

Name of Municipality: TOWN OF ORANGETOWN Date Submitted: \_\_\_\_\_

### 2020 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: PECK SKYLIGHT

Street Address: 20 WOODS ROAD  
PALISADES, NY 10964

Tax Map Designation:  
Section: 70.1B Block: 1 Lot(s): 41  
Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_

Directional Location:  
On the ~~NEW~~ NORTH side of WOODS ROAD, approximately 600 feet EAST/NE of the intersection of WASHINGTON SPRING RD, in the Town of ORANGETOWN in the hamlet/village of PALISADES, NY.

Acreage of Parcel <u>2.0</u>	Zoning District <u>R80</u>
School District <u>SOUTH ORANGETOWN</u>	Postal District <u>PA</u> <u>PALISADES</u>
Ambulance District <u>PALISADES / SPARKILL</u>	Fire District <u>PALISADES / SPARKILL</u>
Water District <u>SUZ</u>	Sewer District <u>SE7LL</u>

Project Description: (If additional space required, please attach a narrative summary.)  
INSTALLING BEDROOM SKYLIGHT IN BACK OF HOUSE TO ADD MORE LIGHT TO THE ROOM. NOT VISIBLE FROM STREET OR GROUND LEVEL.

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

Date: 10/14/2020 Applicant's Signature: [Signature]

# APPLICATION REVIEW FORM

Applicant: STEVE PECK Phone # 513-505-1572

Address: 26 WOODS ROAD 604 PALISADES NY 10964  
Street Name & Number (Post Office) City State Zip Code

Property Owner: SAME AS ABOVE Phone # \_\_\_\_\_

Address: \_\_\_\_\_  
Street Name & Number (Post Office) City State Zip Code

Engineer/Architect/Surveyor: DRPILLA + ASSOCIATES Phone # 645-721-7793

Address: 143 MAIN ST. NYACK NY 10960  
Street Name & Number (Post Office) City State Zip Code

Attorney: \_\_\_\_\_ Phone # \_\_\_\_\_

Address: \_\_\_\_\_  
Street Name & Number (Post Office) City State Zip Code

Contact Person: STEVE PECK Phone # SAME AS ABOVE

Address: SAME AS ABOVE  
Street Name & Number (Post Office) City State Zip Code

## GENERAL MUNICIPAL LAW REVIEW:

This property is within 500 feet of:  
(Check all that apply)

**IF ANY ITEM IS CHECKED, A REVIEW MUST BE DONE BY THE ROCKLAND COUNTY COMMISSIONER OF PLANNING UNDER THE STATE GENERAL MUNICIPAL LAW, SECTIONS 239 L, M, N, AND NN.**

\_\_\_\_\_ State or County Road  
\_\_\_\_\_ Long Path  
\_\_\_\_\_ Municipal Boundary

\_\_\_\_\_ State or County Park  
\_\_\_\_\_ County Stream  
\_\_\_\_\_ County Facility

List name(s) of facility checked above:

\_\_\_\_\_  
\_\_\_\_\_

### Referral Agencies:

\_\_\_\_\_ RC Highway Department  
\_\_\_\_\_ RC Drainage Agency  
\_\_\_\_\_ NYS Dept. of Transportation  
\_\_\_\_\_ NYS Thruway Authority  
\_\_\_\_\_ Adjacent Municipality \_\_\_\_\_  
\_\_\_\_\_ Other \_\_\_\_\_

\_\_\_\_\_ RC Division of Environmental Resources  
\_\_\_\_\_ RC Dept. of Health  
\_\_\_\_\_ NYS Dept. of Environmental Conservation  
\_\_\_\_\_ Palisades Interstate Park Commission

# Historical Areas Board of Review(HABR)

Town of Orangetown Building Department  
20 Greenbush Road, Orangeburg, New York 10962

PROPERTY ADDRESS: 26 WOODS ROAD Section/Block/Lot: 79.18 - 1 - 41

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:			
Siding:			
Decorative Siding:			
Soffits & Fascia:			
Gutters & Leaders:			
Windows:			
Trim:			
Shutters:			
Front Door:			
Back Door:			
Garage Door(s):			
Other Door(s):			
Lighting:			
Lighting:			
Stone or Rock being used on Structure:			
Stone or Rock being used on walkway(s):			
ROOF SKYLIGHT IN BED ROOM Other:	WHITE INTERIOR EXTERIOR GLASS	GLASS	VELUX / WASCO



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

**HISTORICAL AREAS BOARD OF REVIEW REFERRAL LETTER**

Date: October 8, 2020

Applicant: Steve Peck

Address: 26 Woods Road, Palisades, NY

RE: Application Made at: same

Subject Referral for: Chapter 12 Section 12-4 Paragraph A requires HABR Approval

Section: 78.18 Block: I Lot: 41

Dear Mr. Peck:

Please be advised that the Building Permit Application, which you submitted on September 30, 2020, has been referred to appear before the H.A.B.R. I have enclosed a copy of your application, where you will find at the bottom the reason for denial.

