

Name of Municipality: TOWN OF ORANGETOWN Date Submitted: _____

2020 LAND USE BOARD APPLICATION

Please check all that apply:

<input type="checkbox"/> Planning Board <input checked="" 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 checked="" type="checkbox"/> Variance <input type="checkbox"/> Performance Standards Review <input type="checkbox"/> Use Variance <input type="checkbox"/> Other (specify): _____	<input type="checkbox"/> Commercial <input type="checkbox"/> Residential <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#: _____
ASSIGNED _____
INSPECTOR: _____

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

Project Name: Shed Renovation (40 Horne Tocke Rd)

Street Address: 40 Horne Tocke Road
Palisades NY 10964

Tax Map Designation:
Section: 70.05 Block: 1 Lot(s): 5
Section: _____ Block: _____ Lot(s): _____

Directional Location:
On the Right side of Horne Tocke Rd., approximately 1/2 mile feet of the intersection of Oak Tree Rd., in the Town of ORANGETOWN in the hamlet/village of Palisades.

Acreage of Parcel <u>.9</u>	Zoning District <u>R40</u>
School District <u>Orangetown</u>	Postal District <u>Palisades</u>
Ambulance District <u>Palisades/Sparkill</u>	Fire District <u>Palisades/Sparkill</u>
Water District <u>United</u>	Sewer District <u>Orangetown</u>

Project Description: (If additional space required, please attach a narrative summary.)
shed renovation, insulate, fix electric

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

Date: 1/5/21 Applicant's Signature: [Signature]

APPLICATION REVIEW FORM

Applicant: Laina Karavani Phone # 347-401-1715

Address: 40 Home Tooke Road Palisades NY 10964
Street Name & Number (Post Office) City State Zip Code

Property Owner: Laina Karavani Phone # 347401 1815

Address: 40 Home Tooke Rd. Palisades NY 10964
Street Name & Number (Post Office) City State Zip Code

Engineer/Architect/Surveyor: J. JAKOB Phone # 347 427-7330

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

Attorney: _____ Phone # _____

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

Contact Person: _____ Phone # _____

Address: _____
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.

- | | |
|---|---|
| <input type="checkbox"/> State or County Road | <input type="checkbox"/> State or County Park |
| <input type="checkbox"/> Long Path | <input type="checkbox"/> County Stream |
| <input type="checkbox"/> Municipal Boundary | <input type="checkbox"/> County Facility |

List name(s) of facility checked above:

Referral Agencies:

- | | |
|--|--|
| <input type="checkbox"/> RC Highway Department | <input type="checkbox"/> RC Division of Environmental Resources |
| <input type="checkbox"/> RC Drainage Agency | <input type="checkbox"/> RC Dept. of Health |
| <input type="checkbox"/> NYS Dept. of Transportation | <input type="checkbox"/> NYS Dept. of Environmental Conservation |
| <input type="checkbox"/> NYS Thruway Authority | <input type="checkbox"/> Palisades Interstate Park Commission |
| <input type="checkbox"/> Adjacent Municipality _____ | |
| <input type="checkbox"/> Other _____ | |

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~~ **yes** _____

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.

APPLICATION REVIEW FORM

AFFIDAVIT

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

I, Laina Karavani 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) in the town/village of Palisade affecting property located at 40 Horne Tooke Rd, Rockland County, New York.

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

SECTION-BLOCK-LOT NAME ADDRESS

PAGE # 1

SWIS	PRINT KEY	NAME	ADDRESS
392489	78.17-1-22	Patricia O'Prey	33 Horne Tooke Rd, Palisades, NY 10964
392489	78.17-1-23	Christopher J Capezzuto	35 Horne Tooke Rd, Palisades, NY 10964
392489	78.17-1-24	James R Longobardi	37 Horne Tooke Rd, Palisades, NY 10964
392489	78.17-1-59	Claudia Arietta	36 Horne Tooke Rd, Palisades, NY 10964
392489	78.17-1-60	Jeanne A Di Meglio	1 Iroquois Av, Palisades, NY 10964
392489	80.05-1-3	Dennis Lo	6 Indian Hill Ln, Palisades, NY 10964
392489	80.05-1-4	Michael Celona	4 Indian Hill Ln, Palisades, NY 10964
392489	80.05-1-5	Joshua Vaughan	40 Horne Tooke Rd, Palisades, NY 10964
392489	80.05-1-6	Christopher Chin	39 Horne Tooke Rd, Palisades, NY 10964
392489	80.05-1-7	Matthew Butler	41 Horne Tooke Rd, Palisades, NY 10964
392489	80.05-1-48	Yuri N Shigeura	914 Delaware St Apt 10, Berkley, CA 94710
392489	80.05-1-49	Frank K Okazaki	747 Capp St, San Francisco, CA 94110
392489	80.05-1-50	Marcy Leif	5 Indian Hill Ln, Palisades, NY 10964



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

DENIAL TO THE ZONING BOARD OF APPEALS

Date: December 31, 2020

Applicant: Karavani

Address: 40 Horne Tooke Rd

RE: Application Made at: same

Chapter 43, Table 3.12 Column 1 R-40 District, Column 2 Group I, Column 3 SFR, Column 9 Required Side Yard 30' w/ 14' proposed for the deck and 9.72' for the shed extension. Column 11 Requires 50' Rear yard w/ 24.91' proposed for shed extension.
 Three variances required

Section: 80.05 Block: 1 Lot: 5

Dear Karavani:

Please be advised that the Building Permit Application, which you submitted on November 13, 2020, has been denied. I have enclosed a Xerox copy of your application, where you will find at the bottom the reason for denial.

