

Meyer

Historical Areas Board of Review(HABR)

Town of Orangetown Building Department
26 Orangeburg Road, Orangeburg,
New York 10962

PROPERTY ADDRESS: 23 Closter Rd Section/Block/Lot: 78.17 / 2 / 2x

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

	COLOR	MATERIAL	MANUFACTURER
Roof:	no change		
Siding:	white	wood	Bhent Wood supply
Decorative Siding:	N/A		
Soffits & Fascia:	white	wood	original to house + new wood on addition
Gutters & Leaders:	white no change		
Windows:	white	Vinyl clad	MI windows
Trim: HC-117	Hancock green off white / sage	milled wood	custom woodwork
Shutters:	no shutters		
Front Door:	remains	no change	
Back Door:	white	Vinyl clad	MI
Garage Door(s):	N/A		
Other Door(s):	white	Vinyl clad	MI
Lighting:	Black lanterns	hanging in front	
Lighting:		4 in back	
Stone or Rock being used on Structure:	no change		
Stone or Rock being used on walkway(s):	Blue Stone	Blue Stone	Orangetown 303
Other: Deck	Deck	pressure treated wood	Berkshire
Rear Deck Rails	cable railings	under pressure treated wood	
	cable railings	Celco ND stainless steel T316	made for outdoor use

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: 4/17/2025

LAND USE BOARD APPLICATION

Please check all that apply:

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

PERMIT#: _____

ASSIGNED _____

INSPECTOR: _____

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

Project Name: B. Meyer 23 Closter Rd, Palisades #1

Street Address: 23 Closter Rd
Palisades NY 10964

Tax Map Designation:

Section: <u>78.17</u>	Block: <u>2</u>	Lot(s): <u>24</u>
Section: _____	Block: _____	Lot(s): _____

Directional Location:

On the West side of Closter R, approximately 500 feet South of the intersection of Oak Tree Rd, in the Town of Orangetown in the hamlet/village of Palisades.

Acreage of Parcel .20
School District S. Orangetown
Ambulance District S. Orangetown EMS
Water District _____

Zoning District R-40 historic District
Postal District 10964
Fire District Sparkill
Sewer District #1

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

see attached. Changes were made due to historic reveals, budgets +
practicality due to baby

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

Date: 4/10/2025 Applicant's Signature: B. Meyer

APPLICATION REVIEW FORM

FILL IN WHERE APPLICABLE.

(IF THE FOLLOWING DOES NOT APPLY PLEASE MOVE ON TO THE NEXT PAGE)

If subdivision:

- 1) Is any variance from the subdivision regulations required? _____
- 2) Is any open space being offered? ____ If so, what amount? _____
- 3) Is this a standard or average density subdivision? _____

If site plan:

- 1) Existing square footage _____
- 2) Total square footage _____
- 3) Number of dwelling units _____

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

Environmental Constraints:

Are there **slopes greater than 25%**? If yes, please indicate the amount and show the gross and net area 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% FAK, 21.2 ft front yard
11.17 ft 13.67 ft + 5.9 ft side yards, 17.3 ft total side yard
24-6" building height Condensed lot is acknowledged

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

none

DECISION

APPROVED AS PRESENTED

To: Barbara Meyer
PO Box 152
Palisades, NY 10964

HABR #24-01
Date: January 9, 2024
Permit #bldr-4120-23

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#24-01: Application of Barbara Meyer for review of additions and alterations at an existing single-family residence 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 9, 2024 at which time the Board made the following determination:

Barbara Meyer appeared and testified.

The following documents were presented:

1. Architectural plans labeled "Private Residence" dated 08/14/2023 with the latest revision dated of 11/16/ 2023 signed and sealed by Jo Machinist, AIA. (10 pages)
2. Survey dated October 20, 2023 signed and sealed by William E. James, L.S..
3. HABR Decision #21-01; 21-89 and 22-10 for the previous owner of the property (Crosby).

Barbara Meyer stated that she purchased the house from the Crosby's and is planning to use the same materials that the Board approved for their proposed addition/ alteration; that Jo Machinist is her architect and she is just getting over COVID; that the hardi-plank no longer comes in Sandstone Beige; that she would like to use the gray hardi-plank in the smooth finish; white trim and white windows and they are planning to keep the existing bow window and replace its glass for better insulation; that she would like to install trex decking; downward sconces by the rear door and a high hat in the front roof covering the front door entrance; that the roof will be charcoal timberline shingles to match exiting.

PUBLIC COMMENT:

No public comment.

TOWN OF ORANGETOWN
2024 JAN 11 P 3:42
TOWN CLERK'S OFFICE

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, open up blocked windows, small additions in back -art studio and laundry room with raised deck, stairs 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 Light Mist (gray) 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) new glass in exiting (Bow Window).
6. Any shutters installed shall be dark gray.
7. The window trim shall be White Hardi Tim Board by James Hardie Building Products.
8. The trim shall be Light Mist (gray) Hardi Trim Board by James Hardie Building Products Inc.
9. The front door shall remain.
10. The stone or rock shall be stone veneer to match existing foundation.
11. The walkways shall be bluestone.
12. The back door shall be white wood and glass by Anderson French in swing.
13. The railings shall be black wrought iron railings.
14. The deck shall be Rustic Elm composite decking or Timberteck Terrain with dark gray or 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
- WALKWAYS, PATIOS
- POOLS, SPAS AND FENCES
- SIGNS
- ANY CHANGE IN THE ABOVE LIST INCLUDING COLOR, MATERIAL AND/OR MANUFACTURER

TOWN CLERK'S OFFICE

2024 JAN 11 P 3:42

TOWN OF BOSTON

MEYER

HABR# 24-01

Permit #BLDR-4120-23

Page 3 of 3

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), Plans labeled "Architectural plans labeled "Private Residence" dated 08/14/2023 with the latest revision dated of 11/16/ 2023 signed and sealed by Jo Machinist, AIA. (10 pages) and Survey dated October 20, 2023 signed and sealed by William E. James, L.S.; are APPROVED AS SUBMITTED.

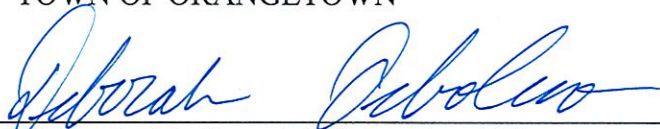
The foregoing resolution to approve the Plans labeled "Architectural plans labeled "Private Residence" dated 08/14/2023 with the latest revision dated of 11/16/ 2023 signed and sealed by Jo Machinist, AIA. (10 pages) and Survey dated October 20, 2023 signed and sealed by William E. James, L.S.; was presented and moved by Larry Bucciarelli, seconded by Thano Schoppel, and carried as follows: Thano Schoppel, aye; Margaret Raso, aye; Larry Bucciarelli, aye; Loren Plotkin, aye; and Scott Wheatley, aye. William Walter and Allen Ryf 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 9, 2024

HISTORICAL AREAS BOARD OF REVIEW
TOWN OF ORANGETOWN

BY:



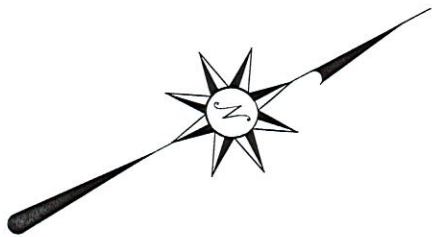
Deborah Arbolino, Administrative Aide

DISTRIBUTION:

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

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

TOWN OF ORANGETOWN
2024 JAN 11 P 3:42
TOWN CLERK'S OFFICE



N/F
PARK & DICKEY
78.17-2-29

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

Town of Orangetown
Historic Areas Board of Review

N/F
RELLAND
78.17-2-28

Subject to HABR#

Meeting Date:

24-01

Jan 9, 2024

Town of Orangetown
Zoning Board of Appeals

APPROVED

Subject to ZBA#

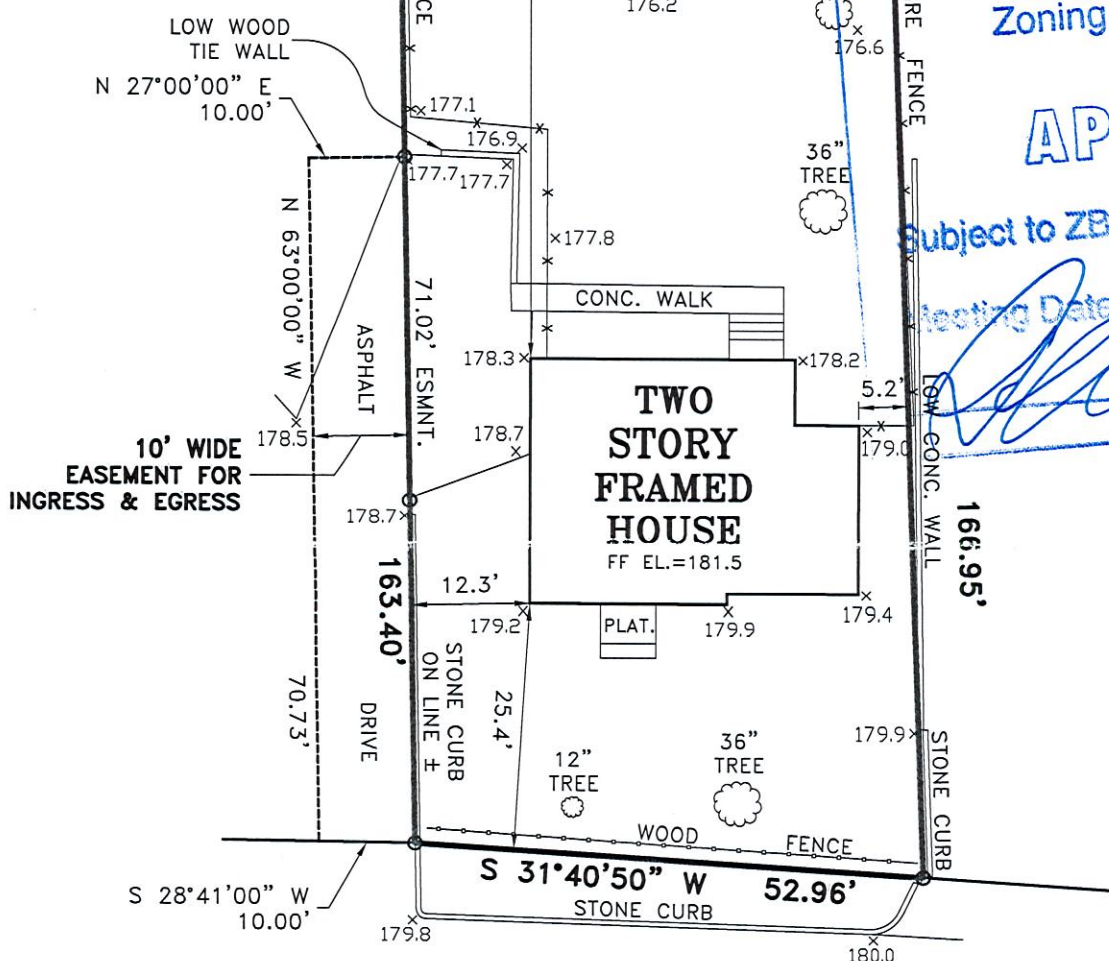
Meeting Date:

24-02

1/3/24

N/F
ZEHEENTNER
78.17-2-23

N/F
DONNELLY
78.17-2-25



CLOSTER ROAD

GENERAL NOTES:

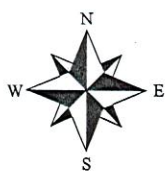
1. THE PREMISES SHOWN HEREON IS GENERALLY AS DESCRIBED IN DEED INSTRUMENT #2023-23814 RECORDED IN THE ROCKLAND COUNTY CLERK'S OFFICE.
2. SURVEYED AS PER RECORD DESCRIPTIONS, RECORD FILED MAP, AND EXISTING MONUMENTATION.
3. SUBJECT TO ANY EASEMENTS AND/OR RIGHT OF WAYS THAT AN ACCURATE UP TO DATE ABSTRACT 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

WALKILL, NEW YORK 12589

PHONE: (845) 586-6522 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

Town of Orangetown
Historic Areas Board of Review

APPROVED

Subject to HABR# 24-01

Meeting Date: 1/9/24

PRIVATE
RESIDENCE

23 CLOSTER ROAD
PALISADES
NEW YORK 10964

JO MACHINIST
ARCHITECT

30 Smith Road, Peconic NY 11958 (212) 353-7171

Town of Orangetown
MEETING OF:

JAN 9 2023

HISTORICAL AREAS
BOARD OF REVIEW



BUILDING DEPARTMENT NOTES:

1. ALTERATION LEVEL - 2. AND NEW ADDITIONS PER 2020 EXISTING BUILDING CODE OF NYS AND 2020 RESIDENTIAL BUILDING CODE OF NYS AND APPENDIX J
2. ALL NEW STRUCTURE AND STRUCTURAL COMPONENTS SHALL MEET 2020 RESIDENTIAL BUILDING CODE OF NYS REQUIREMENTS
3. THIS PROJECT SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF THE 2020 NYS ENERGY CONSERVATION CONSTRUCTION CODE AND NYS STRETCH2020 ECCC FOR SINGLE-FAMILY RESIDENTIAL BUILDINGS AS ADOPTED BY LOCAL ORDINANCES
4. ALL NEW PLUMBING WORK SHALL BE IN STRICT ACCORDANCE WITH NYS BUILDING AND PLUMBING CODES.
5. CHANGES IN DIRECTION IN DRAINAGE PIPINGS SHALL BE MADE BY THE APPROPRIATE USE OF 45 DEGREE WYES, LONG SWEEPS, SHORT SWEEPS, SIXTH, QUARTER, EIGHTH OR SIXTEENTH BENDS +/- OR BY A COMBINATION OF THESE OR EQUIVALENT FITTINGS.
6. 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.
7. G.C. TO INSTALL ENGINEERED LUMBER (OR TRUSS CONSTRUCTION IF APPROPRIATE) PLACARD AT ELECTRIC METER PER NYS DOS.
8. PROVIDE AN AS-BUILT SURVEY AT COMPLETION OF PROJECT AS REQUIRED, PRIOR TO ISSUANCE OF NEW CERTIFICATE OF OCCUPANCY.

