

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: _____

Please check all that apply:

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

PERMIT#: BLDC - 2402 - 22

ASSIGNED _____

INSPECTOR: _____

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

Project Name: O HARA

Street Address: 39 South William Street Pearl River

Tax Map Designation:

Section: 68.20 Block: 1 Lot(s): 30.2

Section: _____ Block: _____ Lot(s): _____

Directional Location:

On the West side of South Williams, approximately _____ feet _____ of the intersection of _____, in the Town of _____ in the hamlet/village of _____.

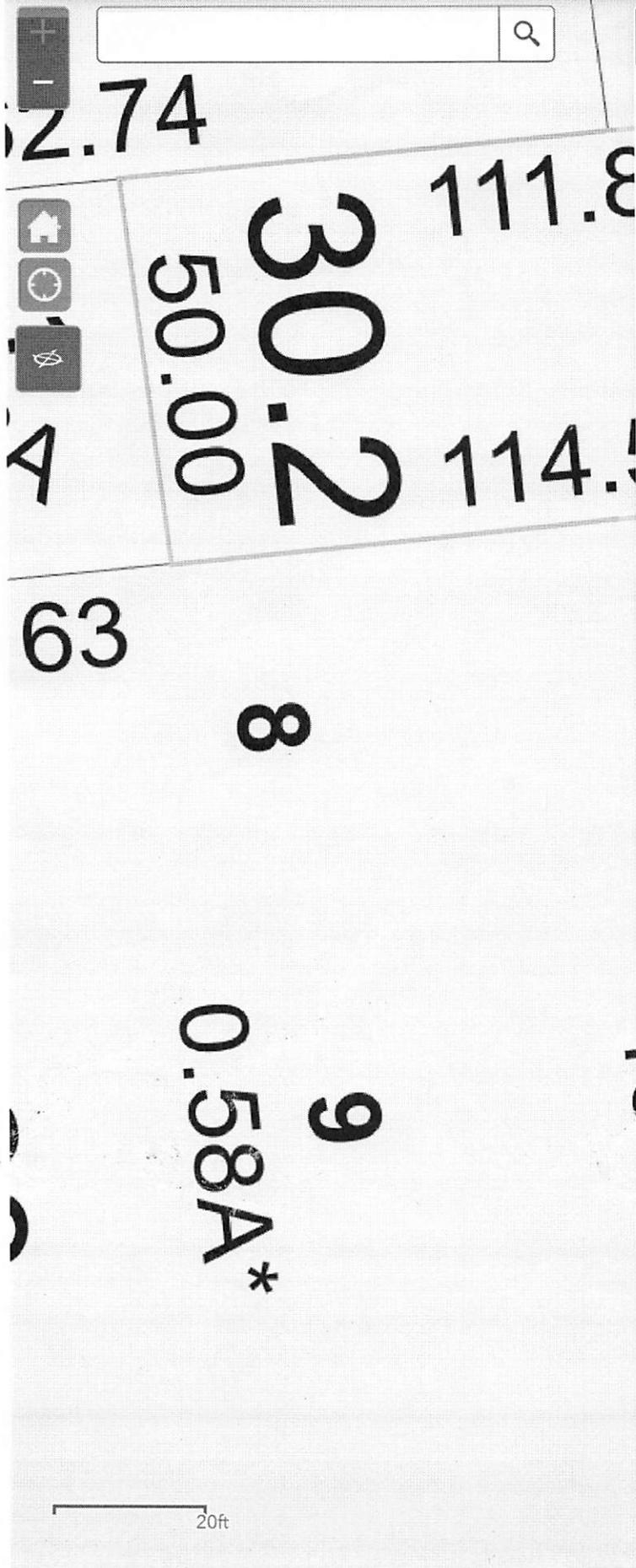
Acreage of Parcel <u>0.13</u>	Zoning District <u>CS</u>
School District <u>Pearl River</u>	Postal District <u>Pearl River</u>
Ambulance District <u>Pearl River</u>	Fire District <u>Pearl River</u>
Water District <u>Veolia</u>	Sewer District <u>Orangetown</u>

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

Construction of a 2,300-S.F. Commercial building and associated driveway and walkway

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

Date: 1/23/24 Applicant's Signature: [Signature]



GML Sec. 239

Select By ID Buffer Results

[Export Search URL](#) [Zoom All](#) [Clear](#) [Report](#)

Features selected: 1 [Export All to CSV](#)

PARCEL DATE: February 2023
SWIS: 392489
PRINT_KEY: 68.20-1-30.2
OLD_ID: 40-4-92.6/2
OWNER1: EDWARD OHARA
OWNER2:
ADDITIONAL OWNERS:
ADDRESS: 39 S WILLIAM ST
ADDRESS2:
ALTERNATE ADDRESS:
CITY: PEARL RIVER
STATE: NY
ZIP: 10965
BOOK-PAGE:
INSTRUMENT: 2022-00024758
DEED_DATE: 07/06/2022
MUNICIPALITY: Orangetown
TOWN: Orangetown
VILLAGE: -
DEED_ACRES: 0.13
GIS_ACRES: 0.13229095
GML_REVIEW: NO
ROW - PALISADES INTERSTATE PARKWAY: NO
ROW - NYS THRUWAY: NO
ROW - COUNTY HWY: NO
ROW - STATE HWY: NO
COUNTY REGULATED STREAM: NO
LONG PATH TRAIL: NO
COUNTY PARK: NO
STATE PARK: NO
STATE FACILITY: NO
COUNTY FACILITY: NO
VILLAGE BOUNDARY: NO
TOWN BOUNDARY: NO
ORANGE COUNTY: NO
SPLIT_ZONE: NO
ZONES: 1



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

ZONING BOARD OF APPEALS

Date: January 31, 2024

Applicant: 39 South William Street

Address: 39 South William Street Pearl River

Section: 68.20

Block: 1

Lot: 30.2

Permit# BLDC-2402-22

Plans Submitted: Proposed New Structure Commercial Space 39 Williams Rd

signed and sealed by Jenny R. Zuniga-Casal dated 08/04/2022

RECEIVED

JAN 31 2024

TOWN OF ORANGETOWN
BUILDING DEPARTMENT

Project Name: O' Hara 39 South William Street

Date of Submittal to Land Use Board: January 31, 2024

Date of Board Meeting: TBD

Sincerely,

Debbie Arbolino

Administrative Aide

Jane,
please let me
know the
variances that this
application needs
Thank-you!

Date/Initial of OBZPAE Review Completed: 8/2/5/24

SEE HIGH LIGHTED
5 & # 6



OFFICE OF BUILDING, ZONING, PLANNING
ADMINISTRATION AND ENFORCEMENT
TOWN OF ORANGETOWN
20 GREENBUSH ROAD
ORANGEBURG, N.Y. 10962

Jane Slavin, RA
Director

(845) 359-8410

Fax: (845) 359-8526

Date: December 29, 2023

To: Planning Board

JAN 5 2024

From: Jane Slavin, RA.,
Director O.B.Z.P.A.E.

Subject: **39 South William Street**
Prepreliminary/Preliminary/Final Site Plan
and SEQRA Review
39 South William Street, Pearl River
68.20/1/30.2; CS zoning district

PB #23-46

Submission Reviewed:

Site plan package as prepared by Hudson Engineering, P.C, last revised 10-2-2023.

- 1) The SEAF appears to be in order.
- 2) Applicant should explain the need for rear overhead doors, as the rear yard as proposed is only 12'-0" so it is not possible to maneuver a car in the rear yard.
- 3) Per Chapter 43, Article XI, the average mean height shall be correctly indicated on the architectural elevations and coordinated with the zoning bulk table on the site plan.
- 4) The correct floor area is actually 4,600 square feet per the architectural plans. The zoning chart must be revised to show the correct square footage and the proposed FAR is .81%.
- 5) Per Chapter 43, Table 3.11, CS District, Column 6, required number of parking spaces is 25 with 4 spaces proposed. Variance is required.
- 6) Per Chapter 43, Table 3.11, CS District the following variances are required-
Column 9 – Side Yard required is 0/12 with 2 feet proposed
Column 10 – Total Side Yard required is 0/25 with 4 feet proposed
Column 11 – Rear yard required is 25' with 12' proposed.
- 7) ACABOR review and approval is required.

JS – 12-29-23

<u>SVVIS</u>	<u>PRINT KEY</u>	<u>NAME</u>	<u>ADDRESS</u>
392489	68.20-1-22	Robert D Jablonski Family Trst	147 Leber Rd,Blauvelt, NY 10913 ✓
392489	68.20-1-23	Robert D Jablonski Family Trst	147 Leber Rd,Blauvelt, NY 10913 ✓
392489	68.20-1-24	Andrew S Mc Keon	3 Terrence Ct,Pearl River, NY 10965 ✓
392489	68.20-1-25	Margaret Ann Robertson	12 High St,Pearl River, NY 10965 ✓
392489	68.20-1-26	Claire Conlan	65 S William St,Pearl River, NY 10965 ✓
392489	68.20-1-28	Ann Marie Kapral	66 Ridge St,Pearl River, NY 10965 ✓
392489	68.20-1-29	Margaret Robertson	12 High St,Pearl River, NY 10965 ✓
392489	68.20-1-31	Andrew Mc Keon	3 Terrence Ct,Pearl River, NY 10965 ✓
392489	68.20-1-32	Boherbue LTD	38 S Main St,Pearl River, NY 10965 ✓
392489	68.20-1-34	Abtondi Real Estate Inc	42 Griffith Pl,Pearl River, NY 10965 ✓
392489	68.20-2-78	70 SWPR LLC	P.O. Box 881,Pearl River, NY 10965 ✓
392489	68.20-2-79	Town Of Orangetown	26 Orangeburg Rd,Orangeburg, NY 10962 ✓
392489	68.20-2-82	JLM Holdings Corp	36 Franklin Ave,Pearl River, NY 10965 ✓
392489	68.20-1-30.1	Kevin Murtagh	45 Rivervale Rd,Park Ridge, NJ 07656 ✓
392489	68.20-1-30.2	Edward O'Hara	941 Mc Lean Ave,Yonkers, NY 10704 ✓

PB #23-46: 39 South William Street Site Plan Permit #BLDC-2402-22
Preliminary Site Plan Approval Subject to Conditions
Neg. Dec.

Town of Orangetown Planning Board Decision
January 10, 2024
Page 1 of 12

TO: Edward O'Hara, 941 McLean Avenue, Yonkers, New York 10704
FROM: Orangetown Planning Board

RE: 39 South William Site Plan, a continued item: The application of Edward Ohara, owner, for Prepreliminary/ Preliminary/ Final Site Plan Review for the construction of a new 2,498 square feet two story office building with a four-space parking lot at a site known as "**39 South William Site Plan**" in accordance with Article 16 of the Town Law of the State of New York, the Land Development Regulations of the Town of Orangetown, Chapter 21A of the Code of the Town of Orangetown and to determine the environmental significance of the application pursuant to the requirements of the New York State Environmental Quality Review Act. The site is located at 39 William Street, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.20, Block 1, Lot 30.2 in the CS zoning district.

Heard by the Planning Board of the Town of Orangetown at meetings held **October 11, 2023 and January 10, 2024** at which time the Board made the following determinations:

October 11, 2023

Jenny Zunigcasal and Edward O'Hara appeared and testified before the Board. The Board received the following communications:

1. Project Review Committee Reports dated September 27, 2023.
2. Interdepartmental memorandums from the Office of Building, Zoning, Planning Administration and Enforcement, Town of Orangetown, from Jane Slavin, Director, Deputy Building Inspector dated October 5, 2023.
3. Interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E. dated October 6, 2023.
4. Interdepartmental memorandum from the Fire Prevention Bureau, Town of Orangetown, signed by David Majewski, dated September 26, 2023.
5. Letter from Brooker Engineering, signed by Kenneth DeGennaro, PE, dated October 3, 2023.
6. Notice from Rockland County Department of Health, signed by Elizabeth Mello, P.E., Senior Public Health Engineer dated September 8, 2023.
7. Notice from the Rockland County Department of Highways, signed by Dyan Rajasingham, Engineer II dated September 20, 2023.
8. Letter from Rockland County Sewer District No. 1, signed by Joseph LaFiandra, dated September 25, 2023.
9. Notices from the Town of Orangetown Zoning Board of Appeals, signed by Patricia Castelli, Acting Chairman, dated September 20, 2023.

TOWN CLERK'S OFFICE
2024 JAN 31 P 1:45
TOWN OF ORANGETOWN

PB #23-46: 39 South William Street Site Plan Permit #BLDC-2402-22
Preliminary Site Plan Approval Subject to Conditions
Neg. Dec.

Town of Orangetown Planning Board Decision
January 10, 2024
Page 2 of 12

10. Email from Orange and Rockland Utilities, from Alfred Gaddi, PE, dated August 31, 2023.
11. Notice from Veolia Water NY dated September 13, 2023.
12. Short Environmental Assessment Form, signed Edward O'Hara dated June 30, 2023.
13. Letter from Hudson Engineering & Consulting, signed by Daniel Collins, PE, dated June 14, 2023.
14. Proposed Commercial Building Plan, prepared by Hudson Engineering & Consulting, dated June 14, 2023.
15. Proposed New Structure Plan, prepared by Jenny Zuniga-Casal, RA, dated August 4, 2022, last revised February 16, 2023.
16. Proposed Commercial Building prepared by Michael Stein, PE, dated August 25, 2023.
17. Copy of the Building Permit Referral dated November 4, 2023, signed by Rick Oliver, Building Inspector.

The Board reviewed the plans. The hearing was then opened to the Public.

A motion was made to open the Public Hearing portion of the meeting by Michael Mandel and second by Andrew Andrews and carried as follows: Thomas Warren – Chairman, absent; Denise Lenihan, aye; Michael Mandel-Vice Chairman, aye; Kevin Farry, aye; Michael McCrory, aye; Lisa DeFeciani, aye; Tara Heidger, (alternate member), absent; and Andrew Andrews, aye.

Public Comment:

Andy McKear, property owner of 35 South Williams Street, wanted to know if a Special Permit would be required for the proposed use.

There being no one else to be heard from the Public, a motion was made by Michael Mandel and second by Andrew Andrews and carried as follows: Thomas Warren – Chairman, absent; Denise Lenihan, aye; Michael Mandel-Vice Chairman, aye; Kevin Farry, aye; Michael McCrory, aye; Lisa DeFeciani, aye; Tara Heidger, (alternate member), absent; and Andrew Andrews, aye.

The applicant requested a **CONTINUATION**.

January 10, 2024

Edward O'Hara and Daniel Collins appeared and testified before the Board.

The Board received the following communications:

1. Project Review Committee Reports dated December 20, 2023.
2. Interdepartmental memorandums from the Office of Building, Zoning, Planning Administration and Enforcement, Town of Orangetown, from Jane Slavin, Director, Deputy Building Inspector dated December 29, 2023.

TOWN OF ORANGETOWN
2024 JAN 31 P 1:45
TOWN OF ORANGETOWN

PB #23-46: 39 South William Street Site Plan Permit #BLDC-2402-22
Preliminary Site Plan Approval Subject to Conditions
Neg. Dec.

Town of Orangetown Planning Board Decision
January 10, 2024
Page 3 of 12

3. Interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, PE., dated January 8, 2024.
4. Interdepartmental memorandum from the Bureau of Fire Prevention, Town of Orangetown, signed by David Majewski, Chief Fire Inspector, dated December 14, 2023.
5. Interdepartmental memorandum from the Highway Department, Town of Orangetown, signed by James Dean, Superintendent, dated October 19, 2023.
6. Letter from Brooker Engineering, signed by Kenneth DeGennaro, PE, dated January 6, 2024.
7. Letter and Notice from Rockland County Health Department, signed by Elizabeth Mello, PE, Senior Public Health Engineer, dated December 18, 2023.
8. Plans prepared by Michael Stein, PE, last revision date of October 20, 2023.
9. Letter from Hudson Engineering & Consulting, signed by Daniel Collins, PE, dated October 23, 2023.
10. Copy of the Stormwater Management Plan & Drainage Analysis, prepared by Hudson Engineering & Consulting, dated October 23, 2023.

