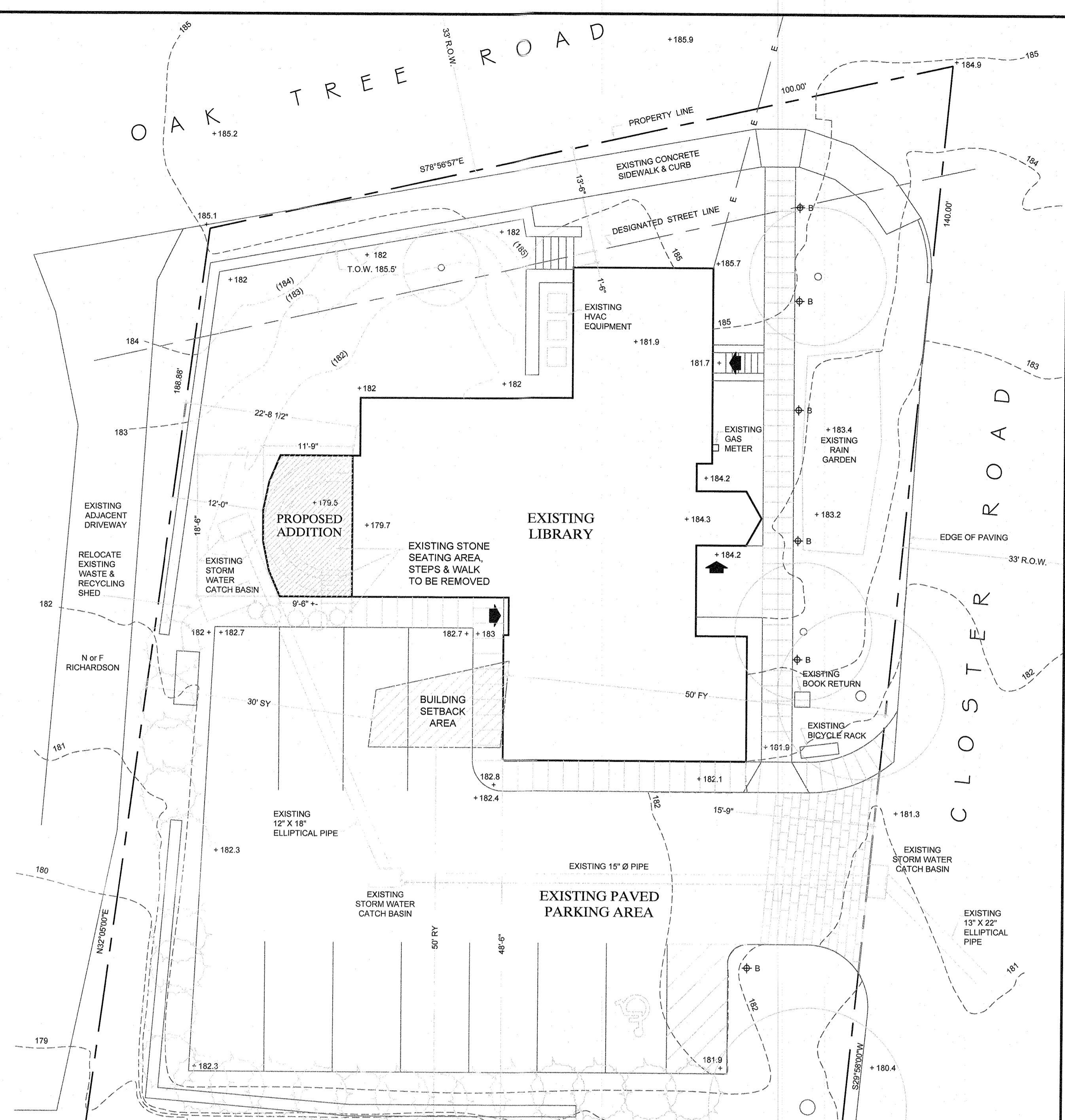


**FLOOR PLAN**  
SCALE 1/4" = 1'-0"



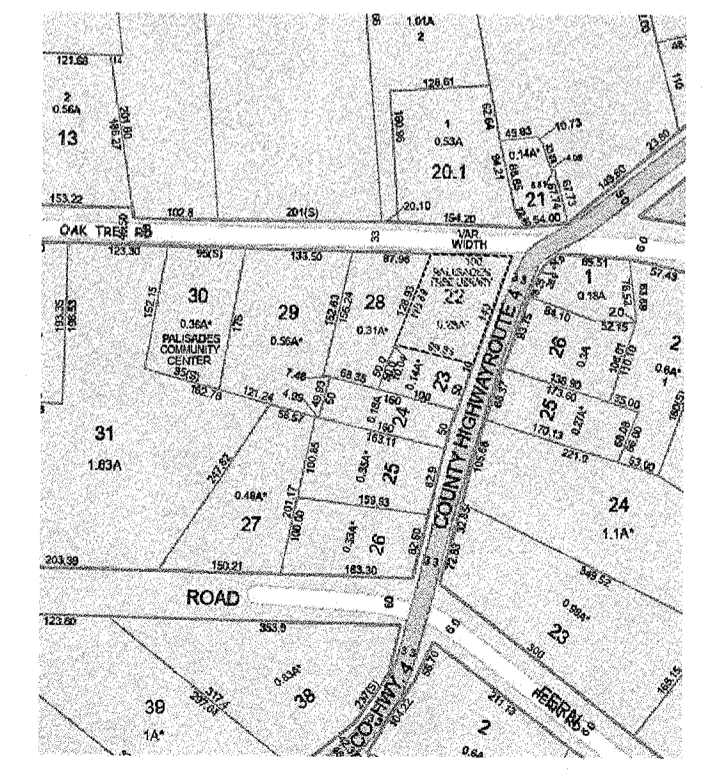
**SITE PLAN**  
SCALE 1" = 10'

**RECEIVED**  
JUL 10 2024  
TOWN OF ORANGETOWN  
LAND USE BOARDS

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

**PARKING ANALYSIS**

<b>EXISTING</b>	3870 (EXISTING SQUARE FEET)	= 19.35 = 20 REQUIRED SPACES
200 (REQUIRED SQUARE FEET / SPACE)		
<b>PROPOSED</b>	4070 (PROPOSED SQUARE FEET)	= 20.35 = 21 REQUIRED SPACES
200 (REQUIRED SQUARE FEET / SPACE)		



**SITE LOCATION MAP**

**GRAPHICS LEGEND**

- + 182 SPOT ELEVATION
- 182 CONTOUR LINE TO REMAIN
- (182) CONTOUR LINE TO BE MODIFIED
- PROPERTY LINE
- DESIGNATED STREET LINE
- BUILDING SETBACK LINE
- EXISTING TO BE REMOVED
- BUILDING SETBACK AREA
- ADDITION
- EXISTING STONE PAVERS