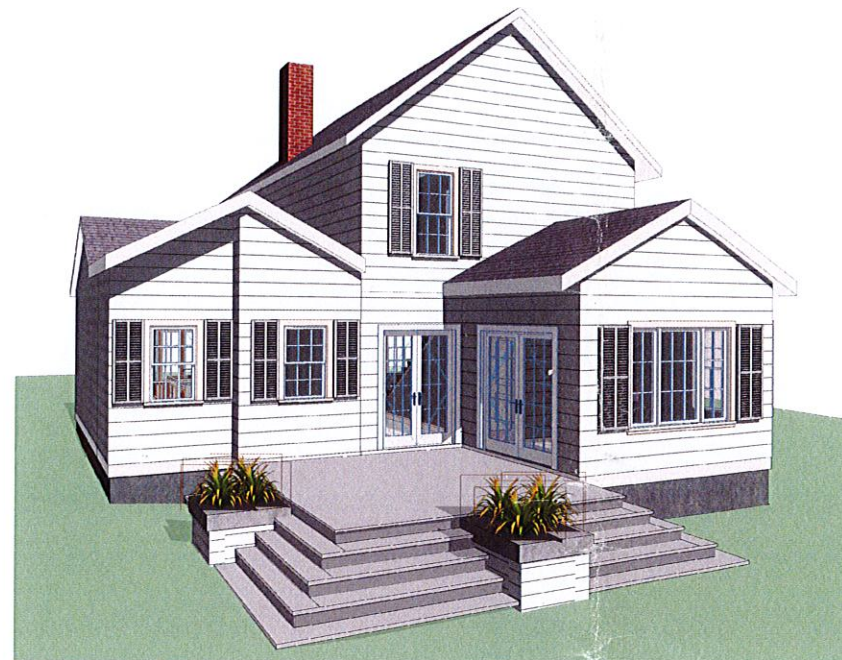
ENERGY ANALYSIS IN COMPLIANCE WITH 2020 NYS-ECCC AND NYS STRETCH-ECCC

CLIMATE ZONE - 5

1. NO CHANGES TO THE EXISTING BUILDING ENVELOPE, EXCEPT AT THE NEW ONE STORY ADDITIONS (ART STUDIO AND LAUNDRY), KITCHEN AND NEW BATHROOM AREA AND ROOF OVER KITCHEN AREA. ALL NEW ANDERSEN 400 SERIES WINDOWS, LOW-E4, MINIMUM U-VALUE = 0.27 AND SHGC = 0.34, ENERGY STAR RATED.
2. NEW ART STUDIO AND LAUNDRY ROOM ADDITIONS - TOTAL = 177 SQFT - PRESCRIPTIVE ENERGY CODE ANALYSIS IS COMPLIANT WITH NYS ECCC 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.
3. EXISTING BUILDING HEATING (NAT GAS HEAT + DWH) SYSTEMS TO REMAIN. NEW HEAT PUMP SPLIT UNITS TO BE INSTALLED IN THE STUDIO, MAIN FIRST FLOOR, AND SECOND FLOOR M BR. KITCHEN EXHAUST HOOD TO BE REPLACED WITH NEW EXHAUST HOOD DIRECT VENT THROUGH WALL. FIRST FLOOR BATHROOM EXHAUST TO EXTERIOR.
4. ALL NEW INSTALLED LIGHTING FIXTURES TO BE HIGH EFFICACY LAMPS, LED OR FLUORESCENT TYPE LAMPS.

SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR NOTES:

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



DRAWING INDEX

- 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)

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	FRCT 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.

Town of Orangetown
Zoning Board of Appeals

APPROVED

Subject to ZBA# 24-02

Meeting Date: 1/13/24

ISSUES AND REVISIONS:

PROPOSED ADDITION
AND INTERIOR
RENOVATIONS

TITLE SHEET,
ENERGY CODE
CHART, NOTES

JOB NO. _____

DATE: 08.14.2023

SCALE: AS NOTED

DRAWING BY: KWB

DWG NO.

T-001

PRIVATE
RESIDENCE

23 CLOSTER ROAD
PALISADES
NEW YORK 10964

JO MACHINIST
ARCHITECT

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



11/6/2023	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

ARCHITECTURAL
SITE PLAN AND
ZONING

JOB NO.:

DATE: 08.14.2023

SCALE: AS NOTED

DRAWING BY: KWB

DWG. NO.

AS-001

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)

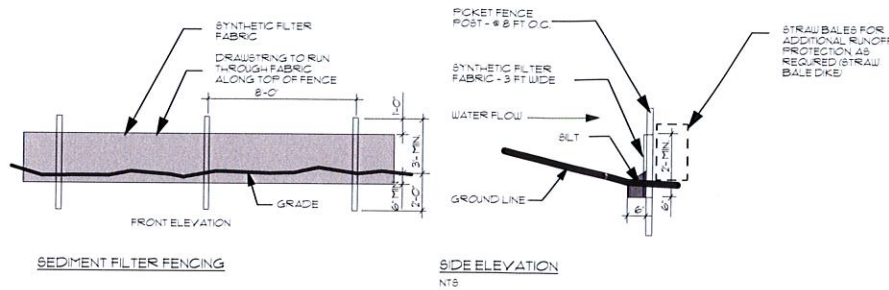
FLOOR AREA RATIO CALCULATION (PER):

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

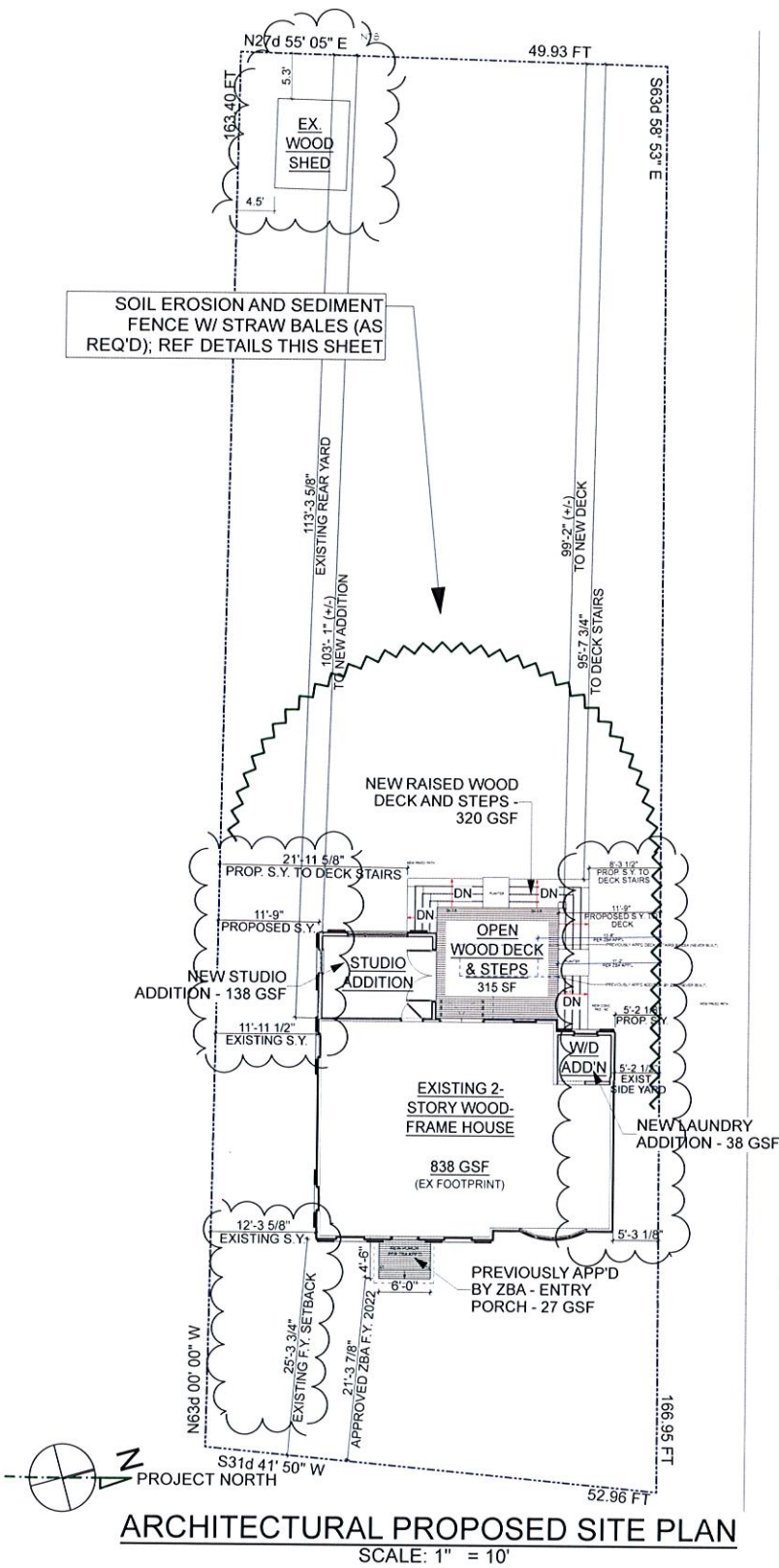
23 CLOSTER ROAD, PALISADES (ORANGETOWN)

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

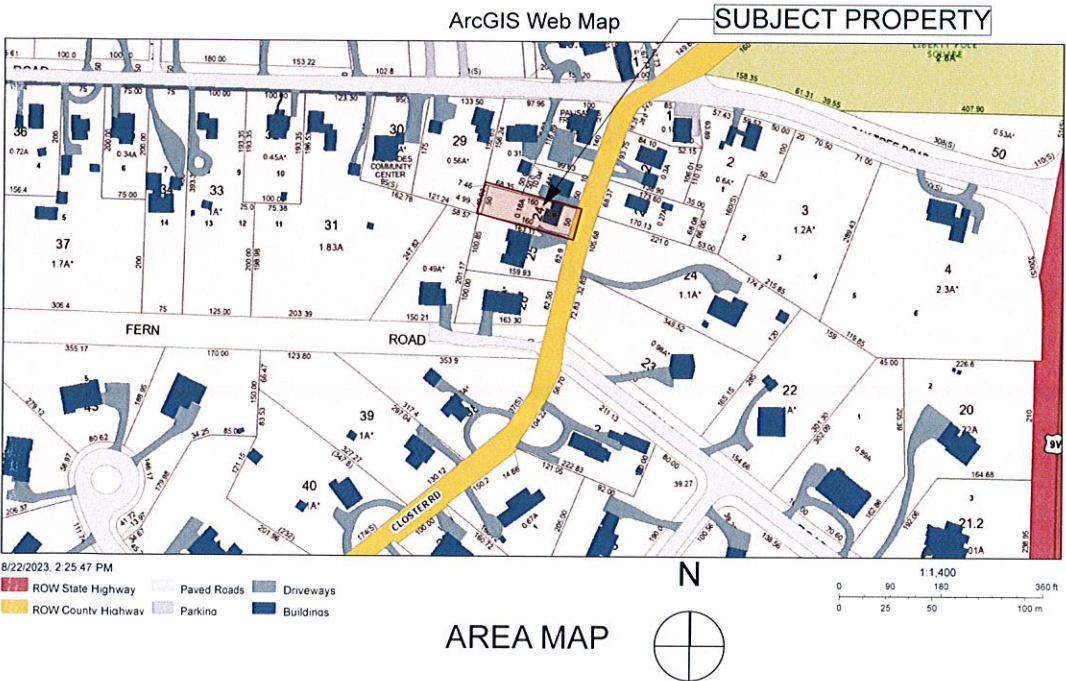
ITEMS	REQUIRED	EXISTING	PROPOSED	COMMENTS
MIN. LOT SIZE	40,000 SF	8,478 SF	NO CHANGE	EXISTING NON-CONFORMING
MIN. LOT WIDTH	150 FT	49.93 FT	NO CHANGE	EXISTING NON-CONFORMING
MIN. FRONTAGE	100 FT	52.96 FT	NO CHANGE	EXISTING NON-CONFORMING
MIN. FRONT YARD	50 FT	** 25.4 FT	** 21.2 FT	ENTRY PORCH ADDITION 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)
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 SECTION 5.2.1-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