The Clerk to the Historical Areas Board of Review, Debbie Arbolino, can assist you in the preparation necessary to appear before the board. Please contact her at 845-359-8410 ext. 4331 or [darbolino@orangetown.com](mailto:darbolino@orangetown.com)

Sincerely,

Signature of Director  
NOTE: PLEASE KEEP FOR YOUR RECORDS  
12-31-18-CCC

10-8-2020

Date  
CC: Rosanna Sfraga  
Liz Decort  
Debbie Arbolino

10/8  
sent  
email  
issues in  
error  
HARR  
review  
REQ'D.  
[Signature]

276- 20

PERMIT EXPIRES TWO (2) YEARS FROM DATE OF ISSUANCE.  
TWO SIX (6) MONTH EXTENSIONS MAY BE GRANTED PRIOR TO EXPIRATION DATE.  
**APPLICATION FOR BUILDING / DEMOLITION PERMIT**

**TOWN OF ORANGETOWN**

20 Greenbush Road, Orangeburg, NY 10962 Phone: (845) 359-8410 Fax: (845) 359-8526

ZONE: <u>R-80</u>	OFFICIAL USE ONLY	ACREAGE: <u>1.99</u>
Inspector: <u>Mike</u>	Date App Received: <u>9/20/2020</u>	Received By: <u>[Signature]</u>
Permit No. <u>506116</u>	Date Issued: <u>10/8/2020</u>	
CO No. _____	Date Issued: _____	
Permit Fee: <u>\$276-</u>	Ck# <u>19454</u>	Paid By <u>David Scharf</u>
GIS Fee: <u>20.-</u>	Ck# <u>Cash</u>	Paid By " "
Stream Maintenance Fee	Ck # _____	Paid By _____
Additional Fee: _____	Ck# _____	Date Paid _____
1 <sup>st</sup> 6 mo. Ext.: _____	Ck # _____	Exp. Date: _____
2 <sup>nd</sup> 6 mo. Ext.: _____	Ck # _____	Exp. Date: _____

**APPLICANT COMPLETES:**

Note: See inside for instructions for completing this application,  
PAGES 2, 3 and PAGE 4 must be reviewed and PAGES 3 & 4 must be signed by the applicant.

Property Location: 26 Wood Rd, Sneden's Landing

Section: 78.18 Block: 1 Lot: 41

Property Owner: Steve Peck

Mailing Address: 26 Woods Rd, Sneden's Landing, NY 10964

Email: stevepeck3@gmail.com Phone #: 513 505-1572

Lessee (Business Name): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Email: \_\_\_\_\_ Phone #: \_\_\_\_\_

Type of Business /Use: Single family residence

Contact Person: David Scharf Relation to Project: GC

Email: david@dlscharf.com Phone#: 845 353-5303

Architect/Engineer: DRPilla & Associates NYS Lic # 074213-1

Address: 143 Main St, Nyack, NY 10960 Phone#: 845 727-7793

Builder/General Contractor: David L. Scharf & Co, Inc RC Lic # H-03198

Address: 150 Burd St Phone#: 845 353-5303

Plumber: \_\_\_\_\_ RC Lic # \_\_\_\_\_

Address: \_\_\_\_\_ Phone#: \_\_\_\_\_

Electrician: \_\_\_\_\_ RC Lic #: \_\_\_\_\_

Address: \_\_\_\_\_ Phone#: \_\_\_\_\_

Heat/Cooling: \_\_\_\_\_ RC Lic#: \_\_\_\_\_

Address: \_\_\_\_\_ Phone#: \_\_\_\_\_

Existing use of structure or land: Single family residence

Proposed Project Description: Install skylight

Proposed Square Footage: \_\_\_\_\_ Estimated Construction Value (\$): \$7,595.00

**BUILDING DEPARTMENT COMPLETES BELOW**

PLANS REVIEWED: \_\_\_\_\_

PERMIT REFERRED / DENIED FOR: PER chapter 12 / section 12.4  
PARAGRAPH A - HARR READ

[Signature] 10/8/2020

FOR OFFICE USE ONLY SECTION BLOCK LOT NAME PERMIT#

# 26 WOODS ROAD

## PROJECT SUMMARY

We plan to add a roof skylight to an upstairs bedroom to add natural light to the space.

