

ZONING BOARD OF APPEALS

Town of Orangetown
20 Greenbush Road
Orangeburg, New York 10962
(914) 359-8410 (ex. 4331)

Date: March 5, 2020

TO: OBAPAE

- Environmental Management and Engineering
- ✓ Rockland County Sewer District #1
- ✓ New York State Dept. of Transportation
- Palisades Interstate Park Commission
- ✓ Orange and Rockland Utilities
- Orangetown Highway
- Fire Prevention (Performance Standards)

- Rockland County Drainage ✓
- Rockland County Health ✓
- Rockland County Planning ✓
- Rockland County Highway ✓
- DEC ✓

DOT sent electronically

Review of Plans: Mandell 26 Shadyside Avenue, Upper Grandview, (Nyack post office), NY
Section 71.05 Block 1 Lot 8 R-22 zone

This matter is scheduled for:

Chapter 43, R-22 District, Group I, Section 3.12, Columns 8 (Front Yard: 40' required, 31.1' existing to main dwelling, 29' proposed to front deck and 35' proposed to new garage) and 9 (Side Yard: 25' required, 23.8' existing, 22' proposed) to covered deck) for an addition to an existing single-family residence.

Please review the information enclosed and provide comments. These comments may be mailed, e-mailed or faxed to the Zoning Board Office.

If your Agency does not have any comments at this time, please respond to this office by sending back this sheet.

- US Postal: 20 South Greenbush Road, Orangeburg, NY 10962
- Email to Zoning Board: darbolino@orangetown.com or
- Fax to the Town of Orangetown ZBA @845 359 8526

Zoning Board Meeting Date: April 15, 2020

- () Comments attached
- () No Comments at this time. Please send future correspondence for review.
- () No future correspondence for this site should be sent to this agency. Plans reviewed and this agency does not have any further comments.
- () This project is out of the jurisdiction of this agency and has no further comments.

This project is before the Zoning Board on **Wednesday, April 15, 2020**. **Kindly forward your completed review to this office by April 15, 2020.**

Reviewing Agency _____

Name _____ date: _____

Signature: _____

Thank you, Deborah Arbolino




**OFFICE OF BUILDING, ZONING, PLANNING
ADMINISTRATION AND ENFORCEMENT
TOWN OF ORANGETOWN
20 GREENBUSH ROAD
ORANGEBURG, N.Y. 10962**

**Jane Slavin, RA
Director**

(845) 359-8410

Fax: (845) 359-8526

Date: February 28, 2020
To: Debbie Arbolino, Clerk
Zoning Board
From: Jane Slavin, RA.,
Director O.B.Z.P.A.E. 
Subject: **Mandell Residence Site**
26 Shadyside Avenue, Nyack
71.05/1/8; R-22 zoning district

Submission Reviewed:

Architectural plans as prepared by Kathleen Rifkin, Architect dated July 2018 and site plans as prepared by Atzl, Nasher & Zigler, P.C. Last revised 2-10-2020.

This project originally received ZBA approval on September 6, 2017, ZBA #17-61. The applicant has made application to the ZBA as the approval has expired. The previous ZBA approval granted a 31.1' and 35' front yard setback and a 24.2' side yard setback. The previous plans did not indicate the setbacks to the proposed front decks. The current site plan correctly indicates the setbacks.

Per Chapter 43, District R-22, Group I, Section 3.12:

Column 8, Front Yard required is 40', with existing 31.1' to main dwelling and 29' proposed to the front deck and 35' proposed to new garage.

Column 9, Side Yard required is 25', with 23.8' existing and 22' proposed to covered deck.

The applicant must also obtain ACABOR approval and return to the Planning Board for Final Site Plan Approval.



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

ZONING BOARD OF APPEALS

Date: 2/26/2020

Applicant: Mandell

Address: 26 Shadyside Avenue, Nyack NY

Section: 71.05

Block: 1

Lot: 8

Permit# 49394

Plans Submitted: Mandell Residence Existing Site dated April 17, 2017 with the latest revision date of 2/10/2020 signed and sealed by Ryan A. Nasher PE and John J. Atzl, PLS (4 pages)

RECEIVED

Project Name: Mandell

FEB 26 2020

Date of Submittal to Land Use Board: 2/26/2020

TOWN OF ORANGETOWN
BUILDING DEPARTMENT

Date of Board Meeting: TBD

Sincerely,


2/26/2020

Debbie Arbolino

Administrative Aide

Date/Initial of OBZPAE Review Completed: _____



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

ZONING BOARD OF APPEALS

Date: 11/20/2019
Applicant: Mandell
Address: 26 Shadyside Avenue Nyack NY
Section: 71.05 Block: 1 Lot: 8
Permit# 46394
Plans Submitted: Mandell Residence Framing Design Changes dated July 12, 2019 s/s Ryan A. Nasher PE
Architectural plan labeled "Mandell Residence" revised July 2019
Kathleen Rifkin Architect A-1 thru A-7
ZBA Decision #17-61 dated September 6, 2017

Project Name: Mandell

Date of Submittal to Land Use Board: 11/21/ 2019

Date of Board Meeting: TBD

Sincerely,

Debbie Arbolino
Administrative Aide

RECEIVED

NOV 20 2019

TOWN OF ORANGETOWN
BUILDING DEPARTMENT

Date/Initial of OBZPAE Review Completed: _____

** WAITING ON Response from ATZL
See ATTACHED*



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

ZONING BOARD OF APPEALS

Date: 8/26/2019
 Applicant: Mandell
 Address: 26 Shadyside Avenue Nyack NY
 Section: 71.05 Block: 1 Lot: 8
 Permit# 46394
 Plans Submitted: Mandell Residence Existing Site dated April 17, 2017 with the latest revision 7/18/2019
Architectural plan labeled "Mandell Residence dated July 2017 signed-saled 7/29/2019
Kathleen Rifkin Architect A-1 thru A-7
ZBA Decsion #17-61 dated September 6, 2017

Project Name: Mandell
 Date of Submittal to Land Use Board: 8/22/2019
 Date of Board Meeting: TBD

RECEIVED

AUG 26 2019

TOWN OF ORANGETOWN
BUILDING DEPARTMENT

Sincerely,

Debbie Arbolino

Administrative Aide

* APPLICANT MUST SUBMIT
SHEET A6 WITH BUILDING
HEIGHTS INDICATED
TO DETERMINE IF HT
VARIANCE IS REQ'D.

* FINISHED GRADE ELEVATIONS
SHALL ALSO BE SHOWN IN
RELATION TO SITE PLAN

Date/Initial of OBZPAE Review Completed: [Signature]

Jane Slavin

From: John Atzl <jatzl@anzny.com>
Sent: Wednesday, November 27, 2019 1:00 PM
To: Jane Slavin
Subject: RE: 26 shadyside

~~If still waiting:~~

From: Jane Slavin <jslavin@orangetown.com>
Sent: Wednesday, November 27, 2019 12:59 PM
To: John Atzl <jatzl@anzny.com>
Cc: Debbie Arbolino <DArbolino@orangetown.com>
Subject: RE: 26 shadyside

John,
Anything on this?
I have the ZBA package on my desk waiting on answers to my questions to finalize review and schedule on a meeting.

Jane Slavin, RA.
Director
Office of Building, Zoning, Planning, Administration and Enforcement
Town of Orangetown
20 Greenbush Road
Orangeburg, NY 10962
(845)359-8410 x4302
(845)359-8526 fax
www.orangetown.com

From: John Atzl [mailto:jatzl@anzny.com]
Sent: Thursday, November 21, 2019 11:49 AM
To: Jane Slavin
Subject: RE: 26 shadyside

This is his intent.

Not sure if he's aware about the last one .

I've forwarded to him, will let you know.

From: Jane Slavin <jslavin@orangetown.com>
Sent: Thursday, November 21, 2019 11:11 AM
To: John Atzl <jatzl@anzny.com>
Subject: 26 shadyside

John,

I am reviewing the revised plans submitted for the ZBA application amendment.

Your site plan indicates a "future 2 story garage", future gazebo and future retaining walls. Is this the intent?

If so, does your client realize that they will have to come in for separate permits for each of the structures with complete construction plans?

Also, do they realize that the board approvals expire 1 year after approval?

Jane Slavin, RA.

Director

Office of Building, Zoning, Planning, Administration and Enforcement

Town of Orangetown

20 Greenbush Road

Orangeburg, NY 10962

(845)359-8410 x4302

(845)359-8526 *fax*

www.orangetown.com

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: 7-17-19

2019 LAND USE BOARD APPLICATION

Please check all that apply:

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

PERMIT#: _____
 ASSIGNED _____
 INSPECTOR: _____

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

Project Name: MANDELL RESIDENCE

Street Address: 26 SHADYSIDE AVENUE
NYACK, NY 10960

Tax Map Designation:
Section: 7105 Block: 1 Lot(s): 8
Section: _____ Block: _____ Lot(s): _____

Directional Location:
On the EAST side of SHADYSIDE AVENUE, approximately
46 FT feet NORTH of the intersection of OLD MOUNTAINED in the
Town of ORANGETOWN in the hamlet/village of NYACK

Acreage of Parcel <u>0.52 AC.</u>	Zoning District <u>R-22</u>
School District <u>NYACK UFCS</u>	Postal District <u>NYACK</u>
Ambulance District <u>NYACK</u>	Fire District <u>UPPER GRANDVIEW</u>
Water District <u>UPPER GRANDVIEW</u>	Sewer District <u>ORANGETOWN</u>

Project Description: (If additional space required, please attach a narrative summary.)
CONSTRUCTION OF A DETACHED GARAGE,
AND RETAINING WALLS IN REAR YARD

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.
Date: 7/26/19 Applicant's Signature: _____ X

APPLICATION REVIEW FORM

Applicant: EDUARDO MANDELL Phone # 845-893-9995

Address: 20 SHADYSIDE AVENUE, NYACK, NY 10960
Street Name & Number (Post Office) City State Zip Code

Property Owner: EDUARDO MANDELL Phone # 845-893-9995

Address: 20 SHADYSIDE AVENUE, NYACK, NY 10960
Street Name & Number (Post Office) City State Zip Code

Engineer/Architect/Surveyor: ATZ NASHER & ZIGLER Phone # 634-4694

Address: 234 NORTH MAIN ST, NEW CITY, NY 10956
Street Name & Number (Post Office) City State Zip Code

Attorney: _____ Phone # _____

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

RYAN NASHER

Contact Person: ATZ NASHER & ZIGLER Phone # 634-4694

Address: 234 NORTH MAIN ST, NEW CITY, NY 10956
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 checked="" 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: ROUTE 9W
OLD MOUNTAIN ROAD

Referral Agencies:

- | | |
|---|--|
| <input checked="" 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 checked="" 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 2450 SF
- 2) Total square footage 2970 SF
- 3) Number of dwelling units 1

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 12,600 SF LOT AREA-22,700 SF (G), 16,490 SF (H)

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

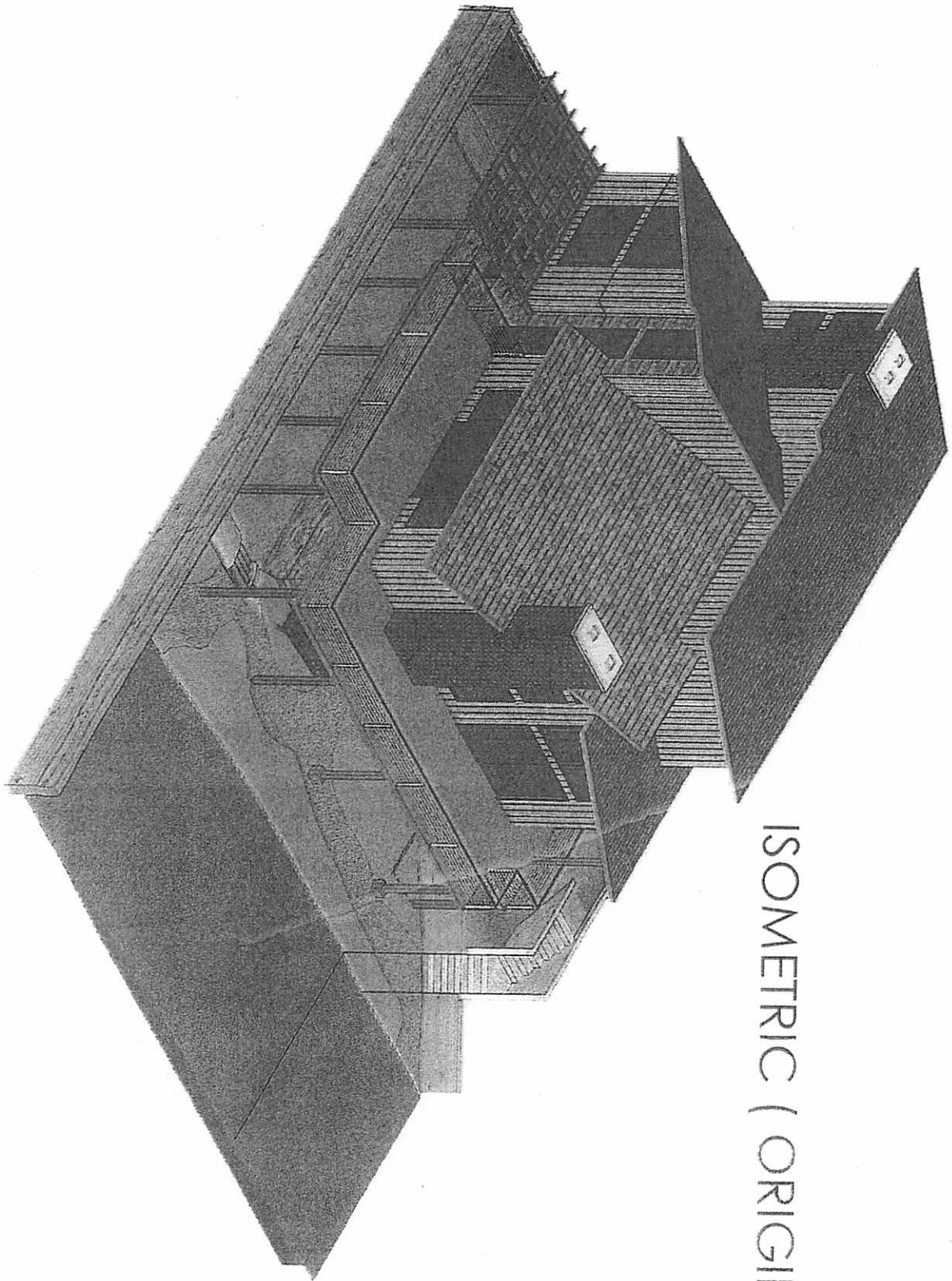
Project History:

Has this project ever been reviewed before? NO

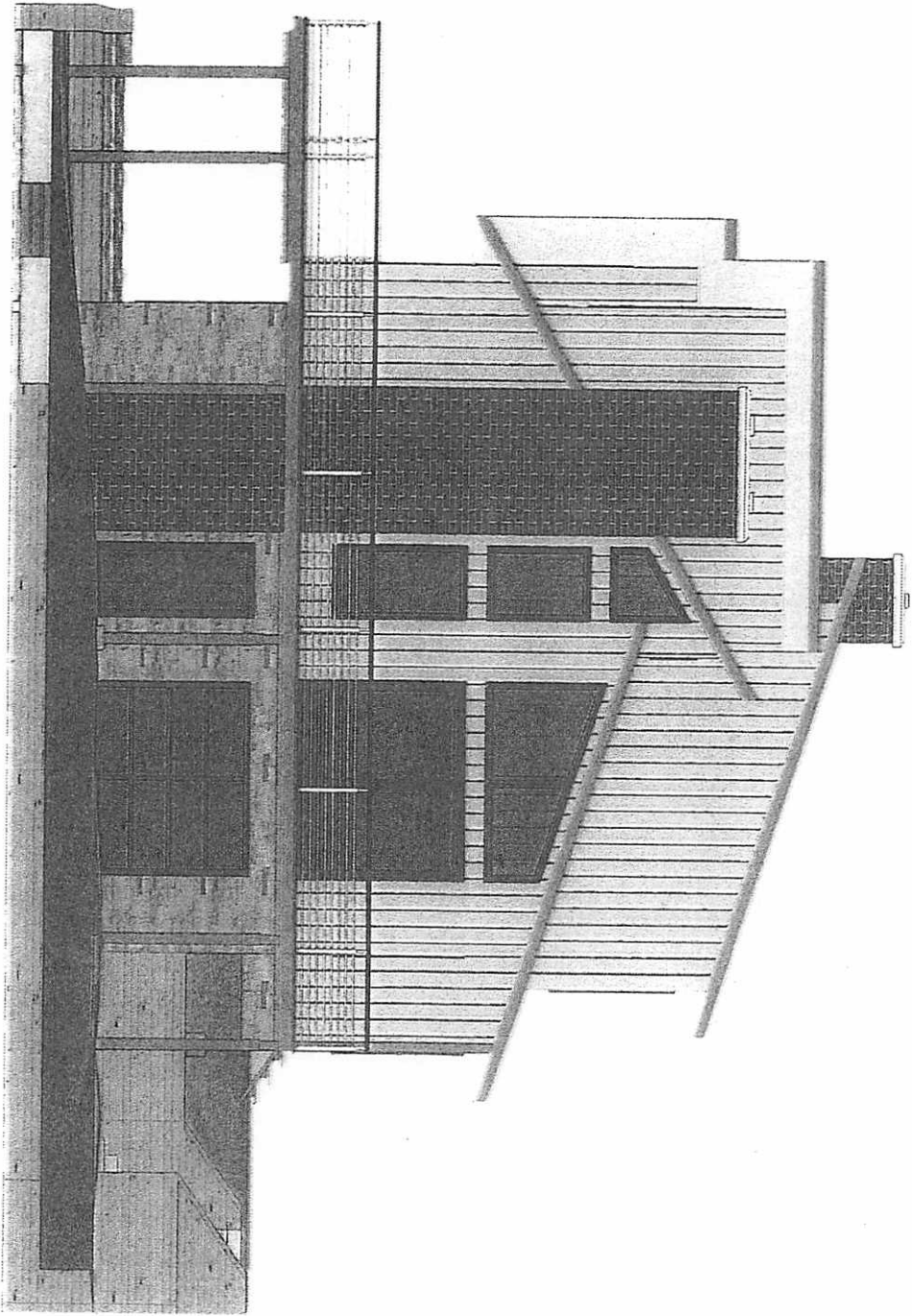
If so, provide a narrative, including the list case number, name, date, and the board(s) you appeared before, and the status of any previous approvals.