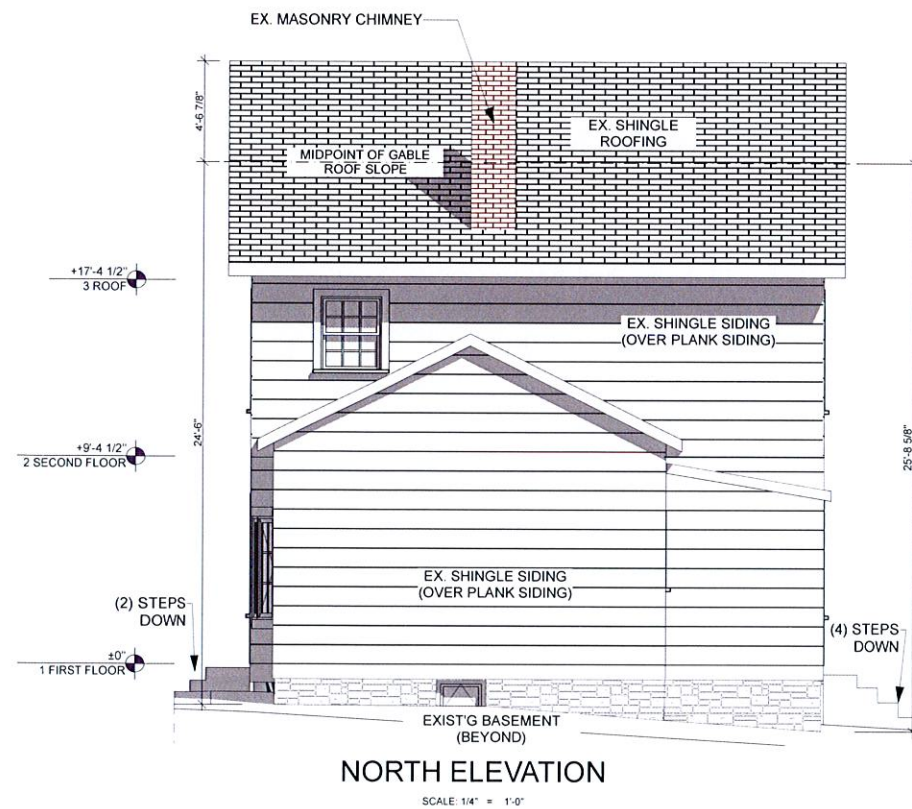
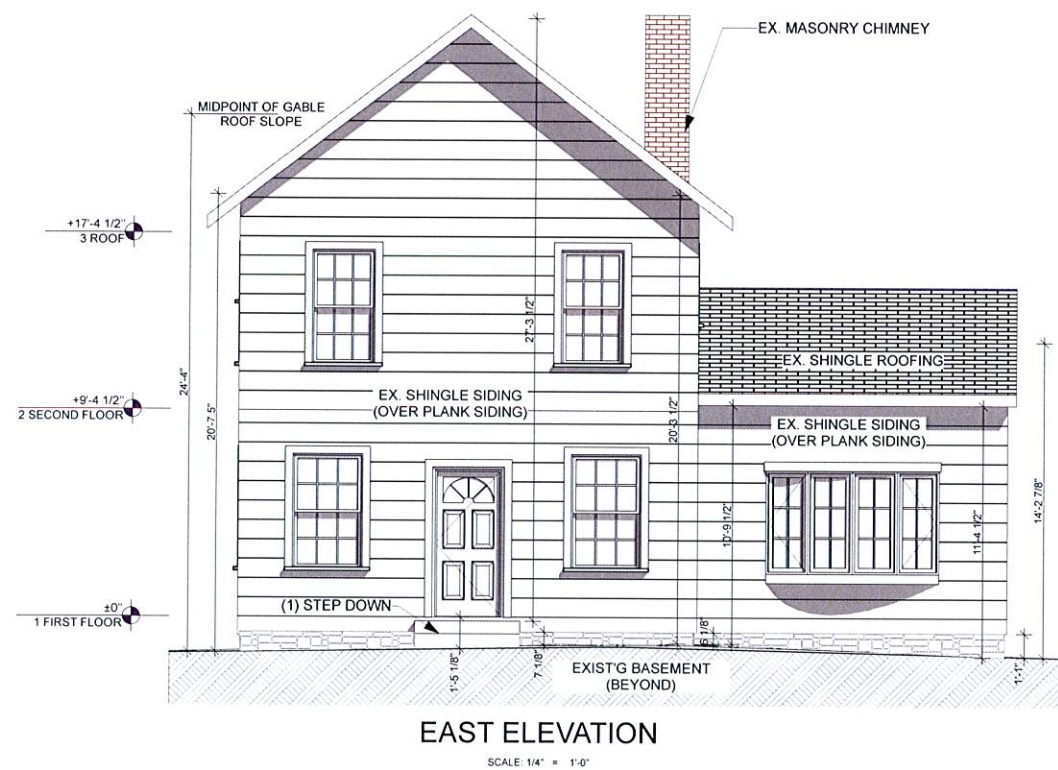
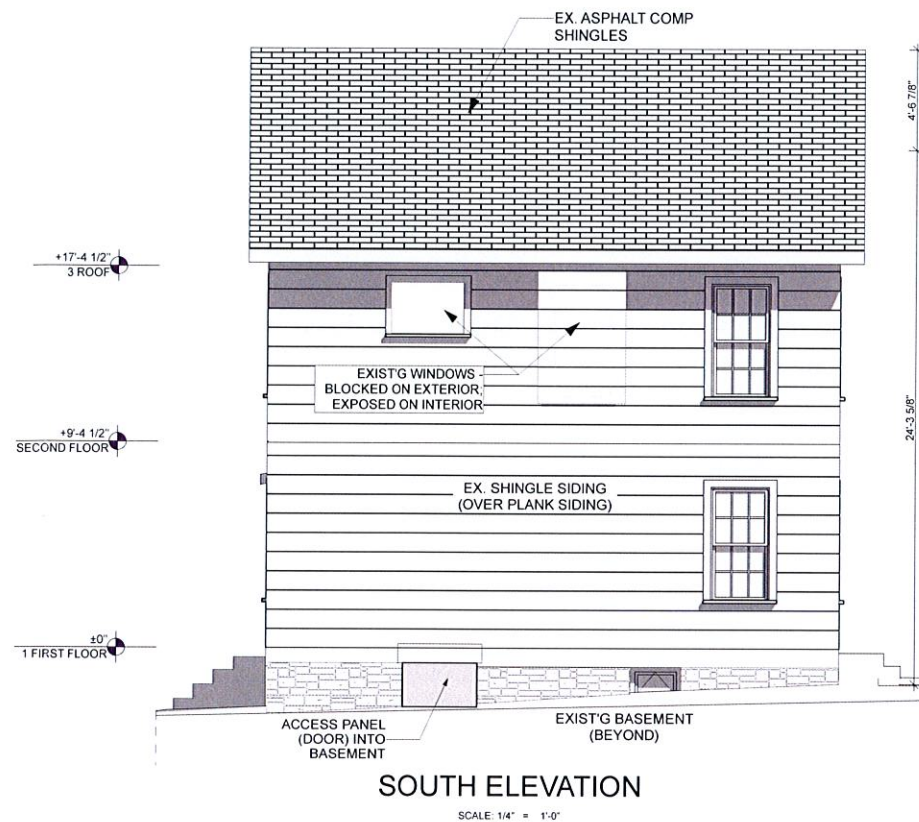
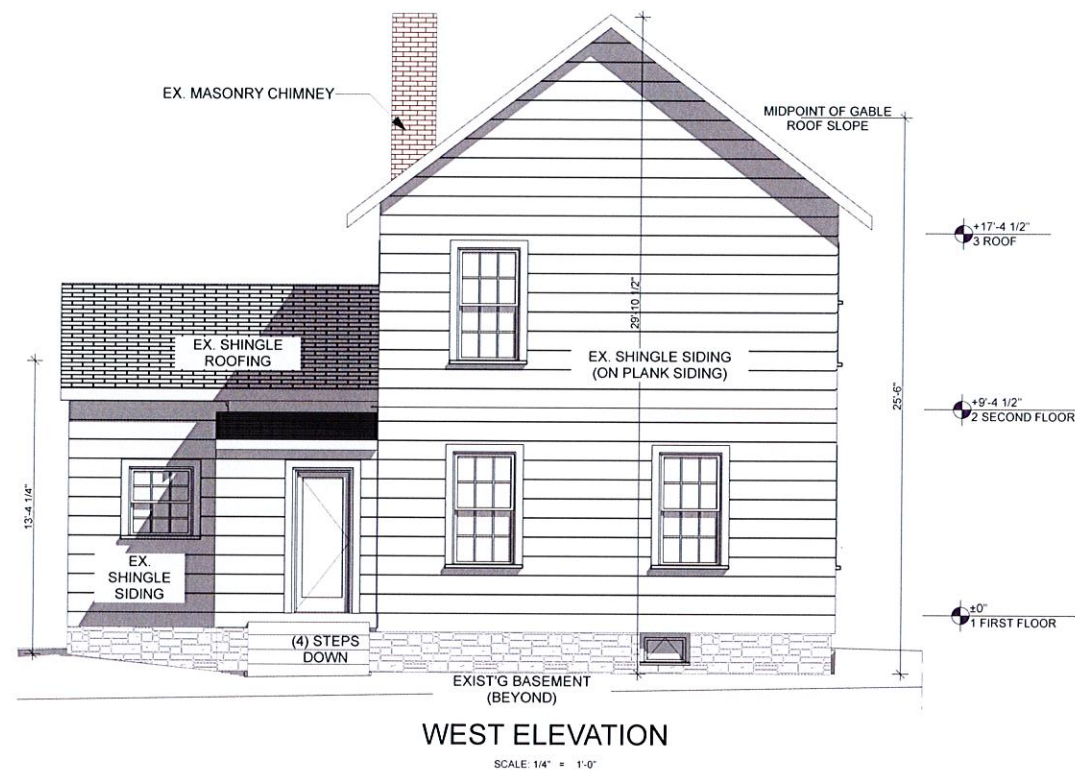
** NOTE: PER ZBA APPROVAL ON 1/9/2022, THE FOLLOWING VARIANCES WERE APPROVED: FRONT YARD = 21.1 FT; SIDE YARDS = 12.35 FT, 4.69 FT, & 7.7 FT; F.A.R. = 16.70 % AND EX. BUILDING HEIGHT = 24.5 FT
BUILDING AREA PER ZBA SECTION: = TOTAL AREAS AT MAIN GRADE LEVEL OF PRINCIPAL BUILDING AND ALL ACCESSORY BUILDING,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

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



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





PRIVATE
RESIDENCE

23 CLOSTER ROAD
PALISADES
NEW YORK 10964

JO MACHINIST
ARCHITECT

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



11/16/2023	UPDATED FINISHES FOR H&B SUBMISSION
11/01/2023	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

EXISTING EXTERIOR
ELEVATIONS

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

DWG NO.

