

11/21/2023

ZONING BOARD OF APPEALS

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

Date: November 21, 2023

TO: OBAPAE

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

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

Review of Plans: Meyer, 23 Closter Road, Palisades, NY

Section 78.17 Block 2 Lots 24; R-40 zone

This matter is scheduled for:

Chapter 43, R-40 District, Section 3.12, Group E, Columns 4, (Floor Area Ratio: 15% permitted, 19.53% proposed), 9 (Side Yard: 20' required, 4.76 & 12.35' proposed), 10 (Total Side Yard: 40' required, 17.11' proposed) (Section 5.21(a) Undersized lot applies) for an addition to an existing single-family residence. The premises are located at 23 Closter Road, Palisades, New York and identified on the Orangetown Tax Map as Section 78.17, Block 2, Lot 24 in the R-40 zoning district.

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

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

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

Zoning Board Meeting Date: January 3, 2024

- () Comments attached
 - () No Comments at this time. Please send future correspondence for review.
 - () No future correspondence for this site should be sent to this agency. Plans reviewed and this agency does not have any further comments.
 - () This project is out of the jurisdiction of this agency and has no further comments.
- This project is before the Zoning Board on Wednesday January 3, 2024. Kindly forward your completed review to this office by January 3, 2024**

Reviewing Agency _____

Name _____ date: _____

Signature: _____

Thank you, Deborah Arbolino

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: _____

Please check all that apply:

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

PERMIT#: BLDR-4120-23
 ASSIGNED _____
 INSPECTOR: Glenn

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

Project Name: B. Meyer Residence

Street Address: 23 Closter Road, Palisades, NY 10964

Tax Map Designation:

Section: 78.17 Block: 2 Lot(s): 24
 Section: _____ Block: _____ Lot(s): _____

Directional Location:

On the west side of Closter Road, approximately 500 feet south of the intersection of Oak Tree Road, in the Town of Orangetown in the hamlet/village of Palisades.

Acreage of Parcel <u>0.20</u>	Zoning District <u>R-40 & Historic District</u>
School District <u>South Orangetown</u>	Postal District <u>Palisades</u>
Ambulance District <u>South Orangetown</u>	Fire District <u>Palisade Sparkill</u>
Water District <u>VCOLA</u>	Sewer District <u>Orangetown</u>

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

Proposed 1st Floor Interior Renovation, including new 1st Floor Bathroom, replace stairs, open-up blocked windows; new exterior siding, replace front steps with new overhang-shed roof; (2) small rear yard additions - an art studio and laundry room; with new wood raised deck and stairs

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

Date: 11/15/2023 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 1,461 SF (incl shed)
- 2) Total square footage 1,664 SF (incl shed)
- 3) Number of dwelling units One

If special permit, list special permit use and what the property will be used for.

Environmental Constraints:

Are there **slopes greater than 25%**? If yes, please indicate the amount and show the gross and net area NO

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

Are there **wetlands** on the site? If yes, please provide the names and type:
NO

Project History:

Has this project ever been reviewed before? Yes

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

ZBA #21-89, approved variances: 16.7% FAR, 21.2 ft front yard, 11.17 ft, 13.67 ft & 5.9 ft side yards, 17.3 ft total side yard and 24'-6" building height (and undersized lot is acknowledged).

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

None



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 12, 2023 Section: 78.1¹⁷~~8~~ Block: 2 Lot: 24

Applicant: Meyer

Address: 23 Closter Rd, Palisades

RE: Application Made at: same

Referred For:

Chapter 43, Table 3.12, R-40 District
Section 5.21(a) Undersized Lot applies...
Column 4 Max FAR 15% w/ 19.53% proposed; Column 8 Req'd Front Yard 50' w/ 21.2' proposed;
Column 9 Req'd Side Yard 20' (§5.21-a) 4.76' & 12.35' proposed; Column 10 Req' Total Side Yard 40'
w/ 17.11' proposed.

4 Variances required

Comments:

Two Rear/Side Additions, Rear Deck

Dear Meyer:

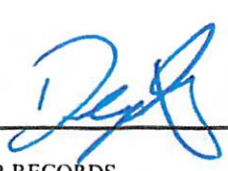
Please be advised that the Building Permit Application # p23-4120, which you submitted on 9.29.23, has been referred to the Town of Orangetown Zoning Board of Appeals. The Clerk to the Zoning Board of Appeals, Debbie Arbolino, can assist you in the preparation necessary to appear before the board. She can be reached at 845-359-8410 ext. 4331 or darbolino@orangetown.com.

Sincerely,


Richard Oliver
Deputy Building Inspector

10/12/23


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



10/13/23
Date
Liz DeCort
Debbie Arbolino

CC:



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: same

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


Comments:

Two rear/side additions and rear deck

Dear Barbara Meyer:

Please be advised that the Building Permit Application # p23-4120, which you submitted on 9.29.23, has been referred to the Historical Areas Board of Review. The Clerk to the Historical Areas Board of Review, Debbie Arbolino, can assist you in the preparation necessary to appear before the board. She can be reached at 845-359-8410 ext. 4331 or darbolino@orangetown.com

Sincerely,


Richard Oliver
Deputy Building Inspector

10/12/23

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

Date
Liz DeCort
Debbie Arbolino

APPLICATION REVIEW FORM

AFFIDAVIT

State of New York)
County of Rockland) SS.:
Town/Village of Palisades)

I, Barbara Meyer being duly sworn deposes and says that he is the applicant, agent or attorney for applicant, in the matter of the petition before the ZBA (board) in the town/village of Palisades affecting property located at 23 Closter Road, Rockland County, New York.

That the following are all of the owners of property 200 ft (distance) from the premises as to which this application is being taken.

Table with 3 columns: SECTION-BLOCK-LOT, NAME, ADDRESS. Contains printed entries for Palisades Free Library, Teri R. Zehentner, Diane Donnelly, Charles Hyun Choi, Emelvn dePalma, Pierre Relland, Sunny Park, and handwritten entries for James Adams and Kelly Lynn Campbell.

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

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existing undersized lot in the R-40 zone and is located in the 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 in that area they will not be able to access the one and only parking space and will block the 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 REVISED 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. 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.

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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 the 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.

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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.

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(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

By 
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

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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:

1. 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.

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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 portion 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 asked 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.

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Crosby

HABR# 21-01

Permit #50910

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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 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
- WALKWAYS, PATIOS
- 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.

TOWN OF ORANGE TOWN
2021 JAN 25 P 1:21
TOWN CLERK'S OFFICE

Crosby
HABR# 21-01
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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.**

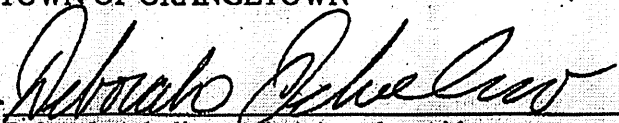
The foregoing resolution to approve the roof shingles, gutters and leaders for Jennifer Crosby for property located at 23 Closter Road, Palisades, HABR#21-01, as submitted; was presented and moved by Margaret Raso, seconded by Loren Plotkin; and carried as follows: William Walther, aye; Thano Schoppel, 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
ENGINEERING
HABR, PB, FILE
PB, ZBA, ACABOR CHAIRMAN

TOWN OF ORANGETOWN
2021 JAN 25 P 1:21
TOWN CLERK'S OFFICE

DECISION

**APPROVED AS PRESENTED: EXTERIOR BUILDING ELEVATIONS 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 is 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

TOWN CLERK'S OFFICE

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TOWN OF ORANGETOWN

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 the 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.

TOWN CLERK'S OFFICE
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TOWN OF ORANGETOWN

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 CLERK'S OFFICE
2022 SEP 26 P 12:46
TOWN OF ORANGETOWN

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).
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

TOWN OF GRANBY
2022 SEP 26 10 56 AM
TOWN CLERK'S OFFICE

- WALKWAYS, PATIOS

Crosby
 HABR# 22-10 Permit #51563
 Page 5 of 5

- 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

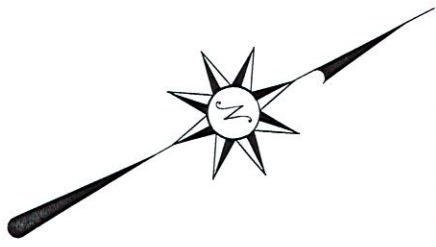
BY: *Deborah Arbolino*
 Deborah Arbolino, Administrative Aide

DISTRIBUTION:

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

TOWN CLERK
 HIGHWAY DEPARTMENT
 TOWN HISTORIAN
 DEPT. OF ENVIRONMENTAL
 ENGINEERING
 HABR, PB, FILE
 PB, ZBA, ACABOR CHAIRMAN

