

Historical Areas Board of Review(HABR)

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

(PAISADES, NY)

PROPERTY ADDRESS: 56 WOODS RD Section/Block/Lot: 78.184/1/3.12

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:	SHAKEWOOD	ASPHALT	GAF TIMBERLINE HOZ ARCHITECTURAL
Siding:	COPPER PENNY	FIBER CEMENT	JAMES HARDIE
Decorative Siding:	—	—	—
Soffits & Fascia:	COPPER PENNY	FIBER CEMENT	JAMES HARDIE
Gutters & Leaders:	DARK BRONZE	ALUMINUM	GUTTER SUPPLY
Windows:	DARK BRONZE	WOOD + VINYL	ANDERSEN WINDOWS
Trim:	COPPER PENNY	FIBER CEMENT	JAMES HARDIE
Shutters:	—	—	—
Front Door:	DARK BRONZE	WOOD + VINYL	ANDERSEN
Back Door:	"	"	"
Garage Door(s):	—	—	—
Other Door(s):	DARK BRONZE	WOOD + VINYL	ANDERSEN
Lighting:	LIGHT OILED BRONZE	METAL + GLASS	HINKLY LIGHTING
Lighting:	—	—	—
Stone or Rock being used on Structure:	—	—	—
Stone or Rock being used on walkway(s):	MIX - GRAY/WHITE/BROWN	CRUSHED GRAVEL	(LOCALLY SOURCED)
Other:			

RECEIVED
 MAY 21 2024
 TOWN OF ORANGETOWN
 LAND USE BOARDS

Name of Municipality: TOWN OF ORANGETOWN Date Submitted: _____

LAND USE BOARD APPLICATION

Please check all that apply:

<input type="checkbox"/> Commercial	<input checked="" 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#: BLDR-3030
ASSIGNED _____
INSPECTOR: Glenn

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

Project Name: COTTAGE RENOVATION/Bergson-Gluckstern

Street Address: 56 WOODS RD PALISADES, NY 10984

Tax Map Designation:

Section: 78.124 Block: 1 Lot(s): 3.12
Section: _____ Block: _____ Lot(s): _____

Directional Location:

On the WEST side of WOODS ROAD, approximately 1000 feet NE of the intersection of WASHINGTON SPRINGS RD, in the Town of Orangetown in the hamlet/village of PALISADES.

Acreage of Parcel <u>3</u>	Zoning District <u>R-80</u>
School District <u>ORANGETOWN</u>	Postal District <u>PALISADES</u>
Ambulance District <u>"</u>	Fire District <u>"</u>
Water District <u>"</u>	Sewer District <u>"</u>

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

RENOVATION OF EXISTING SINGLE-STORY WOOD-FRAMED STRUCTURE

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

Date: 11 MAY 2024 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? _____
- 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 _____

Are there **streams** on the site? If yes, please provide the names. _____

Are there **wetlands** on the site? If yes, please provide the names and type: _____

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.

Katlyn Bettmann

From: Glenn Maier
Sent: Wednesday, May 22, 2024 7:33 AM
To: Katlyn Bettmann
Subject: Gluckstern, 56 Woods Rd. Palisades 78.18-1-343 Application #BLDR-3030
3.12

Mrs. Bettmann,

This email is to inform the Historic Area Board of Review that the scope of work has been revised for the project at 56 woods Rd Application #BLDR-3030. The additions have been eliminated. The project has been revised to include only interior renovations and replacement of doors and windows.

Thank you

Glenn E. Maier

**Town Of Orangetown
Assistant Building Inspector**

845-359-8410 o x4311

845-359-8526 f

gmaier@orangetown.com

VIS	PRINT KEY	NAME	ADDRESS
2489	78.18-1-3.2	Palisades 9W LLC	P.O. Box 695, Palisades, NY 10964
2489	78.18-1-40	Marina Harrison	P.O. Box 657, Palisades, NY 10964
2489	78.18-1-3.11	NYNJ Trail Conference	600 Ramapo Valley Rd, Mahwah, NJ 07430
2489	78.18-1-3.12	Stefany D Bergson	P.O. Box 695, Palisades, NY 10964
2489	78.18-1-3.13	Stefany D Bergson	P.O. Box 695, Palisades, NY 10964
2489	78.18-1-3.14	Stefany D Bergson	P.O. Box 695, Palisades, NY 10964