EX-02

23 CLOSTER ROAD
PALISADES
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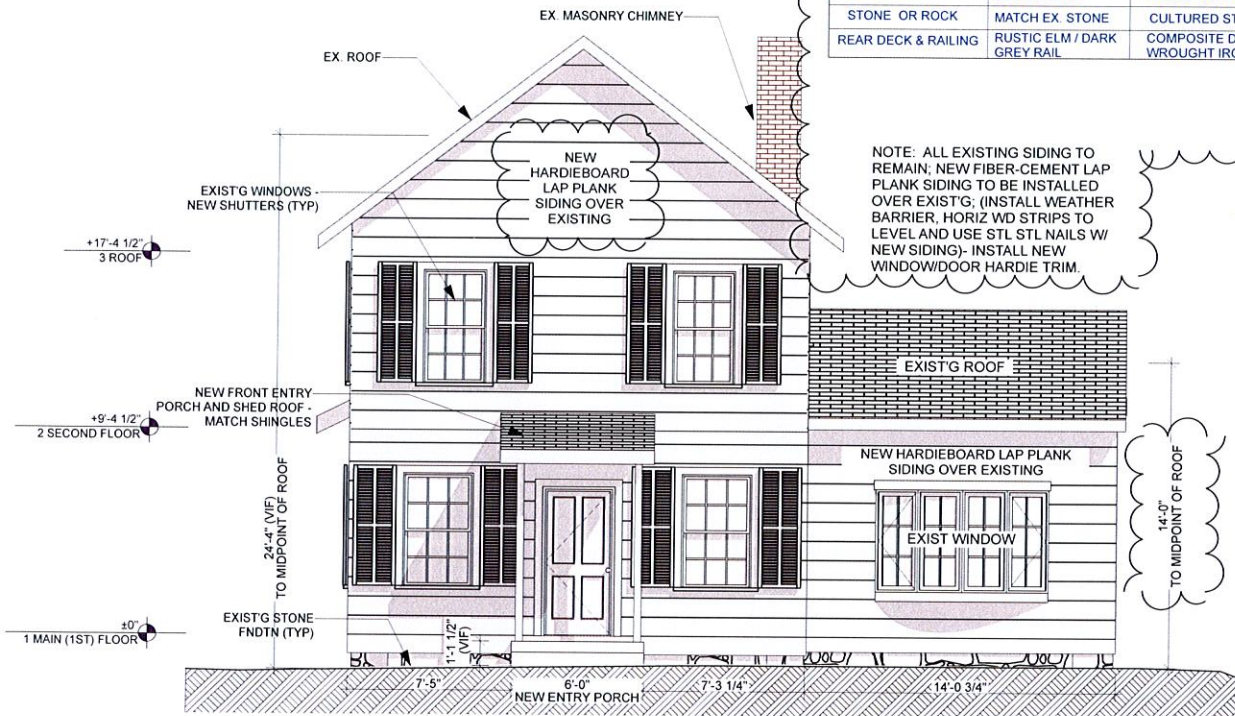
11/16/2013	UPDATED FINISHES FOR HABER SUBMISSION	
11/01/2013	UPDATED AND ISSUED FOR ZBA SUBMISSION	
9/22/2013	ISSUED FOR DOB SUBMISSION	
8/15/2013	ISSUED FOR REVIEW	

PROPOSED ADDITION AND INTERIOR RENOVATIONS

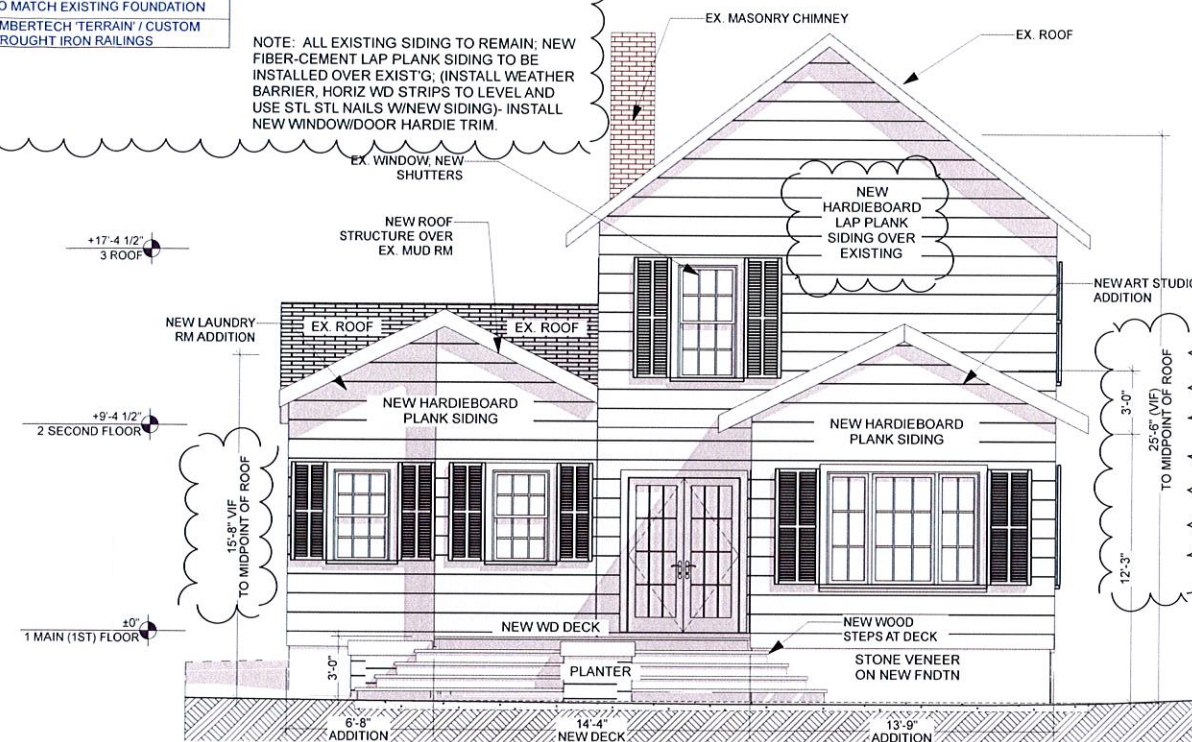
JOB NO.:	
DATE:	08.14. 2023
SCALE:	AS NOTED
DRAWING BY:	KWB

A-201

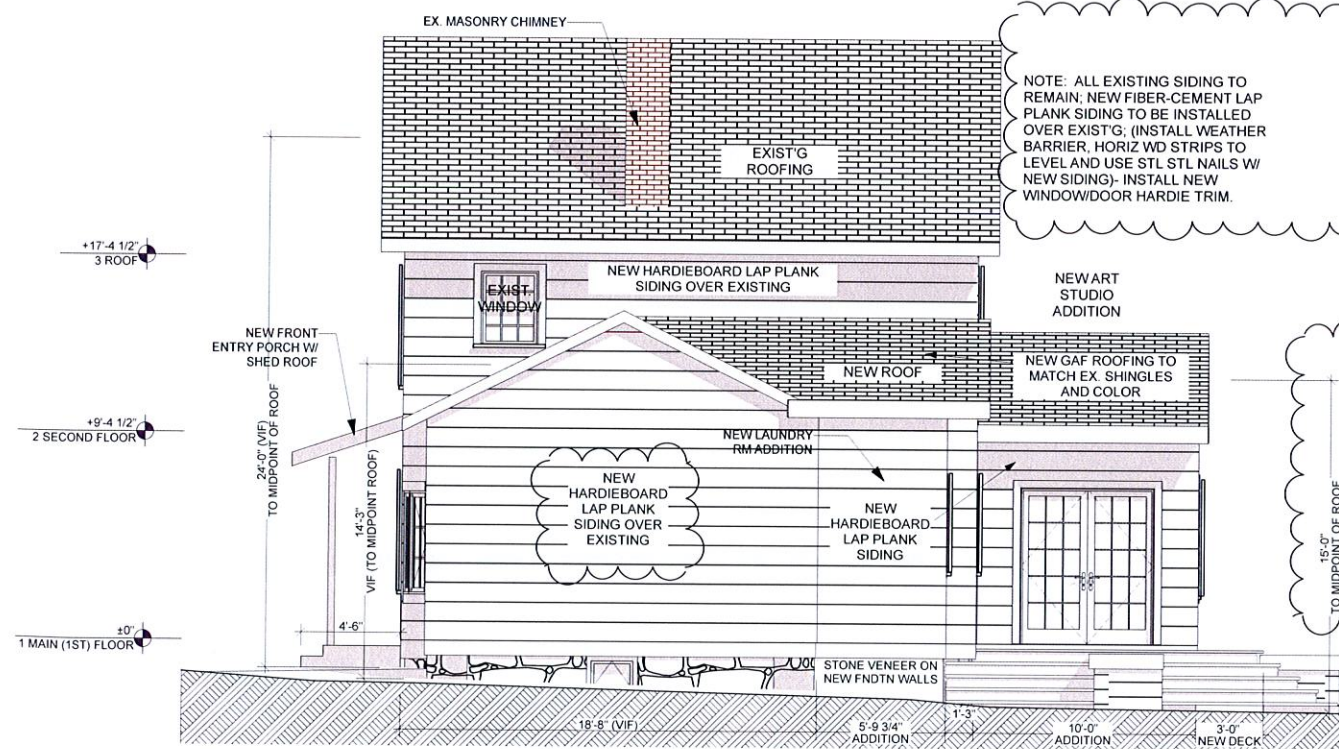
NOTE: ALL EXISTING SIDING TO REMAIN; NEW FIBER-CEMENT LAP PLANK SIDING TO BE INSTALLED OVER EXIST'G; (INSTALL WEATHER BARRIER, HORIZ WD STRIPS TO LEVEL AND USE STL STL NAILS W/NEW SIDING)- INSTALL NEW WINDOW/DOOR HARDIE TRIM.



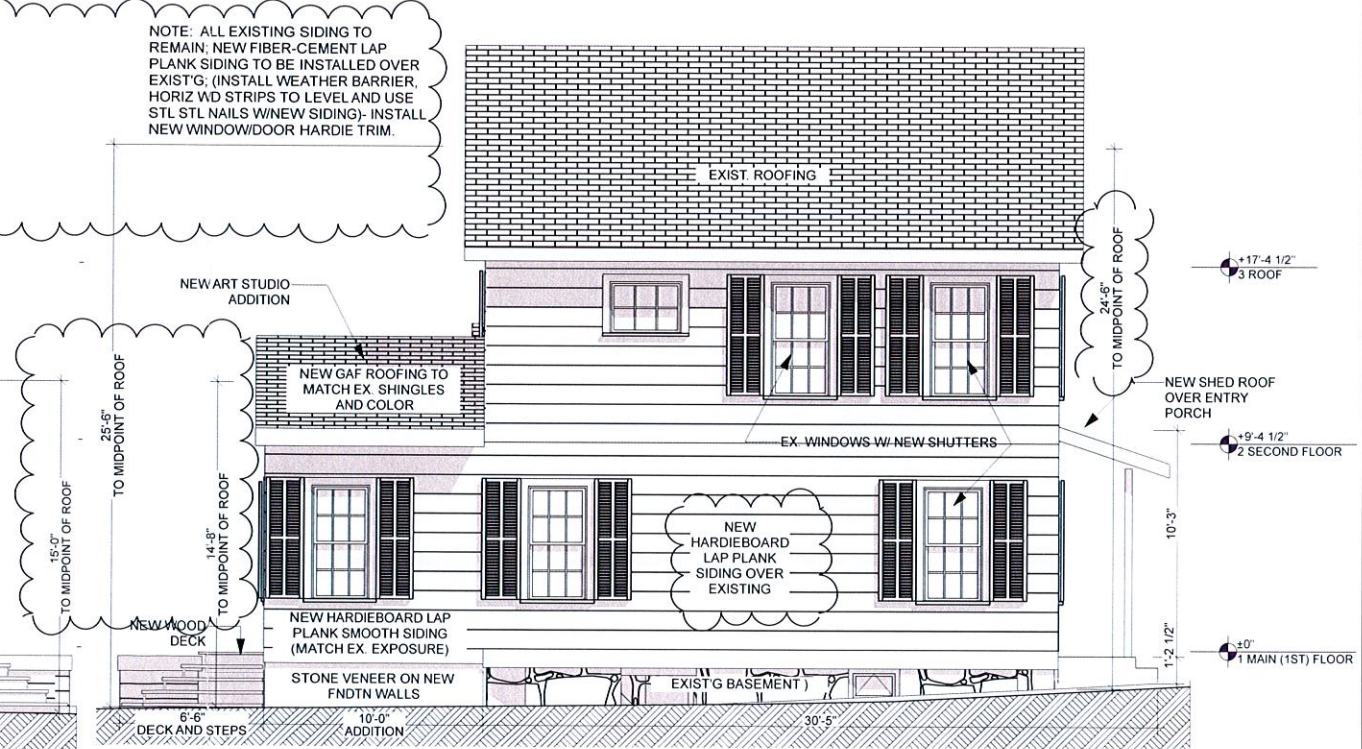
1 EAST ELEVATIONS - PROPOSED



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"

For HABR-

Original house dates from 1880's. The "new addition" dates from the 1950's.

The beauty of this house is in its simplicity. The architect designed the house to conform to this simplicity.

My contractor specializes historic preservation carpentry. He is motivated to honor the original details of any historic house.

Changes were made to the original plans based on the following:

- a) Historic details uncovered during demolition.
- b) The cost of materials – see below
- c) Actual ease of access once fittings were in ie: open French doors block walkability and cost was three times that of sliding door. Also due to height of ceiling we were able to get a door that was more in concert with scale of house.
- d) Aesthetic changes to work enhance what we uncovered ie: milled window frames vs inoperable shutters. (based on New England clapboard homes)
- e) When house was designed there was no baby, deck change is more protective. The steps on original plan were not as protective and cost prohibitive.
- f) When the new structural supports were added to basement stairs were uncovered leading to driveway. Neighbor was fine with the small narrow bilco door.
- g) Much structural work was needed to remedy prior renovations. Excavator and structural engineers were hired to ensure work was perfect.

