

ZONING BOARD OF APPEALS

Town of Orangetown
26 Orangeburg Road
Orangeburg, New York 10962
(845) 359-8410 (ex. 4316)

Date: January 30, 2026

TO: OBAPAE

NYS Dept of Environmental Conservation
New York State Dept. of Transportation
Palisades Interstate Park Commission
NYS Thruway Authority
ACOE

Rockland County Drainage
Rockland County Health
Rockland County Planning
Rockland County Highway
Rockland County Swr Dstrt
Orange and Rockland
Veolia

This matter is scheduled for: March 4, 2026

Review of Plans: JDF Homes, 658 Western Hwy, Blauvelt, NY

Section 70.09 Block 1 Lot 63 ; R-15 zone

Chapter 43, Section 3.12, R-15 District, Group M, Column 4(floor area ratio: 20% permitted, 21.69 % proposed), Column 8(front yard: 30’ required, 27’ 11” proposed), column 12(height: 20’ permitted, 29’ 5” proposed), Section 5.21(c)(e) small lot applies, for a new single-family residence. The premises are located at 658 Western Highway, Blauvelt, New York and identified on the Orangetown Tax Map as Section 70.09, Block 1, Lot 63 in the R-15 zoning district.

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

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

- US Postal: 26 Orangeburg Road, Orangeburg, NY 10962
- Email to Zoning Board: KBettmann@orangetown.com

Zoning Board Meeting Date: March 4, 2026

- Comments attached
- Received and Comments to be provided prior to meeting date.
- No Comments at this time. Please send future correspondence for review.
- No future correspondence for this site should be sent to this agency. Plans reviewed and this agency does not have any further comments.
- This project is out of the jurisdiction of this agency and has no further comments.

This project is before the **Zoning Board** on **Wednesday, March 4, 2026.**
Kindly forward your completed review to this office BEFORE March 4, 2026

Reviewing Agency_____

Name:_____Date:_____

Signature: _____

Thank you, **Katlyn Bettmann (EXT. 4316)**

JAN 29 2026

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: TOWN OF ORANGETOWN BUILDING DEPARTMENT

Please check all that apply:

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

PERMIT#: BLDR-8571-2025
 ASSIGNED
 INSPECTOR: Dom
 Referred from Planning Board: YES / NO
 If yes provide date of Planning Board meeting: _____

Project Name: ~~XXXXXXXXXXXXXXXXXXXX~~ JDF Homes

Street Address: 653 Western Highway Blauvelt NY 10913

Tax Map Designation:

Section: 70.9 Block: 1 Lot(s): 63
 Section: _____ Block: _____ Lot(s): _____

Directional Location:

On the Left side of Western Highway, approximately 500 feet _____ of the intersection of Shorn Drive, in the Town of Orangetown in the hamlet/village of Blauvelt.

Acreage of Parcel <u>.344</u>	Zoning District <u>R-15</u>
School District <u>SOCS D</u>	Postal District <u>Blauvelt</u>
Ambulance District <u>SOAC</u>	Fire District <u>Blauvelt</u>
Water District <u>Veolia</u>	Sewer District <u>Municipal</u>

Project Description: (If additional space required, please attach a narrative summary.)
Build single family home on existing foundation

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.
 Date: 1/26/26 Applicant's Signature: [Signature]

APPLICATION REVIEW FORM

FILL IN WHERE APPLICABLE.

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

If subdivision:

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

If site plan:

- 1) Existing square footage ~~2974~~ 1334
- 2) Total square footage 2974
- 3) Number of dwelling units 1

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? NO

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.

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

RECEIVED

JAN 29 2026

TOWN OF ORANGETOWN
BUILDING DEPARTMENT



OFFICE OF BUILDING, ZONING, PLANNING,
ADMINISTRATION AND ENFORCEMENT
TOWN OF ORANGETOWN

26 Orangeburg Road
Orangeburg, N.Y. 10962

(845)359-8410

Fax: (845) 359-8526

REFERRAL TO THE ZONING BOARD OF APPEALS

Date: 1/13/26 Section: 70.09 Block: 1 Lot: 63

Applicant: JDF Homes

Address: 201 Strawtown Rd. West Nyack NY 10994

RE: Application Made at: 658 Western Highway Blauvelt NY 10913

Referred For:

Chapter 43, Section sec 5.21 (c)(e) small lot
sec 3.12 R-15 M
Col #4 FAR 20' allowed / 21.69' proposed
Col #8 Front Yard 30' required / 27'-11" proposed
Col #12 Height 20' allowed / 29'-5" proposed

Comments:

New single family residence

Dear JDF Homes :

Please be advised that the Building Permit Application # 7667-25, which you submitted on 7/30/25, has been referred to the Town of Orangetown Zoning Board of Appeals. The Clerk to the Zoning Board of Appeals, Katlyn Bettmann can assist you in the preparation necessary to appear before the board. She can be reached at 845-359-8410 ext. 4316 or kbettmann@orangetown.com

Sincerely,

Glenn E. Maier
Assistant Building Inspector

Signature of Director
NOTE: PLEASE KEEP FOR YOUR RECORDS
10-01-2024: emd

1/13/26

Date
CC: Katlyn Bettmann
Elizabeth Decort

RECEIVED

JAN 29 2026

TOWN OF ORANGETOWN
BUILDING DEPARTMENT



OFFICE OF BUILDING, ZONING, PLANNING,
ADMINISTRATION AND ENFORCEMENT
TOWN OF ORANGETOWN

26 Orangeburg Road
Orangeburg, NY 10962

(845)359-8410

Fax: (845) 359-8526

**REFERRAL TO THE ARCHITECTURE AND COMMUNITY
APPEARANCE BOARD OF REVIEW**

Date: 1/13/26 Section: 70.09 Block: 1 Lot: 63

Applicant: JDF Homes

Address: 201 Strawtown Rd. West Nyack NY 10994

RE: Application Made at: 658 Western Highway Blauvelt NY 10913

Chapter 2, Section 2-4(a)

Referred For: **§ 2-4 To review applications for building permits.**

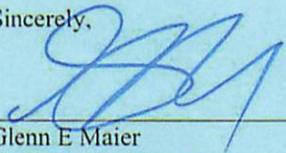
A. Every application for a building permit for the construction, reconstruction or alteration of any structure in excess of 1,000 cubic feet of cubical contents proposed for construction, and every application for the development or subdivision of land, and any such application for a building permit, land use or any other development with the Town of Orangetown filed with the Town Board, Planning Board or Building Inspector shall be referred to the Architecture and Community Appearance Board of Review within seven days of the submission of the application, provided that it conforms in all respects to all other applicable laws and ordinances. This law shall not apply to an application for a single- or two-family residence or residential accessory structure on individual property, except that the Building Inspector, in his discretion, may refer such an application to the Board of Review if it appears, in the light of the standards set forth in § 2-5, that there is a need for such referral.