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

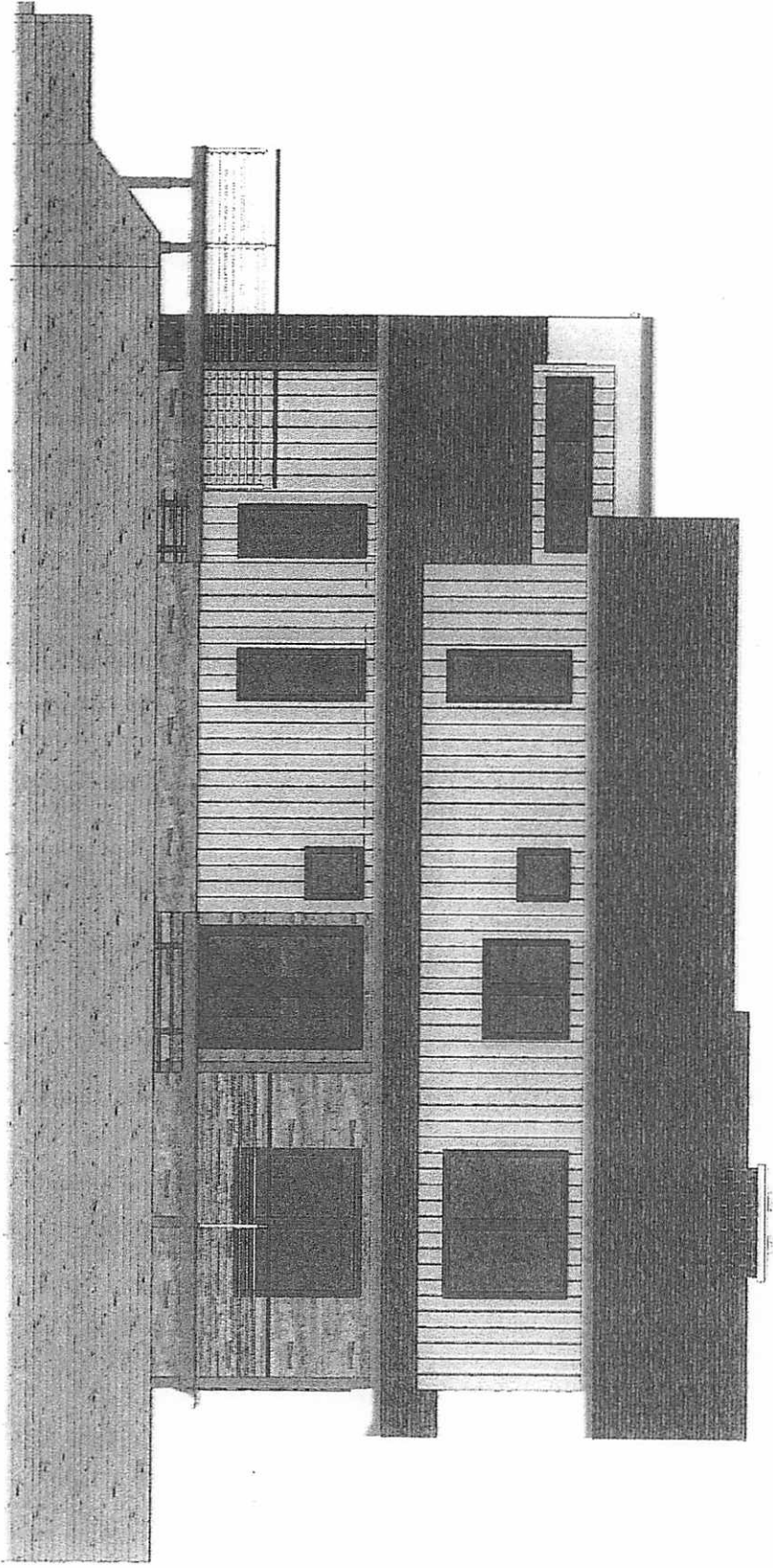
NONE



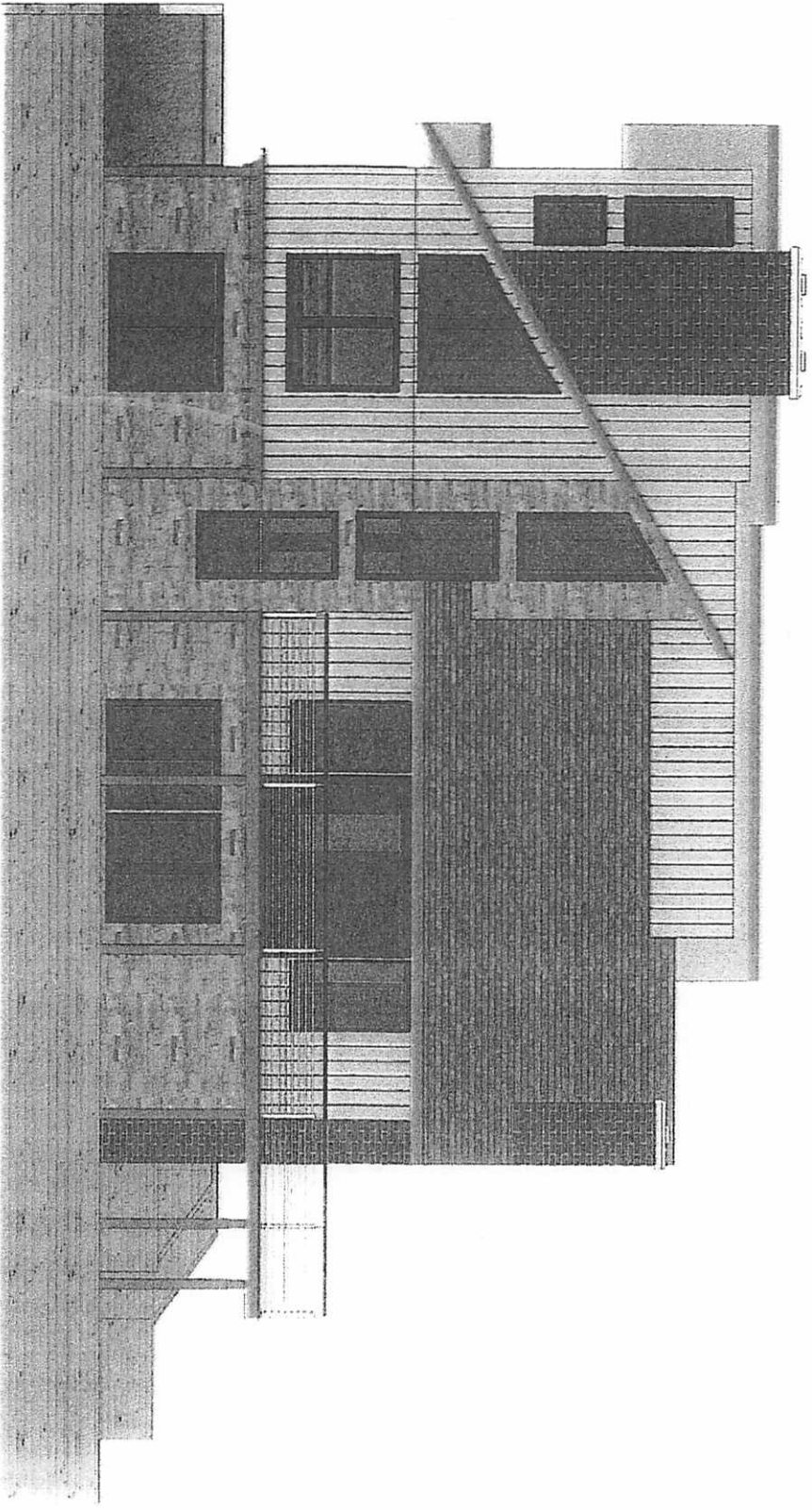
ISOMETRIC (ORIGINAL ROOF)



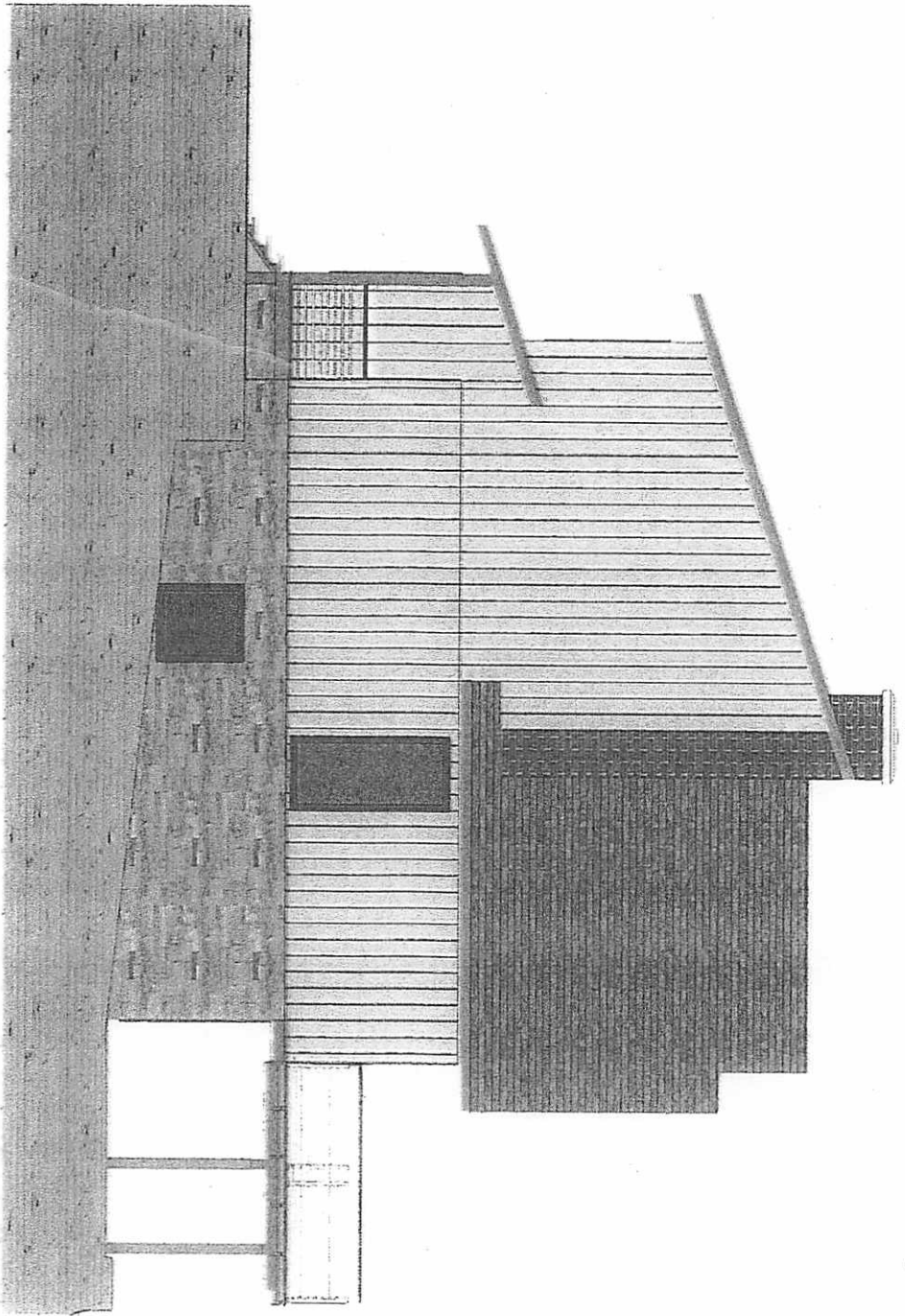
LEFT SIDE ELEVATION (ORIGINAL ROOF)



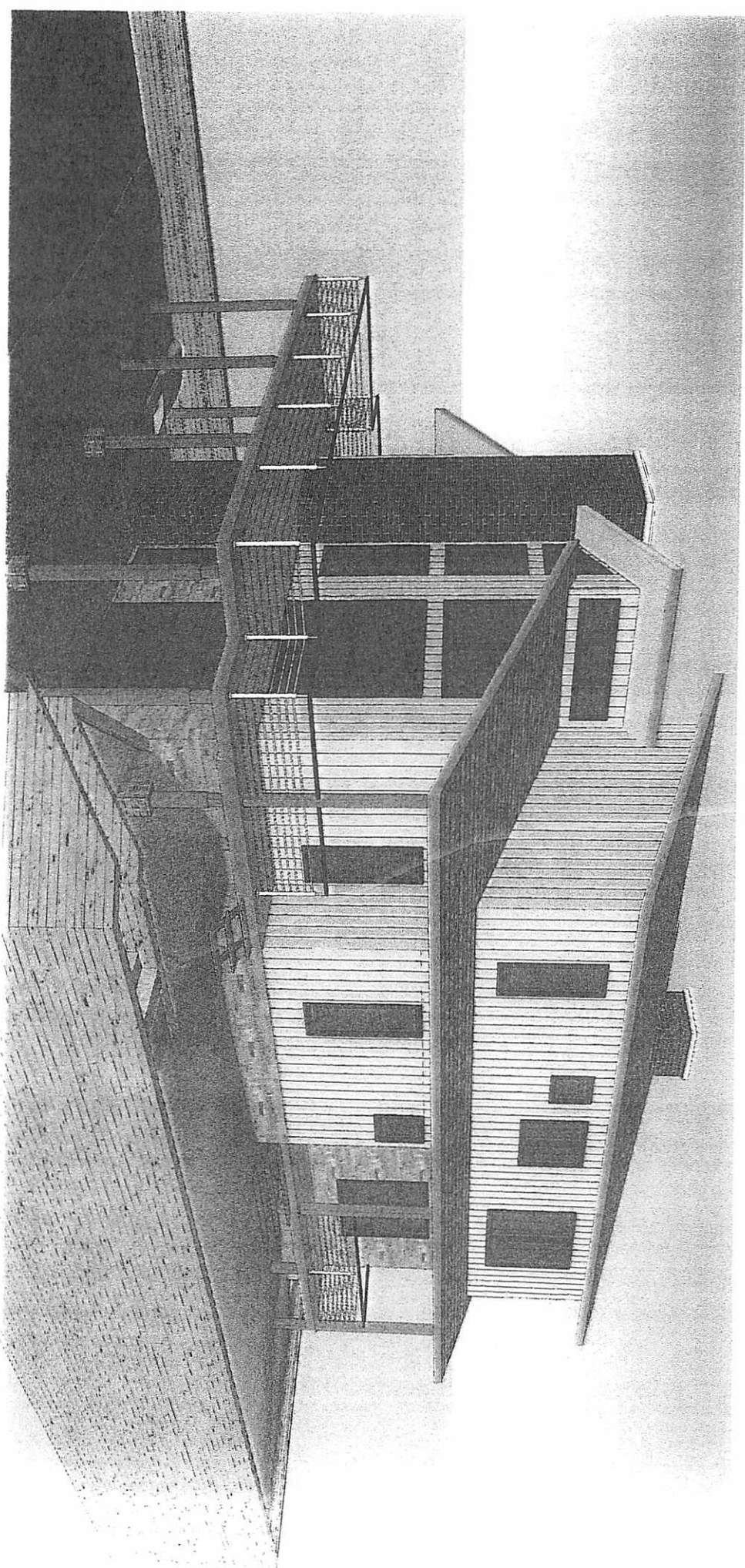
FRONT ELEVATION (ORIGINAL ROOF)