Once we removed the vinyl on the soffits we found the original ladder detailing which is found on most of the historic houses surrounding us. We reintroduced that detail to in our new additions.

Original plan called for fake pvc and hardiboard. After unearthing the details wanted to move forward with real wood.

Plans called for Anderson windows and French door. We used MI windows and doors to:

- 1) Match the existing windows from previous owner
- 2) The cost factor was half yet the insulation value was equal to the Anderson 400 series.
- 3) We went with sliding doors to back deck vs French-doors based on cost and special issues as the French doors if opened would block foot passage.
- 4) The stair case called from big open interior staircase where we used cabling combined with an original post playing off original timber frame. We mimicked that on outside deck which is not seen from front of house.

Doors and windows-

Bow window in kitchen was removed due to it being riddled with termites. Bow window was from the 1950's and to be true to the original 1880's design we went with a triple double hung window to join the two houses together.

When plaster was removed we uncovered the framing from a window on north side of house which we then replaced.

To replace a second story original window on "new addition"(1950's) made no sense as it would not be operable from the inside of closet in master bedroom.

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**TOWN OF ORANGETOWN
BUILDING DEPARTMENT**

Approved on original plan and what was used instead.

Roof- NO Change – CHARCOAL Fiberglass Shingle GAF Timberline

Siding YES Change from Hardiboard to wood siding from GHENT wood painted white

Decorative Siding n/a

Soffits and Facia YES Change from Aluminum to original wood- new addition to match

Gutters and leaders NO Change white pre-finished aluminum

Windows YES CHANGE from Anderson to MI Vinyl Clad

- BOW window Change to White MI Triple Hung

Trim YES change from hardiboard to milled woodwork, off white

Shutters YES CHANGE - NO SHUTTERS see above re: Trim custom Millwork

Front Door- as is- to remain

Back Door: YES Change- Vinyl Clad sliding – White MI doors with mullions

Garage Door- n/a

Other door (s): Yes Change- Vinyl Clad sliding – White MI doors with mullions

Bilco door added to existing basement that was uncovered. Painted sandstone

Lighting- no change. Sconces that look like lanterns on both front and back of house

Stone or Rock used on structure- No Change stone veneer to be applied at later date

Other: YES Change DECK from composite to pressure treated real wood decking from Beckerlee

Deck now has hand rail and only opens from one side. No surround steps.

Rear Deck Railings YES change: From Wrought Iron to pressure treated real wood decking from Beckerlee
With Cable railing between wooden frames.

Wood on deck needs to dry out then will be stained golden pecan to match interior beams

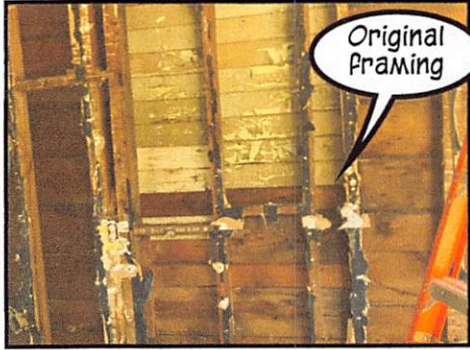
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TOWN OF ORANGETOWN
BUILDING DEPARTMENT

23 e. Foster

23 closter rd



Original
Framing



Kitchen window



Termite
window



New
window

1950's bow window
that did not relate to
1880's house



Unearthed existing
basement stairs with
new door

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TOWN OF ORANGETOWN
BUILDING DEPARTMENT



Exposed ladder detail
and new ladder detail
Plus deck with
railings

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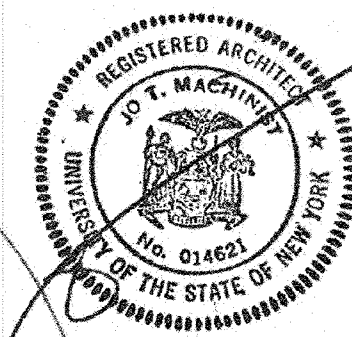
ONE STORY ADDITIONS AND INTERIOR RENOVATION

PRIVATE
RESIDENCE

23 CLOSTER ROAD
PALISADES
NEW YORK 10964

JO MACHINIST
ARCHITECT

30 Smith Road, Peconic 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 NYSDOS.
- PROVIDE AN AS-BUILT SURVEY AT COMPLETION OF PROJECT AS REQUIRED, PRIOR TO ISSUANCE OF NEW CERTIFICATE OF OCCUPANCY.

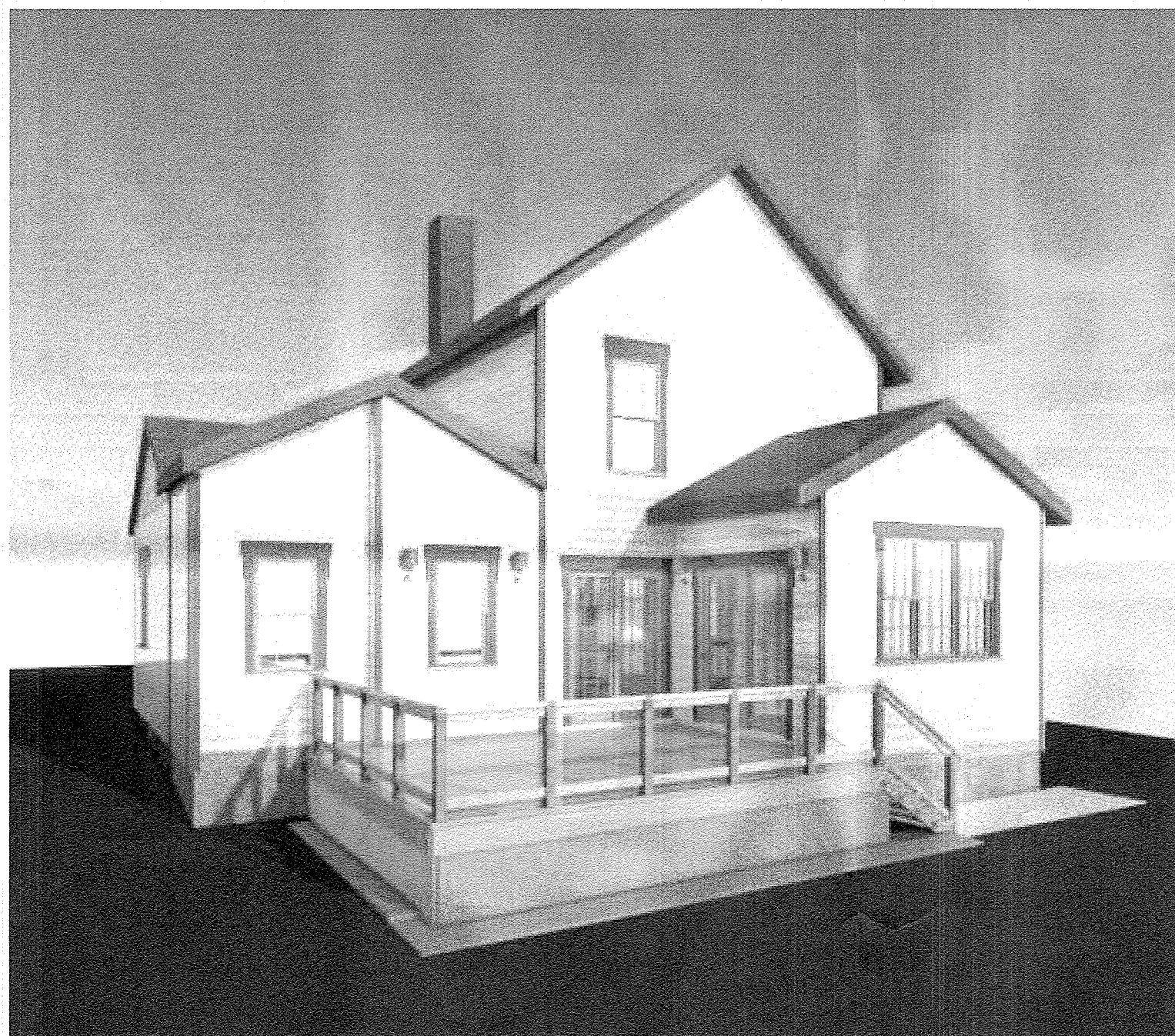
ENERGY ANALYSIS IN COMPLIANCE WITH 2020 NYS-ECCC AND NYS STRETCH-ECCC

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 M 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

NO.	NAME	REV'D
T-001	TITLE SHEET, ENERGY CODE CHART, NOTES	4/2025
G-001	NYS ENERGY CODE, FRAMING-WIND NOTES, FRAMING SYMBOL, PLUMBING RISER DIAGRAM	1/2024
G-002	TYPICAL FRAMING DETAILS AND NOTES	
G-003	NYS RC - TYPICAL FRAMING DETAILS AND NOTES	
G-004	SPECIFICATIONS	
CS-001	PROPERTY SURVEY	
AS-001	ARCHITECTURAL SITE PLAN AND ZONING CHART	4/2025
AS-002	ZBA AND HABR APPROVALS - 2024	1/2024
EX-01	EXISTING FLOOR PLANS	
EX-02	EXISTING EXTERIOR ELEVATIONS	
A-100	PROPOSED FOUNDATION, EXISTING CELLAR PLANS, FRAMING REPORTS	1/2024
A-101	PROPOSED 1ST AND 2ND FLOOR PLANS, WINDOW AND MECHANICAL SCHEDULE	4/2025
A-102	NEW ADDITIONS FRAMING PLANS, DETAILS	1/2024
A-110	1ST FLOOR - RCP AND A/ELECTRICAL PLAN	1/2024
A-201	EXTERIOR ELEVATIONS	4/2025
A-202	MISCELLANEOUS INTERIOR ELEVATIONS / SECTION	1/2024
A-203	NEW BATHROOM INTERIOR ELEVATIONS - 1ST FLOOR	1/2024
A-301	NEW WALL SECTION AND MISC. FRAMING DETAILS	1/2024
A-302	STRUCTURAL FRAMING REPORTS	1/2024

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 IRC AND FIGURE R301.2(4)A OF THE IRC ARE LIKELY TO OCCUR AND SHOULD BE CONSIDERED IN THE DESIGN.

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TOWN OF ORANGETOWN
BUILDING DEPARTMENT

PROPOSED ADDITION
AND INTERIOR
RENOVATIONS

TITLE SHEET,
ENERGY CODE
CHART, NOTES

DOB FILING SET

JOB NO.:

DATE: 08.14. 2023

SCALE: AS NOTED

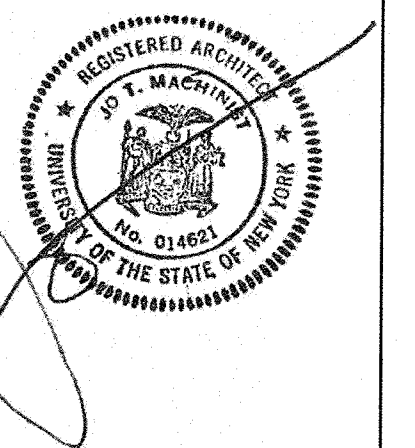
DRAWING BY: KWB

DWG. NO.

