PLANNING BOARD MEETING AGENDA

March 26, 2025 at 7:30 PM

432 Route 306, Wesley Hills, NY 10952

Phone: 845-354-0400 | Fax: 845-354-4097

CALL TO ORDER

PUBLIC HEARING

1. **PUBLIC HEARING ON THE APPLICATION OF NANCY RUBIN FOR ZEV WESTREICH FOR ARCHITECTURAL PLAN REVIEW.** Affecting property located on the south side of Jeremy Court. Designated on the Town of Ramapo Tax Map as Parcel ID #32.19-2-4.1. Subject property located at 6 Jeremy Court.

CONTINUED PUBLIC HEARING

2. **CONTINUED PUBLIC HEARING ON THE APPLICATIONS OF BEN GROSSBERGER FOR WESLEY CONSTRUCTION GROUP FOR WETLANDS AND CLEARING AND FILLING PERMITS** Affecting property located on the northernly side of Glenbrook Road. Designated on the Town of Ramapo Tax Map as Parcel ID#41.10-2-20. Subject property located at 41 Glenbrook Road.

DISCUSSIONS

APPROVAL OF MINUTES

3. January 27, 2025

ADJOURNMENT

RECEIVED
VILLAGE OF WESLEY HILLS
FEB 26 2025
BUILDING,
PLANNING & ZONING

NELSON POPE VOORHIS
environmental • land use • planning

MEMORANDUM

TO: Lon Lieberman, Chairman
Members, Village of Wesley Hills Planning Board

FROM: Jonathan T. Lockman, AICP
William Brady, AICP

DATE: March 11, 2025

RE: 6 Jeremy Court Architectural Review
Applicant: Nancy Rubin
Owner: Zev Weinstein
SBL: 32.19-2-4.1

CC: John Layne, Building Inspector
Alicia Schultz, Deputy Village Clerk
Stewart Strow, P.E., Village Engineer
Bruce Minsky, Esq., Planning Board Attorney

Items Reviewed for this Memorandum

- Narrative, List of Finish Materials and Colors, undated, rec'd February 26, 2025.
- Architectural Review Application Package, signed by Nancy Rubin, signed February 25. 2025.
- Set of Renderings (all four sides), undated, rec'd February 26, 2025.
- Plot Plan for Westreich, 6 Jeremy Court, stamped by Paul Gdanski, PE, dated February 11, 2025.
- Architectural Plans and Elevations for Westreich Residence, 22 sheets, unstamped, by Yeshaiyahu Feinberg, Architect, dated July 5, 2024, with the latest revision date of January 12, 2025.:

Project Summary

Nancy Rubin ("the Applicant") is applying to construct a single-family home at 6 Jeremy Court for the owner Zev Weinstein and is seeking architectural approval. The two-story home has a proposed total square footage of 9,777 square feet of floor area, with an additional 529 square feet for the garage. The site is 43,996 square feet (1.01 acres), located on the south side of Jeremy Court, and located in the R-50 zone. The home is being constructed on lot #1 of the AMS Subdivision (also known as "15 Terrace"), so ARB review is required by §230-36.E.(5). The SBL number of the full parcel prior to subdivision is 32.19-2-4.

Submission Comments

1. Please submit these required additional items, per §230-36.E(5)(a): Colors and samples of façade and roofing materials to be used (with manufacturers' pictures if available)

Architectural Review Comments

2. A public hearing is required as per Village Code §230-36.E(5)(c). The Planning Board may wish to schedule a public hearing if it finds the application to be complete enough.

3. As per the Village Code §230-36.E(5)(e)[1] and [2], no proposed construction should be excessively similar or dissimilar in relation to the surrounding existing structures within 500 feet. Photographs from Google Maps of nearby homes are included below. The proposed design does not appear to be excessively similar or dissimilar to homes in the surrounding neighborhood.

23 Powder Horn Drive

21 Powder Horn Drive

20 Power Horn Drive

19 Powder Horn Drive

18 Powder Horn Drive

16 Powder Horn Drive

SEQR/GML Comments

4. GML review will not be required for this application, as the County does not review ARB applications.
5. This can be classified as a Type II action as per SEQR §617.5(25), as "official acts of ministerial nature involving no exercise of discretion, including building permits and historic preservation permits where issuance is predicated solely on the applicant's compliance or noncompliance with the relevant local building or preservation codes."

WESTREICH RESIDENCE

6 JEREMY COURT
SUFFERN, NY 10901
BLOCK:2 LOT:4.1

MF DESIGN
ARCHITECTURE

MF DESIGN STUDIO LLC, C.O.A. # 21AC00101200
820 RIDGE AVE, SUITE 202, LAKEWOOD, NJ 08701
YESHAIYAHU FEINBERG, REGISTERED ARCHITECT,
NY LICENSE # 042538, TEL: 732-523-1254

BID SET -2025/02/12

LEGEND

- EQUIPMENT TARGET
- CENTER LINE
- STARTING POINT
- DENOTES BREAK IN MATERIAL OR HEIGHT.
- ROOM NUMBER
- DENOTES KEYNOTE APPLICABLE TO SAME DRAWING
- ELEVATION / DRAWING NUMBER
- DETAIL NUMBER / SECTION TARGET - DIFFERENT DRAWING / DRAWING NUMBER
- SECTION TARGET - SAME DRAWING
- DOOR DESIGNATION (SEE DOOR SCHEDULE)
- PARTITION TYPE NUMBER
- AREA SHOWN IN DETAIL
- BASE AND FLOOR FINISH INDICATION - (UPPER NUMBER REFERS TO MATERIAL TYPE LOWER NUMBER REFERS TO SPECIFICATION)
- WALL FINISH INDICATION - (UPPER NUMBER REFERS TO MATERIALTYPE, LOWER NUMBER REFERS TO SPECIFICATION
- SADDLE TYPE NUMBER, SEE PLANS.
- DRAPERY FINISH INDICATION

ABBREVIATIONS

AFC	Above Finish Ceiling
AFF	Above Finish Floor
AC	Air Conditioning
ALUM	Aluminum
BS	Building Standard
CLG	Ceiling
CL	Closet
CONT	Continuous
CTR	Counter
COL	Column
CONC	Concrete
CONST	Construction
DIAM	Diameter
DET	Detail
DR	Door
DN	Down
DWG	Drawing
EXT	Exterior
EWC	Electric Water Cooler
EX	Existing
ETR	Existing To Remain
FIXT	Fixtures
FL	Floor
FLUOR	Fluorescent
FPSC	Fire Proof Self Closing
GFI	Ground Fault Interrupt
GL	Glass
GYP. BD.	Gypsum Board
HR	Hour
HT	Height
INT	Interior
MET	Metal
MECH	Mechanical
MFR	Manufacturer
MIN	Minimum
MTD	Mounted
NIC	Not In Contract
NTS	Not To Scale
NO	Number
NYC	New York City
OPNG	Opening
PART	Partition
PLY	Plywood
PL. LAM.	Plastic Laminate
RM	Room
RA	Registered Architect
REF	Refrigerator
REFL	Reflected
REQD	Required
SC	Solid Core
SF	Square Foot
STOR	Storage
ST	Steel
ST.ST.	Stainless Steel
TEL	Telephone
THK	Thick
TO	Trimmed Opening
TYP	Typical
TBD	To Be Determined
VCT	Vinyl Composition Tile
VIF	Verify In Field
WD	Wood
W/	With

N.Y.S. ENERGY CONS. CODE

1. ALL MATERIAL AND CONSTRUCTION OF BUILDING SHALL COMPLY WITH THE NY STATE ENERGY CONSTRUCTION CODE AS SPECIFIED IN SECTION 7813. DEGREE DAY ZONE 6,000% GLAZING AREA R VALUES ENVELOPED SUBSYSTEMS. TOTAL GLASS AREA = 31

   ROOF, ATTIC, AND FLOORS EXPOSED TO AMBIENT CONDITIONS: UR .05

EXTERIOR WALLS	UW .17
GLAZING	UG .69
ENTRANCE DOORS	UD .40
FLOORS OVER UNHEATED SPACES	UF .08

2. DESIGN INSIDE AIR TEMPERATURE OF EACH: COOLING 78 : HEATING 70
3. DESIGN OUTSIDE AIR TEMPERATURE: WINTER 0 SUMMER 87
4. R - VALUE OF INSULATION WITH VAPOR BARRIER

ROOF AND ATTIC	R - 49 UR .05
WALLS	R - 21 UW .17
FLOORS OF UNHEATED SPACES	R - 38 UF .17

5. THE H.V.A.C. (HEATING AND COOLING) SYSTEM COMPONENTS, DEVISES, CONTROLS, ETC., SHALL CONFORM TO THE REQUIREMENTS OF SECTION 7813.13 AND 7813.23 BY A LICENSED MECHANICAL ENGINEER.
6. ALL SERVICE HOT WATER SUPPLY AND RECIRCULATING PIPING SHALL BE INSULATED IN ACCORDANCE WITH THE REQUIREMENT OF SECTION 7813.19. INSULATION REQUIRED - 140 MAXIMUM WATER TEMPERATURE.
7. ALL ELECTRICAL LIGHTING AND POWER DISTRIBUTION SHALL CONFORM TO THE REQUIREMENTS OF SECTION 7813.52.
8. WINDOWS: ALL NEW WINDOWS SHALL BE WEATHER STRIPPED (EXCEPT FIXED SASH). ALL NEW WINDOWS SHALL HAVE INSULATED GLASS WITH 1/2" AIR SPACE OR STORM WINDOWS.
9. DOORS: EXTERIOR DOORS SHALL BE WEATHER STRIPPED AND HAVE STORM DOORS.
10. FURNACE: MAXIMUM OUTPUT RATING 190,000 BTU HEATING 125%
11. AIR CONDITIONING: MAXIMUM 180,000 (15 TON) BTU COOLING 125%

LIST OF DRAWINGS

CIVIL:
1 PLOT PLAN SHEET
2 DETAIL SHEET

ARCHITECTURAL:
A-001 COVER, LEGENDS, LIST OF DRAWINGS, & ENERGY CODE
A-002 TITLE SHEET AND NOTES
A-003 GENERAL NOTES
A-100 BASEMENT PLAN
A-101 FIRST FLOOR PLAN
A-102 SECOND FLOOR PLAN
A-103 ROOF PLAN
A-201 FRONT ELEVATION
A-202 LEFT ELEVATION
A-203 RIGHT ELEVATION
A-204 REAR ELEVATION
A-400 TRANVERSE SECTION
A-401 CROSS SECTION
A-402 WALL SECTION & DETAILS
A-403 FLOOR & WALL DETAILS
A-404 DETAILS
A-500 RCP BASEMENT PLAN
A-501 RCP 1ST FLOOR PLAN
A-502 RCP 2ND FLOOR PLAN
A-600 SCHEDULES
A-601 FIRST FINISH FLOOR PLAN
A-602 SECOND FINISH FLOOR PLANS

STRUCTURAL:
S-1.0 FOUNDATION PLAN
S-2.0 1ST FL FRAMING PLAN
S-3.0 2ND FL FRAMING PLAN
S-5.1 ROOF FRAMING PLAN
SD-1 STRUCTURAL NOTES
SD-2 STRUCTURAL DETAILS

NEW YORK STATE ENERGY CODE COMPLIANCE

I, YESHAIYAHU FEINBERG, HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, BELIEVE AND PROFESSIONAL JUDGMENT AND SPECIFICATIONS HAVE BEEN PREPARED IN COMPLIANCE WITH THE ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE, USING CHAPTER "6" OF THE CODE.

NOT FOR CONSTRUCTION

●	BID SET	01/12/2025

-ALL DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR. NOTIFY MF DESIGN STUDIO LLC OF ANY CONFLICTS, ERRORS, AMBIGUITIES OR DISCREPANCIES IN THE CONTRACT DRAWINGS OR SPECIFICATIONS BEFORE PROCEEDING WITH CONSTRUCTION.
-ALL DIMENSIONS SHALL BE NOTED AS WORDS OR NUMBERS ON THE CONTRACT DRAWINGS. DO NOT SCALE THE DRAWINGS TO DETERMINE DIMENSIONS.
-IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER AN ITEM IN ANY WAY.
-THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY DESIGNATED AS "ISSUED FOR CONSTRUCTION" OR "ISSUED TO DOB".
-COPYRIGHT 2021 MF DESIGN STUDIO, LLC, - ALL RIGHTS RESERVED

PROJECT
WESTREICH RESIDENCE
6 JEREMY COURT
SUFFERN, NEW YORK 10901

DRAWING
COVER, LEGENDS, LIST OF DRAWINGS, & ENERGY CODE

MF DESIGN
ARCHITECTURE
MF DESIGN STUDIO LLC, C.O.A. # 21AC00101200
820 RIDGE AVE, SUITE 202, LAKEWOOD, NJ 08701
YESHAIYAHU FEINBERG, REGISTERED ARCHITECT,
NY LICENSE # 042538,
TEL: 732-523-1254

DATE	07/05/24
SCALE	AS NOTED
JOB NUMBER	2411
DRAFTED BY	TK

A-001

NEW CONSTRUCTION AT THE
WESTREICH RESIDENCE
6 JEREMY COURT, SUFFERN, NY 10901
BLOCK:2 LOT:4.1

GENERAL NOTES

1. NO CHANGES SHALL BE MADE IN FILED PLANS WITHOUT FIRST SUBMITTING AMENDED PLANS.
2 . ALL WORK SHALL CONFORM TO THE INTERNATIONAL RESIDENTIAL CODE-NY ED., 2020, AND ALL APPLICABLE SUBCODES, OSHA AND ADA REQUIREMENTS AND ANY OTHER LOCAL, REGIONAL OR FEDERAL REGULATIONS.
[ALL STRUCTURAL NOTES BELOW TO BE TYPICAL ONLY. STRUCTURAL SPECIFICATIONS BY ENGINEER SHALL TAKE PRECEDENCE WHERE DIFFERENTIATING AND WHERE APPLICABLE]
3. STRUCTURAL LUMBER SHALL BE MIN. DOUGLAS FIR NO. 1/NO. 2 75%-25% WITH FB OF 1450 PSI & 1150 PSI RESPECTIVELY FOR NORMAL DURATION LOADING AS PER NATIONAL FOREST PRODUCTS ASSOCIATION GRADING RULES.
4. ALL CAST-IN-PLACE CONCRETE SHALL HAVE A MIN. COMPRESSION STRESS OF 2500 PSI AT 28 DAYS AS PER A.C.I. CODE. OR AS PER STRUCTURAL DRAWING.
5. STRUCTURAL STEEL SHALL BE ASTM A-36 22,000 PSI AS PER A.I.S.C. CODE.
6. END JOISTS OVER SILLS SHALL BE DOUBLED.
7. DOUBLE JOISTS UNDER ALL PARTITIONS PARALLEL TO FRAMING.
8. PROVIDE 3/16" STEEL PLATE OVER HOUSE-TRAP PIT.
9. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE, LATEST EDITION, ELECTRICIAN SHALL FILE SEPARATE APPLICATION.
10. DRAINAGE WASTE & VENT PIPING SHALL BE DW COPPER OR SCHEDULE 40 P.V.C. MIN. PLUMBER SHALL FILE SEPARATE APPLICATION.
11. ALL CONCEALED SPACES IN WALLS, FLOORS AND CEILINGS SHALL BE FIRE STOPPED.
12. STRUCTURAL MEMBERS ARE DESIGNED TO RESIST THE FOLLOW LOADS:
 A) FLOORS: 40 PSF LIVE LOAD + 10 PSF DEAD LOAD
 B) ROOFS: 40 PSF SNOW LOAD + 10 PSF DEAD LOAD
 C) GARAGE SLABS: 50 PSF LIVE LOAD + 2,000# CONCENTRATED LOAD.
13. STEEL BEAMS BEARING ON MASONRY WALLS SHALL HAVE APPROVED GROUT ANCHORS.
14. 2" CLEARANCE SHALL BE PROVIDED FROM ALL-COMBUSTIBLE CONSTRUCTION TO FIREPLACES & CHIMNEYS. FIREPLACE SHALL COMPLY WITH ALL APPLICABLE NY CODES.
15. FIRE RETARD COMMON WALLS & CEILING OF HOUSE AND GARAGE WITH 3/4 HR. RATED ASSEMBLY (MIN. 5/8" TYPE X GYPSUM BOARD) AND A.F.P.S.C. (C LABEL) SOLID CORE WOOD DOOR 1-3/4" THICK IN A HOLLOW METAL BUCK.
16. A LICENSED SURVEYOR SHALL STAKE OUT ALL BUILDING LINES.
17. MECHANICAL CONTRACTOR SHALL FILE SEPARATE APPLICATION FOR BOILER AND HEATING SYSTEM WHICH SHALL COMPLY WITH ALL NEW YORK APPLICABLE CODES.
18. ALL FILL UNDER SLABS SHALL BE PLACED IN BI-LAYERS THOROUGHLY COMPACTED.
19. ALL CRAWL SPACES SHALL HAVE 2" GROUNDSEAL.
20. CONCRETE SLABS SHALL HAVE 6 MIL POLYETHYLENE VAPOR BARRIER OVER 6" WELL TAMPED POROUS FILL.
21. ALL SLABS & FOUNDATION WALLS SHALL HAVE WATERPROOFING MEMBRANE MIN. 15# ASP SATURATED FELT OR 6 MIL POLYETHYLENE SET IN MASTIC.
22. FOOTING DRAINS TO BE 4" PERFORATED PIPE SET IN AND SURROUNDED BY GRAVEL.
23. WIRE MESH SHALL BE USED IN ALL SLABS BELOW HABITABLE SPACES AS WELL AS ALL BATHROOMS OR TOILET ROOMS.
24. OPERABLE WINDOW AREA SHALL BE GREATER THAN 10% OF FLOOR AREA IN HABITABLE ROOMS.
25. ALL ROOFS SHALL HAVE SOFFIT OR RIDGE VENTS. ALL CRAWL SPACES SHALL HAVE METAL VENT.
26. ALL EXISTING CONDITIONS THAT MAY AFFECT SCOPE OF WORK SHALL BE VERIFIED BY CONTRACTOR PRIOR TO BID.

ZONING/CODE CALCULATIONS

1. MIN REQUIRED VENTILATION SHALL BE 4% OF THE FLOOR AREA BEING VENTILATED. AREAS BEING VENTILATED 201 SF MAX, WINDOW VENTIALTION 22.8 SF= MIN. 11% OF FLOOR AREA. [CONFORMS]
2. MINIMUM NET GLAZED AREA SHALL NOT BE LESS THAN 8% OF THE AREA OF THE ROOM SERVED. AREA OF MAX ROOM, 201 SF, AREA OF GLAZING 44 SF = 22% OF FLOOR AREA. [CONFORMS]
3. FOR REQUIRED EGRESS CALCULATIONS AND COMPLIANCE. SEE WINDOW SCHEDULE SHEET A-600
4. FOR ZONING ANALYSIS SEE SHEET A-003

SPECIFICATIONS /F I N I S H E S

1. THIS SECTION GENERAL OUTLINE ONLY. SPECIFICATIONS AND DRAWINGS SHALL TAKE PRECEDENCE.
2. ALL AREAS IN SCOPE OF WORK TO BE FINISHED EXCEPT WHERE NOTED.
3. INTERIOR PAINT TO BE BENJAMIN MOORE REGAL. BATHROOM PAINT TO BE BENJAMIN MOORE KITCHEN AND BATH.
5. BATHROOMS & POWDER ROOMS TO INCLUDE EITHER HALF OR FULL TILED WALLS. TILED SHOWERS TO BE FULLY TILED W/ MUD/TILE FLOOR, RECESSED MIRRORS, AND SHOWER NICHES AND BENCHES, TYP. MASTER SHOWER TO HAVE RAIN HEAD AND TYPICAL HEAD, PLUS 4 ADDITIONAL JETS.
6. FLOORS AT DINING ROOM, LIVING ROOM, STUDY, GREAT ROOM, & SECOND FLOOR HALL TO BE ¾" HARDWOOD OAK STAINED AS DETERMINED BY OWNER, FINISHED W/ 2 COATS OF POLYURETHANE. FLOORS AT KITCHEN/DINETTE TO BE TILE, PROVIDE ALLOWANCE. FLOORS AT BASEMENT & BEDROOMS TO BE CARPET, PROVIDE ALLOWANCE. FLOORS AT BATHROOM/WET AREAS TO BE TILE, PROVIDE ALLOWANCE. FOYER AND SERVICE ENTRY/MUDROOM TO BE TILE, PROVIDE ALLOWANCE. SEE A-601 FOR FURTHER INFORMATION, SHEET A-601 TO TAKE PRECEDENCE.
7. ALL BATHTUBS ARE TO RECEIVE OPERABLE SLIDING GLASS DOORS BY OTHERS, INSTALLATION BY CONTRACTOR. SHOWER STALLS TO HAVE RAINHEADS. STANDALONE TUB TO BE SOAKING TUB OR AS SELECTED BY OWNER.
8. ALL DOOR HARDWARE TO BE KWIKSET TYLO OR EQUAL.
9. ALL DOORS AND WINDOWS TO RECEIVE CASING & DEEP SILL AT INTERIOR OR EQUAL AS SELECTED BY OWNER.
10. PROVIDE BASE TRIM AS SELECTED BY OWNER.
11. PROVIDE CROWN MOLDING AS SELECTED BY OWNER.
12. ALL INTERIOR HANGING CLOSETS TO RECEIVE ONE HANGING ROD AND TWO SHELVES (¾" FURNITURE GRADE PLYWOOD) ABOVE UNLESS OTHERWISE NOTED OR EQUAL.
13. "BUILT-IN-BENCH" LOCATIONS TO INCLUDE BUILT-IN BENCH (¾" FURNITURE GRADE PLYWOOD, PAINTED) AND AT MUDROOM TWO SHELVES (¾" FURNITURE GRADE PLYWOOD, PAINTED) ABOVE UNLESS OTHERWISE NOTED OR EQUAL.
14. ALL ELECTRICAL SWITCHES TO BE ROCKER TYPE, LEVITON DECORA OR EQUAL, OR AS SELECTED BY OWNER.
15. FOR FURTHER MECHANICAL AND ELECTRICAL SPECIFICATIONS SEE RCP SHEETS/NOTES SHEETS A- 500 THROUGH A-502.

