

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: \_\_\_\_\_

*Please check all that apply:*

<input type="checkbox"/> Commercial <input type="checkbox"/> Residential <input type="checkbox"/> Planning Board <input type="checkbox"/> Zoning Board of Appeals  <input type="checkbox"/> Subdivision <input type="checkbox"/> Number of Lots <input type="checkbox"/> Site Plan <input type="checkbox"/> Conditional Use  <input type="checkbox"/> Special Permit <input type="checkbox"/> Variance <input type="checkbox"/> Performance Standards Review <input type="checkbox"/> Use Variance <input type="checkbox"/> Other (specify): _____	<input type="checkbox"/> Historical Board <input type="checkbox"/> Architectural Board  <input type="checkbox"/> Consultation <input type="checkbox"/> Pre-Preliminary/Sketch <input type="checkbox"/> Preliminary <input type="checkbox"/> Final <input type="checkbox"/> Interpretation
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PERMIT#: BLDR-5656-24  
 ASSIGNED  
 INSPECTOR: Gunn

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

Project Name: DRIVEWAY EXPANSION @ JONES RESIDENCE

Street Address: 221 PIERMONT AVENUE SOUTH NYACK NY 10960

**Tax Map Designation:**

Section: 66.62 Block: 2 Lot(s): 42  
 Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_

**Directional Location:**

On the EAST side of PIERMONT AVENUE, approximately  
0 feet NORTH of the intersection of CLINTON AVENUE, in the  
 Town of ORANGETOWN in the hamlet/village of SOUTH NYACK.

Acreage of Parcel <u>0.21</u>	Zoning District <u>SN-R-12</u>
School District <u>NYACK FREE UNION</u>	Postal District <u>NYACK</u>
Ambulance District <u>NYACK AMBULANCE</u>	Fire District <u>NYACK</u>
Water District <u>VEOLIA</u>	Sewer District <u>ORANGETOWN Np1</u>

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

EXPAND EXISTING GRAVEL DRIVEWAY, ADD DRAINAGE RETENTION SYSTEM & BELGIAN BLOCK EDGING.

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

Date: 9/9/24 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 9,142
- 2) Total square footage 9,142
- 3) Number of dwelling units 1

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

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**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.

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

NONE

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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

**REFERRAL TO THE ZONING BOARD OF APPEALS**

Date: 6.20.24 Section: 66.62 Block: 2 Lot: 42

Applicant: Jones

Address: 221 Piermont Ave, South Nyack, NY

RE: Application Made at: same

Referred For:

Chapter 43, Section 6.1(c) ...off-street parking within a front yard either on a driveway or on an "approved" stoned area.  
1 variance required

Comments:

Enlarge existing gravel driveway

Dear Jones:

Please be advised that the Building Permit Application # 5656-24, which you submitted on 8.2.24, 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,

Richard Oliver  
Deputy Building Inspector

8/20/24

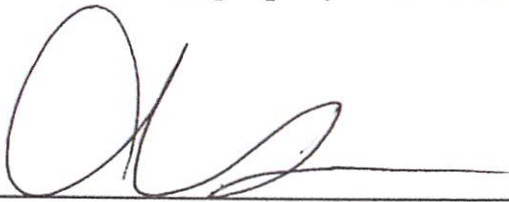


Signature of Director  
NOTE: PLEASE KEEP FOR YOUR RECORDS  
1-30-2023

9/14/24  
Date  
Liz DeCort  
Debbie Arbolino

To Whom It May Concern:

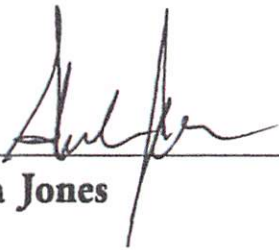
We, Albert Lee and Audra Jones, as the owners of the property known as 221 Piermont Avenue in the Hamlet of South Nyack, Town of Orangetown, Rockland County, New York 10960, do hereby authorize the officers of S&Co. | Architecture + Design, located at 41A North Broadway, Nyack NY 10960, to act as our agent for any and all matters, including appearances before all concerned Boards and Agencies, related to the property described above.



Albert Lee Jones

9/13/24

Date



Audra Jones

9/13/24

Date



# APPLICATION REVIEW FORM

ANN MARIE TLSTY  
 NOTARY PUBLIC-STATE OF NEW YORK  
 No. 01TL6227381  
 Qualified in Rockland County  
 My Commission Expires 8.30.2024

## AFFIDAVIT

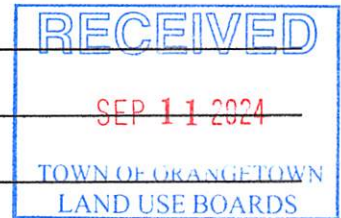
State of New York )  
 County of Rockland ) SS.:  
 Town/Village of NYACK )

RESOL

I, ROBERT SILARSKI AIA being duly sworn deposes and says that he is the applicant/agent or attorney for applicant, in the matter of the petition before the ZONING BOARD OF APPEALS (board) in the town/village of ORANGETOWN affecting property located at 221 PIERMONT AV SOUTH NYACK, Rockland County, New York.

That the following are all of the owners of property 200' (distance) from the premises as to which this application is being taken.

SECTION-BLOCK-LOT	NAME	ADDRESS
66.64-2-14	Michael C Witte	12 Voorhis Pt, So Nyack, NY 10960
66.64-2-15	David H Thomas	200 Piermont Av, So Nyack, NY 10960
66.62-1-7	Boris Khomut	216 Piermont Ave, South Nyack, NY 10960
66.62-1-8	Andrew Sipp	60 Clinton Ave, So Nyack, NY 10960
66.62-1-9	Brian Pulley	64 Clinton Ave, South Nyack, NY 10960
66.62-1-10	Deborah W Schwarz	70 Clinton Ave, South Nyack, NY 10960
66.62-1-12	Christopher Willson	220 Piermont Ave, South Nyack, NY 10960
66.62-1-13	Patricia Kahn	248 Piermont Av, South Nyack, NY 10960
66.62-1-14	Mark E Beeby	10 Prall Pl, So Nyack, NY 10960
66.62-2-1	David Ambler	6 Voorhis Pt, South Nyack, NY 10960
	Ida Glick Parks	
66.62-2-3	Thomas Schneck	3 Voorhis Pt, So Nyack, NY 10960
66.62-2-6	Ida Parks	6 Voorhis Pt, South Nyack, NY 10960
66.62-2-7	Brian G Nelson	254 S Main St Ste 104, New City, NY 10956
66.62-2-7.1	Daniel Levin	8 Voorhis Pt, S Nyack, NY 10960
66.62-2-8	Matthew H Chapman	50 Clinton Ave, South Nyack, NY 10960
66.62-2-9	Nicholas Zittel	44 Clinton Ave, Nyack, NY 10960
66.62-2-10	Elizabeth Gaeta	40 Clinton Ave, So Nyack, NY 10960
66.62-2-11	Lee S Prisament	36 Clinton Ave, So Nyack, NY 10960
66.62-2-12	Margaret P Moorhouse	24 Clinton Ave, South Nyack, NY 10960
66.62-2-18	Andrea R Martone	23 Clinton Ave, South Nyack, NY 10960
66.62-2-19	Vickie Reznik	29 Clinton Av, South Nyack, NY 10960
66.62-2-20	Marcia T Lynch	33 Clinton Ave, S Nyack, NY 10960
66.62-2-21	Phillip Kloehn	44 Gesner Ave, South Nyack, NY 10960
66.62-2-22	Sandra A Schmidt	42 Gesner Ave, South Nyack, NY 10960
66.62-2-38	Jean Kunhardt	249 Piermont Ave, South Nyack, NY 10960
66.62-2-39	Christopher M Hood	247 Piermont Ave, So Nyack, NY 10960
66.62-2-40	Janice Baragwanath	245 Piermont Ave, South Nyack, NY 10960
66.62-2-41	Marc Campana	37 Clinton Ave, South Nyack, NY 10960
66.62-2-42	Albert Jones	221 Piermont Ave, South Nyack, NY 10960
66.62-2-43	Laurel Brandstetter	219 Piermont Ave, South Nyack, NY 10960