T-001

23 CLOSTER ROAD
PALISADES
NEW YORK 10964

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



2	4.17.2025	REYD FINISHES FOR HABR RE-SUBMISSION
1	2.1.2024	ISSUED FOR DOB RE-SUBMISSION
	JAN. 2024	PLAN AND INTERIOR ADJUSTMENTS
	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

PROPOSED ADDITION
AND INTERIOR
RENOVATIONS

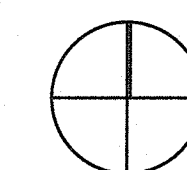
**ARCHITECTURAL
SITE PLAN, AND
ZONING CHART,
SOILS EROSION &
SEDIMENT DETAIL**

JOB NO.:		DWG. NO.
DATE:	08.14. 2023	AS-C
SCALE:	AS NOTED	
DRAWING BY:	KWR	

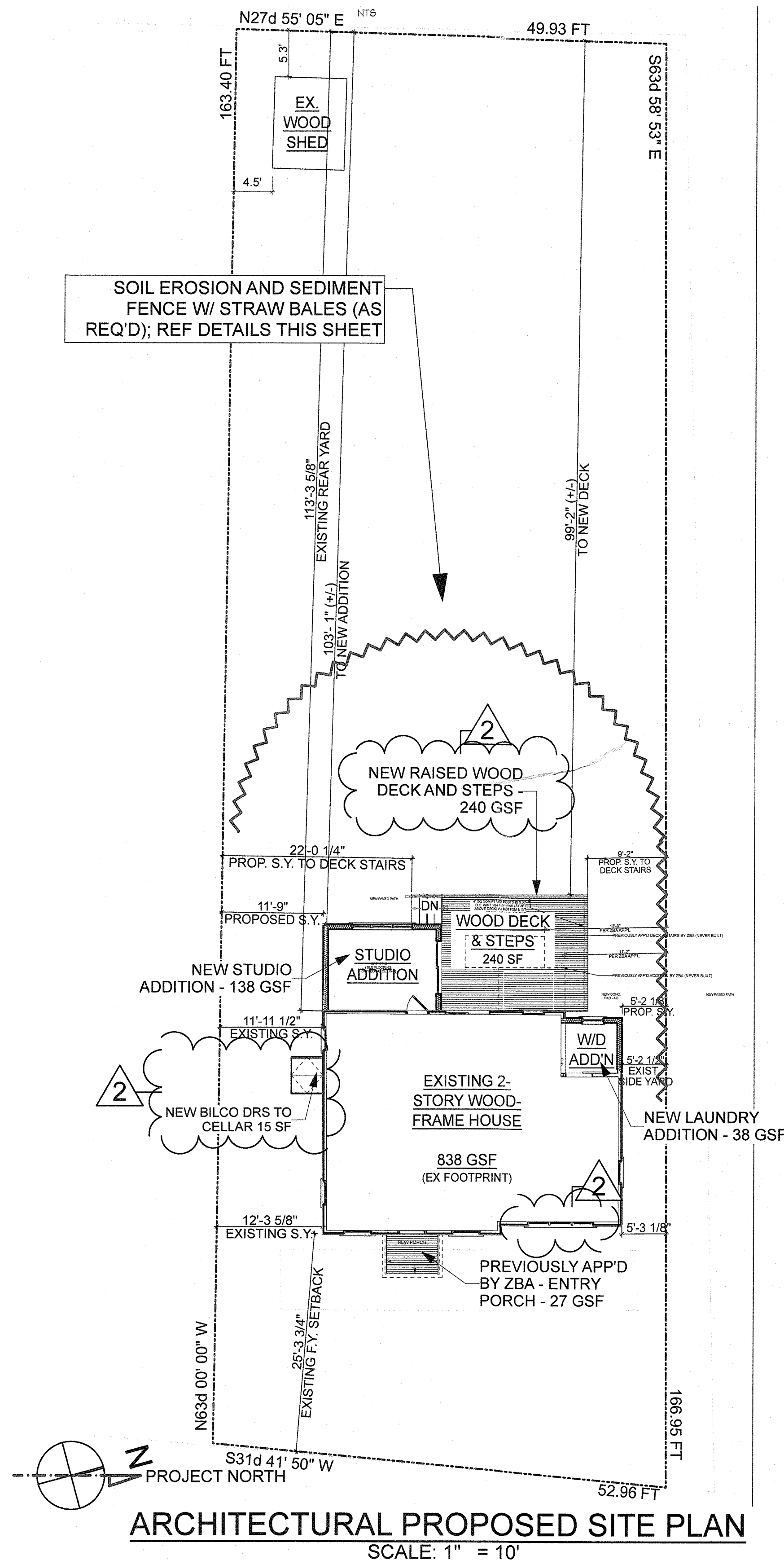
AS-001

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 APPROVED
MIN. SIDE YARD (NORTH SIDE)	20 FT MIN	* 5.2 FT AT EXIST. HOUSE	* 5.17 FT AT LAUNDRY RM ADDN	VARIANCE APPROVED
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AREA MAP

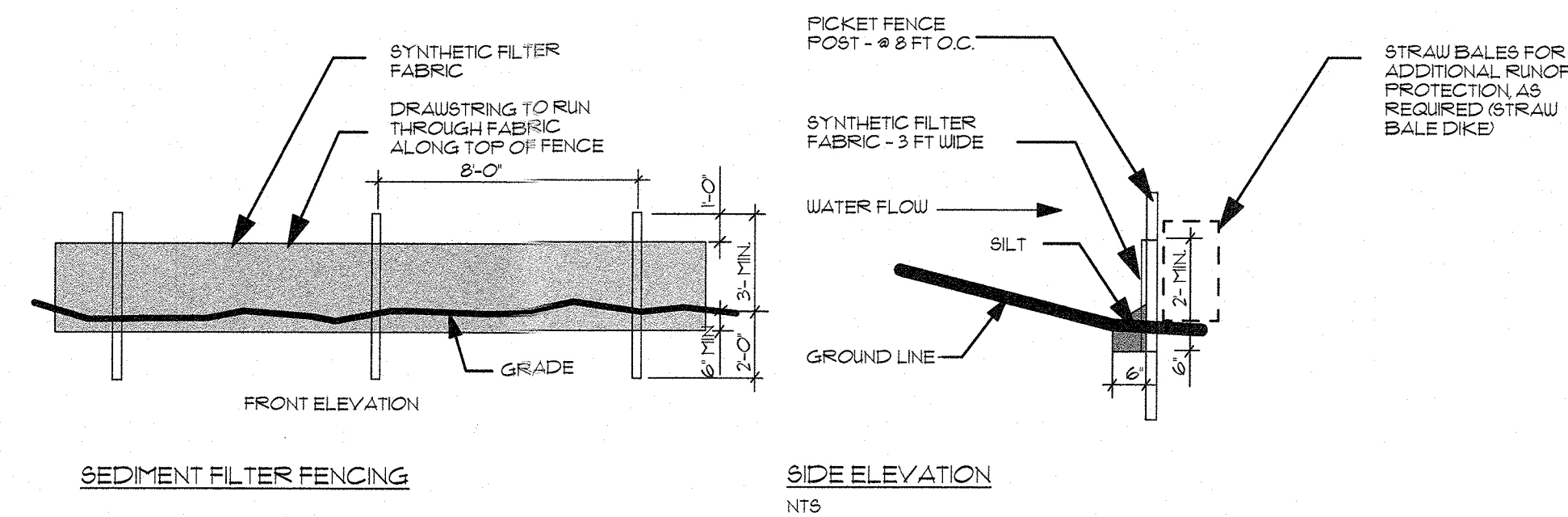


~~TOWN OF ORANGETOWN~~
~~BUILDING DEPARTMENT~~



NOTE: INFORMATION FOR THE SITE PLAN WAS
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CHEANDA LANE, WALLKILL, NY 12589; NYS LICENSE
050506.
(REFER TO ATTACHED SURVEY ON DWG CS-001)

A SOIL EROSION AND SEDIMENT DETAILS



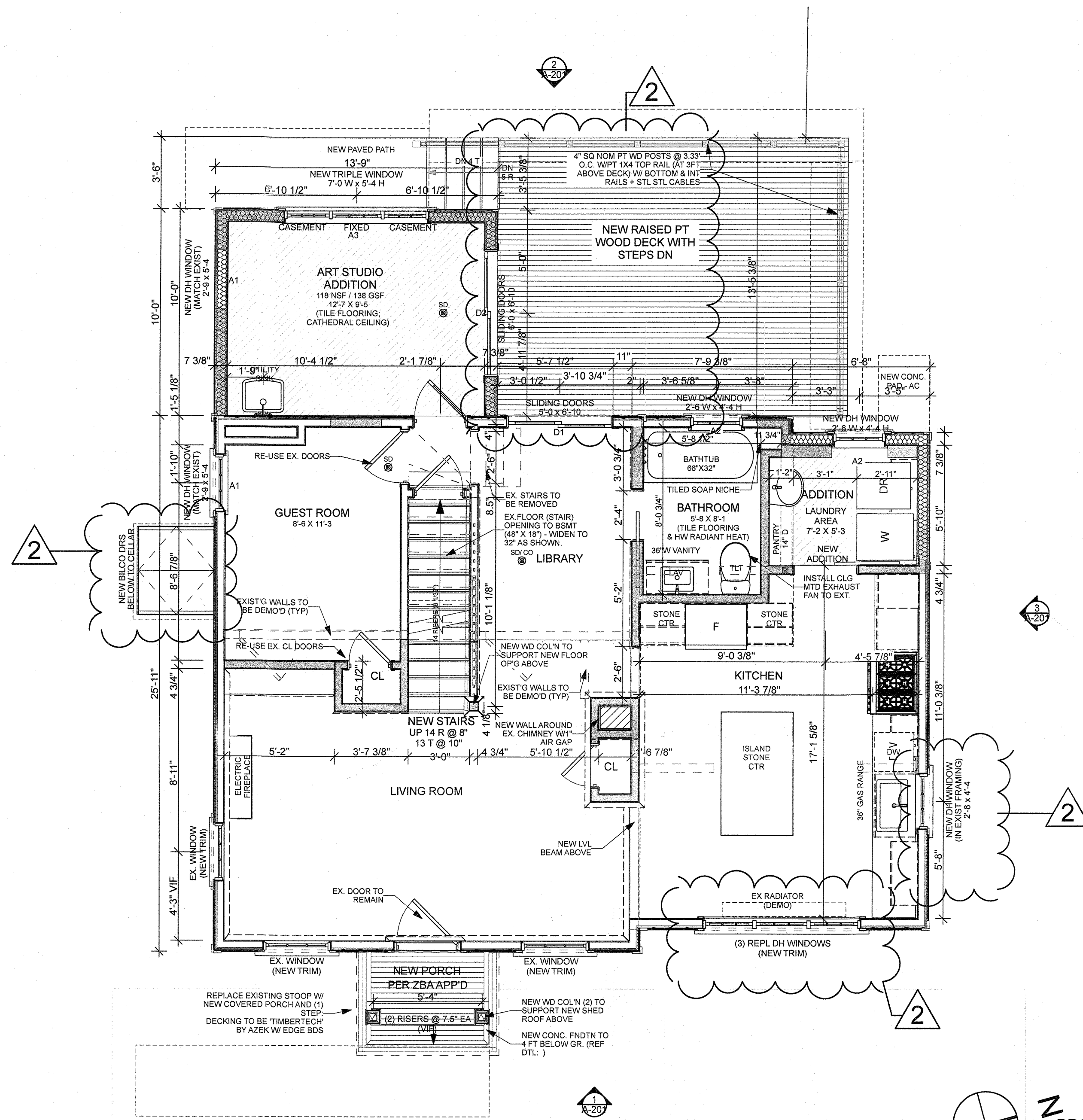
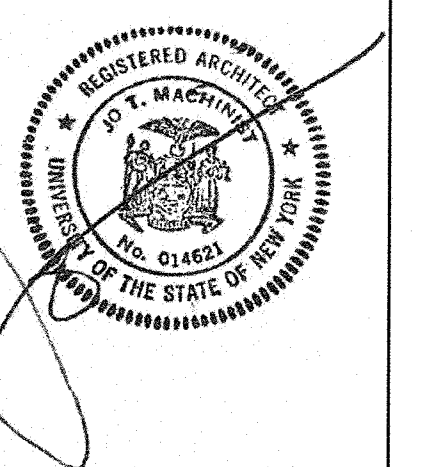
RESIDENTIAL ZONE, ONE FAMILY : R-40 LOW DENSITY RESIDENTIAL AND, PALISADES HISTORIC AREA DISTRICT				
ITEMS	REQUIRED	EXISTING	PROPOSED	COMMENTS
MIN. LOT SIZE	40,000 SF	8,478 SF	NO CHANGE	EXISTING NON-CONFORMING
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30 Smith Road, Peconic NY 11958 (212) 355-7171