The Board reviewed the submitted information. The hearing was open to the Public.

A motion was made to open the Public Hearing portion of the meeting by Denise Lenihan and second by Kevin Farry and carried as follows: Thomas Warren – Chairman, absent; Denise Lenihan, aye; Michael Mandel-Vice Chairman, aye; Kevin Farry, aye; Michael McCrory, aye; Lisa DeFeciani, aye; and Andrew Andrews, aye.

There being no one to be heard from the Public, a motion was made by Andrew Andrews and seconded by Denise Lenihan and carried as follows: Thomas Warren – Chairman, absent; Denise Lenihan, aye; Michael Mandel, Vice-Chairman, aye; Kevin Farry, aye; Michael McCrory, aye; Lisa DeFeciani, aye; and Andrew Andrews, aye.

TOWN CLERK'S OFFICE
2024 JAN 31 P 1:45
TOWN OF ORANGETOWN

Town of Orangetown Planning Board Decision
January 10, 2024
Page 4 of 12

SEQRA

The proposed action is classified as an “unlisted action” as defined by Section 617.2 (a) of the New York State Environmental Quality Review Regulations (SEQRR). No agency, other than the Orangetown Planning Board will have any significant involvement in the review process, pursuant to Section 617.6 of SEQRA.

On motion by Michael McCrory and seconded by Andrew Andrews and carried as follows: Thomas Warren – Chairman, absent; Denise Lenihan, aye; Michael Mandel-Vice Chairman, aye; Kevin Farry, aye; Michael McCrory, aye; Lisa DeFeciani, aye; and Andrew Andrews, aye; the Board declared itself Lead Agency.

Pursuant to New York Code, Rules & Regulations (NYCRR) Section 617.7, the Town of Orangetown Planning Board, as lead agency, for the reasons articulated in this Board’s analysis of all of the submissions by the applicant, interested agencies, departments and the public, with respect to this project including the Environmental Assessment Form, which reasons are summarized in the motion, hereby determines that the proposed action will not have a significant impact on the environment and a Draft Environmental Impact Statement (DEIS) will not be prepared.

After having identified the relevant areas of environmental concern, namely drainage, surface water runoff, land clearing, vegetation, fauna, traffic and noise levels, and after having taken a hard look at said environmental issues, and after having deliberated regarding such concerns, and having heard from the applicant, and the applicant’s consultant and having heard from the following offices, officials and/or Departments: (Town of Orangetown): Office of Building, Zoning, Planning Administration and Enforcement and Department of Environmental Management and Engineering; and having heard from the following involved and interested agencies: Town of Orangetown Zoning Board of Appeals, Rockland County Department of Health, Rockland County Department of Highways, Rockland County Planning Department, Rockland County Sewer District #1, and having reviewed the drawings presented by the applicant’s professional consultants; a summary of the reasons supporting this determination are, and the Planning Board finds that the proposed action:

- Will not significantly affect existing air quality or noise levels;
- Will not significantly affect existing surface water quality or quantity or drainage;

TOWN CLERK'S OFFICE

2024 JAN 31 P 1:45

TOWN OF ORANGETOWN

PB #23-46: 39 South William Street Site Plan Permit #BLDC-2402-22
Preliminary Site Plan Approval Subject to Conditions
Neg. Dec.

Town of Orangetown Planning Board Decision
January 10, 2024
Page 5 of 12

- Will not significantly affect existing ground water quality or quantity;
- Will not significantly affect existing traffic levels;
- Will not create a substantial increase in solid waste production;
- Will not create a potential for erosion, flooding, leaching or drainage problems;
- Will not have a significant adverse impact on the environmental characteristics of the critical environmental area or environmentally sensitive sites or features;
- Will not have an impairment of the character or quality of important historical, archeological or architectural resources;
- Will not have an impairment of the character or quality of important aesthetic resources;
- Will not have an impairment of existing community or neighborhood character;
- Will not remove or destroy large quantities of vegetation or fauna;
- Will not remove or destroy large quantities of wildlife species or migratory fish;
- Will not have a significant adverse impact to natural resources;
- Is consistent with the Town of Orangetown Comprehensive/Master Plan;
- Will not have adverse economic or social impacts upon the Town;
- Will not create a hazard to human health; and
- Will not create a substantial change in the use of land, open space or recreational resources.

On motion by Denise Lenihan and seconded by Lisa DeFeciani and carried as follows: Thomas Warren – Chairman, absent; Denise Lenihan, aye; Michael Mandel-Vice Chairman, aye; Kevin Farry, aye; Michael McCrory, aye; Lisa DeFeciani, aye; and Andrew Andrews, aye; the Board made a Negative Declaration pursuant to SEQRA.

DECISION: In view of the foregoing and the testimony before the Board, the application was granted **Preliminary Site Plan Approval Subject to the Following Conditions:**

1. The following note shall be placed on the Site Plan: "At least one week prior to the commencement of any work, including the installation of erosion control devices or the removal of trees and vegetation, a pre-construction meeting must be held with the Town of Orangetown Department of Environmental Management and Engineering, Superintendent of Highways and the Office of Building, Zoning and Planning Administration and Enforcement. It is the responsibility and obligation of the property owner to arrange such a meeting."

TOWN OF ORANGETOWN
2024 JAN 31 P 1:45
TOWN CLERK'S OFFICE

PB #23-46: 39 South William Street Site Plan Permit #BLDC-2402-22
Preliminary Site Plan Approval Subject to Conditions
Neg. Dec.

Town of Orangetown Planning Board Decision
January 10, 2024
Page 6 of 12

2. The following note shall be placed on the Site Plan regarding Stormwater Management Phase II Regulations: Additional certification, by an appropriate licensed or certified design professional shall be required for all matters before the Planning Board indicating that the drawings and project are in compliance with the Stormwater Management Phase II Regulations.
3. All outdoor construction activities, including site clearing operations if applicable, shall take place between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday. No such activities shall take place on Sunday or a legal holiday. The same criteria shall apply to indoor construction activities, except that such activities may take place between the hours of 7:00 a.m. and 10:00 p.m.
4. The Short Environmental Assessment Form appears to be in order.
5. The Applicant shall explain the need for rear overhead doors, as the rear yard as proposed is only 12'-0" so it is not possible to maneuver a car in the rear yard.
6. Per Chapter 43, Article XI, the average mean height shall be correctly indicated on the architectural elevations and coordinated with the zoning bulk table on the site plan.
7. The correct floor area is actually 4,600 square feet per the architectural plans. The zoning chart must be revised to show the correct square footage and the proposed FAR is .81%.
8. Per Chapter 43, Table 3.11, CS District, Column 6, required number of parking spaces is 25 with 4 spaces proposed. Variance is required.
9. Per Chapter 43, Table 3.11, CS District the following variances are required-
 - Column 9 – Side Yard required is 0/12 with 2 feet proposed
 - Column 10 – Total Side Yard required is 0/25 with 4 feet proposed
 - Column 11 – Rear yard required is 25' with 12' proposed.
10. The Town of Orangetown Architecture and Community Appearance Board of Review shall review and approve the application.

TOWN OF ORANGETOWN
2024 JAN 31 P 1:45
TOWN CLERK'S OFFICE

PB #23-46: 39 South William Street Site Plan Permit #BLDC-2402-22
Preliminary Site Plan Approval Subject to Conditions
Neg. Dec.

Town of Orangetown Planning Board Decision
January 10, 2024
Page 7 of 12

11. The plan submitted, drawing No.SP-1 indicates four parking spaces with direct ingress and egress to the property. Town Code Chapter 43, Article 6.331 states "Backing into public highways except for single-or Two-family residence. Such off-street parking spaces shall be laid out that it shall not be necessary to back into any public highway."

12. The proposed driveway at South William Street is shown to be about 45 feet wide on the drawings. Although the Town of Orangetown Town Code - Chapter 50 - Section 18 - Figure 10, allows for driveway entrances wider than 15 feet (the minimum width shown/ labeled for a Through/ Suburban Street), the opening proposed is still too large. The driveway opening at the connection to S. William Street shall be 25 feet wide maximum.

13. The Stormwater Management Analysis submitted is under review. However, the analysis indicates that a test pit was dug on 10/05/23. DEME was never notified about this test or given the opportunity to witness this test. Second, the test pit was not performed in the location of the proposed subsurface stormwater detention system. Third, the testing revealed that "ground water and mottling" was encountered at 36-inch of depth. Given that the proposed subsurface system shall have a depth of almost 6 feet, what provisions are being put into place to prevent the piping system from floating? Fourth, although the analysis mentions the proposed hydrodynamic separator for pretreatment of the stormwater, no sizing calculations, specifications, installation and maintenance requirements for the separator were included in the analysis. Lastly, the test hole log sheet shall be signed and sealed by a NYS Licensed P.E. The analysis shall be revised and resubmitted.

14. In connection with comment #12 above, the required revised Stormwater Management Analysis shall be resubmitted in a bound (preferably in a 3-ring binder) format with labeled separation tabs.

15. Details, plans and profiles for the proposed subsurface drainage header piping shall be added to the drawings. Also, the details already provided shall be revised to include all top and invert elevations.

16. In connection with comment #15 above, since the proposed pipe sizing has been determined for the stormwater attention gallery, the table provided on drawing C-3 can be removed and the correct corresponding spacings and distances for a 42-inch pipe, (in a traffic area) can be added directly to the details.

TOWN CLERK'S OFFICE

2024 JAN 31 P 1:45

TOWN OF ORANGETOWN

Town of Orangetown Planning Board Decision
January 10, 2024
Page 8 of 12

17. The drawing show a proposed 24-inch x 24-inch drain inlet in the Town R.O.W., south of the proposed driveway. This is not acceptable. The proposed drain inlet shall be replaced with a Town standard catch basin along the edge of S. William Street. 15-inch drainage piping will then be shown running from this new catch basin south to the existing catch basin within S. William Street.

18. Profiles for all proposed drainage piping shall be added to the drawings.

19. All proposed new drainage structures shall be labeled with a unique ID name/ number. These unique ids shall be added to the plans and profiles.

20. It is unclear if inlet/ trench drain protection is being provided as a soil erosion and sediment control (SESC) measure for during construction on drawing C-1. A separate SESC drawing shall be added to the drawing set. A legend shall be provided reflecting the symbols of all proposed SESC features being utilized. These symbols shall conform to NYSDEC standards.

21. A post construction stormwater maintenance agreement for the proposed stormwater systems shall be submitted to DEME and the Town Attorney's office for review and approval. Said agreement shall include a maintenance and management schedule, inspection check list, contact person with cell phone number, yearly report to be submitted to DEME, etc.

22. The proposed limit of disturbance shall be definitive, not approximate (remove the ± symbol.)

23. The site development plan, drawing C-1 calls for the relocation of a Town owned parking restriction sign. The applicant shall coordinate this relocation with the Orangetown Highway Department and the new location of the sign shall be shown on the plan.

24. The top and invert elevations for the sanitary building connection cleanouts shall be added to drawing C-1.

25. The Town of Orangetown Bureau of Fire Prevention reviewed the submitted site plan and had no further comments. In regard to the Construction plans, the Bureau of Fire Prevention offered the following information:

Construction plans shall include the following information:

- Installation of a NFPA 13 compliant sprinkler system if required,
- Installation of a fire alarm system to the NFPA 72 standard, and
- Installation of a key lock

TOWN CLERK'S OFFICE
2024 JAN 31 P 1:46
TOWN OF ORANGETOWN

26. Drainage Review Recommendation – Brooker Engineering

The application has provided sufficient information to demonstrate that potential significant impacts with respect to drainage can be mitigated. Brooker Engineering, the Planning Boards Drainage Consultant therefore recommends that the 39 South William Street Plan be approved for drainage subject to the following Project Comments.

Project Description

This is the second drainage review report for this project; the last review was dated October 3, 2023. The proposed action consists of the construction of a new 2,498 square feet two story office building with a four-space parking lot in the front of the building. The land slopes towards South William Street (back to front). The proposed building is sited two feet offset from each side property line. A stormwater management system is proposed in the driveway for stormwater mitigation of peak runoff rates.

Project Comments

1. The proposed grading in the backyard is higher than the finished floor elevation; show the footing drain for the building.
2. Provide more detailed grading to verify if stormwater runoff will enter the outlet structure inlet downstream of the detention system and therefore bypass the detention system.
3. Provide more detailed spot grading in the rear of the building. Show an overflow path for drainage in the event the field inlet in the backyard is clogged. Show that the proposed eight-inch pipe has the capacity to convey flow from the rear yard; verify if stormwater runoff from the off-site parking lot to the west is directed to the backyard on site.
4. Provide top and bottom of curb elevations at each corner in the proposed parking lot.
5. Provide catch basins at all junctions and change in direction of the proposed storm drainage pipes.
6. Provide more detail for the concrete backfill versus crushed stone backfill for the detention system.

27. The Rockland County Department of Health reviewed the information and offered the following comment;

- Application is to be made to RCDOH for review of the stormwater management system for compliance with the County Mosquito Code.

28. The Site Plan shall be corrected to note the site is located at 39 South William Street, not 29.

29. The plan shall note that there is only one (1) garage door on the front elevation.

TOWN CLERK'S OFFICE
2024 JAN 31 P 1:46
TOWN OF ORANGETOWN

Town of Orangetown Planning Board Decision
January 10, 2024
Page 10 of 12

30. The following agencies do not object to the Town of Orangetown Planning Board assuming responsibilities of lead agency for SEQRA purposes:

- Town of Orangetown Zoning Board of Appeals
- Rockland County Health Department
- Rockland County Sewer District No. 1
- Rockland County Department of Planning
- Rockland County Department of Highways
- Rockland County Drainage Agency

31. The applicant shall comply with all pertinent items in the Guide to the Preparation of Site Plans and Board Decision prior to signing the final plans.

32. All reviews and approvals from various governmental agencies must be obtained prior to stamping of the Site Plan.

33. All of the conditions of this decision, shall be binding upon the owner of the subject property, its successors and /or assigns, including the requirement to maintain the property in accordance with the conditions of this decision and the requirement, if any, to install improvements pursuant to Town Code §21A-9. Failure to abide by the conditions of this decision as set forth herein shall be considered a violation of Site Plan Approval pursuant to Town Code §21A-4.

34. TREE PROTECTION: The following note shall be placed on the Site Plan: The Tree Protection and Preservation Guidelines adopted pursuant to Section 21-24 of the Land Development Regulations of the Town of Orangetown will be implemented in order to protect and preserve both individual specimen trees and buffer area with many trees. Steps that will be taken to reserve and protect existing trees to remain are as follows:

- a. No construction equipment shall be parked under the tree canopy.
- b. There will be no excavation or stockpiling of earth underneath the trees.
- c. Trees designated to be preserved shall be marked conspicuously on all sides at a 5 to 10-foot height.
- d. The Tree Protection Zone for trees designated to be preserved will be established by one of the following methods:
 - One (1) foot radius from trunk per inch DBH
 - Drip line of the Tree Canopy. The method chosen should be based on providing the maximum protection zone possible. A barrier of snow fence or equal is to be placed and maintained one yard beyond the established tree protection zone. If it is agreed that the tree protection zone of a selected tree must be violated, one of the following methods must be employed to mitigate the impact:

TOWN CLERK'S OFFICE
2024 JAN 31 P 1:46
TOWN OF ORANGETOWN

Town of Orangetown Planning Board Decision
January 10, 2024
Page 11 of 12

Continuation of Condition #34...

- Light to Heavy Impacts – Minimum of eight inches of wood chips installed in the area to be protected. Chips shall be removed upon completion of work.
 - Light Impacts Only – Installation of $\frac{3}{4}$ inch of plywood or boards, or equal over the area to be protected.
- The builder or its agent may not change grade within the tree protection zone of a preserved tree unless such grade change has received final approval from the Planning Board. If the grade level is to be changed more than six (6) inches, trees designated to be preserved shall be welled and/or preserved in a raised bed, with the tree well a radius of three (3) feet larger than the tree canopy.

35. All landscaping shown on the site plans shall be maintained in a vigorous growing condition throughout the duration of the use of this site. Any plants not so maintained shall be replaced with new plants at the beginning of the next immediately following growing season.