RECEIVED
MAY 21 2024
TOWN OF ORANGETOWN
LAND USE BOARDS

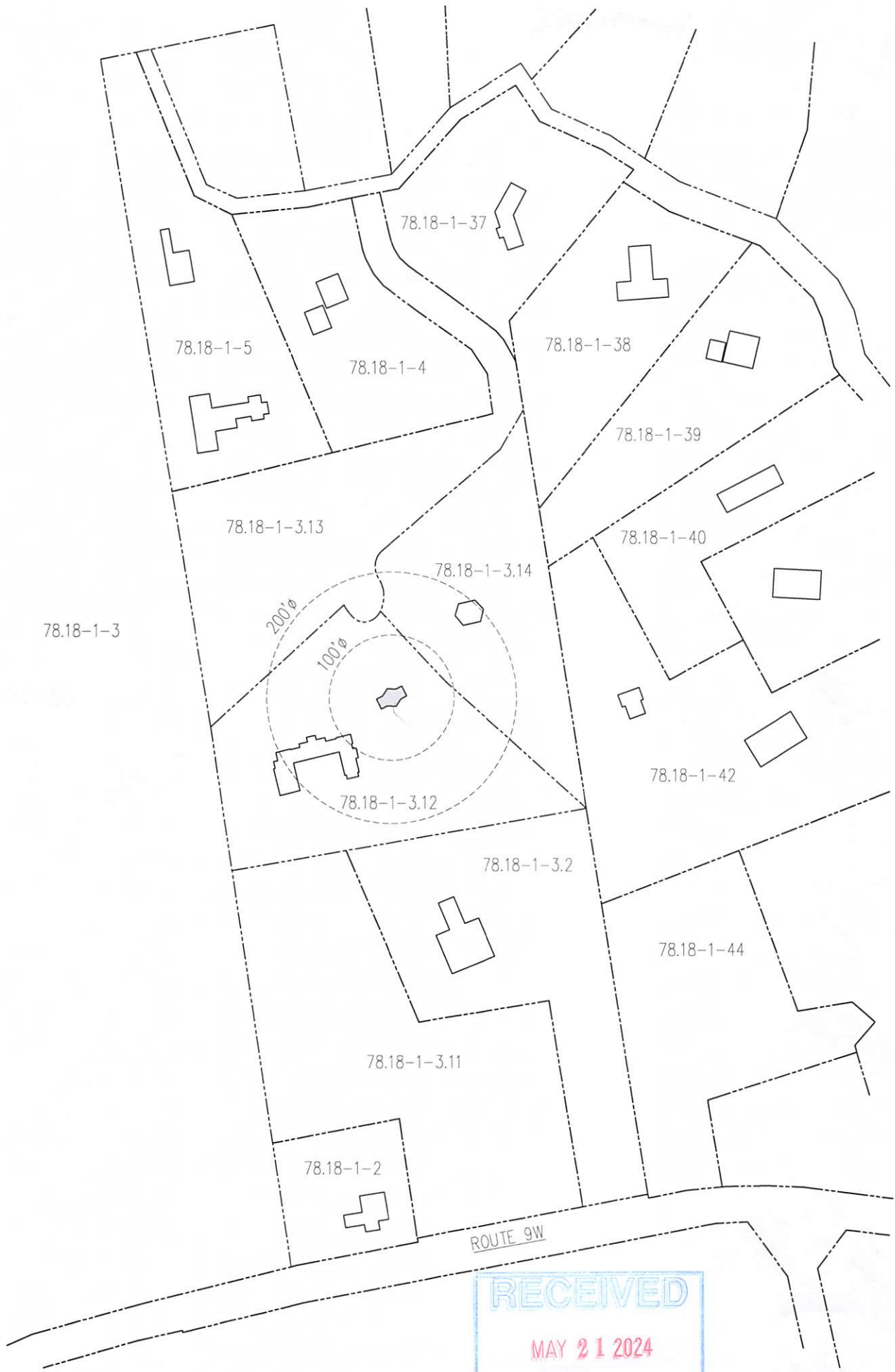
VIEW FROM WEST



VIEW FROM NORTHEAST



VIEW FROM SOUTH



RECEIVED
MAY 21 2024
TOWN OF ORANGETOWN
LAND USE BOARDS



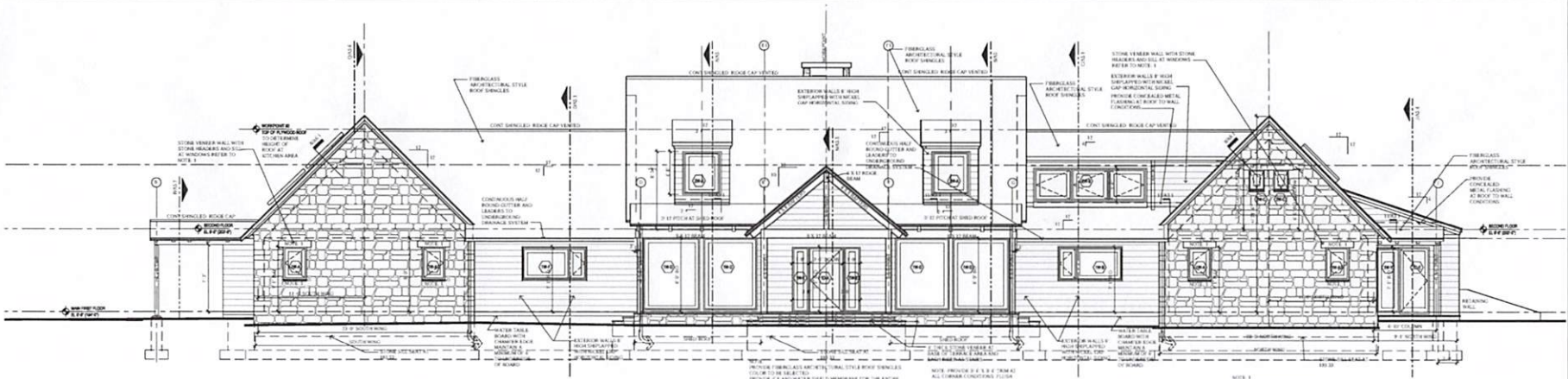


56 WOODS RD, PALISADES, N' X

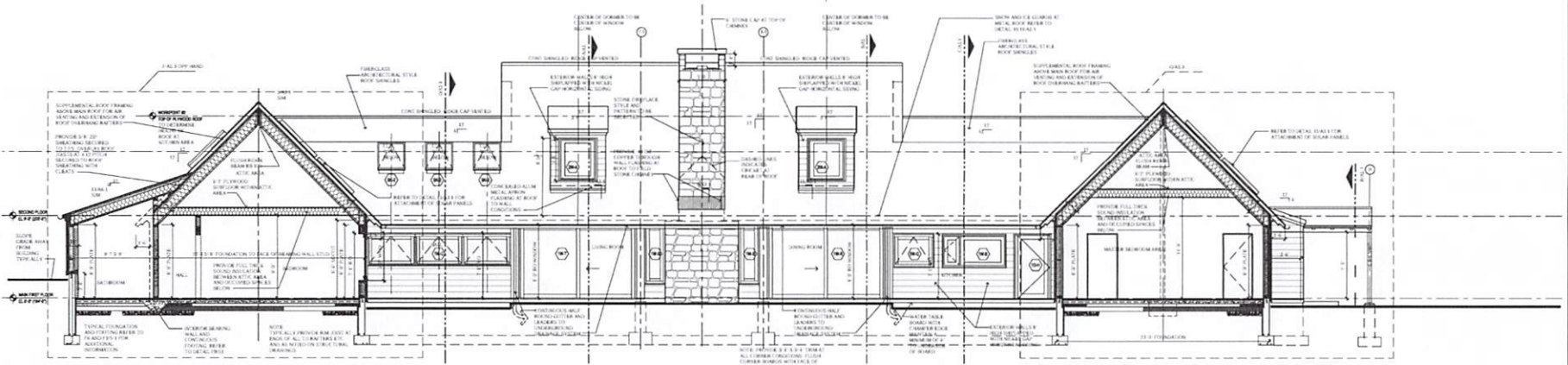


Show search results for 56 WOODS R...