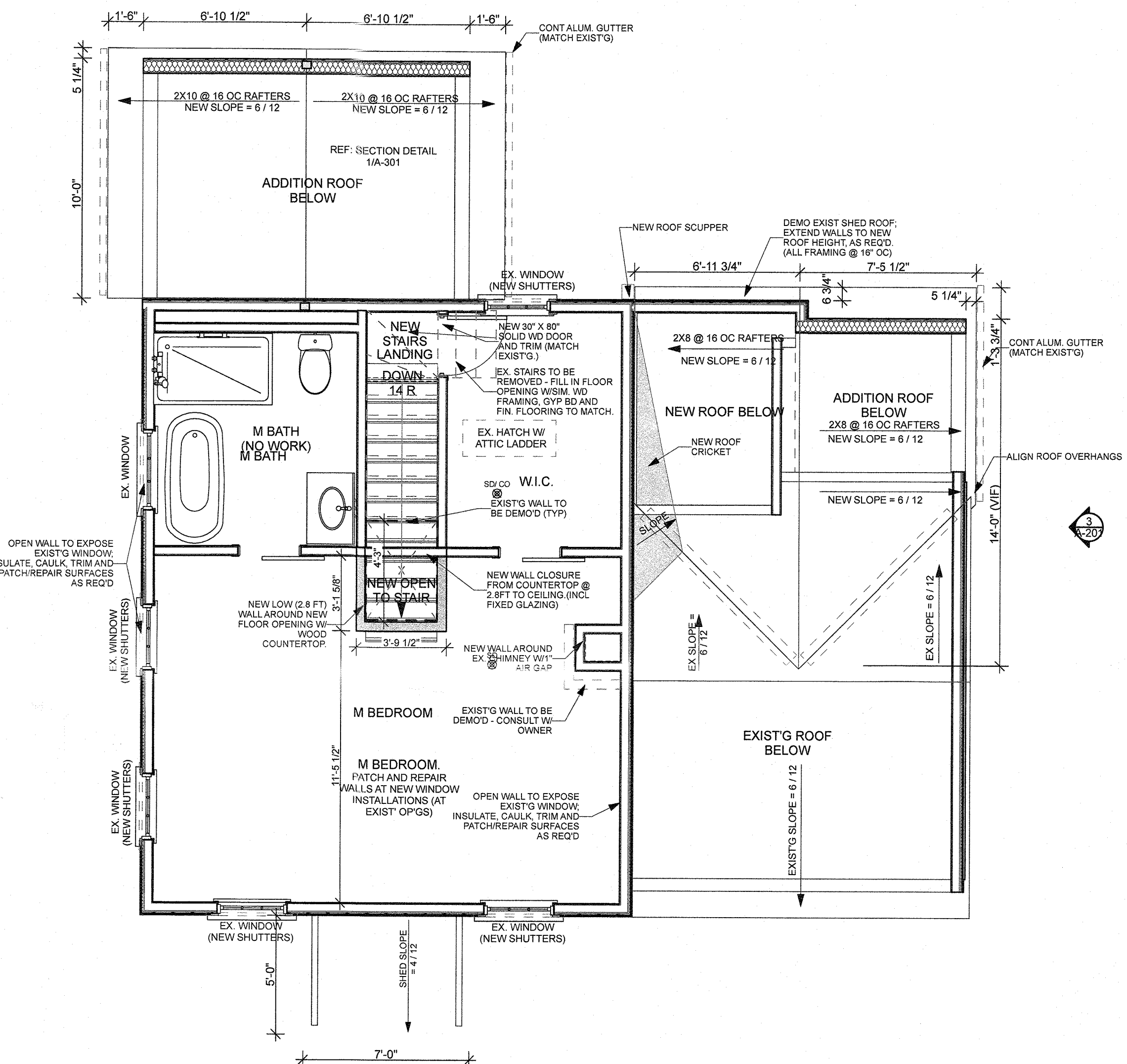


A PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE					
NO.	TYPE	SIZE	HEAD HT.	QTY	NOTES
A1	DOUBLE-HUNG W/SPECIAL TRIM	2'-9" x 5'-4"	7'-5" (VIF)	(2)	MATCH EXISTING FINISH
A2	DOUBLE HUNG W/SPECIAL TRIM	2'-6" 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 SPECIAL TRIM
A4 (NEW)	TRIPLE - DOUBLE-HUNG #1650	7'-8" x 5'-0"	6'-10" (VIF)	(1)	MATCH EXISTING FINISH; INCLUDE SPECIAL TRIM
A5 (NEW)	DOUBLE HUNG W/SPECIAL TRIM	2'-8" x 4'-4"	7'-5" (VIF)	(1)	MATCH EXISTING; EX. FRAMING
D-1	PR SLIDING PATIO DOORS	5'-0" x 6'-10"	6'-11"	(1)	1600 SERIES SLIDING GLASS DRS
D-2	PR SLIDING PATIO DOORS	6'-0" x 6'-10"	6'-11"	(1)	1600 SERIES SLIDING GLASS DRS

NOTE: ALL WINDOWS AND PATIO DOORS TO BE MI VINYL CLAD WINDOWS & DOORS, (MI 1600 SERIES, LOW-E, ARGON GAS, DUAL GLASS PANE; WINDOWS (U-VALUE = 0.27 (MIN), SHGC = 0.26; SLIDING PATIO DOORS (U-VALUE = 0.28, SHGC = 0.25); COLOR = WHITE.
(NOTE: NEW WINDOW A4 - REPLACED EXISTING BOW WINDOW, DUE TO INSECT DAMAGE AND ROT)

NOTE: ALL GLAZING WITHIN 18" OF FINISHED FLOOR/LANDING OR COUNTERTOP, WITHIN BATHTUB OR SHOWER ENCLOSURE, OR AT OPEN SIDE OF STAIRS TO BE TEMPERED OR SAFETY GLASS.



B PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

23 Closter Road New Mechanical Equipment										1/29/24
Bathroom #01 (1st Fl) Bathroom										
Exhaust Fan	Panasonic	#FV-0511VQ1	WhisperCeiling DC Ventilation Fan; adjustable CFM (50-80-110)	50-80-110	cfm	ENERGY STAR	4" Duct to Exterior; 12" SQ Grille			
Attic Heat Pump Interior Split Units										
Wall Mtd Indoor Unit	Fujitsu	ASU12RLF1	Wall Mounted Inddor 1 ton Heat Pump Unit; w/Remote	1	ton cooling	SEER2 - 20.5	3.0 Ton System: (2) indoor units; 33"W x 10.5"H x 8" W			
Wall Mtd Indoor Unit	Fujitsu	ASU9RLF1	Wall Mounted Inddor 9,000 BTU Heat Pump Unit; w/Remote	0.75	ton cooling	SEER2 - 20.5	3.0 Ton System: (1) indoor unit; 33"W x 10.5"H x 8" W			
Wall Mtd Indoor Unit	Fujitsu	ASUG12LZB5	Wall Mounted Inddor 1 ton Heat Pump Unit; w/Remote	1	ton cooling	SEER2 - 29.4	1.0 Ton System: (1) indoor unit; 38.5"W x 11"H x 9.5" W			
Outdoor Heat Pump Units										
Inverter Driven Heat-Pump	Fujitsu	AOU36RLXFZH	3 ton multi-zone XLTH Inverter Driven Heat Pump System.		3.0	ton cooling	SEER2 - 20.5	AMP ; (3) Indoor Units		
Inverter Driven Heat-Pump	Fujitsu	AOU612LZAH1	1 ton single-zone XLTH Inverter Driven Heat Pump System.		1.0	ton cooling	SEER2 - 29.4	Energy Star Qualified; High SEER System: 15 AMP		

ISSUES AND REVISIONS:

PROPOSED ADDITION
AND INTERIOR
RENOVATIONS
**PROPOSED 1ST AND
2ND FLOOR PLANS;
WINDOW &
MECHANICAL
SCHEDULE**

DOB FILING SET

JOB NO.:
DATE: 08.14. 2023
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DRAWING BY: KWB

DWG. NO.

A-101

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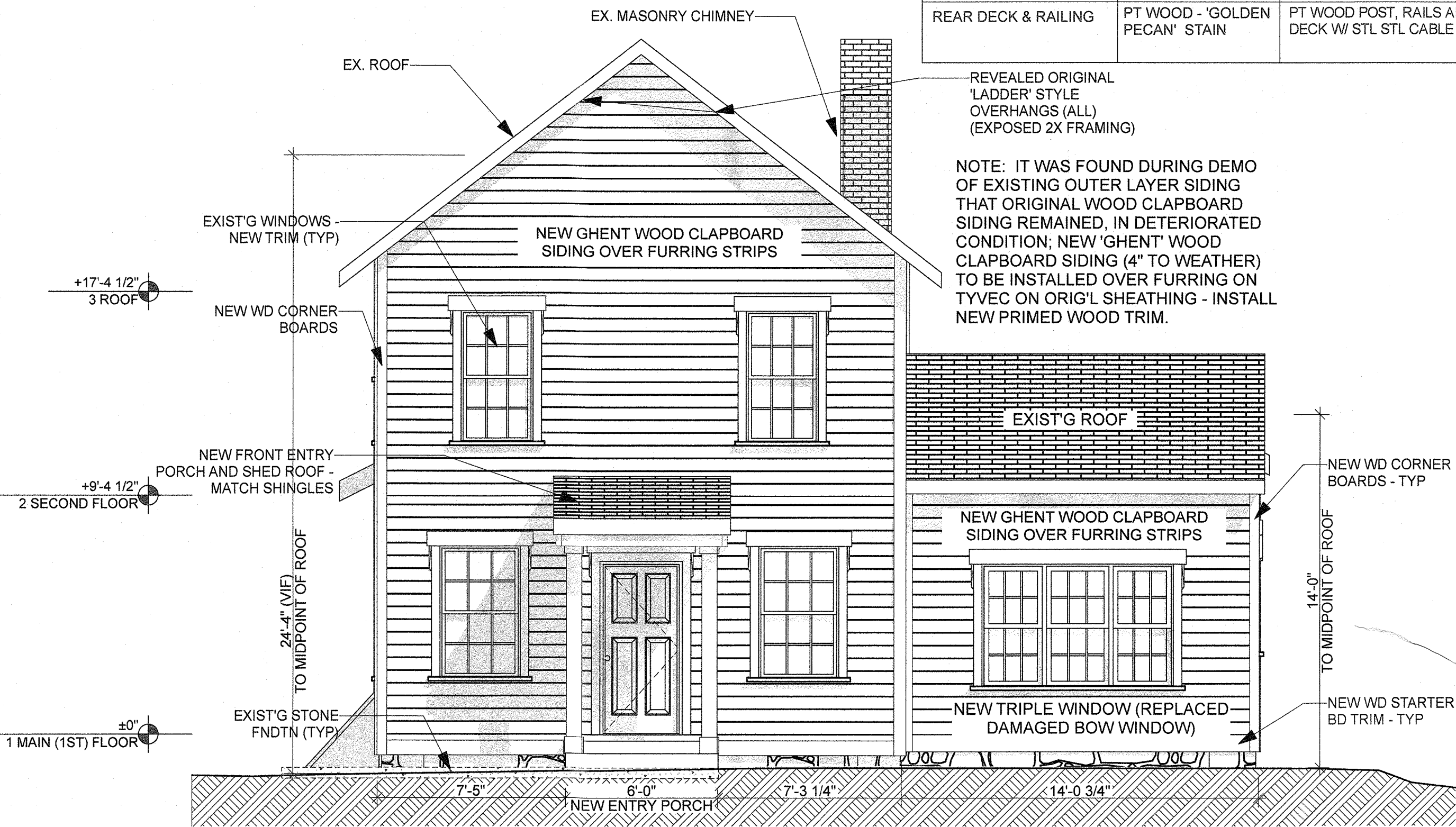
TOWN OF ORANGETOWN
BUILDING DEPARTMENT

MATERIALS AND FINISH SCHEDULE			
ITEM	COLOR	MATERIAL	MANUFACTURER
ROOF	CHARCOAL	FIBERGLASS SHINGLES	GAF TIMBERLINE 'NS' - MATCH EXIST
SIDING	WHITE	GHENT WOOD CLAPBOARD SIDING W/ 4" TO WEATHER	GHENT LUMBER-
SOFFITS, FASCIA, GUTTERS	WHITE	PRIMED WD SOFFIT+FASCIA ALUMINUM GUTTERS	PLYGEM OR ROLLEX (GUTTERS)
WINDOWS, SLIDING DRS	WHITE	VINYL CLAD	MI 1600 SERIES; DOUBLE HUNG & SLIDING DRS
TRIM	HISTORIC SAGE	PRIMED WOOD TRIM BOARD	GHENT LUMBER
STONE OR ROCK	MATCH EX. STONE	CULTURED STONE	TO MATCH EXISTING FOUNDATION
REAR DECK & RAILING	PT WOOD - 'GOLDEN PECAN' STAIN	PT WOOD POST, RAILS AND DECK W/ STL STL CABLE RAIL	PT (PRESSURE TREATED) WOOD (BECKERLEE LUMBER)+ CELY ND STAINLESS STEEL T316 CABLES