# Short Environmental Assessment Form

## Part 1 - Project Information

### 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: Driveway Expansion @ Jones Residence			
Project Location (describe, and attach a location map): 221 Piermont Avenue South Nyack NY 10960			
Brief Description of Proposed Action: Enlarge existing gravel driveway, add drainage retention system and Belgian block border			
Name of Applicant or Sponsor: Robert Silarski AIA		Telephone: 845 558.1516 E-Mail: robs@scoarch.com	
Address: c/o S&Co.IArchitecture+Design 41A North Broadway			
City/PO: Nyack	State: NY	Zip Code: 10960	
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.			NO <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:			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 0.01 acres			
b. Total acreage to be physically disturbed? _____ 0.01 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 0.21 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			



5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input checked="" 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?	NO	YES	
	<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?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<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?	NO	YES	
	<input checked="" 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"/>	
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?	NO	YES	
	<input checked="" 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"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____			



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"/> Early mid-successional <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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe:		
Additional runoff to be directed to new stormwater retention system as per drawings.		
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: Robert Silarski AIA Date: 9/6/24

Signature: *RESIL* Title: Architect





Clerk of Boards Review:  
Date: \_\_\_\_\_ Initials: \_\_\_\_\_

Building Dept. (Accepted By):  
Date: \_\_\_\_\_ Initials: \_\_\_\_\_

**ENTITY DISCLOSURE FORM**

TOWN OF ORANGETOWN  
Office of Building, Zoning, Planning Administration and Enforcement (OBZPAE)  
20 Greenbush Road  
Orangeburg, New York 10962  
Tel: (845) 359-8410 ext. 4330  
Website: [www.orangetown.com](http://www.orangetown.com)

THIS FORM MUST ACCOMPANY ALL LAND USE APPLICATIONS SUBMITTED BY AN ENTITY AS DEFINED IN CHAPTER 43, ARTICLE 16 OF THE TOWN CODE OF THE TOWN OF ORANGETOWN.

PROJECT NAME: DRIVEWAY EXPANSION @ JONES RESIDENCE

PROPERTY ADDRESS: 221 PIERMONT AVENUE SOUTH NYACK NY

TAX LOT ID: 06.62-2-42

NAME OF APPLICANT: ROBERT SILARSKI AIA

OWNER OF PROPERTY: ALBERT LEE & AUDRA JONES

Land Use Application/Brief Description of Project: EXPAND EXISTING GRAVEL DRIVEWAY WITHIN FRONT YARD, ADD DRAINAGE RETENTION & BELGIAN BLOCK EDGING

PART ONE:

1. Pursuant to Section Chapter 43, Article 16 of the Town Code, the disclosure of the names and address of all persons or entities owning any interest or controlling position of any limited liability company, limited liability partnership, general or limited partnership, professional corporation, joint venture, doing business as name or venture, association, business trust, or non-publically traded corporation, (hereinafter referred to as the "Entity") is required of both the owner and applicant (if not the same) when filing a land-use application.
2. Set forth the names of all members, officers, shareholders, directors, partners or other authorized persons of the Entity for the past year from the date of filing of any land-use board application.
3. Attach a copy of all Entity documents filed with the NYS Secretary of State, or in any other State of formation, including:
  - a. All records regarding membership interests in the Entity;
  - b. Records regarding the transfer of membership interests since the date of formation.
4. If a member of the Entity is not a natural person, please provide the name(s) and address(es) for the of the non-natural person member of that Entity, and provide the formation filing documents for such Entity.
5. Provide supplemental sheets if the information does not fit below; (kindly label the supplemental sheets).

Name of Entity:	 S&Co.   Architecture + Design
Address:	41A North Broadway Nyack NY 10960
Telephone Number:	845 550-1516
EEmail Address:	ROBS@SCOARCH.COM
State/Date of Formation:	2008/NY
Contact Person:	ROBERT SILARSKI AIA

**RECEIVED**

SEP 11 2024

TOWN OF ORANGETOWN  
LAND USE BOARDS

**PART TWO:**

6. Please list all persons, officers, limited or general partners, directors, members, shareholders, managers, authorized persons, beneficial owners, and any others with any interest in or with the above referenced entity.
7. Please NOTE that an "authorized person" means an individual or entity, whether or not a shareholder, member, officer or director, or person identified by any other title, who is authorized to act, solely or in conjunction with others, on behalf of or for the Entity.
8. List all persons with a membership or voting interest or controlling position in the Entity. Please provide that parties' business or personal address and telephone number, email address and other contact information.
9. Provide supplemental sheets if the information does not fit below; (kindly label the supplemental sheets).

Name of Individual	Address	Telephone	Email	Interest or Role in Entity
1. ROBERT SILARSKI AIA	S&Co.   Architecture + Design 41A North Broadway Nyack NY 10960	855.588.1516	ROBS@SCOARCH.COM	PRINCIPAL
2.				
3.				
4.				
5.				
6.				

**PART THREE:**

10. Is any person identified in Part TWO currently employed by or hold a paid or unpaid position with a department, agency or land use board of the Town of Orangetown? Please circle: YES  NO
11. Is any person identified in PART TWO the spouse, sibling, parent, child, or grandchild of any individual who is employed by or holds a paid or unpaid position with a department, agency or land use board of the Town of Orangetown? Please circle: YES  NO
12. Does any person identified in PART TWO perform services for or have a contract, or employed by an entity that has a contract to perform services for the Town of Orangetown? Please circle: YES  NO
13. If the answer is "YES" to any of the above, please provide a supplement sheet and list every Board, Department, Office, agency or other position with the Town of Orangetown in which the party has a position, paid or unpaid, or provides services for, and identify the agency, title and date of hire.

**PART FOUR:**

14. The information contained herein shall be updated with the Town of Orangetown Office of Building Clerk and Clerk of the Boards no later than THIRTY (30) DAYS after any change in information.
15. NOTE: Any person who (a) provides false or fraudulent beneficial ownership information; (b) willfully fails to provide complete or updated information; or (c) during the application process, fails to obtain or maintain credible, legible and updated beneficial ownership information shall be subject to suspension of any pending application by the applicant entity, or a "stop work" order on any work relating to the application, or both, in addition to any other applicable penalties under the Town Code, or State and Federal Statute, or both.




STATE OF NEW YORK )  
 ) ss.:  
COUNTY OF ROCKLAND )

I, ROBERT SLARSKI AIA, being duly sworn, deposes and says that I am (Title) PRINCIPAL, an active or qualified member of the S&CO ARCHITECTURE + DESIGN, a business duly authorized by law to do business in the State of New York, and that the statements made in the foregoing Affidavit are true, accurate and complete. I further understand that Land Use Applications may have a significant impact upon the health, safety and general welfare of the Town of Orangetown and its inhabitants and visitors; and that the Town Board is required to be certain that anyone with an interest or controlling position of an Entity, who applies for any land use approval or permission must have no conflict of interest as that term is described in NYS Town Law, as well as NYS General Municipal Law, and that the disclosure of any officers, directors, members, shareholders, managers, authorized persons, beneficial owners, any other controlling parties with the above entity, and all persons with a membership or voting interest in the entity is required to be made in any land use application or request for any approval from the Town, to be certain no conflict of interest exists and without the disclosure, a full review of any conflict cannot take place.