In Accordance with Zoning, Chapter 43 Section 10.322 the time to appeal a determination of a Building Inspector or Similar administrative office is thirty (30) days from the filing of such a determination with the Town Clerk.


The Clerk to the Zoning Board of Appeals, Debbie Arbolino, will assist you in the preparation necessary to appear before the board.

Sincerely,


 Richard Oliver
 Deputy Building Inspector

12/31/2020

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


12.31.2020
 Date
 CC: Rosanna Sfraga
 Liz Decort
 Debbie Arbolino

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-40 (6th)</u>	OFFICIAL USE ONLY	ACREAGE: <u>1.89</u>
Inspector: <u>Mike</u>	Date App Received: <u>11/13/2020</u>	Received By: <u>LLZ</u>
Permit No. <u>50803</u>	Date Issued: _____	
CO No. _____	Date Issued: _____	
Permit Fee: <u>\$402</u>	Ck# <u>1222</u>	Paid By <u>Laina Karavani</u>
GIS Fee: <u>\$20</u>	Ck# <u>1223</u>	Paid By <u>"</u>
Stream Maintenance Fee	Ck# _____	Paid By _____
Additional Fee: _____	Ck# _____	Date Paid _____
1 st 6 mo. Ext.: _____	Ck # _____	Exp. Date: _____
2 nd 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 signed by the applicant.

Property Location: 40 Horne Terrace Rd. Palisades

Section: 80.05 Block: 1 Lot: 5

Property Owner: Laina Karavani

Mailing Address: 40 Horne Terrace Rd. Palisades NY

Email: LSKaravani@gmail Phone #: 3474011815

Lessee (Business Name): _____

Mailing Address: _____

Email: _____ Phone #: _____

Type of Business /Use: _____

Contact Person: Laina Karavani Relation to Project: owner

Email: LSKaravani@gmail.com Phone#: 3474011815

Architect/Engineer: _____ NYS Lic # _____

Address: _____ Phone#: _____

Builder/General Contractor: RWS Homes LLC RC Lic # A-11405

Address: 208 E. Rt. 59 #179 Nanuet Phone#: _____

Plumber: _____ RC Lic # _____

Address: _____ Phone#: _____

Electrician: James Murphy Electric RC Lic # _____

Address: 35 Old School Ln Orangeburg Phone#: _____

Heat/Cooling: _____ RC Lic#: _____

Address: _____ Phone#: _____

Existing use of structure or land: shed

Proposed Project Description: fix electricity & insulate/finish for storage & personal use
9'6x9'6 SHED/DECK +/- 14x6

Proposed Square Footage: 220 sq ft Estimated Construction Value (\$): 15000

BUILDING DEPARTMENT COMPLETES BELOW

PLANS REVIEWED: _____

PERMIT REFERRED / DENIED FOR:

Chapter 43, Title 3.12, Column 1 & R-40 Notated, Column 2 = Column 1, Column 3 & 8 RC, Column 8 Required Side Yard 30' w/ 14' for deck and 9.72' for shed extension proposed. Column 11 Required rear yard 50' w/ 24.91' proposed for shed extension.

3 variances required

12.31.2020

[Handwritten signature]

FOR OFFICE
USE ONLY

SECTION 80.05 BLOCK 1 LOT 5

NAME Karavani

PERMIT# 50803

APPLICATION FOR BUILDING/DEMOLITION PERMIT

APPLICANT MUST COMPLETE OR APPLICATION WILL NOT BE ACCEPTED

ZONING BULK REQUIREMENTS			
Zone:	Group:	Use:	
	Required	Existing	Proposed
Floor area ratio	15% (5,910 SF)	6.7% (2581 SF)	6.7% (2581)
Lot area	40,000 SF	39,330 SF	No change
Lot width			
Street frontage	100	201	No change
Front yard setback	50	37.28	No change
Side yard setback	30	31.28	No change
Total side yard setback	80	N/A	N/A
Rear yard setback	50	62.27	No change
Maximum building height	26'7"	13.33	No change

Number of stories: 1 Construction Type: 50 Occupancy Class: _____

Zoning Chart Information Completed by: _____

- Sewage: (circle one) Town County Private
- How many kitchens on the property? 1
- Are there any renters, tenants, lessees or boarders at this property? YES NO
- Are there any other building permits on this property? YES NO
- Is the property in a flood plain? YES NO

AFFIDAVIT

State of New York)

County of Rockland) SS.: Orangetown

Town / Village of Orangetown

I, Laina Karavani being duly sworn, deposes and says that he/she is the (circle one) owner, lessee, engineer, surveyor, architect, builder, or agent of the owner) in fee of the premises to which this application applies; that he/she (the applicant) is duly authorized to make this application and that the statements contained in the papers submitted herein are true to the best of his/her knowledge and belief, and that the work will be performed in the manner set forth in the application and in the plans and specifications filed therewith, and in accordance with the State Uniform Building Code and all other applicable laws, ordinances and regulations of the municipality. I also declare that the structure or area described in this application will not be occupied or used until I have obtained a Certificate of Occupancy or Certificate of Compliance.