- EXISTING SLATE WALKWAY
- EXISTING TREE
- EXISTING BOLLARD LIGHTING

**ZONING DATA**

ZONING DISTRICT: RA-1, GROUP B, PALISADES HISTORIC DISTRICT. USE PERMITTED BY RIGHT.  
TAX LOT: 78.17-2-22

**BULK REQUIREMENTS**

REGULATION	REQUIREMENT	EXISTING	PROPOSED
MIN. LOT AREA	5 ACRES	12,478 SF 0.2865 ACRES	NO CHANGE
MIN. LOT WIDTH	400'	129'	NO CHANGE
MIN. LOT FRONTAGE	50'	240'	NO CHANGE
MIN. FRONT YARD	50'	1.5' & 15.9'	NO CHANGE
MIN. SIDE YARD	30'	22.7'	**
TOTAL SIDE YARD	80'	N.A. CORNER LOT	N.A. CORNER LOT
MIN. REAR YARD	50'	48.5'	NO CHANGE
MAX. FLOOR AREA RATIO	0.15	0.325	**
MIN. PARKING	1 SPACE / 200 SF	EXISTING: 11 REQUIRED: 20	PROPOSED: 21 REQUIRED: 21
MAX. BUILDING COVERAGE		17.7%	19.3% ***
DEVELOPMENT COVERAGE		62.9%	NO CHANGE
MAX. HEIGHT	8'7FT	11'7FT	6'7FT ADDITION