The skylight will be made by Velux, the industry leading manufacturer, and built to custom design specs to line up symmetrically with an existing window.

This skylight will not be visible from the road or ground level, as it sits on the roof in the back corner of the house.

The design ethos we have for this project is:

- Use the existing design direction from the house interior and exterior
- Simple
- Functional
- Natural
- Elegant

# PROJECT NAME: PROPOSED SKYLIGHT FRAMING

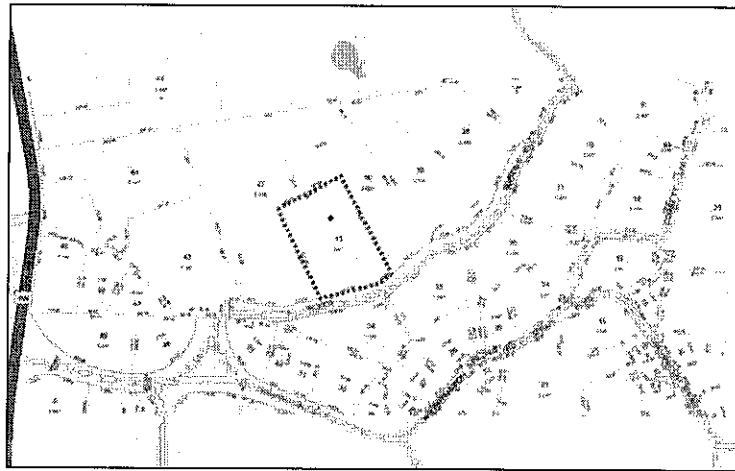
STRUCTURAL ENGINEER: DOMINICK R. PILLA ASSOCIATES PC

PROJECT ADDRESS: 26 WOODS ROAD, PALISADES, NY 10964

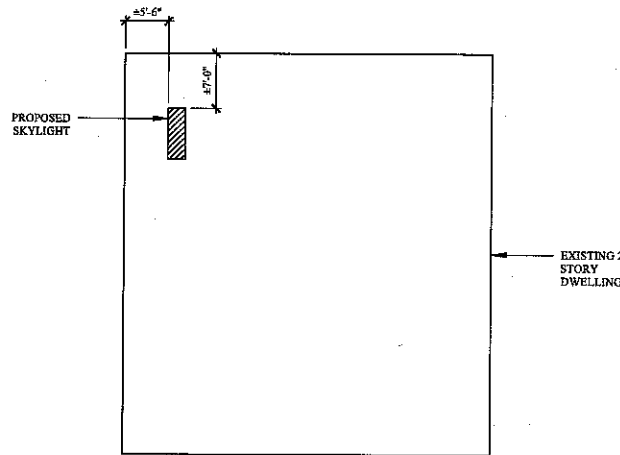
ISSUED: FOR REVIEW

DATE: 09/16/2020

## STRUCTURAL PLANS



**A TAX MAP**  
SCALE: N.T.S.



**B KEY PLAN**  
SCALE: N.T.S.



### GENERAL NOTES

UNLESS OTHERWISE NOTED OR SHOWN ON THE STRUCTURAL DRAWINGS, THE FOLLOWING REQUIREMENTS, TOGETHER WITH THE PROJECT PLANS, SPECIFICATIONS AND GEOTECHNICAL REPORT APPLY TO THE STRUCTURES IN THIS CONTRACT.