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA CHART

CLIMATE ZONE	GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY
		SPEED (MPH)	TOPOGRAPHIC EFFECTS	SPECIAL WIND REGION	WIND-BORNE DEBRIS ZONE	
5	30	115	110	NO	NO	B

SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	FLOOD HAZARDS	MEAN ANNUAL TEMP
WEATHERING	FROST LINE DEPTH	TERMITE						
SEVERE	42"	MODERATE TO HEAVY	15	YES- FROM LOWEST EDGE OF ALL ROOF SURFACES TO A POINT NOT LESS THAN 24" INSIDE EXTERIOR WALL	NO	NO	NO	NO

DESIGN / BUILD

- GAS & WATER SUPPLY RISER AND SUPPLY CALCULATION TO BE DESIGN/BUILD. CONTRACTOR TO PROVIDE INFORMATION OF EXISTING SUPPLY AND REQUIRED PROPOSED SUPPLY & CALCULATION AS REQUIRED BY BUILDING DEPARTMENT.
- CONTRACTOR TO OBTAIN AND SUBMIT HVAC MANUAL J,S,D AS REQUIRED BY BUILDING DEPARTMENT.

PROJECT NARRATIVE

[NOTE: PROJECT NARRATIVE PROVIDED IS SCHEMATIC ONLY, ALL DRAWINGS SHALL TAKE PRECEDENCE IN ALL INSTANCES.]

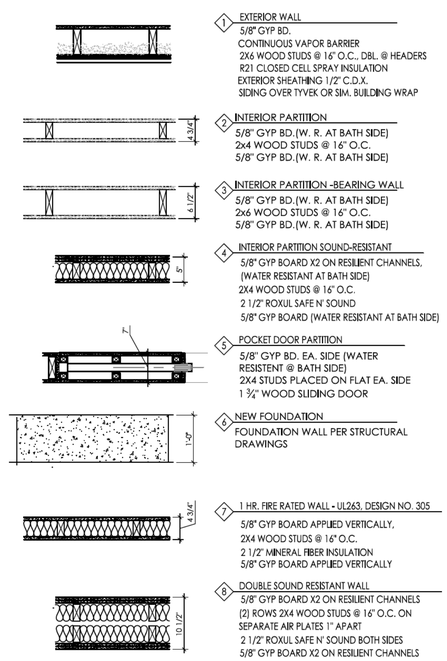
- NEW CONSTRUCTION AT 1 JEREMY COURT, SUFFERN, NY.
- THE PROPOSED CONSTRUCTION IS APPROXIMATELY 3,192.5 SF AT BASEMENT, 3192.5 SF AT 1ST FLOOR, AND 3,391.7 SF AT THE 2ND FLOOR.
- SITE WORK INCLUDES NEW PAVESTONE DRIVEWAY, NEW PAVER WALKWAYS, NEW FRONT ENTRY PORCH & BLUESTONE LANDING, NEW MASONRY SIDE ENTRY PORCH, & NEW BLUESTONE PATIO AT REAR.
- CONSTRUCTION GENERALLY TO BE MASONRY FOUNDATION AND NOMINAL WOOD STUD FRAMING, W/ LVL SUPPORT AS NECESSARY
- ALL EXTERIOR MATERIALS TO BE NEW SIDING/ROOFING, TIMBERLINE HD LIFETIME ROOF SHINGLES, NEW HARDIE SHIPLAP SIDING, STONE FACADE BY RINOX, AZEK TRIM WHERE SHOWN, USING ANDERSON 400 WINDOWS.
- FIVE NEW MECHANICAL/HVAC SYSTEMS; SEE RCP/MECHANICAL NOTES.
- GAS SERVICE IS NEW. NEW RUNS AS PER DIAGRAM.
- NEW 200AMP UNDERGROUND ELECTRICAL SERVICE, RUN UNDERGROUND SERVICE FROM UTILITY. ALL WIRING/ELECTRICAL TO BE NEW PER RCPS.
- PLUMBING/SEWER IS FROM EXISTING SERVICE; ALL NEW INTERIOR PLUMBING INCLUDING NEW BATHROOMS/POWDER ROOMS/SINKS/LAUNDRY ROOMS AS PER PLUMBING RISER DIAGRAM. HOSE BIB(S) WILL BE PROVIDED AT EXTERIOR AS PER PLAN.
- PLUMBING SERVICE/SIZING OF EXISTING LINE FROM STREET IS TO BE "DESIGN/BUILD"- SEE "DESIGN BUILD" NOTE.

BID ALT

PROVIDE BID ALT LINE ITEM COST FOR THE FOLLOWING ITEMS:

- QUIET ROCK EASY SNAP MOLD RESISTANT AT ALL WET AREAS & ENTIRE BASEMENT, QUIET ROCK 545 AT PERIMETER OF WALLS OF MASTER SUITE, QUIET ROCK 530 AT ALL WALL TAG TYPE 4, & QUIET ROCK 510 AT REMAINDER OF HOUSE IN LIEU OF TYP. GYP. BOARD.
- RADIANT HEAT FLOOR SYSTEM IN LIEU OF HYDRONIC FORCED AIR, PROVIDE COST PER FLOOR.
- ZIP SYSTEM EXTERIOR SHEATHING AND TAPE, & ZIP SYSTEM ROOF SHEATHING.
- 4" CLOSED CELL SPRAY INSULATION AT ALL EXTERIOR WALLS.
- ALL PLUMBING STACKS TO BE CAST IRON.
- ALL HORIZONTAL PLUMBING RUNS AT FIRST FLOOR CEILING TO BE CAST IRON.
- UNDERSLAB DELTA-THENE WATERPROOFING MEMBRANE.
- METACAULK SOUND RATED PUTTY PADS AT ALL ELECTRICAL BOXES.

WALL TYPES - 3/4" = 1'-0"



1. EXTERIOR WALL
5/8" GYP BD.
CONTINUOUS VAPOR BARRIER
2X6 WOOD STUDS @ 16" O.C., DBL. @ HEADERS
R21 CLOSED CELL SPRAY INSULATION
EXTERIOR SHEATHING 1/2" C.D.X.
SIDING OVER TYVEK OR SIM. BUILDING WRAP

2. INTERIOR PARTITION
5/8" GYP BD.(W. R. AT BATH SIDE)
2x4 WOOD STUDS @ 16" O.C.
5/8" GYP BD.(W. R. AT BATH SIDE)

3. INTERIOR PARTITION -BEARING WALL
5/8" GYP BD.(W. R. AT BATH SIDE)
2x6 WOOD STUDS @ 16" O.C.
5/8" GYP BD.(W. R. AT BATH SIDE)

4. INTERIOR PARTITION SOUND-RESISTANT
5/8" GYP BOARD X2 ON RESILIENT CHANNELS.
(WATER RESISTANT AT BATH SIDE)
2X4 WOOD STUDS @ 16" O.C.
2 1/2" ROXUL SAFE N' SOUND
5/8" GYP BOARD (WATER RESISTANT AT BATH SIDE)

5. POCKET DOOR PARTITION
5/8" GYP BD. EA. SIDE (WATER RESISTENT @ BATH SIDE)
2X4 STUDS PLACED ON FLAT EA. SIDE
1 ¾" WOOD SLIDING DOOR

6. NEW FOUNDATION
FOUNDATION WALL PER STRUCTURAL DRAWINGS

7. 1 HR. FIRE RATED WALL - UL263, DESIGN NO. 305
5/8" GYP BOARD APPLIED VERTICALLY,
2X4 WOOD STUDS @ 16" O.C.
2 1/2" MINERAL FIBER INSULATION
5/8" GYP BOARD APPLIED VERTICALLY

8. DOUBLE SOUND RESISTANT WALL
5/8" GYP BOARD X2 ON RESILIENT CHANNELS
(2) ROWS 2X4 WOOD STUDS @ 16" O.C. ON SEPARATE AIR PLATES 1" APART
2 1/2" ROXUL SAFE N' SOUND BOTH SIDES
5/8" GYP BOARD X2 ON RESILIENT CHANNELS

PLUMBING RISER DIAGRAM

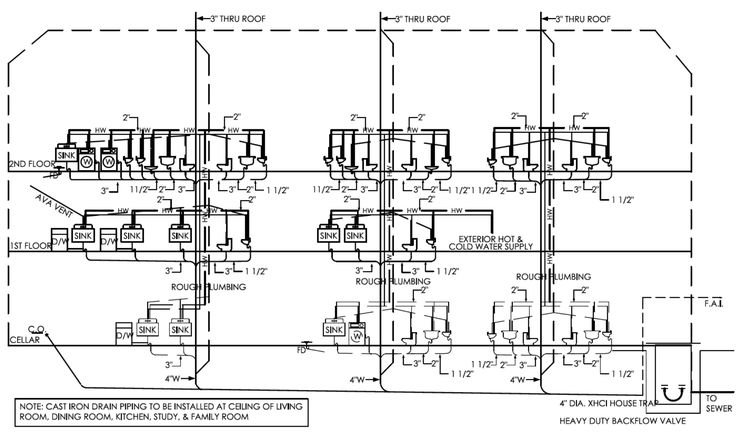
FIXTURE CONNECTION SCHEDULE					
FIXTURE TYPE	ABB.	PIPE SIZE IN INCHES			
		CW	HW	SOIL	VENT
LAVATORY	LAV.	½"	½"	1-½"	1-½"
KITCHEN SINK	SK.	½"	½"	2"	1-½"
BAR SINK	SK.	½"	½"	1-½"	1-½"
SHOWER	SH.	½"	½"	2"	1-½"
BATHTUB	BT	½"	½"	2"	1-½"
WATER CLOSET	WC	½"	-	3"	1-½"
DISH WASHER	DW	½"	½"	PER MNF-CTRR	1-½"
CLOTHES WASHER	WASH	½"	½"	2"	1-½"

WATER SUPPLY

HOT WATER, SIZE AS PER DIAGRAM & SCHEDULE —— HW ——

COLD WATER, SIZE AS PER DIAGRAM & SCHEDULE ————

NOTES:
- SEE "DESIGN/BUILD" SECTION FOR WATER SUPPLY CALCULATION/SIZE REQUIREMENT.
- ALL PLUMBING STACK AND DRAIN LOCATIONS TO BE APPROVED BY ARCHITECT OR CLIENT PRIOR TO INSTALLATION.

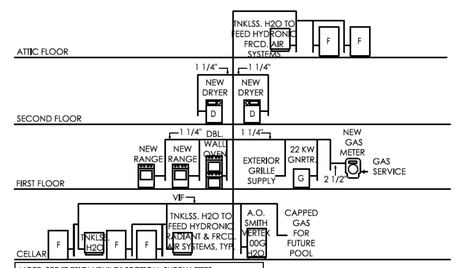


NOTE: CAST IRON DRAIN PIPING TO BE INSTALLED AT CEILING OF LIVING ROOM, DINING ROOM, KITCHEN, STUDY, & FAMILY ROOM

RISER LEGEND

BATHTUB · LAVATORY · SHOWER · TOILET · FD FLOOR DRAIN · SINK KITCHEN/ LAUNDRY SINK · W WASHING MACHINE · G GENERATOR · D DRYER · D/W DISHWASHER · DIRECT VENT FURNCE OR H.W./H20 · RANGE · WALL OVEN · GAS FIREPLACE

GAS RISER DIAGRAM



NOTE: SEE "DESIGN/BUILD" SECTION. SUPPLY SIZES SCHEMATIC ONLY, VIF REQUIRED SIZES PER CODE RQRMNTS

TABULATED AREAS

PROPOSED CONSTRUCTION -
LIVING FLOOR AREA & VOLUME (* APPRX.):

CELLAR	3,192.5 SF	31,925	CF
1ST FLOOR	3,192.5 SF	35,117.5	CF
2ND FLOOR	3,391.7 SF	33,917	CF
TOTAL	9,776.7 SF	100,959.5	CF

OTHER AREAS (* APPRX.):

GARAGE	528.9 SF	5,817.9	CF

CONSTRUCTION INFO

CONSTRUCTION INFO
USE GROUP: R-5
CONSTRUCTION TYPE: VB
NUMBER OF STORIES: 2 1/2
HEIGHT OF STRUCTURE: 26'-1"
TOTAL AREA OF LARGEST FLOOR 3,721.4 SF

LOADING
TYPICAL FLOORS: 40LL+10DL=50 TOTAL LOAD
SLEEPING AREAS: 30LL+10DL=40 TOTAL LOAD
ROOF: 30LL+10DL=40 TOTAL LOAD

NOT FOR CONSTRUCTION

● BID SET	01/12/2025

-ALL DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR. NOTIFY MF DESIGN STUDIO LLC OF ANY CONFLICTS, ERRORS, AMBIGUITIES OR DISCREPANCIES IN THE CONTRACT DRAWINGS OR SPECIFICATIONS BEFORE PROCEEDING WITH CONSTRUCTION.
-ALL DIMENSIONS SHALL BE NOTED AS WORDS OR NUMBERS ON THE CONTRACT DRAWINGS. DO NOT SCALE THE DRAWINGS TO DETERMINE DIMENSIONS.
-IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER AN ITEM IN ANY WAY.
-THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY DESIGNATED AS "ISSUED FOR CONSTRUCTION" OR "ISSUED TO DOB".
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PROJECT
WESTREICH RESIDENCE
6 JEREMY COURT
SUFFERN, NEW YORK 10901

DRAWING
TITLE SHEET AND NOTES

MF DESIGN
ARCHITECTURE
MF DESIGN STUDIO LLC, C.O.A. # 21AC00101200
820 RIDGE AVE, SUITE 202, LAKEWOOD, NJ 08701
YESHAIYAHU FEINBERG, REGISTERED ARCHITECT,
NY LICENSE # 042538,
TEL: 732-523-1254

DATE	07/05/24
SCALE	AS NOTED
JOB NUMBER	2411
DRAFTED BY	TK

A-002

GENERAL NOTES

DEMOLITION NOTES

ALL CONTRACTORS SHALL HAVE AND MAINTAIN CONTRACTOR'S LIABILITY PROPERTY DAMAGE INSURANCE AND WORKMAN'S COMPENSATION INSURANCE. ALL PHASES OF CONSTRUCTION SHALL APPLY TO LOCAL, STATE AND FEDERAL SAFETY LAWS. GENERAL CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES AND MATERIAL FROM DAMAGE DUE TO DEMOLITION. CONTRACTOR TO FURNISH BARRICADES AND ALL NECESSARY LIGHTING AND DANGER WARNINGS.

CONTRACTOR TO THOROUGHLY PROTECT EXISTING STRUCTURE TO REMAIN FOLLOWING DEMOLITION FROM ALL ELEMENTS OF NATURE. CONTRACTOR TO TAKE SPECIAL CARE TO MAKE SURE ALL ROOF TARPS AND TEMPORARY PLYWOOD WALLS ARE SECURED AND AIRTIGHT. DEMOLITION CONTRACTOR TO SHORE, BRACE AND PROTECT ALL EXISTING STRUCTURE.WALLS, ETC. TO REMAIN AS NECESSARY THROUGHOUT THE WORK.

DEMOLITION CONTRACTOR TO COORDINATE UTILITY LOCATION, SERVICE INTERRUPTION,PERMITS AND APPLICATIONS, ETC. WITH APPROPRIATE UTILITY COMPANIES PRIOR TO THE START OF ANY WORK. CAP AND PROTECT SERVICE LINES FOR POSSIBLE REUSE PROTECT ALL PANELS, METERS, ETC TO BE RELOCATED OR REMAIN.

DEMOLITION CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO THE START OF ANY WORK. ANY CONDITION IN QUESTION SHOULD BE IMMEDIATELY FIELD VERIFY ALL EXISTING MASONRY OPENING SIZES TO REMAIN FOR NEW FENESTRATIONS. REPORTED TO THE ARCHITECT FOR RESOLUTION.

ALL RUBBISH AND DEBRIS DUE TO DEMOLITION SHALL BE PROMPTLY REMOVED FROM SITE AND DISPOSED OF PROPERLY. THE STORAGE OR SALE OF ANY SALVAGED MATERIALS ON SITE IS PROHIBITED AND SHALL BE PROMPTLY REMOVED FROM THE SITE.

DEMOLITION CONTRACTOR TO PROVIDE WARNING BARRICADES, LIGHTING, ETC. TO ADEQUATELY PROTECT THE PROPERTY AND SAFEGUARD PEDESTRIAN AND/ORVEHICULAR TRAFFIC FROM INJURY OR DAMAGE ON OR IN THE IMMEDIATE VICINITY OF THE SITE DURING CONSTRUCTION.

THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION AND/OR DEMOLITION MEANS, METHODS,TECHNIQUES, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS IN CONNECTION 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.

ANY COLUMNS, BEAMS, ETC, STEEL OR OTHERWISE, UNCOVERED DURING THE DEMOLITION OF BEARING WALLS SHALL REMAIN IN PLACE THE STRUCTURAL ENGINEER AND ARCHITECT SHALL IMMEDIATELY BE CONTACTED FOR INSTRUCTION AND RESOLUTION.

CAP ALL ELECTRICAL LINES TO REMAIN. CAP EXISTING GAS LINES TO REMAIN. CAP ANY PLUMBING LINES TO REMAIN OR TO BE EXTENDED. PROVIDE TEMPORARY ELECTRICAL SERVICE FOR HOUSE FOLLOWING COMPLETION OF DEMOLITION.

GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AT THE SITE AND SHALL BE RESPONSIBLE FOR SAME. IF THERE IS ANY VARIATION IN THE FIELD CONDITIONS FROM THESE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT.

2. IF THE G.C. OR HOMEOWNER ANTICIPATE THAT ANY DEVIATIONS FROM THESE DRAWINGS DURING CONSTRUCTION, THE ARCHITECT MUST BE NOTIFIED.

3. ALL CONTRACTORS SHALL HAVE AND MAINTAIN CONTRACTORS LIABILITY PROPERTY DAMAGE INSURANCE AND WORKMEN'S COMPENSATION INSURANCE. ALL PHASES OF CONSTRUCTION SHALL COMPLY TO LOCAL, STATE AND FEDERAL SAFETY LAWS.

4. THE CONTRACTOR AND ALL WORK AND MATERIALS MUST COMPLY WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES. ALL PLUMBING AND HEATING WORK SHALL CONFORM WITH THE LOCAL HEALTH DEPARTMENT REQUIREMENTS AND WITH ALL OTHER APPLICABLE CODES AND ORDINANCES.

5. THESE SPECIFICATIONS ARE GENERAL IN FORM. THE CONTRACTOR IN APPLYING THEM ASSUMES COMPLETE RESPONSIBILITY FOR THEIR USE, SUBSTITUTIONS, CHANGES AND OMISSIONS.

6. 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 CONNECTION WITH THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

7. THE CONTRACTOR SHALL SUPPLY ALL MATERIALS, FIXTURES, APPLIANCES AND LABOR NECESSARY TO COMPLETE ALL WORK NOTED ON PLANS AND IN ACCORDANCE WITH THE OWNERS REQUIREMENTS OR AS OTHERWISE NOTED. ALL MATERIAL SHALL BE NEW AND FREE FROM ANY DEFECTS.

8. REMOVE FROM PREMISES ALL RUBBISH AND ACCUMULATED MATERIALS OF WHATEVER NATURE, EXCEPT AS INDICATED BY OWNER. FLOORS SHALL BE LEFT IN A CLEAN,ORDERLY CONDITION ACCEPTABLE TO THE OWNER AND READY FOR OCCUPANCY.

9. ALL WORKMANSHIP AND MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF OWNERS ACCEPTANCE UNLESS OTHERWISE NOTED.

10. ALL EXTERIOR OPENINGS SHALL BE PROPERLY FLASHED. PROVIDE COMPLETEWEATHER-STRIPPING OF JAMBS, HEAD AND SILL AT ALL EXTERIOR OPENINGS.II. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SITE SAFETY.

BASEMENT AND CRAWLSPACE

ENGEINEER'S DRAWINGS/ SPECIFICATIONS, IF PROVIDED, TO TAKE PRECEDENCE IN ALL INSTANCES.