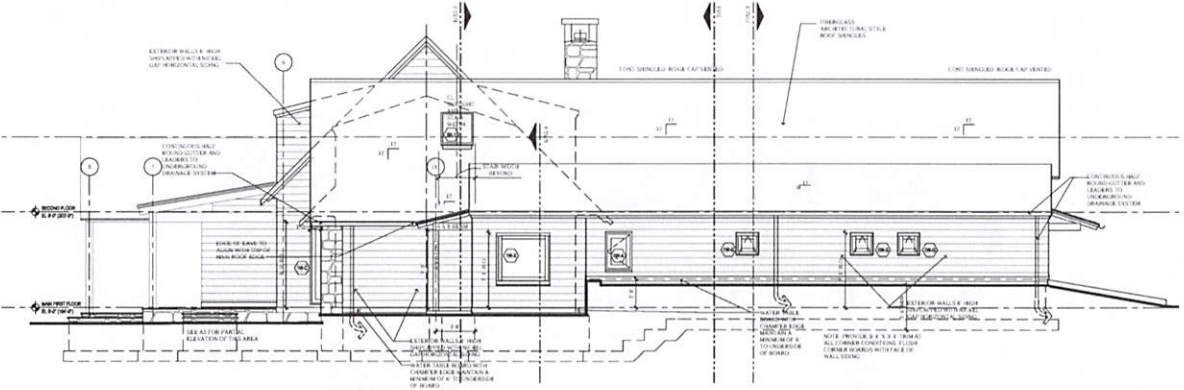




1 FRONT EAST ELEVATION
1'-0\"/>



2 SECTION / REAR WEST ELEVATION
1'-0\"/>



3 NORTH ELEVATION
1'-0\"/>

RECEIVED
 MAY 21 2024
 TOWN OF ORANGETOWN
 LAND USE BOARDS

EXISTING - ADJACENT MAIN HOUSE

Bergson/Gluckstern Residence
 Woods Road
 Palisades, New York

REVISION	09-13-2022 ENTIRE SHEET AS-BUILT CONDITIONS
REVISION	01-21-2021 ENTIRE SHEET
DRAWING TITLE	
Exterior Elevations 1, 2, 3	
DATE	11-4-2020
PROJECT TEAM	RP
PROJECT PARTNER	MCA
PROJECT NO.	XXXXX

A-4

AS-BUILT DOCUMENTS 09-12-2022

DECISION
GRAVEL DRIVEWAY APPROVED AS PRESENTED

TO: Simon Bergson (Wyandanch Washington Realty LLC)
P.O. Box 695
Palisades, NY 10983

HABR#23-15
September 12, 2023
BLDR-3603-23

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#23-15: Application of Wyandanch Washington Realty LLC for a gravel driveway at an existing single-family residence located at 56 Woods 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: 78.18 / 1 / 3.1-2; R-80 zoning district.

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, September 12, 2023 at which time the Board made the following determination:

Brianne Bergson Gluckstern appeared.

The following documents were presented:

1. Survey of Lot # 2 Subdivision -Bergson, Tax Lot 78.18-1-3.12 dated 0529/20 with the latest revision date of 10/25/ 22 signed and sealed by Jay A. Greenwell, L.S..
2. E-mail correspondence concerning the tax lot numbers and addresses coordinating correctly: Jim Davies, Orangetown Tax Assessor, Jay Greenwell, Land Surveyor for the subdivision, Michele Marzella, Rockland County Office of Fire and Emergency Services.

Brianne Bergson Gluckstern testified that they have a gravel driveway and would like to keep it gravel, rather than to blacktop it; that every other driveway in the neighborhood is gravel with the exception of one at #36 which is blacktop.

Larry Bucciarelli commented that the applicant's father probably prepared the tax map showing all of the other gravel driveways in the area. Brianne Bergson Gluckstern stated that he did.

PUBLIC COMMENT:

No public comment.

TOWN OF ORANGETOWN
2023 SEP 15 A 10: 07
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 gravel driveway:

1. The driveway shall be gravel.

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

IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT DEBBIE ARBOLINO, CLERK TO THE HISTORICAL AREAS BOARD OF REVIEW AT (845) 359-8410.

TOWN OF ORANGETOWN
2023 SEP 15 A 10:07
TOWN CLERK'S OFFICE

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 "Survey of Lot #2 Subdivision-Bergson tax lot 78.18-1-3.12" ; Gravel Driveway is APPROVED AS SUBMITTED.

The foregoing resolution to approve the Plans labeled Survey of Lot #2 Subdivision-Bergson tax lot 78.18-1-3.12" ; Gravel Driveway as submitted; was presented and moved by Thano Schoppel, seconded by Larry Bucciarelli and carried as follows: Thano Schoppel, aye Loren Plotkin, aye; William Walter, aye; Scott Wheatley, aye; and Larry Bucciarelli, aye. Margaret Raso and Allen Ryff 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: September 12, 2023

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- Mike M.

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

TOWN OF ORANGETOWN
2023 SEP 15 A 10:08
TOWN CLERK'S OFFICE

**DECISION
EMERGENCY GENERATOR APPROVED AS PRESENTED**

TO: Simon Bergson
68 Woods Road
Palisades, New York 10964

HABR #20-23
December 8, 2020
Permit #50771

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#20-23: Application of Wyandanch Realty for review of a new emergency generator at an existing single-family residence. The premises are located at 56 Woods 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: 78.18 / 1 / 3.1; R-80 zoning district.

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, December 8, 2020 at which time the Board made the following determination:

Simon Bergson and Brianne Gluckstern appeared.

The following documents were presented:

1. Site plan showing where the generator will be installed.
2. Four color pictures of the generator.

Simon Bergson stated that his daughter and her family will be living in the house until her house is complete; that they need the back-up generator because high winds knock the power out in the area quite often and they have a baby; that they are going to screen the generator with Ninebark which will grow 5 to 8 feet high and spread 4 to 6 feet and that it is native to the area.

PUBLIC COMMENT:

No public comment.

TOWN OF ORANGETOWN
2020 DEC 10 P 10:50
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 emergency generator:

1. The application for the 24 Kw Generac emergency generator with ninebark bush as a cover.

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.

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- 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

IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT DEBBIE ARBOLINO, CLERK TO THE HISTORICAL AREAS BOARD OF REVIEW AT (845) 359-8410.

TOWN OF ORANGETOWN
2020 DEC 10 P 10:50
TOWN CLERK'S OFFICE

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), the application for Generac 24 Kw emergency generator is APPROVED AS SUBMITTED.

The foregoing resolution to approve the 24 Kw Generac Emergency Generator for Wyandanch Realty for property located at 56 Woods Road, Palisades, HABR#20-23, as submitted; was presented and moved by Larry Bucciarelli seconded by Loren Plotkin; and carried as follows: William Walther, aye; Larry Bucciarelli, aye; Margaret Raso, aye; Scott Wheatley, aye; Carol Schelin, aye; and Loren Plotkin, aye. Thano Schoppel was 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: December 8, 2020

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
2020 DEC 10 P 10:50
TOWN CLERK'S OFFICE

**DECISION
NEW HOUSE APPROVED AS PRESENTED**

TO: Walter Aurell (Bergson/Gluckstern)
171 Kings Highway
Orangeburg, New York 10962

HABR #20-17
October 13, 2020
Permit #50062

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#20-17: Application of Bergson/Gluckstern for review of a single-family residence. The premises are located at 56 Woods 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: 78.18 / 1 / 3.1-2; R-80 zoning district.

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, October 13, 2020 at which time the Board made the following determination:

Walter Aurell, Architect, Margaret Garcia, Architect Brianne and Miguel Gluckstern, appeared.

