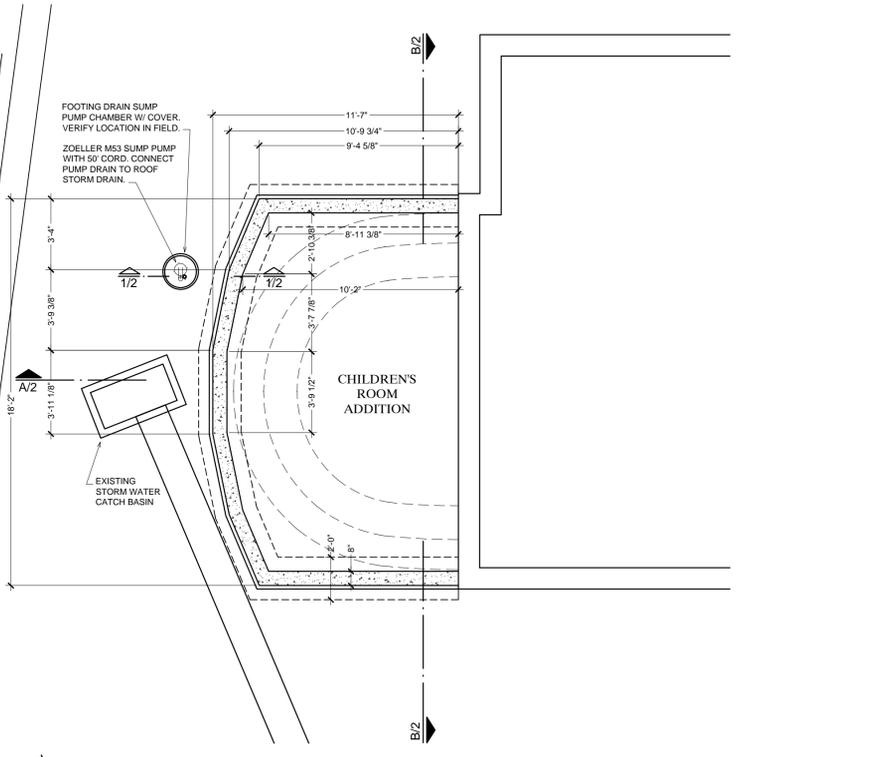


**FIRST FLOOR PLAN**  
SCALE 1/4" = 1'-0"



**FOUNDATION PLAN**  
SCALE 1/4" = 1'-0"

**DRAWING DESIGNATION LEGEND**

	DRAWING #
	SECTION #
	DRAWING #
	DETAIL SECTION #
	DRAWING #
	ELEVATION DESIGNATION
	DRAWING #
	DETAIL SECTION #

**NOTES**

- PROPERTY OWNERS: BOARD OF TRUSTEES PALISADES FREE LIBRARY, MARJORIE GALEN, PRESIDENT, 19 CLOSTER ROAD (COUNTY HIGHWAY NO. 4), PALISADES, NY 10964
- ALL WORK SHALL BE IN COMPLETE CONFORMANCE WITH THE RULES AND REGULATIONS OF ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION, INCLUDING THE NEW YORK STATE BUILDING, ENERGY & EXISTING BUILDING CODES, AND THE TOWN OF ORANGETOWN BUILDING, ZONING AND PLANNING ENFORCEMENT.
- THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN IN THE MANNER SPECIFIED BY SECTION 239 L & M OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.
- AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF ANY WORK ON THE SITE A PRE-CONSTRUCTION MEETING MUST BE HELD WITH THE TOWN OF ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING AND THE OFFICE OF BUILDING, ZONING AND PLANNING ENFORCEMENT. IT IS THE RESPONSIBILITY AND OBLIGATION OF THE PROPERTY OWNER TO ARRANGE SUCH MEETING.
- ALL OUTDOOR CONSTRUCTION ACTIVITIES SHALL TAKE PLACE BETWEEN THE HOURS OF 7:00 AM AND 7:00 PM MONDAY THROUGH SATURDAY. NO SUCH ACTIVITIES TAKE PLACE ON SUNDAY OR LEGAL HOLIDAY. THE SAME SHALL APPLY TO INDOOR CONSTRUCTION ACTIVITIES EXCEPT THAT SUCH ACTIVITIES MAY TAKE PLACE BETWEEN THE HOURS OF 7:00 AM AND 10:00 PM.
- THE TOTAL AREA OF DISTURBANCE IS 550 SQUARE FEET.