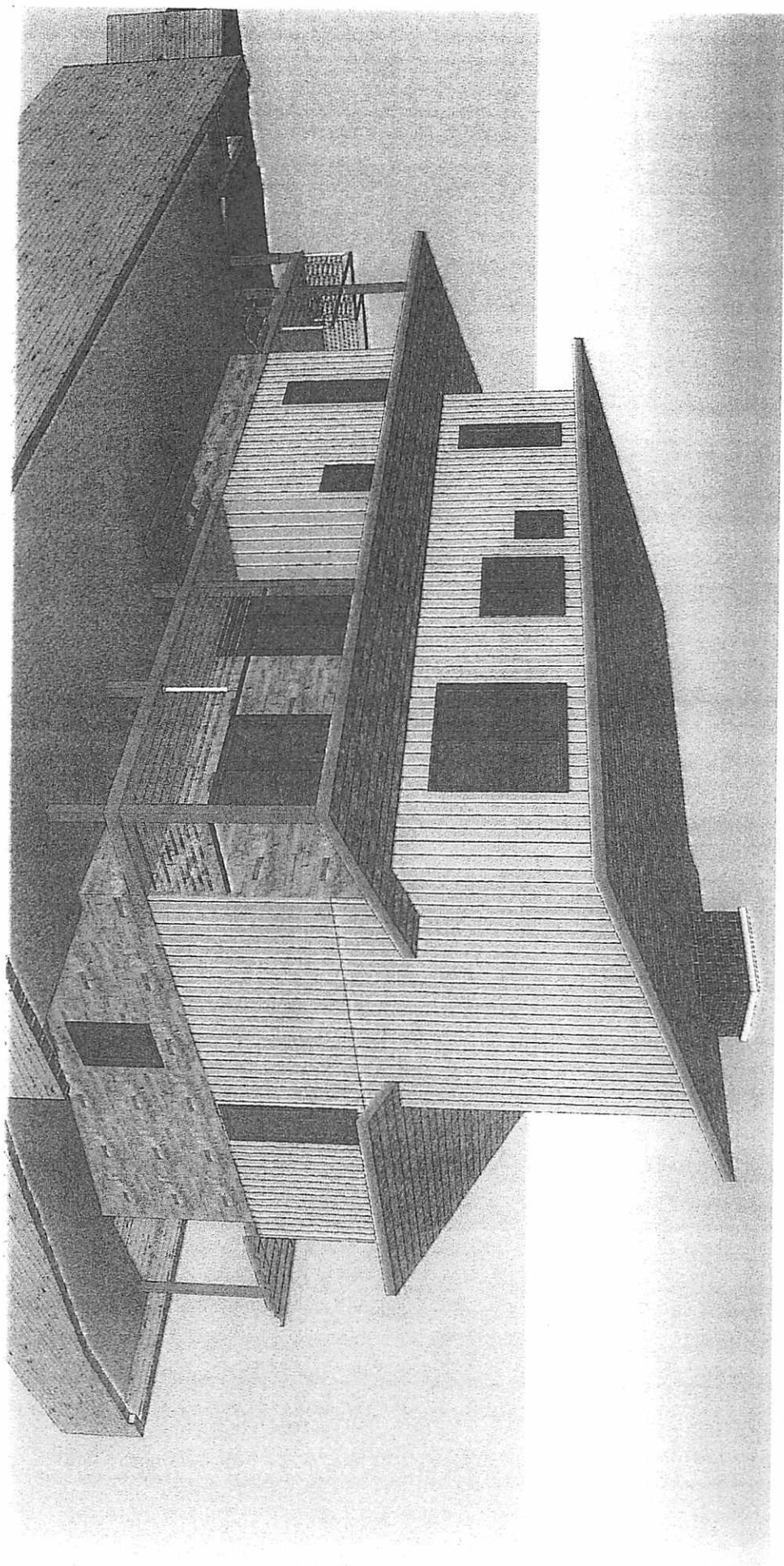
REAR ELEVATION (ORIGINAL ROOF)

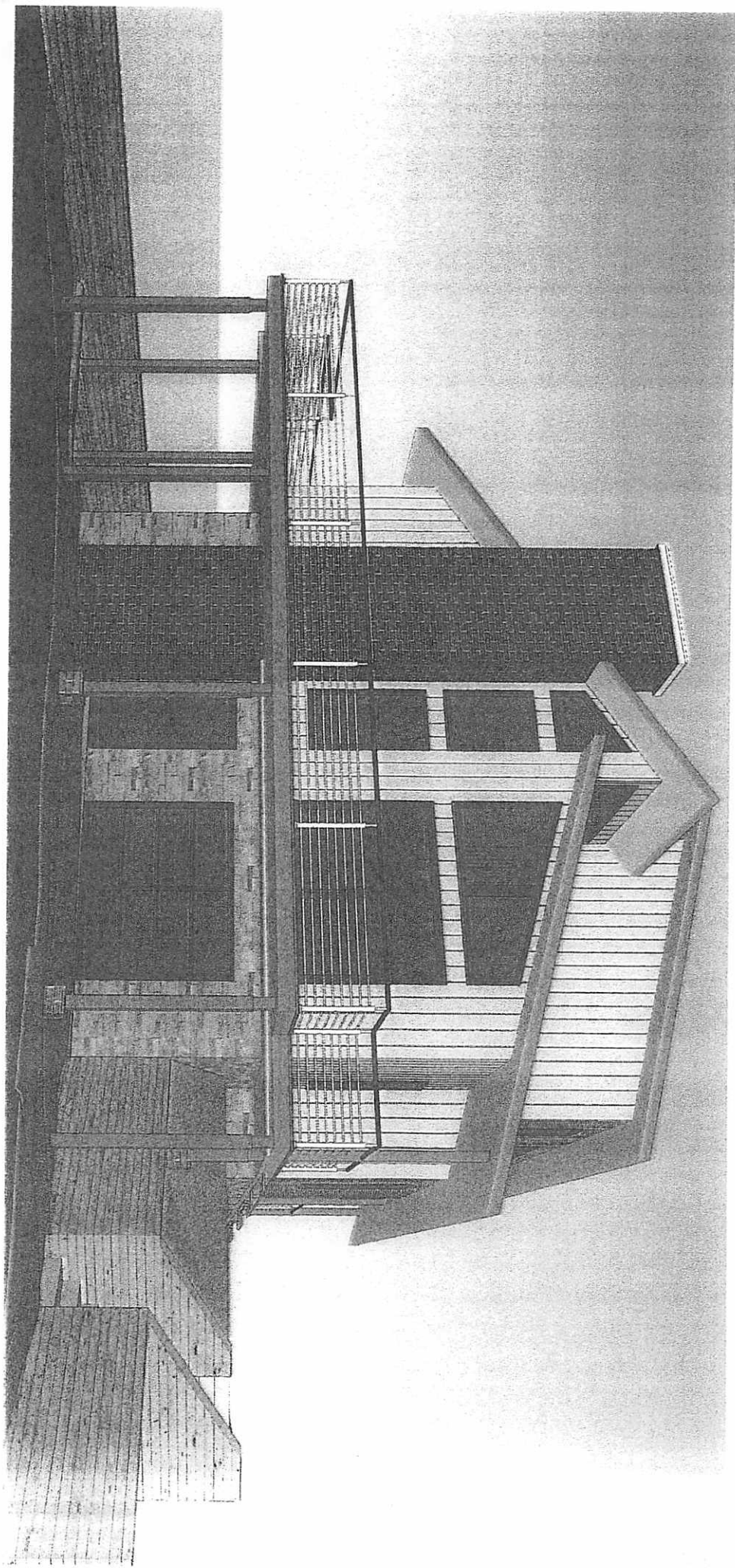


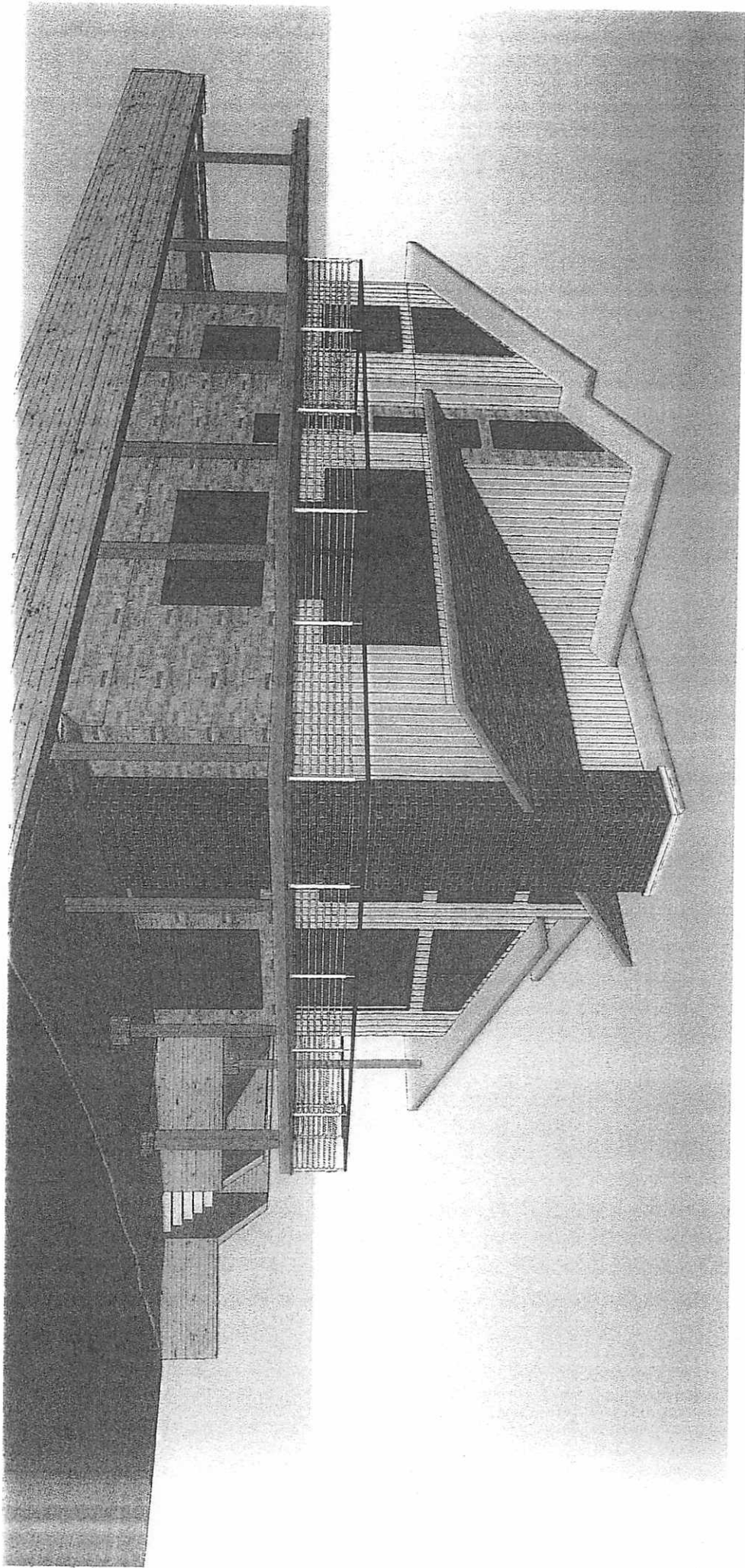
RIGHT SIDE ELEVATION (ORIGINAL ROOF)



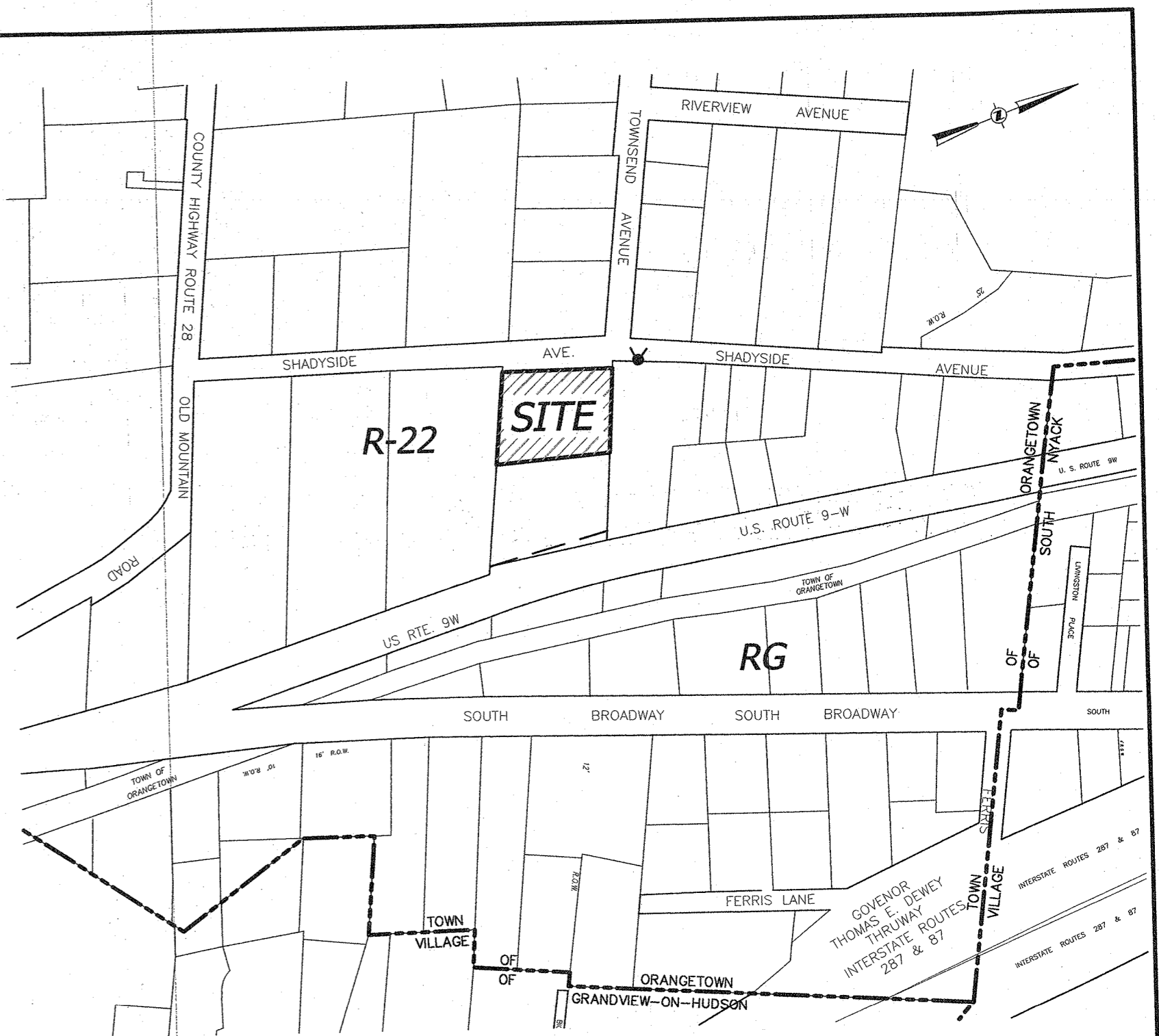
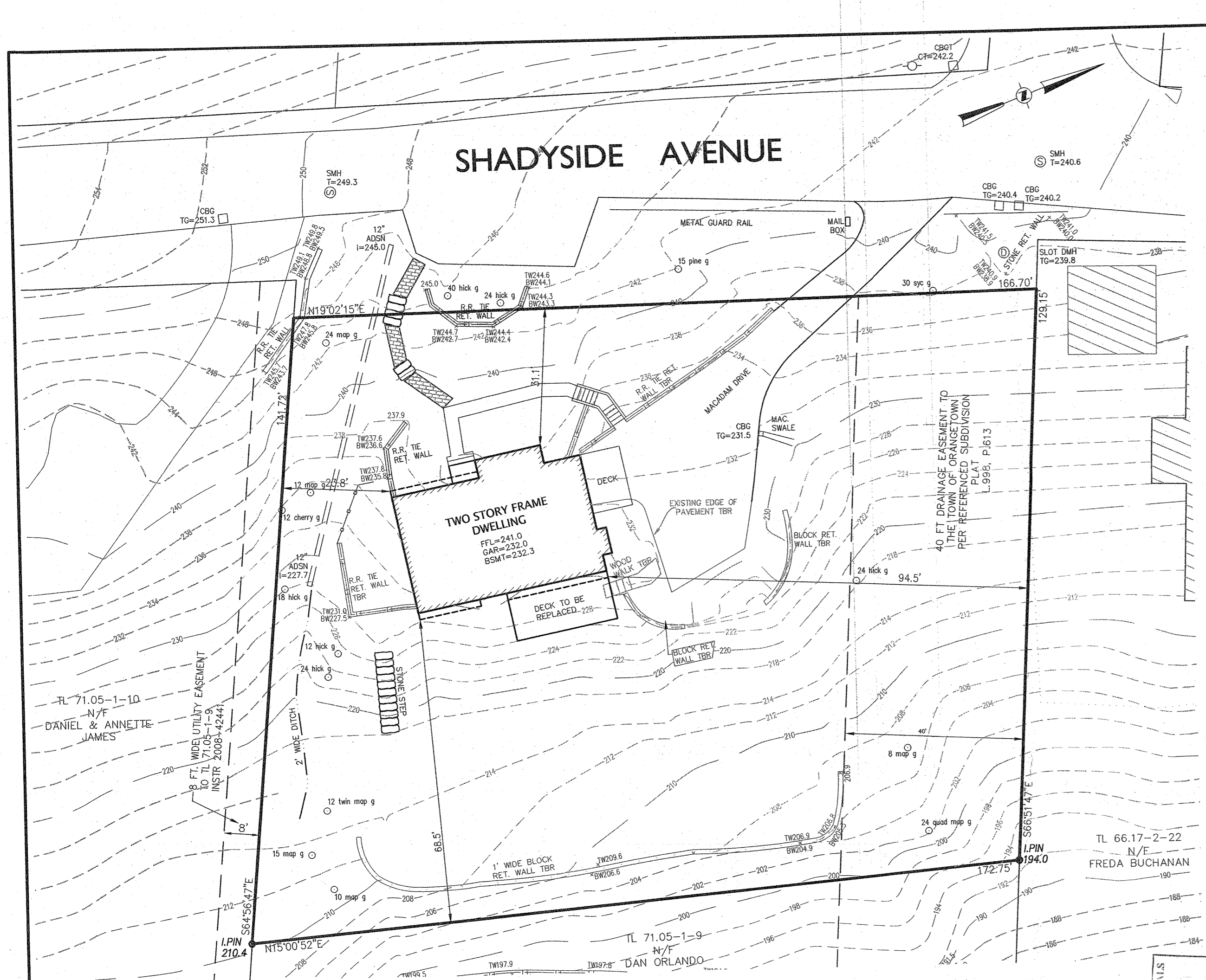
437