Signature and Mailing Address
40 Home Terrace Rd.
Palisades NY 10964
[Signature]

SWORN to before me this 10th day of Nov., 20 20

Witness: [Signature]
 (If not witnessed by Building Department personnel, Notary signature is required.) _____, Notary Public

OFFICIAL USE ONLY:	
Checked by: _____	Date: _____
Permit Granted for: _____	

Signature: _____	Date: _____
Director, OBZPAE	

DECISION

FRONT YARD VARIANCE APPROVED (SEE ADDITIONAL EXCEPTIONS)

To: Laina Karavani
40 Horne Tooke Road
Palisades, New York 10964

ZBA #16-19
Date: March 16, 2016

FROM: ZONING BOARD OF APPEALS: Town of Orangetown

ZBA#16-19: Application of Laina Karavani for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-40 District, Section 3.12, Group E, Column 8 (Front Yard: 50' required, 42.71' proposed) for an addition to an existing single-family residence. The premises are located at 40 Horne Tooke Road, Palisades, New York and are identified on the Orangetown Tax Map as Section 80.05, Block 1, Lot 5; in the R-40 zoning district.

Heard by the Zoning Board of Appeals of the Town of Orangetown at a meeting held on Wednesday, March 16, 2016 at which time the Board made the determination hereinafter set forth.

Laina Karavani and Joshua Vaughn appeared and testified.

The following documents were presented:

1. Architectural plans with site plan with the latest date of 10/27/2015 (3 pages) not signed or sealed by Robert Hoene, Architect.
2. A letter dated February 9, 2016 from the County of Rockland Division of Environmental Health signed by Scott McKane, P.E., Senior Public Health Engineer.
3. A letter dated March 3, 2016 from the Rockland County Department of Planning signed by Douglas J. Schuetz, Acting Commissioner of Planning.
4. A letter dated March 16, 2016 from the Rockland County Highway Department signed by Sonny Lin, P.E..

Mr. Sullivan, Chairman, made a motion to open the Public Hearing which motion was seconded by Ms. Salomon and carried unanimously.

On advice of Dennis Michaels, Deputy Town Attorney, counsel to the Zoning Board of Appeals, Mr. Sullivan moved for a Board determination that the foregoing application is a Type II action exempt from the State Environmental Quality Review Act (SEQRA), pursuant to SEQRA Regulations §617.5 (c) (9), (10), (12) and/or (13); which does not require SEQRA environmental review. The motion was seconded by Mr. Quinn and carried as follows: Mr. Feroldi, aye; Mr. Bosco, aye; Mr. Quinn, aye; and Mr. Sullivan, aye. Ms. Castelli and Ms. Salomon were absent.

Laina Karavani testified that she needs to add a master bedroom, with a master bathroom that is handicap accessible; that she is adding the minimal amount possible to achieve these goals; that the house is situated on a corner lot which means that she has two front yards and because of the location of the existing plumbing she is adding on behind the existing kitchen; that ideally she would have liked to go straight back with the existing line of the house but she didn't want to ask to increase the non-conforming front yard and doing this would increase it slightly because of the curve of the property; and that she appreciates the Board considering this because it would allow for a comfortable hallway and bathroom.

TOWN CLERKS OFFICE

2016 APR 11 PM 12 03

TOWN OF ORANGETOWN

Public Comment:

No public comment.

The Board members made personal inspections of the premises the week before the meeting and found them to be properly posted and as generally described on the application.

A satisfactory statement in accordance with the provisions of Section 809 of the General Municipal Law of New York was received.

Mr. Sullivan made a motion to close the Public Hearing which motion was seconded by Ms. Salomon and carried unanimously.

FINDINGS OF FACT AND CONCLUSIONS:

After personal observation of the property, hearing all the testimony and reviewing all the documents submitted, the Board found and concluded that the benefits to the applicant if the variance(s) are granted outweigh the detriment (if any) to the health, safety and welfare of the neighborhood or community by such grant, for the following reasons:

1. The requested front yard variance will not produce an undesirable change in the character of the neighborhood or a detriment to nearby properties. The house is on a corner lot that has two front yards and the applicant needs to have handicap accessibility.
2. The Board is allowing the applicant to submit revised plans that would allow a wider hallway and larger handicap accessible bathroom that would create no less than a 35' front yard setback from the northeast corner of the proposed addition.
3. The requested front yard variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. The house is on a corner lot that has two front yards and the applicant needs to have handicap accessibility.
4. The benefits sought by the applicant cannot be achieved by other means feasible for the applicant to pursue other than by obtaining a variance.
5. The requested front yard variance is not substantial. The house is on a corner lot that has two front yards and the applicant needs to have handicap accessibility.
6. The applicant purchased the property subject to Orangetown's Zoning Code (Chapter 43) and is proposing a new addition and/or improvements, so the alleged difficulty was self-created, which consideration was relevant to the decision of the Board of Appeals, but did not, by itself, preclude the granting of the area variances.

TOWN CLERKS OFFICE

2016 APR 11 PM 12 03

TOWN OF ORANGETOWN

DECISION: In view of the foregoing and the testimony and documents presented, the Board: RESOLVED, that the application for the requested front yard variance is APPROVED; and, alternatively, Resolved to approve the Home Took Road Front Yard setback of no less than 35' at the northeast corner of the proposed addition, subject to the Applicant submitting a revised Site Plan, Bulk Table and Architectural elevations (if applicable) depicting this 35' setback in form satisfactory to the Building Inspector; and FURTHER RESOLVED, that such decision and the vote thereon shall become effective and be deemed rendered on the date of adoption by the Board of the minutes of which they are a part.