The following documents were presented:

1. Architectural plans labeled "Bergson/Gluckstern Residence dated 5/26/2-2- with the latest revision date of 9/7/2020 signed and sealed by Walter Aurell.
2. Materials checklist with 11 color photos of materials.

Walter Aurell, Architect, stated that this is a one-story 61,000 sq. ft. house that will be a net zero structure; that it will be super insulated with geothermal wells; that it will have solar panels to off set the electric; that the primary wood siding will be Thermory which is a modified wood that never needs to be painted; that they are planning to put a clear seal on it; that the house has matching gable ends with bluestone cladding; that this will harmonize with Mr. Bergson's house; that the paths and porches will have bluestone paving; that the windows are made by Zola and are triple pain R-7 rating and clad outside and wood inside; that the roof shall be standing seam metal and the entry porch and other porches shall be post and beam construction; and that the pictures submitted to the Board show all of the proposed details for the house.

PUBLIC COMMENT:

No public comment.

TOWN CLERK'S OFFICE
2020 OCT 20 P 12:32
TOWN OF ORANGETOWN

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 residence:

1. The roof shall be manufactured by Englert dove grey metal.
2. The siding shall be natural wood by Thermory.
3. The decorative siding, soffits and fascia shall be natural wood by Thermory.
4. The gutters and leaders shall be metal to match the roof in dove grey.
5. The windows shall be mahogany by Zola.
6. The doors shall match the windows by Zola.
7. The lighting shall be copper and glass by Bega.
8. The rock/stone on the house shall be grey/blue bluestone.
9. The walkways shall be bluestone.
10. The spiral staircase shall be grey powder coated finish by Kueka Studios.

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

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- WINDOWS
- TRIM
- SHUTTERS
- DOORS
- LIGHTING
- LOCATION OF AIR CONDITIONING UNITS

TOWN OF ORANGETOWN
 2020 OCT 20 P 12:32
 TOWN CLERK'S OFFICE

- WALKWAYS, PATIOS
- POOLS, SPAS AND FENCES
- SIGNS
- ANY CHANGE IN THE ABOVE LIST INCLUDING COLOR, MATERIAL AND/OR MANUFACTURER

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), the application for new residence is **APPROVED AS SUBMITTED.**

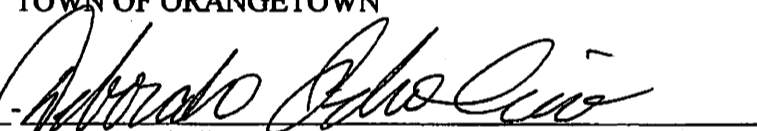
The foregoing resolution to approve the new residence for Bergson/Gluckstern for property located at 56 Woods Road, Palisades, HABR#20-17, as submitted; was presented and moved by Thano Schoppel, seconded by William Walther; and carried as follows: William Walther, aye; Thano Schoppel, aye; Margaret Raso, aye; Scott Wheatley, aye; Carol Schelin, aye; Loren Plotkin, aye; and Larry Bucciarelli, aye.

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: October 13, 2020

HISTORICAL AREAS BOARD OF REVIEW
TOWN OF ORANGETOWN

BY:

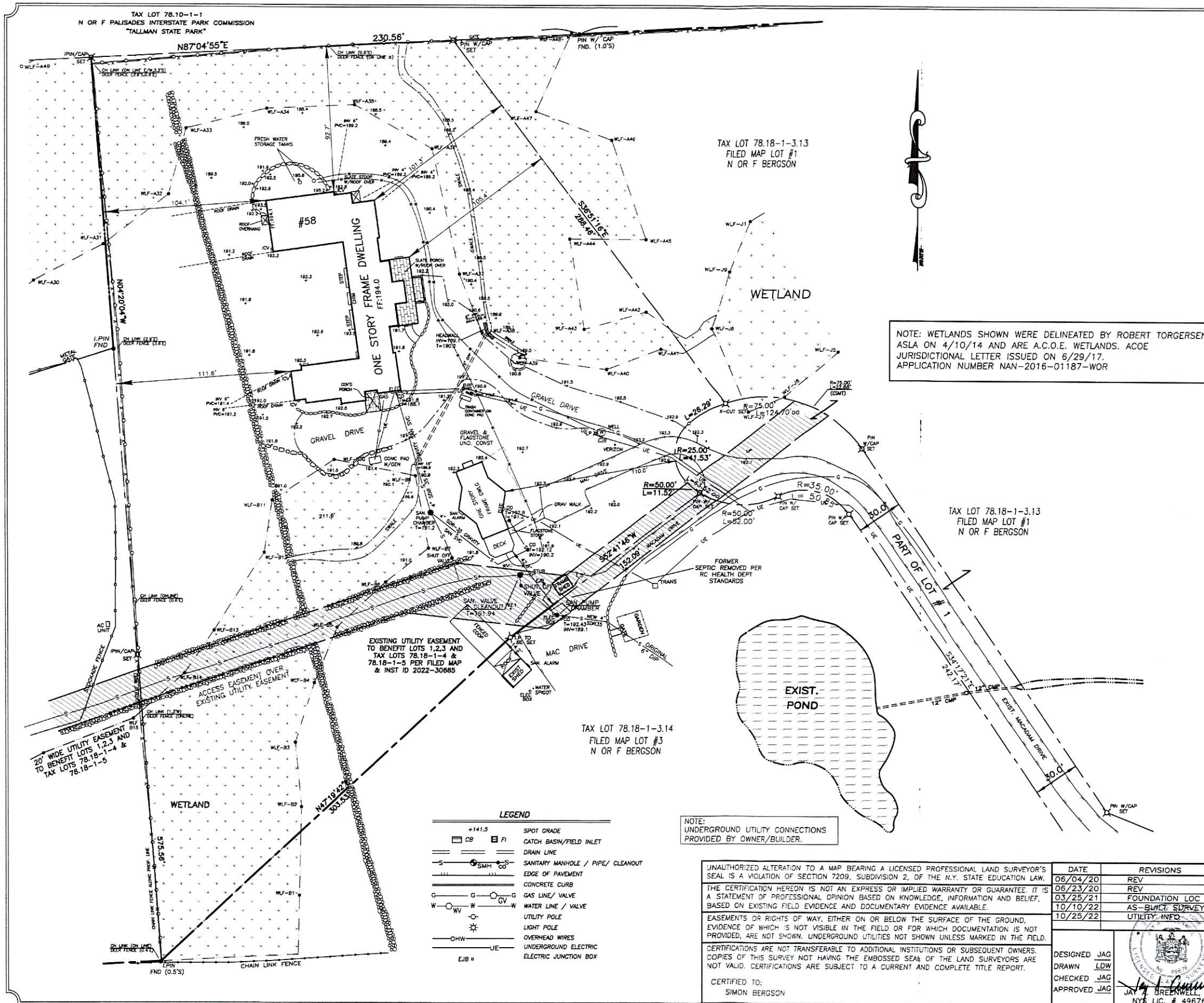

Deborah Arbolino, Administrative Aide

DISTRIBUTION:

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

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

TOWN CLERK'S OFFICE
2020 OCT 20 P 12: 32
TOWN OF ORANGETOWN



TAX LOT 78.18-1-3.13
FILED MAP LOT #1
N OR F BERGSON

NOTE: WETLANDS SHOWN WERE DELINEATED BY ROBERT TORGENSEN, ASLA ON 4/10/14 AND ARE A.C.O.E. WETLANDS. ACEE JURISDICTIONAL LETTER ISSUED ON 6/29/17. APPLICATION NUMBER NAN-2016-01187-WOR

TAX LOT 78.18-1-3.13
FILED MAP LOT #1
N OR F BERGSON

TAX LOT 78.18-1-3.14
FILED MAP LOT #3
N OR F BERGSON

EXISTING UTILITY EASEMENT TO BENEFIT LOTS 1, 2, 3 AND TAX LOTS 78.18-1-4 & 78.18-1-5 PER FILED MAP & INST ID 2022-30685

NOTE: UNDERGROUND UTILITY CONNECTIONS PROVIDED BY OWNER/BUILDER.

LEGEND

+141.5	SPOT GRADE
CB	CATCH BASIN/FIELD INLET
FI	CONCRETE CURB
---	DRAIN LINE
SMH	SANITARY MANHOLE / PIPE / CLEANOUT
---	EDGE OF PAVEMENT
---	CONCRETE CURB
G	GAS LINE / VALVE
W	WATER LINE / VALVE
U	UTILITY POLE
*	LIGHT POLE
OHW	OVERHEAD WIRES
UE	UNDERGROUND ELECTRIC
EJB	ELECTRIC JUNCTION BOX

UNAUTHORIZED ALTERATION TO A MAP BEARING A LICENSED PROFESSIONAL LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE N.Y. STATE EDUCATION LAW.

THE CERTIFICATION HEREON IS NOT AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE. IT IS A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE.

EASEMENTS OR RIGHTS OF WAY, EITHER ON OR BELOW THE SURFACE OF THE GROUND, EVIDENCE OF WHICH IS NOT VISIBLE IN THE FIELD OR FOR WHICH DOCUMENTATION IS NOT PROVIDED, ARE NOT SHOWN. UNDERGROUND UTILITIES NOT SHOWN UNLESS MARKED IN THE FIELD.

CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. COPIES OF THIS SURVEY NOT HAVING THE EMBOSSED SEAL OF THE LAND SURVEYORS ARE NOT VALID. CERTIFICATIONS ARE SUBJECT TO A CURRENT AND COMPLETE TITLE REPORT.

CERTIFIED TO:
SIMON BERGSON

DATE	REVISIONS
06/04/20	REV
06/23/20	REV
03/25/21	FOUNDATION LOC
10/10/22	AS-BUILT SURVEY
10/25/22	UTILITY INED

DESIGNED JAG
DRAWN LDW
CHECKED JAG
APPROVED JAG

JAY A. GREENWELL, PLS
NYS LIC. # 49676

SURVEY OF LOT #2		TAX LOT #
SUBDIVISION - BERGSON		AREA
58 WOODS ROAD TOWN OF ORANGETOWN ROCKLAND COUNTY, NEW YORK		FILE
JAY A. GREENWELL, PLS, LLC		SCALE
LAND SURVEYING - LAND PLANNING 34 WAYNE AVENUE, SUFFERN, NEW YORK, 10901 PHONE 845-357-0830 GREENWELLPLS@aol.com		DATE
		JOB NO.
		9231

Town of Orangetown
Zoning Board of Appeals

APPROVED

Subject to ZBA# 23-32

Meeting Date: 9/6/23

Town of Orangetown
Historic Areas Board of Review

APPROVED

Subject to HABR# 23-15

Meeting Date: 9/12/23

BEING LOT #2 AS SHOWN ON A MAPP ENTITLED "SUBDIVISION FOR BERGSON" FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP #8513

TAX LOT 78.18-1-3.12

LOT 2

GROSS A = 142,908 sf
WETLAND = 24,416 sf
-50% (-12,208) sf
NET A = 130,700 sf

Town of Orangetown
Historic Areas Board of Review

SEP 12 2023



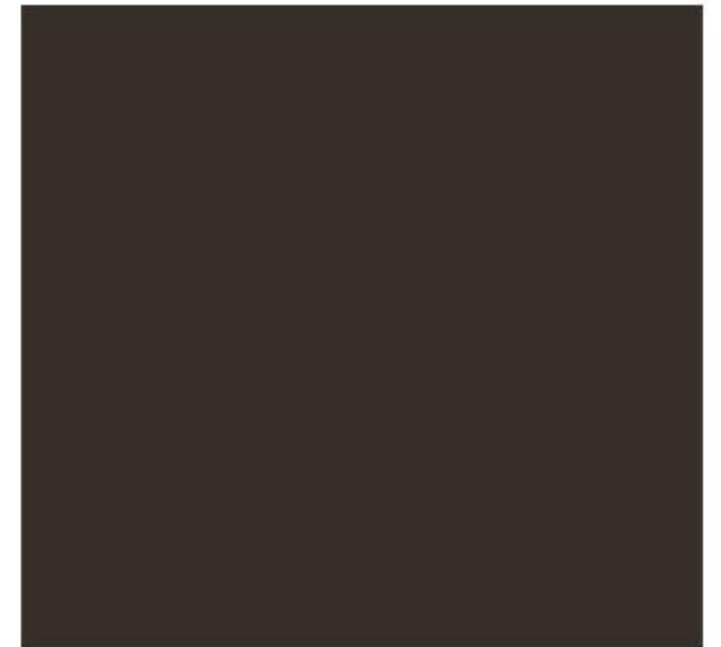
EXISTING ROOF
GAF TIMBERLINE "SHAKEWOOD"



SIDING, TRIM & SOFFIT
JAMES HARDIE "COPPER PENNY"



GUTTERS & LEADERS
K-STYLE, "DARK BRONZE"



WINDOW/DOOR
ANDERSEN "DARK BRONZE"