A370



VICINITY MAP
 SCALE: 1 IN = 100 FT.
 DENOTES FIRE HYDRANT LOCATION

ZONING BOARD OF ADOPTED MAPS
 Meeting Of
 APR 15 2020
 Town Of Orangetown

DRAWING LIST

DRAWING No.	TITLE
DRAWING 1	EXISTING CONDITION
DRAWING 2	SITE DEVELOPMENT PLAN
DRAWING 3	PROPOSED RETAINING WALL PLAN
DRAWING 4	EROSION AND SEDIMENT CONTROL PLAN

LEGEND

- 362 --- EXISTING 2' CONTOUR
- 360 --- EXISTING 10' CONTOUR
- CBG EXISTING CATCH BASIN GRATE
- + 360.0 EXISTING SPOT ELEVATION
- /UP EXISTING UTILITY POLE
- EXISTING WOOD FENCE
- EXISTING RAILROAD TIE RETAINING WALL

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S EMBOSSED SEAL IS A VIOLATION OF SECTION 7209, SUBSECTION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY COPIES FROM THE ORIGINAL TRACING OF THIS SURVEY MAP MARKED WITH THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

THE EDUCATION LAW OF THE STATE OF NEW YORK PROHIBITS ANY PERSON ALTERING ANYTHING ON THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS, UNLESS IT IS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, WHERE SUCH ALTERATIONS ARE MADE, THE PROFESSIONAL ENGINEER MUST SIGN, SEAL, DATE AND DESCRIBE THE FULL EXTENT OF THE ALTERATION ON THE DRAWINGS AND/OR IN THE SPECIFICATIONS. (NYE EDUCATION LAW SECTION 7209-2)

RYAN A. NASHER, P.E.
 N.Y.S. P.E. LIC. NO. 89066

JOHN R. ATZL
 N.Y.S. P.E. LIC. NO. 50228

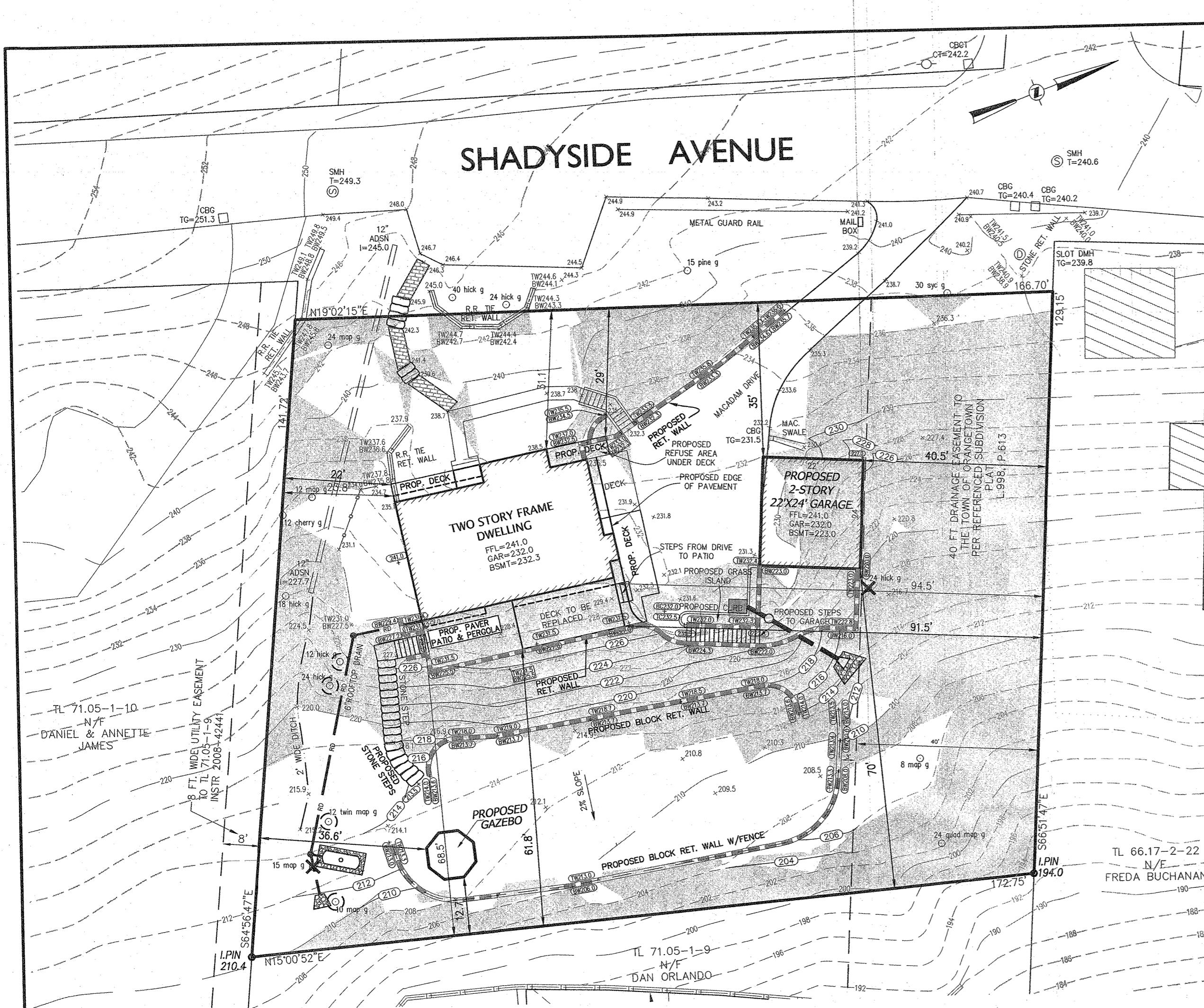
REVISION	DATE	DESCRIPTION
4	2-10-20	RESUBMISSION
3	8-29-19	ADD PROPOSED FINISHED GRADES
2	7-18-19	REVISED SUBMISSION
1	6-16-17	REV. BULK TABLE FOR ZBA SUBMISSION

ATZL, NASHER & ZIGLER P.C.
 ENGINEERS-SURVEYORS-PLANNERS
 232 North Main Street
 New City, New York 10956
 Tel: (845) 634-4694
 Fax: (845) 634-5543
 E-mail: info@anzny.com
 Web: www.ANZNY.com

PROJECT:
MANDELL RESIDENCE
 TOWN OF ORANGETOWN
 ROCKLAND COUNTY, NEW YORK

TITLE:
EXISTING SITE

DRAWN BY: LF	CHECKED BY: JRA
DATE: APRIL 17, 2017	SCALE: 1 IN. = 20 FT.
PROJECT NO: 4326	DRAWING NO: 1



- NOTES:**
- PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL FOLLOW UNDERGROUND UTILITIES CALL CENTER GUIDELINES.
 - ALL UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE SHALL BE INSTALLED UNDERGROUND.
 - NO BUILDING PERMIT WILL BE ISSUED UNTIL SEWAGE DISPOSAL ARRANGEMENTS HAVE BEEN APPROVED BY THE ROCKLAND COUNTY HEALTH DEPARTMENT AND/OR THE TOWN OF ORANGETOWN.
 - LOT DRAINAGE ON THIS PLAN SHALL CONSTITUTE EASEMENTS RUNNING WITH THE LAND AND SHALL NOT BE DISTURBED.
 - ANY EXISTING UTILITIES (POLES, HYDRANTS, ETC.) AFFECTED BY CONSTRUCTION OF THIS SITE PLAN SHALL BE RELOCATED AT THE DEVELOPERS EXPENSE PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.
 - NO OPEN BURNING DURING CONSTRUCTION WITHOUT SPECIFIC PERMISSION FROM NEW YORK STATE DEPARTMENT OF HEALTH.
 - DATUM: U.S.C.S.—BENCHMARK—CBG WEST SIDE ROUTE 9W, 75± FT. SOUTH OF SITE.
 - NO BUILDING PERMIT SHALL BE ISSUED UNTIL RESULTS OF TEST PITS HAVE BEEN SUBMITTED TO THE BUILDING DEPARTMENT.
 - DURING THE COURSE OF CONSTRUCTION, ALL STORM DRAIN INLETS SHALL BE PROTECTED WITH A HAY BALE FILTER (SEE DETAIL).
 - ALL AREAS DISTURBED BY ONSITE GRADING SHOULD BE LIMED AND FERTILIZED PRIOR TO SEEDING.
 - THE NEW CORNERS OF ALL LOTS SHALL BE MARKED WITH METAL RODS 3/4" IN DIAMETER, AND AT LEAST 30" IN LENGTH (TO BE INSTALLED AFTER FINAL GRADING), SAID PINS SHOWN THUS:
 - THIS SITE PLAN IS SUBJECT TO DETAILS OF GRADING, ROADS AND UTILITIES AS SHOWN ON CONSTRUCTION DRAWINGS APPROVED BY THE PLANNING BOARD AND FILED WITH THE TOWN CLERK.
 - SIDEWALKS AND CURBS SHALL BE INSTALLED IN ACCORDANCE WITH HIGHWAY DEPARTMENT SPECIFICATIONS.
 - TEMPORARY SEDIMENT ENTRAPMENT AREAS SHALL BE PROVIDED AS SHOWN TO INTERCEPT AND CLARIFY SILT LAIDEN RUNOFF FROM THE SITE. THESE MAY BE EXCAVATED OR MAY BE CREATED UTILIZING EARTHEN BERMS, RIP-RAP OR CRUSHED STONE DAMS, HAY BALES, OR OTHER SUITABLE MATERIALS. DIVERSION SWALES, BERMS OR THE CHANNELIZATION SHALL BE CONSTRUCTED TO INSURE THAT ALL SILT LAIDEN WATERS ARE DIRECTED INTO THE ENTRAPMENT AREAS, WHICH SHALL NOT BE PERMITTED TO FILL IN, BUT SHALL BE CLEANED PERIODICALLY DURING THE COURSE OF CONSTRUCTION. THE COLLECTED SILT SHALL BE DEPOSITED IN AREAS SAFE FROM FURTHER EROSION.
 - ALL DISTURBED AREAS, EXCEPT ROADWAYS, WHICH WILL REMAIN UNFURNISHED FOR MORE THAN THIRTY (30) DAYS SHALL BE TEMPORARILY SEED WITH 1/2 LB. OF RYE GRASS OR MULCH WITH 100 LBS. OF STRAW OR HAY PER 1,000 SQUARE FEET. ROADWAYS SHALL BE STABILIZED AS RAPIDLY AS PRACTICABLE BY THE INSTALLATION OF THE BASE COURSE.
 - SILT THAT LEAVES THE SITE IN SPITE OF THE REQUIRED PRECAUTIONS SHALL BE COLLECTED AND REMOVED AS DIRECTED BY APPROPRIATE MUNICIPAL AUTHORITIES.
 - AT THE COMPLETION OF THE PROJECT ALL TEMPORARY SILTATION DEVICES SHALL BE REMOVED AND THE AFFECTED AREAS REGRADED, PLANTED, OR TREATED IN ACCORDANCE WITH THE APPROVED SITE PLANS.
 - PERMANENT VEGETATION COVER SPECIFICATIONS:
LAWN AREA — PER 1,000 S.F.
15 LBS. 10-6-4 50% SLOW RELEASE FERTILIZER
70 LBS. GRANULATE LIMESTONE
4 LBS. SEED MIXTURE
40% KENTUCKY BLUE
40% RED FESCUE
20% PERENNIAL RYEGRASS
 - THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239 L&M OF THE GENERAL MUNICIPAL LAW.
 - CERTIFICATE OF OCCUPANCY SHALL NOT BE REQUESTED FROM THE TOWN OF ORANGETOWN BUILDING DEPARTMENT UNTIL RESULTS OF INFILTRATION AND EXFILTRATION TESTS FOR SANITARY SEWERS ARE CERTIFIED BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER AND APPROVED BY THE DIRECTOR, DIVISION OF SEWERS.
 - AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF ANY WORK, INCLUDING THE INSTALLATION OF EROSION CONTROL DEVICES OR THE REMOVAL OF TREES AND VEGETATION, A PRECONSTRUCTION MEETING MUST BE HELD WITH THE TOWN OF ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING, SUPERINTENDENT OF HIGHWAYS AND THE OFFICE OF BUILDING, ZONING AND PLANNING ADMINISTRATION AND ENFORCEMENT. IT IS THE RESPONSIBILITY AND OBLIGATION OF THE PROPERTY OWNER TO ARRANGE SUCH A MEETING.

- NO CONSTRUCTION EQUIPMENT SHALL BE PARKED UNDER THE TREE CANOPY.
 - THERE WILL BE NO EXCAVATION OR STOCKPILING OF EARTH UNDERNEATH THE TREES.
 - TREES DESIGNATED TO BE PRESERVED SHALL BE MARKED CONSPICUOUSLY ON ALL SIDES AT A 5 TO 10 FOOT HEIGHT.
 - THE TREE PROTECTION ZONE FOR TREES DESIGNATED TO BE PRESERVED WILL BE ESTABLISHED BY ONE OF THE FOLLOWING METHODS:
ONE (1) FOOT RADIUS FROM TRUNK PER INCH DBH.
DRIPLINE OF THE TREE CANOPY. THE METHOD CHOSEN SHOULD BE BASED ON PROVIDING THE MAXIMUM PROTECTION ZONE POSSIBLE. A BARRIER OF SNOW FENCE OR EQUAL IS TO BE PLACED AND MAINTAINED ONE YARD BEYOND THE ESTABLISHED TREE PROTECTION ZONE. IF IT IS AGREED THAT THE TREE PROTECTION ZONE OF A SELECTED TREE MUST BE VIOLATED, ONE OF THE FOLLOWING METHODS MUST BE EMPLOYED TO MITIGATE THE IMPACT:
LIGHT TO HEAVY IMPACTS — MINIMUM OF EIGHT INCHES OF WOOD CHIPS INSTALLED IN THE AREA TO BE PROTECTED. CHIPS SHALL BE REMOVED UPON COMPLETION OF WORK.
LIGHT IMPACTS ONLY — INSTALLATION OF 3/4 INCH OF PLYWOOD OR BOARDS, OR EQUAL OVER THE AREA TO BE PROTECTED.
THE BUILDER OR ITS AGENT MAY NOT CHANGE GRADE WITHIN THE TREE PROTECTION ZONE OF A PRESERVED TREE UNLESS SUCH GRADE CHANGES HAS RECEIVED FINAL APPROVAL FROM THE PLANNING BOARD. IF THE GRADE LEVEL IS TO BE CHANGED MORE THAN SIX (6) INCHES, TREES DESIGNATED TO BE PRESERVED SHALL BE WELLED AND/OR PRESERVED IN A RAISED BED, WITH THE TREE WELL A RADIUS OF THREE (3) FEET LARGER THAN THE TREE CANOPY.
23. ADDITIONAL CERTIFICATION, BY AN APPROPRIATE LICENSED OR CERTIFIED DESIGN PROFESSIONAL SHALL BE REQUIRED FOR ALL MATTERS BEFORE THE PLANNING BOARD INDICATING THAT THE DRAWINGS AND PROJECT ARE IN COMPLIANCE WITH THE STORMWATER MANAGEMENT PHASE II REGULATIONS.
24. PRIOR TO THE COMMENCEMENT OF ANY SITE WORK, INCLUDING THE REMOVAL OF TREES, THE APPLICANT SHALL INSTALL THE SOIL EROSION AND SEDIMENTATION CONTROL AS REQUIRED BY THE PLANNING BOARD. PRIOR TO THE AUTHORIZATION TO PROCEED WITH ANY PHASE OF THE SITE WORK, THE TOWN OF ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING (DEME) SHALL INSPECT THE INSTALLATION OF ALL REQUIRED SOIL EROSION AND SEDIMENTATION CONTROL MEASURES. THE APPLICANT SHALL CONTACT DEME AT LEAST 48 HOURS IN ADVANCE FOR AN INSPECTION.