Comments: New single family residence

Dear JDF Homes :

Please be advised that the Building Permit Application # 7667-25, which you submitted on 7/30/25, has been referred to the Orangetown Architecture and Community Appearance Board of Review, ACABOR. The Clerk to ACABOR, will assist you in the preparation necessary to appear before the board. Please call the office at 845-359-8410 ext. 4331 or email Gerard Chesterman gchesterman@orangetown.com

Sincerely,



Glenn E Maier
Assistant Building Inspector

Signature of Director
NOTE: PLEASE KEEP FOR YOUR RECORDS
10-01-2024: emd

Date
CC: Katlyn Bettmann
Elizabeth Decort
Cheryl Coopersmith

RECEIVED

JAN 29 2026

**TOWN OF ORANGETOWN
BUILDING DEPARTMENT**

Short Environmental Assessment Form

Part 1 - Project Information

RECEIVED

JAN 29 2026

TOWN OF ORANGETOWN
BUILDING DEPARTMENT

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information							
Name of Action or Project: <i>JDF Homes</i>							
Project Location (describe, and attach a location map): <i>688 Western Highway Struvelt NY 10913</i>							
Brief Description of Proposed Action: <i>Build error single family home off of existing foundation.</i>							
Name of Applicant or Sponsor: <i>Joseph DiFilippo</i>		Telephone: <i>845-721-3718</i>					
		E-Mail: <i>Jdfhomes84@gmail.com</i>					
Address: <i>201 Struveltown RD</i>							
City/PO: <i>WEST Nyack</i>		State: <i>NY</i>	Zip Code: <i>10994</i>				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">NO</td> <td style="width: 50%; text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">NO</td> <td style="width: 50%; text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3. a. Total acreage of the site of the proposed action?		<i>0.34</i> acres					
b. Total acreage to be physically disturbed?		<i>0</i> acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>—</i> acres					
4. Check all land uses that occur on, are adjoining or near the proposed action:							
5. Urban Rural (non-agriculture) Industrial Commercial Residential (suburban) ✓							
<input type="checkbox"/> Forest Agriculture Aquatic Other(Specify):							
<input type="checkbox"/> Parkland							

		NO	YES	N/A
5. Is the proposed action,	a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If the proposed action will exceed requirements, describe design features and technologies: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If No, describe method for providing potable water: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If No, describe method for providing wastewater treatment: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____				

RECEIVED

JAN 29 2026

TOWN OF ORANGETOWN
BUILDING DEPARTMENT

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline	<input type="checkbox"/> Forest	<input type="checkbox"/> Agricultural/grasslands
<input type="checkbox"/> Wetland	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?		NO YES
		<input checked="" type="checkbox"/> <input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?		NO YES
		<input checked="" type="checkbox"/> <input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?		NO YES
If Yes,		<input checked="" type="checkbox"/> <input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?		<input checked="" type="checkbox"/> <input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?		<input checked="" type="checkbox"/> <input type="checkbox"/>
If Yes, briefly describe:		

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?		NO YES
If Yes, explain the purpose and size of the impoundment:		<input checked="" type="checkbox"/> <input type="checkbox"/>

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?		NO YES
If Yes, describe:		<input checked="" type="checkbox"/> <input type="checkbox"/>

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?		NO YES
If Yes, describe:		<input checked="" type="checkbox"/> <input type="checkbox"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Joseph DiFilippo</u>		Date: <u>1/26/26</u>
Signature: <u>[Signature]</u>		Title: <u>owner</u>

RECEIVED
JAN 29 2026



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 2025
- PRINT_KEY: 70.09-1-63
- OLD ID: 45-95-801.1/6
- SWIS: 392489
- MUNICIPALITY: Orangetown
- TOWN: Orangetown
- VILLAGE: N/A
- ADDRESS: 658 WESTERN HWY
- ADDRESS 2:
- ALTERNATE ADDRESS:
- CITY: BLAUVELT
- STATE: NY
- ZIP: 10913
- OWNER: Jdt Homes Llc
- ADDITIONAL OWNERS:
- DATE OF DEED: 09/30/2024
- BOOK-PAGE: N/A
- INSTRUMENT: 2024-00027585
- DEED_ACRES: 0.34
- GIS CALCULATED ACRES: 0.34371381
- REQUIRES GML REVIEW: YES
- ROW - PALISADES INTERSTATE PARKWAY: NO
- ROW - NYS THRUWAY: NO
- COUNTY PARK: NO
- ROW COUNTY HWY: YES
- ROW NYS HWY: NO
- COUNTY REGULATED STREAMS: NO
- LONG PATH HIKING TRAIL: NO
- NYS PARK: NO
- NYS FACILITY: NO
- COUNTY FACILITY: NO
- VILLAGE BOUNDARY: NO
- TOWN BOUNDARY: NO
- ORANGE COUNTY BOUNDARY: NO

REBUILT SINGLE-FAMILY HOME

658 WESTERN HIGHWAY
BLAUVELT, NEW YORK 10913

Issued for
Zoning Board Approval
1-30-26

ZONING INFORMATION:

PROJECT: REBUILT SINGLE-FAMILY HOME, 658 WESTERN HIGHWAY, BLAUVELT, NEW YORK 10913 SECTION: 70.09 TAX MAP - BLOCK: 1 LOT: 63 ZONING DISTRICT: R-15 ONE (1-FAMILY DWELLING)
NOTE #1: THE FOLLOWING INFORMATION CONTAINED HEREIN WAS TAKEN FROM THE TOWN OF ORANGETOWN ZONING ORDINANCE - TABLE OF BULK REGULATIONS
NOTE #2: THIS PROPERTY IS CONSIDERED A SMALL LOT PER SEC 5.21 (C)(E) SMALL LOT

43 Attachment 13

Town of Orangetown
Table of General Bulk Regulations
(§ 3.12)

R-80 District
R-40 District
R-22 District
R-15 District

[Amended 9-27-2016 by L.L. No. 9-2016; 5-23-2017 by L.L. No. 6-2017]

District	Group	For Uses Listed Below	Maximum Floor Area Ratio	Minimum Lot Area (See Note 16) (square feet)	Minimum Lot Width (feet)	Minimum Street Frontage (See Note 5) (feet)	Required Front Yard (See Notes 6 and 7) (feet)	Required Side Yard (See Note 2) (feet)	Total Side Yard (feet)	Required Rear Yard (See Note 2) (feet)	Maximum Building Height* (See Note 7)
R-15	M	Single-family detached residences and uses in Group B	0.20	15,000	100	75	30	20 15 - NARROW LOT	50 30 - SMALL LOT	35	1 foot 20 - SMALL LOT
R-15	M	EXISTING (SINGLE-FAMILY)	2,118 SF 14.12%	15,000 FEET	85.47 FEET	85.47 FEET	31.4 FEET	15.3 FEET - NORTH 16.4 FEET - SOUTH	31.7	104 FEET	22'-9"
R-15	M	PROPOSED (SINGLE-FAMILY)	3,254 SF 21.69%	15,000 FEET (SAME)	85.47 FEET (SAME - E.N.C)	85.47 FEET (SAME - E.N.C)	31.4 FEET - HOUSE 27'-11" FEET - PORCH	15.3 FEET - NORTH 16.4 FEET - SOUTH	31.7 (SAME - E.N.C)	±87 FEET AT REAR DECK	29'-4"

CALCULATIONS:

Existing Building Coverage:	Proposed Building Coverage:	Existing Impervious Coverage:	Proposed Impervious Coverage:	F.A.R. Calculation:	Parking:
- 1,334 SF (House) Total: 1,334 SF	- 1,620 SF (House) - 334 SF (2 Rear Decks) - 96 SF (Front Porch) - Total: 2,050 SF	- 1,334 SF (House) - 519 SF (Driveway) - Total: 1,853 SF	- 1,620 SF (House) - 519 SF (Driveway) - 334 SF (Rear deck) - 54 SF (Front Walkway) - 96 SF (Front Porch) - Total: 2,623 SF	Existing: - 1,059 SF (1st Floor) + 1,059 SF (Lower Level) - Total: 2,118 SF = 14.12% Proposed: - 1,620 SF (1st Floor) includes 284 SF Garage - 1,538 SF (2nd Floor) - 96 SF (Open Front Porch with Roof) - Total: 3,254 SF = 21.69%	2 parking spaces required - 2 parking spaces provided (1 in Garage / 1 in Driveway)

DRAWING LIST:

- T-1 TITLE SHEET, SITE PLAN DIAGRAMS, ZONING INFORMATION
- T-2 PROPOSED RENDERINGS OF REBUILT SINGLE-FAMILY HOME
- A-1a BASEMENT CONSTRUCTION PLAN
- A-1b FIRST FLOOR CONSTRUCTION PLAN
- A-1c SECOND FLOOR CONSTRUCTION PLAN
- A-1d ROOF CONSTRUCTION PLAN
- A-2a EXTERIOR ELEVATIONS
- A-2b EXTERIOR ELEVATIONS

658 WESTERN HIGHWAY, BLAUVELT:

BUILDING HEIGHT - PER 5:23

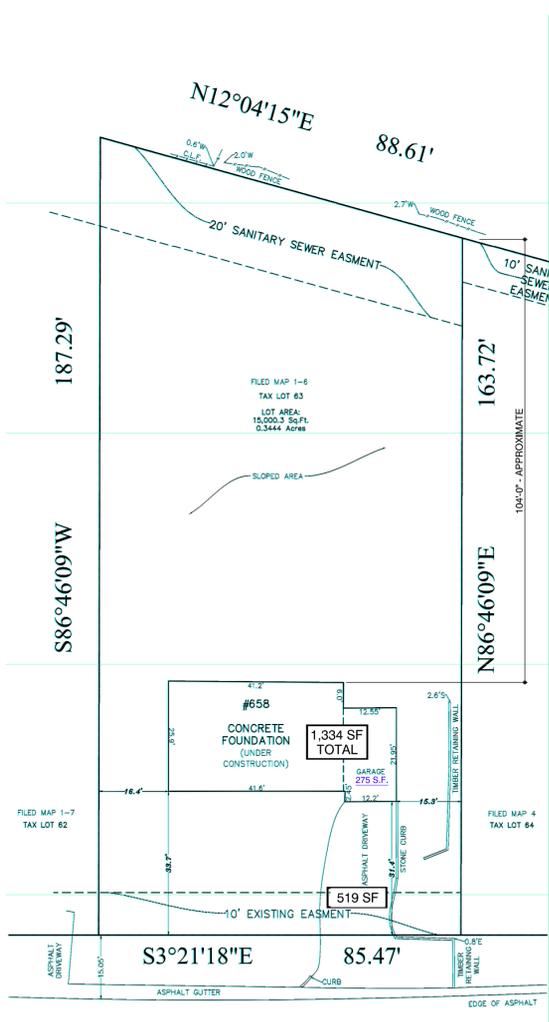
- THE HOUSE IS IN THE R-15 ZONE.
- SEE SHEET A-2a FOR ADDITIONAL INFORMATION REGARDING BUILDING HEIGHT.
- BUILDING HEIGHT IS MEASURED FROM AVERAGE GRADE AT THE WALL OF THE BUILDING.
- BUILDING HEIGHT IS TO THE MEAN OF THE GABLE ROOF (MIDPOINT BETWEEN THE RIDGE AND THE EAVE).
- THE CALCULATED PROPOSED BUILDING HEIGHT IS 29'-4" - SEE SHEET A-2a.
- THE ALLOWABLE BUILDING HEIGHT = 27'-11" (1 FOOT OF HEIGHT PER 1'-0" OF SETBACK) BUT SINCE THE HOUSE IS LOCATED ON A SMALL LOT - THE MAXIMUM ALLOWABLE BUILDING HEIGHT IS 29'-0".

LEGEND:

- NEW FOUNDATION WALL CONSTRUCTION:
8" TH. CMU W/ HORIZ. REIN. EVERY OTHER COURSE AND #4 REBAR @ 4'-0" O.C. ON 22" WIDE x 12" TH. CONT. CONCRETE FOOTING
- NEW EXTERIOR WALL CONSTRUCTION:
NEW VINYL SIDING (STYLE BY OWNER) ON MOISTURE BARRIER ON 1/2" TH. EXTERIOR GRADE PLYWOOD SHEATHING ON ON 2x6 WOOD STUDS @ 16" O.C. WITH R-21 INSULATION WITH INTEGRAL FOIL VAPOR BARR. 4 1/2" TH. INT. MOISTURE-RESISTANT GYPSUM BOARD
- NEW INTERIOR WALL CONSTRUCTION:
1/2" TH. GYPSUM BD. EACH SIDE ON 2x4 WOOD STUDS @ 16" O.C. W/ 3" SOUND BATT INSULATION AS SPECIFIED IN GENERAL NOTES
- NEW INTERIOR LOW WALL CONSTRUCTION:
1/2" TH. GYPSUM BD. EACH SIDE ON 2x4 WOOD STUDS @ 16" O.C. SPECIFIC HEIGHT AND WOOD CAP STYLE AND FINISH BY OWNER.

EXISTING SURVEY:

1"=20'-0"



FILED MAP REFERENCE:
* LOT#-# ON A CERTAIN MAP ENTITLED "7 & C HOMES", DATED DECEMBER 10, 1975, PREPARED BY ADLER, CARSON & YOUNG, P.C., WHICH SAID MAP WAS FILED IN BOOK #60 OF MAPS, PAGE #12 IN THE CLERK'S OFFICE OF ROCKLAND COUNTY ON MAY 18, 1976, AS MAP #4731.

GRAPHIC SCALE
1" = 10'

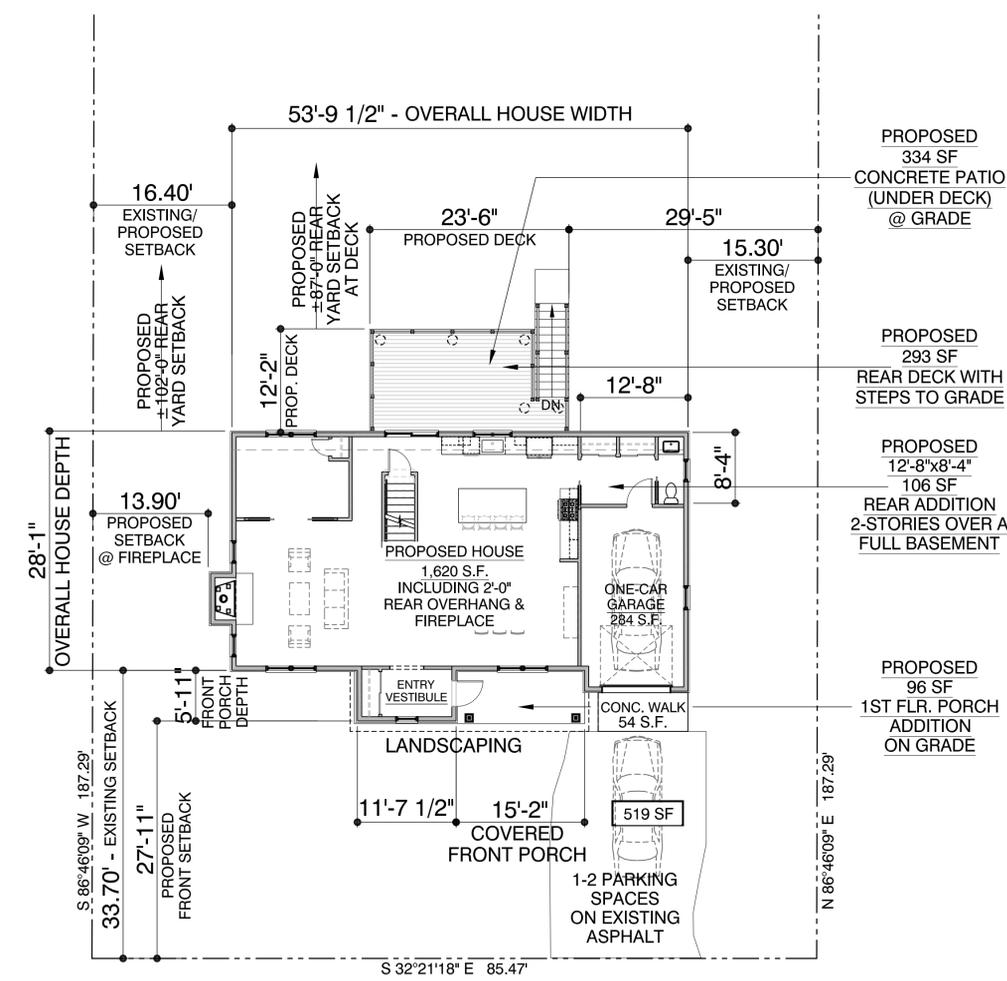
NO. BY DATE REVISION

SURVEYED BY LICENSED SURVEYOR
NIZAM HEVATOV
STATE OF NEW YORK
LICENSED LAND SURVEYOR
15119

CONTACT: ROBUST LAND SURVEYING PLLC
EMAIL: INFO@ROBUSTLS.COM
PHONE: +1917463-0633

SITE PLAN DIAGRAM:

1"=10'-0"

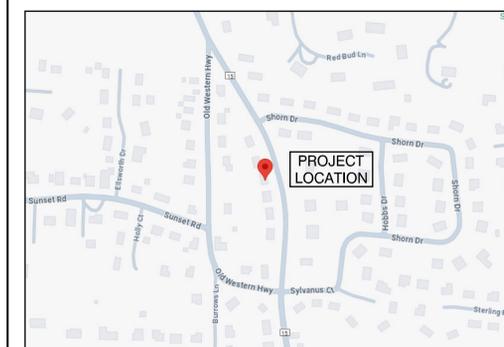


BUILDING CODE DATA:

Project:	REBUILT SINGLE-FAMILY HOME 658 WESTERN HIGHWAY BLAUVELT NEW YORK 10913	BUILDING STATISTICS:
Use Group:	R5 Residential	EXISTING LIVING AREAS:
Construction Classification:	5B	LOWER LEVEL 1,084 S.F.
All new construction to meet current:	- 2020 Residential Code of the State of New York (IRC 2018 with Amendments) - 2020 Plumbing Code of the State of New York (IPC 2018 with Amendments) - 2020 Mechanical Code of the State of New York (MCC 2018 with Amendments) - 2020 Fire Code of the State of New York (IFC 2018 with Amendments) - 2020 Fuel Gas Code of the State of New York (IFGC 2018 with Amendments) - 2017 National Electric Code - 2010 ADA Standards	FIRST FLOOR 1,342 S.F. INCLUDES 284 SF GARAGE
		PROPOSED LIVING AREAS:
		FIRST FLOOR 1,336 S.F.
		SECOND FLOOR 1,538 S.F.
		LOWER LEVEL - NON-HABITABLE 1,165 S.F.
		All new construction to meet current New York Uniform Construction Code Local Codes, and current ANSI standards.

LOCATION MAP:

N.T.S.



NO.	REVISION:	DATE:
-	ISSUED FOR ZONING BOARD APPROVAL	1/30/26
2	REISSUED FOR ACABOR APPROVAL	1/16/26
1	REISSUED FOR ACABOR APPROVAL	1/2/26
-	ISSUED FOR ACABOR APPROVAL	12/30/25

WJG ARCHITECTS, LLC
ARCHITECTURE PLANNING INTERIORS

WAYNE J. GUSKIND
REGISTERED ARCHITECT NJ 10967
26 Central Avenue
Hillsdale, NJ 07642
PHONE: 201-497-8075
201-584-0207
FAX: 201-584-0207
E-MAIL: wayneg@wjpgroup.net

REBUILT SINGLE-FAMILY HOME

658 WESTERN HIGHWAY
BLAUVELT, NEW YORK

DRAWING TITLE:
TITLE SHEET,
SITE PLAN DIAGRAMS,
ZONING INFORMATION

DATE: DEC. 30, 2025
SCALE: AS NOTED
DRAWN: W.J.G.
CHECKED: W.J.G.
DATE: _____ SIGNED: _____

DRAWING NUMBER:
T-1
ACABOR

RENDERINGS OF PROPOSED SINGLE-FAMILY HOUSE



FRONT-RIGHT VIEW OF HOUSE FROM WESTERN HIGHWAY



FRONT-LEFT VIEW-OF HOUSE FROM WESTERN HIGHWAY



LEFT SIDE VIEW OF HOUSE (FROM THE SOUTH)



REAR VIEW OF HOUSE (FROM THE WEST)

ISSUED FOR ZONING BOARD APPROVAL 1/30/26
 ISSUED FOR ACABOR APPROVAL 12/30/25
 NO: REVISION: DATE:

WJG ARCHITECTS, LLC WAYNE J. GUSKIND REGISTERED ARCHITECT NJ 10967 26 Central Avenue Hillsdale, NJ 07642 PHONE: 201-497-8075 E-MAIL: wayneg@wjgarch.com	ARCHITECTURE PLANNING INTERIORS