01 PROPOSED EAST ELEVATION
A-200 1/4" = 1'-0"



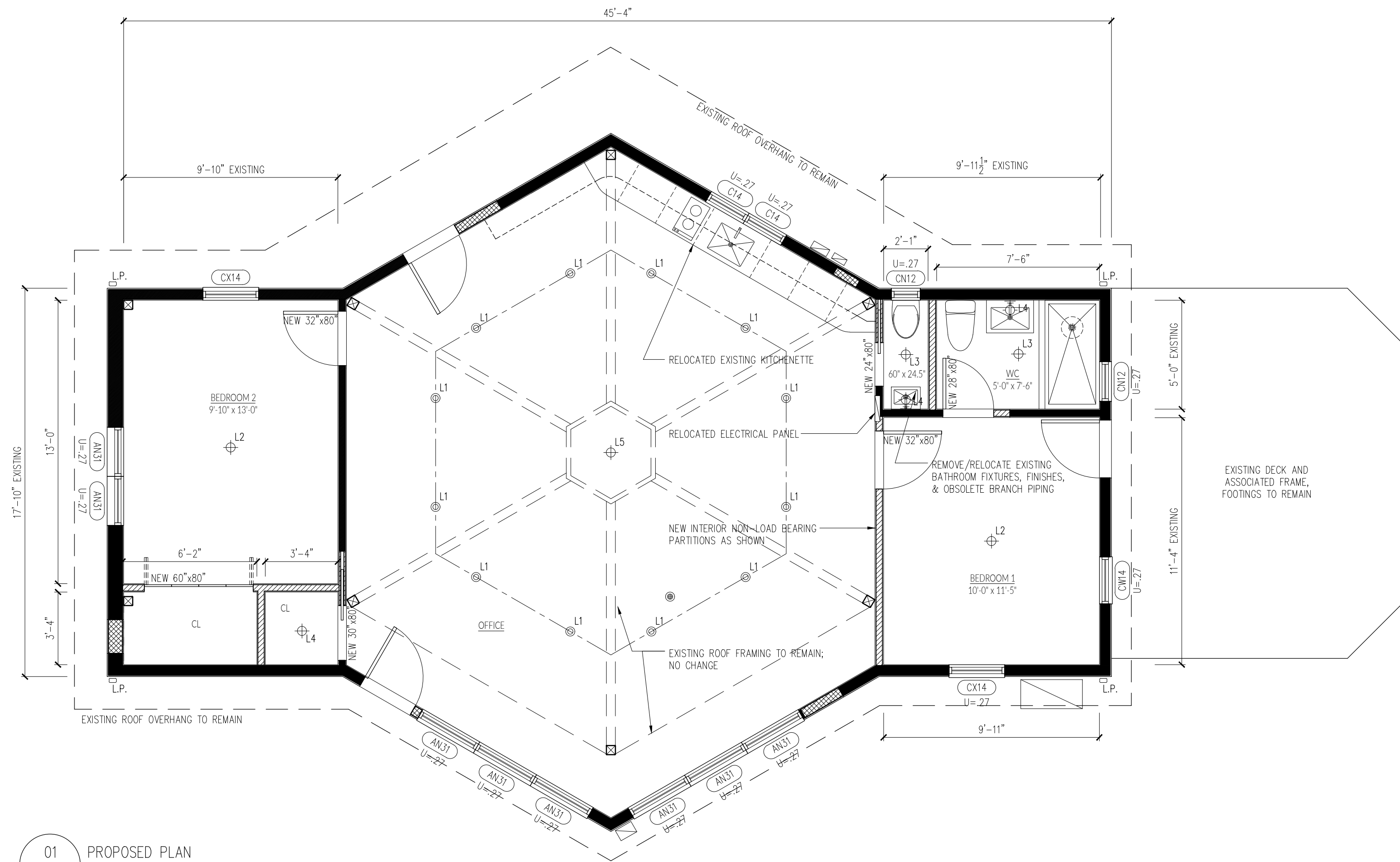
02 PROPOSED NORTH ELEVATION
A-200 1/4" = 1'-0"



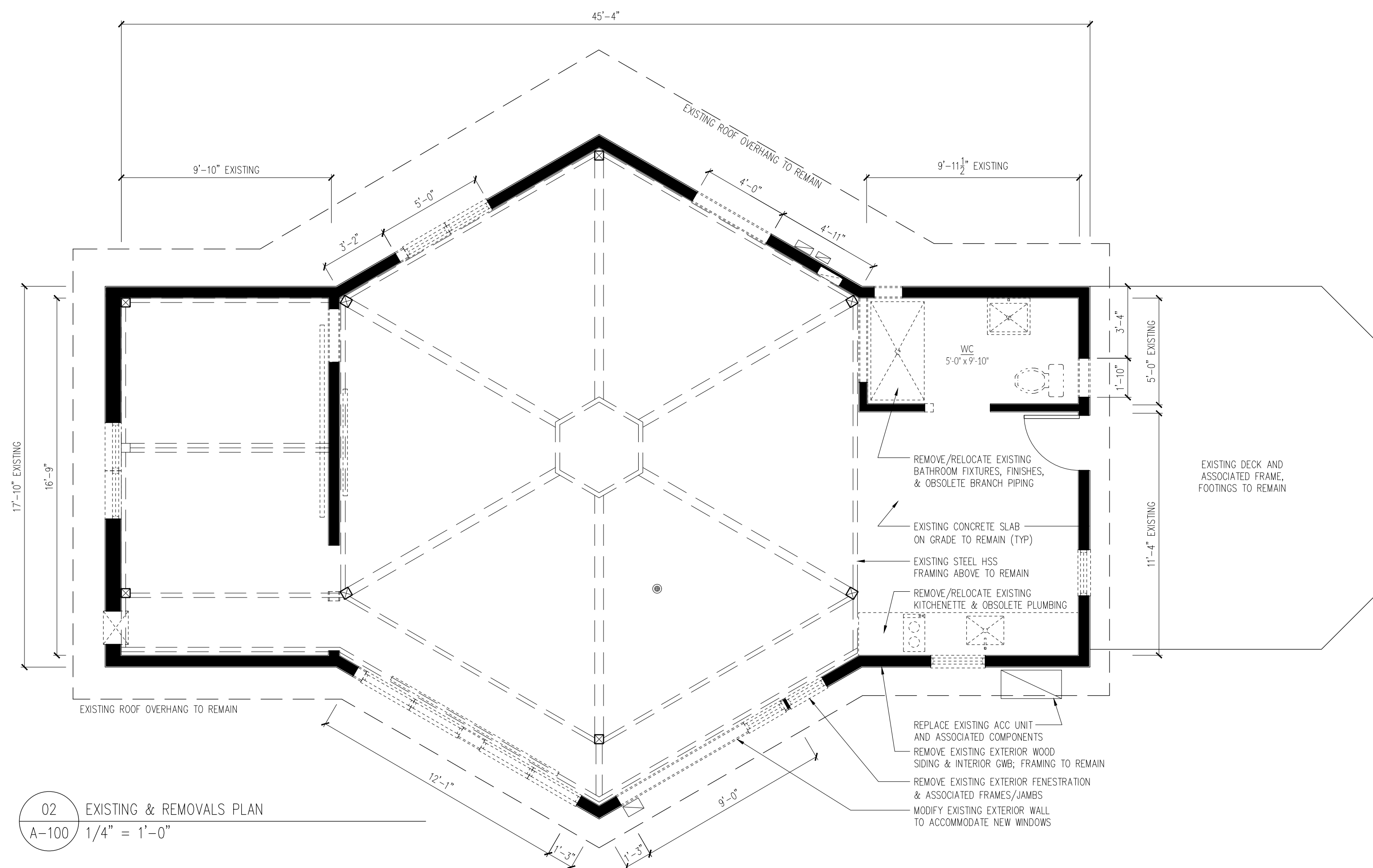
03 PROPOSED WEST ELEVATION
A-200 1/4" = 1'-0"



