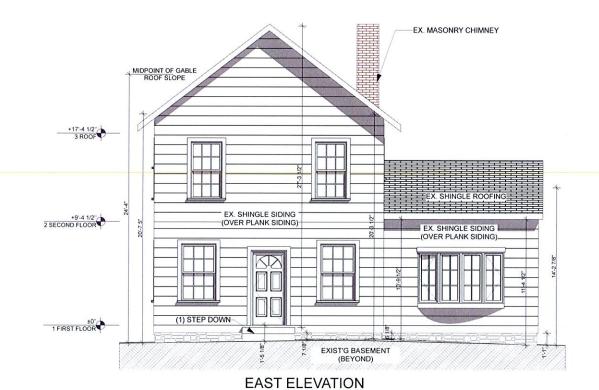
EX-01

DWG. NO.

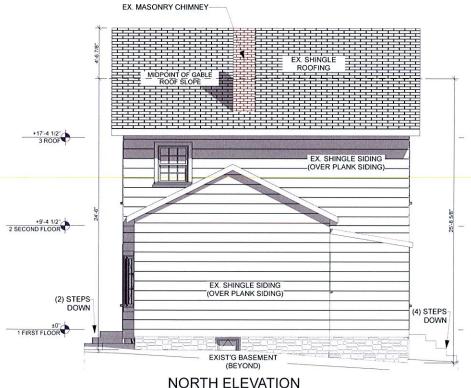




SOUTH ELEVATION



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



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

PRIVATE RESIDENCE

23 CLOSTER ROAD PALISADES NEW YORK 10964

JO MACHINIST

30 Smith Road., Peconic NY 11958 (212) 355-7171



II. 16. 2023 UPDATED FINISHES FOR HABR SUBMISSION II. OI. 2023 UPDATED AND ISSUED FOR ZBA SUBMISSIC 195UED FOR DOB SUBMISSION 8.25.2023 ISSUED FOR REVIEW

ISSUES AND REVISIONS:

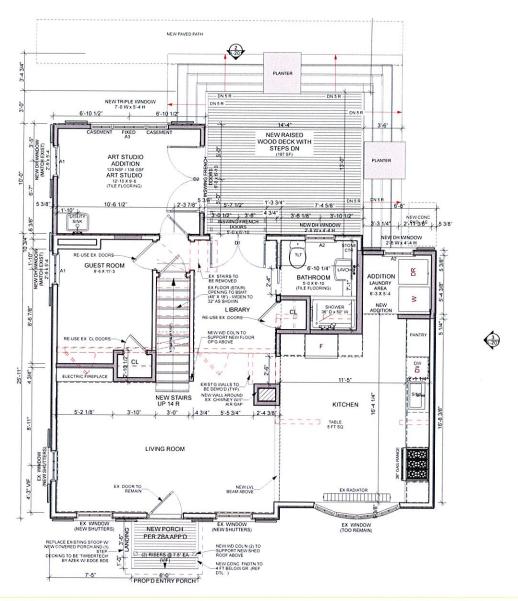
PROPOSED ADDITION AND INTERIOR RENOYATIONS

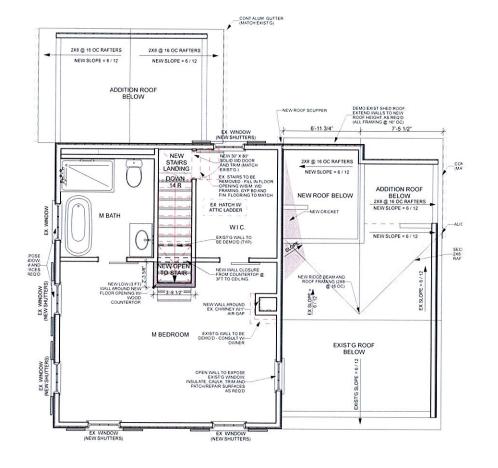
EXISTING EXTERIOR ELEVATIONS

JOB NO: 08.14. 2023

EX-02 SCALE: AS NOTED

DRAWING BY: KWB





PROPOSED FIRST FLOOR PLAN A SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE							
NO.	TYPE	SIZE	HEAD HT.	QTY	NOTES		
A1	DOUBLE-HUNG W/SHUTTERS	2'-9" x 5'-4"	7'-5" (VIF)	(2)	MATCH EXISTING FINISH		
A2	DOUBLE-HUNG W/SHUTTERS	2'-8" x 4'-4"	7'-5" (VIF)	(2)	MATCH EXISTING FINISH		
A3	TRIPLE - (2) DOUBLE-HUNG + CENTER PICTURE	7'-0" x 5'-4"	7'-5" (VIF)	(1)	MATCH EXISTING FINISH; INCLUDE SHUTTERS		
D-1	PR INSWING FRENCH DOORS	5'-0" x 6'-10"	6'-11"	(1)	FRENCHWOOD STYLE - INSWING		
D-2	PR INSWING FRENCH DOORS	6'-0" x 6'-10"	6'-11"	(1)	FRENCHWOOD STYLE - INSWING		
		0.000					

NOTE: ALL WINDOWS AND PATIO DOORS TO BE ANDERSEN 400 SERIES, LOW-E4 WIHEATLOCK, DUAL GLASS PANE; WINDOWS (U-VALUE = 0.27 (MIN), SHGC = 0.34; FRENCH INSWING PATIO DOORS (U-VALUE = (SAME AS WINDOWS); COLOR = WHITE. NOTE: ALL GLAZING WITHIN 18" OF FINISHED FLOOR/LANDING, COUNTERTOP OR AT OPEN SIDE OF

STAIRS TO BE TEMPERED OR SAFETY GLASS.

PROPOSED SECOND FLOOR PLAN

PRIVATE RESIDENCE

23 CLOSTER ROAD PALISADES NEW YORK 10964

JO MACHINIST

30 Smith Road., Peconic NY 11958 (212) 355-7171



1.16, 2023 UPDATED FINISHES FOR HABR SUBMISSION JPDATED AND ISSUED FOR ZBA SUBMISSIC ISSUED FOR DOB SUBMISSION 8. 25. 2023 | 199JED FOR REVIEW

ISSUES AND REVISIONS:

PROPOSED ADDITION AND INTERIOR RENOVATIONS

PROPOSED 1ST AND 2ND FLOOR PLANS; WINDOW SCHEDULE

JOB NO.: DWG. NO. DATE 08.14. 2023

A-100 SCALE: AS NOTED

DRAWING BY: KWB