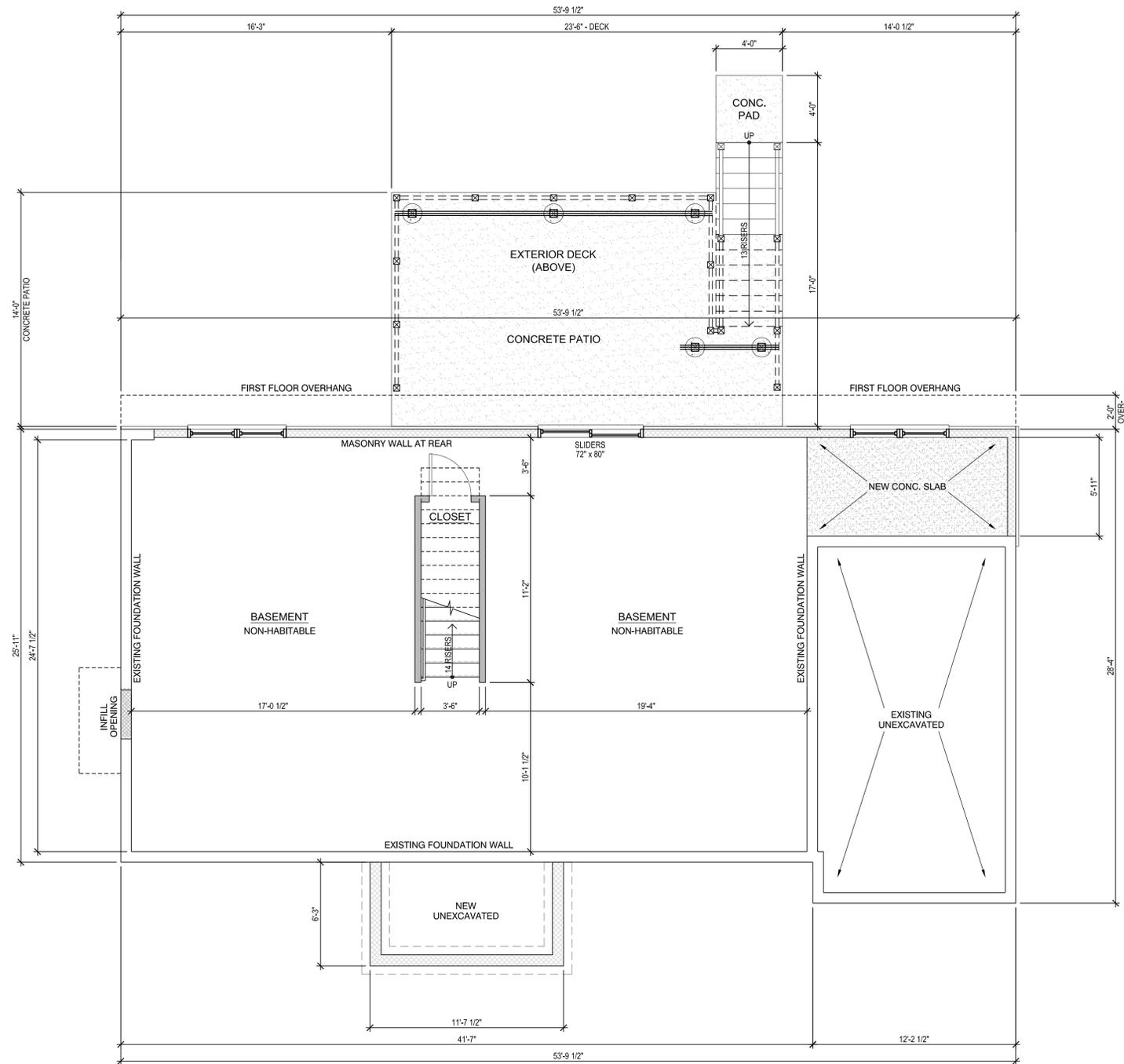
REBUILT SINGLE-FAMILY HOME

658 WESTERN HIGHWAY
 BLAUVELT, NEW YORK

DRAWING TITLE:
PROPOSED RENDERINGS OF REBUILT SINGLE-FAMILY HOUSE

DATE: DEC. 30, 2025
 SCALE: AS NOTED
 DRAWN: W.J.G.
 CHECKED: W.J.G. DATE: _____ SIGNED: _____

DRAWING NUMBER:
T-2 ACABOR



1 BASEMENT / FOUNDATION CONSTRUCTION PLAN
 1/4" = 1'-0" 

LEGEND:

-  NEW BASEMENT-FOUNDATION WALL CONSTRUCTION
-  NEW FRAMED CONSTRUCTION

STRUCTURAL LOADINGS
(UNLESS OTHERWISE NOTED)

LOADING:	FLOORS	40 PSF LL - 10 PSF DL
	ROOF	25 PSF LL - 10 PSF DL
	STAIRS	100 PSF LL
	DECKS	60 PSF LL - 10 PSF DL
SOIL BEARING VALUE:	CONCRETE	3000 PSF (ASSUMED) FOOTINGS TO BEAR ON UNDISTURBED SOIL
REINFORCING STEEL:		3000 PSI (WALLS & FOOTINGS) PROTECT AT ALL TIMES FROM WEATHER. 2% MAXIMUM CALCIUM CONFORM TO ASTM SPECS. A-615 GRADE 40 DEFORMED BARS
FRAMING LUMBER:		GRADING TO BE IN ACCORDANCE WITH WPA STANDARD GRADING RULES
		BEAMS/HEADERS TO BE DOUGLAS FIR/LARCH # 2 OR BETTER - S4S AITC SPEC 24-F-V4 FB= 2400 PSI

ISSUED FOR ZONING BOARD APPROVAL 1/30/26
 ISSUED FOR ACABOR APPROVAL 12/30/25

WJG ARCHITECTS, LLC
 ARCHITECTURE PLANNING INTERIORS

WAYNE J. GUSKIND
 REGISTERED ARCHITECT NJ 10967
 26 Central Avenue
 Hillside, NJ 07042
 PHONE: 201-497-8075
 FAX: 201-584-0207
 E-MAIL: wayneg@optonline.net

REBUILT SINGLE-FAMILY HOME

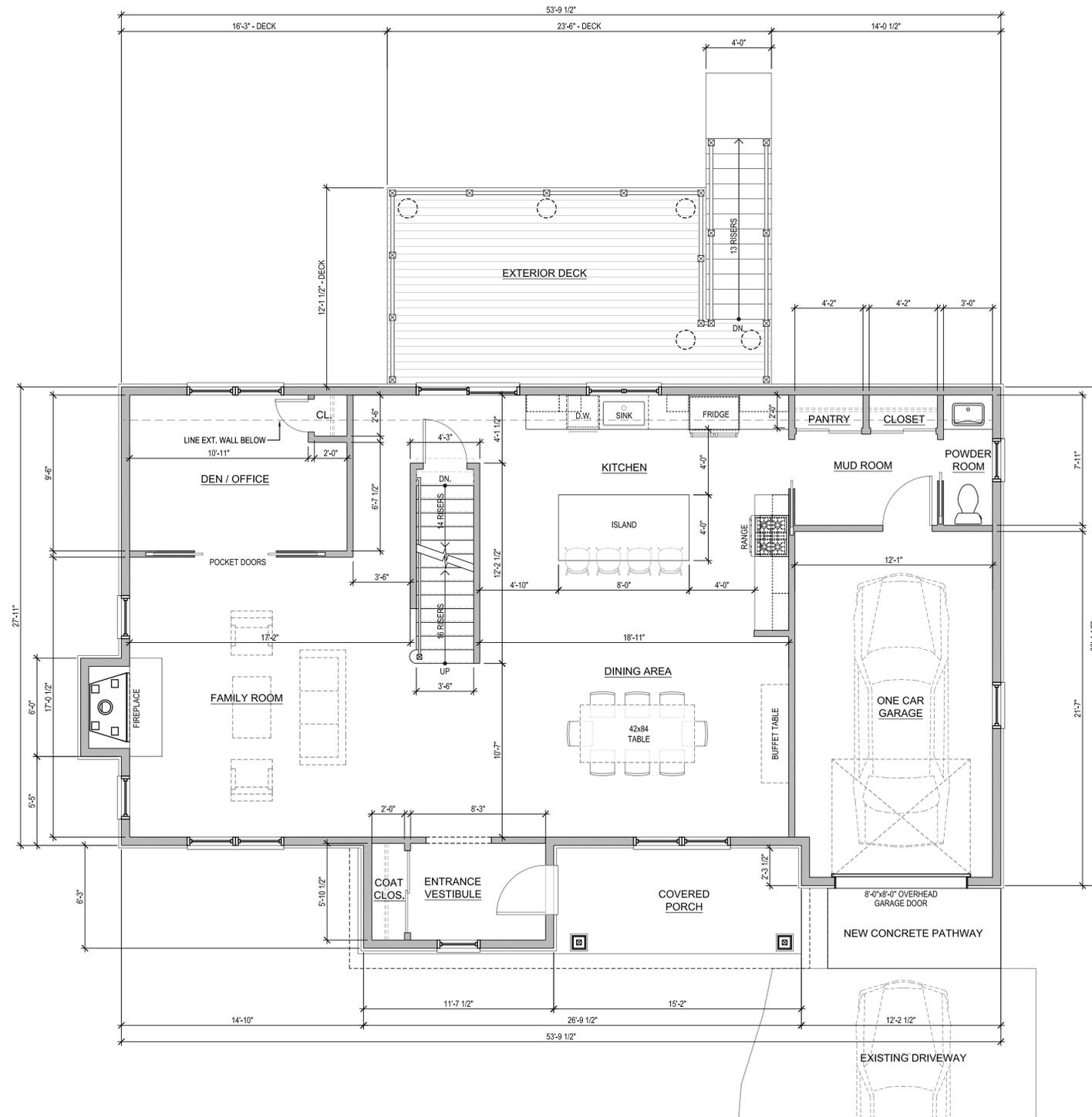
658 WESTERN HIGHWAY
 BLAUVELT, NEW YORK

DRAWING TITLE:
BASEMENT CONSTRUCTION PLAN

DATE: DEC. 30, 2025
 SCALE: AS NOTED
 DRAWN: W.J.G.
 CHECKED: W.J.G.
 DATE: _____ SIGNED: _____



DRAWING NUMBER:
A-1a
ACABOR



**FIRST FLOOR
CONSTRUCTION PLAN**

1

1/4" = 1'-0"