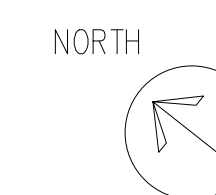
04 PROPOSED SOUTH ELEVATION
A-200 1/4" = 1'-0"



01 PROPOSED PLAN
A-100 1/4" = 1'-0"



02 EXISTING & REMOVALS PLAN
A-100 1/4" = 1'-0"



10/05/23
ISSUED FOR REVIEW

10/13/23
REVISED AS PER OWNER MEETING

04/15/24
ISSUED FOR BUILDING EXAMINER
REVIEW

ISSUANCE RECORD

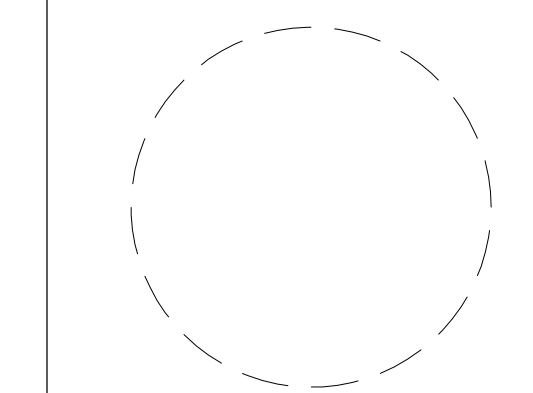
OWNER:
BRIANNE BERGSON & MIGUEL
GLUCKSTERN
56 WOODS ROAD
PALISADES, NY 10964

ARCHITECT:
PROSPECT STUDIO ARCHITECTS
540 PRESIDENT STREET, SUITE 3A
BROOKLYN, NY 11215

PROJECT NAME:
56 WOODS ROAD
COTTAGE RENOVATION

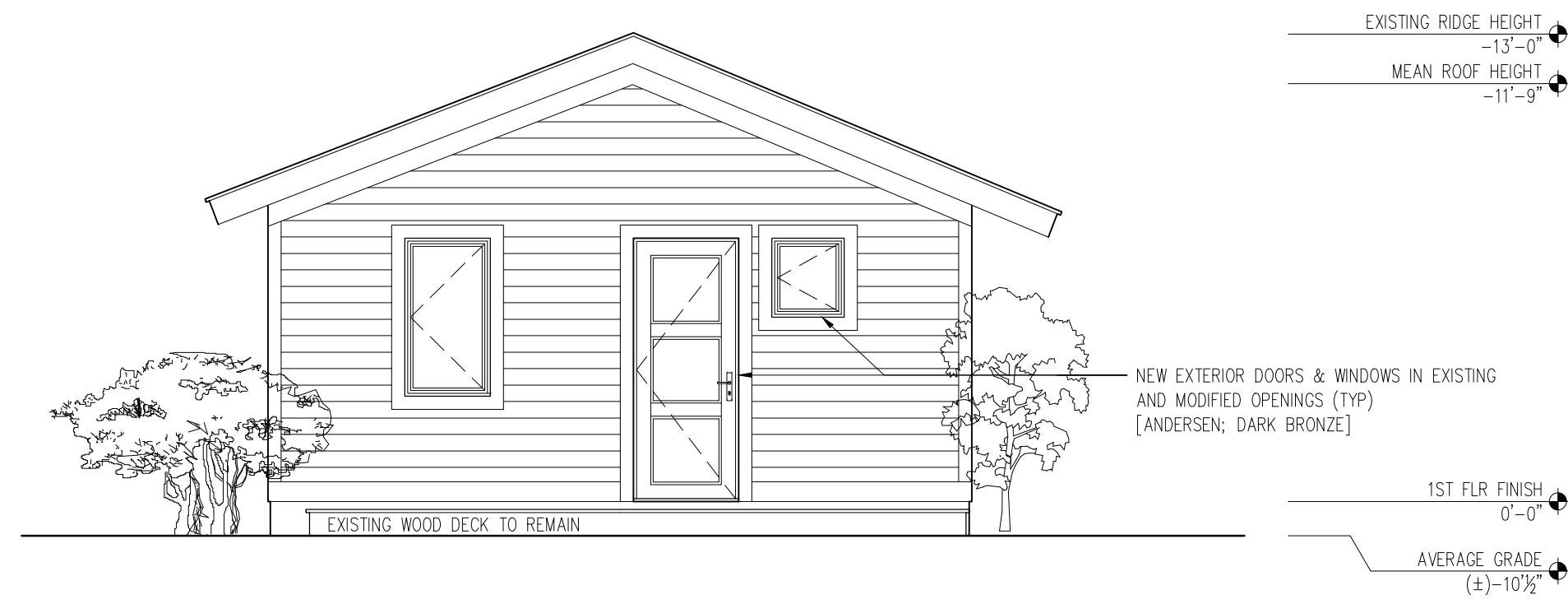
DRAWING TITLE:
PROPOSED PLANS

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

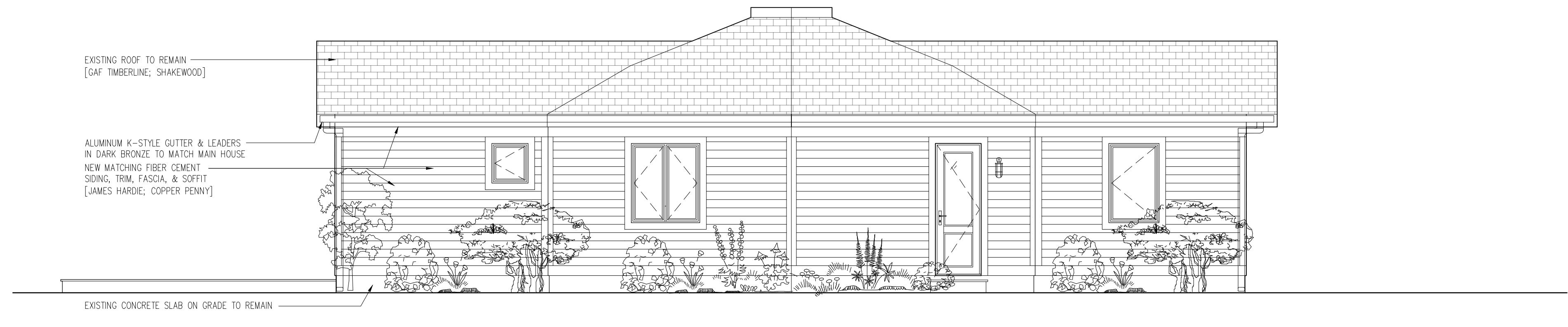


DWG. NO. 02 OF 03