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

**ENGINEER**  
STATE OF NEW YORK  
DANIEL M. LEE  
REGISTERED PROFESSIONAL ENGINEER

**ARCHITECT**  
STATE OF NEW YORK  
ROBERT MICHAEL ESMAY  
REGISTERED ARCHITECT

**DATES**  
03.18.24  
04.01.24 REVISED  
05.09.24 PLANNING BD.  
06.18.24 REVISED

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

**SITE PLAN & FLOOR PLAN**

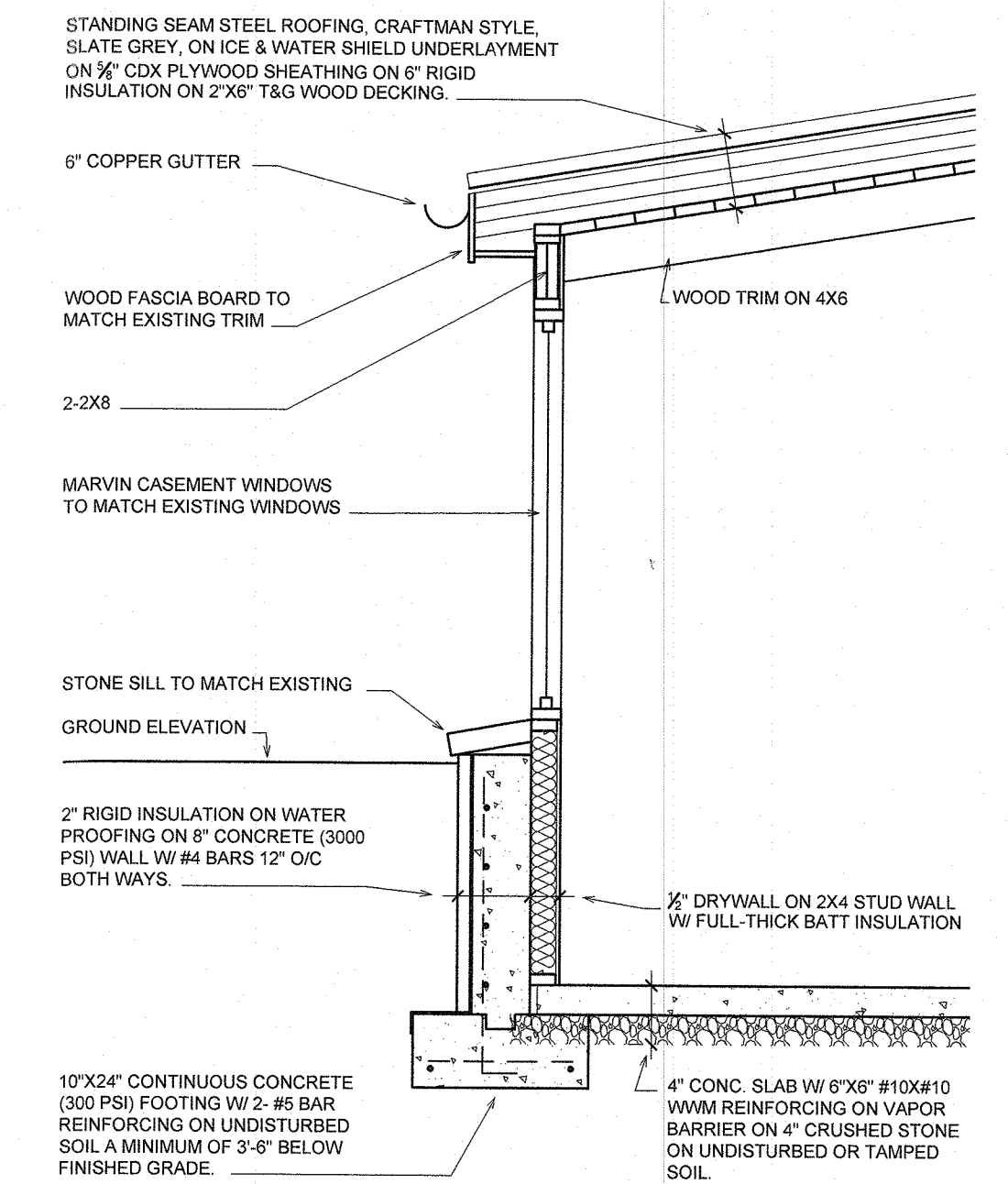
**Michael Esmay Architect**  
17 Van Houten Street, Upper Nyack, NY 10960 (845) 358-0933 mikesamay@aol.com