TOWN OF ORANGETOWN
 2022 SEP 26 PM 04:48
 TOWN CLERK'S OFFICE

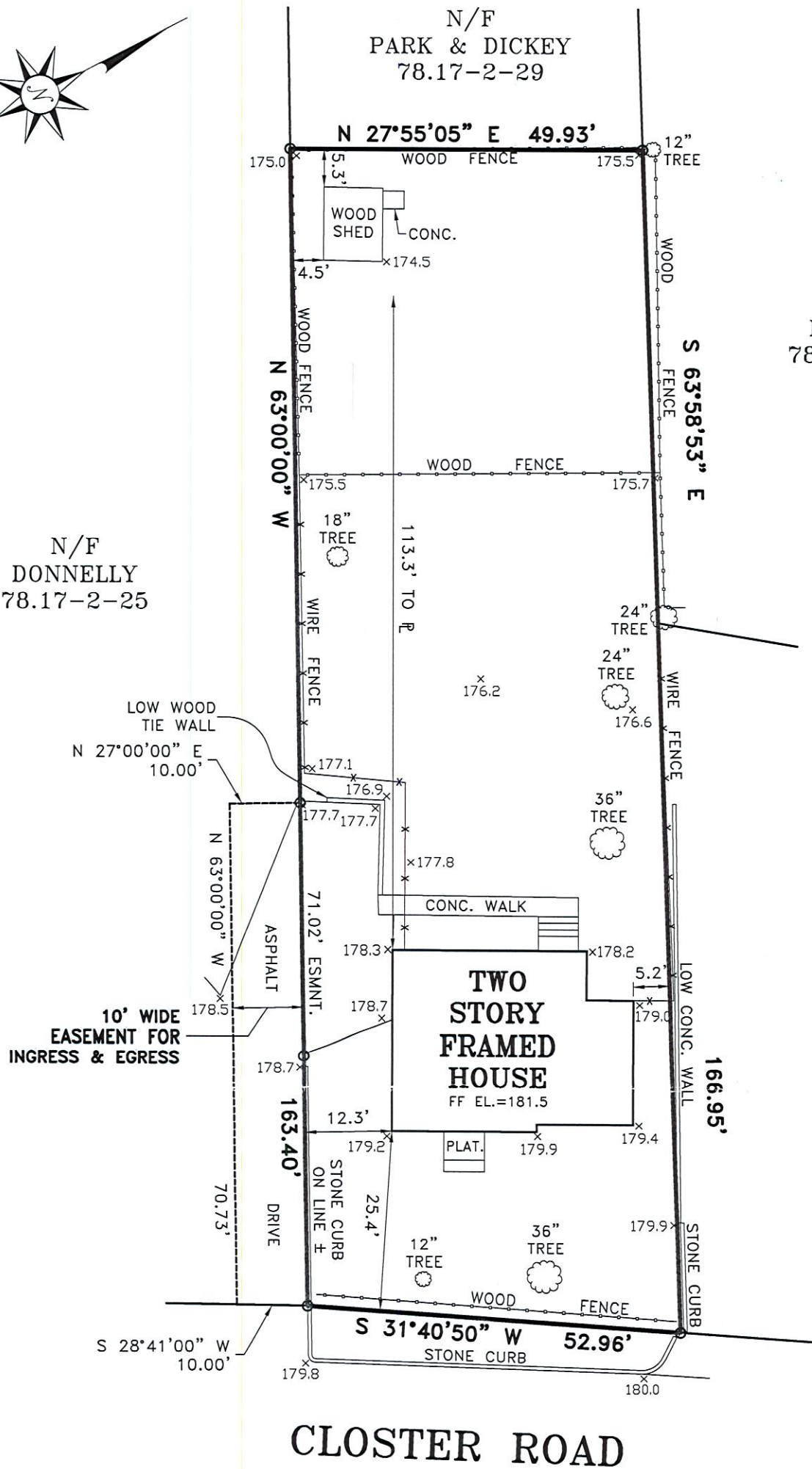


LOT AREA
8,478.10 S.F.
 OR
0.20 ACRES

N/F
 DONNELLY
 78.17-2-25

N/F
 RELAND
 78.17-2-28

N/F
 ZEHENTNER
 78.17-2-23



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 3 2024

ZONING BOARD OF APPEALS

W.E. James



**Engineering
 and
 Land Surveying, PLLC**

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

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

PROJECT TITLE:

SURVEY PREPARED FOR
**Barbara
 Meyer**

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

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

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

PRIVATE RESIDENCE

ONE STORY ADDITIONS AND INTERIOR RENOVATION

PRIVATE RESIDENCE

23 CLOSTER ROAD
PALISADES
NEW YORK 10964

JO MACHINIST
ARCHITECT

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



BUILDING DEPARTMENT NOTES:

- ALTERATION LEVEL - 2, AND NEW ADDITIONS PER 2020 EXISTING BUILDING CODE OF NYS AND 2020 RESIDENTIAL BUILDING CODE OF NYS AND APPENDIX J
- ALL NEW STRUCTURE AND STRUCTURAL COMPONENTS SHALL MEET 2020 RESIDENTIAL BUILDING CODE OF NYS REQUIREMENTS
- 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
- ALL NEW PLUMBING WORK SHALL BE IN STRICT ACCORDANCE WITH NYS BUILDING AND PLUMBING CODES
- 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
- ALL NEW ELECTRICAL WORK TO COMPLY WITH AND MEET NYS ELECTRICAL CODE, AND UL REQUIREMENTS, ALL ELECTRIC WORK SHALL CONFORM TO THE LATEST EDITION OF THE NATIONAL ELECTRIC CODE
- G.C. TO INSTALL ENGINEERED LUMBER (OR TRUSS CONSTRUCTION IF APPROPRIATE) PLACARD AT ELECTRIC METER PER NYS DOS
- PROVIDE AN AS-BUILT SURVEY AT COMPLETION OF PROJECT AS REQUIRED, PRIOR TO ISSUANCE OF NEW CERTIFICATE OF OCCUPANCY

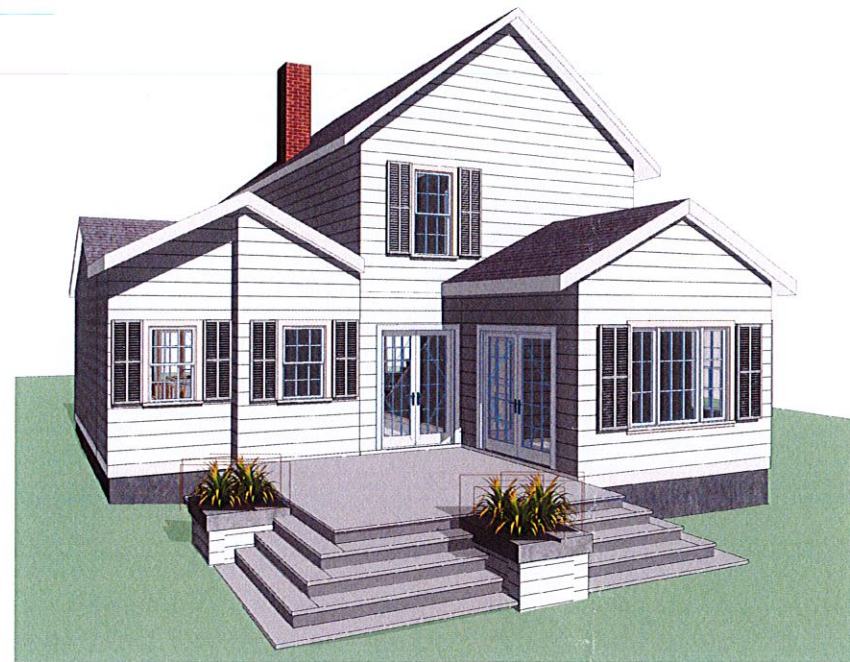
ENERGY ANALYSIS IN COMPLIANCE WITH 2020 NYS-ECCC AND NYS STRETCH-ECCC

CLIMATE ZONE - 5

- 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
- NEW ART STUDIO AND LAUNDRY ROOM ADDITIONS - TOTAL = 177 SQFT - PRESCRIPTIVE ENERGY CODE ANALYSIS IS COMPLIANT WITH NYS ECCC R402.1.2 AND NYS STRETCH ECCC TABLE R-402.1.2. NEW ADDITION = WALLS = R-23 CAVITY, CEILING/ROOF = R-49. BASEMENT/FOUNDATION WALLS (66 INCHES BELOW GRADE) = R-10 INTERIOR CAVITY AND R-30 IN NEW FLOOR STRUCTURE
- 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 IN BR. KITCHEN EXHAUST HOOD TO BE REPLACED WITH NEW EXHAUST HOOD DIRECT VENT THROUGH WALL, FIRST FLOOR BATHROOM EXHAUST TO EXTERIOR.
- ALL NEW INSTALLED LIGHTING FIXTURES TO BE HIGH EFFICACY LAMPS, LED OR FLUORESCENT TYPE LAMPS

SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR NOTES:

- 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.
- SMOKE DETECTOR REQUIRED WITHIN VICINITY OF WOOD STOVE, FIREPLACE, PER NYS RC AND MANUFACTURER
- ALL NEW SMOKE DETECTORS SHALL BE HARD-WIRED, AND INTERCONNECTED, AND MAY BE WALL OR CEILING MOUNTED PER NFPA #74-1980



DRAWING INDEX

- T-001 TITLE SHEET, ENERGY CODE CHART, NOTES
- G-001 NYS ENERGY CODE AND FRAMING FOR WIND NOTES; FRAMING SYMBOL
- G-002 TYPICAL FRAMING DETAILS AND NOTES
- G-003 SPECIFICATIONS
- CS-001 PROPERTY SURVEY
- AS-001 ARCHITECTURAL SITE PLAN AND ZONING CHART
- EX-01 EXISTING FLOOR PLANS
- EX-02 EXISTING EXTERIOR ELEVATIONS
- A-100 NEW 1ST AND 2ND FLOOR PLANS AND WINDOW SCHEDULE
- A-201 EXTERIOR ELEVATIONS, WINDOW SCHEDULE

NOTE: REFERENCE DRAWING AS-001 FOR ZONING INFORMATION

2020 NYS ENERGY CONSERVATION CONSTRUCTION CODE
TABLE R-402.1.2
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

NEW YORK STRETCH ENERGY CODE 2020
AN OVERLAY OF THE 2018 I.E.C.C. AND ASHRAE STD 90.1-2016
AMENDMENTS TABLE R-402.1.2
EQUIVALENT U-FACTORS

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 CODES - CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA (EFFECTIVE 5/2020)										TABLE R301.2(1)				
GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY (RCNY ONLY)	SUBJECT TO DAMAGE FROM			CLIMATE ZONE TABLE C301.1	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP	
	SPEED (MPH)	TOPOGRAPHIC EFFECTS	SPECIAL WIND REGION	WIND-BORNE DEBRIS ZONE		WEATHERING	FROST LINE DEPTH	TERMITE						
30	120-125 MPH	NO	* YES	NO	C	SEVERE	36"	MOD TO HEAVY	5A	YES	**	2000	51.6	

* WIND SPEEDS HIGHER THAN THE DERIVED VALUES TAKEN FROM SECTION 1609 OF THE IBC AND FIGURE R301.2(4)A OF THE IRC ARE LIKELY TO OCCUR AND SHOULD BE CONSIDERED IN THE DESIGN

ISSUES AND REVISIONS

PROPOSED ADDITION AND INTERIOR RENOVATIONS

TITLE SHEET, ENERGY CODE CHART, NOTES

Town of Orangetown
MEETING OF:

JAN 3 2024

ZONING BOARD OF APPEALS

JOB NO:

DATE: 08.14.2023

SCALE: AS NOTED

DRAWING BY: KWB

DWG NO.