LEGEND:

- NEW CONSTRUCTION
- NEW LOW WALL CONSTRUCTION

ISSUED FOR ZONING BOARD APPROVAL 1/30/26
 ISSUED FOR ACABOR APPROVAL 12/30/25
 NO: REVISION: DATE:

WJG ARCHITECTS, LLC WAYNE J. GUSKIND <small>REGISTERED ARCHITECT NJ 10967 26 Central Avenue Hillside, NJ 07442 PHONE: 201-497-8075 FAX: 201-584-0207 E-MAIL: wayneg@optonline.net</small>	ARCHITECTURE PLANNING INTERIORS

**REBUILT
SINGLE-FAMILY HOME**

658 WESTERN HIGHWAY
BLAUVELT, NEW YORK

DRAWING TITLE:
**FIRST FLOOR
CONSTRUCTION PLAN**

DATE: DEC. 30, 2025
 SCALE: AS NOTED
 DRAWN: W.J.G.
 CHECKED: W.J.G.

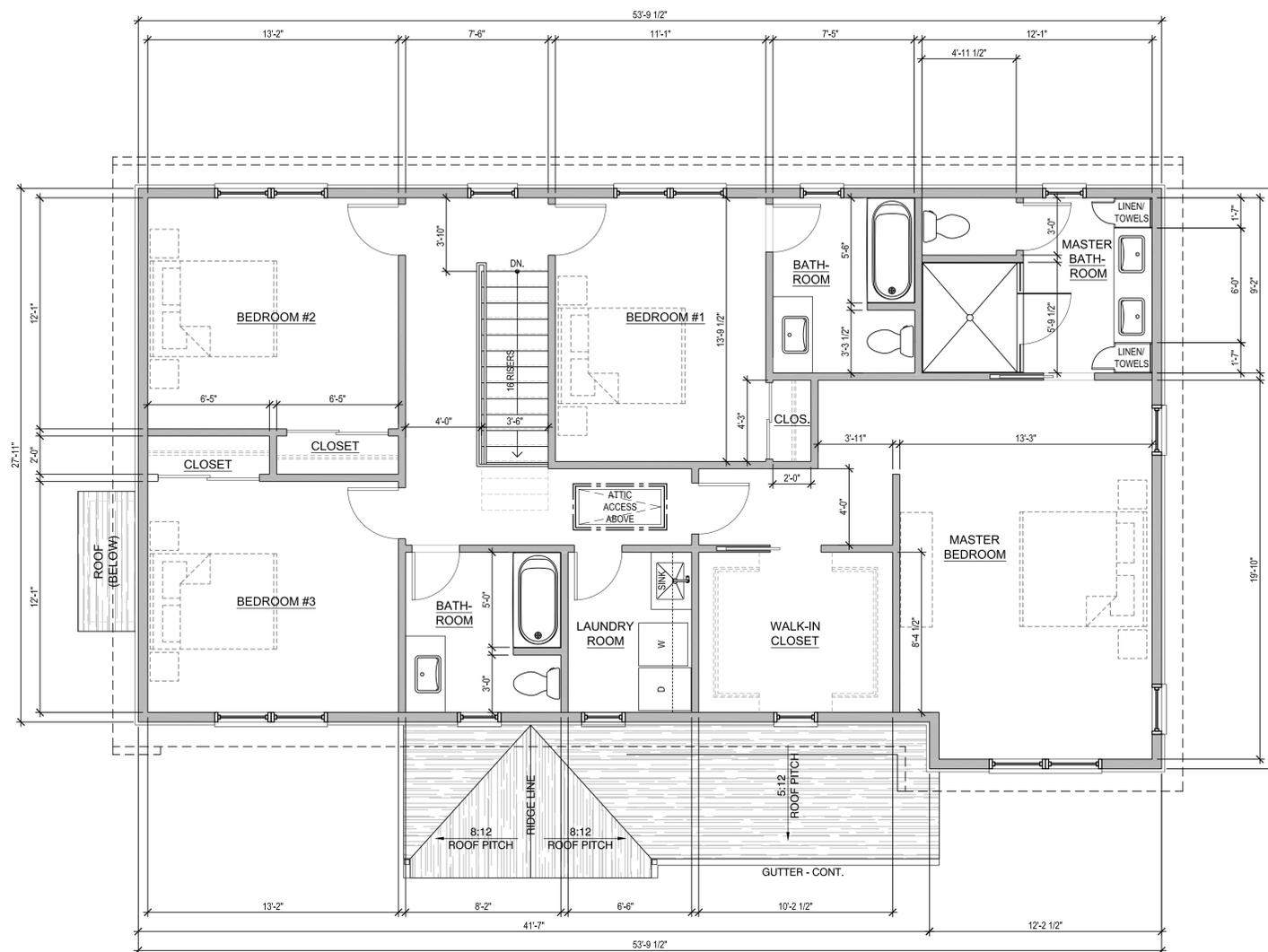


DATE: _____ SIGNED: _____
 DRAWING NUMBER:

**A-1b
ACABOR**

LEGEND:

-  NEW CONSTRUCTION
-  NEW LOW WALL CONSTRUCTION



1 SECOND FLOOR CONSTRUCTION PLAN
1/4" = 1'-0" 

ISSUED FOR ZONING BOARD APPROVAL 1/30/26
ISSUED FOR ACABOR APPROVAL 12/30/25

NO: REVISION: DATE:

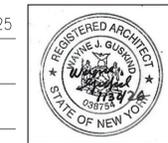
<p>WJG ARCHITECTS, LLC</p> <p>WAYNE J. GUSKIND REGISTERED ARCHITECT NJ 10967 26 Central Avenue Hillsdale, NJ 07642 PHONE: 201-497-8075 FAX: 201-584-0207 E-MAIL: wayneg@optonline.net</p>	<p>ARCHITECTURE PLANNING INTERIORS</p>
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------