**TREE PROTECTION**

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 preserve and protect existing trees to remain are as follows:

- No construction equipment shall be parked under the tree canopy.
- There will be no excavation or stockpiling of earth underneath the trees.
- Trees designated to be preserved shall be marked conspicuously on all sides at a 5 to 10-foot height.
- 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:
    - 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 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 well and/or preserved in a raised bed, with the tree well a radius of three (3) feet larger than the tree canopy.



**SITE LOCATION MAP**  
SCALE 1" = 100'

**ZONING DATA**

ZONING DISTRICT: R40, GROUP B, PALISADES HISTORIC DISTRICT. USE PERMITTED BY RIGHT.  
TAX LOT: 78.17-2-22

**BULK REQUIREMENTS**

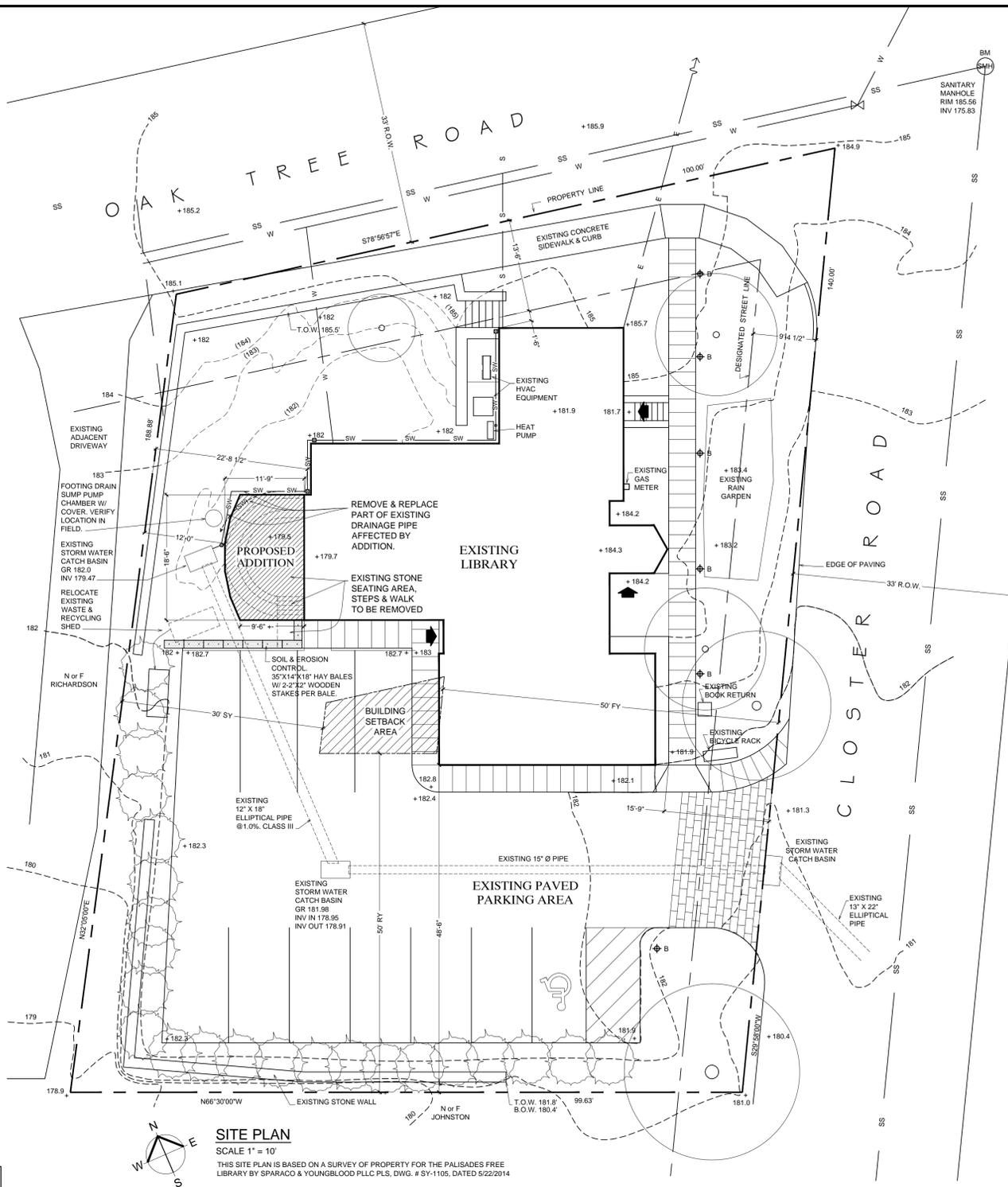
REGULATION	REQUIREMENT	EXISTING	PROPOSED
MIN. LOT AREA	5 ACRES	12,478 SF 0.2865 ACRES	NO CHANGE
MIN. LOT WIDTH	400'	129'	NO CHANGE
MIN. LOT FRONTAGE	50'	240'	NO CHANGE
MIN. FRONT YARD	50'	1.5' & 15.9'	NO CHANGE
MIN. SIDE YARD	30'	22.7'	12'
TOTAL SIDE YARD	80'	N.A. CORNER LOT	N.A. CORNER LOT
MIN. REAR YARD	50'	48.5'	NO CHANGE
MAX. FLOOR AREA RATIO	0.15	0.31	0.325
MIN. PARKING	1 SPACE / 200 SF	EXISTING: 11 REQUIRED: 20	PROPOSED: 11 REQUIRED: 21
MAX. BUILDING COVERAGE		17.7%	19.3%
DEVELOPMENT COVERAGE		62.9%	NO CHANGE
MAX. HEIGHT	8' FT	11' FT	6' FT ADDITION