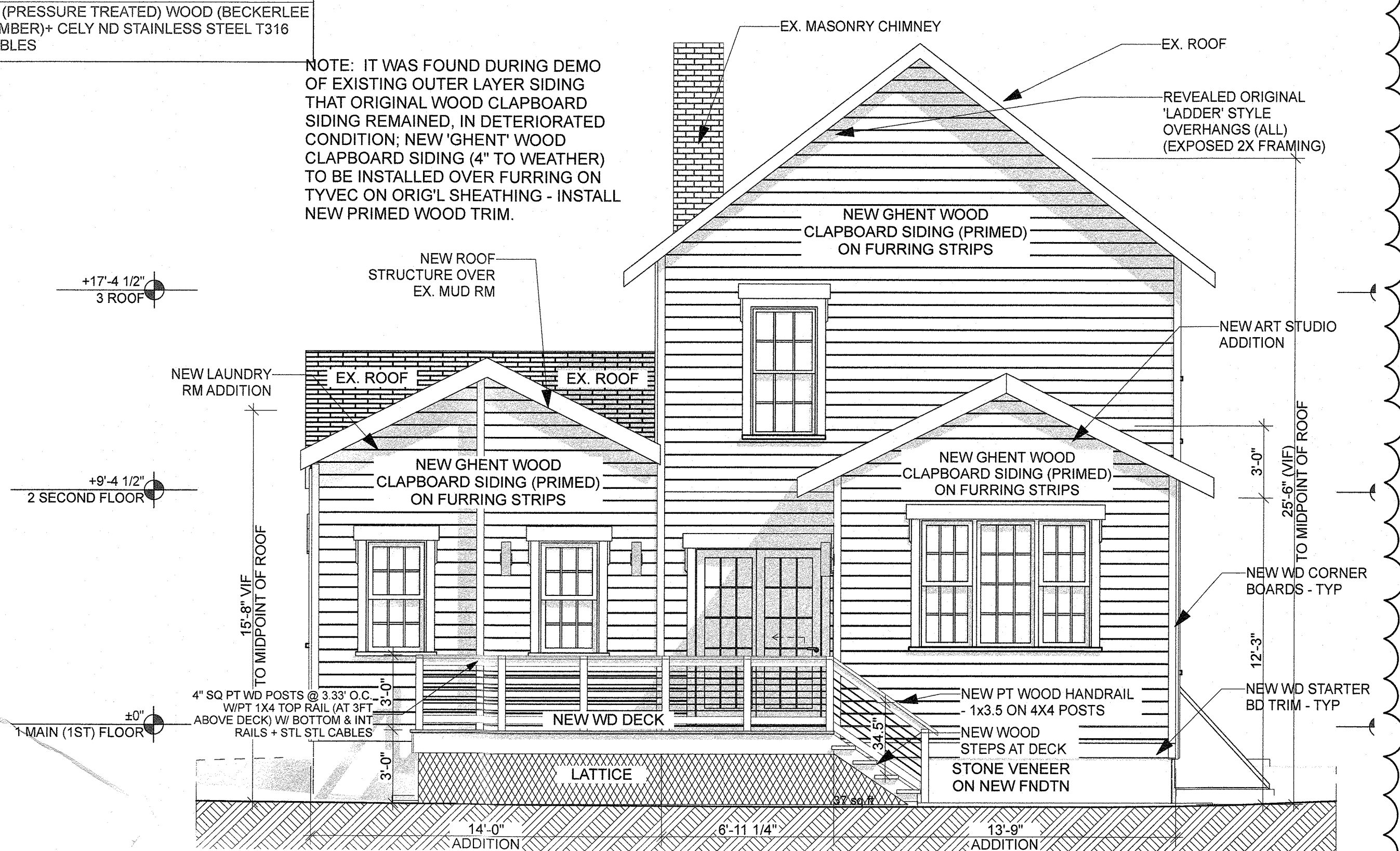
REVEALED ORIGINAL 'LADDER' STYLE OVERHANGS (ALL) (EXPOSED 2X FRAMING)

NOTE: IT WAS FOUND DURING DEMO OF EXISTING OUTER LAYER SIDING THAT ORIGINAL WOOD CLAPBOARD SIDING REMAINED, IN DETERIORATED CONDITION; NEW 'GHENT' WOOD CLAPBOARD SIDING (4" TO WEATHER) TO BE INSTALLED OVER FURRING ON TYVEC ON ORIG'L SHEATHING - INSTALL NEW PRIMED WOOD TRIM.

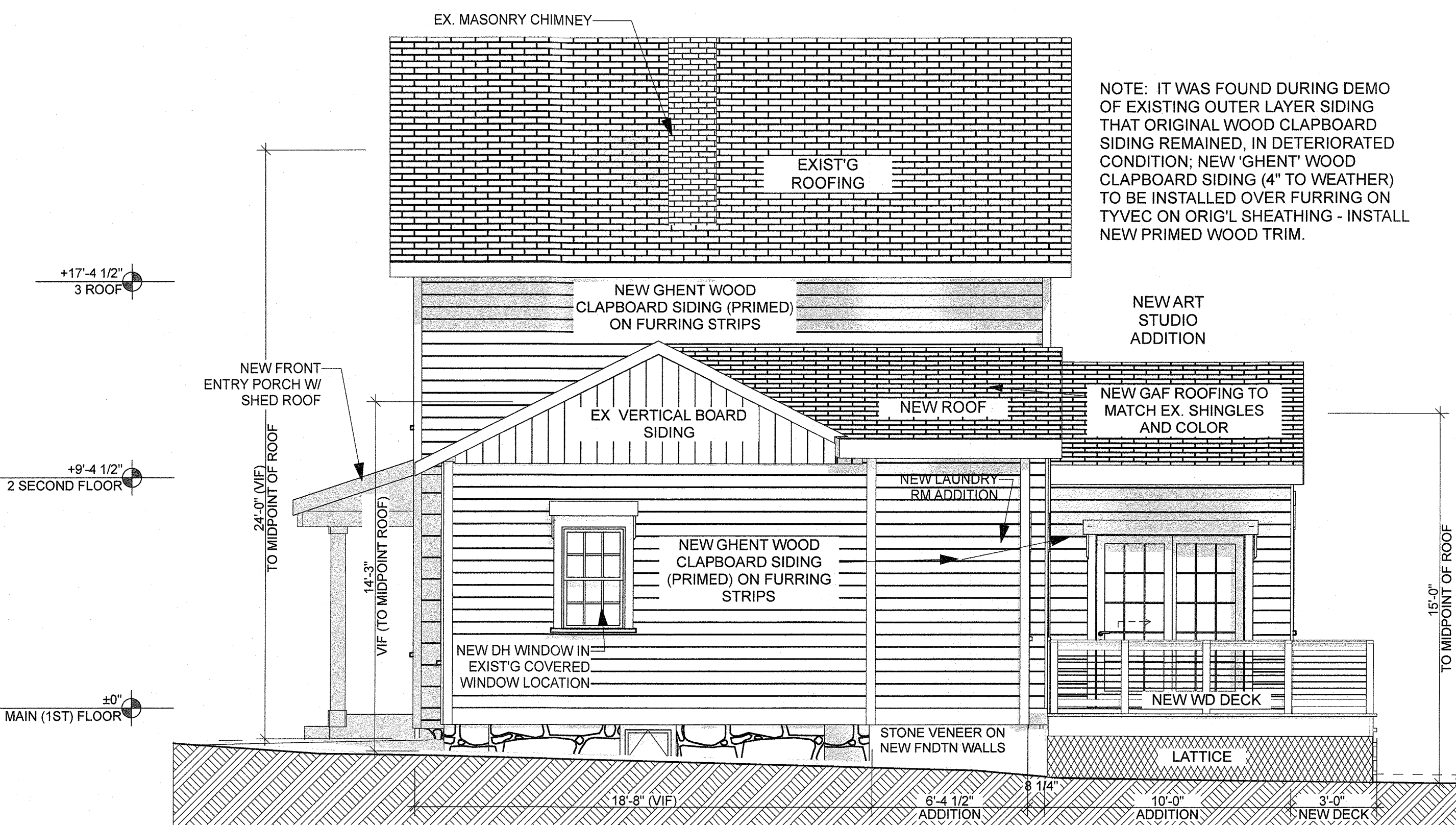
NOTE: IT WAS FOUND DURING DEMO OF EXISTING OUTER LAYER SIDING THAT ORIGINAL WOOD CLAPBOARD SIDING REMAINED, IN DETERIORATED CONDITION; NEW 'GHENT' WOOD CLAPBOARD SIDING (4" TO WEATHER) TO BE INSTALLED OVER FURRING ON TYVEC ON ORIG'L SHEATHING - INSTALL NEW PRIMED WOOD TRIM.



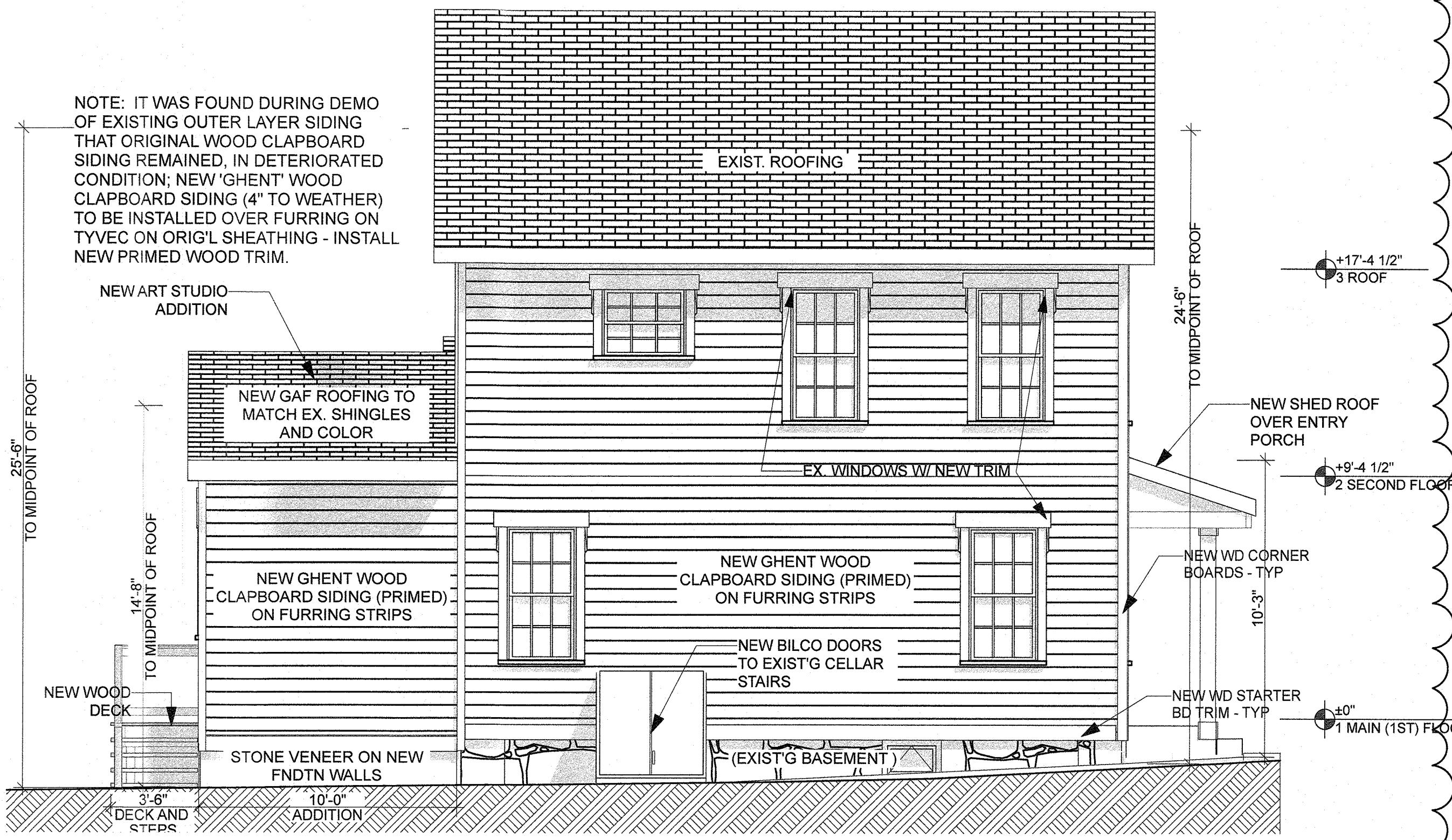
1 EAST ELEVATIONS - PROPOSED
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"



3 NORTH ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"



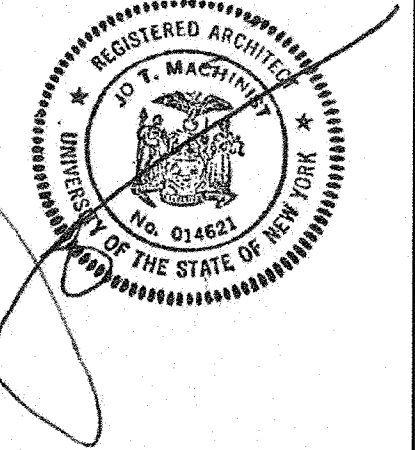
4 SOUTH ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"

PRIVATE
RESIDENCE

23 CLOSTER ROAD
PALISADES
NEW YORK 10964

JO MACHINIST
ARCHITECT

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



2	4.17.2025	REV'D FINISHES FOR HABR RE-SUBMISSION
1	2.1.2024	ISSUED FOR DOB RE-SUBMISSION
	JAN. 2024	PLAN AND INTERIOR ADJUSTMENTS
	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

DOB FILING SET

JOB NO.:	DWG. NO.
DATE: 08.14. 2023	A-201
SCALE: AS NOTED	
DRAWING BY: KWB	