General Conditions:

- (i) The approval of any variance or Special Permit is granted by the Board in accordance with and subject to those facts shown on the plans submitted and, if applicable, as amended at or prior to this hearing, as hereinabove recited or set forth.
- (ii) Any approval of a variance or Special Permit by the Board is limited to the specific variance or Special Permit requested but only to the extent such approval is granted herein and subject to those conditions, if any, upon which such approval was conditioned which are hereinbefore set forth.
- (iii) The Board gives no approval of any building plans, including, without limitation, the accuracy and structural integrity thereof, of the applicant, but same have been submitted to the Board solely for informational and verification purposes relative to any variances being requested.
- (iv) A building permit as well as any other necessary permits must be obtained within a reasonable period of time following the filing of this decision and prior to undertaking any construction contemplated in this decision. To the extent any variance or Special Permit granted herein is subject to any conditions, the building department shall not be obligated to issue any necessary permits where any such condition imposed should, in the sole judgment of the building department, be first complied with as contemplated hereunder. Occupancy will not be made until, and unless, a Certificate of Occupancy is issued by the Office of Building, Zoning and Planning Administration and Enforcement which legally permits such occupancy.
- (v) Any foregoing variance or Special Permit will lapse if any contemplated construction of the project or any use for which the variance or Special Permit is granted is not substantially implemented within one year of the date of filing of this decision or that of any other board of the Town of Orangetown granting any required final approval to such project, whichever is later, but in any event within two years of the filing of this decision. Merely obtaining a Building Permit with respect to construction or a Certificate of Occupancy with respect to use does not constitute "substantial implementation" for the purposes hereof.

TOWN PLANNING OFFICE

2016 APR 11 PM 12:03


TOWN OF ORANGETOWN

The foregoing resolution to approve the application for the requested front yard variance as requested and submitted; and, alternatively, to approve the Home Took Road Front Yard setback of no less than 35' at the northeast corner of the proposed addition, subject to the Applicant submitting a revised Site Plan, Bulk Table and Architectural elevations (if applicable) depicting this 35' setback in form satisfactory to the Building Inspector; was presented and moved by Mr. Bosco, seconded by Mr. Quinn and carried as follows: Mr. Bosco, aye; Mr. Feroldi, aye; Mr. Quinn, aye; and Mr. Sullivan, aye. Ms. Castelli and Ms. Salomon 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: March 16, 2016

ZONING BOARD OF APPEALS
TOWN OF ORANGETOWN

By 
Deborah Arbolino
Administrative Aide

DISTRIBUTION:

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

TOWN CLERK
HIGHWAY DEPARTMENT
ASSESSOR
DEPT. of ENVIRONMENTAL
MGMT. and ENGINEERING
FILE,ZBA, PB
CHAIRMAN, ZBA, PB, ACABOR

TOWN OF ORANGETOWN
2016 APR 11 PM 12 03
TOWN CLERKS OFFICE

GENERAL:

1. THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTIONS WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THESE SPECIFICATIONS ARE GENERAL. IN FORM, THE CONTRACTOR(S) IN APPLYING THEM ASSUME(S) COMPLETE RESPONSIBILITY FOR THEIR USE, SUBSTITUTIONS, CHANGES AND OMISSIONS.
2. ALL DIMENSIONS AND LOCATIONS AS INDICATED ON THE DRAWINGS SHALL BE CONSIDERED AS REASONABLY CORRECT, BUT IT SHALL BE UNDERSTOOD THAT THEY ARE SUBJECT TO MODIFICATIONS AS MAY BE NECESSARY OR DESIRABLE AT THE TIME OF INSTALLATION TO MEET ANY UNFORESEEN OR OTHER CONDITIONS. CONTRACTOR SHALL NOT SCALE DIMENSIONS FROM THE DRAWINGS.
3. THE CONTRACTOR SHALL SUPPLY MATERIALS, FIXTURES, APPLIANCES AND LABOR NECESSARY TO COMPLETE ALL WORK NOTED ON PLANS AND AS OTHERWISE REQUIRED. ALL MATERIALS SHALL BE NEW AND FREE FROM ANY DEFECTS. ALL WORK SHALL BE PERFORMED IN A COMPETENT, WORKMANLIKE MANNER ACCEPTABLE WITH MODERN PRACTICE. MATERIALS, WORKMANSHIP AND INSTALLATION SHALL BE IN STRICT COMPLIANCE WITH NOT ONLY THE MANUFACTURERS' PRINTED INSTRUCTIONS, BUT ALSO THE STANDARDS OF RECOGNIZED AGENCIES OR ASSOCIATIONS. PROVIDE TEMPORARY PROTECTION OF MATERIALS AND EQUIPMENTS.
4. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AT THE SITE, PRIOR TO COMMENCING WITH THE WORK, AND SHALL BE RESPONSIBLE FOR SAME. IF THERE IS ANY VARIATION FROM THESE DRAWINGS, HE IS DIRECTED TO NOTIFY THE OWNER AND/OR THE ARCHITECT. IT IS INTENDED THAT THE CONTRACTOR PROVIDE A COMPLETE JOB. ANY OMISSIONS IN THESE DOCUMENTS ARE NOT TO BE CONSTRUED AS REMOVING SUCH ITEMS FROM THE RESPONSIBILITIES OF THE CONTRACTOR.
5. ALL CONTRACTORS SHALL HAVE AND MAINTAIN CONTRACTORS' LIABILITY PROPERTY DAMAGE INSURANCE AND WORKMAN'S COMPENSATION INSURANCE. ALL PHASES OF CONSTRUCTION SHALL COMPLY WITH LOCAL, STATE AND FEDERAL SAFETY LAWS. GENERAL CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES, FURNISHINGS, FIXTURES AND MATERIAL FROM DAMAGE DUE TO THIS CONSTRUCTION. BUILD ALL NECESSARY BARRICADES AND FURNISH NECESSARY LIGHTING AND DANGER WARNINGS. CONTRACTOR SHALL, IF APPLICABLE, PROTECT EXISTING STRUCTURE FROM DAMAGE DURING CONSTRUCTION AND ENSURE STRUCTURAL INTEGRITY.