T-001

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

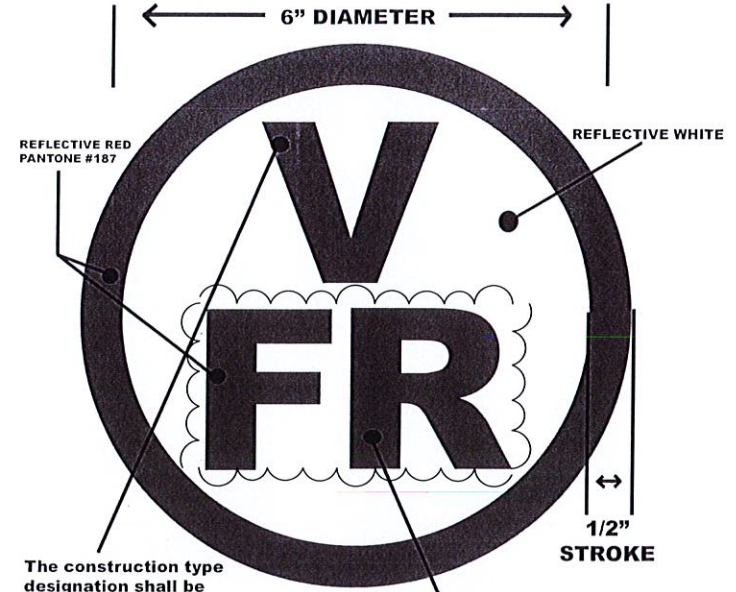
COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
General requirements	A continuous air barrier shall be installed in the building envelope. The exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed.	Air-permeable insulation shall not be used as a sealing material.
Ceiling/soffits	The air barrier in any dropped ceiling or soffit shall be aligned with the insulation and any gaps in the air barrier 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/soffits 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 walls shall be sealed. Knee walls shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance, R-value, of not less than R-3 per inch. Exterior thermal envelope insulation for framed walls shall be installed 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 crawl 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 permanently attached to the walls.
Shafts, penetrations	Duct 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 building thermal envelope 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 wiring and plumbing, or insulation, that on installation readily conforms to available space, shall extend behind piping and wiring.
Shower/tub on exterior wall	The air barrier installed at exterior 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 sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.	—

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

FRAMING FOR WIND - SPECIFIC NOTES:

REFERENCES: WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY STRUCTURES 2001.

- RIDGE - TO - RAFTER ASSEMBLY:**
1/4" X 20 GAUGE STRAP SHALL BE ATTACHED TO EACH PAIR OF RAFTERS IN ACCORDANCE TO TABLE 3.4 (WFCM). WHEN A COLLAR TIE IS USED IN LIEU OF A RIDGE STRAP, THE NUMBER OF 10d COMMON NAILS REQUIRED IN EACH END OF THE COLLAR TIE NEED NOT EXCEED THE TABULATED NUMBER OF 8d NAILS IN THE STRAP.
- RAFTER - TO - WALL ASSEMBLY:**
LATERAL FRAMING AND SHEAR WALL CONNECTIONS FOR RAFTER CEILING OR TRUSS TO TOP PLATE SHALL BE IN ACCORDANCE WITH TABLE 3.3 (WFCM). WHEN A RAFTER OR TRUSS DO NOT FALL IN LINE WITH STUDS BELOW, RAFTERS OR TRUSSES SHALL BE ATTACHED TO THE WALL TOP PLATE AND THE WALL TOP PLATE SHALL BE ATTACHED TO THE WALL WITH UPLIFT CONNECTIONS. ROOFS OVERHANGING THE RAKE SIDE OF THE BUILDING SHALL BE CONNECTED WITH UPLIFT CONNECTIONS IN ACCORDANCE WITH TABLE 3.3c (WFCM).
- WALL - TO - WALL ASSEMBLY:**
WALL STUDS ABOVE AND STUDS BELOW A FLOOR LEVEL SHALL BE ATTACHED WITH UPLIFT CONNECTIONS IN ACCORDANCE WITH TABLE 3.3c (WFCM). WHEN WALL STUDS ABOVE DO NOT FALL IN LINE WITH STUDS BELOW, THE STUDS SHALL BE ATTACHED TO A COMMON MEMBER IN THE FLOOR ASSEMBLY WITH UPLIFT CONNECTORS IN ACCORDANCE WITH TABLE 3.3 (WFCM).
- WALL ASSEMBLY TO FOUNDATION:**
FIRST WALL STUDS SHALL BE CONNECTED TO THE FOUNDATION SILL PLATE OR BOTTOM PLATE WITH UPLIFT CONNECTORS. STEEL STRAPS SHALL HAVE A MINIMUM EMBEDMENT OF 1 INCHES IN CONCRETE FOUNDATION AND SLAB-ON-GRADE IS INCHES IN MASONRY BLOCK FOUNDATIONS OR LAPPED UNDER THE PLATE AND NAILED IN ACCORDANCE WITH TABLE 3.3c (WFCM). WHEN STEEL STRAPS ARE LAPPED UNDER THE BOTTOM PLATE 3 INCH SQUARE WASHERS SHALL BE USED WITH THE ANCHOR BOLTS. ANCHOR BOLT SPACING AND SIZED TO BE IN ACCORDANCE TO TABLE 3.2a (WFCM). IN ADDITION TO SPACING ANCHOR BOLTS ARE TO BE SPACED BETWEEN 6-12 INCHES FROM THE END OF A SILL PLATE AND ALL CORNERS.
- TYPE I EXTERIOR SHEAR WALL CONNECTIONS:**
TYPE I EXTERIOR SHEAR WALLS WITH A MINIMUM OF 1 1/2 INCH WOOD STRUCTURAL PANEL ON THE EXTERIOR ATTACHED WITH 8d COMMON NAILS AT 6" O.C. AT THE PANEL EDGES AND 12" O.C. IN THE FIELD AND 12 INCH GYPSUM WALL BOARD ON THE INTERIOR ATTACHED WITH 8d COMMON NAILS AT 12" O.C. AT PANEL EDGES AND 10" O.C. IN THE FIELD SHALL BE IN ACCORDANCE WITH THE LENGTH REQUIREMENTS SPECIFIED IN TABLE 3.3b-d (WFCM).
- TYPE II EXTERIOR SHEAR WALL CONNECTIONS:**
TYPE II EXTERIOR SHEAR WALLS SHALL MEET THE REQUIREMENTS OF TABLE 3.3b-d TIMES THE APPROPRIATE LENGTH ADJUSTMENT FACTORS IN TABLE 3.3 (WFCM).
- INTERIOR SHEAR WALL CONNECTIONS:**
ALLOWABLE SIDEWALL LENGTHS PROVIDED IN TABLE 3.4 (NY SRC) SHALL BE PERMITTED TO BE INCREASED WHEN INTERIOR SHEAR WALLS ARE USED. SHEATHING AND CONNECTIONS SHALL BE IN ACCORDANCE WITH 2442 AND 224 RESPECTIVELY.
- CONNECTIONS AROUND EXTERIOR WALL OPENINGS:**
HEADER AND OR GIRDER CONNECTIONS SHALL BE ATTACHED WITH UPLIFT CONNECTIONS IN ACCORDANCE WITH TABLE 3.5 (WFCM). WINDOW SILL PLATES SHALL HAVE STEEL CONNECTORS IN ACCORDANCE WITH TABLE 3.5.
- CATHEDRAL CEILING ASSEMBLY:**
WHERE A RIDGE IS TO BE USED AS A STRUCTURAL BEAM THE RAFTERS SHALL EITHER BE NOTCHED AND ANCHORED ON TOP OF THE BEAM OR SLOPE CONNECTORS SHALL BE ATTACHED TO EACH RAFTER-TO-RIDGE ALONG THE OPEN CEILING PART OF THE BUILDING. CONNECTIONS TO THE RIDGE AND WALL SHALL BE ATTACHED WITH THE ABOVE REQUIREMENTS.



DESIGNATION FOR STRUCTURAL COMPONENTS THAT ARE OF TRUSS TYPE CONSTRUCTION

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

2 PRE-ENGINEERED WOOD CONSTRUCTION NOTICE

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8/11/2023	ISSUED FOR DOB SUBMISSION
8/15/2023	ISSUED FOR REVIEW

ISSUES AND REVISIONS

PROPOSED ADDITION
AND INTERIOR
RENOVATIONS

**NYS ENERGY CODE,
FRAMING FOR WIND
NOTES, FRAMING
SYMBOL**

JOB NO.:	DWG. NO.
DATE: 08.14.2023	G-001
SCALE: AS NOTED	
DRAWING BY: KWB	

WIND LOAD PATH CONNECTION AND CONSTRUCTION DETAIL DRAWINGS

USE THE FOLLOWING APPROVED USP METAL CONNECTORS FOR PROPER WIND RESISTANT & GOOD CONSTRUCTION. FOLLOW MANUFACTURE'S RECOMMENDED INSTALLATION INSTRUCTIONS TO ACHIEVE MAXIMUM UPLIFT LOAD CAPACITY.

TYPICAL NOTE:
ALL BUILT-UP BEAMS, (3) OR MORE, SHALL BE BOLTED TOGETHER OR EQUIV.
ALL BUILT-UP WALL STUDS, (3) OR MORE, MUST BE MECHANICALLY FASTENED TOGETHER.

FLOOR	USP NUMBER	DESCRIPTION	APPLICATION
1ST.	AD55	HOLD DOWN ANCHOR	CONNECT TO 1 SIDE OF ALL CORNERS TO FOUNDATION W/ ANCHOR BOLTS
2ND.	AD55	HOLD DOWN ANCHOR	CONNECT TO 1 SIDE OF ALL CORNERS ON BOTH BOT. PLATE OF 2ND FLOOR AND TOP PLATES OF 1ST. FLOOR. CONNECT THROUGH THE FLOORS TO EACH OTHER W/ THREADED ROD.

LOCATION	USP NUMBER	DESCRIPTION	APPLICATION
ALL OPENINGS	LSTA12	1-1/4"x12" 20ga. STRAP	APPLY TO EACH JACK STUD
ALL OPENINGS	RT3 OR RT7	TYDOWN ANCHOR	APPLY TO EACH CRIPPLE STUD

LOCATION	USP NUMBER	DESCRIPTION	APPLICATION
ROOF	LSTA24	1-1/4"x24" 20ga. STRAP	APPLY OVER RIDGE TO EACH RAFTER

RAFTER SIZE	USP NUMBER	DESCRIPTION	APPLICATION
2x6-2x8	LS26	18ga. SLOPE HANGER	APPLY TO EACH RAFTER / LEDGER
2x10	LS210	18ga. SLOPE HANGER	APPLY TO EACH RAFTER / LEDGER

BATH / SPA TUBS TO HAVE A DOUBLE FLOOR JOISTS UNDER FOR ADDED SUPPORT SUPPORT EACH WALL RUNNING PARALLEL WITH THE FLOOR JOIST DIRECTION WITH (2) JOISTS UNDER WALL. FOR JOIST NOT DIRECTLY UNDER PARALLEL WALLS, PROVIDE BLOCKING @24"OC

STAPPING TO BE ATTACHED TO WALL STUDS @48"OC AND ALL WINDOW/DOOR OPENING JACK STUDS

FLOOR	JOIST DEPTH	USP NUMBER	DESCRIPTION	APPLICATION
	4" - 8"	LSTA24	1-1/4"x24" 20ga. STRAP	INSTALL 4" O.C. AND JACK STUDS ON ALL OPENINGS
	8" - 14"	LSTA30	1-1/4"x30" 18ga. STRAP	INSTALL 4" O.C. AND JACK STUDS ON ALL OPENINGS
	14" - 16"	LSTA36	1-1/4"x36" 18ga. STRAP	INSTALL 4" O.C. AND JACK STUDS ON ALL OPENINGS