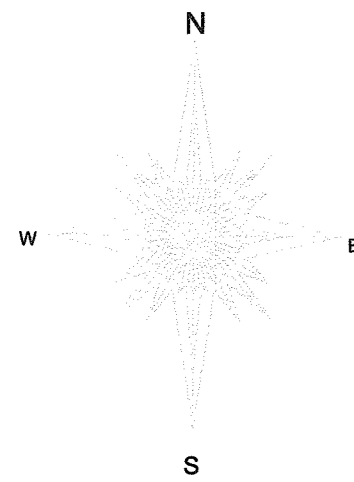
  
\_\_\_\_\_  
Signature

Sworn to and subscribed in my presence

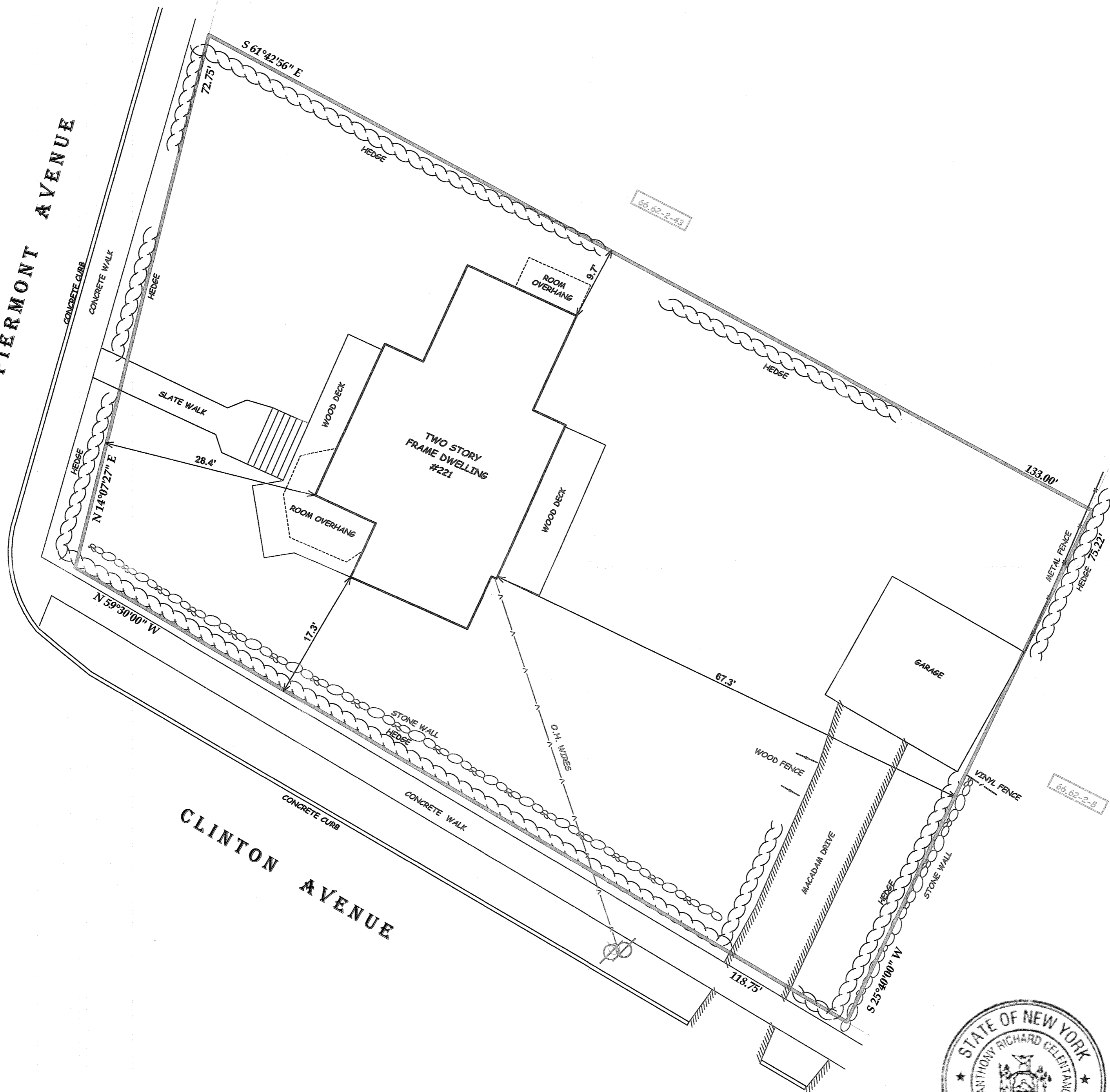
This 10 day of SEPTEMBER, 2024

  
\_\_\_\_\_  
NOTARY PUBLIC

ANN MARIE TLSTY  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01TL6227381  
Qualified in Rockland County  
My Commission Expires 8-30-2024



PIERMONT AVENUE



CLINTON AVENUE

Town of Orangetown  
MEETING OF:  
OCT 16 2024  
ZONING BOARD OF APPEALS

TAX MAP DESIGNATION: 66.62-2-42

### SURVEY FOR JONES

TOWN OF ORANGETOWN, ROCKLAND COUNTY

NYACK, NEW YORK

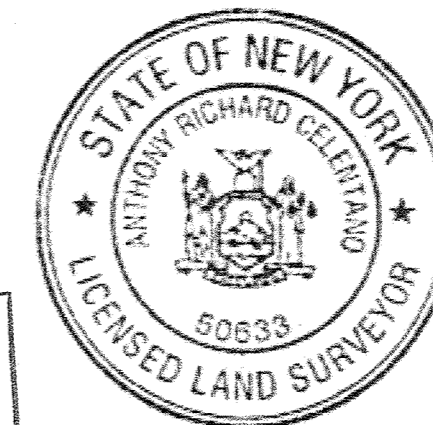
MARCH 1, 2022 SCALE: 1" = 10'

0 10 20 30

ANTHONY R. CELENTANO P.L.S.  
31 ROSMAN ROAD  
THIELLS, N.Y. 10984  
845 429 5290 FAX 429 5974

*Anthony R. Celentano* LIC#50633

CERTIFIED TO: ALBERT JONES  
AUDRA JONES  
THE SECURITY TITLE GUARANTEE CORPORATION OF BALTIMORE  
LOANDEPOT.COM, LLC ISAOA ATIMA



RECEIVED  
SEP 11 2024  
TOWN OF ORANGETOWN  
LAND USE BOARDS

NOTE:  
"IT IS A VIOLATION OF THE STATE EDUCATION LAW  
FOR ANY PERSON, UNLESS ACTING UNDER THE  
DIRECTION OF A LICENSED LAND SURVEYOR, TO  
ALTER AN ITEM IN ANY WAY."  
"ONLY COPIES OF THIS SURVEY MARKED WITH THE  
LAND SURVEYOR'S SIGNATURE AND AN ORIGINAL  
EMBOSSED OR INK SEAL ARE THE PRODUCT OF THE  
LAND SURVEYOR."  
"THIS SURVEY WAS PREPARED FOR THE PARTIES AND  
PURPOSE INDICATED HEREON. ANY EXTENSION OF  
THE USE BEYOND THE PURPOSES AGREED TO  
BETWEEN THE CLIENT AND THE SURVEYOR EXCEEDS  
THE SCOPE OF THE ENGAGEMENT."  
THIS SURVEY MAP IS SUBJECT TO AN ACCURATE  
ABSTRACT OF TITLE  
EASEMENTS OR RIGHTS OF WAY ON OR BELOW THE  
SURFACE OF THE GROUND THAT ARE  
NOT VISIBLE ARE NOT SHOWN.