- \* EXISTING NON-CONFORMITY. VARIANCE GRANTED 01/27/04, ZBA DECISION # 94-05, & 07/11/12, ZBA DECISION #12-43.
- \*\* VARIANCE REQUIRED
- \*\*\* INCLUDES PAVING IN OAK TREE ROAD & CLOSTER ROAD.

**PARKING ANALYSIS**

**EXISTING**  
3670 (EXISTING SQUARE FEET) / 19.35 = 20 REQUIRED SPACES  
200 (REQUIRED SQUARE FEET / SPACE)

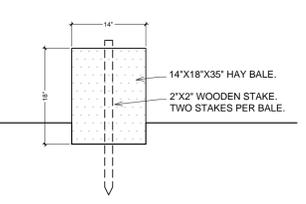
**PROPOSED**  
4070 (PROPOSED SQUARE FEET) / 20.35 = 21 REQUIRED SPACES  
200 (REQUIRED SQUARE FEET / SPACE)



**SITE PLAN**  
SCALE 1" = 10'

THIS SITE PLAN IS BASED ON A SURVEY OF PROPERTY FOR THE PALISADES FREE LIBRARY BY SPARACO & YOUNGBLOOD PLLC PLS, DWG. # SY-1105, DATED 5/22/2014

**SOIL & EROSION CONTROL HAY BALE DETAIL**



**GRAPHICS LEGEND**

	SPOT ELEVATION		SANITARY SEWER IN STREET		BUILDING SETBACK AREA
	CONTOUR LINE TO REMAIN		SANITARY SEWER CONNECT TO BUILDING		ADDITION
	CONTOUR LINE TO BE MODIFIED		EXISTING ROOF DRAINAGE DOWNSPOUT		EXISTING STONE PAVERS
	PROPERTY LINE		NEW ROOF DRAINAGE DOWNSPOUT		EXISTING SLATE WALKWAY
	DESIGNATED STREET LINE		PORTION OF EXISTING STORM WATER PIPE TO BE RELOCATED		EXISTING TREE
	BUILDING SETBACK LINE		WATER SERVICE PIPE		
	EXISTING TO BE REMOVED				
	EXISTING BOLLARD LIGHTING				
	ELECTRIC SERVICE		BENCHMARK PER SURVEYOR DATUM (NAVD 88-0-78) ELEVATION OF EXISTING SANITARY SEWER MANHOLE RIM AT INTERSECTION OF CLOSTER & OAK TREE ROADS.		

ENGINEER 	ARCHITECT	DATES 03.18.24 04.01.24 REVISED 05.09.24 PLANNING BD. 06.18.24 REVISED 11.01.24 ZBA 03.05.25 BID 05.19.25 HABR 05.19.25 ACABOR 05.15.25 PLANNING BD.
--------------	-----------	---

**ADDITION & ALTERATION to the PALISADES FREE LIBRARY**  
19 Closter Road, Palisades, NY 10964

**SITE PLAN & FLOOR PLANS**

**Michael Esmay Architect**  
17 Van Houten Street, Upper Nyack, NY 10960 (845) 358-0933 mikesmay@aol.com