LOT AREA CALCULATION:

GROSS AREA	- 50% OF 25%+ SLOPE	NET AREA
22,790 SQ.FT.	6,300 SQ.FT.	16,490 SQ.FT.

OWNER & APPLICANT
EDUARD MANDELL
26 SHADYSIDE AVE.
NYACK, NY 10960

SLOPE LEGEND:
SLOPE = 25%+



TREE LEGEND

- DENOTES TREE TO REMAIN
- ✕ DENOTES TREE TO BE REMOVED
- ⊙ DENOTES TREE PROTECTION

TAX MAP REFERENCE
TOWN OF ORANGETOWN
SECTION 71.05, BLOCK 1, LOT 8

LOT AREA:
22,790 SQ.FT. (GROSS)
(NET)

SUBDIVISION REFERENCE:
SUBDIVISION ENTITLED "MARK VANDERBILT" FILED IN ROCKLAND COUNTY CLERK'S OFFICE ON FEBRUARY 20, 1973, BOOK 85, PAGE 26, MAP NO. 4373.

REVISION	DATE	DESCRIPTION
4	2-10-20	RESUBMISSION
3	8-29-19	ADD PROPOSED FINISHED GRADES
2	7-18-19	REVISED SUBMISSION
1	6-16-17	REV. BULK TABLE FOR ZBA SUBMISSION

AN&Z
ATZL, NASHER & ZIGLER P.C.
ENGINEERS-SURVEYORS-PLANNERS
232 North Main Street
New City, New York 10956
Tel: (845) 634-4694
Fax: (845) 634-5543
E-mail: info@anzny.com
Web: www.ANZNY.com

PROJECT:
MANDELL RESIDENCE
TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK

TITLE:
SITE DEVELOPMENT PLAN

DRAWN BY: LF	CHECKED BY: JRA
DATE: APRIL 17, 2017	SCALE: 1 IN. = 20 FT.
PROJECT NO:	DRAWING NO:
4326	2

- NOTES:**
- NO CONSTRUCTION EQUIPMENT SHALL BE PARKED UNDER THE TREE CANOPY.
 - THERE WILL BE NO EXCAVATION OR STOCKPILING OF EARTH UNDERNEATH THE TREES.
 - TREES TO BE PRESERVED SHALL BE MARKED CONSPICUOUSLY ON ALL SIDES.
 - TREES TO BE SAVED ARE TO BE PROTECTED WITH A 4 FOOT HIGH ORANGE SNOW FENCE PLACED AT THE DRIPLINE OR AT 80% CRITICAL ROOT MASS WHICHEVER IS GREATER.
 - NO EARTH FILLS GREATER THAN 6" IN DEPTH WILL BE MADE BENEATH TREES TO BE PRESERVED.
 - IN FILL AREAS, TREES WILL BE PRESERVED IN TREE WELLS OR THROUGH THE USE OF RETAINING WALLS PLACED AT THE DRIPLINE OR AT 80% CRITICAL ROOT MASS WHICHEVER IS GREATER.
 - IN CUT AREAS, TREES WILL BE PRESERVED WITH RETAINING WALLS AT THE DRIPLINE OR AT 80% CRITICAL ROOT MASS WHICHEVER IS GREATER.

BULK REQUIREMENTS:

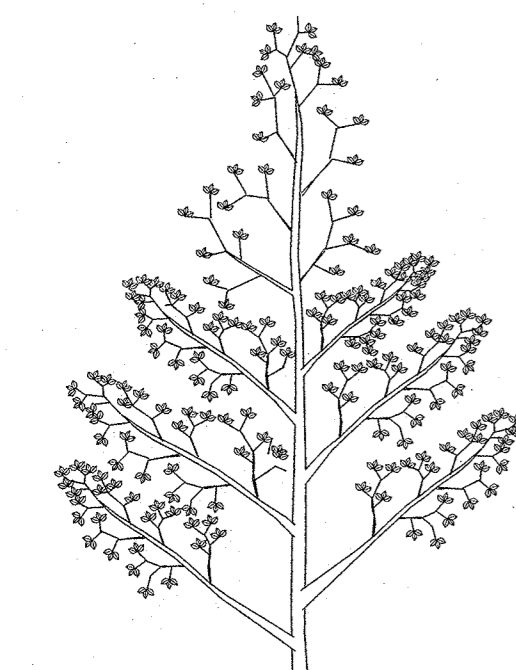
ZONE R-22	USE GROUP "I"	REQUIRED	EXISTING	PROPOSED
		0.20	0.15	0.18
	MAXIMUM FLOOR AREA RATIO			
	MINIMUM LOT AREA	22,500 SQ.FT.	22,790 SQ.FT. G 16,490 SQ.FT. N*	22,790 SQ.FT. G 16,490 SQ.FT. N*
	MINIMUM LOT WIDTH	125 FT.	166 FT.	166 FT.
	MINIMUM STREET FRONTAGE	75 FT.	168 FT.	168 FT.
	MINIMUM FRONT YARD	40 FT.	31.1 FT.*	29 FT. DWELLING, 35 FT. GARAGE**
	MINIMUM SIDE YARD	25 FT.	23.8 FT.*	22 FT. **
	MINIMUM TOTAL SIDE YARD	60 FT.	119.1 FT.	63 FT.
	MINIMUM REAR YARD	45 FT.	61.8 FT.	70 FT. GARAGE
	MAXIMUM BUILDING HEIGHT	9 IN./FT. FROM DESIGNATED STREET LINE	21 FT.	29 FT. **

* EXISTING NON-COMFORMING
** VARIANCE REQUIRED FROM ZONING BOARD OF APPEALS

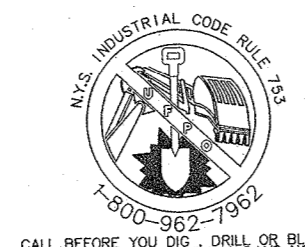
LEGEND

- 362 --- EXISTING 2' CONTOUR
- 360 --- EXISTING 10' CONTOUR
- CBG EXISTING CATCH BASIN GRATE
- + 360.0 EXISTING SPOT ELEVATION
- ⊙ UP EXISTING UTILITY POLE
- — — EXISTING WOOD FENCE
- — — EXISTING RAILROAD TIE RETAINING WALL

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S EMBOSSED SEAL IS A VIOLATION OF SECTION 7209, SUBSECTION 2, OF THE NEW YORK STATE EDUCATION LAW. "ONLY COPIES FROM THE ORIGINAL TRACKING OF THIS SURVEY MAP MARKED WITH THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES."
CERTIFICATION INDICATED HERE ON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE DELAWARE - HUDSON LAND SURVEYORS ASSOCIATION. SAID CERTIFICATIONS SHALL RUN ONLY TO THOSE NAMED DATE AND DESCRIBE THE FULL EXTENT OF THE ALTERATION INDIVIDUALS OR INSTITUTIONS FOR WHOM THE SURVEY WAS PREPARED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INDIVIDUALS OR INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS OR SUBSEQUENT OWNERS.



UNDISTURBED AREA
CONSTRUCTION & GRADING AREA
4 FT HIGH ORANGE SNOW FENCE AT 80% CRITICAL ROOT MASS OR AT DRIPLINE WHICHEVER IS GREATER



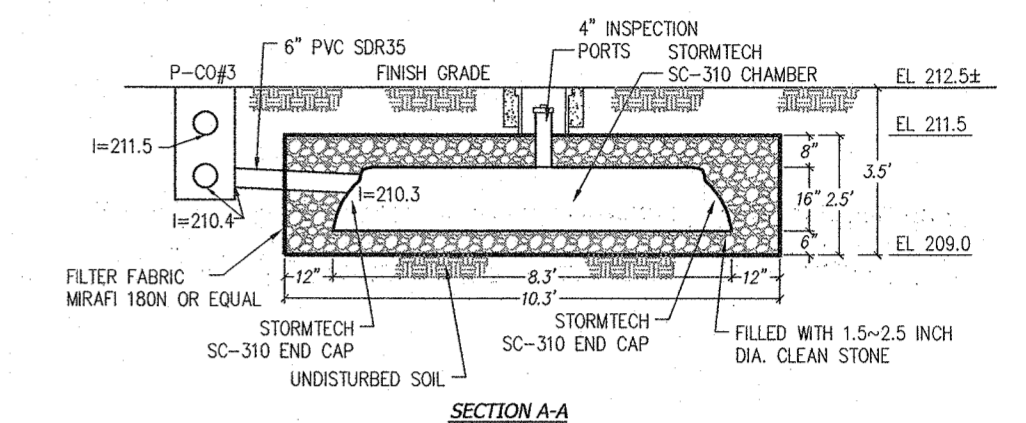
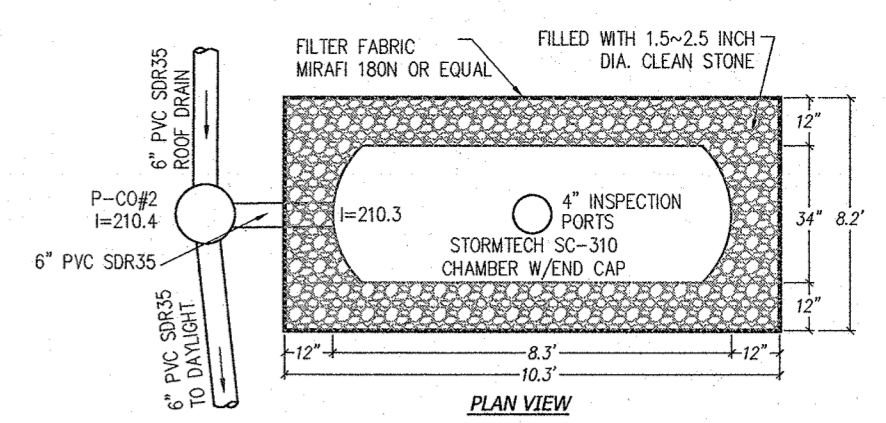
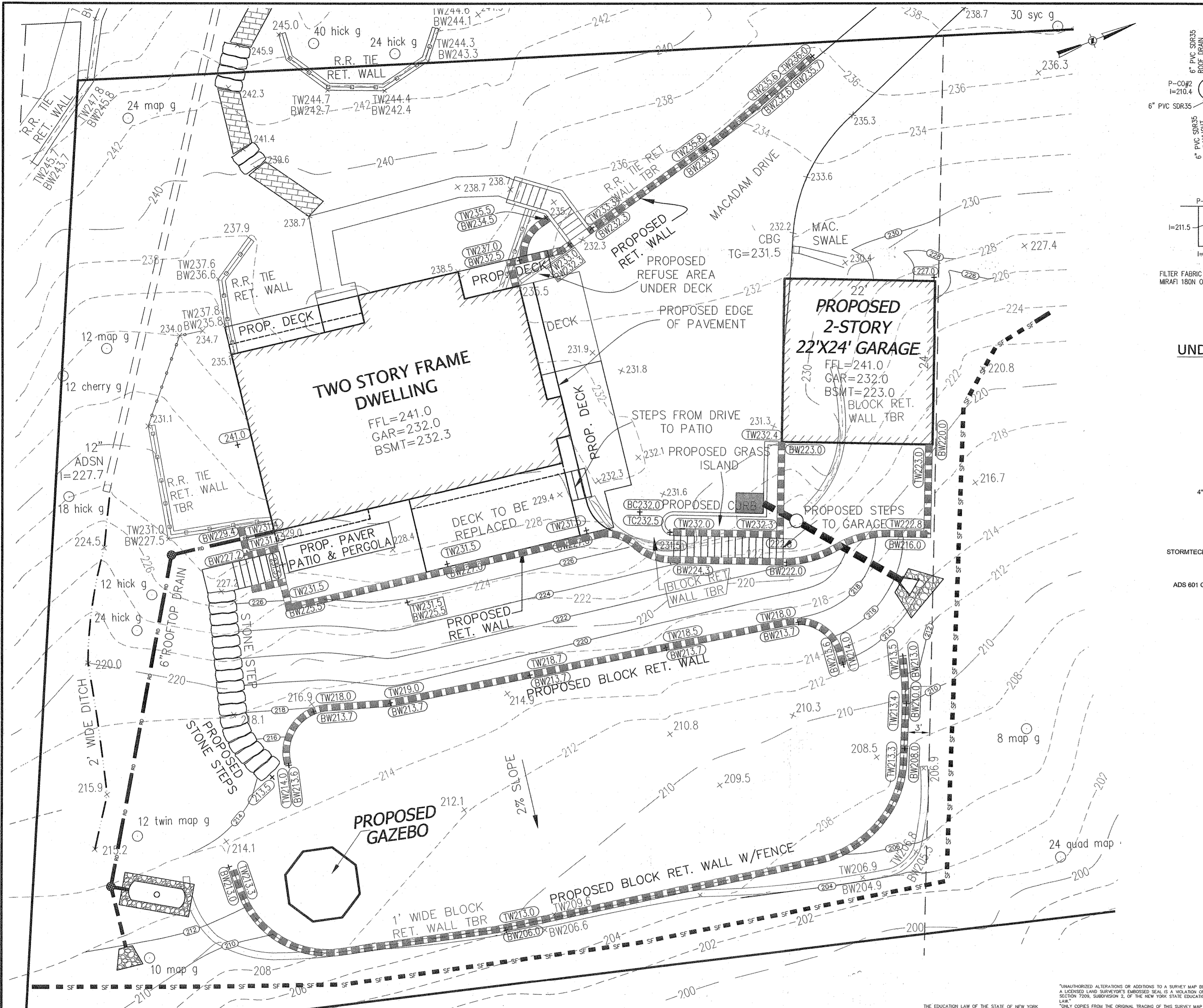
CALL BEFORE YOU DIG. DRILL OR BLAST NO LESS THAN TWO WEEKS IN ADVANCE. IT'S THE LAW!
UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL CALL THE LOCAL UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION TO HAVE ALL UNDERGROUND UTILITIES MARKED IN THE FIELD PRIOR TO ANY CLEARING OR ANY CONSTRUCTION. THE CONTRACTOR SHALL ALSO VERIFY THE LOCATION, SIZE, AND INVERT OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. ANY UTILITY FOR WHICH NO EVIDENCE CAN BE SEEN ON THE SURFACE OF THE LANDS MAY NOT BE SHOWN ON THIS DRAWING.