1. ANCHORAGE BOLTS AND STRAPS ANCHORAGE BOLTS SHALL BE PROVIDED PER NY LICENSED STRUCTURAL ENGINEER, REFER TO STRUCTURAL ENGINEER'S DWGS.

2. SILL PLATES:PROVIDE SILL PLATES AS INDICATED ON THE DRAWINGS. SILL PLATE SHALL BE (2)TWO NOM. 2"X6" PRESSURE TREATED DOUGLAS FIR, UTILITY OR BETTER, ATTACHED TO FOUNDATION WALLS WITH ANCHOR BOLTS. SILL PLATE SHALL RUN CONTINUOUSLY OVER OPENINGS AND SHALL BE NAILED TO RIM JOIST AND OPENING HEADER. ROLLED FOAM SEALER SUCH AS "SILL-SEAL" OR EQUAL SHALL BE INSTALLED BETWEEN SILL PLATE AND TOP OF FOUNDATION WALL. PROVIDE AN ALUMINUM TERMITE SHIELD UPGRADE AS AN OPTION TO BE INSTALLED ON THE OUTSIDE FACE OF THE FIRST 8INCHES OF VERTICAL WOOD ON TOP OF THE FOUNDATION.

3. BEAM POCKETS:WOOD BEAMS SHALL BE INSTALLED WITH PROPER TERMITE PROTECTION AND CLEARANCE.ALL BEAMS SHALL HAVE A BEARING OF AT LEAST 4" FOR WOOD BEAMS AND 6" FOR STEEL BEAMS AND BEAR ON A SOLID MASONRY WALL. IF A METAL PLATE IS USED, IT SHALL BE AS DESIGNED AND SHOWN ON PLANS. ALL SHIMS SHALL BE METAL WOOD SHIMS ARE NOT PERMITTED. ALL EXPOSED LUMBER DUE TO FIELD CUTS SHALL BE TREATED IN THE FIELD ACCORDING TO AWPA M4.

4. COLUMNS:PROVIDE AND INSTALL COLUMNS AS INDICATED ON THE DRAWINGS INCLUDING ALL PLATES AND OTHER ATTACHMENT DEVICES AS SHOWN. ALL METAL COLUMNS SHALL BE SHOP PRIMED ALL WOOD COLUMNS SHALL BE DOUGLAS FIR, COMMON GRADE MIX, AND SHALL BE FREE OF CHECKS AND SPLITS. ATTACHMENTS SHALL BE AS SHOWN ON PLANS OR SPECIFICATIONS. WOOD CONNECTORS TO BE CCQ46SDS 2.5 AS MANUFACTURED BY SIMPSON OR APPROVED EQUAL.

FLOOR FRAMING AND FLOORING 1. BOX JOISTS, RIM JOISTS, AND PERIMETER BAND JOISTS: PROVIDE AND INSTALL ALL JOISTS AS INDICATED ON THE DRAWINGS. INSTALL ALL PRE-ENGINEERED JOISTS IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS, INCLUDING BEARING, LAPPING,CUTTING, NOTCHING, BRIDGING, FASTENING, E NAILING REQUIREMENTS. SINGLE RIM JOIST SHALL BE OF SIZE AND LOCATION AS SHOWN ON DRAWINGS, AND SHALL BE SAME AS DIMENSIONAL LUMBER JOIST. WOOD SHALL BE DOUGLAS FIR, COMMON GRADE MIX. IFPRE-ENGINEERED LUMBER USE 1 1/4" X 11 7/6" RIM BOARD NAILED TO SILL PLATE W/ IBD BOX @ 12" O.C., TO DECK W/6D COMMON @ 6" O.C. AND TOE WALL W/10D BOX @ 16" O.C.

2. GIRDERS AND BEAMS:PROVIDE AND INSTALL ALL GIRDERS AND BEAMS AS INDICATED ON THE DRAWINGS.SIZE AND LOCATION SHALL BE AS PER PLAN. ALL DIMENSIONAL LUMBER GIRDERS AND BEAMS SHALL BE DOUGLAS FIR, COMMON GRADE MIX. DIMENSIONAL LUMBER JOISTS MAY BE HUNG TO GIRDERS AND BEAMS BY USING GALVANIZED HANGERS MODEL LU2B OR AS SPECIFIED ON DRAWINGS WITH 10D NAILS. ALLPRE-ENGINEERED JOISTS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS, INCLUDING BEARING, LAPPING, CUTTING, NOTCHING, BRIDGING,FASTENING, E NAILING REQUIREMENTS. PRE-ENGINEEREDLUMBER AS MANUFACTURED BY TRUSJOIST (OR EQUAL) MAY BE HUNG BY USING GALVANIZED HANGERS WITH 10D NAILS AS MANUFACTURED BY SIMPSON OR APPROVED EQUAL. GIRDERS SHALL BE CONNECTED TO WOOD BEAMS BY USING GALVANIZED CAP CONNECTORS MODEL CCQ AS MANUFACTURED BY SIMPSON OR APPROVED EQUAL.

NOTE:1. TJI (TRUSJOISTS) FLOOR JOISTS SHALL BE INTERCHANGEABLE WITH "W1"BEAMS. W140 USED INSTEAD OF TJI 210. W180 USED INSTEAD OF TJI 5602. GLULAMS E MICROLLAMS INTERCHANGEABLE WITH ANTHONY POWERS BEAMS(IF WITHIN SAME DIMENSIONS).

3. FLOOR JOISTS:

PROVIDE AND INSTALL ALL FLOOR JOISTS AS INDICATED ON THE DRAWINGS. SIZE AND LOCATION SHALL BE AS PER PLAN INSTALL ALLPRE-ENGINEERED JOISTS IN ACCORDANCE WITH MANUFACTURERS REQUIREMENTS, INCLUDING BEARING, LAPPING, CUTTING, NOTCHING, BRIDGING,FASTENING, & NAILING REQUIREMENTS ALL DIMENSIONAL LUMBER JOIST SSHALL BE DOUGLAS FIR, COMMON GRADE MIX. DIMENSIONAL LUMBER JOISTS MAY BE HUNG BY USING GALVANIZED JOIST HANGERS MODEL LUS26WITH IOD NAILS AS MANUFACTURED BY SIMPSON OR APPROVED EQUAL.PRE-ENGINEERED JOISTS SHALL BE HUNG USING GALVANIZED JOIST HANGERS MODEL IUT AS MANUFACTURED BY SIMPSON OR EQUAL. USE IOD NAILS, OR AS SPECIFIED BY MANUFACTURER. JOISTS BEARING ON WOOD PLATES SHALL BEAR DIRECTLY ON STUDS OR ON CONTINUOUS PLATES ALL HEADERS AND CRIPPLE STUDS USED TO FRAME OPENINGS SHALL BE DOUGLAS FIR, COMMON GRADE MIX. USE 10D NAILS.

4. FLOORING, SHEATHING, AND DECKING:PROVIDE AND INSTALL ALL FLOORING, SHEATHING AND DECKING AS INDICATED ON THE DRAWINGS. INSTALL ALL FLOORING, SHEATHING AND DECKING IN ACCORDANCE WITH MANUFACTURERS REQUIREMENTS, INCLUDING BEARING, LAPPING, CUTTING, NOTCHING, BRIDGING, FASTENING, B NAILING REQUIREMENTS. ALL SPANS SHALL BE SUPPORTED BY JOISTS OR APPROPRIATE BLOCKING. ALL SHEATHING SHALL BE INSTALLED WITHOUT GAPS. MULTIPLE LAYERS SHALL OVERLAP JOINTS OF SUB-LAYERS. ALL SUB FLOORS SHALL BE ¾" PLYWOOD WITH MAXIMUM SPAN OF 24" AND SHALL BE GLUED AND SCREWED IN ACCORDANCE WITH MANUF.INSTALLATION MANUAL AND SPECIFICATIONS. GAPS BETWEEN PANELS SHALL BE 1/8".

5. STAIRS:STAIRS SHALL BE FABRICATED IN ACCORDANCE WITH LATEST NEW YORK UCC (AND IRC) CODE AND DELIVERED TO THE SITE READY FOR INSTALLATION. BEARING AND FASTENING SHALL BE IN ACCORDANCE WITH THE FABRICATORS REQUIREMENTS AND 2020 RESIDENTIAL CODE OF NEW YORK STATE, AND ALL APPLICABLE CODES.

6. WALL FRAMING1. EXTERIOR WALL FRAMING: ALL EXTERIOR WALL FRAMING SHALL BE2X6 WOOD STUDS AT I6" O.C. DOUG FIR #2. CONTRACTOR SHALL NOT CUT, NOTCH NOR BORE INTO FRAMING MEMBER BEYOND THAT WHICH IS ACCEPTABLE BY NORMAL CONSTRUCTION INDUSTRY PRACTICES AND APPLICABLE LOCAL AND STATE BUILDING CODES.IF NOT SPECIFICALLY SPECIFIED ON THE PLANS TO STATE OTHERWISE,THE EXTERIOR WINDOW HEADERS TO BE (2) 2X10 WITH ½" PLYWOOD.

EXCAVATING FILLING AND GRADING

ENGEINEER'S DRAWINGS/ SPECIFICATIONS, IF PROVIDED, TO TAKE PRECEDENCE IN ALL INSTANCES.

1. PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO COMPLETE ALL EXCAVATING, BACKFILL AND GRADING WORK AS INDICATED ON THE DRAWINGS AND AS SPECIFIED HEREIN.

2. EXCAVATE TO LEVELS SHOWN OR AS REQUIRED TO REACH REQUIRED BEARING SOIL FOR ALL FOOTINGS, FOUNDATIONS, COLUMNS, WALLS, PIERS,PITS, ETC. CARE SHALL BE TAKEN NOT TO DISTURB EARTH OR EXCAVATE BELOW DEPTHS INDICATED ON THE DRAWINGS. EXCAVATION SHALL EXTEND A SUFFICIENT DISTANCE FROM WALLS AND FOOTINGS TO ALLOW FOR FORMS, INSTALLATION OF SERVICES AND FOR INSPECTION. PROTECT ALL EXCAVATIONS FROM FREEZING. I F EXCAVATION WORK IS PERFORMED DURING COLD WEATHER, THE BOTTOM OF EXCAVATION SHALL BE COVERED OR OTHERWISE KEPT FREE OF FROST UNTIL CONCRETE IS POURED.

3. THE CONTRACTOR SHALL PROVIDE AND OPERATE ALL PUMPS AND OTHER EQUIPMENT NECESSARY TO DRAIN AND KEEP ALL EXCAVATIONS REASONABLY FREE FROM WATER.

4. AFTER APPROVAL OF FOUNDATIONS AND OTHER WORK, BACKFILL AGAINST SAME USING APPROVED EXCAVATED MATERIALS, FREE FROM RUBBISH, VEGETABLE MATTER AND OTHER OBJECTIONABLE MATTER.INSTALL BACKFILL IN LAYERS NOT MORE THAN 6 IN. THICK, TAMPING EACH LAYER BEFORE INSTALLING SUCCEEDING LAYER. BRING BACKFILL TO PROPER ELEVATIONS TO RECEIVE WORK WHICH IS TO BE INSTALLED THEREON.

5 REMOVE TOP SOIL TO ITS FULL DEPTH WITHIN THE AREA OF THE"EXTENT OF WORK" AND UNDER ALL PROPOSED WALKS, DRIVES, ETC,AND STACK CAREFULLY IN LOCATION WHERE DIRECTED ON SITE.

6. ALL OUTSIDE AREAS OF THE BUILDING, UNLESS OTHERWISE INDICATED.WITHIN THE GRADING LINES SHALL BE GRADED TO ELEVATIONS BELOW THE FINISH GRADES SHOWN, TO ALLOW FOR FILL AND FINISHED MATERIALS. ALL GRADING MUST AVOID LEAVING PONDS OR LARGE COLLECTIONS OF WATER.

7. PROVIDE ¾" Q.P. UNDER DRIVEWAY AND ALL PAVER WALKWAYS.

8. SOIL COMPACTION UNDER ALL FOOTINGS AND GRADE BEAMS, SPREAD FOOTING, ETC., SHALL BE DESIGNED TO SUSTAIN A SOIL BEARING PRESSURE OF 3000 PSI UNDER FOOTING.

CONCRETE AND MASONRY WORK

ENGEINEER'S DRAWINGS/ SPECIFICATIONS, IF PROVIDED, TO TAKE PRECEDENCE IN ALL INSTANCES.

1. PROVIDE ALL LABOR, MATERIAL, EQUIPMENT AND SERVICES NECESSARY TO COMPLETE ALL CONCRETE AND MASONRY WORK AS INDICATED ON THE DRAWINGS AND AS SPECIFIED HEREIN FOR WALL FOOTINGS.CONC. FLOOR SLABS AND STEPS, CONCRETE SIDEWALKS AND CURBS.ALL FORMS AND REINFORCING REQUIRED, ALL EXTERIOR AND INTERIOR MASONRY WALLS AND PARTITIONS, ALL ANCHOR BOLTS, ALL TIES, REINFORCING, AND ANCHORS REQUIRED FOR SECURING ALL MASONRY WORK TOGETHER, GRAVEL BASE AND VAPOR BARRIER UNDER CONCRETE SLABS, PRE>CAST CONCRETE SILLS WHERE REQUIRED,POINTING AND CLEANING DOWN ALL MASONRY WORK EXPOSED TO VIEW,DAMPPROOFING AND WATERPROOFING CONCRETE WALLS BELOW GRADE, AND ALL OTHER LABOR AND MATERIALS AS MAY BE REASONABLY INFERRED AS NEEDED TO MAKE THE WORK UNDER THIS SECTION COMPLETE.

2. CONTRACTOR TO REMOVE EXISTING FOUNDATION WALLS THAT IMPEDE THE NEW FOOTPRINT FOR NEW FOUNDATION WALLS, FOOTINGS, SLABS.ETC.

3. CONCRETE BLOCK, LOAD BEARING UNITS SHALL CONFORM TO THE CURRENT EDITION OF THE ASTM SPECIFICATIONS FOR CONCRETE UNITS.DESIGNATION C-9O.

4. PREMOLDED JOINT FILLERS USED WHEREVER EDGES OF CONCRETES LABS ABUTS A VERTICAL SURFACE SHALL BE RIGID NON-EXPANDINGAPPROVED TYPE PRE-MOLDED ASPHALT IMPREGNATED FIBERBOARD, 1/2IN. THICK.

5. MASONRY WALL REINFORCEMENT SHALL BE DUR-O-WALL TRUSS DESIGNED OR APPROVED EQUAL REINFORCEMENT. REINFORCING SHALL BE NEW DEFORMED STEEL BARS CONFORMING TO THE LATEST REQUIREMENTS OF ASTM A-15. DEFORMATIONS SHALL BE IN ACCORDANCE WITH THE ASTM A-305. FABRIC REINFORCEMENT SHALL BE WELDED WIRE FABRIC CONFORMING TO THE LATEST EDITION OF THE ASTM A-185.

6. VAPOR BARRIER UNDER SLABS ON GRADE SHALL BE POLYETHYLENE 6 MILS OR APPROVED EQUAL.

7. GRAVEL FOR POROUS FILL SHALL BE CLEAN AND WELL GRADED.

8. CONCRETE MIX SHALL BE DESIGNED TO SECURE A MINIMUM 26-DAYCOMPRESSIVE STRENGTH OF 3500 PSI ALL IN ACCORDANCE WITH THE PROCEDURE SET FORTH BY THE ASTM. THE CONSISTENCY OF THE MIX SHALL BE THAT REQUIRED FOR THE SPECIFIC PLACING CONDITIONS AN DMETHODS OF PLACEMENT AND ORDINARILY THE SLUMP SHALL BE BETWEEN 2 IN AND 3 IN. BUT IN NO CASE MORE THAN 5 IN.

9. SOIL UNDER SLABS ON GROUND SHALL BE COMPACTED TO A FIRM,UNYIELDING SURFACE. NO CONCRETE SHALL BE LAID ON FROZEN SOIL AND ADEQUATE PROTECTION AGAINST FROST ACTION SHALL BE PLACED ON EARTH WHICH HAS BEEN BACKFILLED OR OTHERWISE DISTURBED.

10. CONCRETE FOOTINGS ARE REQUIRED UNDER ALL MASONRY WALLS.UNDER ALL FOOTINGS, GRADE BEAMS, AND SPREAD FOOTINGS. SOIL COMPACTION SHALL BE ADEQUATE ENOUGH TO SUPPORT A SOIL BEARING PRESSURE OF 3000 PSI UNDER FOOTING.

11. CONSTRUCTION JOINTS ARE TO BE AVOIDED IF POSSIBLE,HOWEVER, WHERE REQUIRED AS TO THE END OF THE DAYS POUR,CONSTRUCTION JOINTS WILL BE ALLOWED AT CONSTRUCTION JOINTS,KEYWAYS SHALL BE CAST IN THE CONCRETE AND WHERE CONCRETE I S REINFORCED, THE STEEL SHALL EXTEND THROUGH THE JOINT.

12. CONCRETE BLOCK, IF APPLICABLE, SHALL BE AS SPECIFIED HEREIN OF THICKNESSES AND TEXTURES AS INDICATED. BLOCK SIZES SPECIFIED ARE NOMINAL SIZES. BLOCK SHALL BE MANUFACTURED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE NATIONAL CONCRETE MASONRY ASSOCIATION. ALL BLOCK WORK SHALL BE LAID IN A FULL BED O F MORTAR IN A WORKMANLIKE MANNER WITH VERTICAL AND HORIZONTAL JOINTS TOOLED UP BOTH INTERIOR AND EXTERIOR. ALL BROKEN AND OTHERWISE DEFECTIVE BLOCKS SHALL BE DISCARDED. WHERE BLOCK WORK INTERSECTS OTHER BLOCK WORK, THE INTERSECTION SHALL BE BONDED AT EACH COURSE AVOIDING CONTINUOUS VERTICAL JOINTS.CONTROL JOINTS SHALL BE FORMED WHERE INDICATED ON DRAWINGS.PRE-FORMED JOINT FILLERS SHALL BE INSTALLED AT CONTROL JOINTS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION. ALL BLOCK WORK SHALL BE REINFORCED WITH METAL TRUSS TYPE REINFORCING, SPACE AT16 IN. O.C. VERTICALLY. WHERE NORMAL REINFORCING DOES NOT OCCUR AT A COURSE DIRECTLY OVER DOOR AND WINDOW HEADS, ADD EXTRA REINFORCEMENT. LENGTH TO BE AT LEAST 4 FT. 0 IN. MORE THAN OPENING.

13. BLOCK SHALL NOT BE LAID WHEN THE TEMPERATURE IS BELOW 40DEGREES F., EXCEPT WITH PERMISSION OF THE ARCHITECT AND PROVIDED THAT THE CONTRACTOR PROVIDES A SATISFACTORY METHOD OF HEATING MATERIALS BEFORE LAYING. ALL MASONRY SHALL BE ADEQUATELY PROTECTED FROM DAMAGE BY STORMS AND FROST, AND MAINTAINED AT A TEMPERATURE ABOVE FREEZING UNTIL THE MORTAR IS SET.

14. ALL CONCRETE BELOW GRADE SHALL BE DAMP AND WATERPROOFED ON THE EXTERIOR FACE WITH APPROVED MATERIALS.

15. FOR EACH DIFFERENT CONCRETE MASONRY UNIT, TEST UNIT FOR STRENGTH, ABSORPTION & MOISTURE CONTENT PER ASTM C 140.MANUFACTURERS SUBJECT TO COMPLIANCE WITH REQUIREMENTS, BY ONE OR MORE OF THE FOLLOWING (OR APPROVED EQUAL) RINKLER MATERIALS,H&B, APG CONCRETE BLOCK.

16. BEARING ON WALLS SHALL BE AS REQUIRED TO DISTRIBUTE THE LOAD BUT NOT LESS THAN FOUR INCHES.

FRAMING MATERIALS: WOOD

ENGEINEER'S DRAWINGS/ SPECIFICATIONS, IF PROVIDED, TO TAKE PRECEDENCE IN ALL INSTANCES.

1. PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO COMPLETE ALL FRAMING AND RELATED WORK REQUIRED BY THE DRAWINGS AND/OR AS DESCRIBED IN THIS SECTION. ROUGH LUMBER FOR FRAMING AND ROUGH CARPENTRY SHALL BE DOUGLAS FIR-LARCH NO.2OR APPROVED EQUAL FREE FROM LOOSE OR LARGE KNOTS, LARGE SHAKES, EXCESS SAP OR OTHER DEFECTS WHEREBY ITS STRENGTH MAY BE IMPAIRED.

2. FLOOR TRUSS SYSTEM, IF INDICATED ON THE DRAWINGS, SHALL BE"TJI–JOIST" MANUFACTURED BY TRUS JOIST MACMILLAN AND ARE TO BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND THE DRAWINGS. BEAMS SHALL BE "PARALLAM PSL"MANUFACTURED BY TRUS JOIST MACMILLAN AND INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND THE DRAWINGS.