CRICKET AT TOP-SIDE OF CHIMNEY
WALL SHEATHING
SIDEWALL FLASHING
FINISH WALL AND MOISTURE BARRIER TO LAP FLASHING AT WALL -- MAINTAIN GAP BETWEEN WALL FINISH AND ROOFING TO AVOID SOAKING
PROVIDE HEMMED EDGE AT FLASHING TO FORM CHANNEL AND SO AS TO MAINTAIN AIR GAP TO PREVENT CAPILLARY ACTION
KEEP ROOFING NAILS OUT OF FLASHING
ROOFING LAPS BASE FLASHING 4 INCHES
BASE FLASHING WRAPS CORNERS, EXTENDS UNDER SHINGLES AT SIDES 4 INCHES AND LAPS SHINGLES AT BASE MIN. 4 INCHES

LOCATION	USP NUMBER	DESCRIPTION	APPLICATION
4" - 6" RAFTER	RT10	10-3/4" x 18ga. TYDOWN ANCHOR	CONNECT TO EACH RAFTER
8" - 12" RAFTER	RT20	21-1/8" x 20ga. TYDOWN ANCHOR	CONNECT TO EACH RAFTER

THROUGH-ROOF EXHAUST VENTS SELECTED AND LOCATED BY CONTRACTOR
VENTILATION CHANNEL AS REQUIRED
MAINTAIN VENTILATION
BLOCKING
2x4 LEDGER
2x4 SOFFIT JOIST
FASCIA
GUTTER
CONTIN. SCREENED VENT
CONTIN. SOFFIT / EXT. PLYWOOD
SOFFITED EAVE
ROOF VENTILATION / SOFFITED EAVE DETAIL

PROVIDE BLOCKING BETWEEN JOISTS THAT ARE SPICED AND OVER BEARING WALLS AND HEADERS

2ND. FLOOR WALL
1ST. FLOOR WALL
STAPPING TO BE ATTACHED TO WALL STUDS @48"OC AND ALL WINDOW/DOOR OPENING JACK STUDS

FLOOR	JOIST DEPTH	USP NUMBER	DESCRIPTION	APPLICATION
	4" - 8"	LSTA36	1-1/4"x36" 18ga. STRAP	INSTALL 4" O.C. AND JACK STUDS ON ALL OPENINGS
	8" - 16"	MSTA4B	1-1/4"x48" 16ga. STRAP	INSTALL 4" O.C. AND JACK STUDS ON ALL OPENINGS

SIDE WALL FLASHING
METAL FLASHING AT ALL EAVES, SIDEWALLS, AND RAKES -- PROVIDE HEMMED EDGES SO AS TO FORM DRAINAGE CHANNELS AND PREVENT CAPILLARY ACTION

LOCATION	USP NUMBER	DESCRIPTION	APPLICATION
RAFTER/PLATE	RT15	TYDOWN ANCHOR	CONNECT EACH RAFTER TO PLATE
PLATE/WALL	SPH4	STUD PLATE ANCHOR	CONNECT OVER PLATES TO EACH STUD

PRE-MANUFACTURED RIDGE VENT FOLDS OVER RIDGE TO CONFORM TO SLOPE OF ROOF
KEEP SHEATHING MIN. 1-1/2" FROM PEAK TO ALLOW FREE AIR PASSAGE
RIDGE CAP OF SAME MATERIAL AS ROOFING NAILED THROUGH VENT

ALL JOISTS CONNECTED TO A FLUSH HEADER TO BE SUPPORTED WITH THE PROPER STEEL CONNECTOR. IF ABLE, SET FIR JOISTS APPROX. 1/2" HIGHER THAN LVL HEADERS TO ALLOW FOR SHRINKAGE, & REDUCE BUMP OUTS

TYP. CONC. FOUNDATION DAMPPROOF EXTERIOR 6ML POLY ON EXTERIOR
CONC. SLAB 6 ML. POLY GRANULAR FILL
KEYWAY FOOTING
DRAIN TILE
REINFORCING BAR

TYPICAL CONC. FOUNDATION. APPLY PILASTERS WHERE NEEDED FOR STRUCTURAL BRACING.

TYPICAL NOTE:
1. REBAR CHAIRS REQUIRED AT NEW FOOTING BASE
2. ALL NEW ANCHOR BOLTS MUST NOT BE "WET STICKED"
3. ALL NEW REBARS MUST BE ELECTRICALLY BONDED IN ACCORDANCE WITH 2018 NEC.

MIN. 3" STEEL COLUMN ANCHORED TO 24"x24"x12" CONC. FTG.

ANCHOR BOLT CONNECTION

ANCHOR BOLT CONNECTION	FOUNDATION SUPPORTING	5/8" DIA. ANCHOR BOLT MAXIMUM SPACING
SILL PLATE TO FOUNDATION (CRAWL SPACE OR FOUNDATION)	1 STORY	72" OC
SILL PLATE TO FOUNDATION (CRAWL SPACE OR FOUNDATION)	2 STORES	36" OC
WALL BOTTOM PLATE TO FOUNDATION (SLAB-ON-GRADE)	1-2 STORES	57" OC

USE WITH 3-3 SQUARE WASHERS (USP LBPS58 OR BP583)
ANCHOR BOLT EMBEDMENT: POURED CONCRETE: 7" BLOCK WALL: 15"

NEOPRENE GASKET
ROOF JACK
ROOFING LAPS FLASHING AT SIDES AND TOP
FLASHING LAPS ROOFING AT BOTTOM
ROOF JACKS & VENTS DETAIL

SUBFLOOR WOOD JOISTS
2x6 / 2x8 CONTINUOUS WOOD PLATE BOLTED TO STEEL BEAM WITH 1/2" DIA. BOLTS @ 48" o.c. STAG.
STEEL BEAM
4" x 1/4" x 8" STEEL TOP AND BOTTOM PLATE WITH 1/2" x 6" ANCHOR BOLT 1/2" GROUT
3" STEEL COLUMN (10 KIPS)
TYPICAL BEAM DETAIL STEEL / BOTTOM BEARING

CONC. SLAB 6x6 10/10 W/M COMPACT FILL
GRADE
DRAIN TILE
12" MIN.
REINFORCING BAR
TYPICAL CONC. MONOLITHIC FOUNDATION. REINFORCE WITH (2) #4 REINFORCING BARS

P.T. PLATE
6x6 W.W.M.
REINFORCING BAR
THICKEN SLABS BENEATH BEARING WALLS AND COLUMNS. REINFORCE FOOTING WITH (2) #4 REINFORCING BARS.

1/2" AIR SPACE AT END AND SIDES OF WOOD BEAMS
NOTCH BEAM FOR MUDSILL IF REQUIRED -- MAXIMUM NOTCH EQUALS 1/4 DEPTH OF BEAM
SHEET METAL / 30# FELT UNDER BEAM AT POINT OF CONTACT WITH CONCRETE OR CONC. BLOCK
SHIMS TO LEVEL BEAM
3" MINIMUM BEARING SURFACE FOR WOOD BEAM
BEAM POCKET

GARAGE DOOR
DOOR FRAME
USE 2x8 FOR BLOCKOUT
SLOPE 4" DRIVEWAY
4" SLAB W/ 6x6 W/M
GARAGE DOOR BLOCKOUT

SUBFLOOR
JOIST
STEEL BEAM
NOTCH JOIST AND ADJUST HEIGHT (WITH A NAILING PLATE IF NEEDED) TO BE APPROX. 1/2" OR HIGHER THAN STEEL BEAM TO ALLOW FOR SHRINKAGE (PROVIDE STRAPPING TO KEEP JOISTS ALIGNED)
SUBFLOOR
JOIST
STEEL BEAM
PLATE (BOLTED TO BEAM)

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11/01/2023 UPDATED AND ISSUED FOR IBA SUBMISSION
8/22/2023 ISSUED FOR DOB SUBMISSION
8/25/2023 ISSUED FOR REVIEW

ISSUES AND REVISIONS

PROPOSED ADDITION AND INTERIOR RENOVATIONS

TYPICAL FRAMING DETAILS AND NOTES

JOB NO.:
DATE: 08.14.2023
SCALE: AS NOTED
DRAWING BY: KWB
DWG NO. **G-002**

PRIVATE RESIDENCE

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1/16/2023	UPDATED FINISHES FOR H&R SUBMISSION
1/01/2023	UPDATED AND ISSUED FOR ZBA SUBMISSION
9/22/2023	ISSUED FOR DOB SUBMISSION
8/28/2023	ISSUED FOR REVIEW

ISSUES AND REVISIONS:

PROPOSED ADDITION
AND INTERIOR
RENOVATIONS

ARCHITECTURAL
SITE PLAN AND
ZONING

JOB NO.:	DWG. NO.
DATE: 08.14.2023	AS-001
SCALE: AS NOTED	
DRAWING BY: KWB	

23 CLOSTER ROAD, PALISADES N.Y. 10964

EXISTING ZONING = R-40 AND PHAD
GROUP = E
SECTION = 78.17
BLOCK = 02
LOT = 024
EXISTING LOT AREA = 8,478 SF (0.20 ACRES)

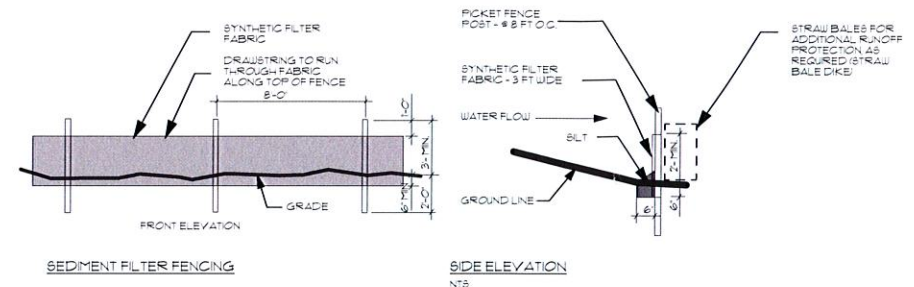
FLOOR AREA RATIO CALCULATION (PER):

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)