- CONSTRUCTION IS TO COMPLY WITH THE REQUIREMENTS OF THE GOVERNING BUILDING CODE AND ALL OTHER APPLICABLE FEDERAL, STATE, AND LOCAL CODES, STANDARDS, REGULATIONS AND LAWS.
- THE STRUCTURAL DOCUMENTS SHALL BE USED IN CONJUNCTION WITH AND COORDINATED WITH THE ARCHITECTURAL, CIVIL, AND MEP CONTRACT DOCUMENTS AS WELL AS ANY OTHER TRADES. IF A CONFLICT EXISTS, CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER AND OBTAIN CLARIFICATION PRIOR TO BIDDING AND PROCEEDING WITH WORK.
- THE GENERAL CONTRACTOR SHALL COORDINATE ALL CONTRACT DOCUMENTS WITH FIELD CONDITIONS, DIMENSIONS, ELEVATIONS AND PROJECT SHOP DRAWINGS PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWINGS; USE ONLY PRINTED DIMENSIONS. REPORT ANY DISCREPANCIES IN WRITING TO THE ARCHITECT/ENGINEER PRIOR TO PROCEEDING WITH WORK. DO NOT CHANGE SIZE OR LOCATION OF STRUCTURAL MEMBERS WITHOUT WRITTEN INSTRUCTIONS FROM THE STRUCTURAL ENGINEER OF RECORD.
- THE DESIGN AT THE EXISTING PART OF THE BUILDING, WHICH WILL REMAIN, IS BASED ON INCOMPLETE INFORMATION ABOUT THE EXISTING STRUCTURE, THE SIZE AND DEPTH OF EXISTING FOUNDATION. AS THE WORK PROGRESS, THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH FIELD INFORMATION ABOUT THE EXISTING FOUNDATION AND OTHER STRUCTURAL MEMBERS AND FOLLOW ANY CHANGES IN DESIGN THAT WILL BE REQUIRED BY THE ENGINEER DUE TO UNANTICIPATED FIELD CONDITIONS.
- THE STRUCTURE IS DESIGNED TO BE STRUCTURALLY SOUND WHEN COMPLETED. PRIOR TO COMPLETION, THE CONTRACTOR IS RESPONSIBLE FOR STABILITY AND TEMPORARY BRACING, INCLUDING, BUT NOT LIMITED TO, MASONRY WALLS. THE CONTRACTOR SHALL VERIFY THAT CONSTRUCTION LOADS DO NOT EXCEED THE CAPACITY OF THE STRUCTURE AT THE TIME THE LOAD IS APPLIED. WHENEVER THE CONTRACTOR IS UNSURE OF THESE REQUIREMENTS, THE CONTRACTOR SHALL RETAIN A NEW YORK STATE LICENSED ENGINEER TO DESIGN AND INSPECT THE TEMPORARY BRACING AND STABILITY OF THE STRUCTURE.

### CODES AND SPECIFICATIONS

THE DESIGN SHOWN ON THESE DRAWINGS IS BASED ON THE FOLLOWING CODES, SPECIFICATIONS AND STANDARDS:

- ASCE 7-05 & 10: "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES"  
NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION," AF & PA, 2005.  
ASCE 37-02: "DESIGN LOADS ON STRUCTURES DURING CONSTRUCTION."

### DESIGN CRITERIA

#### 1. DESIGN GRAVITY LOADS

DEAD LOAD = 20 PSF  
LIVE LOAD = 20 PSF

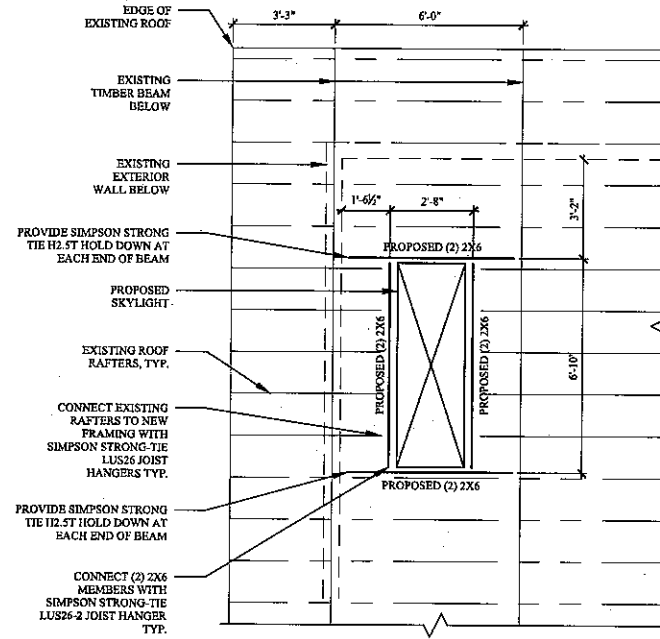
#### 2. DESIGN SNOW LOAD

FLAT ROOF SNOW LOAD  $P_f = 21$  PSF  
GROUND SNOW LOAD  $P_g = 30$  PSF  
SNOW EXPOSURE FACTOR  $C_e = 1.0$   
S.L. IMPORTANCE FACTOR  $I_s = 1.0$   
THERMAL FACTOR  $C_t = 1.0$