3. TJI (TRUSJOISTS) FLOOR JOISTS SHALL BE INTERCHANGEABLE WITH "W1"BEAMS. W140 USED INSTEAD OF TJI 210, W160 USED INSTEAD OF TJI 360AND W180 USED INSTEAD OF TJI 560.GLULAMS & MICROLLAMS INTERCHANGEABLE WITH ANTHONY POWERS BEAMS(IF WITHIN SAME DIMENSIONS)

4. PLYWOOD SHEATHING SHALL BE OF THICKNESS INDICATED ON DRAWINGS COMPLYING WITH ALL OF THE REQUIREMENTS OF THE AMERICAN PLYWOOD ASSOCIATION.

GENERAL FRAMING NOTES

ENGEINEER'S DRAWINGS/ SPECIFICATIONS, IF PROVIDED, TO TAKE PRECEDENCE IN ALL INSTANCES.

THE FOLLOWING NOTES ARE SUGGESTED MINIMUM REQUIREMENTS ONLY DUE TO A VARIANCE OF CODES PER REGION, CONTRACTOR TO REFER AND COMPLY WITH ALL LOCAL CODES. CONSULT WITH LOCAL ENGINEERS FOR ALL STRUCTURAL REQUIREMENTS:

1. CONTRACTOR TO SCHEDULE WALK THROUGH WITH OWNER AND ARCHITECT ONCE SILL PLATES OF INTERIOR WALLS ARE IN PLACE AND PRIOR TO FRAMING OF WALLS.
2. PROVIDE PURLINS AT MID HEIGHT OF ALL WALLS.
3. ALL JOISTS AND RAFTERS SHALL BE ALIGNED OVER STUDS BELOW.
4. G.C. MAY SUBSTITUTE ENGINEERED LUMBER AS SPECIFIED ON DRAWINGS WITH DIFFERENT MANUFACTURER, CONTRACTOR SHALL OBTAIN THE SERVICES OF A REGISTERED ENGINEER TO APPROVE SUCH SUBSTITUTION AND PROVIDE STAMPED DRAWINGS INDICATING SUCH APPROVAL.
5. FRAMER TO INSTALL DOUBLE FLOOR JOISTS UNDER PARTITION WALL PARALLEL TO JOISTS DIRECTION.
6. PROVIDE 1X4 CROSS BRIDGING AT MID POINT OF JOIST SPANS OVER 16 FT.
7. ALL EXTERIOR CORNERS (INSIDE AND OUTSIDE CORNERS) SHALL BE BRACED WITH 1/2" CDX PLYWOOD, NAILING SCHEDULE SHALL BE 6D COMMONS AT 6" O.C. AT ALL EDGES AND 3D COMMONS AT 12" O.C. AT ALL INTERMEDIATE STUDS (OPTION-APPROVED DIAGONAL CORNER BRACES BOTH DIRECTIONS AT ALL CORNERS).
8. ALL COLUMNS OR SOLID FRAMING SHALL EXTEND DOWN THRU ALL LEVELS AND TERMINATE AT THE BASEMENT FLOOR AND BE SUPPORTED BY A THICKENED SLAB, GRADE BEAM, OR FOOTING DESIGNED TO CARRY LOAD.
9. PROVIDE DOUBLE 2X8 STRONGBACK AT MID SPAN FOR CEILING JOISTS W/SPAN GREATER THAN 10'-0".
10. PROVIDE COLLAR TIES AT UPPER 1/3 OF VERTICAL DISTANCE BETWEEN RIDGE BOARD AND CEILING JOISTS AS SPECIFIED ON DRAWINGS OR AT 32"O.C., WHICH EVER CLOSER.
11. HIP, VALLEY, RAFTERS AND RIDGE BOARDS SHALL BE ONE "2X" SIZE LARGER THAN RAFTERS.
12. ROOF DECKING SHALL BE ONE LAYER 5/8" PLYWOOD OR OSB BOARD AS SPECIFIED ON DRAWINGS. WALL SHEATHING TO BY 1/2" PLYWOOD OR OSB BOARD AS SPECIFIED ON DRAWINGS.
13. WHEN PRE ENGINEERED FLOOR AND ROOF TRUSSES ARE USED, TRUS SMANUFACTURER MUST PROVIDE SHOP DRAWINGS WHICH BEAR SEAL OF STATE REGISTERED ENGINEER.
14. ALL CEILING JOISTS AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THRU ALL LEVELS AND TERMINATE AT BASEMENT FLOOR AND BE SUPPORTED BY THICKENED SLAB GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.

FIREBLOCKING REQUIRED (R602.8)

FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL & HORIZONTAL) AND TO FORM AN EFFECTIVE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS 1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS AS FOLLOWS; 1.1. VERTICALLY AT THE CEILING AND FLOOR LEVELS 1.2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FT 2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, AND COVE CEILINGS. 3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTIONS R311 2.2. 4. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES, AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.

SMOKE DETECTORS

1. SEE ELEC. PLAN FOR SPECIFICATION AND LOCATION.

INSULATION

1. FURNISH AND INSTALL ALL INSULATION AS SPECIFIED BY THE UCC APPROVED PRESCRIPTIVE PACKAGE LETTER PROVIDED BY THE ARCHITECT WHICH CORRELATES WITH THE BUILDING SECTIONS SHOWN ON THEARCHITECT'S DRAWINGS. IF THE ARCHITECTURAL DRAWINGS AND PRESCRIPTIVE PACKAGE LETTER ARE CONFLICTING, THE PRESCRIPTIVE PACKAGE LETTER SHALL GOVERN, AND THE G.C. IS TO NOTIFY THE ARCHITECT OF ANY CONFLICTING INFORMATION. ALL FLASH & BATT OR BLANKET TYPE INSULATION SHALL BE AS MANUFACTURED BY OWENS CORNING CORPORATION OR CERTAINTEED CORPORATION OR APPROVED EQUAL.

2. ALL FLASH & BATT INSULATION SHALL HAVE VAPOR BARRIER ON ONE SIDE. ALL BATTS SHALL BE CUT TO LENGTHS REQUIRED FOR INSTALLATION. ALL BATTS SHOULD FIT TIGHTLY BETWEEN STUDS OR JOISTS. INSULATION SHALL BE FASTENED WITH STAPLES THROUGH STAPLING FLANGES EVERY 8 IN. ON BOTH SIDES. NO GAPS SHOULD BE PRESENT ALONG STUDS OF JOISTS OR BETWEEN BATTS. THE FACE OF THE INSULATION SHALL BE AT LEAST 3/4 IN. ABOVE THE UNDERSIDES OF CEILING JOISTS. ALLOW FOR AIR FLOW WHERE NECESSARY INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. REQUIRED INSULATION R VALUES AS SHOWN ON BUILDING SECTIONS.

GYPSUM BOARD MATERIALS

I. STANDARD GYPSUM BOARD SHALL BE ANSI/ASTM C36; 1/2 IN. OR 5/8 IN.THICK AS INDICATED ON DRAWINGS, MAXIMUM PERMISSIBLE LENGTH; ENDS SQUARE CUT, TAPERED SQUARE EDGES. FIRE RATED GYPSUM BOARD SHALL BE ANSI/ASTM C36; FIRE RESISTIVE TYPE, UL. RATED; 1/2 IN. OR 5/8 IN THICK AS INDICATED ON DRAWINGS, MAXIMUM PERMISSIBLE LENGTH, ENDS SQUARE CUT, TAPERED SQUARE EDGES. MOISTURE RESISTANT GYPSUM BOARD SHALL BE ANSI/ASTM C63O; 1/2 IN. OR 5/8 IN. THICK AS INDICATED ON DRAWINGS, MAXIMUM PERMISSIBLE LENGTH; ENDS SQUARE CUT, TAPERED SQUARE EDGES. ALL GYPSUM BOARD SHALL BE SCREWED NOT NAILED.

FINISH CARPENTRY AND MILLWORK

1. PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO COMPLETE ALL CARPENTRY, WOODWORK AND RELATED WORK REQUIRED BY THE DRAWINGS AND/OR AS DESCRIBED IN THIS SPECIFICATION.FURNISH AND INSTALL ALL NECESSARY WOOD BLOCKING AS REQUIRED B Y OTHERS FOR THEIR WORK AS THE WORK PROGRESSES.

2. INSTALL KITCHEN CABINETS, BATH AND TOILET ROOM VANITIES AS SUPPLIED BY OWNER.

3. ALL WOOD TRIM FOR INTERIOR AND EXTERIOR WORK SHALL BE "DYKES"OR AS APPROVED BY THE ARCHITECT. ALL WOOD TRIM IS TO BE BACK PRIMED WITH AN APPROVED PAINT BEFORE INSTALLATION. TRIM SHALL BE NAILED WITH FINISHING NAILS, CONCEALED AND SET. DEPRESSIONS CAUSED BY SETTING OF NAILS SHALL BE FILLED WITH AN APPROVED MATERIAL AND SANDED SMOOTH. ALL CORNERS SHALL BE CAREFULLY MITERED AND JOINED TO INSURE A TIGHT JOINT. INTERIOR WOOD TRIM SHALL BE "COLONIAL" PAINT GRADE PINE. EXTERIOR WOOD TRIM SHALL BE WELL SEASONED WHITE CEDAR OR WHITE PINE. ONLY SMALL SOUND KNOTS WILL BE ALLOWED IF MDF OR PLYWOOD MOULDING IS TO BE USED INTERNALLY FOR FINISH WORK, MDF SHOULD BE "PUREBOND" OR OTHER NONUREA FORMALDEHYDE BASED PRODUCT.

4. THOROUGHLY CAULK THE EXTERIOR JOINTS BETWEEN ALL WINDOWS AND DOOR FRAMES WITH ELASTIC NON-STAINING COMPOUND DRIVEN TIGHT.WHEN SET, CAULKING SHOULD BE FIRM NOT HARD AND BRITTLE. ALL CAULKING SHALL BE DONE ON THE EXTERIOR SIDE USING AN APPROVED TYPE CAULKING GUN AND APPLYING THE MATERIAL UNDER PRESSURE.JOINTS AND SPACES TO BE CAULKED SHALL BE THOROUGHLY CLEAN AND DRY AND SHALL BE COMPLETELY FILLED.

5. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT ITEMS, SINKS,APPLIANCES, ETC. FURNISHED BY THE OWNER. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL FILLER PIECES, ANGLES, MOLDINGS, AND OTHER FINISH ITEMS NECESSARY FOR THE COMPLETE INSTALLATION OF THE CABINETS AND EQUIPMENT.

ASPHALT SHINGLES

I. ASPHALT ROOF SHINGLES SHALL BE GAF TIMBERLINE/TIMBERLINE HD/TIMBERLINE ULTRA HD/CAMELOT II ASPHALT SHINGLE AS SPECIFIED IN THE DRAWINGS. STYLE AND COLOR TO BE SELECTED BY OWNER. USE I5 LB. ASPHALT FELT FOR UNDERLAYMENT. PROVIDE GRACE ICE AND WATER SHIELD AT PERIMETER OF ROOF FROM EDGE OF ROOF EAVE TO A POINT NOT LESS THAN 24" BEYOND INTERIOR FACE OF EXTERIOR WALL, AND AT ALL ROOF PITCHES OF 3:12 OR LESS.

2. EXPOSED FLASHINGS AND COUNTER FLASHINGS SHALL BE COPPER.CONCEALED FLASHINGS MAY BE OF OTHER SUITABLE CORROSION RESISTANT MATERIAL.

3. INSTALL ALL ROOFING MATERIAL AND FLASHING IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. INSTALL ROOF-TO-WALL FLASHINGS AT ALL INTERSECTIONS. ON SHINGLE ROOFS SHEET METAL INSTALL FLASHING IN "STEP" FASHION. IN MASONRY WALLS INSTALL COUNTER-FLASHING EMBEDDED IN MASONRY. FLASH PIPES PROJECTING THROUGH ROOF WITH ONE PIECE SHEET METAL FORMING A FLANGE WHICH EXTENDS AT LEAST 6 IN. ON ALL SIDES.

4. ALL OTHER SHEET METAL ITEMS AND ACCESSORIES, - GUTTERS,DOWNSPOUTS, SHALL BE DESIGNED AND INSTALLED BY THE GUTTER SUBCONTRACTOR.

EXTERIOR FINISHES

1. EXTERIOR FINISHES TO BE VINYL SIDING/ STONE. COLOR, STYLE & MANUFACTURER TO BE SELECTED BY OWNER TO BE APPROVED BY ARCHITECT OR AS SPECIFIED IN THE DRAWINGS.

2. EXTERIOR TRIM TO BE AZEK/ VINYL AS SPECIFIED IN THE DRAWINGS.

3. LIMESTONE OR BLUESTONE WATER TABLE CAP (OR APPROVED EQUAL)INSTALLED IN STRICT ACCORDANCE WITH MANUF. SPECIFICATIONS. COLOR AND STYLE TO BE APPROVED BY ARCHITECT.

SOFFIT PANELS

1. FURNISH AND INSTALL ALL LABOR, MATERIAL AND EQUIPMENT NECESSARY FOR THE COMPLETE INSTALLATION OF THE VINYL SOFFIT SYSTEM UNDER THE ROOF EAVES. SOFFIT MATERIAL SHALL BE HIDDEN VENT SOFFIT,MANUFACTURER TO BE SELECTED BY OWNER (COLOR TO MATCH SIDING &ROOF). G.C. TO PROVIDE COLOR SWATCHES TO OWNER FOR COLOR SELECTION OF SOFFIT FOR ARCHITECT APPROVAL. SOFFIT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

WINDOWS FLASHING

ALL WINDOWS SHALL BE INSTALLED USING DUPONT FLEX WRAP NF AND DUPONT FLASHING TAPE.PROPER INSTALLATION PROCEDURES OF THESE PRODUCTS SHALL BE DONE IN STRICT ACCORDANCE WITH MANUFACTURE'S INSTALLATION SPECIFICATIONS AND GUIDELINES.

WINDOWS

1. WINDOW MANUF. TO BE SELECTED BY OWNER OR AS SPECIFIED ON THE DRAWINGS. SEE ELEVATIONS/SCHEDULE FOR WINDOW SIZES. G.C. TO SUBMIT PLANS & ELEVATIONS TO WINDOW SUPPLIER FOR FORMAL PURCHASE QUOTE AND ROUGH OPENING SCHEDULE THAT CORRELATES WITH WINDOW SIZES DESIGNATIONS ON WINDOW SCHEDULE.G.C. TO UTILIZE ROUGH OPENINGS AS PROVIDED BY WINDOW SUPPLIER'S PURCHASE QUOTE AND FRAME-OUT WINDOWS ACCORDINGLY. PRIOR TO PURCHASING OF WINDOWS, G.C. SHALL SUBMIT WINDOW PURCHASE QUOTE TO ARCHITECT FOR REVIEW AND SIGN-OFF. IF G.C. OR OWNER FAILS TO SUBMIT WINDOW PURCHASE QUOTE TO ARCHITECT FOR REVIEW, ARCHITECT IS NOT LIABLE FOR ANY ERRORS OR OMISSION THAT EITHER ORIGINATED FROM THE WINDOW PURCHASE QUOTE OR FROM ARCHITECT'S ORIGINAL DRAWINGS.PROVIDE SCREENS AT OPERABLE WINDOW UNITS AT GLIDING EXTERIOR DOORS. PROVIDE DOUBLE PANE, LOW-E GLASS. VINYL EXTERIOR- COLOR WHITE OR AS SPECIFIED IN THE DRAWINGS, NATURAL PINE INTERIOR. PROVIDE STANDARD FINISH HARDWARE. TEMPERED GLASS SHALL BE REQUIRED IN THE FOLLOWING CIRCUMSTANCES. 1) WHEN WINDOWS ARE LESS THAN 16" TO THE FLOOR. 2) WHEN A DOOR SWING IS CLOSER THAN 24" TO A WINDOW. 3) WHEN A WINDOW IS IN A STAIRWELL OR STAIRCASE. 4) WHEN A WINDOW IS ABOVE A TUB OR IN A SHOWER. 5) WHEN A WINDOW IS ABOVE A BUILT-IN BENCH SEAT. 6) WHEN A WINDOW IS ADJACENT TO A DECK OR PATIO.

INTERIOR DOORS

1. ALL INTERIOR DOORS AT BATHROOMS, BEDROOMS, AND STUDIES SHALL BE SOLID CORE MDF DOORS. ALTERNATIVELY, G.C. MAY PROVIDE PRICE FOR ALL INTERIOR DOORS TO BE SOLID CORE DOORS.

2. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIAL,EQUIPMENT, TOOLS, TRANSPORTATION, ACCESSORIES, AND RELATED ITEMS NECESSARY TO COMPLETE THE WORK OF THIS SECTION.

3. G.C. SHALL PROVIDE IN HIS BASE BID A REASONABLE ALLOWANCE FOR ALL INTERIOR DOORS, ALL INTERIOR DOORS AT THE 1ST FLOOR AND 2NDFLOOR SHALL BE AS PER G.C. CONTRACT. ALL SOLID DOORS TO BE SOLID MASONITE MDF OR SOLID WOOD.

FINISH HARDWARE

1. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL FINISH HARDWARE. ALL HARDWARE SHALL BE BEST QUALITY EQUAL TO SCHLAGE MANUFACTURING COMPANY OR APPROVED EQUAL. HARDWARE SUPPLIER SHALL WRAP HARDWARE IN SEPARATE PACKAGES, COMPLETE WITH TRIMMINGS, SCREWS, ETC, DISTINCTLY LABELED WITH ITEM NUMBER AND DOOR NUMBER FOR EACH OPENING.

2. DOOR HARDWARE AS PROVIDED BY OWNER. OR G.C. SHALL PROVIDE A REASONABLE ALLOWANCE IN THE CONSTRUCTION CONTRACT FOR DOOR HARDWARE. ALL INSTALLATION COSTS ARE ASSUMED AS ALREADY PART OF THE BID. SHOULD THE COST OF HARDWARE AS SELECTED EXCEED THE ALLOWANCE SUM, THE OWNER IS TO PAY THE GENERAL CONTRACTOR THE DIFFERENCE, BUT SHOULD THE COST BE LESS THAN THE ALLOWANCE SUM, THE CONTRACTOR WILL CREDIT THE OWNER WITH THE DIFFERENCE. ALL LOCKS TO BE MASTER KEYED AND TWO COPIES OF ALL KEYS BE SUPPLIED TO THE OWNER.

3. BUTTS FOR 1-3/4 IN. DOORS SHALL BE 4-1/2 IN, 1-3/8 IN SHALL BE 3-1/2IN. INTERIOR DOORS SHALL HAVE APPROVED WALL BUMPERS OR FLOOR STOPS EQUAL IN QUALITY TO THAT MANUFACTURED BY BALDWIN HARDWARE MANUFACTURING CO.

WOOD FLOORING

1. FURNISH, INSTALL AND FINISH ALL WOOD FLOORS THROUGHOUT INCLUDING ALL MATERIALS NECESSARY FOR INSTALLING AND FINISHING. G.C.TO PROVIDE A REASONABLE ALLOWANCE FOR OAK TONGUE AND GROOVE FLOORING AS SHOWN ON FLOOR FINISH PLAN. OWNER MAY UPGRADE HARDWOOD FLOORS TO DIFFERENT WIDTH AND WOOD SPECIES AND ADVISE G.C. TO AMEND CONSTRUCTION CONTRACT ACCORDINGLY2. THROUGH GROOVE AT SIDE OF STRIP INTO PLYWOOD WITH MINIMUM 2IN. BARBED NAIL FASTENERS SUBFLOOR SHALL BE FREE FROM ALL DEBRIS AND BROOM CLEAN. INSURE THAT THE NAILS FASTENING PLYWOOD SUBFLOOR TO JOIST DO NOT PROTRUDE FROM FLOOR. ALL FLOOR JOISTS SHALL BE TIGHT WITH NO EXCESSIVE GAPS. NO NAILS SHOULD BE EXPOSED AFTER INSTALLATION. FINAL FLOOR SURFACE SHALL BE LEVEL WITH NO RIDGES OR BUMPS.

PAINTING

1. TO PREPARE FOR FLOOR FINISH, FLOORING SHALL BE SANDED, IF REQUIRED, TO OBTAIN A SMOOTH SURFACE. ALL SCRATCHES, DENTS.GOUGES, ETC. SHALL BE REPLACED OR REPAIRED WITH FILLER AS PER THE MANUFACTURER'S RECOMMENDATION. FINISH ALL WOOD FLOORS WITH MINIMUM 2 COATS OF POLYURETHANE IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. WHERE REQUIRED, STAIN SPECIFIC ROOMS AS NOTED IN ROOM FINISH DRAWINGS.