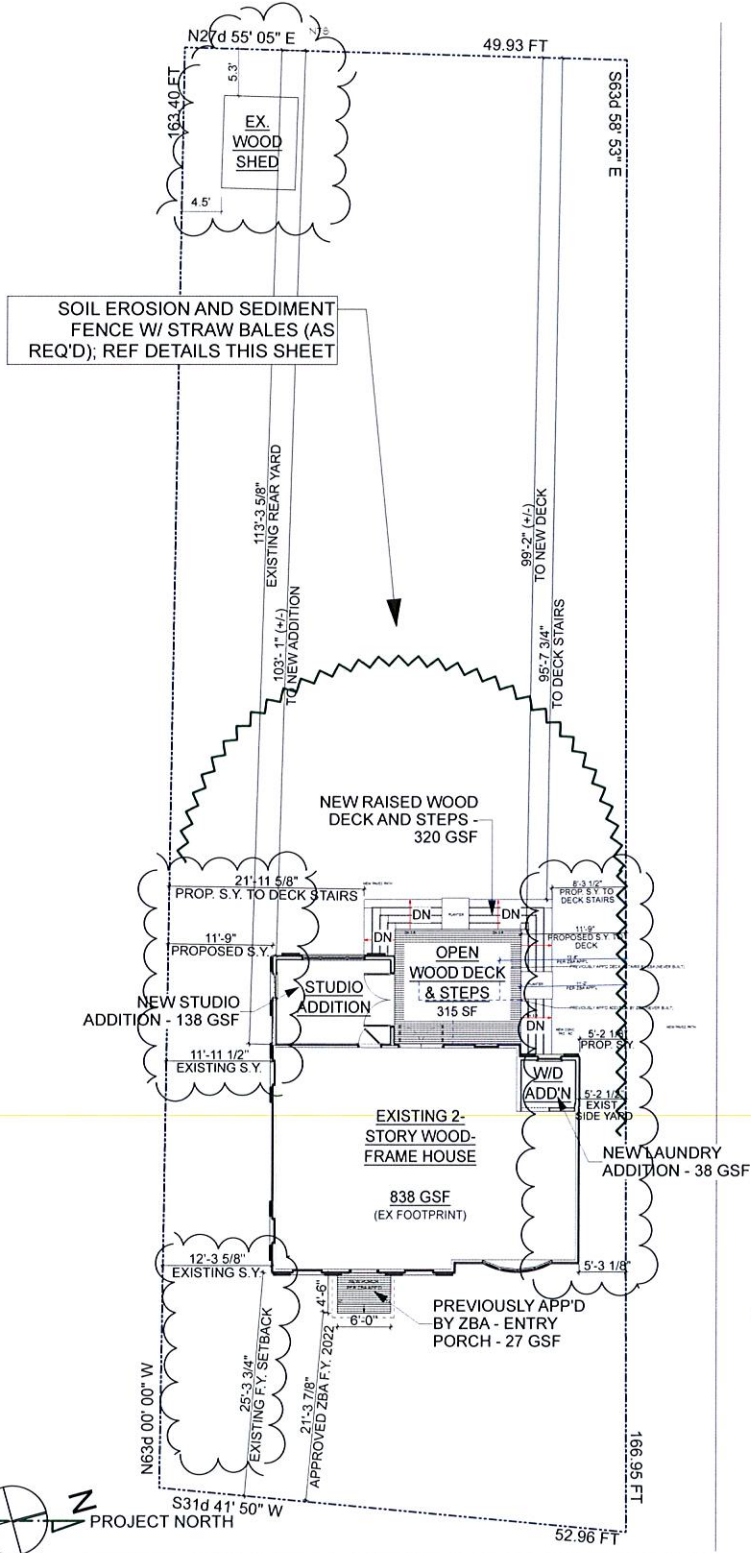
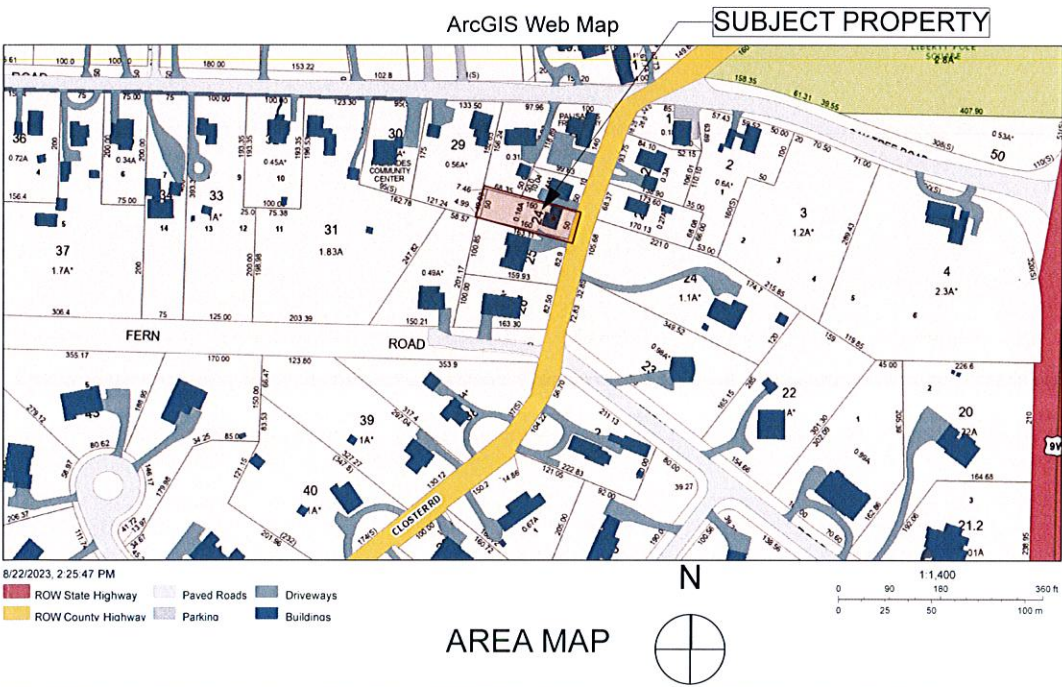
A SOIL EROSION AND SEDIMENT DETAILS

23 CLOSTER ROAD, PALISADES (ORANGETOWN)

RESIDENTIAL ZONE, ONE FAMILY : R-40 LOW DENSITY RESIDENTIAL AND, PALISADES HISTORIC AREA DISTRICT

ITEMS	REQUIRED	EXISTING	PROPOSED	COMMENTS
MIN. LOT SIZE	40,000 SF	8,478 SF	NO CHANGE	EXISTING NON-CONFORMING
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 ADDN	VARIANCE REQUIRED
			* 8.3 FT AT NEW DECK STAIRS	VARIANCE REQUIRED
			* 11.17 FT AT EXIST. LAUNDRY	VARIANCE REQUIRED (PRIOR ZBA APPL 1/05/22)
			* 11.17 FT AT NEW DECK	VARIANCE REQUIRED (7 INCH REDUCTION TOTAL)
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 SECT 5.21-a)	25.0 FT	NO CHANGE	EXISTING NON-CONFORMING, VARIANCE REQUIRED
ACCESSORY - YARD SETBACK	5 FT MIN. TO PPL	5.3 FT & 4.5 FT	NO CHANGE	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



ARCHITECTURAL PROPOSED SITE PLAN
SCALE: 1" = 10'

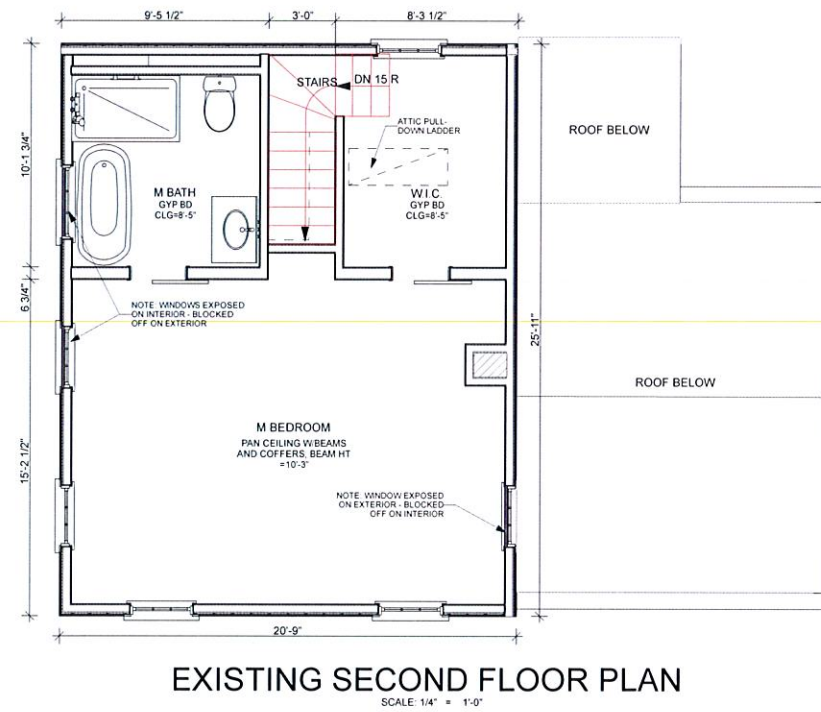
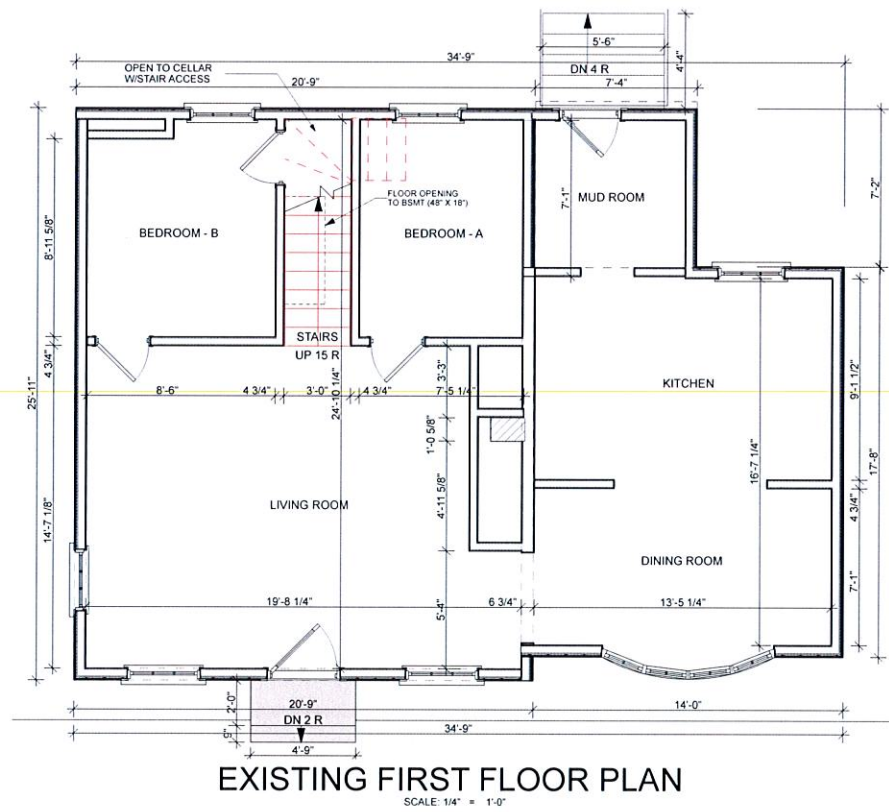
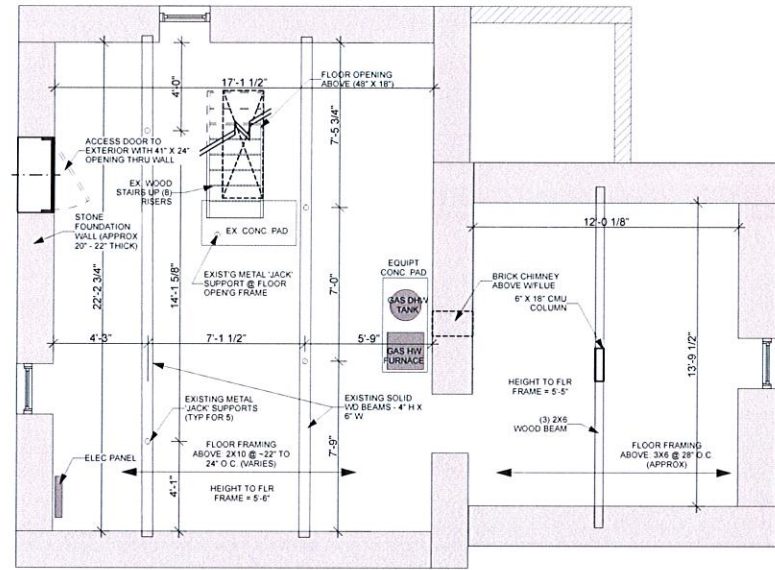
NOTE: INFORMATION FOR THE SITE PLAN WAS TAKEN FROM THE SURVEY PREPARED BY WILLIAM E. JAMES, ON OCTOBER 27, 2023, OF W.E. JAMES, ENGINEERING AND LAND SURVEYING, PLLC, 8 CHEANDA LANE, WALKILL, NY 12589; NYS LICENSE # 050506. (REFER TO ATTACHED SURVEY ON DWG CS-001)