BUILDING THERMAL ENVELOPE REQUIREMENTS:
 THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT INFILTRATION. REFER TO SECTION N1024.1 OF THE "NEW YORK STATE RESIDENTIAL CODE", REGARDING AREAS REQUIRING CAULKING, WEATHERSTRIPPING, 4" OR OTHER SUITABLE AIR BARRIER MATERIALS.

VAPOR RETARDERS:
 "NEW YORK STATE RESIDENTIAL CODE" N1025 CLASS 1 (ROCKLAND COUNTY NY - ZONE 5)
 PROVIDE SHEET POLYETHYLENE, NON-PERFORATED ALUMINUM FOIL ON BASEMENT / GARAGE STUD WALLS.

STAIR NOTE:
 TYPICAL EXTERIOR STAIR / HANDRAIL REQUIREMENTS (MEET NEW YORK STATE CODE REQUIREMENTS)
 1. MAX. RISER HEIGHT 8-1/4 INCHES.
 2. MINIMUM TREAD DEPTH 9 INCHES, MINIMUM NOSEING.
 3. HANDRAILS 36" AFF. (ABOVE FINISHED FLOOR).
 4. SPINDLE SPACING TO BE 4" O.C. (ON CENTER).

N1014 - ZONE 5 (ROCKLAND COUNTY, NY) - N1015 - ADDRESSED IN ENERGY CALCULATIONS (RECHECK)
 N1023.3 - ALL MINIMUM CLEAR AIR SPACES AND VENTED OPENINGS FOR VENTED CLADDING SHALL COMPLY.
 N1023 - ALL SYSTEMS SHALL COMPLY WITH THIS SECTION.
 N1023.3 - ALL MECHANICAL INFORMATION SHALL BE PROVIDED BY THE MECHANICAL CONTRACTOR.

NEW YORK STATE ENERGY EFFICIENCY RELATED REQUIREMENTS FOR DETACHED ONE AND TWO FAMILY DWELLINGS
 THIS RESIDENCE AND OR ADDITION WAS DESIGNED TO COMPLY WITH THE LATEST ENERGY CONSERVATION TABLE N1021 CLIMATE ZONE 5

BUILDING CODE:
 CURRENT 2020 INTERNATIONAL RESIDENTIAL CODE AND 2020 INTERNATIONAL BUILDING CODE OF NEW YORK STATE WITH 2019 UNIFORM CONSTRUCTION CODE SUPPLEMENTS NEW YORK STATE

CURRENT 2020 ENERGY CONSERVATION CODE OF NEW YORK STATE WITH 2019 ENERGY CODE SUPPLEMENTS

USE GROUP:
 R-5 RESIDENTIAL: SINGLE FAMILY

CONSTRUCTION CLASSIFICATION:
 VB COMBUSTIBLE, UNPROTECTED.

STRUCTURAL DESIGN LOADING:
 ROOF: 30 LBS/SF LL + 10 LBS/SF DL = 40 PSF.
 CEILING: 10 LBS/SF LL + 10 LBS/SF DL = 20 PSF.
 FIRST FLOOR: 40 LBS/SF LL + 10 LBS/SF DL = 50 PSF.
 SECOND FLOOR: 40 LBS/SF LL + 10 LBS/SF DL = 50 PSF.
 DECK: 30 LBS/SF LL + 35 LBS/SF DL = 65 PSF.
 STAIRS: 40 LBS/SF LL + 10 LBS/SF DL = 50 PSF.
 ATTIC: 20 LBS/SF LL + 10 LBS/SF DL = 30 PSF.
 EXTERIOR BALCONIES: 60 LBS/SF LL + 10 LBS/SF DL = 70 PSF.
 GUARDRAIL & HANDRAILS: 200 LBS/SF LL + 20 LBS/SF DL = 220 PSF.