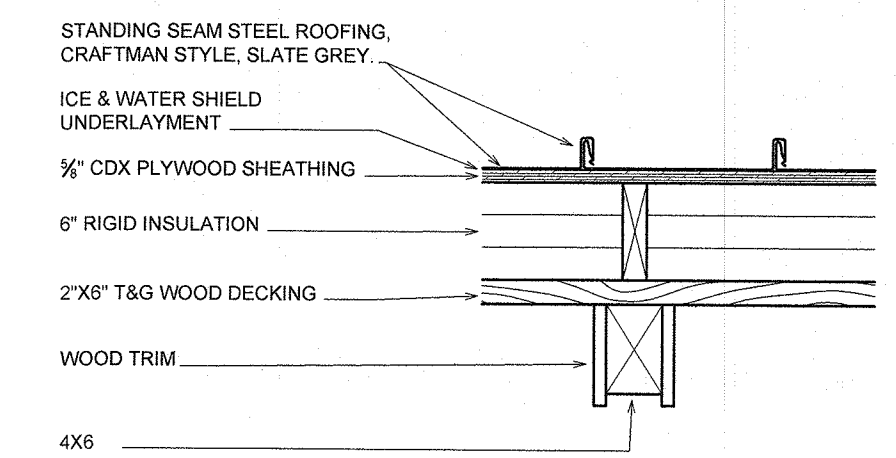
**SECTION A**  
SCALE 1/4" = 1'-0"



**SOUTH**  
SCALE 1/4" = 1'-0"

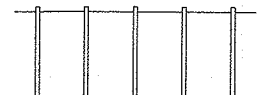
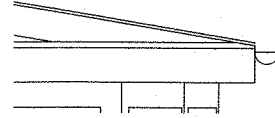
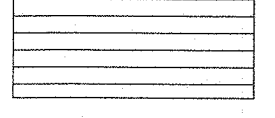
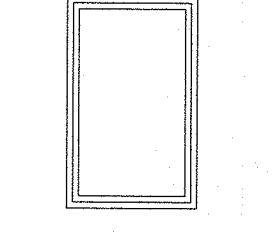




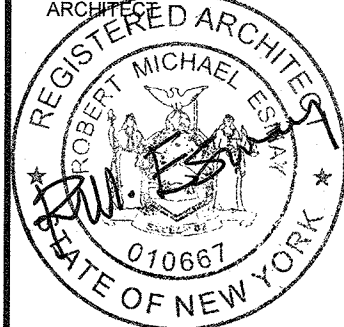
**WALL SECTION**  
SCALE 1/2" = 1'-0"



**ROOF DETAIL - @ INTERSECTION W/ EXISTING WALL**  
SCALE 1" = 1'-0"

**LEGEND OF MATERIAL INDICATIONS**

-  STANDING SEAM STEEL ROOFING, CRAFTMAN STYLE, SLATE GRAY.
-  AZAK TRIM BOARDS. PAINT TO MATCH EXISTING.  
5" HALF ROUND COPPER GUTTER.
-  WOOD CLAPBOARD TO MATCH EXISTING.  
PAINT TO MATCH EXISTING.
-  MARVIN CASEMENT WINDOWS TO MATCH EXISTING
-  PRECAST CONCRETE SILL TO MATCH EXISTING.
-  STONE TO MATCH EXISTING

ENGINEER		DATES 03.18.24 04.01.24 REVISED 05.09.24 PLANNING BD. 06.18.24 REVISED	<b>ADDITION &amp; ALTERATION to the PALISADES FREE LIBRARY</b> 19 Closter Road, Palisades, NY 10964 <b>SECTION A, SOUTH ELEVATION, WALL SECTION &amp; ROOF DETAIL.</b> <b>Michael Esmay Architect</b> 17 Van Houten Street, Upper Nyack, NY 10960 (845) 358-0933 mikesmay@aol.com	2