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ISSUES AND REVISIONS:

PROPOSED ADDITION AND INTERIOR RENOVATIONS

EXISTING FLOOR PLANS

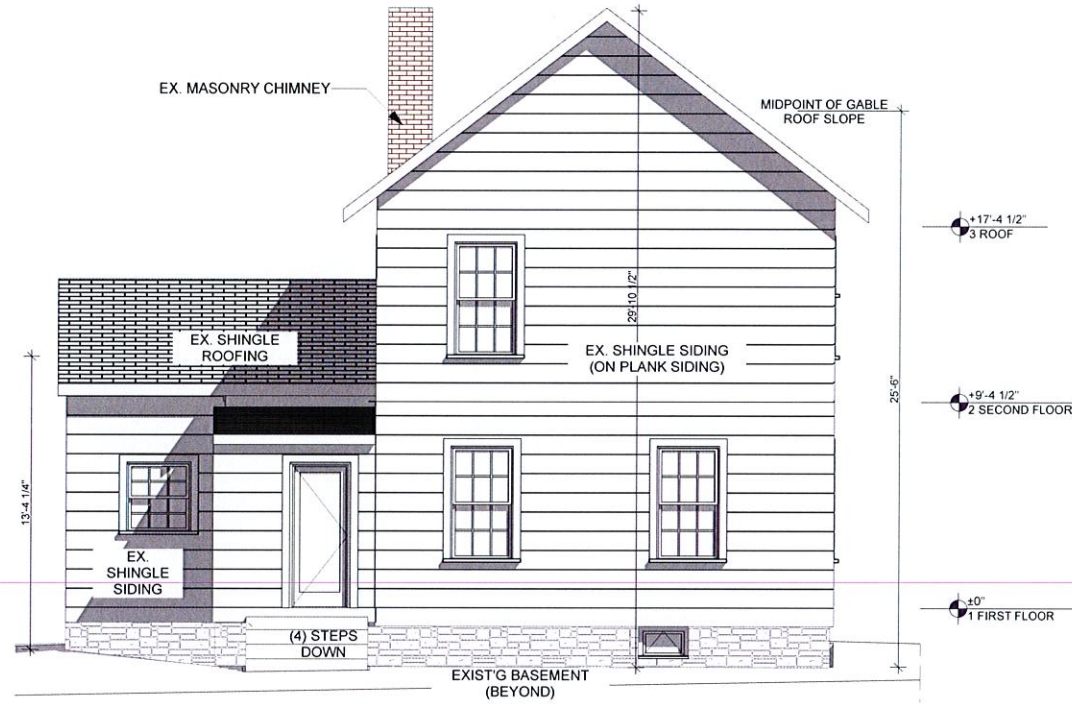
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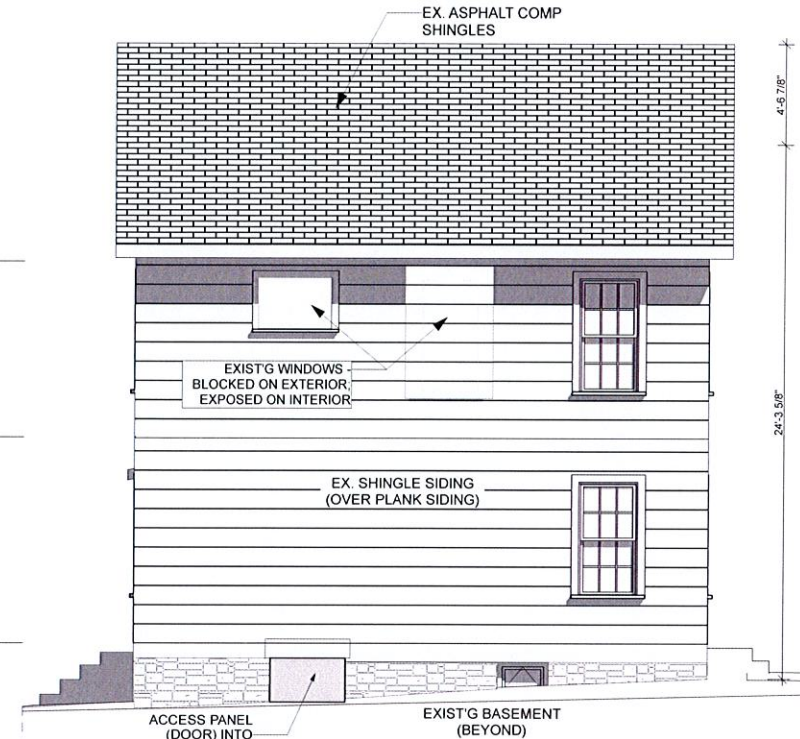
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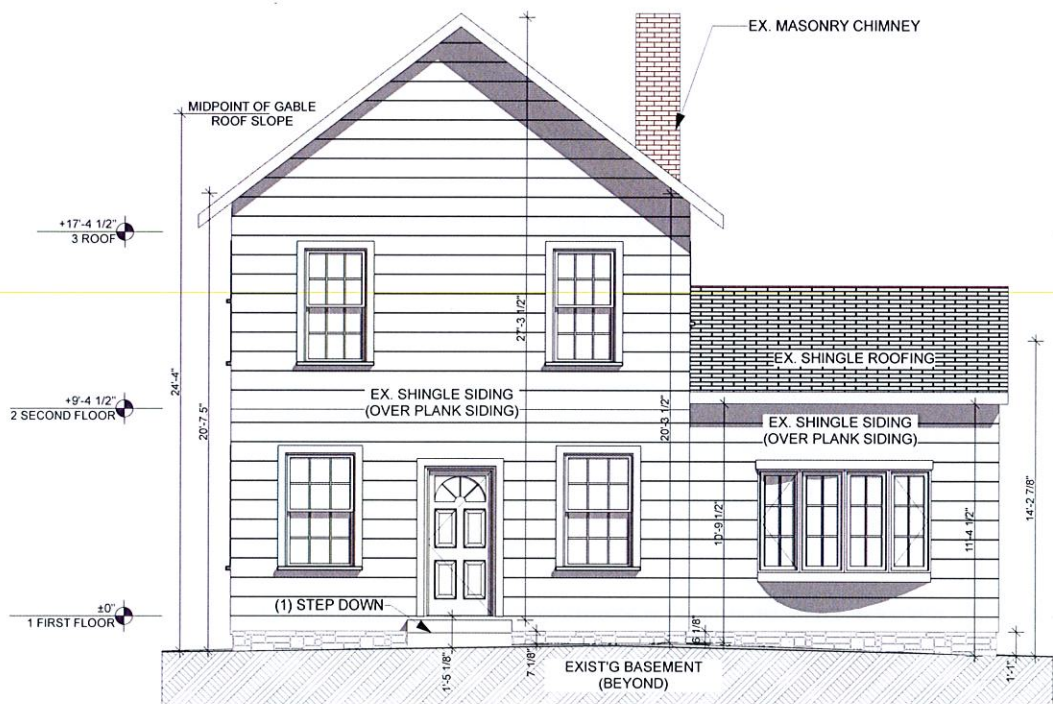
WEST ELEVATION