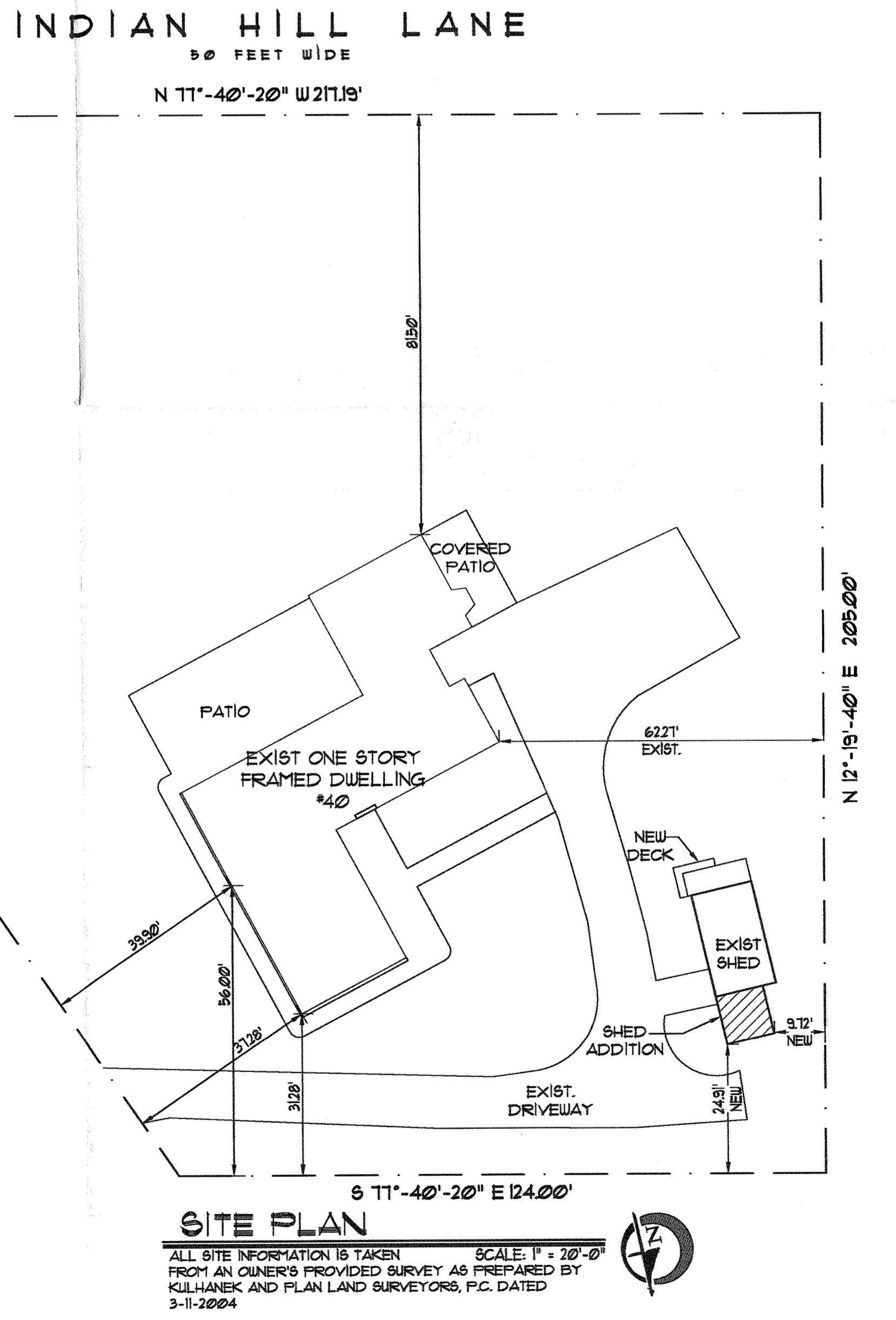
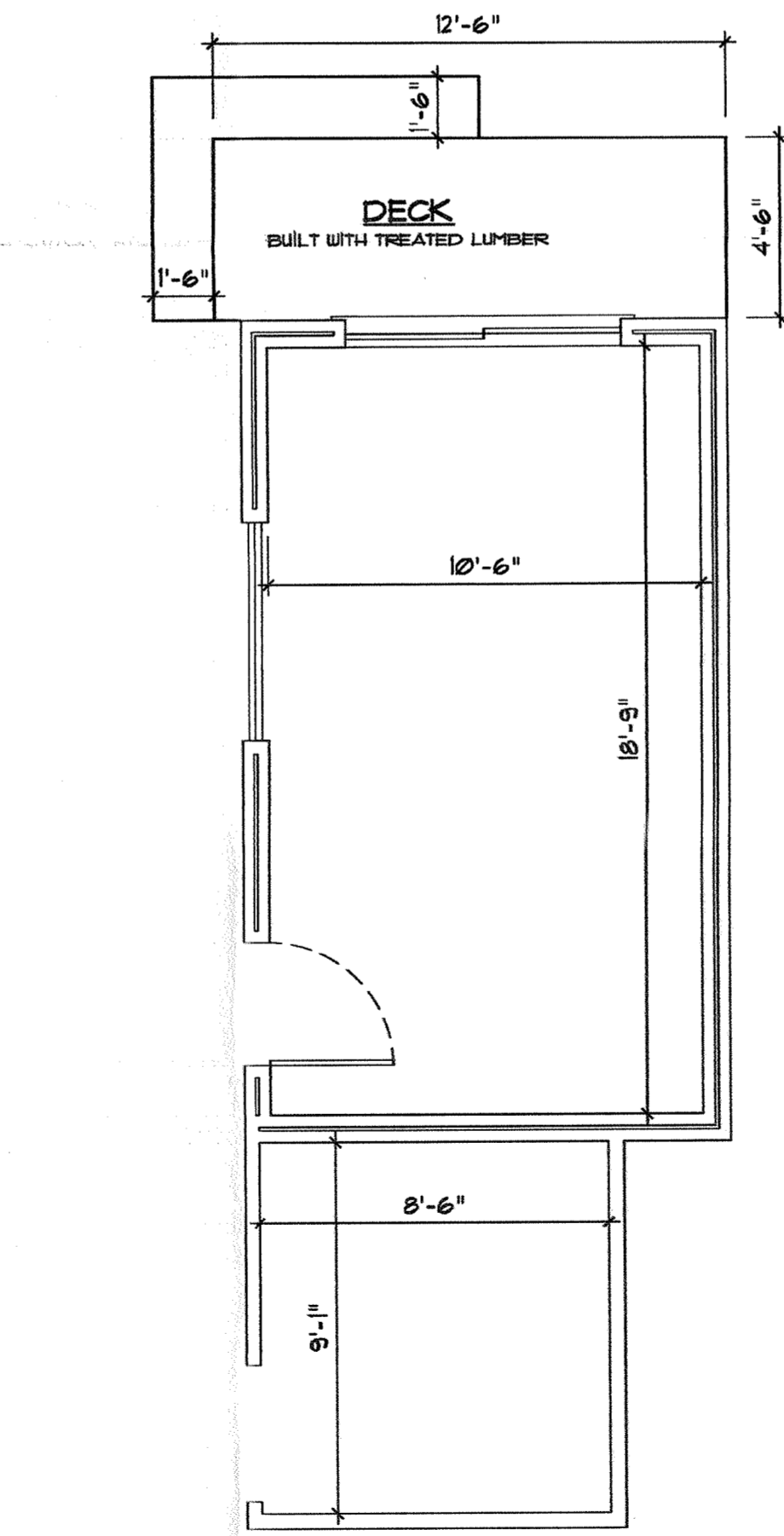
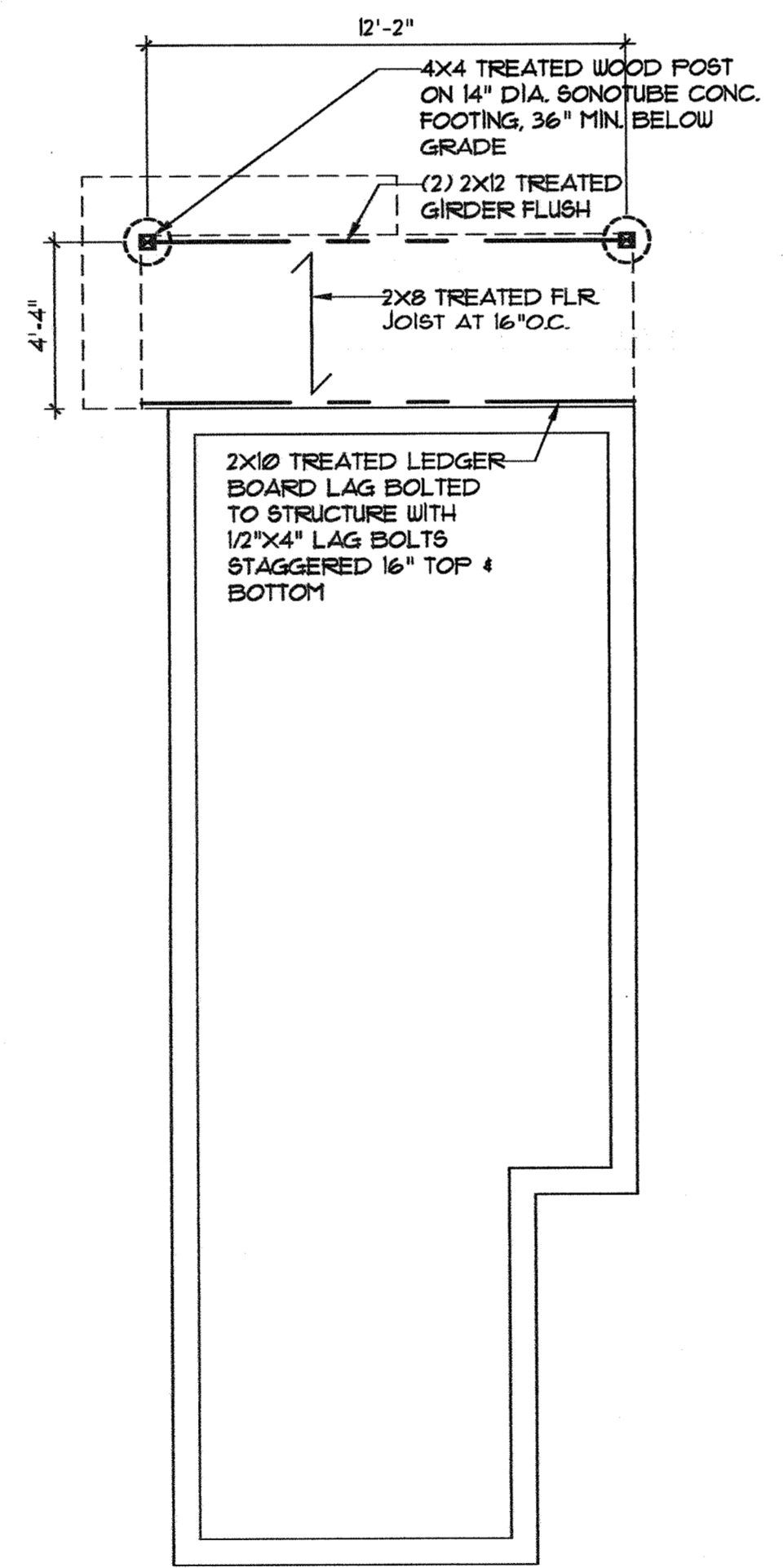
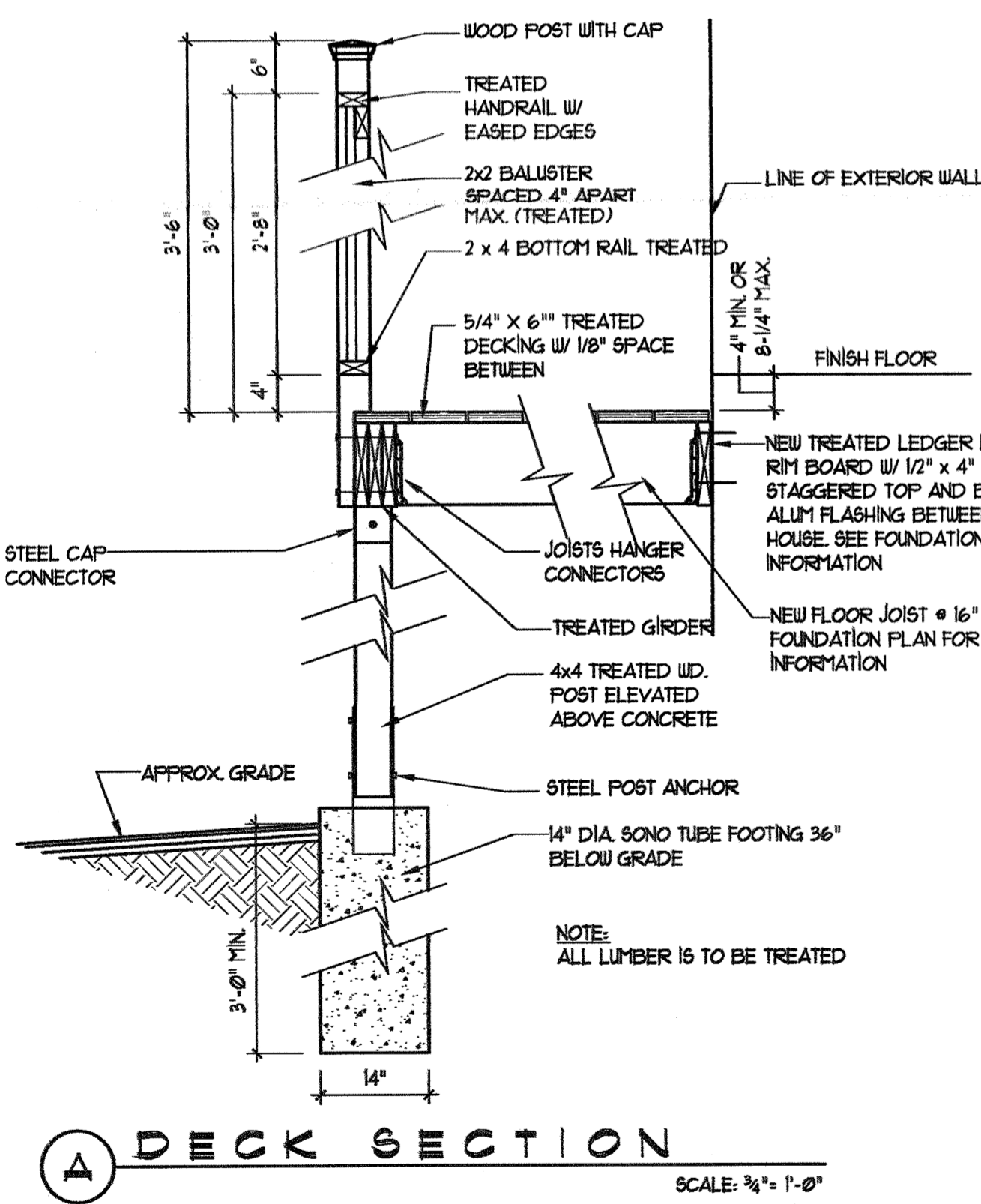
ground snow load 30 lbs/ sq. ft.	wind design				subject to damage from	alter design temp.	ice barrier underlayment required for exterior underlayment	flood hazard	air freezing index	mean annual temp.
	speed (mph) 10 to 120 mph	topographic effects	special wind region	wind-borne debris zone straps as per drawing						
					weathering severe	3'-0"		NO	1000	40°