36. Prior to the commencement of any site work, including the removal of trees, the applicant shall install the soil erosion and sedimentation control as required by the Planning Board. Prior to the authorization to proceed with any phase of the site work, the Town of Orangetown Department of Environmental Management and Engineering (DEME) shall inspect the installation of all required soil erosion and sedimentation control measures. The applicant shall contact DEME at least 48 hours in advance for an inspection.

37. The contractor's trailer, if any is proposed, shall be located as approved by the Planning Board.

38. If the applicant, during the course of construction of any required public improvements or private sanitary or storm sewer improvements, encounters such conditions as flood areas, underground water, soft or silty areas, improper drainage, or any other unusual circumstances or conditions that were not foreseen in the original planning, such conditions shall be reported immediately to DEME. The applicant (or the applicant's engineer) shall submit their recommendations as to the special treatment or design modification to be given such areas to secure adequate, permanent and satisfactory construction. DEME shall investigate the condition(s), and shall either approve the applicant's (applicants' engineer's) recommendations to correct the condition(s), or order a modification thereof. In the event of the applicant's (applicants engineer's) disagreement with the decision of DEME, or in the event of a significant change resulting to the subdivision plan or site plan or any change that involves a wetland regulated area, the matter shall be decided by the agency with jurisdiction in that area (i.e. Federal Wetlands - U.S. Army Corps of Engineers).

TOWN CLERK'S OFFICE
2024 JAN 31 P 1:49
TOWN OF ORANGETOWN

Town of Orangetown Planning Board Decision
January 10, 2024
Page 12 of 12

- 39.** Permanent vegetation cover of disturbed areas shall be established on the site within thirty (30) days of the completion of construction.
- 40.** Prior (at least 14 days) to the placing of any road sub-base, the applicant shall provide the Town of Orangetown Superintendent of Highways and DEMA with a plan and profile of the graded road to be paved in order that these departments may review the drawings conformance to the approved construction plans and the Town Street Specifications
- 41.** The Planning Board shall retain jurisdiction over lighting, landscaping, signs and refuse control.

The foregoing Resolution was made and moved by Andrew Andrews and seconded Lisa DeFeciani and carried as follows: Thomas Warren – Chairman, absent; Denise Lenihan, aye; Michael Mandel-Vice Chairman, aye; Kevin Farry, aye; Michael McCrory, aye; Lisa DeFeciani, aye and Andrew Andrews, aye.

The Clerk to the Board is hereby authorized, directed and empowered to sign this **DECISION** and file a certified copy in the Office of the Town Clerk and the Office of the Planning Board.

Dated: January 10, 2024
Cheryl Coopersmith
Town of Orangetown



TOWN CLERK'S OFFICE
2024 JAN 31 P 1:49
TOWN OF ORANGETOWN

**State Environment al Quality Review Regulations
NEGATIVE DECLARATION
Notice of Determination of Non-Significance**

**PB #23-46: 39 South William Street Site Plan Permit #BLDC-2402-22
Preliminary Site Plan Approval Subject to Conditions
Neg. Dec.**

**Town of Orangetown Planning Board Decision
January 10, 2024**

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Regulation) of the Environmental Conservation Law.

The PLANNING BOARD, TOWN OF ORANGETOWN, as Lead Agency, has determined that the proposed action described below will not have a significant impact on the environment and a Draft Environmental Impact Statement will not be prepared.

NAME OF ACTION: 39 South William Street Site Plan

SEQR STATUS: Type I _____ Unlisted XXXXXX

CONDITIONED NEGATIVE DECLARATION: Yes _____ No XXXXXX

DESCRIPTION OF ACTION: Preliminary Site Plan Approval Subject to Conditions

LOCATION: The site is located at 39 William Street, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.20, Block 1, Lot 30.2 in the CS zoning district.

REASONS SUPPORTING THIS DETERMINATION:

The Orangetown Planning Board, as Lead Agency, determined that the proposed action will not have a significant impact on the environment and a Draft Environmental Impact Statement (DEIS) will not be prepared. The reasons supporting this determination are as follows:

The project will not have a significant impact upon the environment and a DEIS need not be prepared because the proposed action does not significantly affect air quality, surface or ground water quality, noise levels or existing external traffic patterns. In addition, it will have no impact upon the aesthetic, agricultural or cultural resources of the neighborhood. No vegetation, fauna or wildlife species will be affected as a result of this proposed action. The proposed action is consistent with the Town of Orangetown Master Plan and will not have any adverse economic or social impacts upon the Town or its businesses or residences.

If Conditioned Negative Declaration, the specific mitigation is provided on an attachment.

For Further Information contact:

Office of Building, Zoning and Planning
Administration and Enforcement
Town of Orangetown
20 Greenbush Road, Orangeburg, NY 10962
Telephone Number: 845-359-5100

For Type I Actions and Conditioned Negative Declarations, a copy of this notice is sent: - Commissioner, New York State Department of Environmental Conservation, - Region 3 Headquarters, NYSDEC, - Town Supervisor, Applicant, Involved Agencies

TOWN CLERK'S OFFICE

2024 JAN 31 P 1:46

TOWN OF ORANGETOWN

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL STATE, MUNICIPAL, LOCAL ZONING AND THE 2020 BUILDING CODE OF NYS, FIRE CODE OF NEW YORK STATE, THE 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE ETC., AND THE TOWN HAVING JURISDICTION LAWS.
2. DO NOT SCALE THE DRAWING. FOLLOW DIMENSION ONLY.
3. ALL CONTRACTORS AND SUBCONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH THE PROJECT THROUGH INSPECTION OF THE SITE AND THE DRAWINGS SO AS TO THOROUGHLY UNDERSTAND THE DRAWINGS. ANY AND ALL DISCREPANCIES AND OMISSIONS SHALL BE REPORTED TO THE ARCHITECT PRIOR TO COMMENCEMENT OF ANY WORK. IT IS THE RESPONSIBILITY OF THE CONTRACTOR OR SUBCONTRACTOR AS MAY APPLY, IT IS RESPONSIBILITY OF THE CONTRACTOR OR SUBCONTRACTOR AS MAY APPLY TO ENSURE THAT DISCREPANCIES OR OMISSIONS ARE REPORTED AND CLARIFICATION OBTAINED FROM THE ARCHITECT PRIOR TO WORK BEING DONE. ANY WORK THAT PROCEEDS OTHERWISE SHALL BE, IF INCORRECTLY PERFORMED, REPLACED OR REPAIRED WITH THE COST FOR SAME BEING BORNE BY THE CONTRACTOR OR SUBCONTRACTOR.
4. ARCHITECT HAS BEEN RETAINED FOR DESIGN PURPOSES ONLY. ARCHITECT AS NOT BEEN RETAINED FOR CONSTRUCTION INSPECTION SERVICES OR FOR APPROVAL OF SHOP DRAWINGS, OR FOR ANY BUILDING PROCEDURES. ARCHITECT IS NOT RESPONSIBLE FOR ANY ELECTRICAL OR MECHANICAL SYSTEMS RELATED TO THIS CONSTRUCTION. HIS RESPONSIBILITY IS STRICTLY LIMITED TO THE CONTENTS OF THESE WORKING DRAWINGS AND THEIR RELATED SPECIFICATIONS ONLY. ANY DEVIATIONS FROM THESE PLANS REMOVES ANY RESPONSIBILITY OF THE ARCHITECT IN ENTIRETY TO THAT OF THESE PLANS.
5. PLANS ARE BASED ON SITE SURVEY GIVING TO THE ARCHITECT BY THE OWNER. THEY SHALL BE REVIEWED BY A LICENSED ENGINEER OR SURVEYOR WHO SHALL VERIFY ALL SETBACKS AND BUILDING LINES PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL NOT COMMENCE THE ERECTION, CONSTRUCTION, ENLARGEMENT, ALTERATION, REMOVAL, IMPROVEMENT, DEMOLITION OR CONVERSION OF ANY BUILDING OR STRUCTURE OR CAUSE THE SAME TO BE DONE, WITHOUT FIRST OBTAINING A SEPARATE BUILDING PERMIT.
7. CONTRACTOR SHALL BE PROVIDE RESPONSIBLE FOR THE PERMIT; FEES AND COSTS INCURRED RELATED TO THE WORK OF THE CONTRACT. CONTRACTOR WILL BE KNOWLEDGE TO REQUIRED THE INSPECTIONS AND REQUEST AN INSPECTION FOR ALL WORK PHASE COMPLETED AS REQUIRED.
8. CONTRACTOR OR ANY SUBCONTRACTOR DOING ANY WORK UNDER THIS CONTRACT SHALL CARRY LIABILITY AND PROPERTY DAMAGE INSURANCE AGAINST ACCIDENTS OF ALL KINDS AND SHALL FURNISH OWNER WITH CERTIFICATES OF INSURANCES AND WORKMAN'S COMPENSATION INSURANCE AS IT IS REQUIRED TO PERFORM THE WORK BY THE LOCAL AND STATE FEDERAL SAFETY LAWS.
9. ALL CONTRACTORS SHALL BE PERFORMED IN A FIRST CLASS WORKMANLIKE MANNER, MATCHING AND JOINING ALL SURFACES WHERE APPLICABLE TO AFFORD A FINISHED NEAT APPEARANCE. CONTRACTOR SHALL CLEAN ALL SURFACES FREE OF DIRT AND RESIDUE CAUSED BY DEBRIS FROM ALL INSTALLATION TECHNIQUES OF THE TRADE ALL ADJACENT SURFACES TO THEIR WORK SHALL BE LEFT AS THEY APPEAR PRIOR TO COMMENCEMENT OF THE CONTRACTOR'S WORK TO BE DONE. THE CONTRACTOR SHALL BE PROTECTED ALL ADJACENT SURFACES DURING THE COURSE OF THE WORK.
10. ALL PLUMBING WORK SHALL BE PERFORMED BY A LICENSED PLUMBER, AND SHALL BE SUBJECT TO INSPECTION BY THE MUNICIPALITY OR INSPECTIONS OF WATER SERVICE OR HEATING SHALL BE PERMITTED WITHOUT PRIOR APPROVAL FROM THE OWNER.
11. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN AND SHALL CONFORM TO NFPA 70 (THE NATIONAL ELECTRICAL CODE), LATEST EDITION, AND THE LOCAL UTILITY COMPANY, AND SHALL BE SUBJECT TO INSPECTION AND CERTIFICATION BY THE NEW YORK BOARD OF FIRE UNDERWRITERS, OR EQUAL NOT INTERIORS TO ELECTRICAL SERVICE DUE TO THE CONSTRUCTION OPERATIONS SHALL BE REPORTED WITHOUT PRIOR APPROVAL FROM THE OWNER.
12. ALL WORK INDICATED IN THESE PLANS AND SPECIFICATIONS, TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGMENT, ARE IN COMPLIANCE WITH THE NY STATE CODES.

- SITE WORK**
- REMOVAL OF DEBRIS; SUBGRADING REQUIREMENTS. ALL DEBRIS FROM BOTH LAND CLEARING AND BUILDING OPERATIONS SHALL BE LEGALLY REMOVED FROM THE SITE. ALL SITE WORK WILL BE SPECIFIED BY THE SITE PLANNER ENGINEER OR OTHERWISE WILL BE SPECIFIED ON THEIR PLANS. ALL WORK COMPLETED OR OTHERWISE, SHALL BE PROPERLY PROTECTED AT ALL TIMES. CONTRACTOR SHALL FOLLOW ALL ACCEPTED METHODS OF SAFETY PRACTICE AND PROVIDE ALL FENCES, BARRICADES, ETC., AS MAY BE NEEDED TO PROTECT LIFE AND PROPERTY AND AS MAY BE REQD. BY AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT, INCLUDING ALL PUBLIC AND/OR PRIVATE AGENCIES. THE CONTRACTOR FOR GENERAL CONSTRUCTION SHALL COORDINATE HIS OPERATIONS WITH THE OWNER, ENSURING PROPER PHASING OF THE WORK. THE CONTRACTOR FOR GENERAL CONSTRUCTION SHALL BE RESPONSIBLE FOR COORDINATING ALL TRADES.

GYPSTUM BOARD PANELS AND FIRE PARTITION NOTES

1. FOR ALL FIRE RATED PARTITION ASSEMBLIES: OBTAIN AND FULLY CONFORM TO DESIGN REQUIREMENTS FOR EACH PARTITION ASSEMBLY IN THE LATEST EDITION OF UNDERWRITERS LABORATORIES, INC., FIRE RESISTANCE DIRECTORY, OR THE GYPSUM ASSOCIATION FIRE RESISTANCE MANUAL.
2. METALLIC OUTLETS OR SWITCH BOXES LOCATED ON OPPOSITE SIDES OF WALLS OR PARTITIONS SHALL BE SEPARATED BY A MINIMUM HORIZONTAL DISTANCE OF 24 INCHES. CAULK AROUND BOX TO PREVENT SOUND LEAKAGE. IF LESS THAN TWO STUD BAYS, USE "CLAY-PACKS" OR "PADDY PACKS" ON BACK OF RECEPTACLES.
3. REFER TO FINISH SCHEDULE, INTERIOR ELEVATIONS, AND ARCHITECTURAL WOODWORK DETAILS FOR WALL FINISHES AND WALL-HUNG PARTITION BLOCKING INFORMATION.
4. USE TYPE X GYPSUM WALLBOARD (TYP) EXCEPT WHERE TYPE C IS SPECIFIED @ RATED PARTITIONS.
5. STUD SIZES OR FIRE RETARDANT FIRE WOOD ARE MINIMUMS BASED ON TESTED ASSEMBLIES. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR ACTUAL STUD SIZES. REFER TO STRUCTURAL PLANS FOR STUD SPACING AT BEARING WALLS.
6. ACOUSTIC PARTITIONS ARE IDENTIFIED AS SUCH AND THEREFORE ALL MECHANICAL AND ELECTRICAL PENETRATIONS REQUIRE ACOUSTIC PROVISIONS AS SHOWN ON THE MECHANICAL/ELECTRICAL DETAILS.
7. ALL PENETRATIONS OF PARTITIONS, WALLS, SOFFIT, ETC. ARE TO BE APPROPRIATELY SEALED, CASKETS, OR DAMPENED AS REQUIRED TO MAINTAIN DESIGNATED FIRE RATING. PROVIDE UL APPROVED FIRE-STOPPING FOR ALL RATED CONSTRUCTION.
8. PARTITION SCHEDULE IS A REFERENCE TO MATERIALS AND BASIC CONSTRUCTION WALL SECTIONS AND OTHER DETAILS TAKE PRECEDENCE FOR SPECIFIC CONSTRUCTION.
9. PROVIDE SOUND ATTENUATION INSULATION FOR FULL WALL HEIGHT AROUND ALL PLUMBING WASTE LINES.
10. WALLS BETWEEN RETAIL SPACES, AND CAULK PERIMETER BOTH SIDES CORRIDORS.
11. PROVIDE WATER RESISTANT GMB "GREEN BOARD" AT ALL BATHS, JANITOR CLOSETS AND ROOMS PRONE TO WATER DAMAGE.
12. FIRESTOP STUDS WHERE REQUIRED FOR SPOOFY FIRE RESISTANT ASSEMBLIES.

FIRE SAFETY

BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2020 FIRE CODE OF NEW YORK STATE AND THE 2020 INTERNATIONAL FIRE CODE. SECTION 302, FIRE RESISTANT CONSTRUCTION. 2015 INTERNATIONAL FIRE CODE.

ELECTRICAL

BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH PROVISIONS OF THE 2020 NATIONAL ELECTRICAL CODE (NEC) AND THE 2020 INTERNATIONAL FIRE CODE. ALL WORK SHALL COMPLY WITH REGULATION OF THE NATIONAL BOARD OF FIRE UNDERWRITERS AND LOCAL ORDINANCES. ALL MATERIALS SHALL BE NEW HIGH GRADE, AND SUITABLE AND INSTALLED WITH GOOD QUALITY WORKMANSHIP PROVIDE OUTLETS, FIXTURES AND SWITCHES AS REQD. BY CODE.