**REBUILT
SINGLE-FAMILY HOME**

658 WESTERN HIGHWAY
BLAUVELT, NEW YORK

DRAWING TITLE:
**SECOND FLOOR
CONSTRUCTION PLAN**

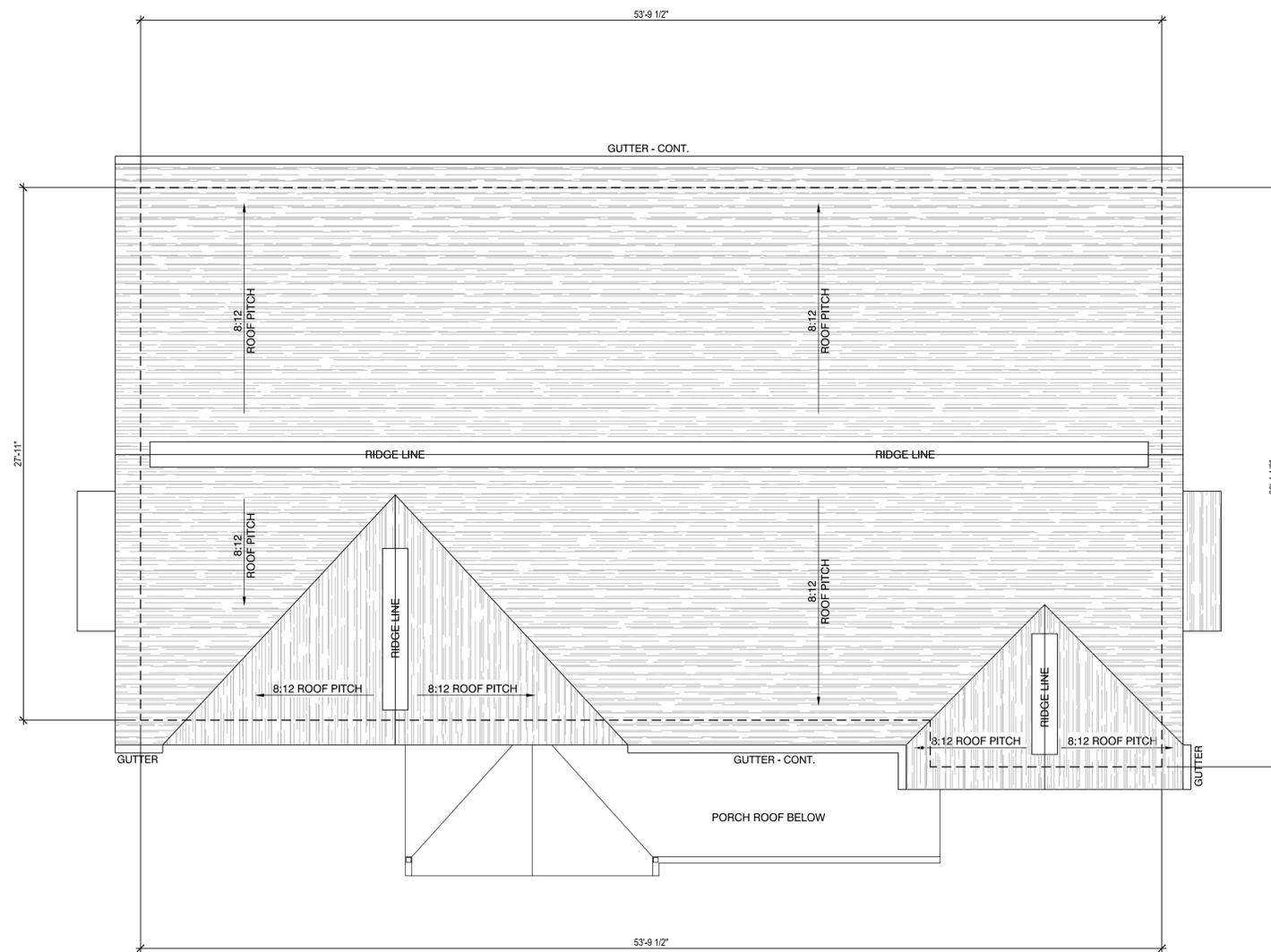
DATE: DEC. 30, 2025
SCALE: AS NOTED
DRAWN: W.J.G.
CHECKED: W.J.G.
DATE: _____ SIGNED: _____



DRAWING NUMBER:
**A-1c
ACABOR**

ROOF NOTES:

1. NEW ROOFING TO BE FIBERGLASS SHINGLES (STYLE & COLOR BY OWNER) WITH 30-YEAR WARRANTY ON 2 LAYERS OF UNDERLAYMENT ON 1/2" EXTERIOR GRADE PLYWOOD SHEATHING.
2. NEW GUTTERS AND LEADERS (AT OWNER'S REQUEST) TO BE PRE-FINISHED ALUMINUM, SEAMLESS & EXTRUDED - GUTTERS TO BE MIN. 3" DEEP.
3. CONTRACTOR TO INSTALL CONTINUOUS FLASHING AT ALL ROOF PENETRATIONS. FLASHING SHALL ALSO BE INSTALLED AT ALL ROOF PITCH CHANGE INTERSECTIONS (MIN. 8" EA. DIRECTION).
4. PROVIDE NEW GRACE ICE WATER SHIELD (TWO LAYERS OF UNDERLAYMENT CEMENTED TOGETHER OR OF A SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET.) AT BOTTOM 36" OF ALL EAVES (CONT.) W/ CONT. ALUM. DRIP EDGE.
5. FOR ROOF SLOPE LESS THAN 4:12 UNDERLAYMENT SHALL BE MINIMUM TWO LAYERS AND FOLLOW GUIDELINES OF R305.11 OF THE INTERNATIONAL RESIDENTIAL CODE 2018.
6. ALL RIDGE VENTS SHALL BE PRE-FAB TYPE AND SHALL ALLOW FOR A MIN. 2" CLEARANCE FOR FREE-AIR PASSAGE.



1 ROOF CONSTRUCTION PLAN
 1/4" = 1'-0"

ISSUED FOR ZONING BOARD APPROVAL 1/30/26
 ISSUED FOR ACABOR APPROVAL 12/30/25
 NO: REVISION: DATE:

WJG ARCHITECTS, LLC WAYNE J. GUSKIND REGISTERED ARCHITECT NJ 10967 26 Central Avenue Hillside, NJ 07412 PHONE: 201-497-8075 FAX: 201-584-0207 E-MAIL: wayneg@optonline.net	ARCHITECTURE PLANNING INTERIORS

REBUILT SINGLE-FAMILY HOME

 658 WESTERN HIGHWAY
 BLAUVELT, NEW YORK

DRAWING TITLE:
ROOF CONSTRUCTION PLAN

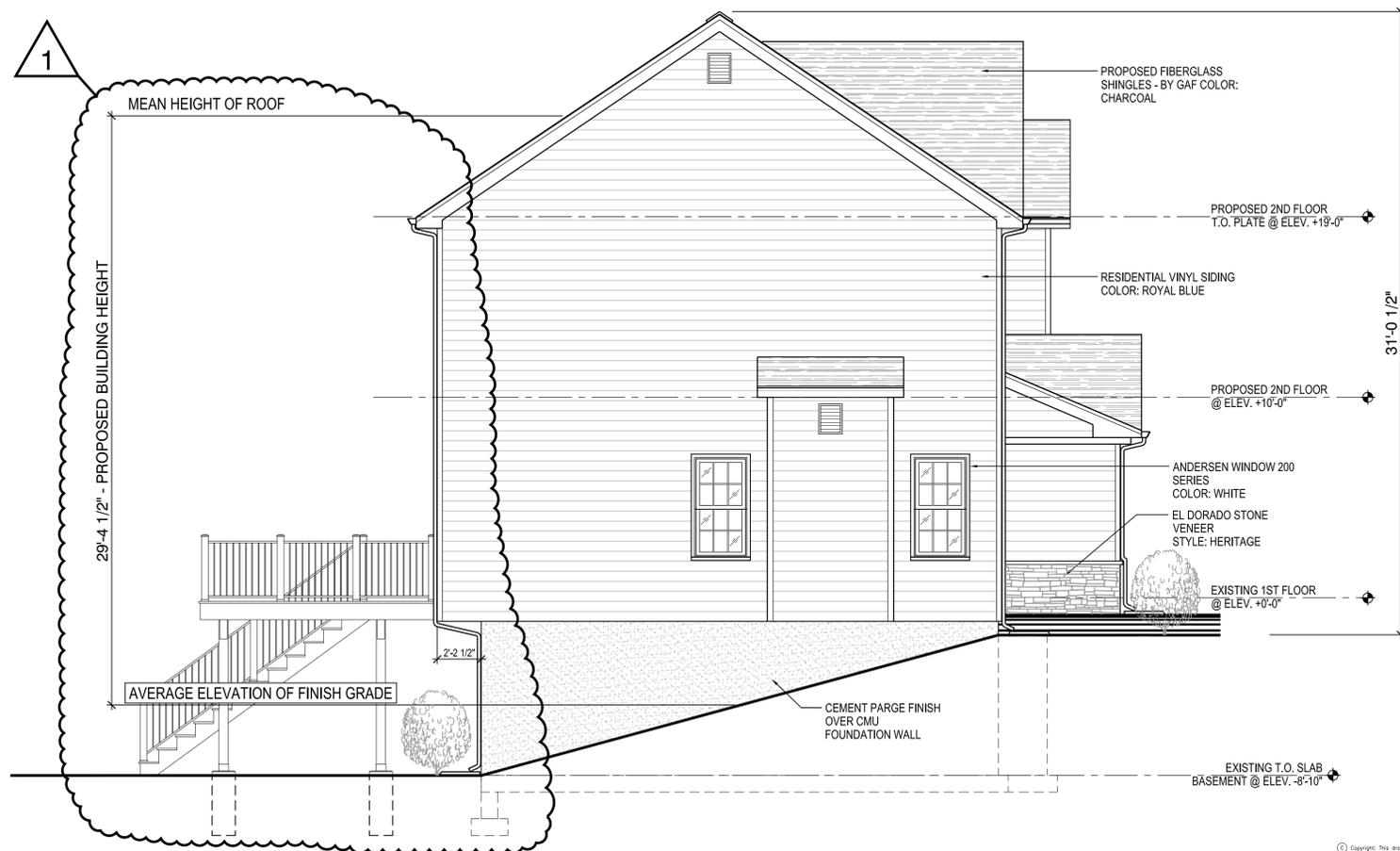
DATE: DEC. 30, 2025
 SCALE: AS NOTED
 DRAWN: W.J.G.
 CHECKED: W.J.G.
 DATE: _____ SIGNED: _____