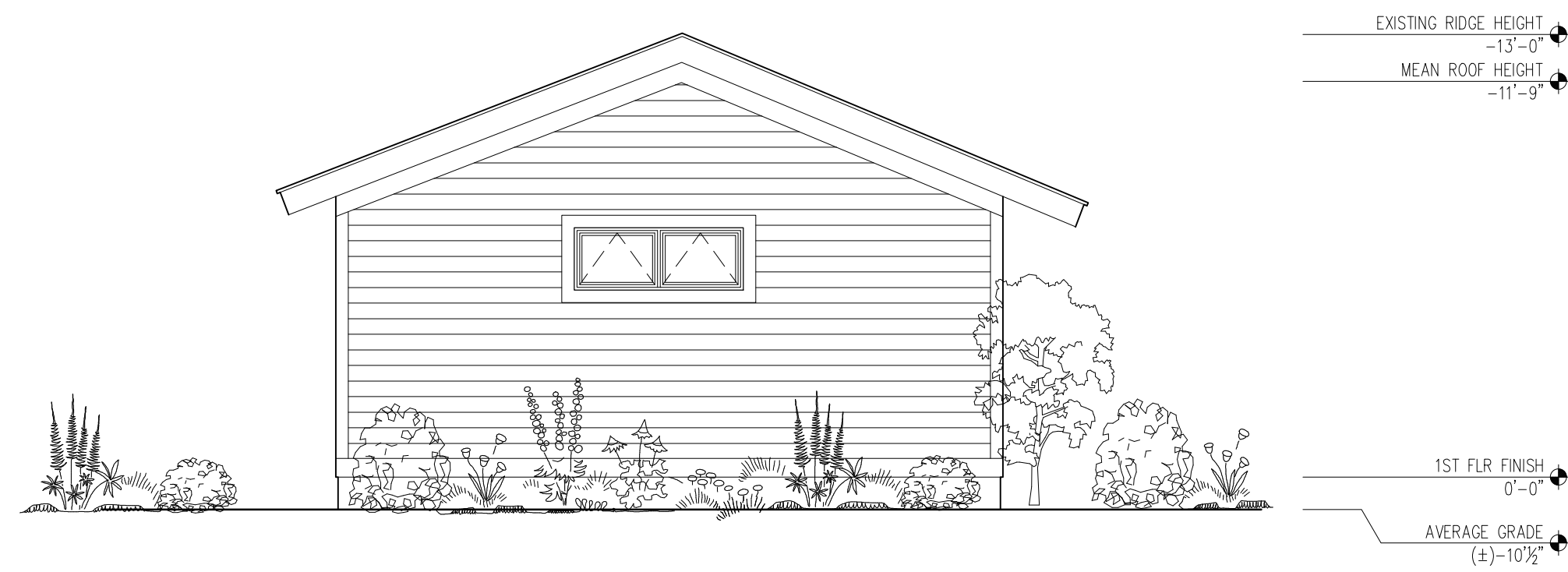
A100.00



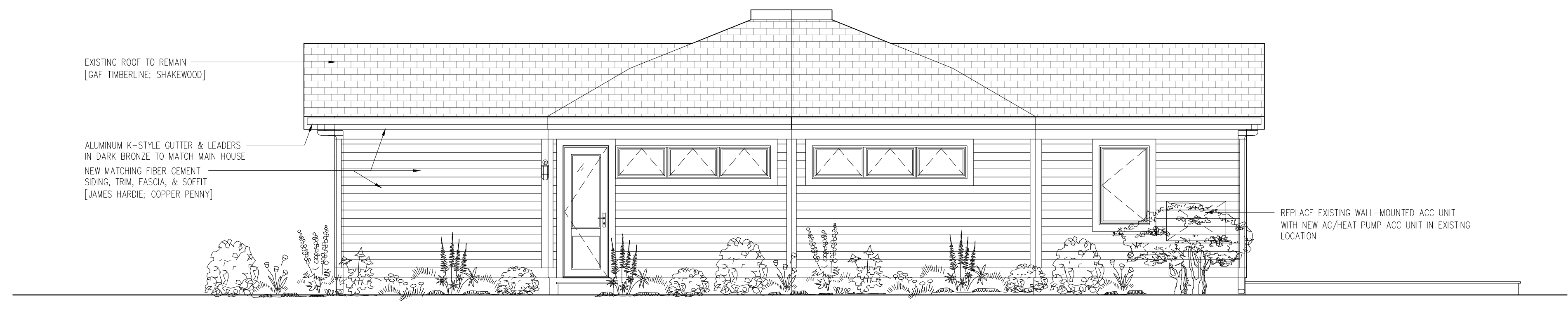
01 PROPOSED EAST ELEVATION
A-200 1/4" = 1'-0"



02 PROPOSED NORTH ELEVATION
A-200 1/4" = 1'-0"



03 PROPOSED WEST ELEVATION
A-200 1/4" = 1'-0"



04 PROPOSED SOUTH ELEVATION
A-200 1/4" = 1'-0"

10/05/23
ISSUED FOR REVIEW

10/13/23
REVISED AS PER OWNER MEETING

04/15/24
ISSUED FOR BUILDING EXAMINER
REVIEW

ISSUANCE RECORD

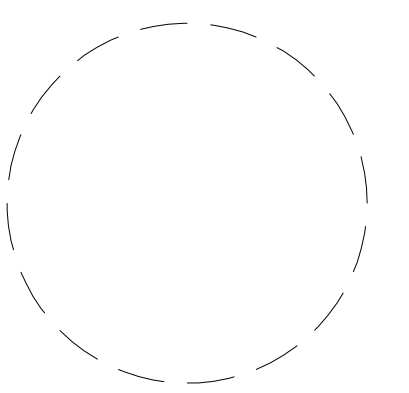
OWNER:
BRIANNE BERGSON & MIGUEL
GLUCKSTERN
56 WOODS ROAD
PALISADES, NY 10964

ARCHITECT:
PROSPECT STUDIO ARCHITECTS
540 PRESIDENT STREET, SUITE 3A
BROOKLYN, NY 11215

PROJECT NAME:
56 WOODS ROAD
COTTAGE RENOVATION

DRAWING TITLE:
EXTERIOR ELEVATIONS

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



DWG. NO. 03 OF 03

A200.00