**GENERAL NOTES AND CONDITIONS**

- A. GENERAL**
- ALL WORK AND MATERIALS FURNISHED SHALL COMPLY WITH ALL APPLICABLE PORTIONS OF THE 2020 EDITION OF THE NEW YORK STATE CODES, INCLUDING BUT NOT LIMITED TO THE BUILDING CODE, RESIDENTIAL CODE, EXISTING BUILDING CODE, MECHANICAL CODE, PLUMBING CODE, FIRE ALARM CODE, PROPERTY MAINTENANCE CODE AND ENERGY CONSERVATION CONSTRUCTION CODE INCLUDING THE 2020 NYS TRENCH AND GROUNDWORK AS WELL AS THE REGULATIONS OF THE NATIONAL BOARD OF FIRE UNDERWRITERS, NATIONAL FIRE PROTECTION ASSOCIATION REQUIREMENTS, AND ALL FEDERAL, STATE AND MUNICIPAL AUTHORITIES HAVING JURISDICTION OVER THE WORK. GC SHALL NOTIFY ARCHITECT OF ERRORS, OMISSIONS OR DEVIATIONS FROM SAME PRIOR TO PERFORMANCE OF THE WORK.
  - THE WORK SHALL CONSIST OF THAT DESCRIBED BY THESE CONTRACT DRAWINGS. ITEMS NOT INCLUDED ARE THOSE DENOTED AS "EXISTING", "N.I.C.", "BY OTHERS" OR "BY OWNER". GC IS RESPONSIBLE FOR ALL DESIGN NOT SPECIFICALLY & COMPLETELY SHOWN AND SPECIFIED. ALL ASSUMPTIONS REACHED FROM REVIEW OF THESE DRAWINGS SHALL BE TOTALLY THE RESPONSIBILITY OF THE PARTY MAKING THE ASSUMPTIONS.
  - THE PROJECT HAS BEEN DESIGNED AND DETAILED FOR THE SPECIFIC MATERIALS AND EQUIPMENT SPECIFIED. NO SUBSTITUTIONS SHALL BE MADE WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT. IF THE SPECIFIED MATERIAL IS NOT AVAILABLE, THE CONTRACTOR SHALL PROPOSE AN ALTERNATE MATERIAL AND SHALL PROVIDE DRAWINGS, SAMPLES, SPECIFICATIONS, MANUFACTURERS LITERATURE, PERFORMANCE DATA, ETC. IN ORDER THAT THE ARCHITECT CAN EVALUATE THE PROPOSED SUBSTITUTION. IF THE SUBSTITUTION AFFECTS A CORRELATED FUNCTION, ADJACENT CONSTRUCTION, OR THE WORK OF ANY OTHER CONTRACTOR OR TRADE, THE NECESSARY CHANGES AND MODIFICATION TO THE AFFECTED WORK SHALL BE ACCORDING TO THE SPECIFICATIONS AND TO THE APPROVAL AND EXPENSE TO THE OWNERS. NO REQUESTS FOR SUBSTITUTIONS WILL BE ENTERTAINED BY THE ARCHITECT DUE TO CONTRACTORS FAILURE TO ORDER MATERIALS IN A TIMELY MANNER.
  - THE MANUFACTURER'S STANDARD SPECIFICATIONS ARE APPROVED FOR USE IN THE PROJECT AND ARE HEREBY MADE A PART OF THESE NOTES WITH THE SAME FORCE AND EFFECT AS THOUGH HEREIN WRITTEN OUT IN FULL, EXCEPT THAT WHEREVER THE DRAWINGS REQUIRE MEMBER, MEMBER, SETTER QUALITY MATERIALS, OR ARE OTHERWISE MORE STRINGENT, THESE MORE STRINGENT REQUIREMENTS SHALL GOVERN.
  - THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES, FIELD CONDITIONS, UNUSUAL WORK CONDITIONS, OR NEED FOR CLARIFICATION PRIOR TO OR DURING CONSTRUCTION.
  - ALL MATERIALS REQUIRED FOR THE PERFORMANCE OF THIS CONTRACT SHALL BE NEW AND OF THE BEST QUALITY OF KINDS SPECIFIED, ALL SUBJECT TO THE APPROVAL OF THE ARCHITECT. THE USE OF OLD OR SECOND HAND MATERIALS IS STRICTLY FORBIDDEN. THE CONTRACTOR SHALL, IF REQUIRED, FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF MATERIALS AND WORKMANSHIP. MATERIALS SHALL BE USED IN ACCORDANCE WITH MANUFACTURERS PRINTED INSTRUCTIONS.
  - UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE FINISHED DIMENSIONS.
  - PRIOR TO START OF WORK, GC SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL FIELD CONDITIONS AND ALL DIMENSIONS CALLED OUT IN THE CONTRACT DOCUMENTS AND SHALL NOTIFY ARCHITECT IMMEDIATELY OF VARIATIONS OR DISCREPANCIES.
  - THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE LOCAL PERMIT AND FOR THE FILING AND SECURING OF ALL INSPECTIONS SUCH AS FRAMING, PLUMBING, ELECTRICAL, INSULATION, ETC.
  - THE GENERAL CONTRACTOR SHALL GIVE THE OWNER A WRITTEN GUARANTEE COVERING ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM DATE OF FINAL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE (CONFIRMED IN WRITING), AND HE SHALL UPON NOTICE PROMPTLY MAKE GOOD AT HIS OWN EXPENSE ALL DEFECTS IN MATERIAL AND WORKMANSHIP DURING THIS PERIOD WITHOUT ANY COSTS TO THE OWNER.
  - THE GENERAL CONTRACTOR SHALL FURNISH TO THE OWNER'S REPRESENTATIVE CERTIFICATES OF WORKMENS COMPENSATION INSURANCE AND CERTIFICATES OF COMPREHENSIVE LIABILITY AND PROPERTY DAMAGES INSURANCE COVERING ALL PERSONNEL EMPLOYED IN THE EXECUTION OF THE WORK, IN THE AMOUNTS AS REQUIRED BY THE OWNER'S REPRESENTATIVE. THE OWNER'S REPRESENTATIVE REQUIRES THE CONTRACTOR TO INDemnIFY AND HOLD HARMLESS THE ARCHITECT AND THE ARCHITECT'S CONSULTANTS AGAINST CLAIMS AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, AND ALL OTHER COSTS OF DEFENSE, ARISING OUT OF THE WORK PERFORMED BY THE CONTRACTOR AND HIS SUBCONTRACTORS, OR THE AGENTS, EMPLOYEES, OR SUB-SUBCONTRACTORS OF ANY OF THEM.
  - THE OBLIGATION OF THE CONTRACTOR UNDER THIS SECTION SHALL NOT EXTEND TO THE LIABILITY OF THE ARCHITECT, HIS AGENTS, OR EMPLOYEES ARISING OUT OF PREPARATION OR APPROVAL OF DRAWINGS, REPORTS, SURVEYS, CHANGE ORDERS, DESIGNS OR SPECIFICATIONS.
  - THE CHARACTER AND SCOPE OF THE WORK ARE ILLUSTRATED BY THE DRAWINGS AND NOTES. TO INTERPRET AND EXPLAIN THE DRAWINGS, OTHER INFORMATION DEEMED NECESSARY BY THE ARCHITECT WILL BE GIVEN TO THE CONTRACTOR WHEN AND AS REQUIRED BY THE WORK, AND IT IS TO BE UNDERSTOOD THAT SAID ADDITIONAL INFORMATION OR DRAWINGS ARE TO BE OF EQUAL FORCE WITH THESE DRAWINGS.