DRAWING NUMBER:
A-1d
ACABOR



FRONT (EAST) ELEVATION

1
1/4" = 1'-0"



need original house after fire photo board

LEFT SIDE (SOUTH) ELEVATION

2
1/4" = 1'-0"

ISSUED FOR ZONING BOARD APPROVAL	1/30/26	
1 REISSUED FOR ACABOR APPROVAL	1/16/26	
ISSUED FOR ACABOR APPROVAL	12/30/25	
NO:	REVISION:	DATE:

WJG ARCHITECTS, LLC
 ARCHITECTURE PLANNING INTERIORS

WAYNE J. GUSKIND
 REGISTERED ARCHITECT NJ 10967
 26 Central Avenue
 Hillsdale, NJ 07642
 PHONE: 201-497-8075
 FAX: 201-584-0207
 E-MAIL: wayneg@optonline.net

REBUILT SINGLE-FAMILY HOME

658 WESTERN HIGHWAY
 BLAUVELT, NEW YORK

DRAWING TITLE:
EXTERIOR ELEVATIONS

DATE: DEC. 30, 2025
 SCALE: AS NOTED
 DRAWN: W.J.G.
 CHECKED: W.J.G.
 DATE: _____ SIGNED: _____



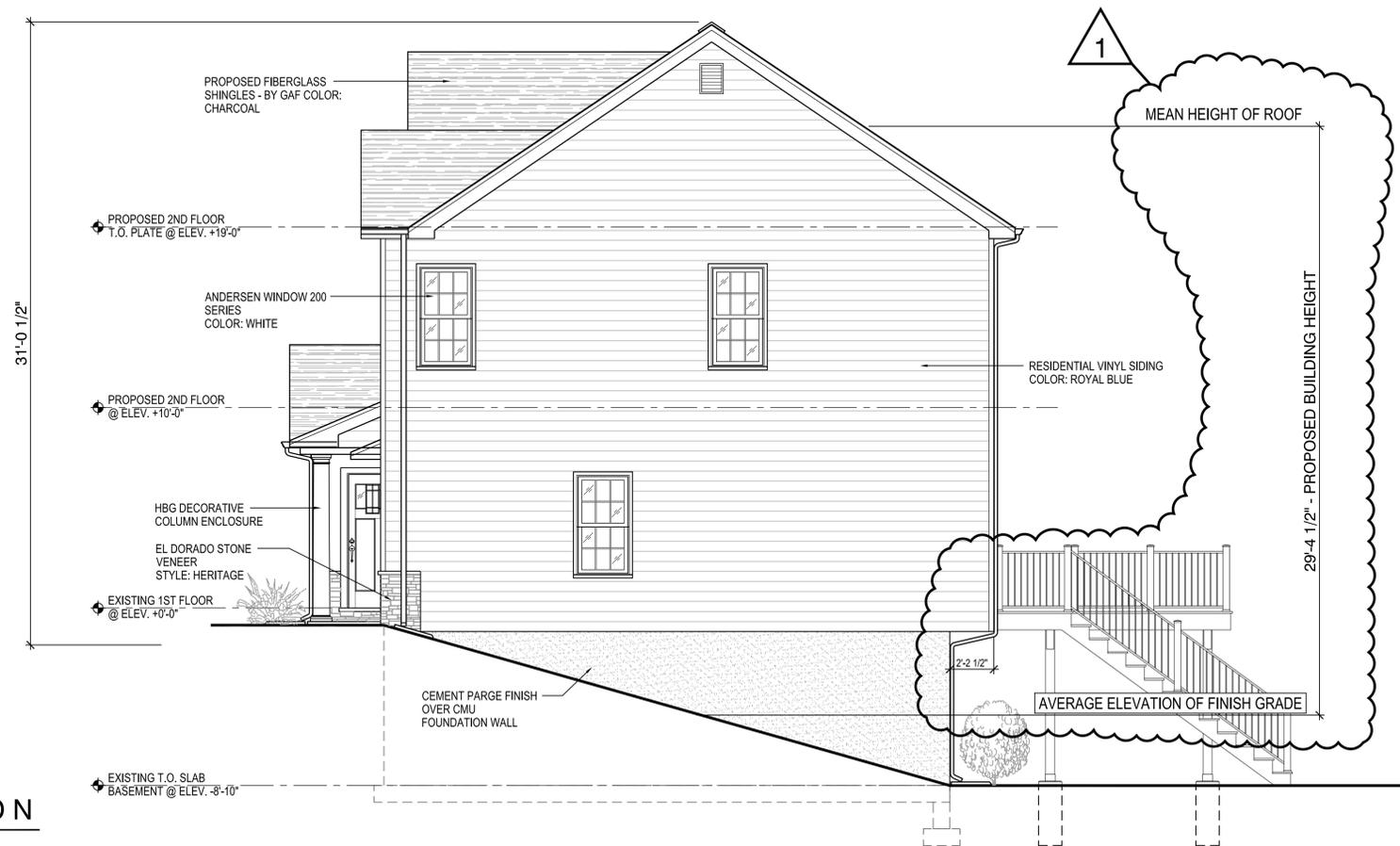
DRAWING NUMBER:
A-2a
ACABOR



REAR (WEST) ELEVATION

3

1/4" = 1'-0"



RIGHT SIDE (NORTH) ELEVATION

4

1/4" = 1'-0"

ISSUED FOR ZONING BOARD APPROVAL	1/30/26	
1 REISSUED FOR ACABOR APPROVAL	1/16/26	
ISSUED FOR ACABOR APPROVAL	12/30/25	
NO:	REVISION:	DATE:

WJG ARCHITECTS, LLC
 ARCHITECTURE PLANNING INTERIORS

WAYNE J. GUSKIND
 REGISTERED ARCHITECT NJ 10967
 26 Central Avenue
 Hillsdale, NJ 07642
 PHONE: 201-497-8075
 FAX: 201-584-0207
 E-MAIL: wayneg@optonline.net

REBUILT SINGLE-FAMILY HOME

658 WESTERN HIGHWAY
 BLAUVELT, NEW YORK

DRAWING TITLE:
EXTERIOR ELEVATIONS

DATE: DEC. 30, 2025
 SCALE: AS NOTED
 DRAWN: W.J.G.
 CHECKED: W.J.G.
 DATE: _____ SIGNED: _____

DRAWING NUMBER:
A-2b
ACABOR