OWNER OR REPRESENTATIVES APPROVAL FOR FILING

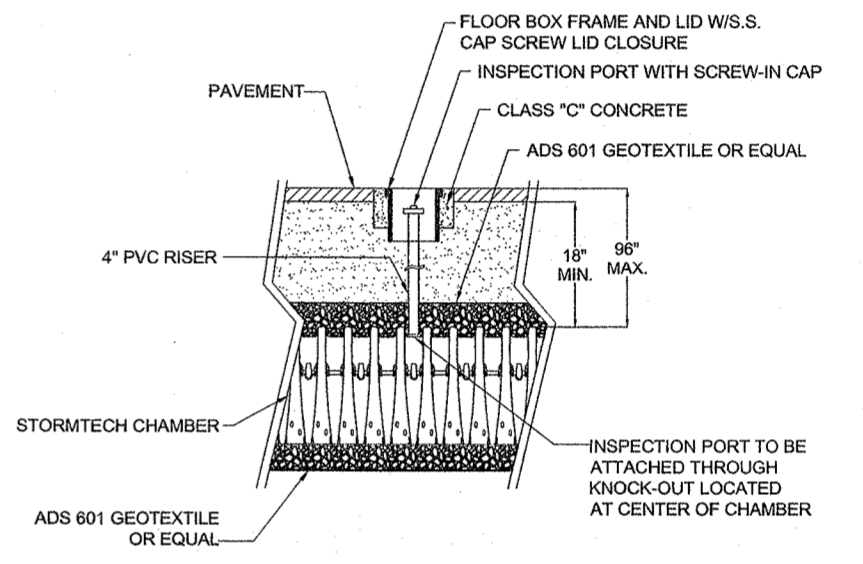
OWNER OR REPRESENTATIVE
DATE

STATE OF NEW YORK
RYAN A. NASHER, P.E.
N.Y.S. P.E. LIC. NO. 89066
STATE OF NEW YORK
JOHN R. ATZL
N.Y.S. E.I.T. LIC. NO. 50228

A TREE PROTECTION PROGRAM WILL BE IMPLEMENTED IN ORDER TO PROTECT AND PRESERVE BOTH INDIVIDUAL SPECIMEN TREES AND BUFFER AREAS WITH MANY TREES. STEPS WHICH WILL BE TAKEN TO PRESERVE AND PROTECT EXISTING TREES, ARE AS FOLLOWS:
TREE PROTECTION DETAIL
N.T.S.

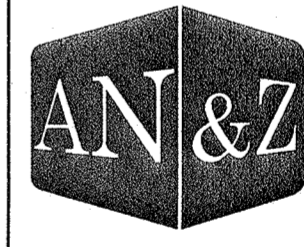


UNDERGROUND CHAMBER STORAGE DETAIL
SCALE: 1"=4'



INSPECTION PORT DETAIL
NTS

REVISION	DATE	DESCRIPTION
4	2-10-20	RESUBMISSION
3	8-29-19	ADD PROPOSED FINISHED GRADES
2	7-18-19	REVISED SUBMISSION
1	6-16-17	REV. BULK TABLE FOR ZBA SUBMISSION



ATZL, NASHER & ZIGLER P.C.
ENGINEERS-SURVEYORS-PLANNERS
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New City, New York 10956
Tel: (845) 634-4694
Fax: (845) 634-5543
E-mail: info@anzny.com
Web: www.ANZNY.com

PROJECT:
MANDELL RESIDENCE

TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK

TITLE:
**PROPOSED
RETAINING WALL PLAN**

DRAWN BY: LF	CHECKED BY: JRA
DATE: APRIL 17, 2017	SCALE: 1 IN. = 10 FT.
PROJECT NO: 4326	DRAWING NO: 3

- NOTE:**
- PERCOLATION TEST SHALL BE PERFORMED AT EL. 209.0 PRIOR TO THE INSTALLATION OF THE PROPOSED UNDERGROUND STORAGE SYSTEM. MINIMUM ACCEPTABLE PERCOLATION RATE IS 6 IN./HR.
 - DEEP TEST HOLE SHALL BE PERFORMED TO A DEPTH OF EL. 206.0 PRIOR TO THE INSTALLATION OF THE PROPOSED UNDERGROUND STORAGE SYSTEM. MAXIMUM ACCEPTABLE GROUND WATER ELEVATION IS 206.0.

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THE EDUCATION LAW OF THE STATE OF NEW YORK PROHIBITS ANY PERSON ALTERING ANYTHING ON THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS, UNLESS IT IS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, WHOSE ALTERATIONS ARE MADE, THE PROFESSIONAL ENGINEER MUST SIGN, SEAL, DATE AND DESCRIBE THE FULL EXTENT OF THE ALTERATION ON THE DRAWINGS AND/OR IN THE SPECIFICATIONS. (NYS EDUCATION LAW SECTION 2209-2)

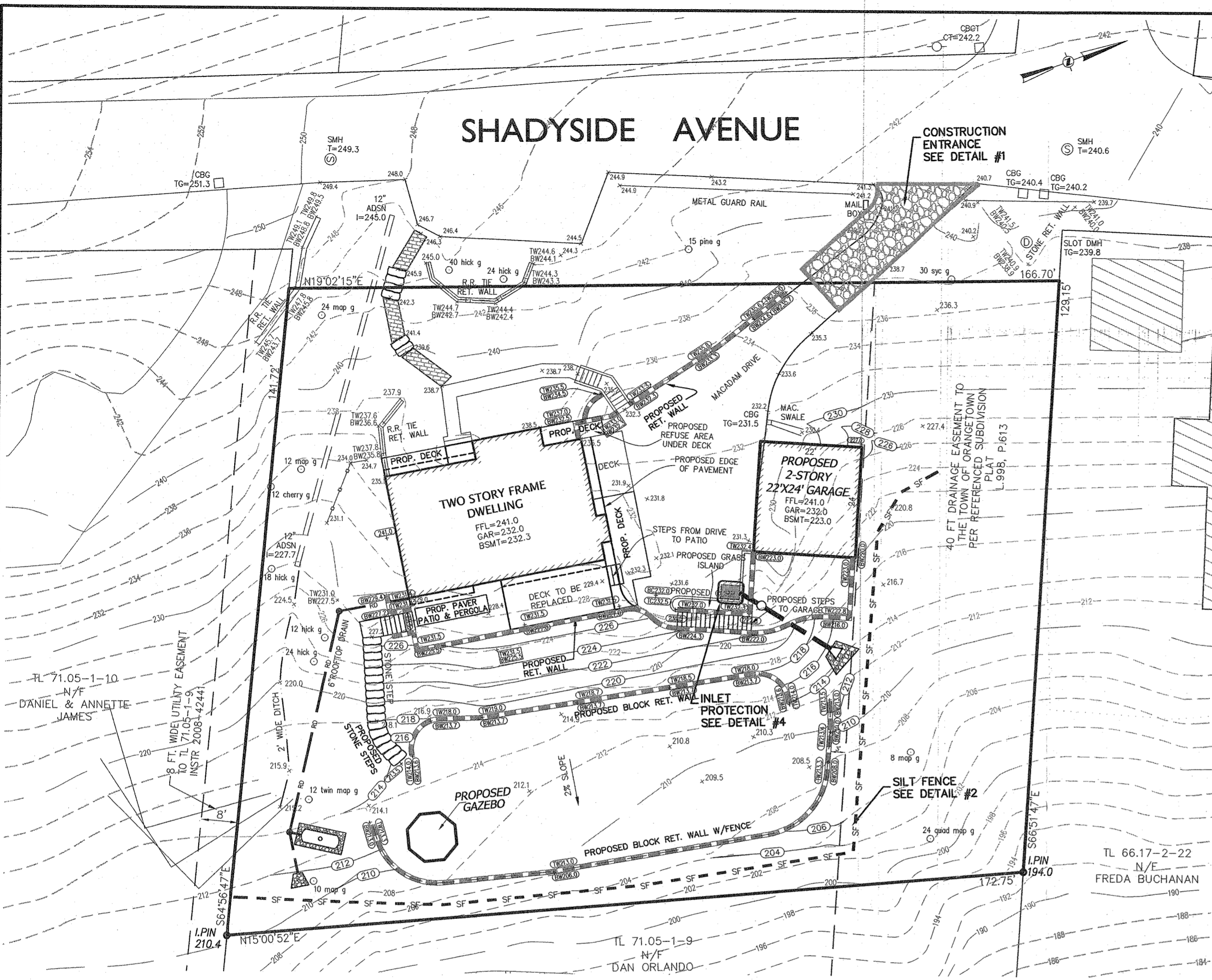
ONLY COPIES FROM THE ORIGINAL TRACING OF THE SURVEY MAP MARKED WITH THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

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STATE OF NEW YORK
RYAN A. NASHER
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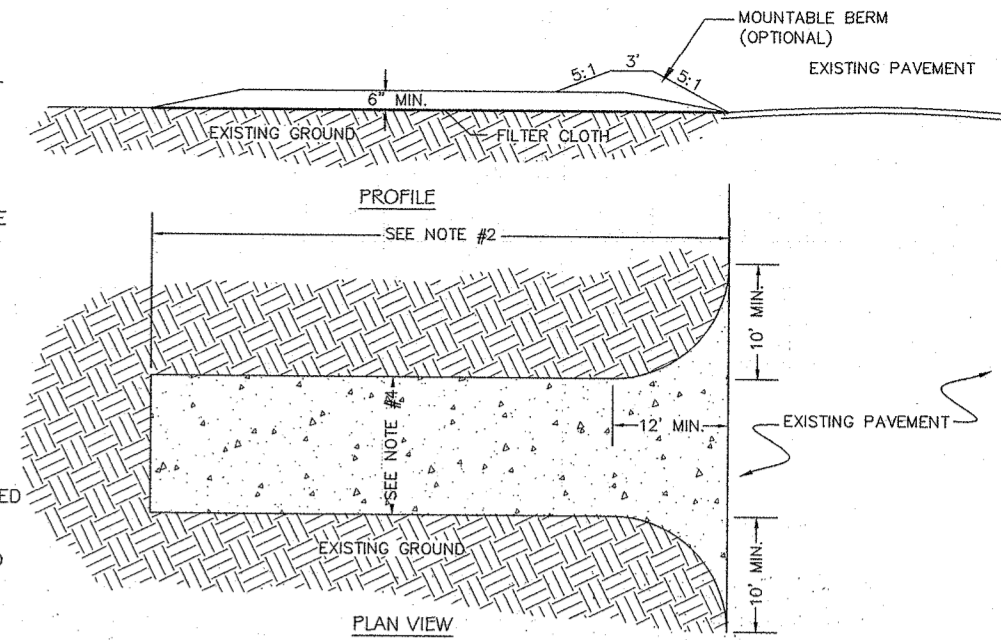
STATE OF NEW YORK
JOHN R. ATZL
N.Y.S. P.L.S. LIC. NO. 50228

SHADYSIDE AVENUE



SPECIFICATIONS FOR CONSTRUCTION ENTRANCE

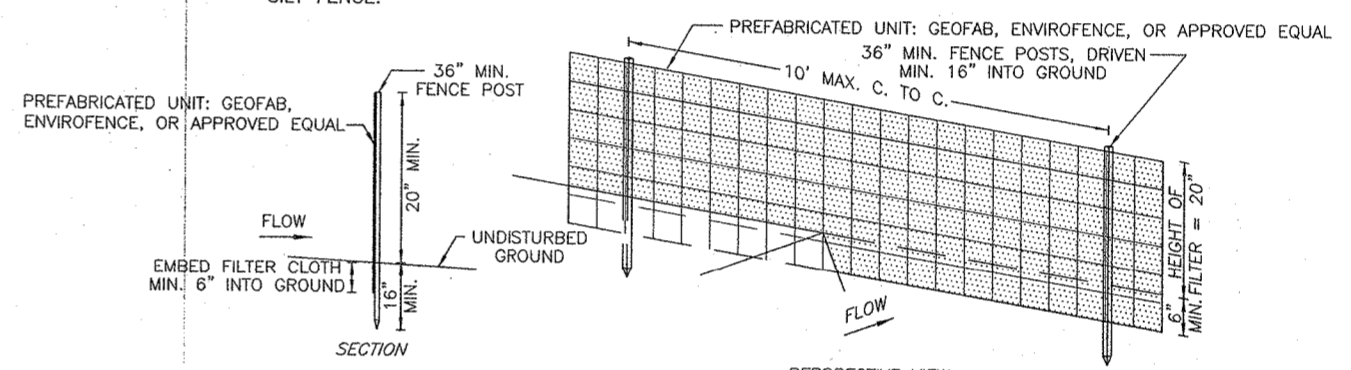
- STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH - NOT LESS THAN 50 FT. (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FT. MINIMUM LENGTH WOULD APPLY).
- THICKNESS - NOT LESS THAN 6 IN.
- WIDTH - 12 FT. MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS AND EGRESS OCCUR. 24 FT. IF SINGLE ENTRANCE TO SITE.
- FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO THE PLACEMENT OF STONE.
- SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAYS MUST BE REMOVED IMMEDIATELY.
- WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS TO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



DETAIL #1 CONSTRUCTION ENTRANCE
N.T.S.

CONSTRUCTION NOTES FOR PRE FABRICATED SILT FENCE

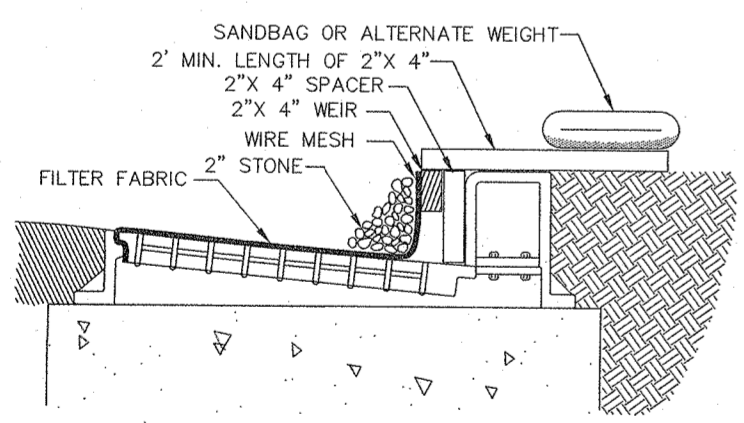
- PREFABRICATED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
 - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN 'BULGES' DEVELOP IN THE SILT FENCE.



DETAIL #2 SILT FENCE
N.T.S.

SPECIFICATIONS FOR CURB INLET PROTECTION

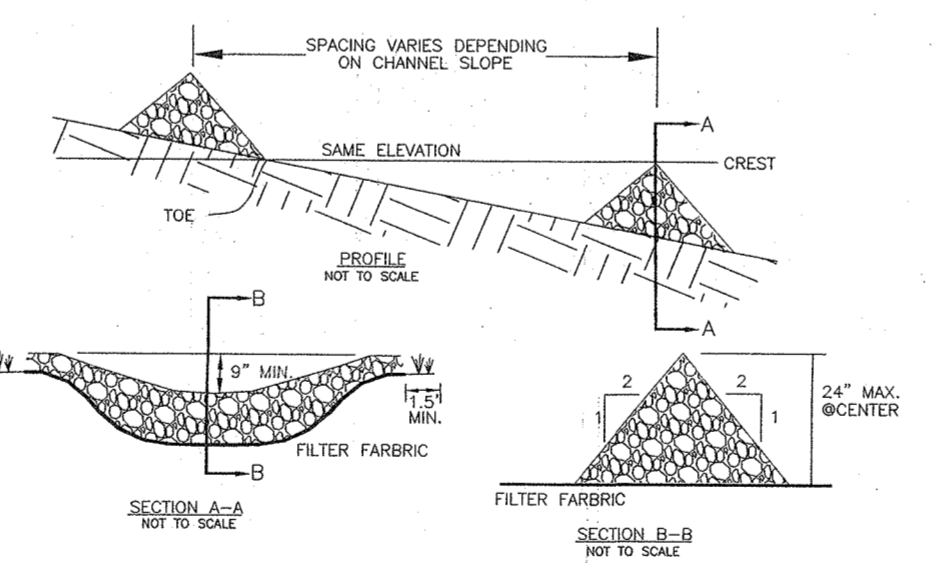
- FILTER FABRIC SHALL HAVE AN EOS OF 40-85.
- WOODEN FRAME SHALL BE CONSTRUCTED OF 2" X 4" CONSTRUCTION GRADE LUMBER.
- WIRE MESH ACROSS THROAT SHALL BE A CONTINUOUS PIECE 30" MINIMUM WIDTH WITH A LENGTH 4 FT. LONGER THAN THE THROAT. IT SHALL BE SHAPED AND SECURELY NAILED TO A 2" X 4" WEIR.
- THE WEIR SHALL BE SECURELY NAILED TO 2" X 4" SPACERS 9" LONG SPACED NO MORE THAN 6 FT. APART.
- THE ASSEMBLY SHALL BE PLACED AGAINST THE INLET AND SECURED BY 2" X 4" ANCHORS 2 FT. LONG EXTENDING ACROSS THE TOP OF THE INLET AND HELD IN PLACE BY SANDBAGS OR ALTERNATE WEIGHTS.



CURB INLET PROTECTION DETAIL #4
N.T.S.

SPECIFICATIONS FOR CHECK DAM

- STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN IN THE PLAN.
- SET SPACING OF CHECK DAMS TO ASSUME THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
- EXTEND STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND DAM.
- PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
- ENSURE THAT CHANNEL APPURTENANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONE.



DETAIL #3 CHECK DAM
N.T.S.