  - SCALE DRAWINGS, WHICH THEY ARE INTENDED TO AMPLIFY, DETAILS OR CONDITIONS INDICATED FOR A PORTION OF THE WORK BUT NOT CARRIED OUT FULLY FOR THE OTHER PORTION, SHALL APPLY THROUGHOUT TO ALL SIMILAR PORTIONS EXCEPT AS OTHERWISE SPECIFICALLY NOTED. DIMENSIONS SHALL BE FIGURED RATHER THAN DETERMINED BY RULE OR SCALE.
  - GC SHALL BE RESPONSIBLE FOR QUALITY CONTROL OF THE WORK AND SHALL PERFORM SURVEILANCE INSPECTION AND TESTING OF ALL ITEMS OF WORK, INCLUDING THAT OF ANY OF HIS SUBCONTRACTORS, TO ENSURE CONFORMANCE TO THE CONTRACT DOCUMENTS FOR MATERIALS, WORKMANSHIP, CONSTRUCTION, FINISH, FUNCTIONAL PERFORMANCE AND PERFORMANCE.
  - GC SHALL REQUIRE SUPPLIERS OR MANUFACTURERS TO PROVIDE QUALIFIED PERSONNEL TO OBSERVE FIELD CONDITIONS, CONDITIONS OF SURFACES & INSTALLATION, QUALITY OF WORKMANSHIP, TESTING, AND TO MAKE APPROPRIATE RECOMMENDATIONS ON AN AS-NEEDED BASIS.
  - GC SHALL PROVIDE AND BEAR SOLE RESPONSIBILITY FOR THE DESIGN AND ERECTION OF ALL NECESSARY SCAFFOLDING, FORMS, SHEETING, SHORING, TEMPORARY AND PERMANENT BRACING AND SUPPORT AS REQUIRED BY THE WORK FOR THE COMPLETE AND SAFE INSTALLATION OF SAME. ALL ITEMS SHALL BE PROVIDED IN ACCORDANCE WITH BEST STANDARD PRACTICE AND APPLICABLE NATIONAL AND LOCAL CODES. DO NOT CUT OR REMOVE CONSTRUCTION WHICH MAY WEAKEN OR IMPAIR THE STRUCTURAL INTEGRITY OF THE ADJOINING PROPERTIES OR THE STRUCTURE IN PROGRESS WITHOUT THE NOTIFICATION OF THE OWNER'S REPRESENTATIVE OR THE ARCHITECT WELL IN ADVANCE.
  - GC SHALL TAKE CARE TO PROTECT AND GUARD AGAINST MOVEMENT, SETTLEMENT AND COLLAPSE OF AND INCIDENTAL DAMAGE TO ALL PORTIONS OF ADJACENT PROPERTIES AFFECTED BY THE WORK.
  - EXISTING UTILITIES SERVING THE PROPERTY AND ADJACENT PROPERTIES SHALL NOT BE INTERRUPTED WITHOUT PRIOR AUTHORIZATION FROM THE OWNER'S REPRESENTATIVE OR ARCHITECT. GC TO PROVIDE TEMPORARY SERVICES AS REQUIRED, AND SHALL REMOVE, SEAL, CAP, DISCONNECT AND MAKE SAFE ALL UTILITIES TO BE DEMOLISHED AT THEIR POINT OF ORIGIN SUCH THAT THEY DO NOT INTERFERE WITH THE WORK.
  - GC SHALL PROVIDE ALL NECESSARY SAFEGUARDS FOR THE PROTECTION AND SAFETY OF ALL VISITORS TO THE SITE, HIS OWN WORKERS AND THE WORK ITSELF. GC WILL BEAR FULL RESPONSIBILITY IN THE EVENT OF DAMAGE OR ACCIDENT.
  - GC SHALL NOTIFY ARCHITECT/OWNER'S REPRESENTATIVE IF VERMIN OR PEST CONTROL IS REQUIRED. ANY SUCH REQUIRED CONTROL SHALL BE THE RESPONSIBILITY OF THE OWNER.
  - GC TO PROVIDE ANY AND ALL SUITABLE METHODS AVAILABLE TO LIMIT THE AMOUNT OF DIRT AND DUST WITHIN AND ADJACENT TO THE SITE, AND SHALL KEEP THE HIGHEST LEVEL AT THE LOWEST POSSIBLE LEVEL WHEN ADJACENT STRUCTURES ARE OCCUPIED. GC SHALL COMPLY WITH ALL LOCAL LAWS REGARDING THE DAILY COMMENCEMENT AND CESSATION OF CONSTRUCTION ACTIVITIES AND SHALL ACCOUNT FOR SAME IN THEIR COST AND THE SCHEDULING.
  - GC SHALL TAKE ALL APPROPRIATE PRECAUTIONS TO AVOID DAMAGING EXISTING PLANTINGS TO BE SAVED AS INDICATED BY THE DRAWINGS OR ON ADJACENT PROPERTIES. OWNER IS RESPONSIBLE FOR THE TEMPORARY RELOCATION OF PLANTINGS INTENDED FOR REUSE, AND FOR THE REPLANTING OF SAME RELOCATED TO THE ORIGINAL LOCATION OF ANY AND ALL EXISTING AND UNDERGROUND UTILITY LINES PRIOR TO PERFORMING ANY EXCAVATION, NOTIFYING THE ARCHITECT/OWNER'S REPRESENTATIVE OF ANY SUCH LOCATIONS, AND TAKING ADEQUATE PRECAUTIONS TO PROTECT UNINTERRUPTED UTILITY SERVICE TO THE PROJECT AND TO ADJACENT PROPERTIES.
- B. GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION (AS DOCUMENT A201 CURRENT EDITION) SHALL FORM PART OF THE GENERAL CONTRACT AND EACH DIVISION THEREOF, AND SHALL BE CAREFULLY READ AND ADHERED TO BY THE GENERAL CONTRACTOR ("THE CONTRACTOR") AND BY EACH SUBCONTRACTOR EMPLOYED IN CONNECTION WITH THE WORK, WHERE CONFLICTS OCCUR BETWEEN THE GENERAL CONDITIONS AND THESE SUPPLEMENTARY GENERAL CONDITIONS, THE MORE STRINGENT SHALL GOVERN.**
- C. THESE SPECIFICATIONS ARE OF THE BRIEF OR STREAMLINED TYPE AND INCLUDE INCOMPLETE SENTENCES, THE OMISSION OF WORDS AND PHRASES SUCH AS THE CONTRACTOR SHALL, "AS NOTED ON THE DRAWINGS", "ACCORDING TO THE PLANS", "AS" AND "THE" ARE INTENTIONAL. SECTIONS NOT SPECIFICALLY INCLUDED HEREIN MAY BE INCLUDED AS PART OF THE PROJECT IF SHOWN IN THE DRAWINGS.**
- D. THE CONTRACTOR SHALL PROVIDE ALL ITEMS, ARTICLES, MATERIALS, OPERATIONS, SERVICES, ARRANGINGS OR METHODS LISTED, MENTIONED, OR SCHEDULED ON THE DRAWINGS OR HEREIN, INCLUDING ALL LABOR, MATERIALS, EQUIPMENT, AND INCIDENTALS REQUIRED FOR THEIR COMPLETION.**
- E. WHENEVER THE WORDS "APPROVED", "SATISFACTORY", "DIRECTED", "SUBMITTED", "INSPECTED", OR SIMILAR WORDS ARE USED, IT SHALL BE ASSUMED THAT THE ARCHITECT "ARCHITECT" FOLLOWS THE WORD AS THE OBJECT OF THE CLAUSE.**
- F. ALL REFERENCES TO KNOWN STANDARDS, SPECIFICATIONS, ETC., SHALL MEAN AND INTEND THE LATEST EDITION OF SUCH SPECIFICATIONS.**
- G. CODES**
- ALL WORK SHALL COMPLY WITH ALL APPLICABLE STATE, LOCAL AND FIRE CODES.
  - IT IS ASSUMED THAT THE CONTRACTOR HAS THOROUGHLY EXAMINED WITH THE JOBITE, INCLUDING MEANS OF ACCESS THERETO, IN ORDER TO FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS, INCLUDING SITE GRADING, SUCH KNOWN EXISTING CONDITIONS SHALL NOT FORM A BASIS FOR EXTRA FEES OR TIME WITH REGARD TO