2. FURNISH ALL LABOR AND MATERIAL NECESSARY FOR THE COMPLETE PAINTING AND CAULKING OF ALL NEW WORK ON INTERIOR AND EXTERIOR OF BUILDING. PAINTED SURFACES, BOTH EXTERIOR AND INTERIOR, SHALL RECEIVE AT LEAST TWO COATS OVER PRIMER EXCEPT WHEN PAINT MANUF.SUGGESTS THAT ONE COAT IS ACCEPTABLE. ALL PAINT COLORS AND INTERIOR STAINS SHALL MATCH COLORS OF BENJAMIN MOORE.ALL PAINT SHALL BE BY BENJAMIN MOORE REGAL OR APPROVED EQUAL.SURFACES, WHERE NECESSARY, SHALL BE PROPERLY PREPARED FOR FINISH PAINTING BY WASHING, SCRAPING, WIRE BRUSHING, OR SANDING.PAINT SHALL BE APPLIED ONLY TO SURFACES WHICH ARE ABSOLUTELY DRY AND FREE FROM GREASE, OIL, DIRT, RUST, SCALE, OR LOOSE MATERIAL. COLORS TO BE SELECTED BY OWNER.

BATHROOM ACCESSORIES

1. INSTALL ALL BATHROOM FIXTURES AND BATHROOM ACCESSORIES (TOILETS, VANITIES, RODS, BATHTUBS, SHOWERS, INCLUDING GLASS SHOWER DOORS) AS PURCHASED BY HOMEOWNER.

PLUMBING

1. FURNISH ALL LABOR, MATERIAL AND EQUIPMENT NECESSARY FOR CONNECT TO EXISTING SANITARY SEWER SYSTEM (INCLUDING SOIL AND VENT PIPING), WATER SERVICE, WATER METER, TAP VALVES, BOXES, AND COLD AND HOT WATER SUPPLY SYSTEM, ALL REQUIRED GAS PIPING; HOT WATER HEATER; PLUMBING FITTINGS AND FIXTURES; AND ALL RELATED FITTINGS AND CONTROLS; CONNECTING OF ALL KITCHEN AND OTHER APPLIANCES AND ALL OTHER WORK REQUIRED. INSTALL ALL FIXTURES AND APPLIANCES AS SELECTED BY THE OWNER.

2. COORDINATE ALL REQUIRED INSPECTIONS FOR WATER, GAS ANDSANITARY DRAINAGE SYSTEMS, REQUIRED WATER METER AND ALL TAPS TO WATER MAINS AND CONNECTIONS TO SEWERS AS MAY BE APPLICABLE. MAKE FINAL CONNECTIONS TO APPLIANCES AND FIXTURES AND FURNISH AND INSTALL ANY FITTINGS OR INCIDENTAL ACCESSORIES THAT MAY BE NECESSARY BY JOB CONDITIONS OR THAT MAY BE REQUIRED BY LOCAL BUILDING OR HEALTH CODES FOR COMPLETING FINAL CONNECTIONS. OWNER TO ASSUME COSTS OF ALL CONNECTIONS, PERMITS, AND INSPECTION FEES RELATED TO THE WORK.

3. WATER PIPING ABOVE GRADE SHALL BE TYPE "B" PEX TUBING, BLUE FOR COLD WATER SUPPLY, RED FOR HOT WATER SUPPLY, FOLLOWING ALL RECOMMENDATION'S OF THE PPF ASSOCIATION. BUILDING SEWER AND ALL UNDERGROUND DRAINAGE AND VENT LINES SHALL BE SIZED AS SHOWN ON DRAWINGS, OR AS REQUIRED BY LOCAL CODES

4. ALL PIPING AND EQUIPMENT SHALL BE "DESIGN-BUILD" AND INSTALLED GENERALLY IN ACCORDANCE WITH THE PLUMBING RISER DIAGRAM AND SHALL COMPLY WITH ALL APPLICABLE STATE CODES, PARTICULARLY HEALTH AND PLUMBING, AND STANDARDS OF GOOD PRACTICE.VERIFY INVERTS OF SEWER AND DRAINAGE CONNECTIONS BEFORE INSTALLING WASTE LINES AND SEWER LINES. COMPLETE SYSTEM SHALL BE TESTED AS REQUIRED BY APPLICABLE CODES.

5. ADJUST, IF NECESSARY, SIZES OF GAS PIPING WITH LOCAL GAS COMPANY CHARACTERISTICS TO DELIVER THE SPECIFIED BTU'S AT FIXTURES. PIPING SHALL BE BLACK STEEL,SCHEDULE 4O, WITH MALLEABLE FITTINGS; ALTERNATIVELY PIPING MAY BE CSST/CORRUGATED STAINLESS STEEL TUBING (YELLOW PIPE). FURNISH AND INSTALL A MECHANICAL GAS VALVE (SIZED TO PIPE) FOR INSTALLATION IN THE GAS LINE TO EQUIPMENT AND APPLIANCES AS MAY BE REQUIRED BY THIS PROJECT.

6. CONNECT TO GAS PIPING ALL EQUIPMENT REQUIRING GAS SERVICE WITH A SHUT-OFF COCK AND DRIP AND EACH FIXTURE LOCATION AS MAY BE REQUIRED BY THE DRAWINGS.CONNECTIONS INCLUDE, BUT ARE NOT LIMITED TO, HEATING AND AIR CONDITIONING UNIT, HOT WATER HEATER, GAS FIREPLACES AND KITCHEN APPLIANCES. CONNECTOR AND COUPLING SHALL BE SIZED TO DELIVER THE REQUIRED BTU RATING TO THE RESPECTIVE EQUIPMENT. FURNISH AND INSTALL A MECHANICAL GAS SHUT-OFF VALVE (SIZED TO PIPE). THE VALVE IS TO BE INSTALLED IN THE GAS LINE BEFORE EQUIPMENT AND APPLIANCES.

HVAC

I.ARCHITECTURAL DRAWINGS DO NOT INCLUDE HVAC DIAGRAMMATIC DRAWINGS, RCP SHEET SPECIFIES AMOUNT OF SYSTEMS AND/OR ZONES THAT SHALL BE INCLUDED IN BID, AND ACCEPTABLE SEER RATING AND MANUFACTURER. SEE MECHANICAL NOTES ON RCP DRAWING FOR SUCH INFORMATION.

G.C. SHALL MEET WITH HVAC SUBCONTRACTOR AND PROVIDE THE HOMEOWNER WITH THEIR RECOMMENDATION FOR THE NECESSARY HVAC TONNAGE/INSTALLATION. G.C. TO INCLUDE ALL PROPOSED HVAC WORK IN THE CONSTRUCTION CONTRACT. IF HVAC WORK IS NOT TO BE INCLUDED IN BASE BID, G.C. TO NOTE THAT HVAC IS AN EXCLUSION. NEW HVAC UNITS AND DUCTWORK TO BE PROPERLY SIZED BY HVAC SUBCONTRACTOR. HVAC SUPPLY AND RETURN REGISTERS TO BE PROPERLY LOCATED BY HVAC SUBCONTRACTOR. HVACDIAGRAMMATIC DRAWING ARE NOT IN THE PERVUE OF THE ARCHITECTS DRAWINGS. IF HVAC DIAGRAMMATIC DRAWINGS ARE REQUIRED OR REQUESTED BY THE OWNER, THEY SHALL BE PROVIDED BY THE HVAC SUBCONTRACTOR IN THE FORM OF SHOP DRAWINGS OR A MECHANICAL ENGINEER CAN BE RETAINED BY THE HOMEOWNER.

2. FURNISH ALL LABOR, MATERIAL AND EQUIPMENT NECESSARY FOR THE COMPLETE INSTALLATION OF THE HVAC WORK. IT IS THE INTENT OF THIS SECTION OF THE SPECIFICATIONS THAT THESE SYSTEMS TO BE FURNISHED COMPLETE IN EVERY RESPECT, FURNISH ALL EQUIPMENT NEEDED AND USUALLY FURNISHED IN CONNECTION WITH SUCH WORK, WHETHER SPECIFICALLY MENTIONED OR NOT.

3. AFTER COMPLETE CONNECTIONS AND INSTALLATION OF ALL THE EQUIPMENT AND APPLIANCES, TEST ALL WORK AND EQUIPMENT AS REQUIRED BY AUTHORITIES HAVING JURISDICTION.FURNISH ALL NECESSARY EQUIPMENT, PERSONNEL AND ELECTRICAL POWER. TEST THE ENTIRE INSTALLATION AND CORRECT ALL DEFECTS BEFORE ACCEPTANCE OF THE WORK.ALL WORK SHALL BE DEMONSTRATED TO BE IN PROPER OPERATING CONDITION TO THE COMPLETE SATISFACTION OF THE ARCHITECT. INSTRUCT THE OWNER IN THE CARE AND OPERATION OF ALL APPARATUS AND EQUIPMENT FORMING THE INSTALLATION.

ELECTRICAL

I. FURNISH ALL LABOR, MATERIAL AND EQUIPMENT NECESSARY FOR THE COMPLETE INSTALLATION OF THE ELECTRICAL WORK AS SHOWN ON THE ELECTRICAL DRAWINGS, INCLUDING FINAL CONNECTIONS TO EQUIPMENT IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, STATE ELECTRICAL CODE, THE REQUIREMENTS OF THE LOCAL UTILITY COMPANY, AND ALL APPLICABLE CODES AND LAWS. INSTALL ALL FIXTURES AS SUPPLIED BY OWNER WHERE INDICATED ON DRAWINGS. IT IS THE INTENT OF THIS SECTION OF THE SPECIFICATIONS AND ACCOMPANYING ELECTRICAL DRAWINGS TO REQUIRE THESE SYSTEMS TO BE FURNISHED COMPLETE IN EVERY RESPECT. FURNISH ALL WIRING AND EQUIPMENT NEEDED AND USUALLY FURNISHED IN CONNECTION WITH SUCH WORK, WHETHER SPECIFICALLY MENTIONED OR NOT. ALL ELECTRICAL WORK AND MATERIALS MUST CONFORM TO THE REQUIREMENTS OF N.E.C.A., N.B.FU. AND THE LOCAL UTILITY COMPANY. CURRENT ELECTRICAL SERVICE MAY REMAIN IF AT 200AMP, OTHERWISE TO BE UPGRADED TO 200AMP, SEE DRAWINGS.

2. AFTER COMPLETE CONNECTIONS AND INSTALLATION OF ALL THE EQUIPMENT AND APPLIANCES, TEST ALL WORK AND EQUIPMENT AS REQUIRED BY AUTHORITIES HAVING JURISDICTION, FURNISH ALL NECESSARY EQUIPMENT.PERSONNEL AND ELECTRICAL POWER TEST THE ENTIRE INSTALLATION FOR SHORTS, GROUNDS AND OPEN CIRCUITS, AND CORRECT ALL DEFECTS BEFORE ACCEPTANCE OF THE WORK. INSTRUCT THE OWNER IN THE CARE AND OPERATION OF ALL APPARATUS AND EQUIPMENT FORMING THE INSTALLATION.

3. NO PART OF THESE DRAWINGS MAY BE PRODUCED, STORED IN A RETRIEVAL SYSTEM OR TRANSMITTED, IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPYING,RECORDING OR OTHERWISE, WITHOUT THE PRIOR WRITTEN PERMISSION OF THE ARCHITECT.

4. ALL RECESSED LIGHTS SHOULD BE "IC" RATED FOR CONTACT WITH CEILING INSULATION WHERE APPLICABLE, SEE DRAWINGS FOR AREAS WITH INSULATION AT CEILINGS.

DRYER VENTILATION

I. VENTILATION ACCESS FOR DRYER IN ACCORDANCE W/MANUFACTURER'S INSTALLATION REQUIREMENTS. VENTING MATERIAL TO BE MIN. 4" DIA., SMOOTH FINISH, NOT FASTENED WITH SCREWS. INSTALLATION AND MATERIAL TO CONFORM TO 2020 MECHANICAL CODE OF NEW YORK STATE.

SITE VISITS

I. BRACED WALL PANEL INSTALLATIONS AND INSPECTION OF NAILING PATTERN FOR SHEATHING SHALL BE PERFORMED BY THE LICENSED DESIGN PROFESSIONAL. A CERTIFICATION LETTER REGARING THE INSTALLATIONS SHALL BE SUBMITTED TO THE BUILDING INSPECTOR PRIOR TO SCHEDULING OF FRAMING INSPECTION.

2. SITE VISITS SHOULD BE PERFORMED AT THE VARIOUS STAGES OF CONSTRUCTION TO PROVIDE FOR THE FOLLOWING:

A. INSPECTION OF ANCHOR BOLTS (BEFORE INSTALLATION OF SILL PLATES)
B. BEFORE INSTALLATION OF WALL SHEATHING AND ROOF SHEATHING
C. AFTER INSTALLATION OF EXTERIOR SHEATING (BEFORE INSTALLATION OF SPACKLE ON GYPSUM BOARD)
D. AFTER INSTALLATION OF INTERIOR WALL SHEATHING (BEFORE INSTALLATION OF SPACKLE ON GYPSUM BOARD)

FIREPLACE

VENTLESS GAS FIREPLACE, MANTLE BY OTHERS, PROVIDE DISTINGUISHABLE HEARTH EXTENSION PER FIREPLACE MANUFACTURER'S REQUIREMENTS TO COMPLY WITH UL 1618. PROVIDE GAS SHUT-OFF VALVE IN FAMILY ROOM WITHIN 6' OF FIREPLACE, INSTALLED UPSTREAM OF THE UNION/ CONNECTOR

NOT FOR CONSTRUCTION

●	BID SET	01/12/2025

-ALL DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR. NOTIFY MF DESIGN STUDIO LLC OF ANY CONFLICTS, ERRORS, AMBIGUITIES OR DISCREPANCIES IN THE CONTRACT DRAWINGS OR SPECIFICATIONS BEFORE PROCEEDING WITH CONSTRUCTION.
-ALL DIMENSIONS SHALL BE NOTED AS WORDS OR NUMBERS ON THE CONTRACT DRAWINGS. DO NOT SCALE THE DRAWINGS TO DETERMINE DIMENSIONS.
-IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER AN ITEM IN ANY WAY.
-THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY DESIGNATED AS "ISSUED FOR CONSTRUCTION" OR "ISSUED TO DOB".
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PROJECT
WESTREICH RESIDENCE
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SUFFERN, NEW YORK 10901

DRAWING
GENERAL NOTES

MF DESIGN
ARCHITECTURE
MF DESIGN STUDIO LLC, C.O.A. # 21AC00101200
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YESHAIYAHU FEINBERG, REGISTERED ARCHITECT,
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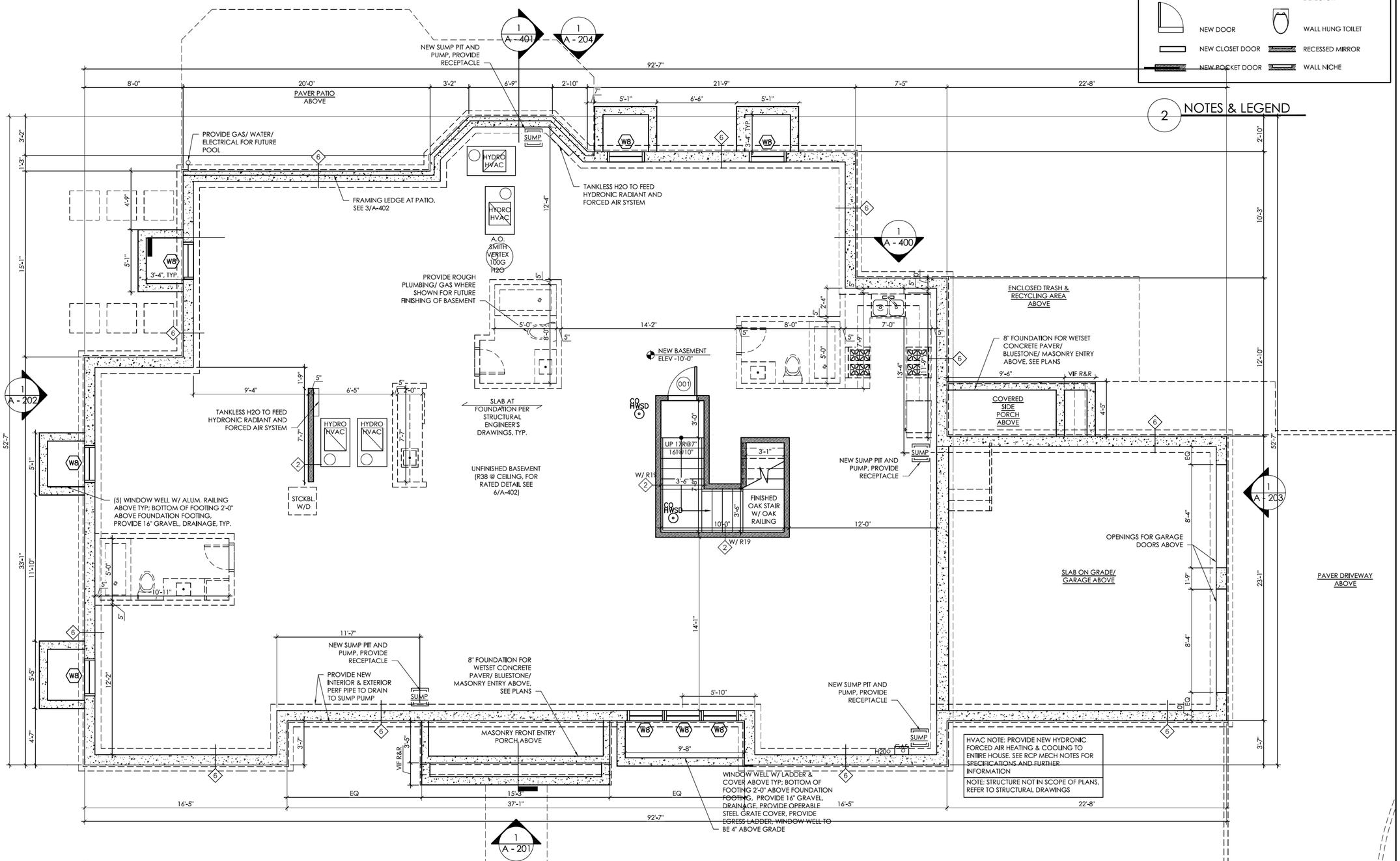
TEL: 732-523-1254

DATE: 07/05/24
SCALE: AS NOTED
JOB NUMBER: 2411
DRAFTED BY: TK

A-003



1 PROPOSED BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

2 NOTES & LEGEND

LEGEND

- NEW WALL
- NEW BEARING WALL
- EXISTING WALL
- EXISTING DOOR
- NEW DOOR
- NEW CLOSET DOOR
- NEW POCKET DOOR
- EXTERIOR WALL LIGHT
- OUTDOOR RECEPTACLE
- CO2D HWSD — HARDWIRED CO2 AND SMOKE DETECTOR
- SD — HARDWIRED SMOKE DETECTOR
- WALL HUNG TOILET
- RECESSED MIRROR
- WALL NICHE

●	BID SET	01/12/2025

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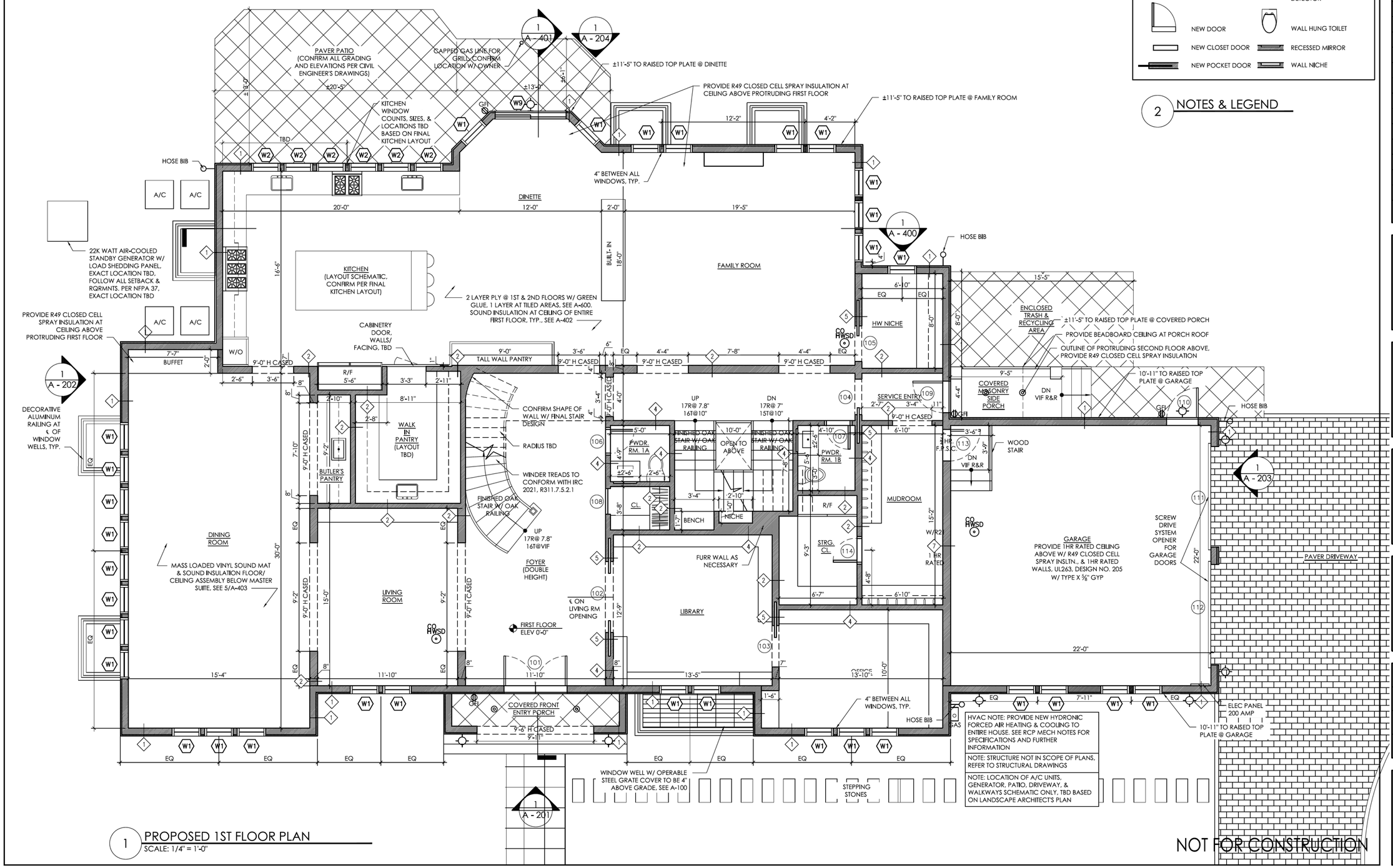
PROJECT
WESTREICH RESIDENCE
6 JEREMY COURT
SUFFERN, NEW YORK 10901