LEGEND

- 362 --- EXISTING 2' CONTOUR
- 360 --- EXISTING 10' CONTOUR
- CBG EXISTING CATCH BASIN GRATE
- + 360.0 EXISTING SPOT ELEVATION
- UP EXISTING UTILITY POLE
- EXISTING WOOD FENCE
- EXISTING RAILROAD TIE RETAINING WALL

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STATE OF NEW YORK
RYAN A. NASHER
N.Y.S. P.E. LIC. NO. 89066

STATE OF NEW YORK
JOHN R. ATZL
N.Y.S. P.L.S. LIC. NO. 50228

REVISION	DATE	DESCRIPTION
4	2-10-20	RESUBMISSION
3	8-29-19	ADD PROPOSED FINISHED GRADES
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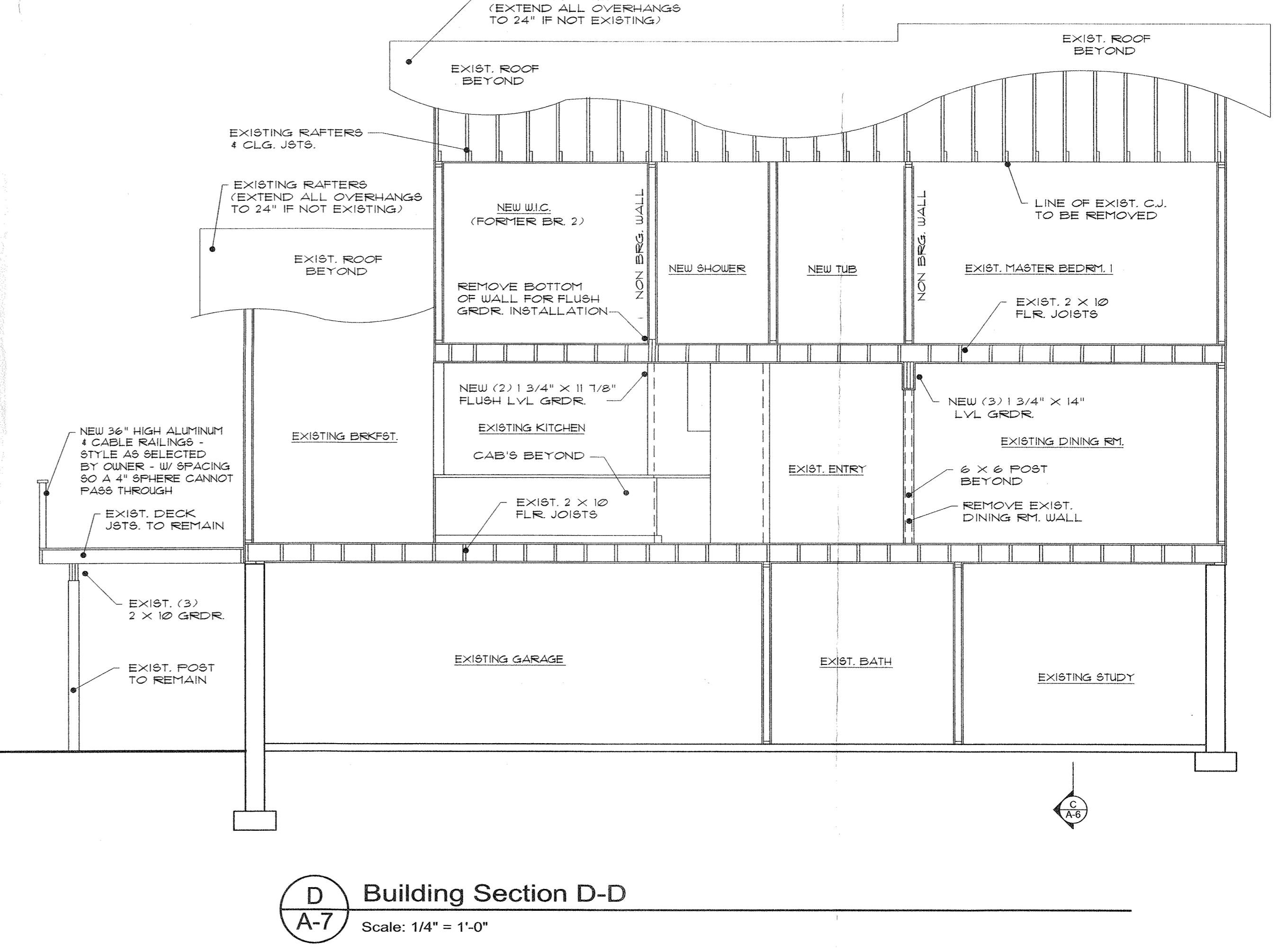
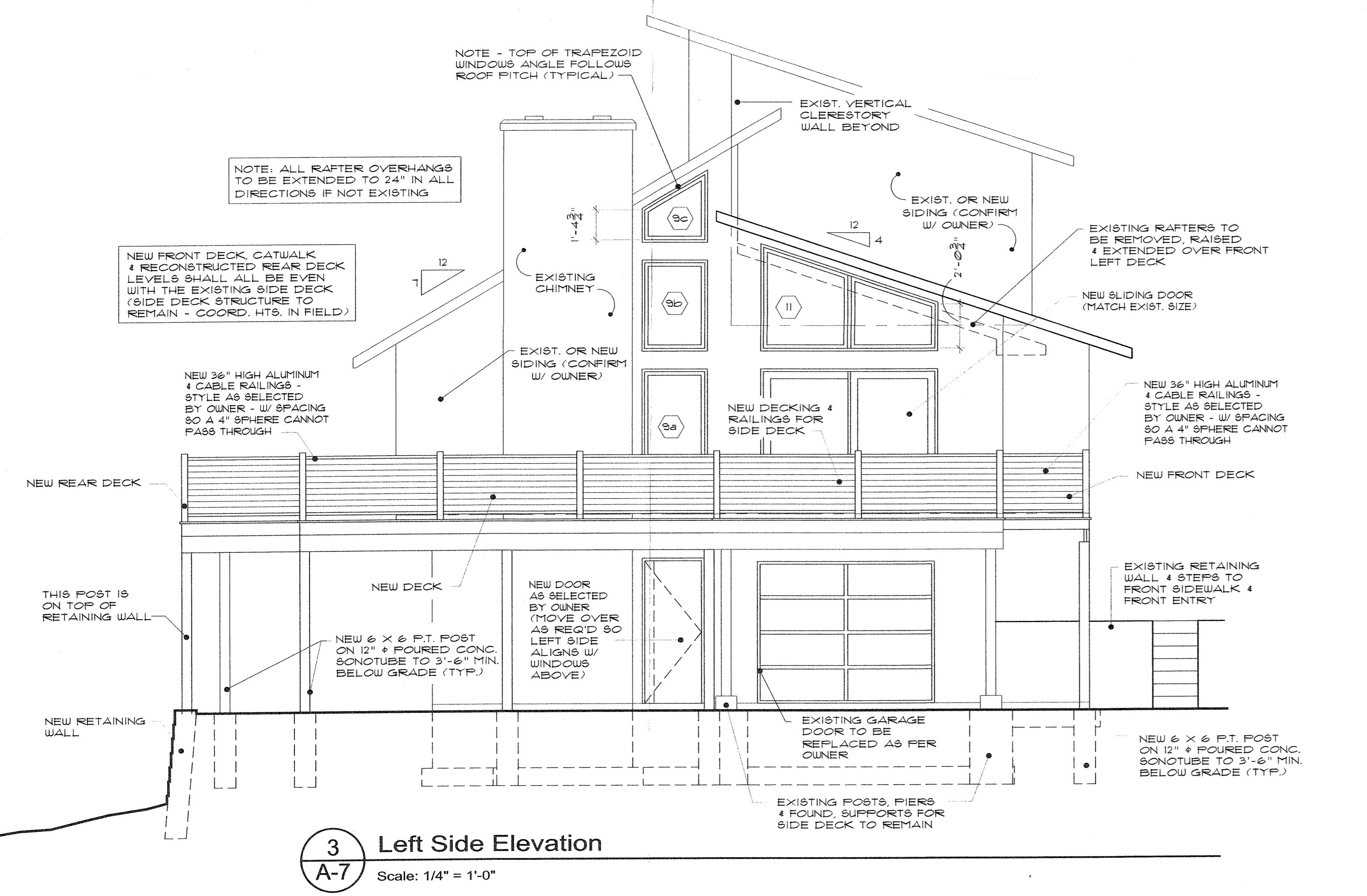
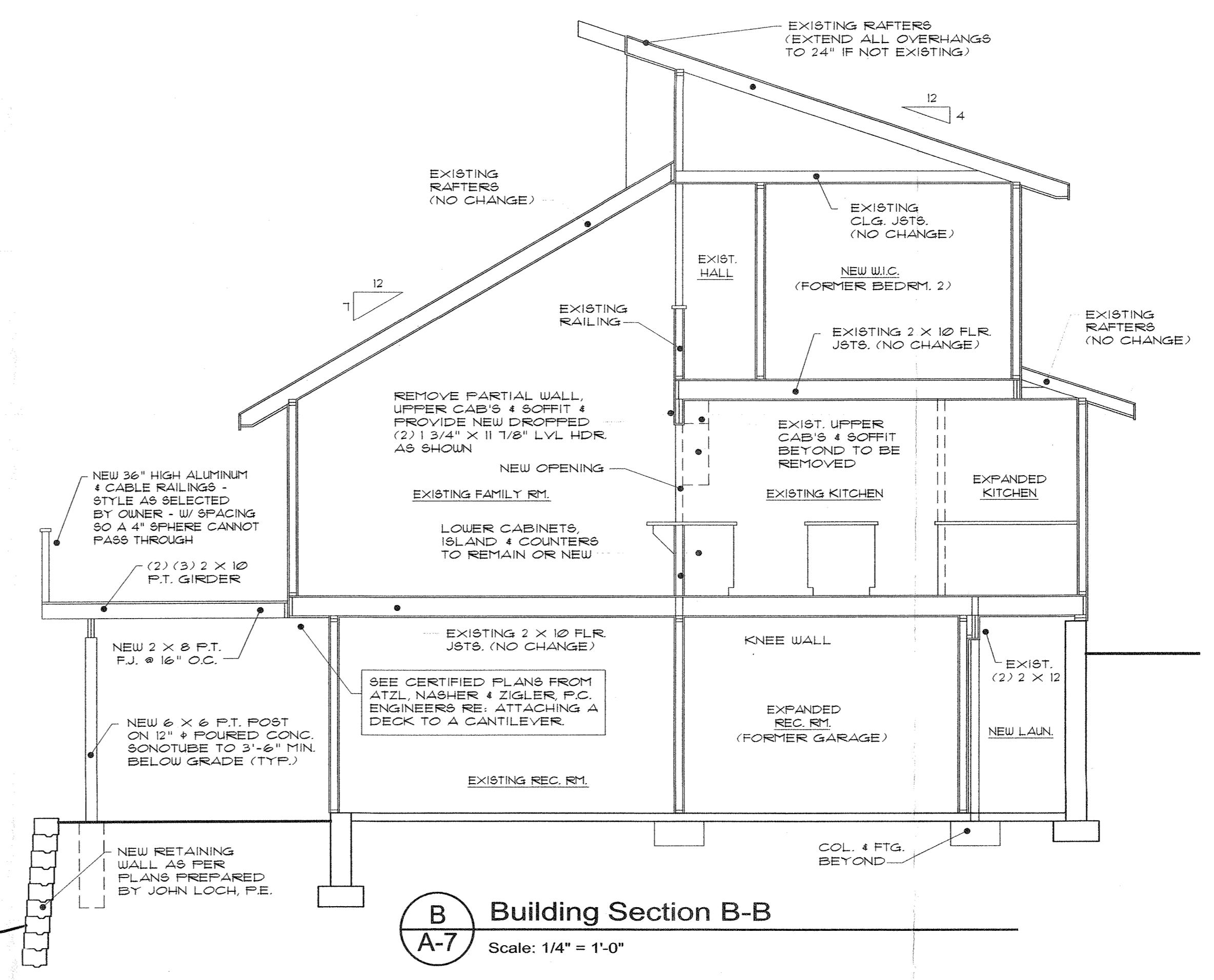
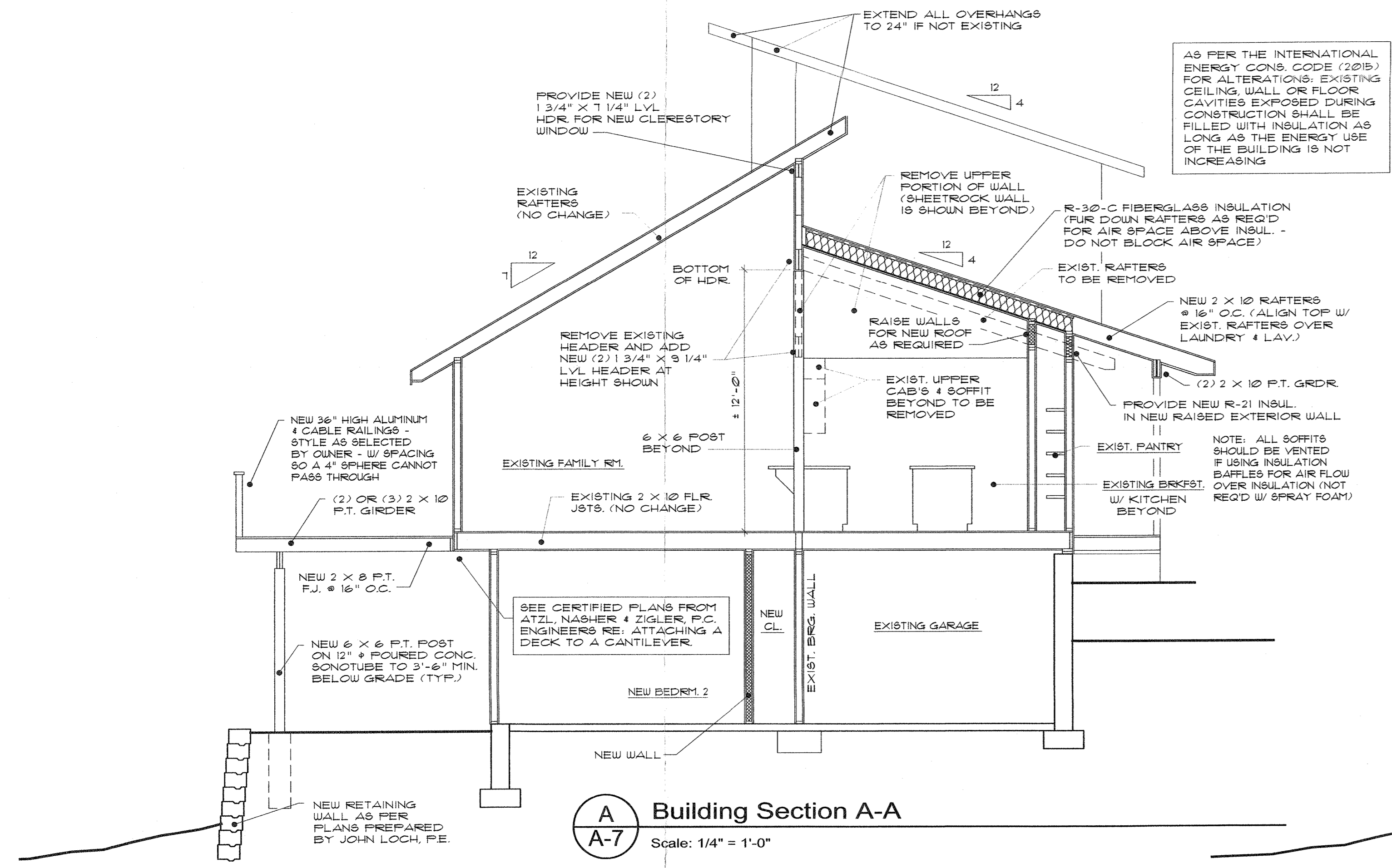
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Web: www.ANZNY.com

PROJECT:
MANDELL RESIDENCE

TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK

TITLE:
EROSION AND SEDIMENT CONTROL PLAN

DRAWN BY: LF	CHECKED BY: JRA
DATE: APRIL 17, 2017	SCALE: 1 IN. = 20 FT.
PROJECT NO:	DRAWING NO:
4326	4



ENERGY NOTE:
ENERGY PERFORMANCE IS BY THE PRESCRIBING METHOD, MEETING R-VALUES AND U-FACTORS AS LISTED IN TABLE 402.1.2 OF THE 2015 INTERNATIONAL ENERGY CONSERVATION CONSTRUCTION CODE.