2. AFTER COMPLETE CONNECTIONS AND INSTALLATION OF ALL THE EQUIPMENT AND APPLIANCES, TEST ALL WORK AND EQUIPMENT AS REQUIRED BY AUTHORITIES HAVING JURISDICTION. FURNISH ALL NECESSARY EQUIPMENT, PERSONNEL, AND ELECTRICAL POWER. TEST THE ENTIRE INSTALLATION FOR SHORTS, GROUNDING, AND OPEN CIRCUITS, AND CORRECT ALL DEFECTS BEFORE ACCEPTANCE OF THE WORK. ALL WORK SHALL BE DEMONSTRATED TO BE IN PROPER OPERATING CONDITION TO THE COMPLETE SATISFACTION OF THE ARCHITECT. INSTRUCT THE OWNER IN THE CARE AND OPERATION OF ALL APPARATUS AND EQUIPMENT FORMING THE INSTALLATION.

SMOKE DETECTORS-CARBON MONOXIDE-FIRE ALARM

3. AS PER SECTION 907.2.1.3.1 AUTOMATIC SMOKE DETECTION. AUTOMATIC SMOKE DETECTION ON HIGH RISE BUILDING SHALL BE IN ACCORDANCE WITH SECTION 907.2.1.3.1. DETECTORS SHALL BE CONNECTED TO AN AUTOMATIC FIRE ALARM SYSTEM. THE ACTIVATION OF ANY DETECTOR REQUIRED BY THIS SHALL ACTIVATED THE EMERGENCY VOICE ALARM COMMUNICATION SYSTEM. SMOKE DETECTORS SHALL BE LOCATED IN EACH MECHANICAL EQUIPMENT, ELECTRICAL TRANSFORMER, TELEPHONE EQUIPMENT FOR SIMILAR ROOM THAT IS NOT PROVIDED WITH SPRINKLERS PROTECTION IN EACH ELEVATOR MACHINE ROOM, MACHINERY SPACE, CONTROL ROOM, AND CONTROL SPACE.

MANUAL FIRE ALARM BOXES IS REQUIRED SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 907.2.1.1 THROUGHOUT 907.2.6. MANUAL FIRE ALARM BOXES SHALL BE LOCATED NO MORE THAN 5 FT. FROM THE ENTRANCE OF EACH EXIT; AND NOT MORE THAN 48 IN MEASUREMENT VERTICALLY FROM THE FLOOR LEVEL; COLOR SHALL BE RED A PERMANENT SIGN SHALL BE INSTALLED ADJACENT TO EACH MANUAL FIRE ALARM BOX WHEN ARE NOT MONITORED THAT READS: "FIRE ALARM SOUNDS CALL FIRE DEPARTMENT."

1. ELECTRICAL WORK SHALL COMPLY WITH "PART VII-ELECTRICAL" OF THE 2003 RESIDENTIAL CODE OF NYS. ELECTRICAL SYSTEMS, EQUIPMENTS OR COMPONENTS AS WELL AS ALTERNATIVE METHODS AND MATERIALS OF CONSTRUCTION NOT COVERED UNDER THIS CODE SHALL COMPLY WITH APPLICABLE PROVISIONS OF NFPA 70, ELECTRICAL MATERIALS, COMPONENTS, DEVICES, FIXTURES AND EQUIPMENTS SHALL BE LISTED FOR THE APPLICATION, BEARING THE LABEL OF AN APPROVED AGENCY AND SHALL BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS. ELECTRICAL WORK SHALL BE INSPECTED BY LOCAL CODE OFFICIAL HAVING JURISDICTION AS WELL AS INSPECTORS FOR RELATED AGENCIES SUCH AS THE NATIONAL BOARD OF FIRE UNDERWRITERS WHICH HAVE BEEN APPROVED BY THE STATE AND LOCAL MUNICIPALITY.

2. PLUMBING SYSTEMS SHALL COMPLY WITH "PART VII-PLUMBING" OF THE 2003 RESIDENTIAL CODE OF NYS. ALL METHODS, MATERIAL AND INSTALLATIONS SHALL BE INSPECTED AND APPROVED BY THE LOCAL BUILDING DEPARTMENT. WHERE SANITARY AND SUPPLY SYSTEMS ARE BY SUPPLY OR WELL IN LIEU OF PUBLIC SERVICES, DESIGN AND INSTALLATION OF THESE SYSTEMS SHALL BE APPROVED BY THE LOCAL BOARD OF HEALTH AS WELL AS THE LOCAL BUILDING DEPARTMENT NOTIFIED FOR REVIEW AND REDESIGN, IF NECESSARY PRIOR TO POURING OF FOOTING.

FRAMING LAMBER: ALL LUMBER MATERIALS USED IN THE BUILDING SHALL BE GOOD, SOUND DRY MATERIAL FREE FROM ROT, LARGE AND LOOSE KNOTS, SHAKES AND OTHER IMPERFECTIONS WHEREBY THE STRENGTH MAYBE IMPAIRED AND OF SIZES INDICATED ON DRAWINGS. STUDS, SILLIS, POSTS, LINTELS AND RAFTERS SHALL BE SPF (95% MAX. MOISTURE CONTENT) ALLOWING 6% NO. 1 GRADE AND 95% NO. 2 GRADE, EXCEPT IF NOTED OTHERWISE HEREINAFTER IN THIS SPEC OR ON DRAWINGS. THE MINIMUM UNIT STRESS OF SPF IS:

- FIBER STRESS (FB) 1,100 PSI
- HORIZONTAL SHEAR (FV) 135 PSI
- MODULUS OF ELASTICITY 1,600,000 PSI

BUILDER MAY SUBSTITUTE HEM FIR OR DOUG FIR NO. 1 & 2 COMMON IN LIEU OF SPF FOR ALL SPANS. SIZE AND SPACING O.C. REMAIN THE SAME CALCD DESIGN LOADS (ADD 10 PSF DEAD LOAD ALL SPANS).

- LIVING AREA.....40 PSF
- SLEEPING AREAS.....20 PSF
- ATTICS W/ FLOOR OR PULL DOWN STAIRS.....20 PSF
- ATTICS W/ STORAGE.....20 PSF
- ATTICS W/O STORAGE.....10 PSF
- ROOF SLOPE (ON OR LESS)
- GROUND SNOW LOAD.....45 PSF (20 ROCKLAND, 35 ORANGE)
- DECKS.....40 PSF

3. DOUBLE JOISTS UNDER ALL PARTITIONS RUNNING PARALLEL WITH SPANS AND AROUND ALL FLOOR OPENINGS. DOUBLE ALL STUDS AROUND ALL OPENINGS. ONE ROW OF SOLID BRIDGING AT MIDHEIGHT OF ALL INTERIOR BEARING WALLS AND ALL WALLS 9'-0" OR HIGHER INTERIOR/EXTERIOR BEARING AND NON-BEARING.

4. ALL WALL OPENINGS GREATER THAN 6" SHALL HAVE DOUBLE JACK STUDS. ALL SOLID STUDS SHALL HAVE SOLID BLOCKING UNDERNATH.

5. FIRE BLOCKING PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (VERTICAL & HORIZONTAL) AND FORM EFFECTIVE FIRE BARRIER BETWEEN STORIES, BETWEEN TOP STORIES AND ROOF SPACES INCLUDING THE FOLLOWING:

- CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES AT CEILING AND FLOOR LEVELS AS WELL AS HORIZONTAL FIRE RATED W/ SPACES.
- BETWEEN JOISTS AND ABOVE GRIDDS, AT INTERCONNECTIONS BETWEEN VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILING AND COVE CEILING.
- CONCEALED SPACES BETWEEN STAIR STRINGER AT THE TOP AND BOTTOM OF RUN.
- OPENINGS ABOVE VENTS, PIPES AND FITS AT CEILING AND FLOOR LEVELS SHALL RESIST FREE PASSAGE OF FLAME AND PRODUCT OF COMBUSTION.
- FIREBLOCK CHIMNEYS AND FIREPLACES AS PER SECTION R 1001A.

6. ALL GYPSUM BOARDS SHALL BE SCREWED ON CEILING AND OR NAILED TO WALL, RECEIVE THREE COATS OF SPACKLE Sanded TO SMOOTH FINISH AND TO RECEIVE THREE COATS OF SPACKLE TO SMOOTH FINISH AND TO RECEIVE TWO COATS OF PAINT. FIRE RATED WALLS TO RECEIVE 5" TYPE "X" SHEETROCK.

7. FLOORING, TRIM, CLOSET SHELVING, CABINETS, APPLIANCES, FIXTURES, HARDWARE, ETC. SHALL BE SELECTED BY OWNER OR BUILDER AND INSTALLED BY BUILDER IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.

8. WINDOWS SHALL BE THE SIZE, TYPE AND MANUFACTURER AS INDICATED ON THE PLANS. OPTIONS SUCH AS SCREENS, GLAZING, GRILLES, COLORS, ETC. SHALL BE SELECTED BY OWNER AND/OR BUILDER PRIOR TO CONSTRUCTION. ALL WINDOWS IN HABITABLE SPACES SHALL MEET COMBUSTION RISK REQUIREMENTS: 5'-5" FT. NET CLEAR OPENING FOR THE SECOND FLOOR BEDROOMS AND 5'-0" FT. FOR GRADE FLOOR WITH THE MINIMUM NET HEIGHT OF 24" AND NET WIDTH OF 20" CLEAR. ALL WINDOWS SHALL HAVE INSULATING GLASS.

9. ALL EXTERIOR OPENINGS SHALL BE PROPERLY FLASHED, CALKED, WEATHER STRIPPED OR OTHERWISE SEALED.

10. ALL DOORS SHALL BE 6'-8" HIGH UNLESS OTHERWISE NOTED. ALL EXTERIOR DOOR AND SADDLES TO BE WATERPROOFED AND WEATHER STRIPPED.

11. GUTTERS AND DOWNSPOUTS SHALL BE INSTALLED AS REQUIRED WITH POSITIVE OUTFLOW.

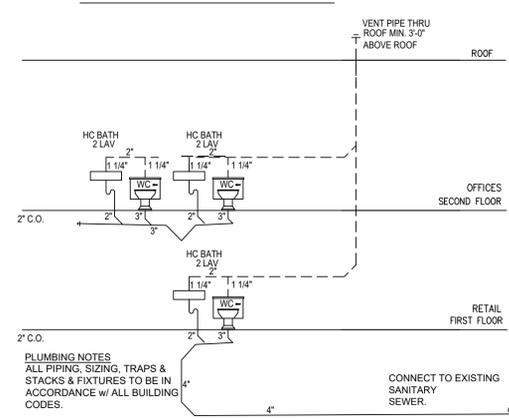
12. ALL SMOKE DETECTORS TO BE ELECTRICALLY INTERCONNECTED WITH BATTERY BACK-UP.

13. HEATING SYSTEM TO BE PROPERLY DESIGNED, INSTALLED AND ADJUSTED TO MAINTAIN 68°F INDOOR TEMP. WHEN OUTDOOR TEMP. IS 1°F OR LESS WITH 20 MPH WIND. TEMPERATURE TO BE MAINTAINED AT A POINT 3'-4" ABOVE THE FLOOR AND 2'-4" IN FROM EXTERIOR WALLS.

GENERAL NOTES:

1. THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH THE 2003 RESIDENTIAL CODE OF NYS AND THE 2003 ENERGY CONSERVATION CODE OF NYS. ALL CONSTRUCTION WORK DERIVED FROM THESE PLANS SHALL COMPLY WITH THE FOREMENTIONED CODES. ALL WORK SHALL ALSO COMPLY WITH ZONING ORDINANCES OF NY AND AS WELL AS ANY ADDITIONAL BUILDING AND FIRE CODE REGULATIONS APPROVED BY NYS DIVISION OF CODE ENFORCEMENT.
2. ARCHITECT AND RELATED CONSULTANTS HAVE NOT BEEN RETAINED FOR THE CONSTRUCTION INSPECTION SERVICES OR FOR THE APPROVAL OF SHOP DRAWINGS. ARCHITECT IS ONLY RESPONSIBLE FOR THESE WORKING DRAWINGS AND THEIR RELATED SPECIFICATIONS. ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY EXISTING STRUCTURE OR ANY UNFORESEEN PROBLEMS PRIOR TO NEW CONSTRUCTION AND/OR DEMOLITION OPERATIONS AND METHODS.
3. CONTRACTOR OR ANY SUBCONTRACTOR DOING ANY WORK UNDER THIS CONTRACT SHALL CARRY LIABILITY AND PROPERTY DAMAGE INSURANCE AGAINST ACCIDENTS OF ALL KINDS AND SHALL FURNISH OWNER WITH CERTIFICATES OF INSURANCES.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL DIMENSIONS ON THESE PLANS AGAINST FIELD CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT. ALL DIMENSIONS AND LOCATIONS AS INDICATED ON THE DRAWINGS SHALL BE CONSIDERED AS REASONABLY CORRECT BUT SHALL BE UNDERSTOOD THAT THEY ARE SUBJECT TO MODIFICATIONS AS MAY BE NECESSARY OR DESIRABLE AT THE TIME OF INSTALLATION TO MEET ANY UNFORESEEN OR OTHER CONDITIONS.
5. CONTRACTOR SHALL CHECK ALL EXISTING DOORS AND WINDOWS AFFECTED BY THIS ADDITION, IF ANY ARE BEING REMOVED CONTRACTOR SHALL PATCH WALL AND FLOOR PROPERLY AS REQUIRED TO MATCH EXISTING.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEBRIS RESULTING FROM CONSTRUCTION.

PLUMBING DIAGRAM



- PLUMBING**
1. ALL HEATING WORK TO CONFORM TO THE LOCAL BUILDING CODES; PROVIDE NEW TO 0 DEGREES INTERIOR AS PER N.Y. STATE AND LOCAL CODES.
 2. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ACTUAL DEPTH OF ALL EXISTING SEWERS, STORM DRAINS, WATER MAINS, PIPERS TO ALL NEW CONNECTIONS AND CROSSINGS; VERIFY ACTUAL INVERTS OF SANITARY AND STORM LINES IN ADVANCE
 3. ALL PLUMBING WORK TO CONFORM TO THE LOCAL BUILDING AND HEALTH DEPARTMENT CODES AND SUBJECT TO APPROVAL AND INSPECTION OF SAME. CONNECT WASTE LINES TO HOUSE SEWER LINE.
 4. PROVIDE PLUMBING PIPES AS NECESSARY TO COMPLY WITH CODE & FOR ALL WORKS
 5. CONTRACTOR OR ANY SUBCONTRACTOR WORKING UNDER THIS CONTRACT SHALL CARRY LIABILITY AND PROPERTY DAMAGE INSURANCE, AGAINST ACCIDENTS OF ANY KIND AND TO PROVIDE OWNER WITH CERTIFICATES OF SAID INSURANCE.
 6. PROVIDE AND INSTALL THE WATER, WASTE, VENT AND DRAIN PLUMBING FOR BATHROOMS
 7. ATTACH NEW PLUMBING WASTE, VENT AND DRAIN. INSTALL THE FAUCETS FOR SINK, SHOWER AND TUB. PROVIDE ALL PLUMBING, WASTE, VENT AND DRAIN.
 8. PROVIDE WATER SUPPLY AS REQUIRED BY CODE.