DRAWING
PROPOSED BASEMENT FLOOR PLAN

MF DESIGN
ARCHITECTURE
MF DESIGN STUDIO LLC, C.O.A. # 21AC00101200
820 RIDGE AVE, SUITE 202, LAKEWOOD, NJ 08701
YESHAIYAHU FEINBERG, REGISTERED ARCHITECT,
NY LICENSE # 042538,
TEL: 732-523-1254

DATE	07/05/24
SCALE	AS NOTED
JOB NUMBER	2411
DRAFTED BY	TK

A-100



1 PROPOSED 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

LEGEND

NEW WALL	EXTERIOR WALL LIGHT
NEW BEARING WALL	OUTDOOR RECEPTACLE
EXISTING WALL	HARDWIRED CO2 AND SMOKE DETECTOR
EXISTING DOOR	HARDWIRED SMOKE DETECTOR
NEW DOOR	WALL HUNG TOILET
NEW CLOSET DOOR	RECESSED MIRROR
NEW POCKET DOOR	WALL NICHE

2 NOTES & LEGEND

●	BID SET	01/12/2025

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SUFFERN, NEW YORK 10901

DRAWING
PROPOSED FIRST FLOOR PLAN

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ARCHITECTURE
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YESHAIYAHU FEINBERG, REGISTERED ARCHITECT,
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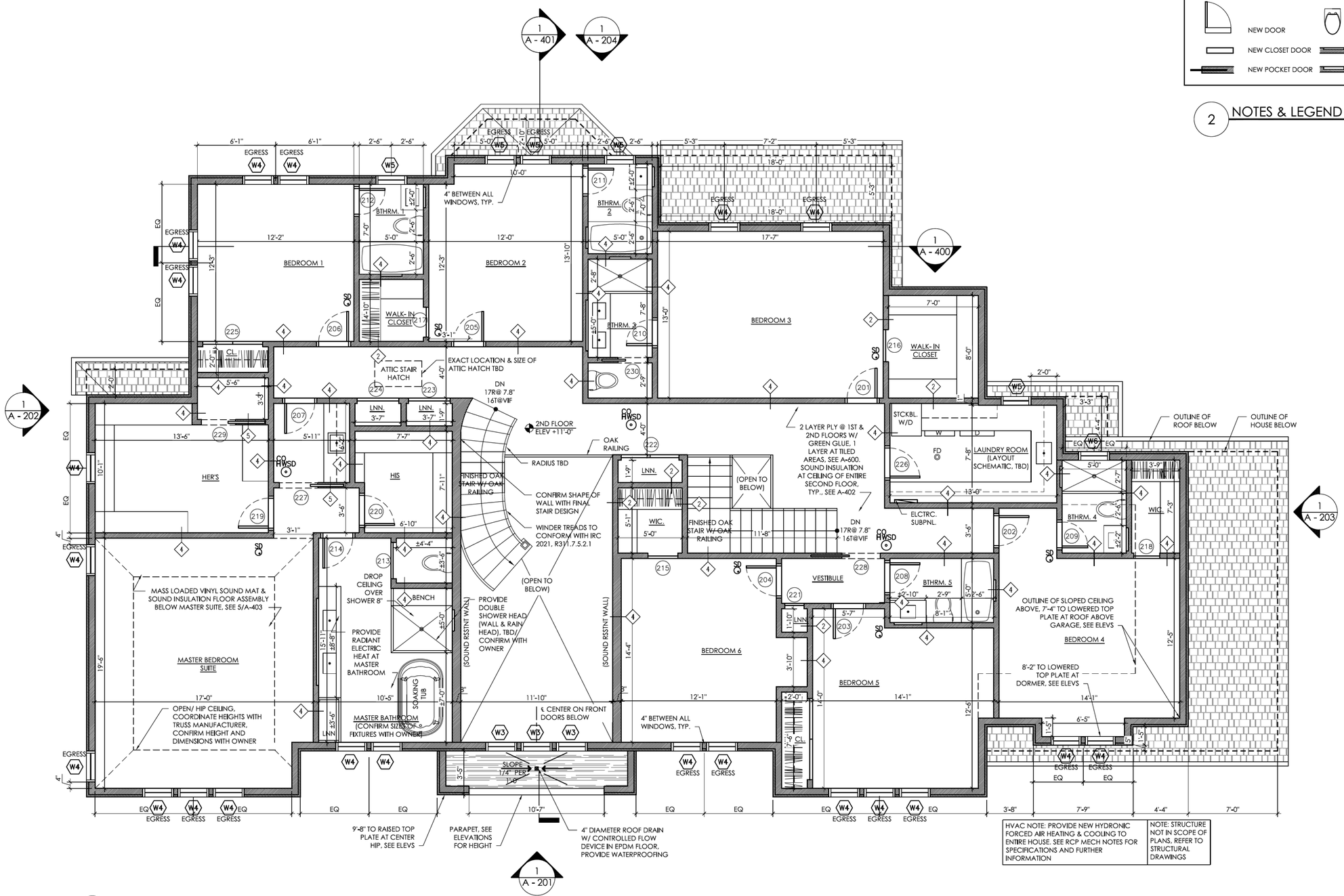
A-101



1 PROPOSED 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

HVAC NOTE: PROVIDE NEW HYDRONIC FORCED AIR HEATING & COOLING TO ENTIRE HOUSE. SEE RCP MECH NOTES FOR SPECIFICATIONS AND FURTHER INFORMATION	NOTE: STRUCTURE NOT IN SCOPE OF PLANS, REFER TO STRUCTURAL DRAWINGS

NOT FOR CONSTRUCTION

LEGEND

- NEW WALL
- NEW BEARING WALL
- EXISTING WALL
- EXISTING DOOR
- NEW DOOR
- NEW CLOSET DOOR
- NEW POCKET DOOR
- EXTERIOR WALL LIGHT
- OUTDOOR RECEPTACLE
- CO2D HWSD — HARDWIRED CO2 AND SMOKE DETECTOR
- SD — HARDWIRED SMOKE DETECTOR
- WALL HUNG TOILET
- RECESSED MIRROR
- WALL NICHE

2 NOTES & LEGEND

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DRAWING

PROPOSED SECOND FLOOR PLAN

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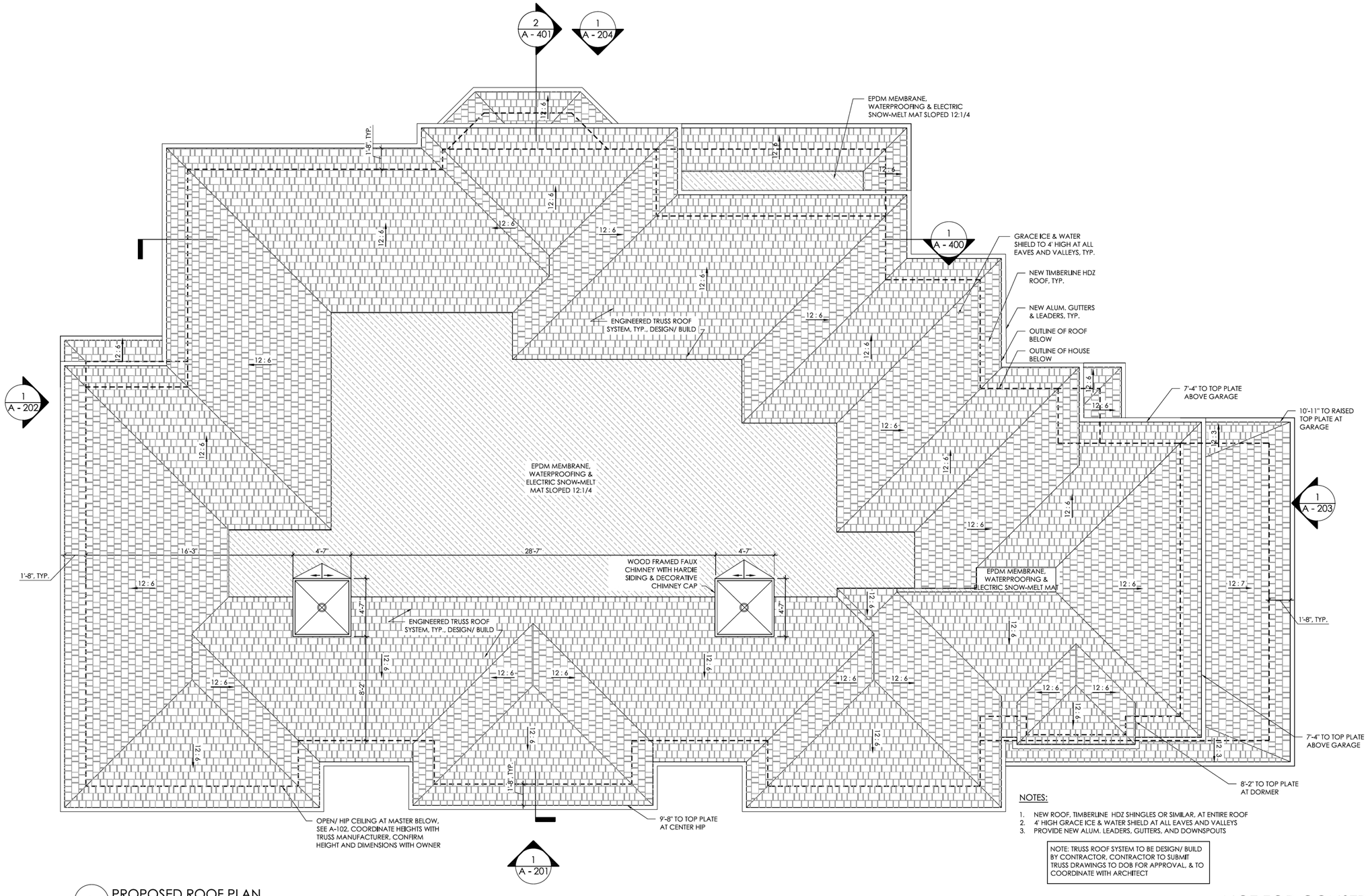
A-102



NOTES:

1. NEW ROOF, TIMBERLINE HDZ SHINGLES OR SIMILAR, AT ENTIRE ROOF
2. 4' HIGH GRACE ICE & WATER SHIELD AT ALL EAVES AND VALLEYS
3. PROVIDE NEW ALUM. LEADERS, GUTTERS, AND DOWNSPOUTS

NOTE: TRUSS ROOF SYSTEM TO BE DESIGN/ BUILD BY CONTRACTOR. CONTRACTOR TO SUBMIT TRUSS DRAWINGS TO DOB FOR APPROVAL, & TO COORDINATE WITH ARCHITECT

1 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

●	BID SET	01/12/2025

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DRAWING
PROPOSED ROOF PLAN

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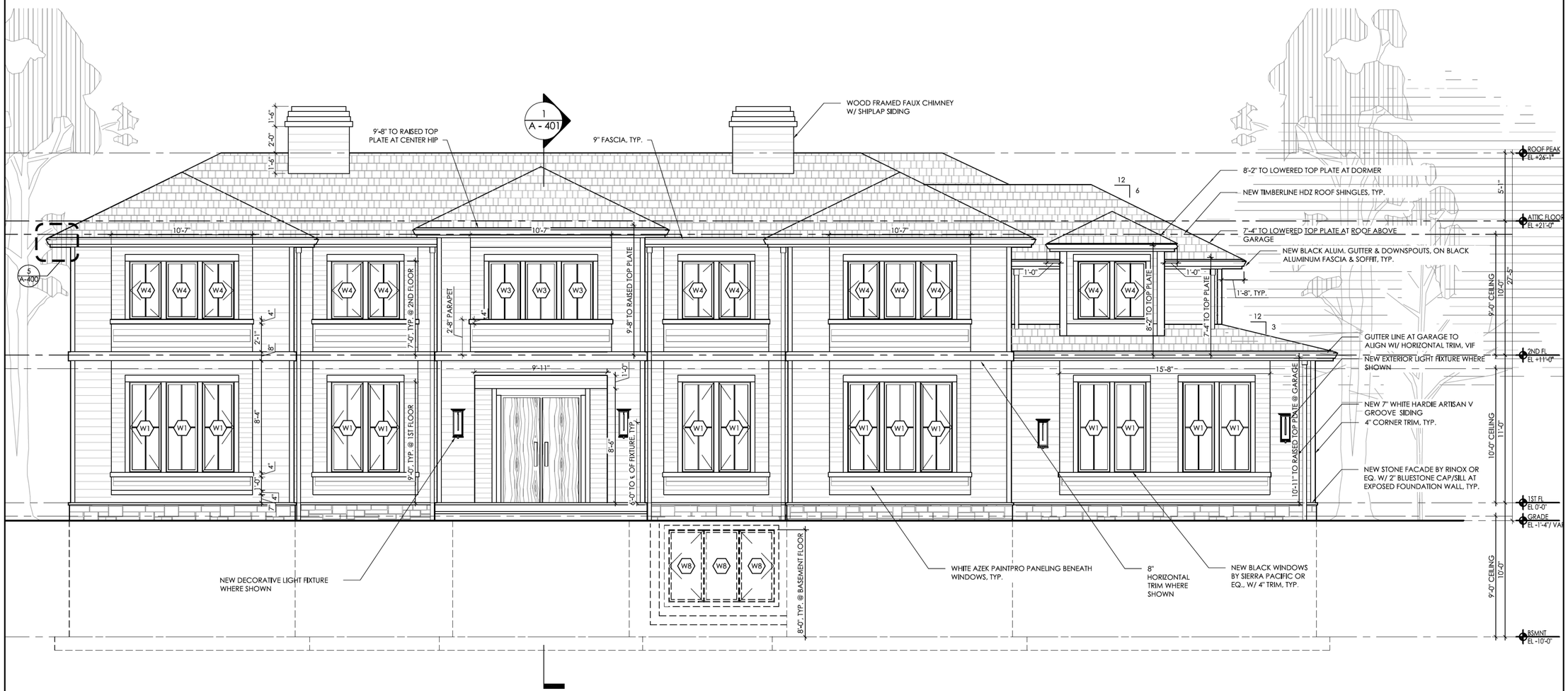
A-103



1 FRONT ELEVATION
SCALE 1/4" = 1'-0"

NOT FOR CONSTRUCTION

●	BID SET	01/12/2025

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WESTREICH RESIDENCE

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DRAWING

FRONT ELEVATION

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TEL: 732-523-1254

DATE	07/05/24
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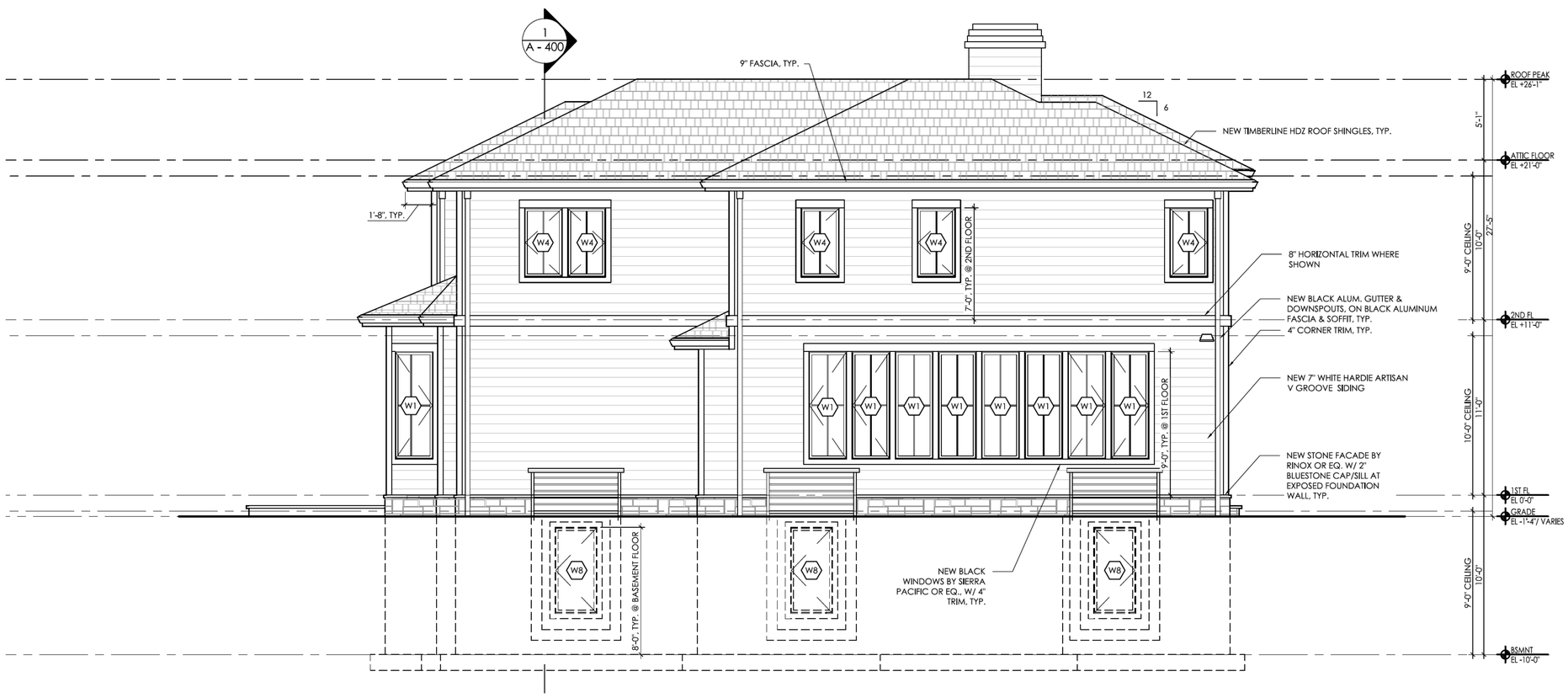
A-201



1 LEFT ELEVATION
SCALE 1/4" = 1'-0"

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DRAWING

LEFT ELEVATION

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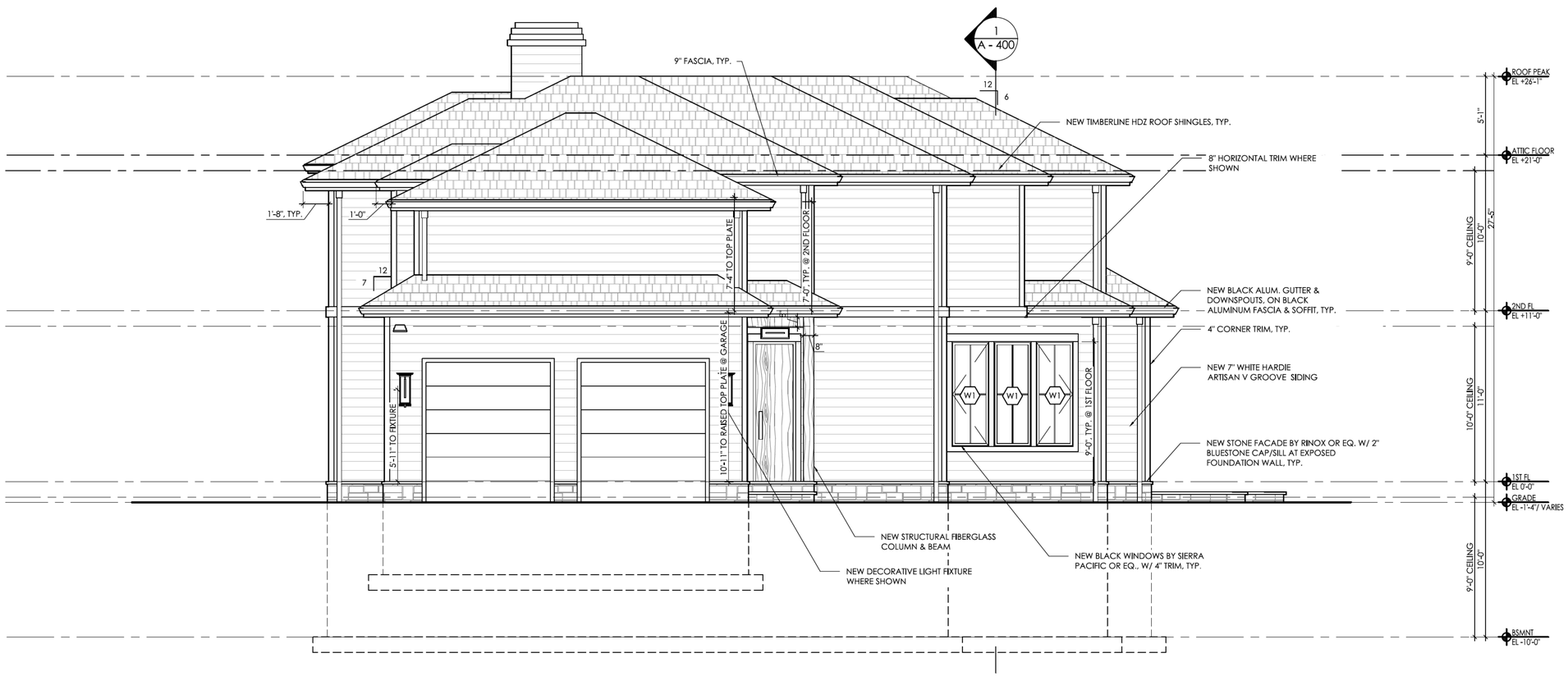
A-202