THE WORK.

- PRIOR TO COMMENCING WORK, CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
- SUBMITTALS

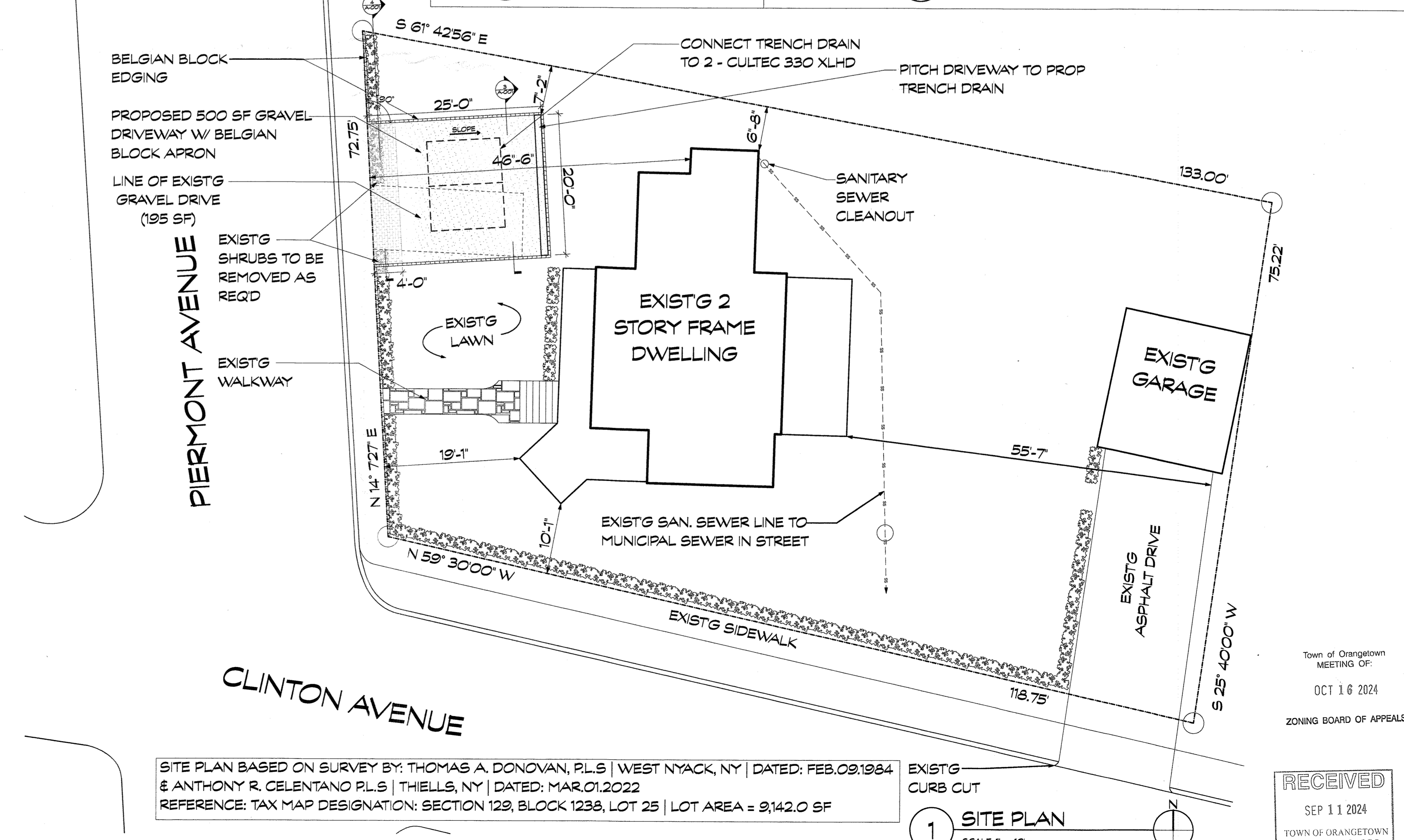
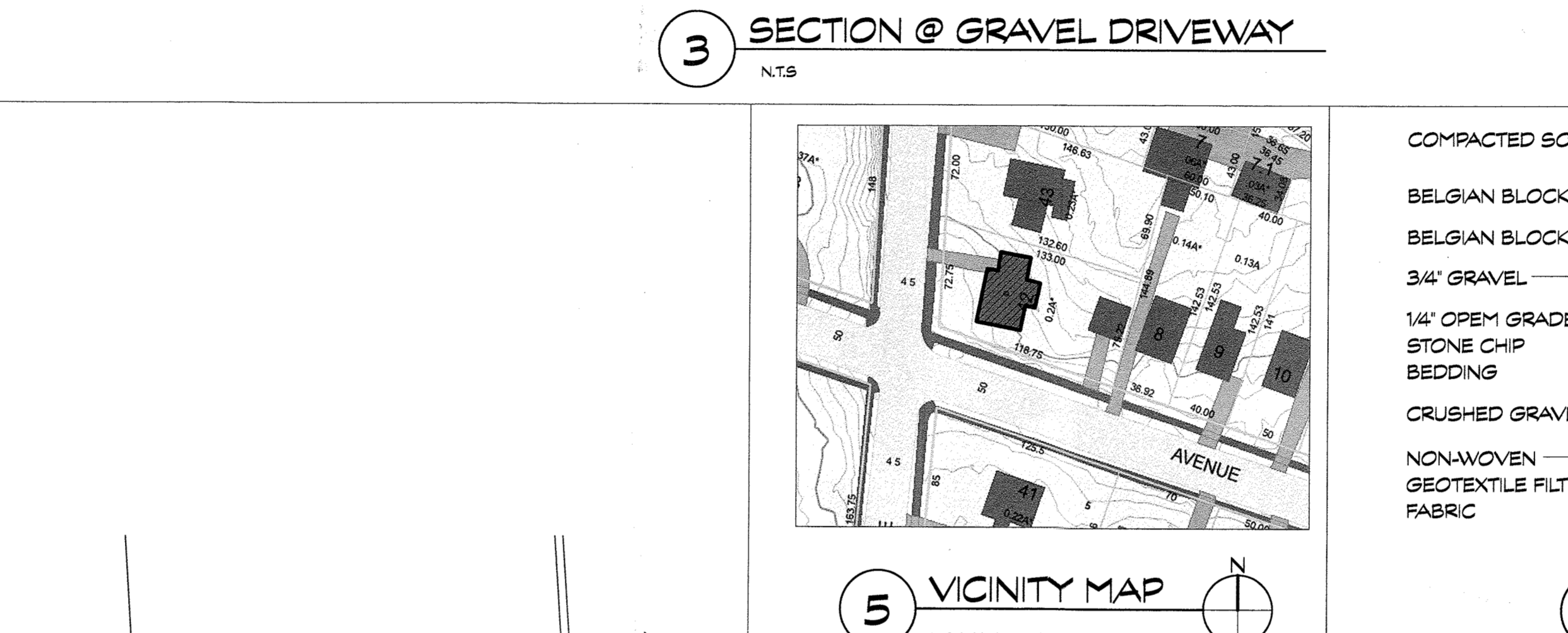
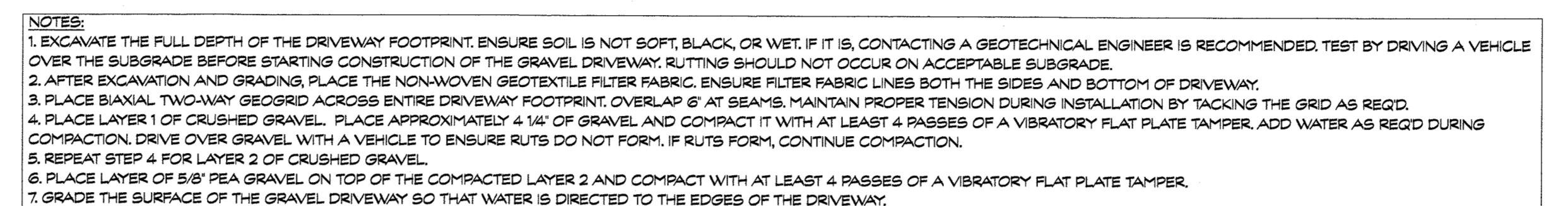
**I. IF THE CONTRACTOR WISHES TO SUBSTITUTE A PRODUCT, MATERIAL, DETAIL OR PROCEDURE FOR ONE SPECIFIED HEREIN OR SHOWN ON THE DRAWINGS, HE MUST SUBMIT SUPPORTING DOCUMENTS, MATERIALS, SAMPLES, ETC. AS NEEDED TO THE ARCHITECT TO DEMONSTRATE EQUALITY TO THAT WHICH WAS SPECIFIED. THE ARCHITECT RESERVES THE RIGHT TO REJECT ANY SUBSTITUTION WITH NO CHANGE TO THE CONTRACT SUM OR SCHEDULE.**