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



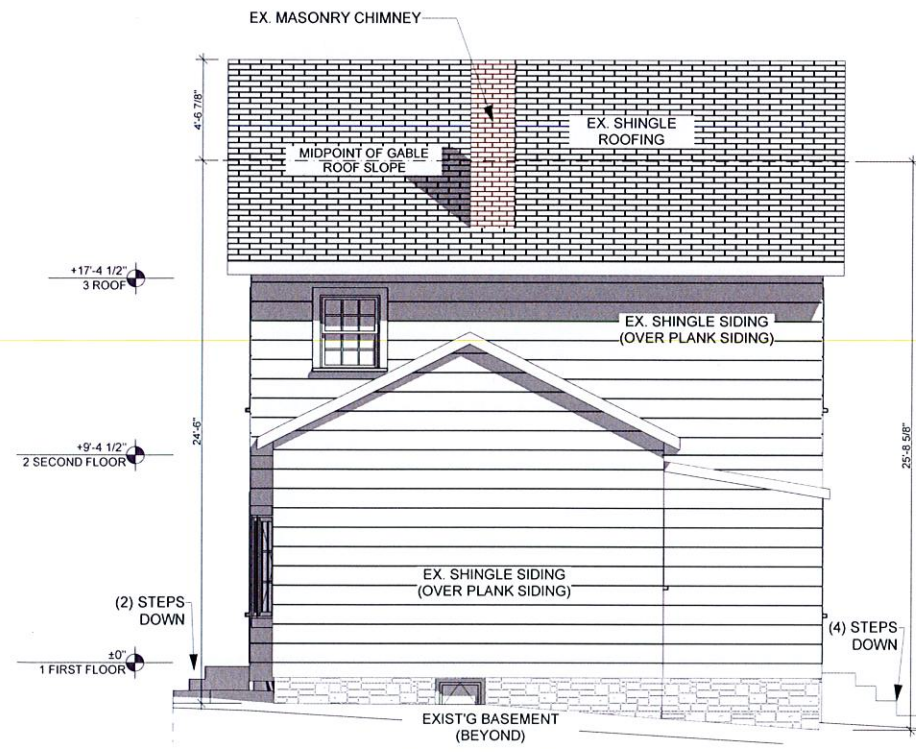
SOUTH ELEVATION

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



EAST ELEVATION

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



NORTH ELEVATION

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

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ISSUES AND REVISIONS

PROPOSED ADDITION
AND INTERIOR
RENOVATIONS

EXISTING EXTERIOR
ELEVATIONS

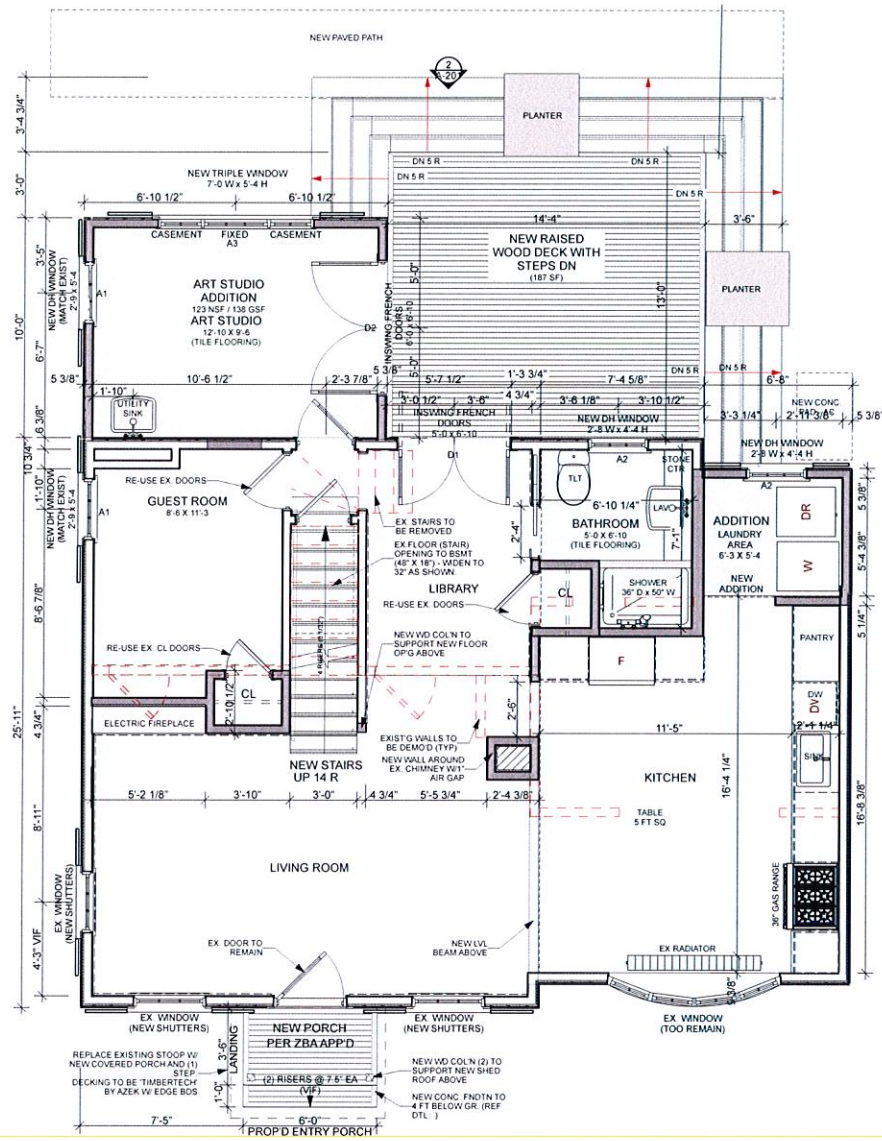
JOB NO.:	DWG. NO.
DATE: 08.14.2023	EX-02
SCALE: AS NOTED	
DRAWING BY: KWB	

PRIVATE RESIDENCE

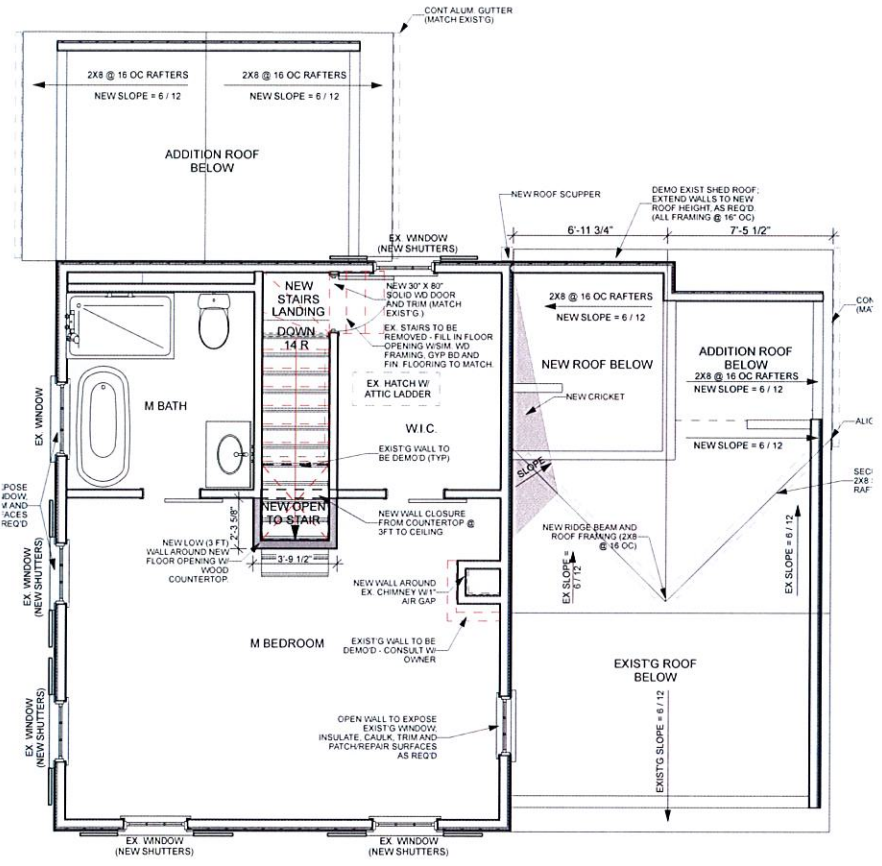
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A PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



B PROPOSED SECOND FLOOR PLAN
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

NOTE: ALL WINDOWS AND PATIO DOORS TO BE ANDERSEN 400 SERIES, LOW-E4 W/HEATLOCK, 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.

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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	

PRIVATE RESIDENCE

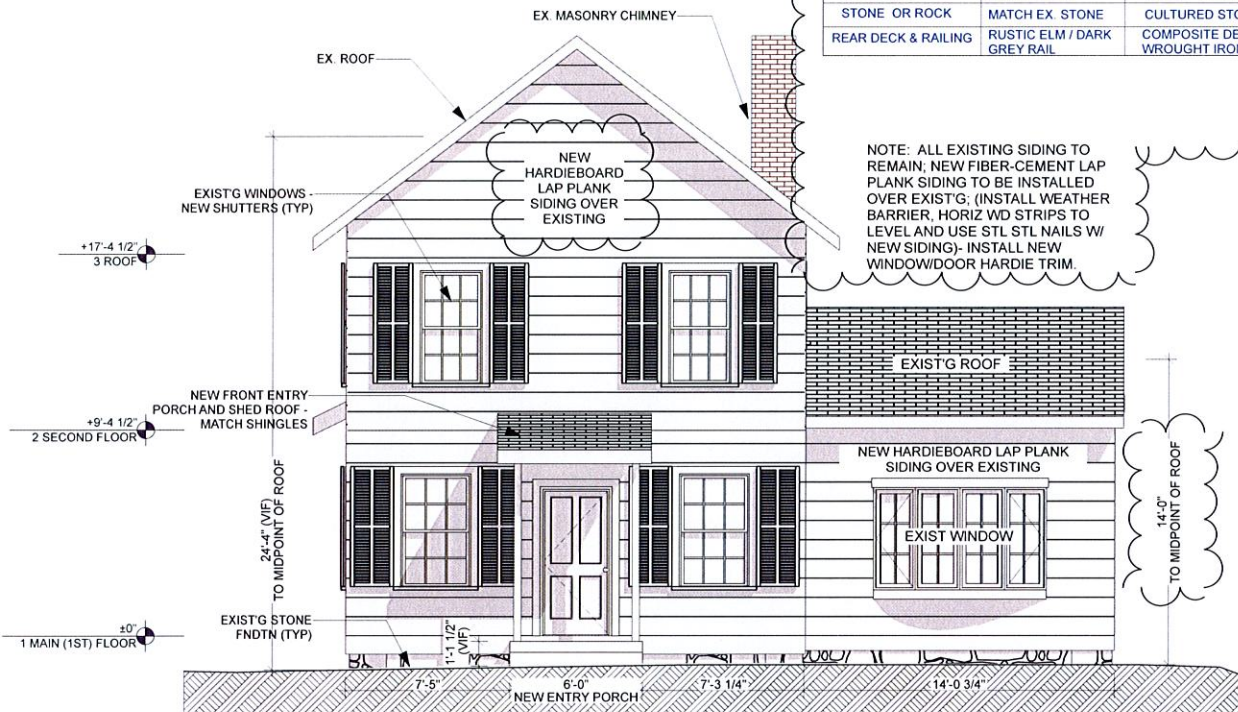
23 CLOSTER ROAD
PALISADES
NEW YORK 10964