WALL TYPES

1 INTERIOR PARTITION

DETAIL NO	STUD / C.M.U. SIZE	STUD SPC'G.	FIRE RATING	INSU. THK. STC RATING	WALL THK.
1	2 x 4	16" O.C.	N/A	N/A	4 3/4"
1A	2 x 6	16" O.C.	N/A	N/A	6 3/4"

3 RETAIL/RETAIL 2 HOUR RATED - UL DES. U903

DETAIL NO	STUD / C.M.U. SIZE	STUD SPC'G.	FIRE RATING	INSU. THK. STC RATING	WALL THK.
2	2 x 4	16" O.C.	N/A	N/A	6"
2A	2 x 6	16" O.C.	N/A	N/A	8 1/2"

2 FURRED WALL

DETAIL NO	STUD / C.M.U. SIZE	STUD SPC'G.	FIRE RATING	INSU. THK. STC RATING	WALL THK.
5	2 x 4	16" O.C.	N/A	N/A	4 1/8"

4 FLOOR CEILING PARTITION UL DES L511

DETAIL NO	JOIST SIZE	STUD SPC'G.	FIRE RATING	INSU. THK. STC RATING	CLG. THK.
4	2 x 10	EXISTING.	1 HOUR	N/A	12"

WOOD FRAME DETAILS

- 1 FLOOR JOIST - CENTER CUTS
- 2 FLOOR JOIST - END CUTS
- 3 RAFTER / CEILING JOISTS (R802.7.1)
- 4 TOP PLATE FRAMING TO ACCOMMODATE PIPING
- 5 NOTCHING AND BORED HOLE LIMITATIONS FOR EXTERIOR WALLS AND BEARING WALLS
- 6 NOTCHING AND BORED HOLE LIMITATIONS FOR INTERIOR NON-BEARING WALLS

2020 BUILDING CODE OF NYS ANALYSIS		
PEARL RIVER, NY		
B-BUSINESS/STORAGE (SECTION 304 2020 BCNYS)		
	EXISTING USE	PROPOSED
USE AND OCCUPANCY CLASSIFICATION (TABLE 602) HEIGHT & AREA ALLOW	N/A	TYPE VB S (OFFICES) S (STORAGE)
GROUP B AREA GROUP S AREA		2,300 SQ.FT. 2,300 SQ.FT.
NUMBER OF EXITS TABLE 1006.3.3(2)	49 O.L.=ONE EXIT	1 EXIT
OCCUPANT LOAD B S		2300/150 NET=15 2300/300 NET=8
TABLE 1004.5 CORRIDOR WIDTH B S	.30X16=48IN .30X16=24IN	4'-0" MIN.
TRAVEL DISTANCE TABLE 1006.2.1	100LFT	103/52LFT
PATH OF EGRESS TRAVEL DISTANCE 1005.1	0.L<30=75 LFT.	103/52LFT
HEIGHT TB1020.2	36IN	36IN
EXIT WIDTH TB504.3	40LFT N/S	103/52LFT
ENCLOSED EXITS B707	NOT REQUIRED	NOT REQUIRED
FIRE RESISTANCE RATING TABLE 1020.1 -IBC	CORRIDOR WALL=1 INTERIOR WALL=1	CORRIDOR WALL=1 INTERIOR WALL=1
FIRE ALARM AS PER 907.2.2	ONE REQD.	ONE REQD. EACH
PORTABLE FIRE EXTINGUISH AS PER 906.3(2) 2020 IBC	EA 50LF RATING 10-B	5 FE RATING 10-B
CARBON MONOX. AS PER 915	REQD.	
NOT REQUIRED AUTOMATIC SPRINKLER AS PER 903.2.1.2		
SMOKE DETECTORS AS PER 907.2.1.3 2017 UCS		

Jenny R. Zuniga-Casal ARCHITECT

Jenny R. Zuniga-Casal Architecture LLC

77 Sierra Vista Lane, Valley Cottage, NY, 10989
Tel: 845.598.1613 Fax: 845.512.8290
Email: jzuniga000@msn.com



PROPOSE NEW STRUCTURE

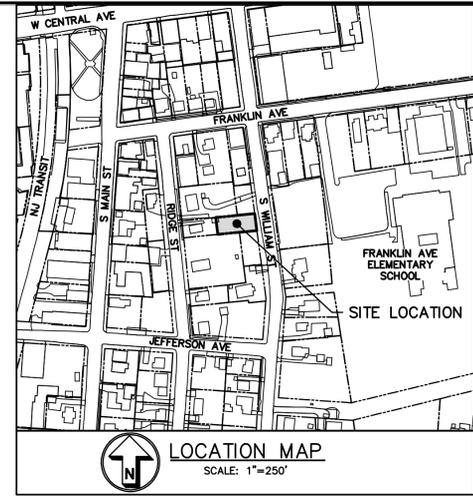
COMMERCIAL SPACE
39 WILLIAMS RD
PEARL RIVER, NY 10965

DRAWING NO.:

CLIMATE ZONE	GROUND SNOW LOAD	WIND DESIGN			SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE			WINTER DESIGN TEMP.	ICE SHIELD UNDERLAYMENT REQUIRED	FLOOD HAZARD	AIR FREEZING INDEX TABLE R403.3(2) (1,500 OR LESS)	MEAN ANNUAL TEMPERATURE		
		SPEED (MPH)	TOP EFFECTS	SPECIAL WIND REGIONS		WEATHERING	FRIGID LINE DEPTH	TERMITES						DECAY	
5	30	115	NO	YES	NO	"C"	SEVERE	42"	MODERATE TO HEAVY	SLIGHT TO MODERATE	6°F	27 TO 34 ONE UNDERLAYMENT	100 YEARS RETURN	576	49.8°F

ISSUED 08-15-22 FOR REVIEW BY OWNER
12-9-22 REVISED AS PER COMMENTS
10-17-23 REVISED AS PER COMMENTS
01-17-24 REVISED AS PER COMMENTS

A-1

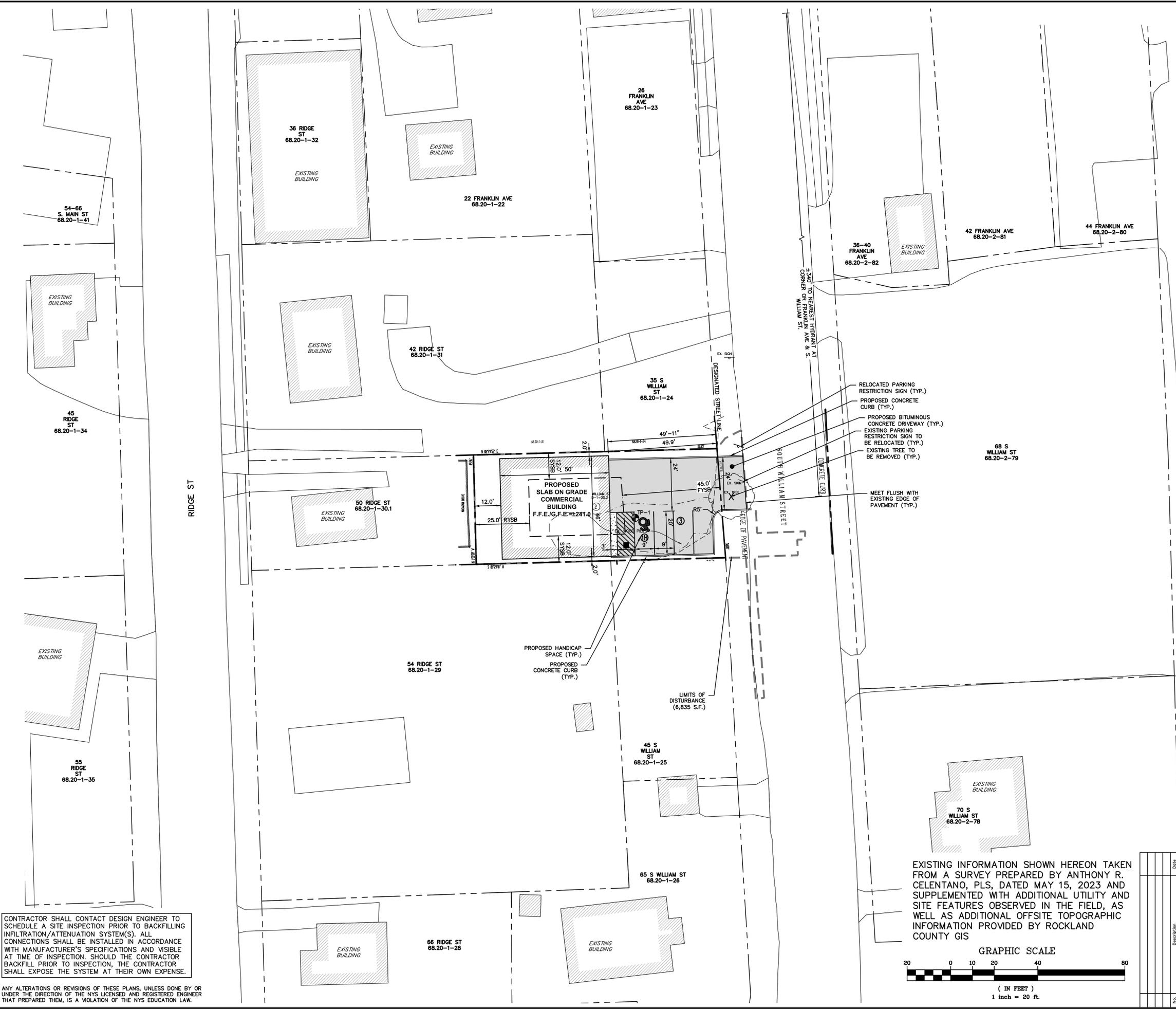


ZONING ANALYSIS TABLE		
SECTIONS: 7.370	DISTRICT:	
BLOCKS: 188	CS Zone - Group CS-FF	
LOTS: 73.1	Required	Provided
REGULATION		
Min. Lot Area (s.f.)	2,500	5,652.0
Max. Floor Area (s.f.)	-	4,600.0
Max. F.A.R.	1.0	0.81
Min. Lot Width (ft.)	25	50.0
Min. Yard Setbacks		
Principal Bldg.		
- Front (ft.)	0 or 45	49.9
- Side (ft.)	0/12	2.0
- Both Sides (ft.)	0/25	4.0
- Rear (ft.)	25	12.0
Height		29.0
	1 foot 4 inches from prop. line for building greater than 22 feet - Required front yards and maximum building heights are subject to Sec. 5.111, with the designated street line.	
	49'-11" x 1'-4" = 66'-6 3/5"	
Parking Required:	Retail/Sales: 1 Space per 200 s.f. Required: 4996/200 = 25 spaces	4 Spaces
Variance Required:		

- PROPERTY NOTES:**
- OWNER: MR. EDWARD O'HARA, 941 MCLEAN AVENUE, YONKERS, NY 10704
 - PROJECT LOCATION: 39 S. WILLIAM STREET
MUNICIPALITY: ORANGETOWN, 10965
SECTION: 68.20 BLOCK: 1 LOT: 30.2

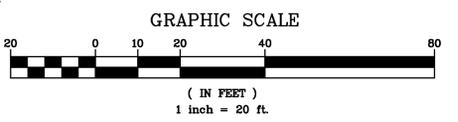
LEGEND

PROPERTY LINE	---
PROPOSED CONCRETE CURB	—
PROPOSED ASPHALT DRIVEWAY	▒
PROPOSED CONCRETE WALKWAY	▒
PROPOSED LIMIT OF DISTURBANCE	---



- RELOCATED PARKING RESTRICTION SIGN (TYP.)
- PROPOSED CONCRETE CURB (TYP.)
- PROPOSED BITUMINOUS CONCRETE DRIVEWAY (TYP.)
- EXISTING PARKING RESTRICTION SIGN TO BE RELOCATED (TYP.)
- EXISTING TREE TO BE REMOVED (TYP.)
- MEET FLUSH WITH EXISTING EDGE OF PAVEMENT (TYP.)

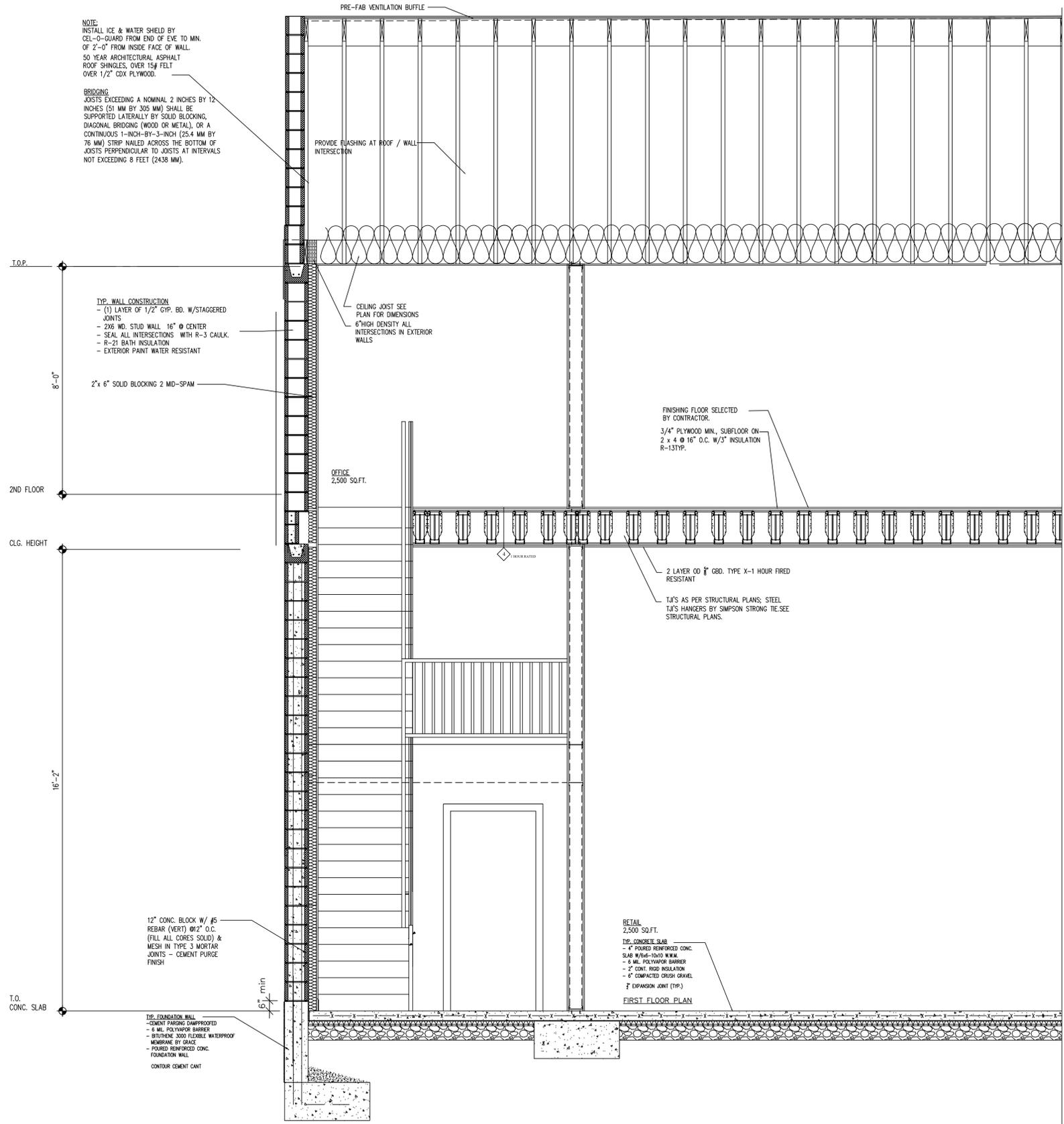
EXISTING INFORMATION SHOWN HEREON TAKEN FROM A SURVEY PREPARED BY ANTHONY R. CELENTANO, PLS, DATED MAY 15, 2023 AND SUPPLEMENTED WITH ADDITIONAL UTILITY AND SITE FEATURES OBSERVED IN THE FIELD, AS WELL AS ADDITIONAL OFFSITE TOPOGRAPHIC INFORMATION PROVIDED BY ROCKLAND COUNTY GIS



CONTRACTOR SHALL CONTACT DESIGN ENGINEER TO SCHEDULE A SITE INSPECTION PRIOR TO BACKFILLING INFILTRATION/ATTENUATION SYSTEM(S). ALL CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND VISIBLE AT TIME OF INSPECTION. SHOULD THE CONTRACTOR BACKFILL PRIOR TO INSPECTION, THE CONTRACTOR SHALL EXPOSE THE SYSTEM AT THEIR OWN EXPENSE.

ANY ALTERATIONS OR REVISIONS OF THESE PLANS, UNLESS DONE BY OR UNDER THE DIRECTION OF THE NYS LICENSED AND REGISTERED ENGINEER THAT PREPARED THEM, IS A VIOLATION OF THE NYS EDUCATION LAW.