1 RIGHT ELEVATION
SCALE 1/4" = 1'-0"

NOT FOR CONSTRUCTION

●	BID SET	01/12/2025

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DRAWING
RIGHT ELEVATION

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A-203

1 REAR ELEVATION
SCALE 1/4" = 1'-0"

NOT FOR CONSTRUCTION

●	BID SET	01/12/2025

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PROJECT

WESTREICH RESIDENCE

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DRAWING

REAR ELEVATIONS

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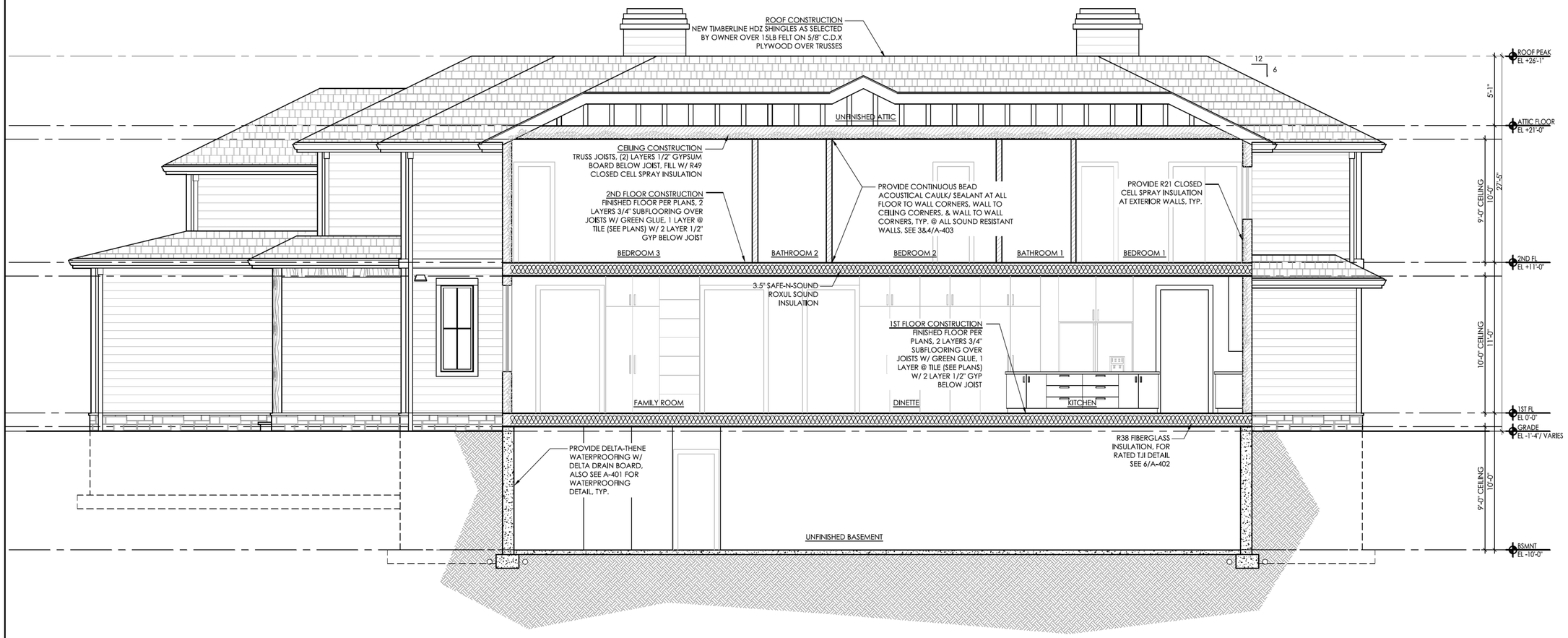
A-204



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

NOT FOR CONSTRUCTION

●	BID SET	01/12/2025

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DRAWING
TRANSVERSE SECTION

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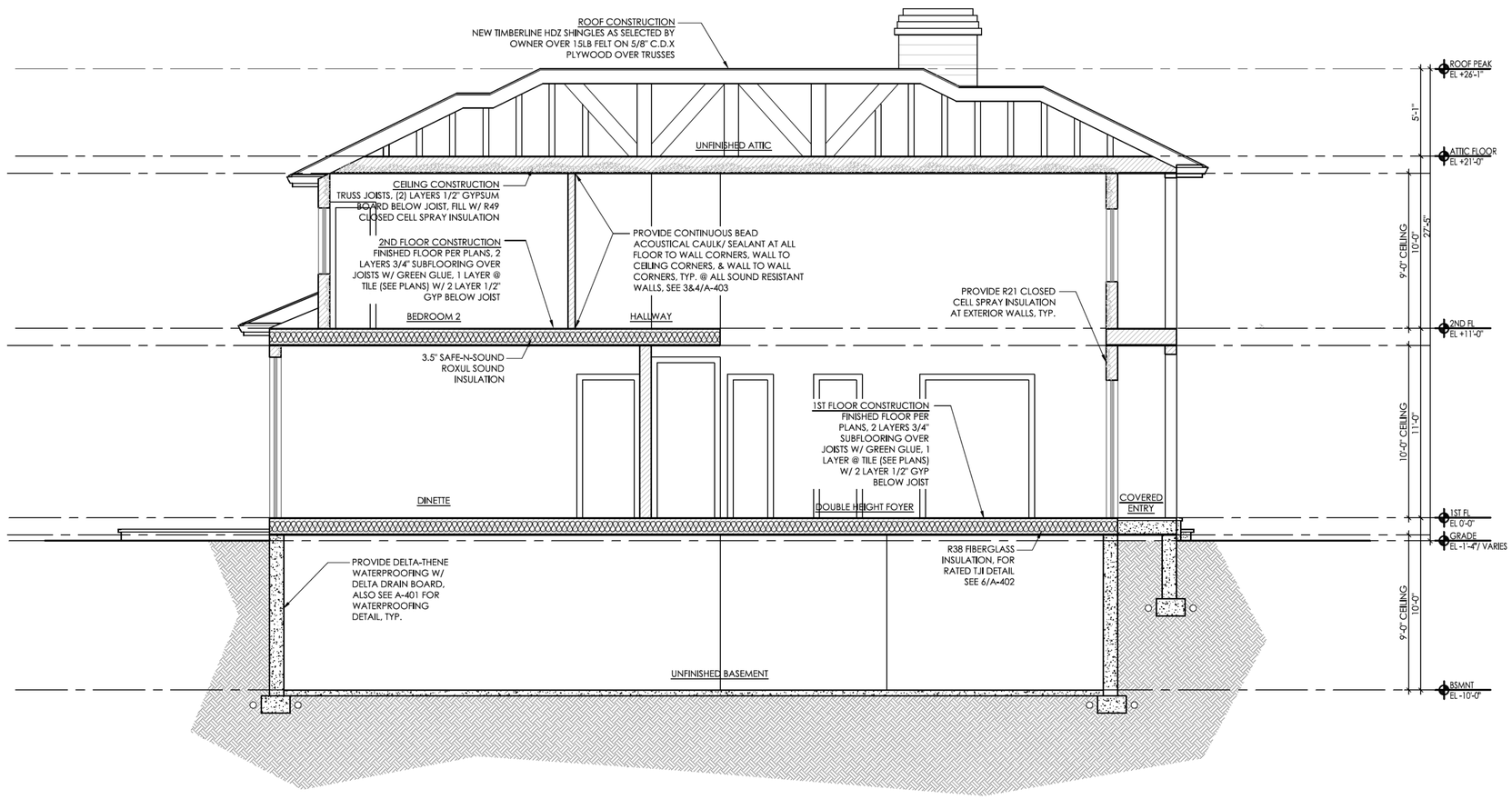
A-400



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

NOT FOR CONSTRUCTION

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DRAWING
CROSS SECTION

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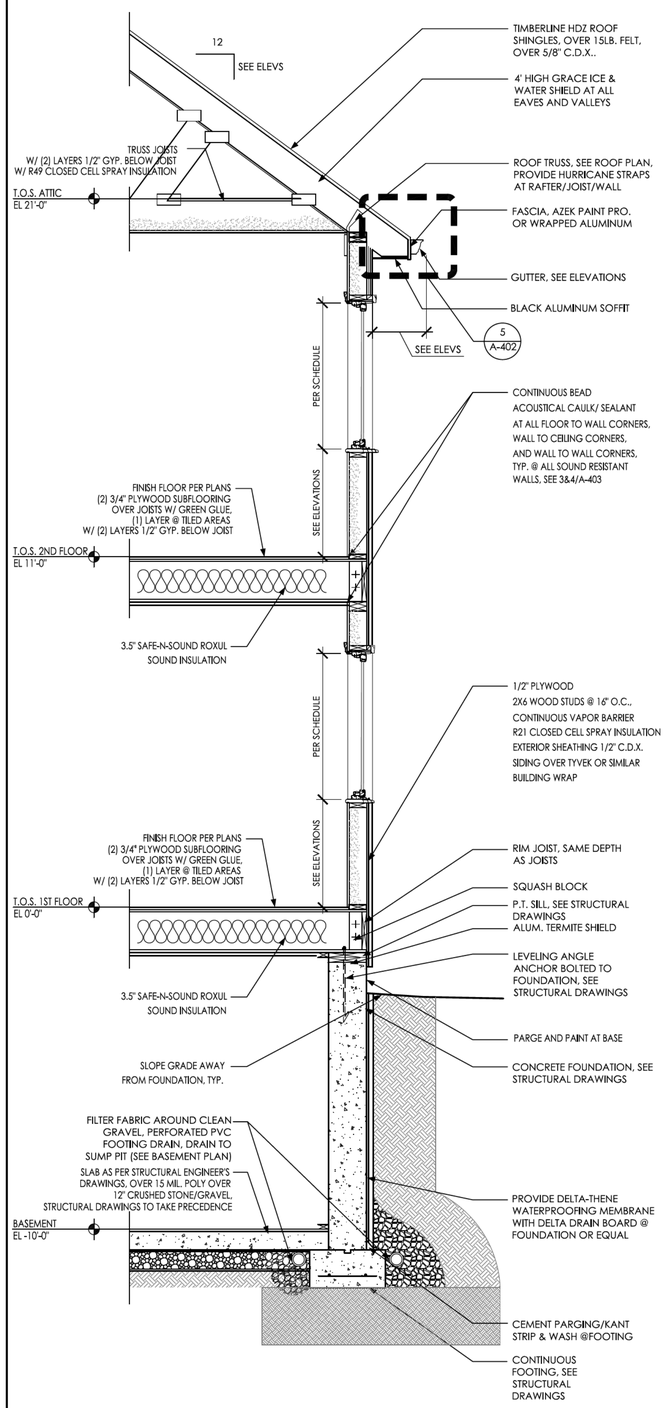
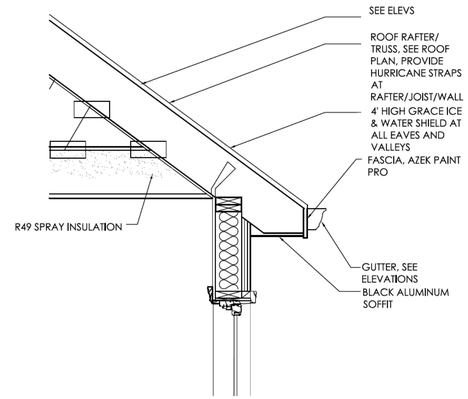
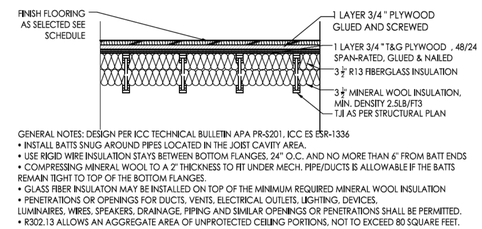
A-401



1 TYP WALL SECTION
SCALE: 1/2" = 1'-0"

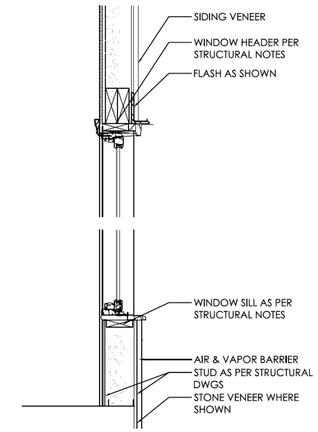


5 LOWERED RAFTER PLATE DETAIL
SCALE: 3/4" = 1'-0"

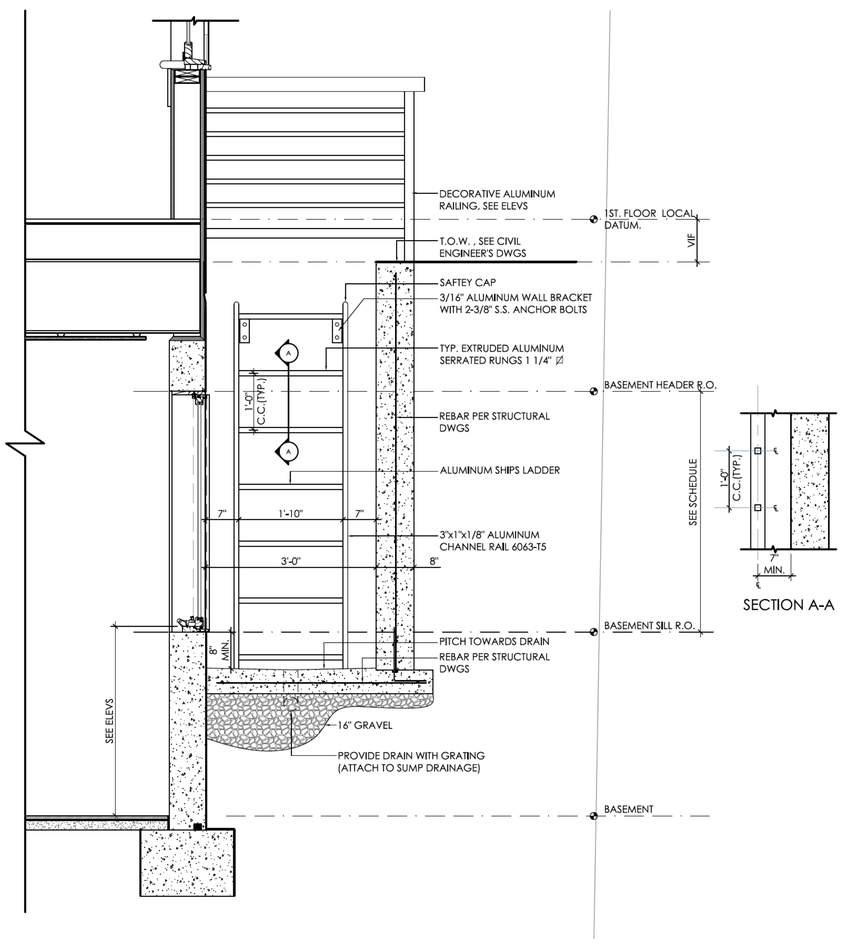


GENERAL NOTES: DESIGN PER ICC TECHNICAL BULLETIN APA PR-S201, ICC ES ESR-1336
• INSTALL BATTS SNUG AROUND PIPES LOCATED IN THE JOIST CAVITY AREA.
• USE RIGID WIRE INSULATION STAYS BETWEEN BOTTOM FLANGES. 24" O.C. AND NO MORE THAN 6" FROM BATT ENDS
• COMPRESSING MINERAL WOOL TO A 2" THICKNESS TO FIT UNDER MECH. PIPE/DUCTS IS ALLOWABLE IF THE BATTS REMAIN TIGHT TO TOP OF THE BOTTOM FLANGES.
• GLASS FIBER INSULATON MAY BE INSTALLED ON TOP OF THE MINIMUM REQUIRED MINERAL WOOL INSULATION
• PENETRATIONS OR OPENINGS FOR DUCTS, VENTS, ELECTRICAL OUTLETS, LIGHTING, DEVICES, LUMINAIRES, WIRES, SPEAKERS, DRAINAGE, PIPING AND SIMILAR OPENINGS OR PENETRATIONS SHALL BE PERMITTED.
• R302.13 ALLOWS AN AGGREGATE AREA OF UNPROTECTED CEILING PORTIONS, NOT TO EXCEED 80 SQUARE FEET.

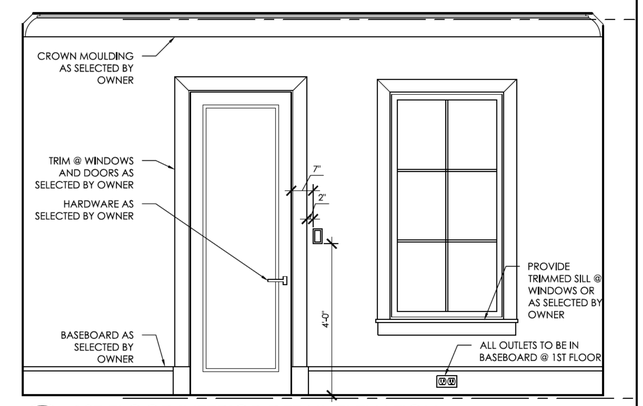
6 TJI FLOOR DETAIL @ UNFINISHED BSMNT
SCALE: N.T.S.



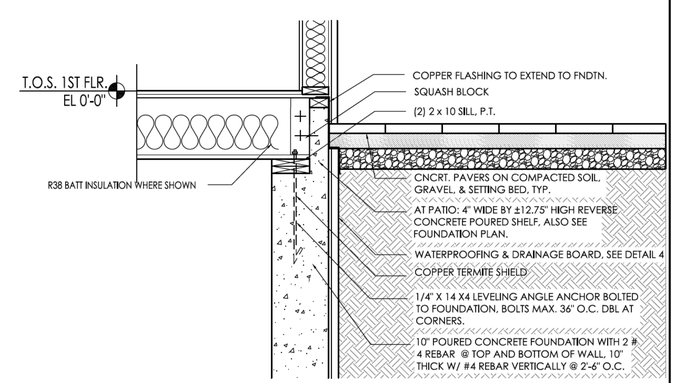
7 TYPICAL WINDOW HEAD
SCALE: 3/4" = 1'-0"



2 TYPICAL WINDOW WELL
SCALE: 3/4" = 1'-0"



4 1ST FLOOR INTERIOR DETAIL ELEVATION
SCALE: 1/2" = 1'-0"



3 CONCRETE PAVER PATIO DETAIL
SCALE: 3/4" = 1'-0"

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●	BID SET	01/12/2025

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SUFFERN, NEW YORK 10901

DRAWING
WALL SECTION & DETAILS

MF DESIGN
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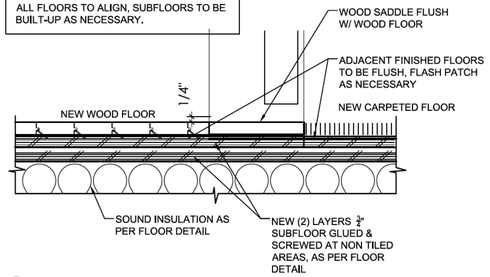
DATE	07/05/24
SCALE	AS NOTED
JOB NUMBER	2411
DRAFTED BY	TK

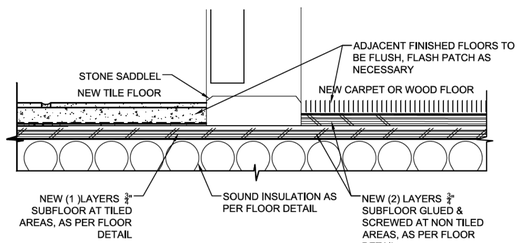
A-402

GENERAL FLOORING NOTE:

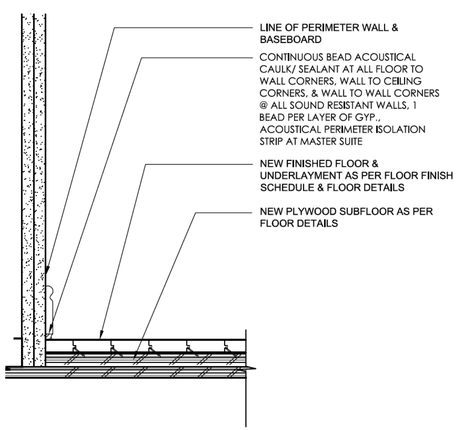
ALL FLOORS TO ALIGN, SUBFLOORS TO BE BUILT-UP AS NECESSARY.