TABLE R301.6

ROOF SLOPE	tributary loaded area in square feet for any structural member
	0 to 200 201 to 600 over 600
Flat or rise less than 4" per foot (1:3)	20 16 12
Rise 4" per foot (1:3) to less than 12" per foot (1:1)	16 14 12
Rise 12" per foot (1:1) and greater	12 12 12

Rafters having slope greater than a 3/12 with no finished ceiling attached to rafters L/180

ZONING INFORMATION	REQUIRED	EXISTING	PROPOSED
R-40 ZONE 40 HORNE TOOKE ROAD PALISADES, NEW YORK			
MAXIMUM FLOOR AREA RATIO	15% (5,900 s.f.)	6.7% (2,581 s.f.)	6.7% (2,581 s.f.)
MINIMUM LOT AREA	40,000	39,330 s.f.	no change
MINIMUM STREET FRONTAGE	100 ft.	201 ft.	no change
REQUIRED FRONT YARD	50 ft.	37.28 ft.	no change
REQUIRED SIDE YARD	30 ft.	31.28 ft.	31.28 ft.
REQUIRED TOTAL SIDE YARD	80 ft.	n/a	n/a
REQUIRED REAR YARD	50 ft.	no change	no change



GENERAL NOTES AND DETAILS

DRAWING NO.	PROJECT SITE	CHECKED: JJ
A1.0	RENOVATED SHED 40 HORNE TOOKE ROAD PALISADES, NEW YORK	DRAWN: FN
		DATE: 11-09-2020
2	REVISED AS PER COMMENTS	12-20-2020
1	ISSUED FOR PERMIT	11-11-2020
NO.	REVISION	DATE