THIS PLAN NOT VALID FOR CONSTRUCTION WITHOUT ENGINEER'S SEAL & SIGNATURE	PROJECT: PROPOSED COMMERCIAL BUILDING 39 SOUTH WILLIAM STREET TOWN OF ORANGETOWN ROCKLAND COUNTY - NEW YORK	
	LAYOUT PLAN	
Date: 1/23/24 Scale: 1" = 20' Designed By: D.C. Checked By: M.S. Sheet No. 9	C-2	



NOTE:
 INSTALL ICE & WATER SHIELD BY
 CE-9-GUARD FROM END OF EVE TO MIN.
 OF 2'-0" FROM INSIDE FACE OF WALL.
 50 YEAR ARCHITECTURAL ASPHALT
 ROOF SHINGLES, OVER 15# FELT
 OVER 1/2" CDX PLYWOOD.

BRIDGING
 JOISTS EXCEEDING A NOMINAL 2 INCHES BY 12
 INCHES (51 MM BY 305 MM) SHALL BE
 SUPPORTED LATERALLY BY SOLID BLOCKING,
 DIAGONAL BRIDGING (WOOD OR METAL), OR A
 CONTINUOUS 1-INCH-BY-3-INCH (25.4 MM BY
 76 MM) STRIP NAILED ACROSS THE BOTTOM OF
 JOISTS PERPENDICULAR TO JOISTS AT INTERVALS
 NOT EXCEEDING 8 FEET (2438 MM).

TYP. WALL CONSTRUCTION
 - (1) LAYER OF 1/2" GIP. BD. W/STAGGERED
 JOISTS
 - 2X6 WD. STUD WALL 16" @ CENTER
 - SEAL ALL INTERSECTIONS WITH R-3 CAULK.
 - R-21 BATH INSULATION
 - EXTERIOR PAINT WATER RESISTANT

2' x 6" SOLID BLOCKING 2 MID-SPAN

T.O.P.
 8'-0"
 2ND FLOOR
 C.L.G. HEIGHT
 16'-2"
 T.O. CONC. SLAB

12" CONC. BLOCK W/ #5
 REBAR (VERT) @ 12" O.C.
 (FILL ALL CORES SOLID) &
 MESH IN TYPE 3 MORTAR
 JOINTS - CEMENT PURGE
 FINISH

TYP. FOUNDATION WALL
 - CEMENT FINISH UNPROOFED
 - 6 MIL POLYVAPOR BARRIER
 - 60/100 GIBBONS 3000 FIBRE WATERPROOF
 MEMBRANE BY GRAZE
 - FOUNDED REINFORCED CONC.
 FOUNDATION WALL
 CONTOUR CEMENT CAIT

PRE-FAB VENTILATION BUFFLE
 PROVIDE FLASHING AT ROOF / WALL
 INTERSECTION

CEILING JOIST SEE
 PLAN FOR DIMENSIONS
 6" HIGH DENSITY ALL
 INTERSECTIONS IN EXTERIOR
 WALLS

FINISHING FLOOR SELECTED
 BY CONTRACTOR.
 3/4" PLYWOOD MIN., SUBFLOOR ON
 2 x 4 @ 16" O.C. W/3" INSULATION
 R-13 TYP.

2 LAYER 00 #8 GBD. TYPE X-1 HOUR FIRED
 RESISTANT
 T.J.'S AS PER STRUCTURAL PLANS; STEEL
 T.J.'S HANGERS BY SIMPSON STRONG TIE SEE
 STRUCTURAL PLANS.

RETAIL
 2,500 SQ.FT.
 TYP. CONCRETE SLAB
 - 4" Poured REINFORCED CONC.
 SLAB W/ #4-10@10 W/M
 - 6 MIL POLYVAPOR BARRIER
 - 2" CONT. RIGID INSULATION
 - 6" COMPACTED CRUSH GRAVEL
 2" EXPANSION JOINT (TYP.)
 FIRST FLOOR PLAN

B CROSS SECTION Scale: 3/4"=1'-0"

JOB NO:	222-136
DATE	08/04/22
SCALE	AS NOTED
DRN. BY:	EAA

Jenny R. Zuniga-Casal
 ARCHITECT

Jenny R. Zuniga-Casal Architecture LLC
 77 Sierra Vista Lane, Valley Cottage, NY, 10989
 Tel: 845.598.1613 Fax: 845.512.8290
 Email: jzuniga000@msn.com



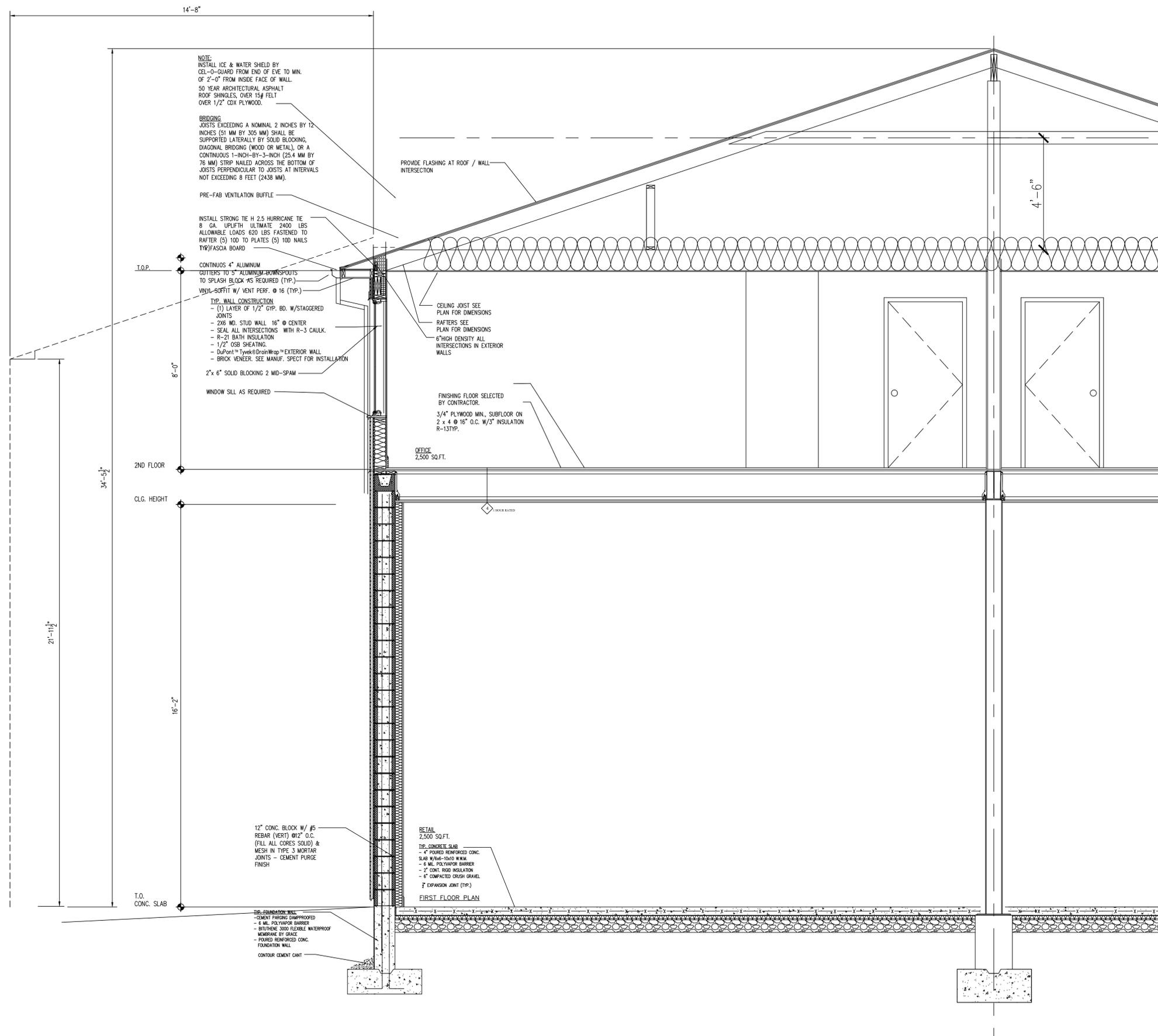
ISSUED
 08-15-22 FOR REVIEW BY OWNER
 12-15-22 REVISED AS PER COMMENTS
 01-12-23 REVISED AS PER COMMENTS
 01-17-24 REVISED AS PER COMMENTS

PROPOSE NEW STRUCTURE

COMMERCIAL SPACE
 39 WILLIAMS RD
 PEARL RIVER, NY 10965

DRAWING NO.:

A-7



NOTE:
INSTALL ICE & WATER SHIELD BY
CEL-GUARD FROM END OF EYE TO MIN.
OF 2'-0" FROM INSIDE FACE OF WALL.
50 YEAR ARCHITECTURAL ASPHALT
ROOF SHINGLES, OVER 15# FELT
OVER 1/2" CDX PLYWOOD.

BRIDGING
JOISTS EXCEEDING A NOMINAL 2 INCHES BY 12
INCHES (51 MM BY 305 MM) SHALL BE
SUPPORTED LATERALLY BY SOLID BLOCKING,
DIAGONAL BRIDGING (WOOD OR METAL), OR A
CONTINUOUS 1-INCH-BY-3-INCH (25.4 MM BY
76 MM) STRIP NAILED ACROSS THE BOTTOM OF
JOISTS PERPENDICULAR TO JOISTS AT INTERVALS
NOT EXCEEDING 8 FEET (2438 MM).

PRE-FAB VENTILATION BUFFLE

INSTALL STRONG TIE H 2.5 HURRICANE TIE
8 GA. UPLIFTH ULTIMATE 2400 LBS
ALLOWABLE LOADS 620 LBS FASTENED TO
RAFTER (5) 100 TO PLATES (5) 100 NAILS
TYR/FASOIA BOARD

CONTINUOUS 4" ALUMINUM
GUTTERS TO 5" ALUMINUM DOWNSPOUTS
TO SPLASH BLOCK AS REQUIRED (TYP.)
VINYL-SOFFIT W/ VENT PERF. Ø 16 (TYP.)

TYP. WALL CONSTRUCTION
- (1) LAYER OF 1/2" GYP. BD. W/STAGGERED
JOINTS
- 2X6 WD. STUD WALL 16" Ø CENTER
- SEAL ALL INTERSECTIONS WITH R-3 CAULK.
- R-21 BATH INSULATION
- 1/2" OSB SHEATHING
- DuPont™ Tyvek® DrainWrap™ EXTERIOR WALL
- BRICK VENEER, SEE MANUF. SPECT FOR INSTALLATION

2" x 6" SOLID BLOCKING 2 MID-SPAN

WINDOW SILL AS REQUIRED

2ND FLOOR

CLG. HEIGHT

T.O. CONC. SLAB

PROVIDE FLASHING AT ROOF / WALL
INTERSECTION

CEILING JOIST SEE
PLAN FOR DIMENSIONS
RAFTERS SEE
PLAN FOR DIMENSIONS
6" HIGH DENSITY ALL
INTERSECTIONS IN EXTERIOR
WALLS

FINISHING FLOOR SELECTED
BY CONTRACTOR.
3/4" PLYWOOD MIN. SUBFLOOR ON
2 x 4 @ 16" O.C. W/3" INSULATION
R-13 TYP.

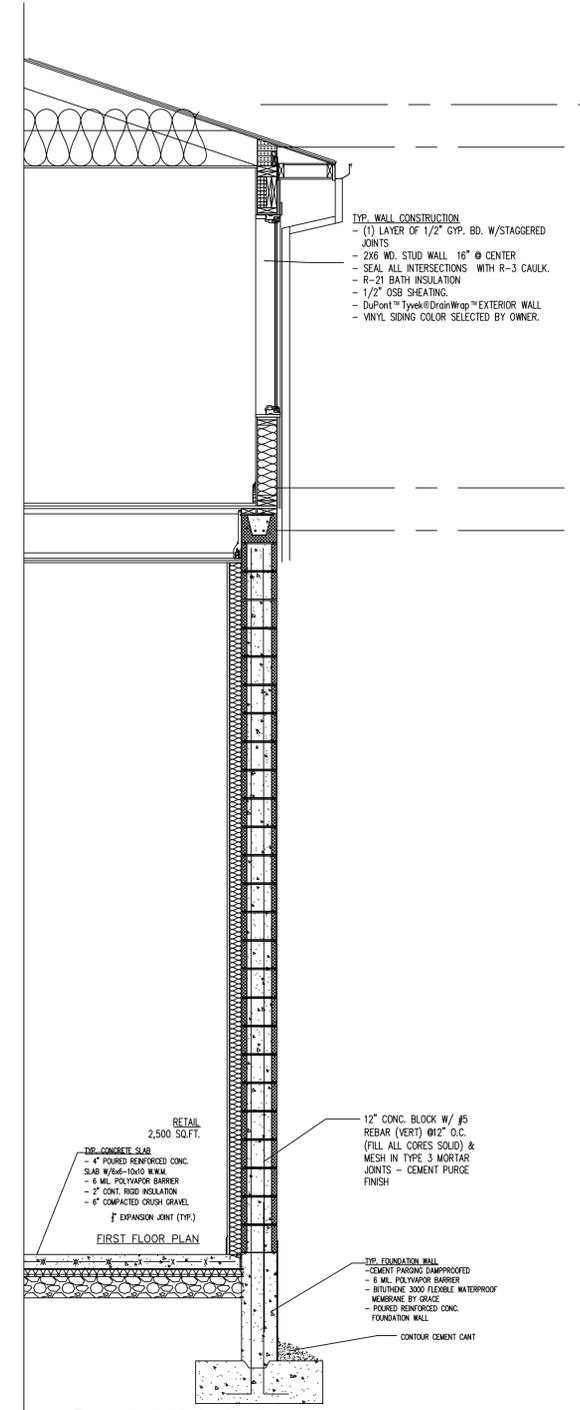
OFFICE
2,500 SQ.FT.

RETAIL
2,500 SQ.FT.

TYP. CONCRETE SLAB
- 4" POURED REINFORCED CONC.
SLAB W/6#-10/10 W/M
- 6 MIL POLYVAPOR BARRIER
- 2" CONT. RIGID INSULATION
- 6" COMPACTED CRUSH GRAVEL
↑ EXPANSION JOINT (TYP.)
FIRST FLOOR PLAN

12" CONC. BLOCK W/ #5
REBAR (VERT) @12" O.C.
(FILL ALL CORES SOLID) &
MESH IN TYPE 3 MORTAR
JOINTS - CEMENT PURGE
FINISH

TYP. FOUNDATION WALL
- CEMENT FINISHING UNAPPROVED
- 6 MIL POLYVAPOR BARRIER
- BITUMENE 3000 FLEXIBLE WATERPROOF
MEMBRANE BY GRAZ
- POURED REINFORCED CONC.
FOUNDATION WALL
CONTOUR CEMENT CANT



TYP. WALL CONSTRUCTION
- (1) LAYER OF 1/2" GYP. BD. W/STAGGERED
JOINTS
- 2X6 WD. STUD WALL 16" Ø CENTER
- SEAL ALL INTERSECTIONS WITH R-3 CAULK.
- R-21 BATH INSULATION
- 1/2" OSB SHEATHING
- DuPont™ Tyvek® DrainWrap™ EXTERIOR WALL
- VINYL SIDING COLOR SELECTED BY OWNER.

RETAIL
2,500 SQ.FT.
TYP. CONCRETE SLAB
- 4" POURED REINFORCED CONC.
SLAB W/6#-10/10 W/M
- 6 MIL POLYVAPOR BARRIER
- 2" CONT. RIGID INSULATION
- 6" COMPACTED CRUSH GRAVEL
↑ EXPANSION JOINT (TYP.)
FIRST FLOOR PLAN

12" CONC. BLOCK W/ #5
REBAR (VERT) @12" O.C.
(FILL ALL CORES SOLID) &
MESH IN TYPE 3 MORTAR
JOINTS - CEMENT PURGE
FINISH

TYP. FOUNDATION WALL
- CEMENT FINISHING UNAPPROVED
- 6 MIL POLYVAPOR BARRIER
- BITUMENE 3000 FLEXIBLE WATERPROOF
MEMBRANE BY GRAZ
- POURED REINFORCED CONC.
FOUNDATION WALL
CONTOUR CEMENT CANT

A CROSS SECTION
Scale: 1/2"=1'-0"

JOB NO:	222-136
DATE	08/04/22
SCALE	AS NOTED
DRN. BY:	EAA

ISSUED:
08-15-22 FOR REVIEW BY OWNER
12-15-22 REVISED AS PER COMMENTS
01-17-24 REVISED AS PER COMMENTS

Jenny R. Zuniga-Casal
ARCHITECT

Jenny R. Zuniga-Casal Architecture LLC
77 Sierra Vista Lane, Valley Cottage, NY, 10989
Tel: 845.598.1613 Fax: 845.512.8290
Email: jzuniga000@msn.com



PROPOSE NEW STRUCTURE

COMMERCIAL SPACE
39 WILLIAMS RD
PEARL RIVER, NY 10965

DRAWING NO.:
A-6

A CROSS SECTION
Scale: 3/4"=1'-0"

CONCRETE BLOCK WALL
INSTALL AND PREPARE AS IT IS
SPECIFIED—SEE ARCHITECTURAL
DRAWINGS.