**K. DEFINITIONS**

- "FURNISH" AND "SUPPLY" ARE USED INTERCHANGEABLY, AND HAVE THE SAME MEANING.
- "INSTALL" MEANS UNLOAD, SAFELY STORE, PROTECT, ASSEMBLE, SET IN PLACE, SECURE, CONNECT AND WIRE AS REQUIRED TO COMPLETE THE WORK.
- "PROTECT" MEANS FURNISH AND INSTALL.
- "N.I.C." AND "BY OTHERS" MEANS NOT IN CONTRACT.
- "DRAWINGS" AND "CONTRACT DRAWINGS" ARE USED INTERCHANGEABLY, AND HAVE THE SAME MEANING.
- "CONTRACT DOCUMENTS" REFERS TO THE DRAWINGS AND SPECIFICATIONS, AND ANY MODIFICATIONS THERETO, INCLUSIVE.

**L. DRAWINGS**

- ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE DRAWINGS AND THE MANUFACTURERS INSTRUCTIONS AND ACCEPTED TRADE STANDARDS CONSIDERED TO BE A PART OF THE CONTRACT DOCUMENTS, UNLESS MORE STRINGENT METHODS ARE SPECIFIED HEREIN OR SHOWN ON THE DRAWINGS. IN THE EVENT OF DISCREPANCIES BETWEEN THE DRAWINGS AND THE SPECIFICATION, THE DECISION OF THE ARCHITECT SHALL BE CONSIDERED FINAL, NO INCREASE IN THE CONTRACT PRICE SHALL RESULT AS A RESULT OF ANY SUCH DISCREPANCY.
- THE CONTRACTOR SHALL MAINTAIN ON-SITE AT LEAST ONE LEGIBLE, COMPLETE AND CURRENT SET OF DRAWINGS FOR REFERENCE, IN ADDITION TO THOSE SETS REQUIRED BY INDIVIDUAL TRADES. IN ADDITION, CONTRACTOR SHALL MAINTAIN ON SITE ALL SKES, APPROVED SAMPLES, SHOP DRAWINGS, SUBMITTALS, MEMORANDA, AND OTHER RELEVANT COMMUNICATIONS, DRAWINGS, SUBMITTALS AND DOCUMENTS SHALL BE MAINTAINED IN AN ORDERLY FASHION. ALL SETS OF DRAWINGS SHALL BE KEPT CURRENT; NO SUPERSEDED DRAWINGS SHALL BE USED ON SITE.



**S&Co**  
Architecture + Design

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**DRIVEWAY EXPANSION @ JONES RESIDENCE**  
221 PIERMONT AVE | SOUTH NYACK, NY 10960  
SBL: 66-662-4-42