JO MACHINIST
ARCHITECT

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

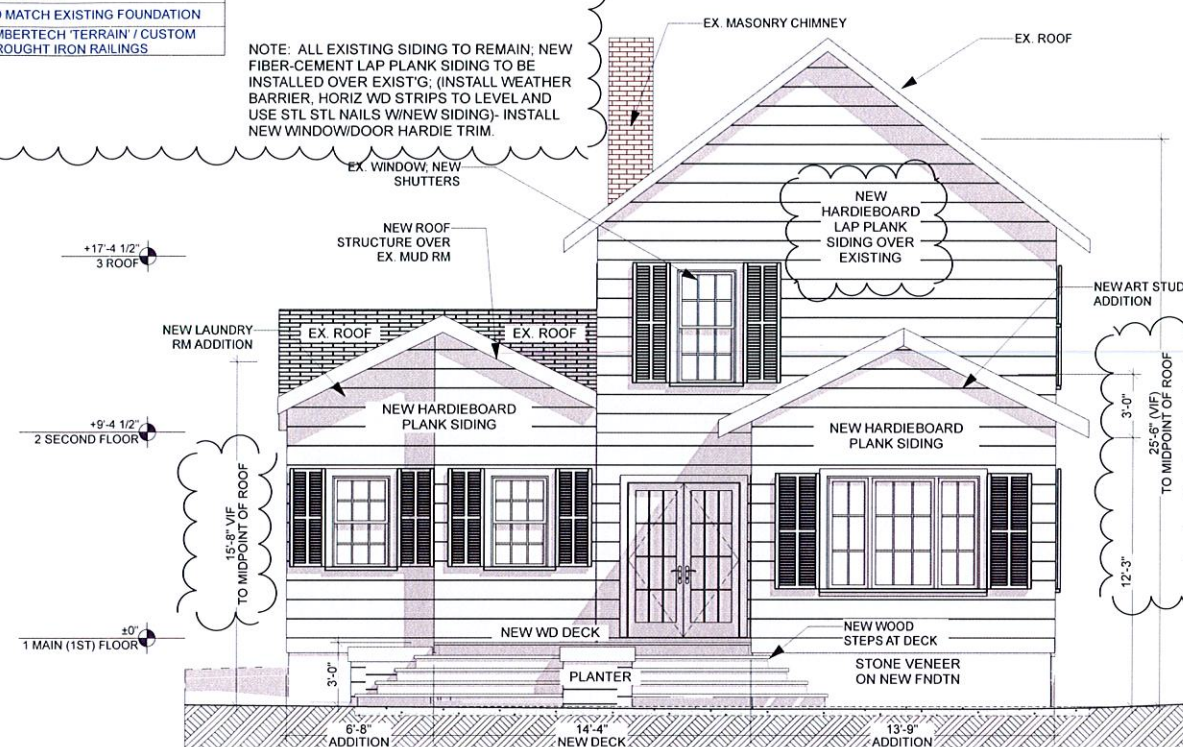


MATERIALS AND FINISH SCHEDULE			
ITEM	COLOR	MATERIAL	MANUFACTURER
ROOF	CHARCOAL	FIBERGLASS SHINGLES	GAF TIMBERLINE 'NS' - MATCH EXIST
SIDING	SANDSTONE BEIGE	FIBER CEMENT LAP PLANKS	HARDIEBOARD - SMOOTH LAP PLANK
SOFFITS, FASCIA, GUTTERS	WHITE	PRE-FINISHED ALUMINUM	PLYGEM OR ROLLEX GUTTER SUPPLY
WINDOWS, FRENCH DRS	WHITE	VINYL CLAD WOOD	ANDERSEN 400 SERIES, DOUBLE HUNG
TRIM	WHITE	FIBER CEMENT TRIM BOARD	HARDIEBOARD - SMOOTH TRIM BD
SHUTTERS	SLATE STONE	WOOD - PAINTED	TIMBERLANE
STONE OR ROCK	MATCH EX STONE	CULTURED STONE	TO MATCH EXISTING FOUNDATION
REAR DECK & RAILING	RUSTIC ELM / DARK GREY RAIL	COMPOSITE DECKING / WROUGHT IRON RAILS	TIMBERTECH 'TERRAIN' / CUSTOM WROUGHT IRON RAILINGS



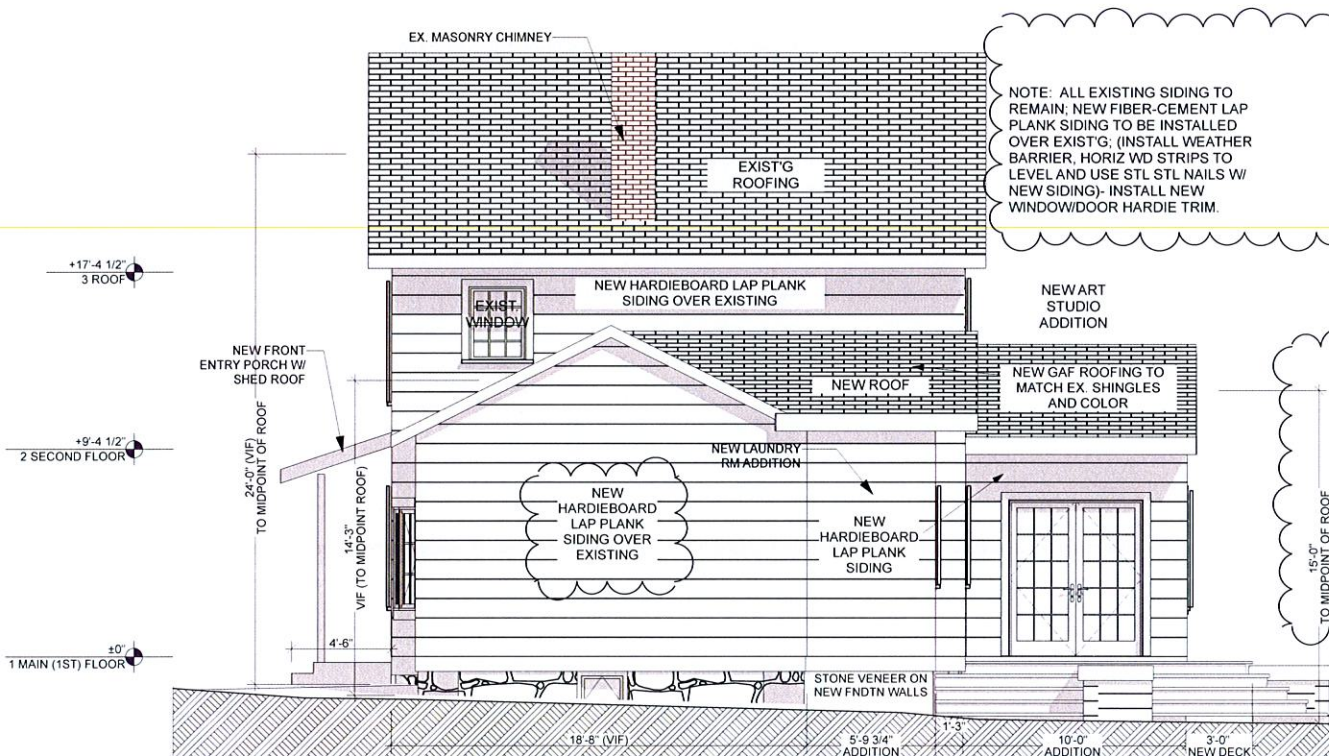
1 EAST ELEVATIONS - PROPOSED

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



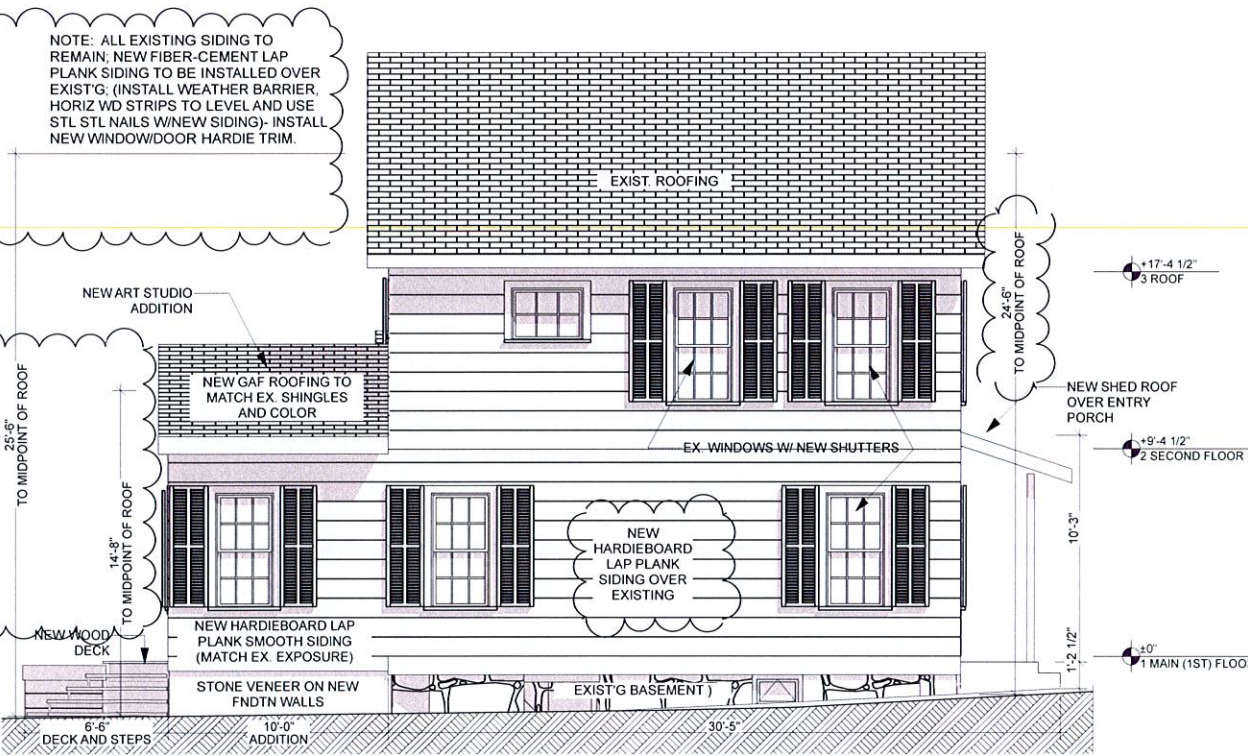
2 WEST ELEVATION - PROPOSED

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



3 NORTH ELEVATION - PROPOSED

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



4 SOUTH ELEVATION - PROPOSED

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

11/16/2023	UPDATED FINISHES FOR HABR SUBMISSION
11/01/2023	UPDATED AND ISSUED FOR ZBA SUBMISSION
9/22/2023	ISSUED FOR DOB SUBMISSION
8/25/2023	ISSUED FOR REVIEW

ISSUES AND REVISIONS

PROPOSED ADDITION AND INTERIOR RENOVATIONS

EXTERIOR ELEVATIONS

JOB NO.:	DWG NO.
DATE: 08.14.2023	A-201
SCALE: AS NOTED	
DRAWING BY: KWB	