6 REAR ELEVATION

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

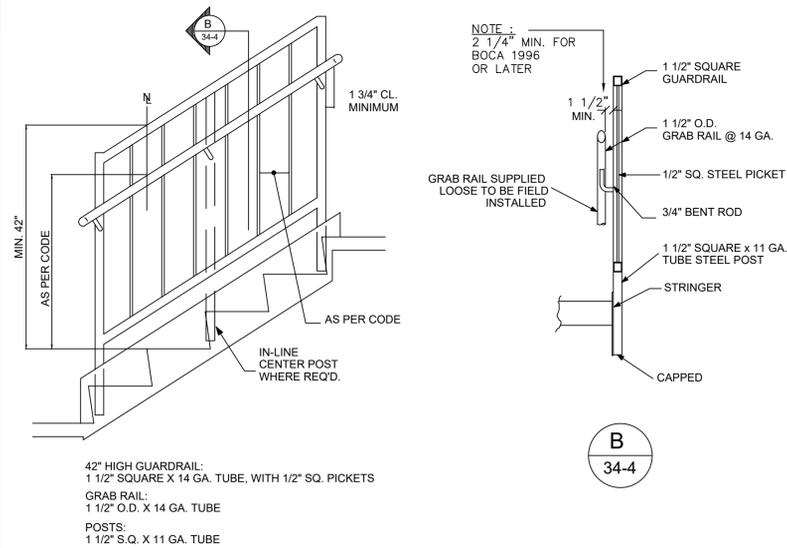
BRICK VENER
STONE SLATE



5 FRONT ELEVATION@ WILLIAMS ST.

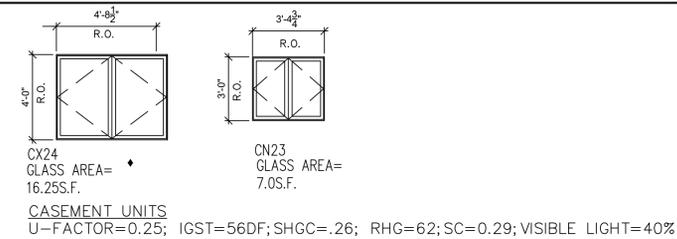
Scale: 1/4"=1'-0"

TYPICAL STAIR DETAIL

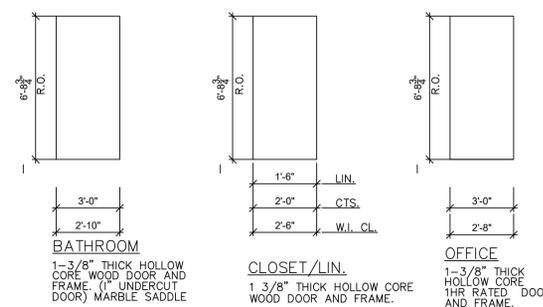


B
34-4

WINDOW SCHEDULE



DOOR SCHEDULE



JOB NO: 222-136
DATE 06/04/22
SCALE AS NOTED
DRN. BY: EAA

ISSUED:
06-15-22 FOR REVIEW BY OWNER
07-27-22 REVISED AS PER COMMENTS
08-17-22 REVISED AS PER PER COMMENTS

Jenny R. Zuniga-Casal
ARCHITECT

Jenny R. Zuniga-Casal Architecture LLC
77 Sierra Vista Lane, Valley Cottage, NY, 10989
Tel: 845.598.1613 Fax: 845.512.8290
Email: jzuniga000@msn.com

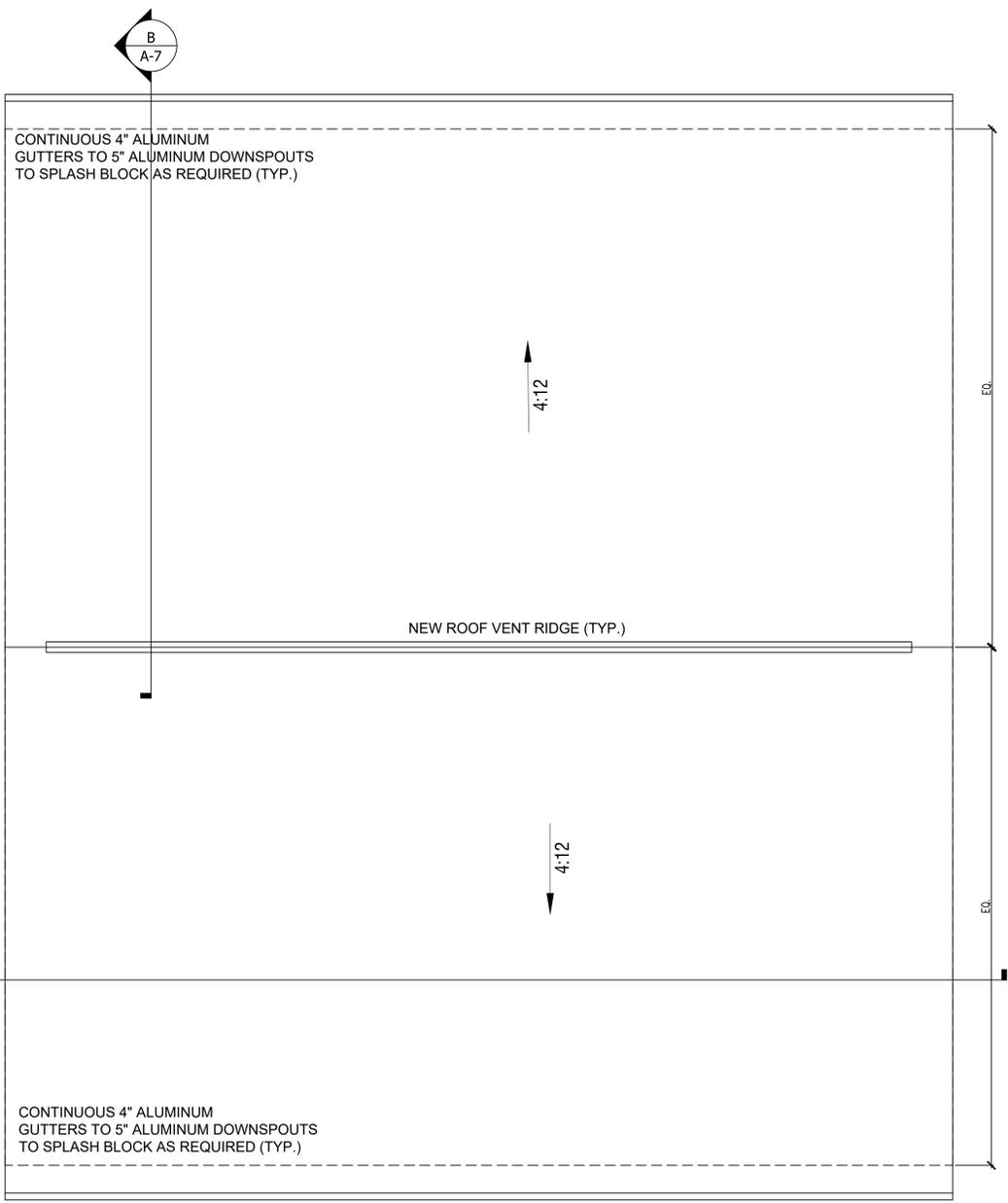


PROPOSE NEW STRUCTURE

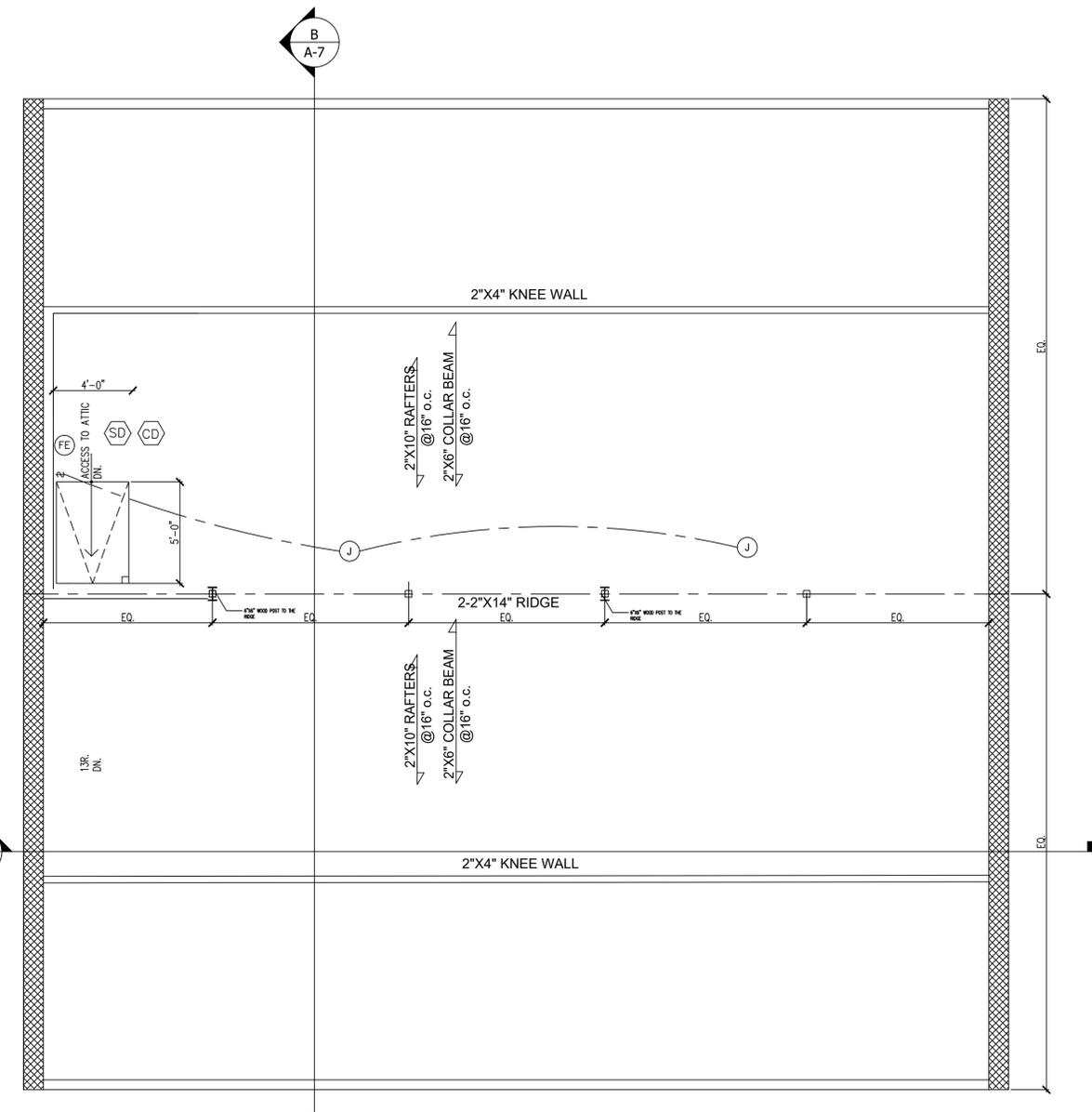
COMMERCIAL SPACE
39 WILLIAMS RD
PEARL RIVER, NY 10965

DRAWING NO.:

A-5



4 ROOF PLAN
Scale: 1/4"=1'-0"



3 ATTIC FLOOR PLAN
Scale: 1/4"=1'-0"

LEGEND

	ELEVATION NUMBER
	DRAWING NUMBER
	DETAIL OR SECTION NUMBER
	DRAWING NUMBER
	CONCRETE
	WALL TO BE REMOVED
	DOOR TO BE REMOVED
	NEW DOOR
	EXISTING WALL TO REMAIN
	NEW WALL
	NEW ROOF

JOB NO:	222-136
DATE:	08/04/22
SCALE:	AS NOTED
DRN. BY:	EAA

ISSUED:
08-15-22 FOR REVIEW BY OWNER
12-12-22 REVISED AS PER COMMENTS
01-11-23 REVISED AS PER COMMENTS
01-17-24 REVISED AS PER COMMENTS

Jenny R. Zuniga-Casal
ARCHITECT

Jenny R. Zuniga-Casal Architecture LLC
77 Sierra Vista Lane, Valley Cottage, NY, 10989
Tel: 845.598.1613 Fax: 845.512.8290
Email: jzuniga000@msn.com