MARK	DATE	DESCRIPTION
	3/11/2024	TOWN OF ORANGETOWN

Town of Orangetown  
MEETING OF:  
OCT 16 2024  
ZONING BOARD OF APPEALS

**RECEIVED**  
SEP 11 2024  
TOWN OF ORANGETOWN  
LAND USE BOARDS

**SITE PLAN & SECTIONS**  
SCALE AS NOTED  
**A-001**  
SECO # 2404



D WEST



C SOUTH

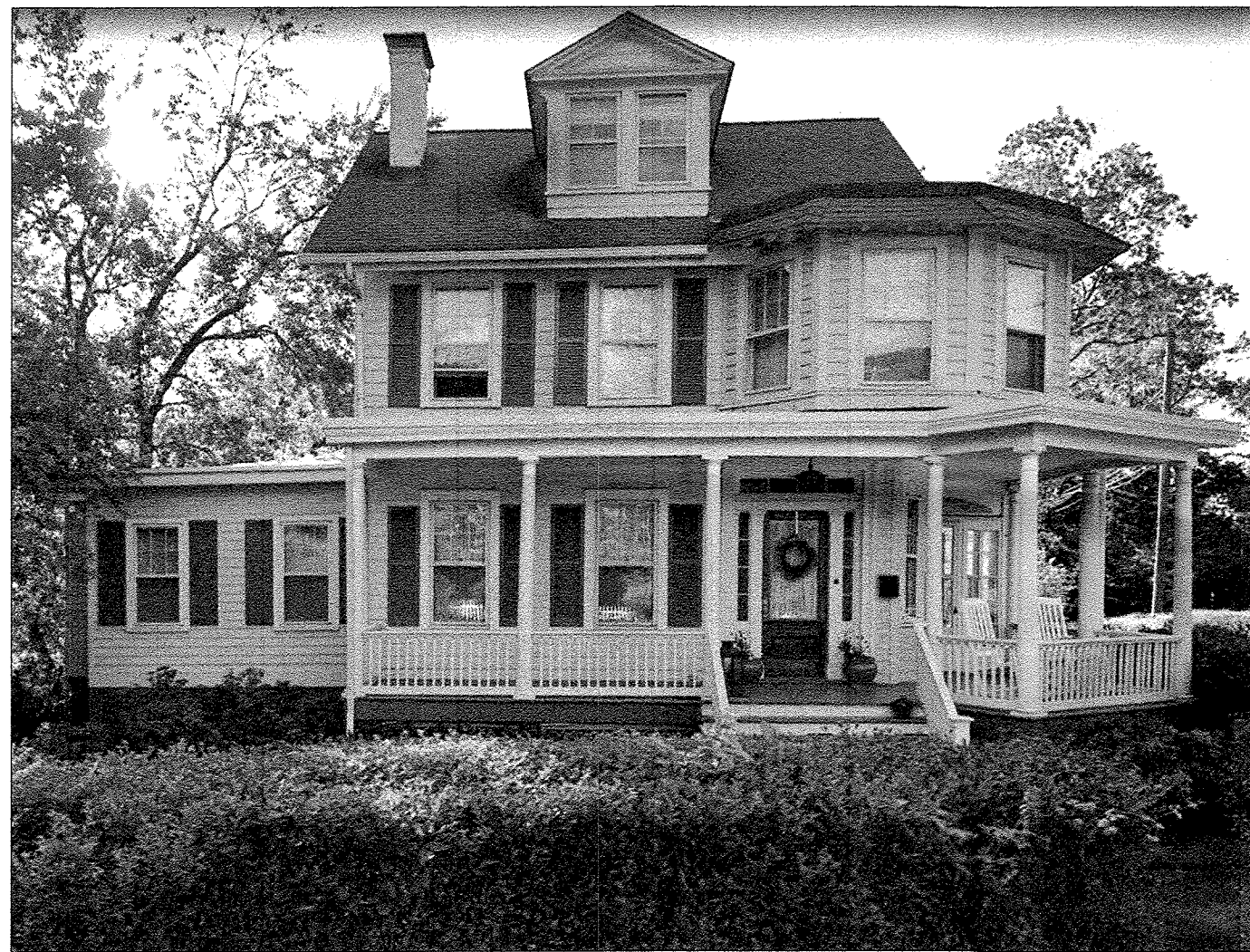


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A NORTH

1 EXISTG GRAVEL DRIVEWAY



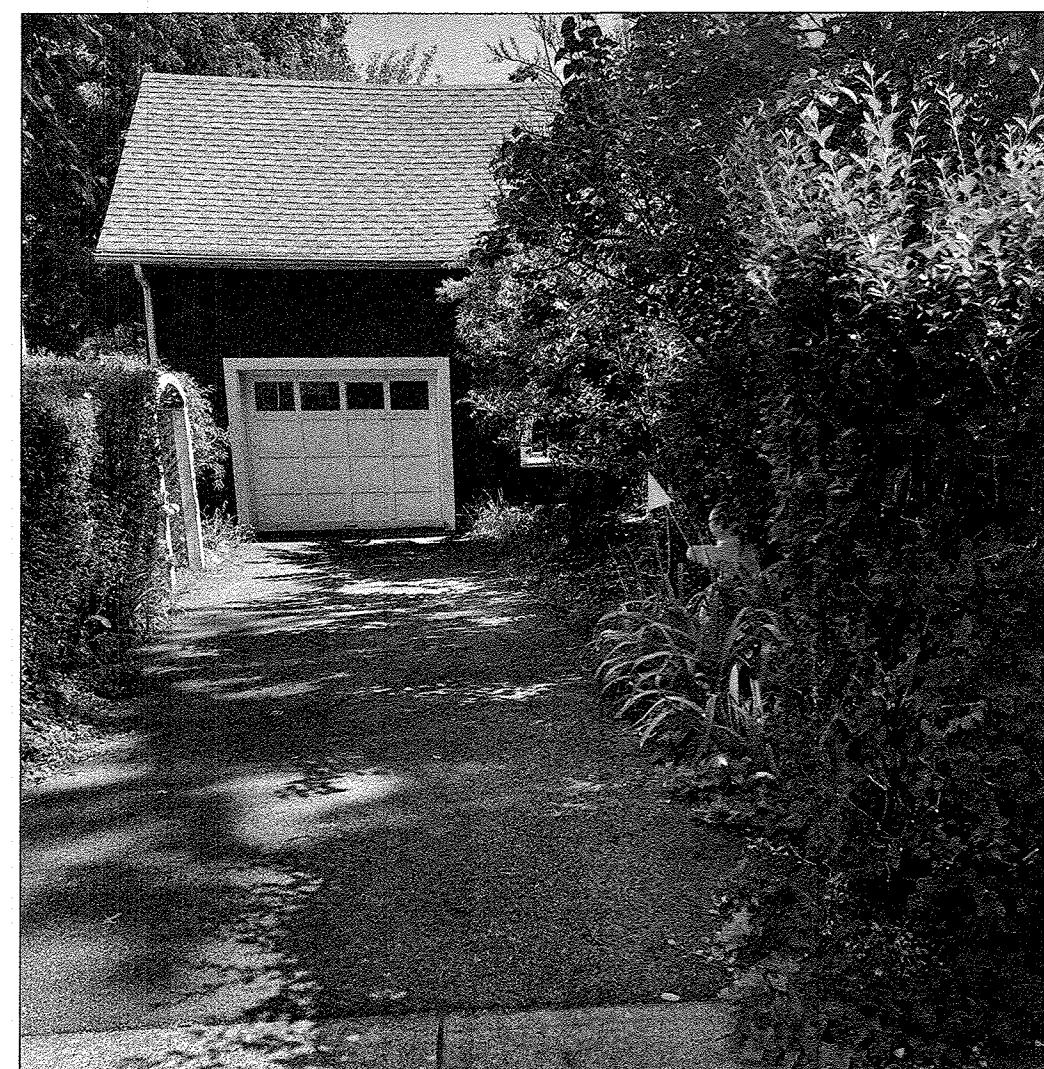
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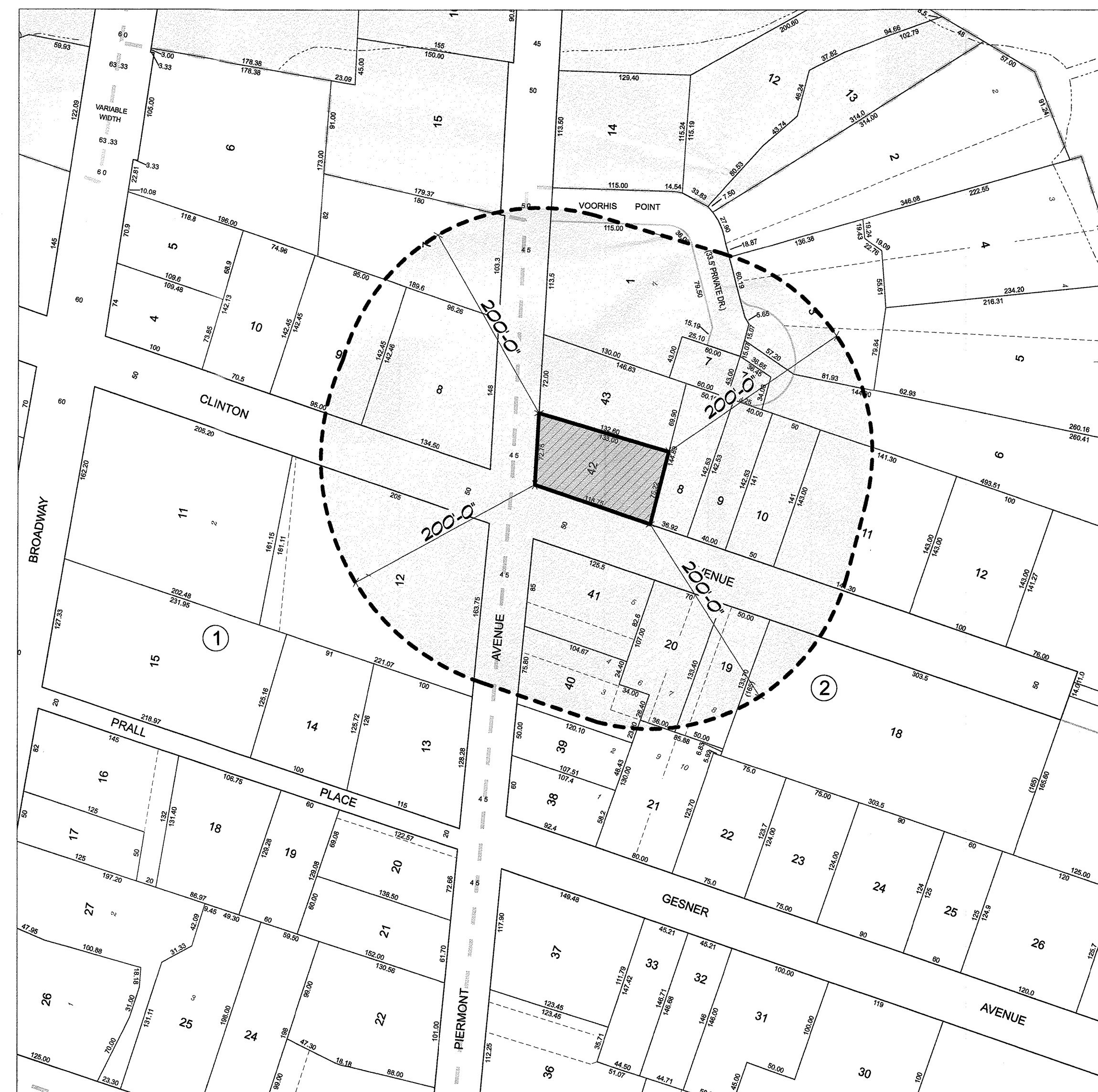


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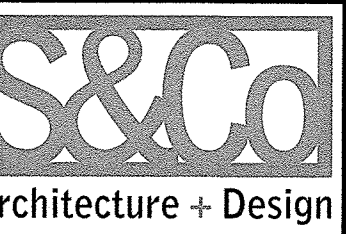


C EXISTG ASPHALT DRIVE-SOUTH

3 EXISTG STRUCTURE



2 TAX MAP



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DRIVEWAY EXPANSION @  
JONES RESIDENCE

221 PIERMONT AVE | SOUTH NYACK NY 10960  
SBL: 66-63-2-42

MARK	DATE	DESCRIPTION
	3/11/2024	TOWN OF ORANGETOWN

CONTEXT  
PHOTOS & TAX  
MAP  
SCALE AS NOTED

A-002  
SECCO # 2404