BUILDING INSPECTOR NOTE:
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architect
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Middletown, N.Y. 10940
Phone (845) 956-2210
Fax (845) 956-2214

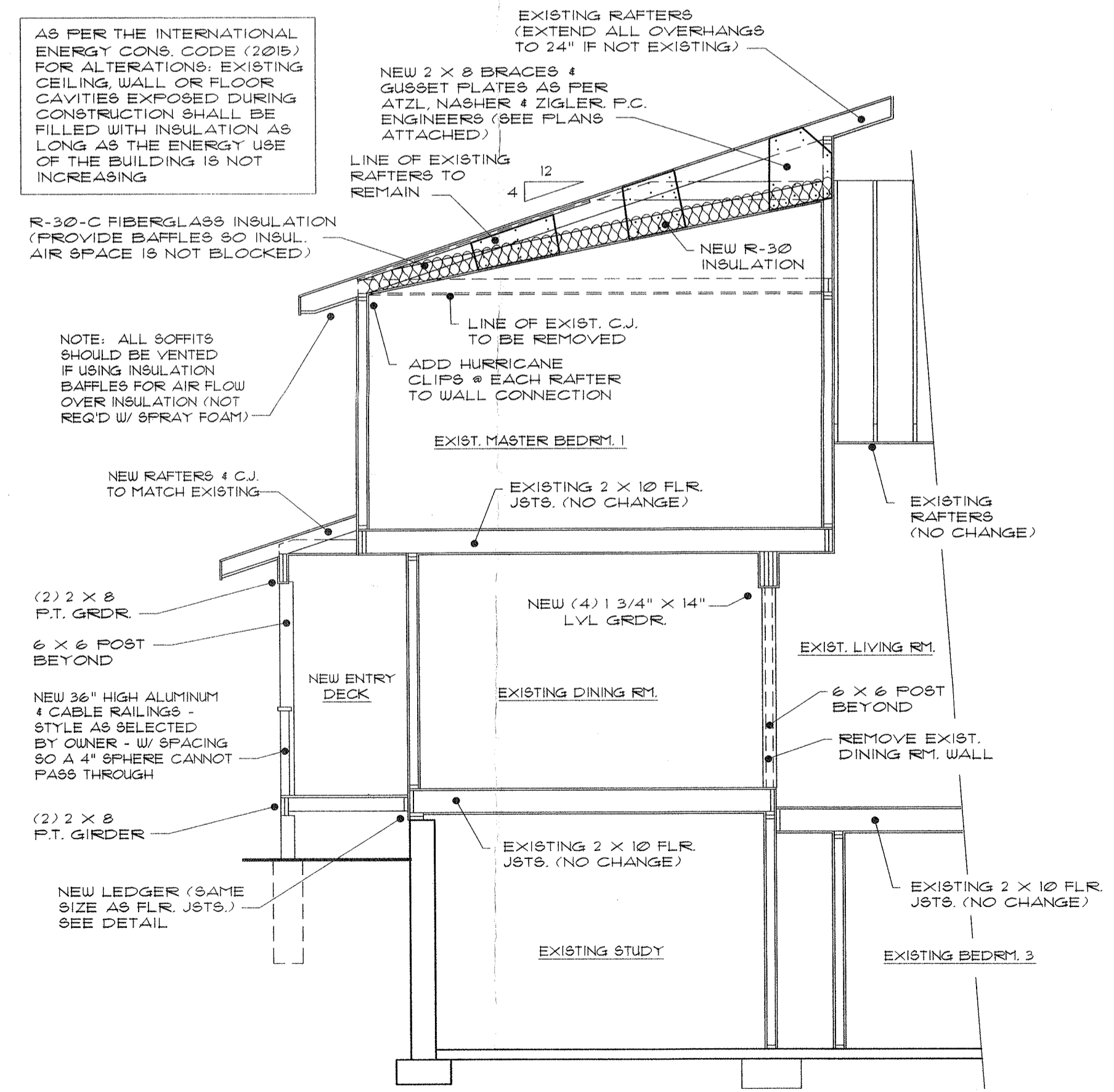
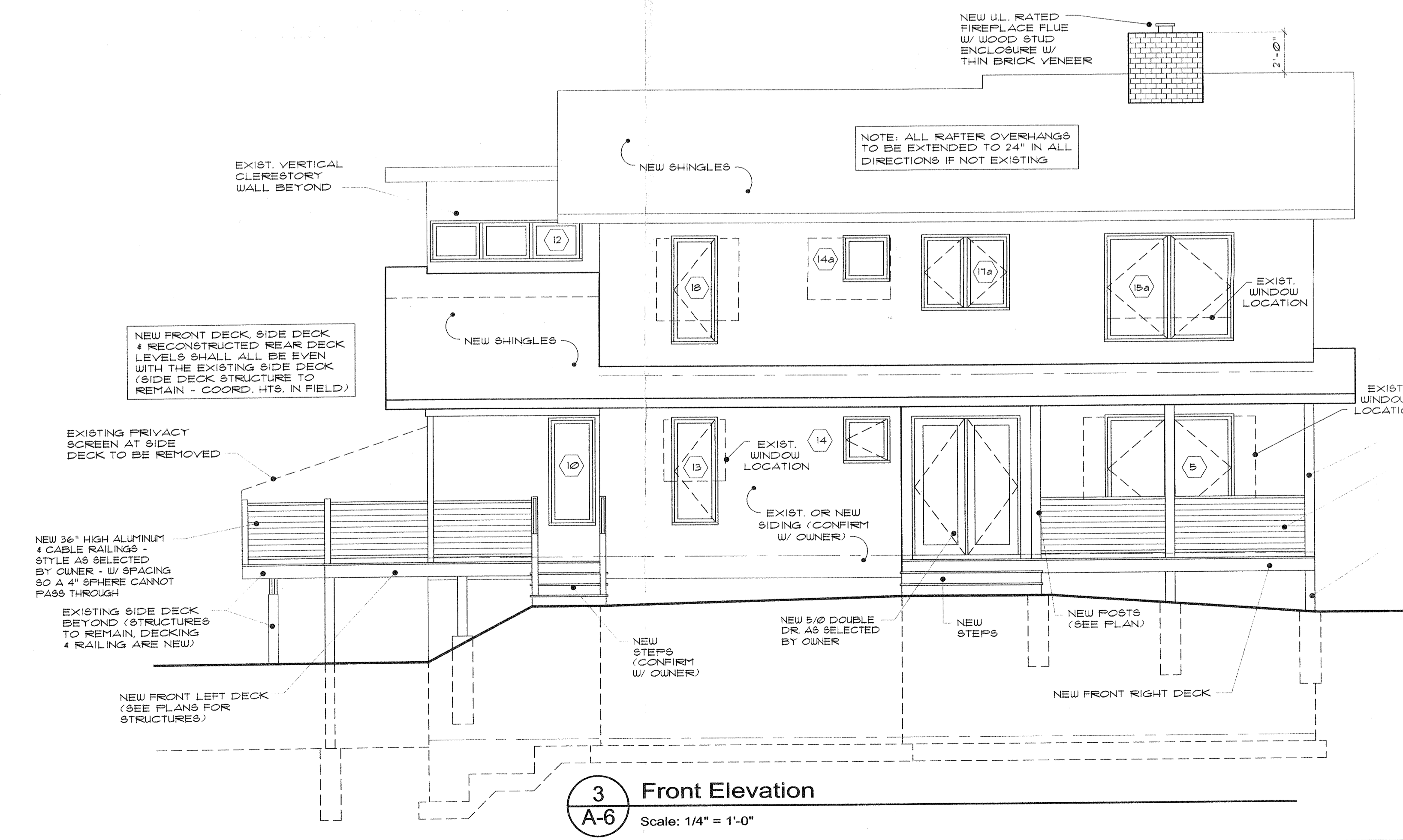
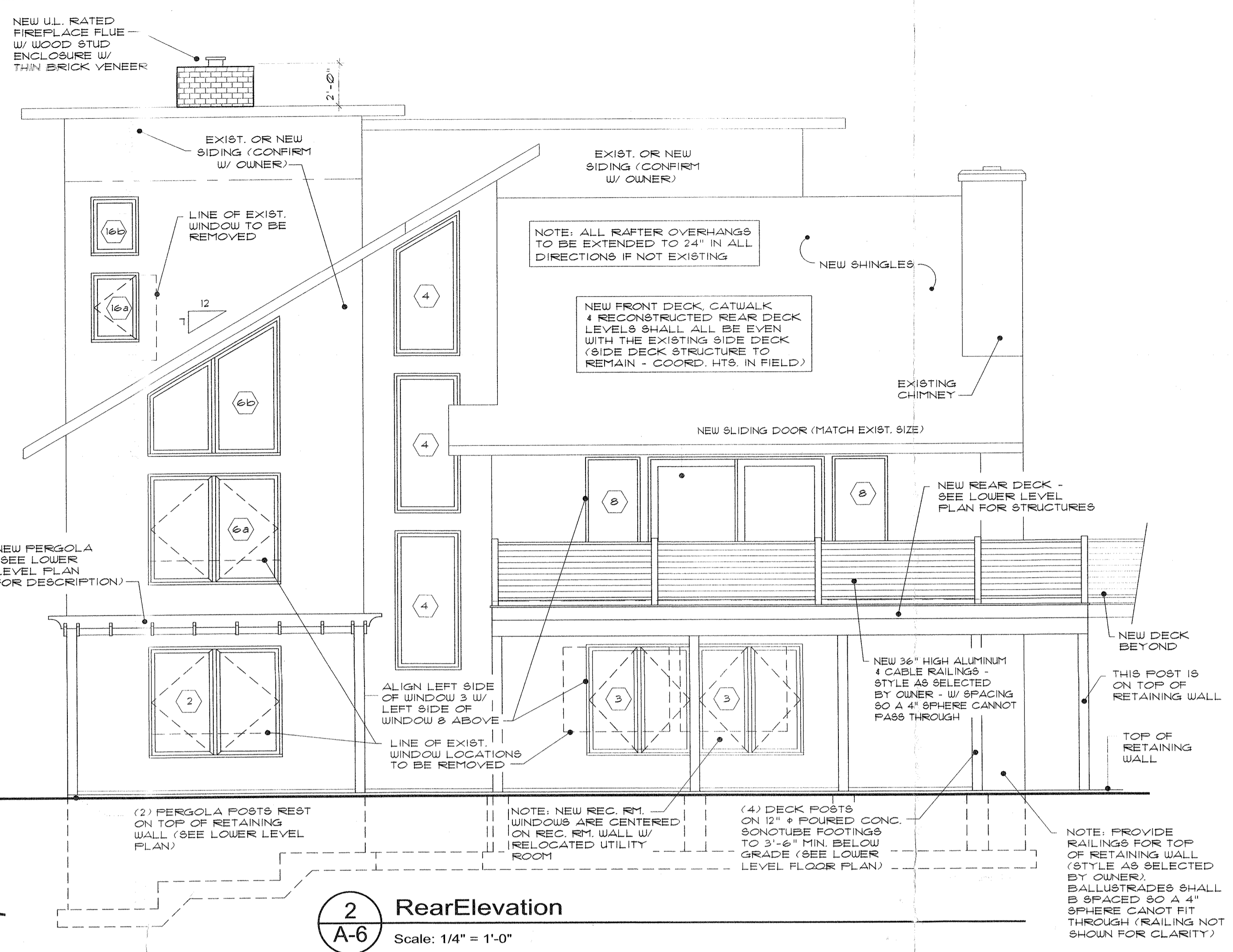
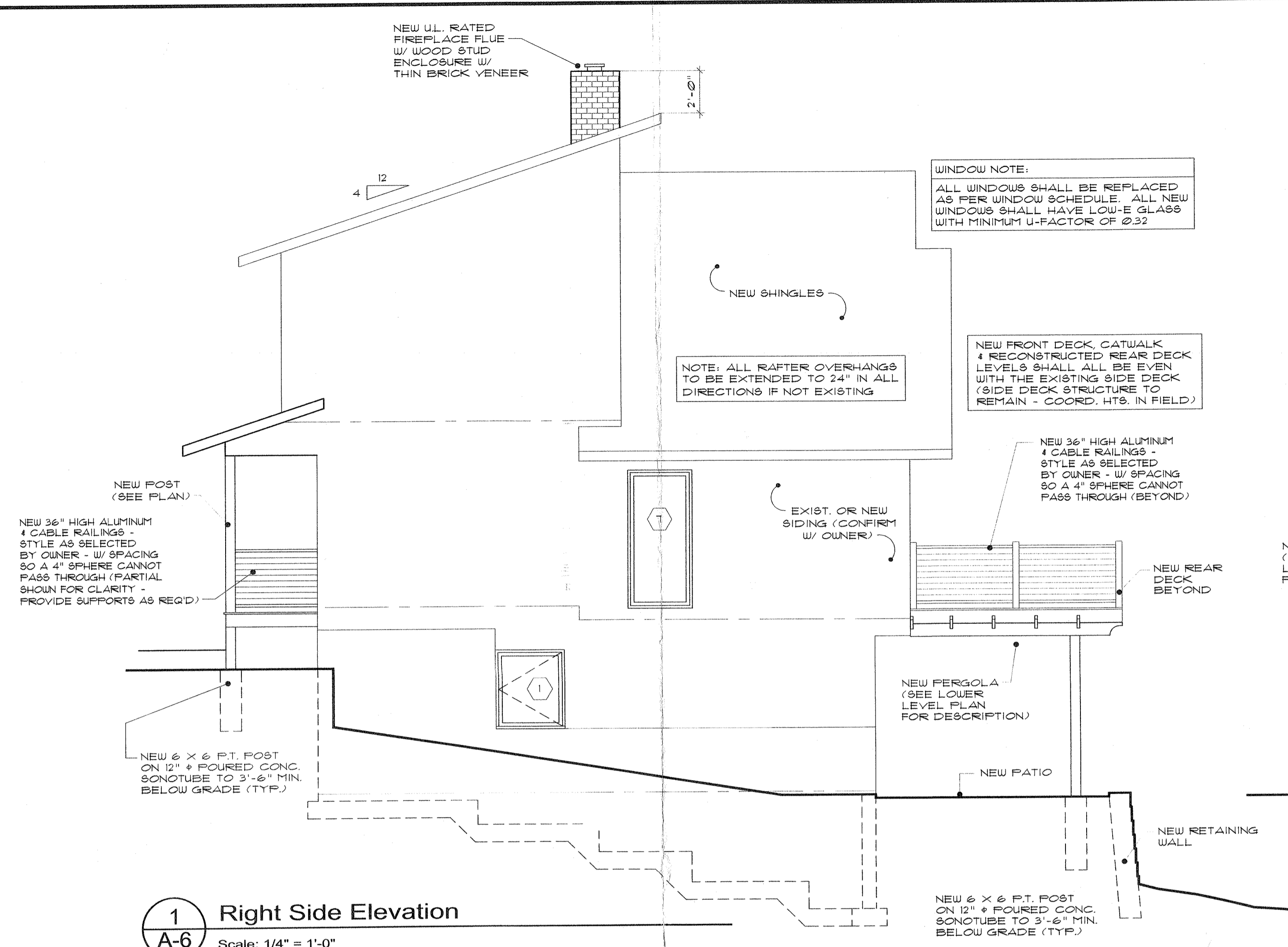
BUILDER / HOMEOWNER:
MANDELL RESIDENCE

JOB TITLE:
PERGOLA & DECK ADDITIONS, NEW RETAINING WALL, INTERIOR RENOVATIONS & WINDOW REPLACEMENT

JOB LOCATION:
26 SHADYSIDE AVE.
T/O ORANGETOWN,
NYACK, NEW YORK

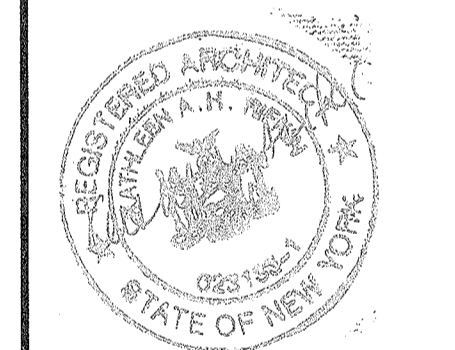
JOB NO: 10-246
DATE: JULY, 2018
SCALE: NOTED
DWN BY: KR

SHEET NO:
A-7
OF 1
REVISED JULY, 2018



ENERGY NOTE:
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Fax (845) 956-2214

BUILDER / HOMEOWNER:
MANDELL RESIDENCE

JOB TITLE:
PERGOLA & DECK ADDITIONS, NEW RETAINING WALL, INTERIOR RENOVATIONS & WINDOW REPLACEMENT

JOB LOCATION:
26 SHADYSIDE AVE.
T/O ORANGETOWN,
NY ACK, NEW YORK

JOB NO: 10-246
DATE: JULY, 2018
SCALE: NOTED
DWN BY: KR

SHEET NO.:
A-6
OF 7
REVISED JULY, 2018