### LUMBER

- WOOD CONSTRUCTION SHALL CONFORM TO AF & PA "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION," 2014 EDITION.
- ALL NEW LUMBER SHALL BE VISUALLY GRADED LUMBER, DOUGLAS FIR-LARCH OR SOUTHERN PINE NO.2 OR BETTER WITH MAXIMUM MOISTURE CONTENT OF 19% AND MINIMUM  $E = 1,600,000$  PSI.
- ALL LUMBER SHALL BEAR VISIBLE GRADE STAMPING.
- EXCEPT AS UPGRADED ON THE DRAWINGS, ALL LUMBER SHALL BE NAILED IN ACCORDANCE WITH IBC TABLE 2304.9.1, "FASTENER SCHEDULE."
- TIMBER CONNECTORS:
  - JOIST HANGERS, FRAMING ANCHORS AND RAFTER ANCHORS SHALL BE MINIMUM 1/2 GAGE AND PRIME GALVANIZED AS MANUFACTURED BY TECO, SIMPSON, OR APPROVED EQUAL. SPECIAL NAILS, AS SUPPLIED BY MANUFACTURER, SHALL BE USED FOR REQUIRED NAILING.
- ALL MEMBER SIZES ARE TO BE AS SHOWN ON DRAWING AND PROVIDE THE FOLLOWING MINIMUM PROPERTIES:

MEMBER	SPECIES	F <sub>b</sub> (PSI)	E (PSI)
2x JOISTS	DOUGLAS FIR NO. 1/NO.2	850	1,400,000

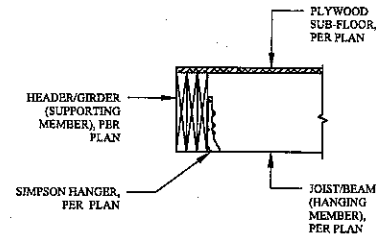


**C SKYLIGHT FRAMING PLAN**  
SCALE: 3/8" = 1'-0"



### NOTES:

- FIELD VERIFY ALL DIMENSIONS
- COORDINATE REQUIRED ROUGH OPENING SIZE FOR SKYLIGHT WITH SKYLIGHT SUPPLIER
- PROVIDE TEMPORARY SHORING OF CUT JOISTS UNTIL ALL NEW FRAMING MEMBERS AND CONNECTIONS HAVE BEEN COMPLETED.



**1 TYPICAL HANGER DETAIL**  
SCALE: 1" = 1'-0"

**DRPILLA**  
CONSULTING ENGINEERS  
-DOMINICK R. PILLA ASSOCIATES-

563.722.7785 702.294.8820  
143 Main Street 5 Oakhurst Circle, 7th Fl  
Rye, N.Y. 10580 New York, N.Y. 10009  
drpilla.com

REVISIONS:  
NO. DATE DESCRIPTION

TO THE BEST OF THE SIGNING PROFESSIONAL'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES.  
THE ENTIRE CONTENTS OF THIS DOCUMENT, INCLUDING ALL SPECIFICATIONS, PLANS, STORED DRAWINGS, SCHEDULES AND SPECIFICATIONS, AND ALL COPYRIGHTS THEREON, ARE AND SHALL REMAIN THE SOLE AND EXCLUSIVE PROPERTY OF DOMINICK R. PILLA ASSOCIATES, P.C. THE DOCUMENTS AND THEIR CONTENTS MAY NOT BE USED, REPRODUCED OR REPRODUCED DIGITALLY, IN ELECTRONICALLY OR IN ANY OTHER MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF DOMINICK R. PILLA ASSOCIATES, P.C.

PROJECT:  
**26 WOODS ROAD**  
PALISADES, NY

PLAN, NOTES, AND DETAILS

SEAL AND SIGNATURE:



DOMINICK R. PILLA, P.E., R.A.  
NY P.E. 074213-1 NY R.A. 027028-1

ISSUE: FOR REVIEW  
DATE: 09/16/2020  
PROJECT NO.: 20-094  
DRAWN/CHK BY: JS  
SCALE: AS NOTED  
DWG NO.:

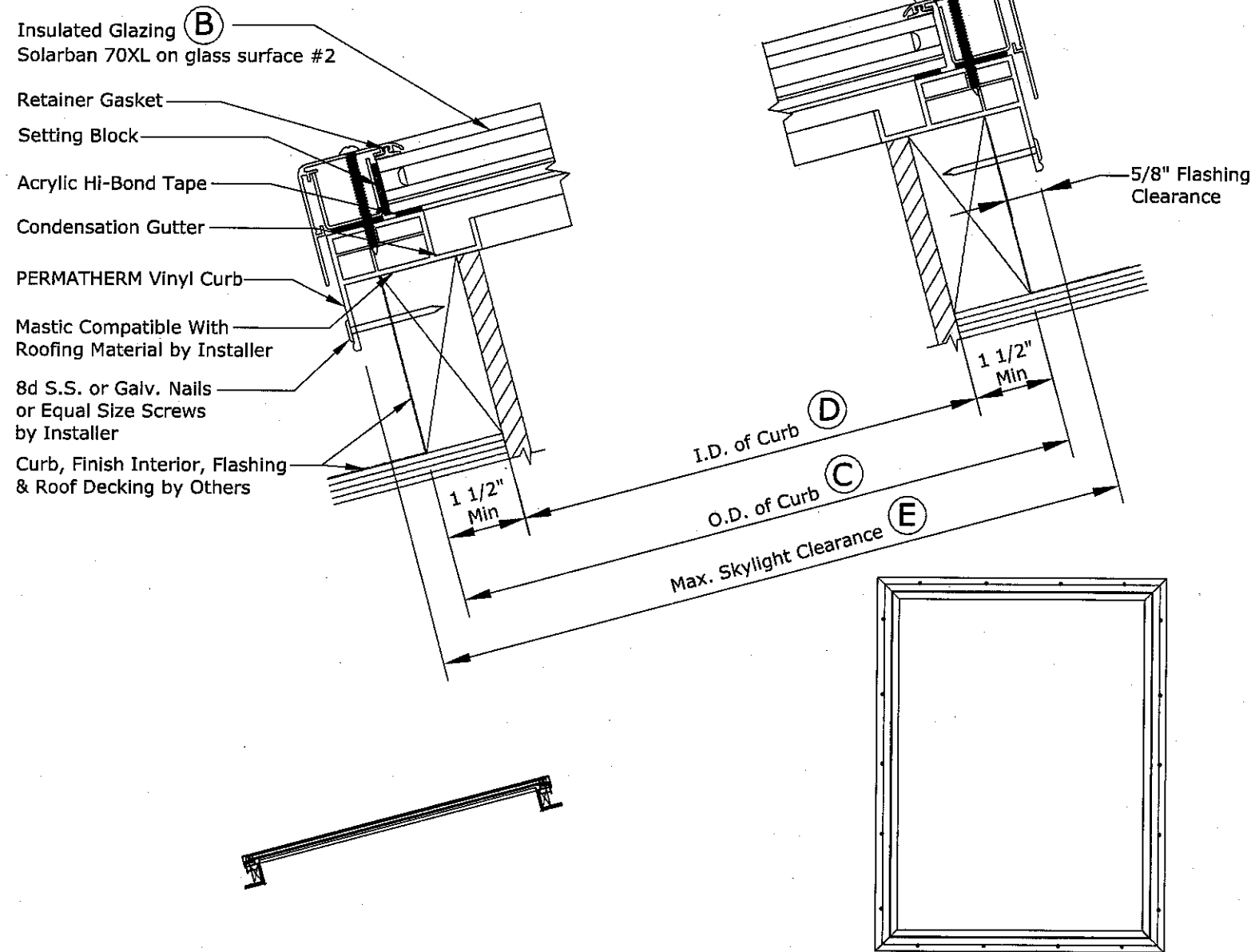
**S-001.00**

DOMINICK PLAN 1 OF 1

**26 WOODS ROAD  
CUSTOM SKYLIGHT  
DESIGN**

**SkyMax  
GSM**

**Wasco  
SKYLIGHTS**  
Part of the **Vestco Group**



**Skylight Details & Measurements**

- (A) Finish: Baked Enamel Quaker Bronze
- (B) Glazing: SOLARBAN® 70XL Clear Tempered / Clear Heat Strengthened Laminated
- (C) OCD: 30.25 in. x 82.25 in.
- (D) RO/ICD: 27.25 in. x 79.25 in.
- (E) Max Clearance: 31.5 in. x 83.5 in.

**Quote # VAT-BT3LL2 Rev 1**

Job Name SCHARF

Line # on cover 1

Material # GSM\_30258225\_0099100

**Skylight Testing & Certification**

Air/Water/Structural Testing