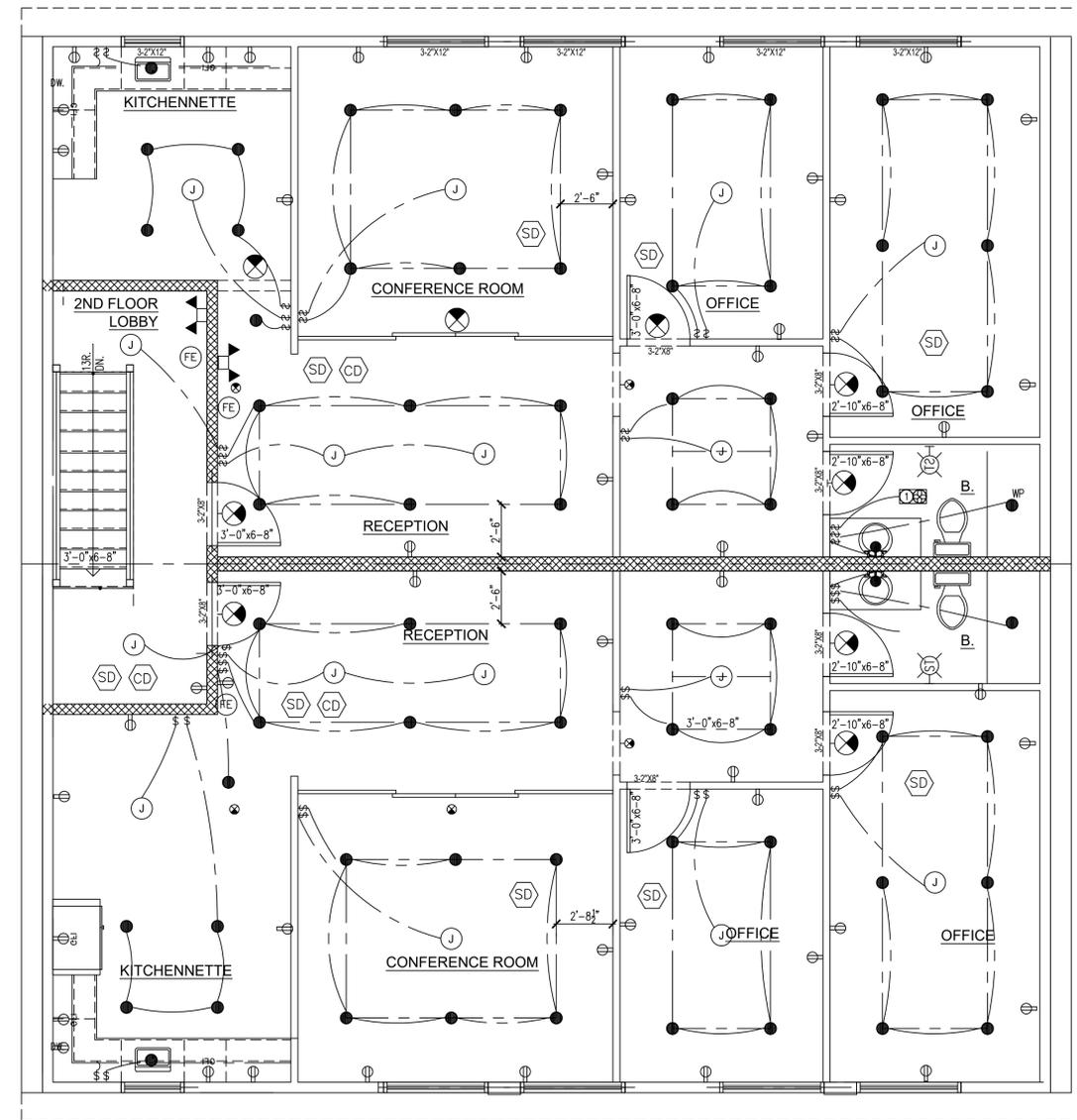
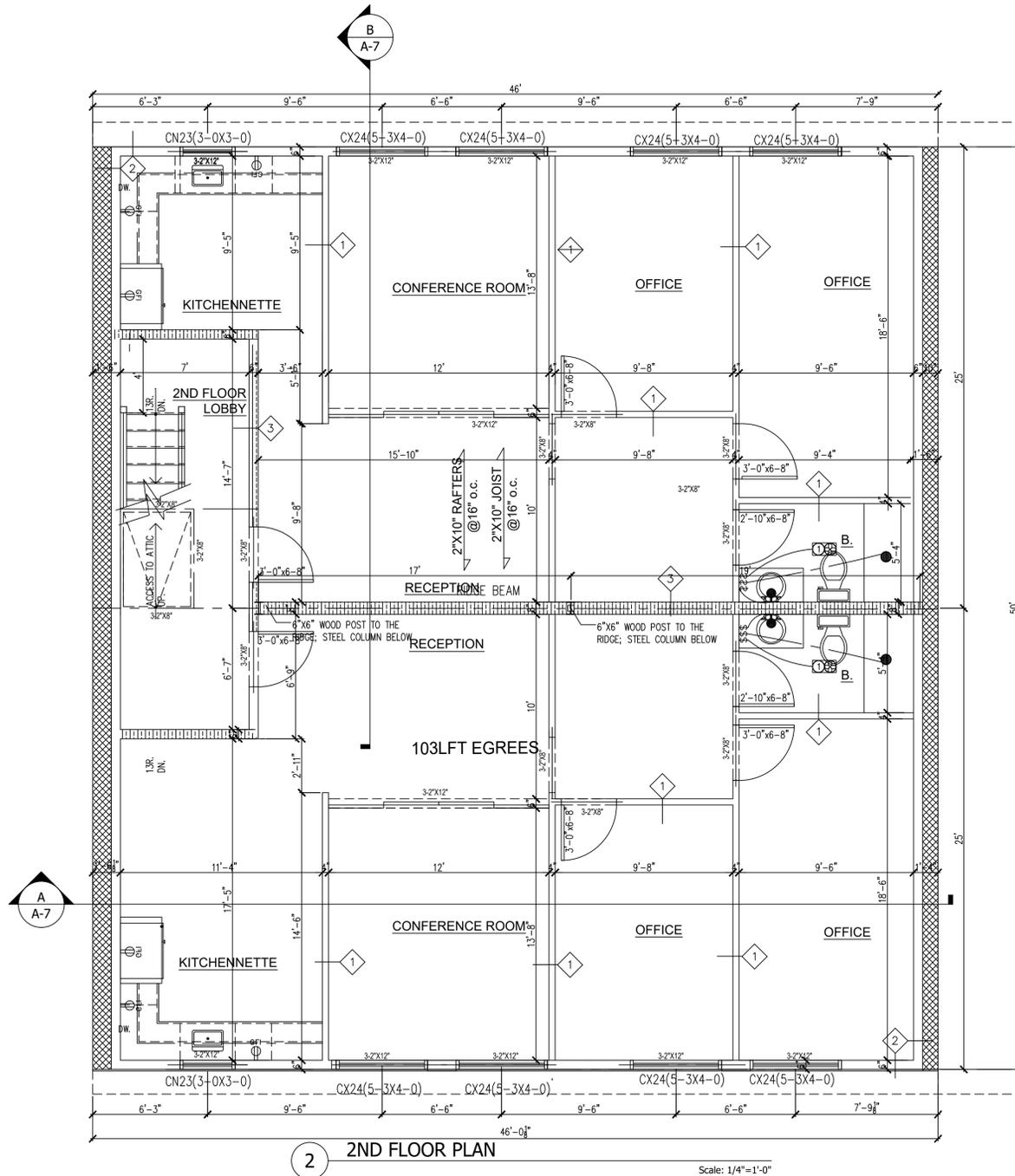
PROPOSE NEW STRUCTURE

COMMERCIAL SPACE
39 WILLIAMS RD
PEARL RIVER, NY 10965

DRAWING NO.:

A-4

ITEM	
	Floor receptacle
	Duplex receptacle
	Duplex receptacle
	GFI
	Quadruplex receptacle
	Dedicated Appliance Circuit
	CATV
	Telephone
	Switch
	Switch (3 way)
	Dimmer
	Sprinklers
	Loudspeaker
	Carbon Monoxide
	Smoke detector
	Fire Extinguish
	Strobe
	Pull Station
	Thermostat
	Ceiling Ventilation
	Supply air Diffuser A.C.
	Return air Grille A.C.
	2'X2' Ceiling tile
	2'X4' Ceiling tile
	Wall Mounted Exit Sign
	Ceiling Mounted Exit Sign
	Emergency Light
	Bathroom Exhaust
	Heat Detector
	Recessed down light
	Ceiling mounted fixture
	Wall mounted fixture
	Exterior Wall mounted fixture
	Under cabinet



LEGEND

	ELEVATION NUMBER
	DRAWING NUMBER
	DETAIL OR SECTION NUMBER
	DRAWING NUMBER
	CONCRETE
	WALL TO BE REMOVED
	DOOR TO BE REMOVED
	NEW DOOR
	EXISTING WALL TO REMAIN
	NEW WALL
	NEW ROOF

JOB NO: 222-136
DATE 08/04/22
SCALE AS NOTED
DRN. BY: EAA

ISSUED:
08-15-22 FOR REVIEW BY OWNER
12-15-22 REVISED AS PER COMMENTS
01-17-24 REVISED AS PER COMMENTS

Jenny R. Zuniga-Casal
ARCHITECT

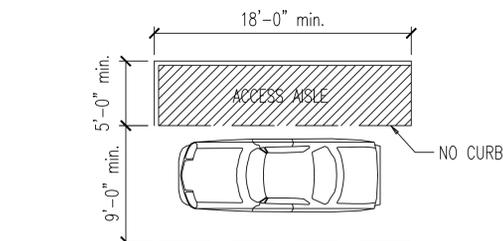
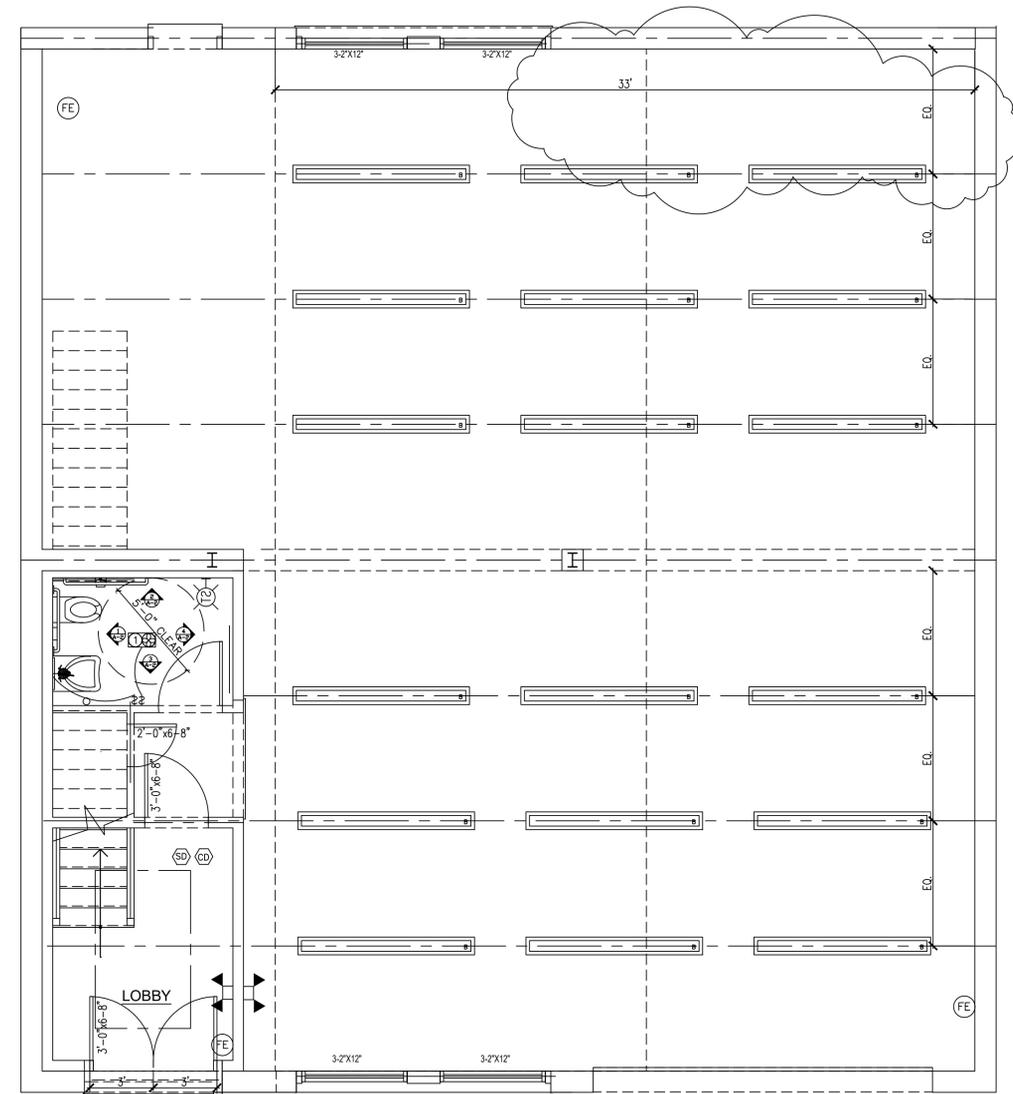
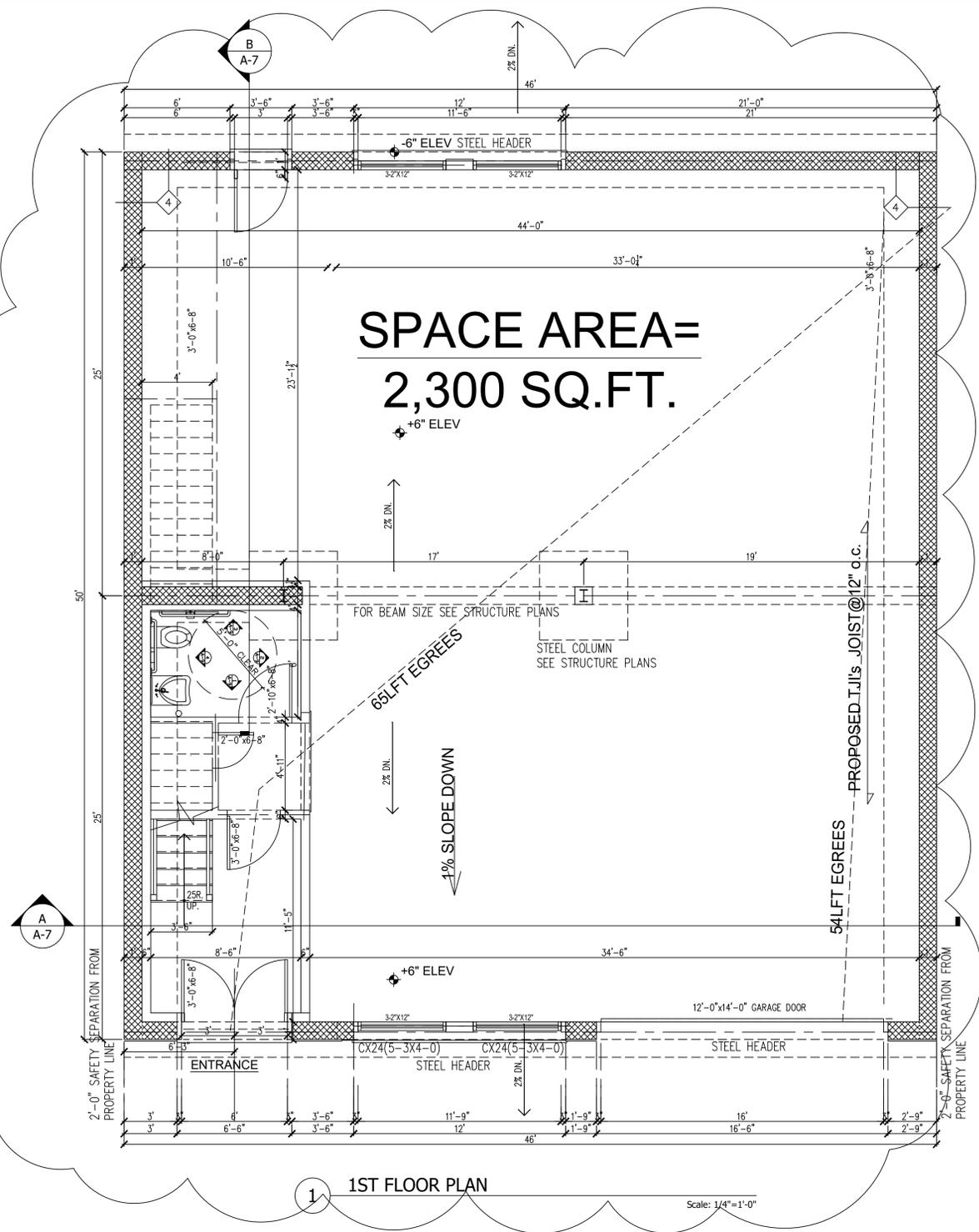
Jenny R. Zuniga-Casal Architecture LLC
77 Sierra Vista Lane, Valley Cottage, NY, 10989
Tel: 845.598.1613 Fax: 845.512.8290
Email: jzuniga000@msn.com



PROPOSE NEW STRUCTURE

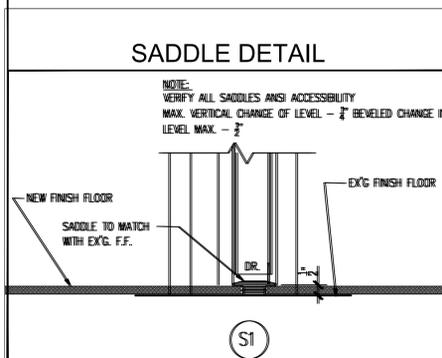
COMMERCIAL SPACE
39 WILLIAMS RD
PEARL RIVER, NY 10965

DRAWING NO:
A-3



LEGEND

	ELEVATION NUMBER
	DRAWING NUMBER
	DETAIL OR SECTION NUMBER
	DRAWING NUMBER
	CONCRETE
	WALL TO BE REMOVED
	DOOR TO BE REMOVED
	NEW DOOR
	EXISTING WALL TO REMAIN
	NEW WALL
	NEW ROOF



JOB NO:	222-136
DATE:	08/04/22
SCALE:	AS NOTED
DRN. BY:	EAA
ISSUED:	08-15-22 FOR REVIEW BY OWNER 08-15-22 REVISED AS PER COMMENTS 08-17-22 REVISED AS PER COMMENTS 08-17-22 REVISED AS PER COMMENTS

Jenny R. Zuniga-Casal
ARCHITECT

Jenny R. Zuniga-Casal Architecture LLC
77 Sierra Vista Lane, Valley Cottage, NY, 10989
Tel: 845.598.1613 Fax: 845.512.8290
Email: jzuniga000@msn.com



PROPOSE NEW STRUCTURE

COMMERCIAL SPACE
39 WILLIAMS RD
PEARL RIVER, NY 10965

DRAWING NO.:
A-2