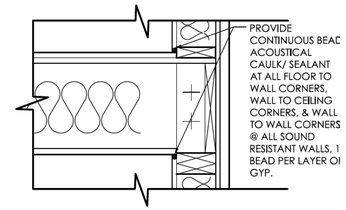
1 TRANSITION DETAIL AT WOOD TO CARPET
SCALE: 3" = 1'-0"



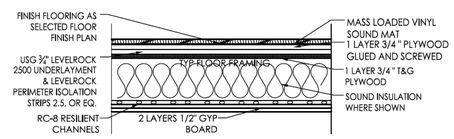
2 TRANSITION DETAIL AT WET LOCATIONS
SCALE: 3" = 1'-0"



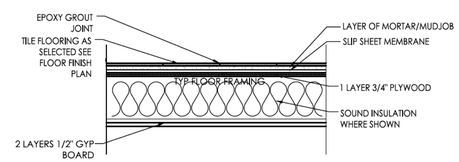
3 FLOOR & WALL JOINT DETAIL
SCALE: 3" = 1'-0"



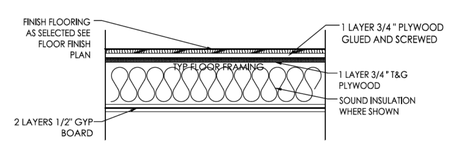
4 ACOUSTICAL SEALANT AT JOINTS
SCALE: NTS



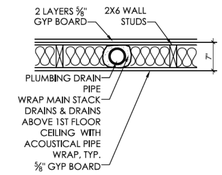
5 TYP. FLOOR DETAIL @ MASTER SUITE
SCALE: N.T.S.



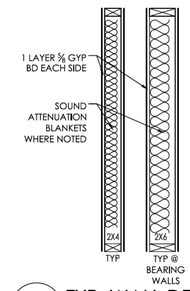
6 TYP. TILE FLOOR DETAIL
SCALE: N.T.S.



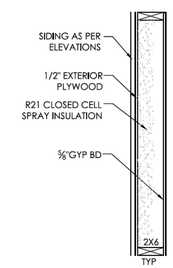
7 TYP. FLOOR DETAIL @ 1ST & 2ND FLOORS
SCALE: N.T.S.



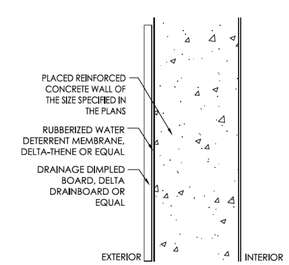
8 TYP. PLMBNG. WALL DETAIL
SCALE: N.T.S.



9 TYP. WALL DETAIL
SCALE: N.T.S.



10 TYP. EXTERIOR WALL DETAIL
SCALE: N.T.S.



11 TYP. WALL DETAIL
SCALE: N.T.S.

NOT FOR CONSTRUCTION

●	BID SET	01/12/2025

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PROJECT

WESTREICH RESIDENCE
6 JEREMY COURT
SUFFERN, NEW YORK 10901

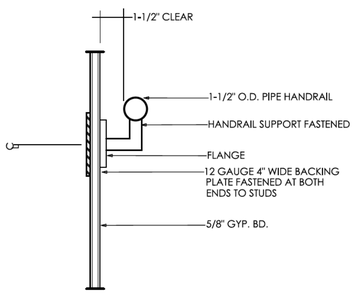
DRAWING

FLOOR & WALL DETAILS

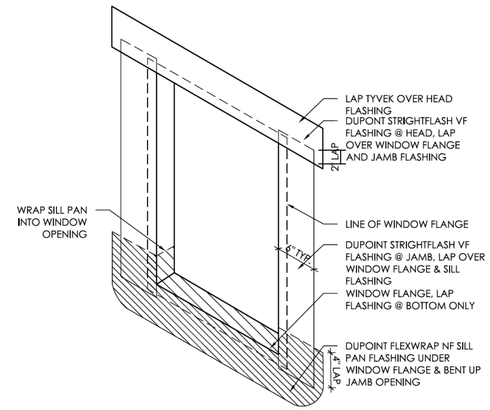
MF DESIGN
ARCHITECTURE
MF DESIGN STUDIO LLC, C.O.A. # 21AC00101200
820 RIDGE AVE, SUITE 202, LAKEWOOD, NJ 08701
YESHAIYAHU FEINBERG, REGISTERED ARCHITECT,
NY LICENSE # 042538,
TEL: 732-523-1254

DATE 07/05/24	
SCALE AS NOTED	
JOB NUMBER 2411	
DRAFTED BY TK	

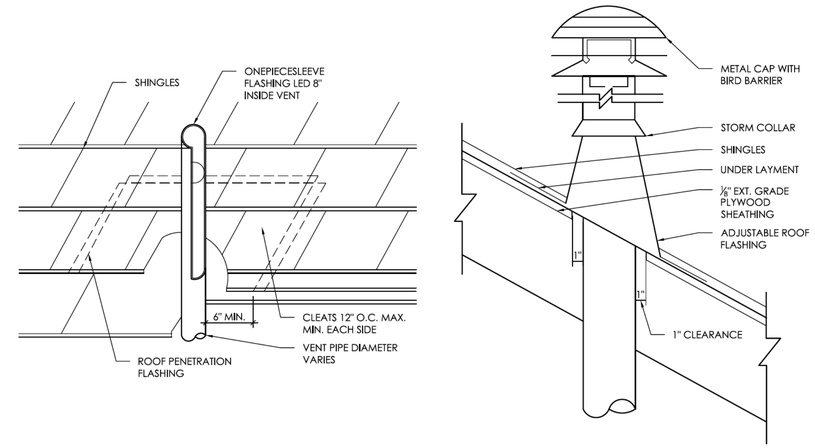
A-403



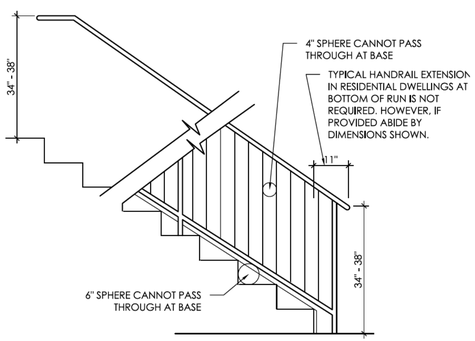
1 STAIR HANDRAIL SECTION
SCALE: 2 1/2" = 1'-0"

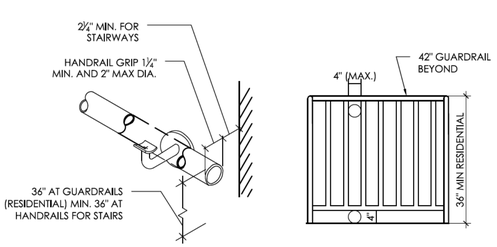


2 TYPICAL WINDOW FLASHING
SCALE: NTS



3 THROUGH THE ROOF DETAIL
SCALE: NTS

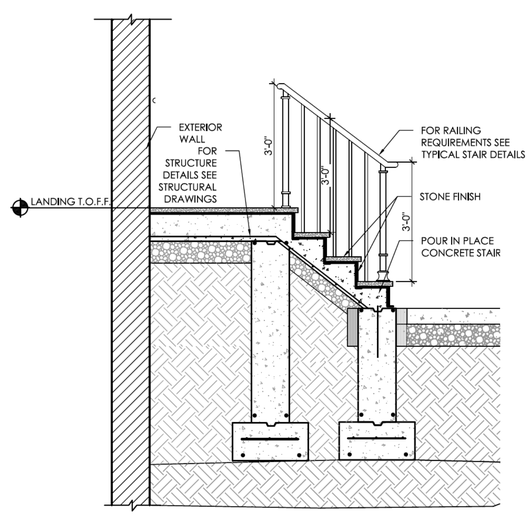




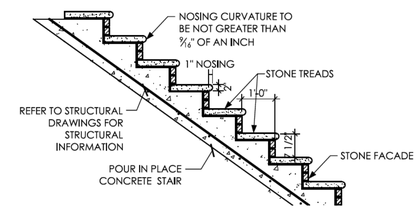
STAIR NOTES:

- ALL HANDRAILS LIMITED TO MAXIMUM TOTAL PROJECTION INTO STAIR OF 4.5"
- GRIPING DIAMETER= 2" (MIN. 1.25")
-GAP FROM WALL TO HANDRAIL+ 2.5" (MIN. 2.25")
-MAX. ALLOWABLE OPENING AT BASE OPENING 6" DIA. SPHERE OR LESS TO PASS THROUGH OPENING
-MAXIMUM ALLOWABLE DIAMETER AT HANDRAILS 4" DIA. SPHERE OF LESS TO PASS THROUGH OPENING
-NOSING= .75" TO 1.25"

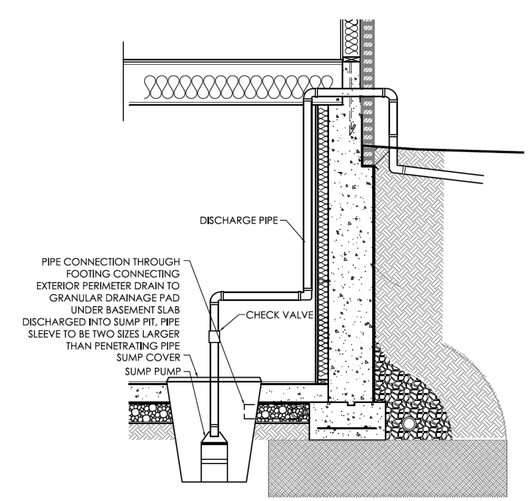
4 TYP. STAIR DETAILS
SCALE: 1/2" = 1'-0"



5 EXTERIOR STAIR DETAIL A
SCALE: 1/2" = 1'-0"



6 TYP. EXT. STAIR DETAIL B
SCALE: NTS



7 SUMP PIT DETAIL
SCALE: 1/2" = 1'-0"

NOT FOR CONSTRUCTION

●	BID SET	01/12/2025

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PROJECT
WESTREICH RESIDENCE
6 JEREMY COURT
SUFFERN, NEW YORK 10901

DRAWING
STAIR, ROOF, SUMP, & WINDOW DETAILS

MF DESIGN
ARCHITECTURE
MF DESIGN STUDIO LLC, C.O.A. # 21AC00101200
820 RIDGE AVE, SUITE 202, LAKEWOOD, NJ 08701
YESHAIYAHU FEINBERG, REGISTERED ARCHITECT,
NY LICENSE # 042538,
TEL: 732-523-1254

DATE	07/05/24
SCALE	AS NOTED
JOB NUMBER	2411
DRAFTED BY	TK

A-404

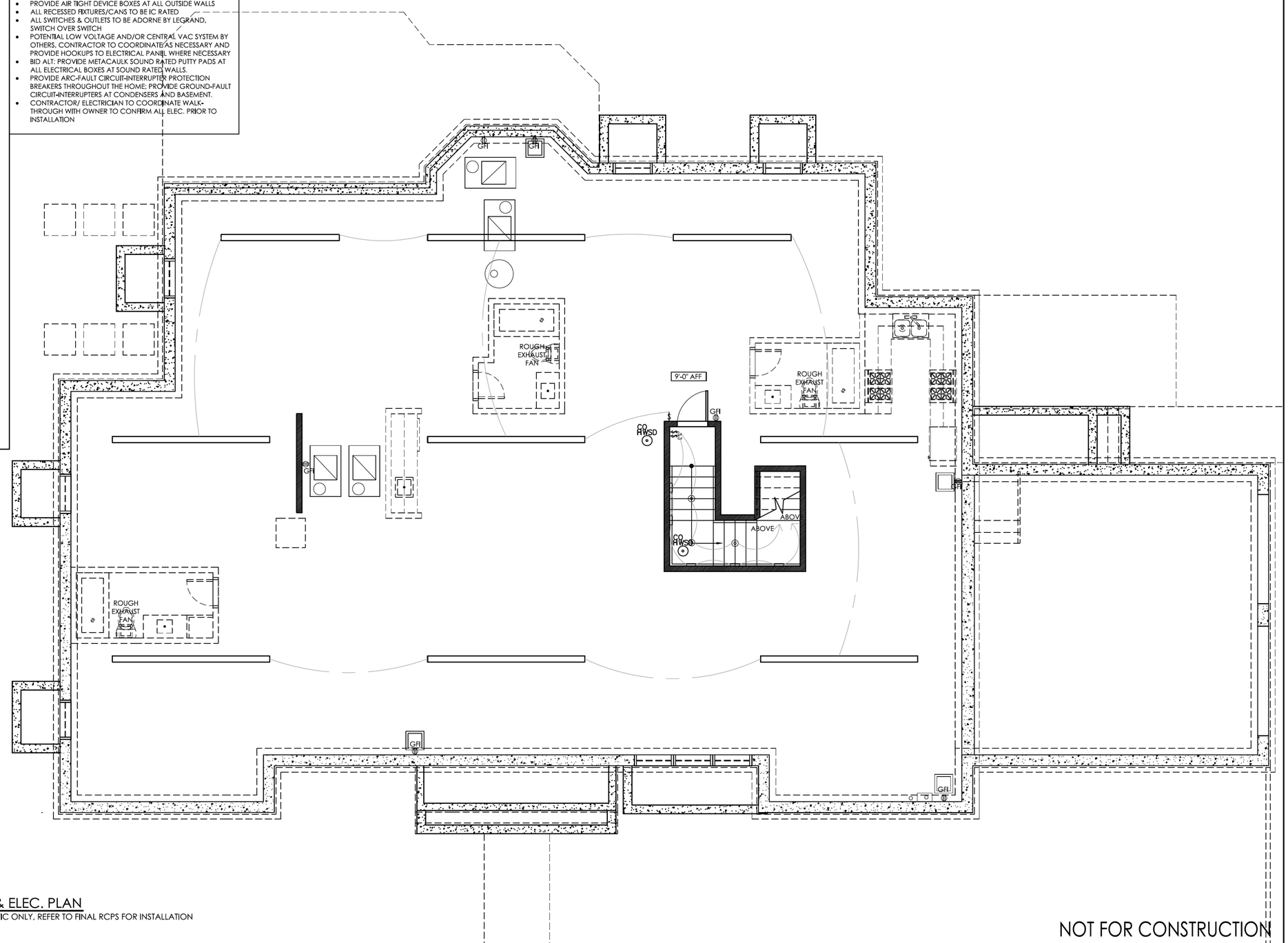
RCP/ELECTRICAL LEGEND

- FAN & JUNCTION BOX FOR FIXTURE BY OTHERS
- 4" RECESSED LED DOWNLIGHT
- 3" RECESSED LED DOWNLIGHT
- 3" RECESSED LED GIMBEL
- JUNCTION BOX FOR SCONCE UNLESS OTHERWISE NOTED
- LED CLOSET OR CEILING LIGHT
- RECESSED WALL OR STEP LIGHT
- LED UNDERCABINET LIGHTING
- LED LINEAR COVE LIGHTING
- U QUAD RECEPTACLE WITH USB PORTS
- DUPLEX RECEPTACLE
- GFI GFI DUPLEX RECEPTACLE, UNDERCABINET MOUNTED AT KITCHEN CABINETRY
- QUAD RECEPTACLE
- OUTDOOR RECEPTACLE
- NEW ELECTRICAL SUBPANEL
- (S) 4" RECESSED SHOWER LIGHT/WATER RESISTANT
- EXTERIOR WALL LIGHT
- EXTERIOR JUNCTION BOX
- (A) FLOOD LIGHT CONNECTED TO
- HOSE BIB
- WALL SWITCH
- 3 3-WAY WALL SWITCH
- 4 4-WAY WALL SWITCH
- A SWITCH CONNECTED TO FLOOD LIGHTS
- D DIMMER SWITCH
- T TIMER SWITCH
- HW SD HARDWIRED SMOKE DETECTOR
- CO2D HWSD COMBINED HARDWIRED CO2 DETECTOR & SMOKE DETECTOR
- EXHAUST FAN PANASONIC MODEL #FV-11VQ5,

2 LEGEND

PLAN/RCP/ELECTRICAL/MECHANICAL NOTES

- HVAC: PROVIDE NEW HYDRONIC FORCED AIR HEATING & COOLING TO ENTIRE HOUSE, 5 SYSTEMS, RHEEM OR EQUAL. ONE SYSTEM FOR BASEMENT- ELECTRONICALLY ZONED INTO 2 ZONES (BEDROOM AREAS & RECREATION AREAS), TWO SYSTEMS FOR 1ST FLOOR, TWO SYSTEMS FOR SECOND FLOOR- SEPARATE ZONE FOR MASTER SUITE.
- PROVIDE IN-LINE SYSTEM HUMIDIFIER
- RUN ALL NEW ROOF EXHAUSTS/VENTS TO REAR OF HOUSE, TYP.
- PROVIDE NEW ELECTRICAL SERVICE TO 200 AMPS
- PROVIDE POWER TO 22KW GENERATOR, SEE PLANS
- PROVIDE AIR TIGHT DEVICE BOXES AT ALL OUTSIDE WALLS
- ALL RECESSED FIXTURES/CANS TO BE IC RATED
- ALL SWITCHES & OUTLETS TO BE ADORNE BY LEGRAND, SWITCH OVER SWITCH
- POTENTIAL LOW VOLTAGE AND/OR CENTRAL VAC SYSTEM BY OTHERS, CONTRACTOR TO COORDINATE AS NECESSARY AND PROVIDE HOOKUPS TO ELECTRICAL PANEL WHERE NECESSARY
- BID ALT: PROVIDE METACAULK SOUND RATED PUTTY PADS AT ALL ELECTRICAL BOXES AT SOUND RATED WALLS.
- PROVIDE ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION BREAKERS THROUGHOUT THE HOME; PROVIDE GROUND-FAULT CIRCUIT-INTERRUPTERS AT CONDENSERS AND BASEMENT.
- CONTRACTOR/ ELECTRICIAN TO COORDINATE WALK-THROUGH WITH OWNER TO CONFIRM ALL ELEC. PRIOR TO INSTALLATION



1 BASEMENT FLOOR RCP & ELEC. PLAN
SCALE: 1/4" = 1'-0" NOTE: PLAN SCHEMATIC ONLY, REFER TO FINAL RCPS FOR INSTALLATION

NOT FOR CONSTRUCTION

●	BID SET	01/12/2025

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PROJECT
WESTREICH RESIDENCE
6 JEREMY COURT
SUFFERN, NEW YORK 10901

DRAWING
BASEMENT FLOOR RCP AND ELECTRICAL PLAN

MF DESIGN
ARCHITECTURE
MF DESIGN STUDIO LLC, C.O.A. # 21AC00101200
820 RIDGE AVE, SUITE 202, LAKEWOOD, NJ 08701
YESHAIYAHU FEINBERG, REGISTERED ARCHITECT,
NY LICENSE # 042538,
TEL: 732-523-1254

DATE	07/05/24
SCALE	AS NOTED
JOB NUMBER	2411
DRAFTED BY	TK

A-500

RCP/ELECTRICAL LEGEND

- FAN & JUNCTION BOX FOR FIXTURE BY OTHERS
- 4" RECESSED LED DOWNLIGHT
- 3" RECESSED LED DOWNLIGHT
- 3" RECESSED LED GIMBEL
- JUNCTION BOX FOR SCONCE UNLESS OTHERWISE NOTED
- LED CLOSET OR CEILING LIGHT
- RECESSED WALL OR STEP LIGHT
- LED UNDERCABINET LIGHTING
- LED LINEAR COVE LIGHTING
- U QUAD RECEPTACLE WITH USB PORTS
- DUPLEX RECEPTACLE
- GFI GFI DUPLEX RECEPTACLE, UNDERCABINET MOUNTED AT KITCHEN CABINETRY
- QUAD RECEPTACLE
- OUTDOOR RECEPTACLE
- NEW ELECTRICAL SUBPANEL
- (S) 4" RECESSED SHOWER LIGHT/WATER RESISTANT
- EXTERIOR WALL LIGHT
- EXTERIOR JUNCTION BOX
- (A) FLOOD LIGHT CONNECTED TO
- HOSE BIB
- WALL SWITCH
- 3 3-WAY WALL SWITCH
- 4 4-WAY WALL SWITCH
- A SWITCH CONNECTED TO FLOOD LIGHTS
- D DIMMER SWITCH
- T TIMER SWITCH
- HW SD HARDWIRED SMOKE DETECTOR
- CO2D HWSD COMBINED HARDWIRED CO2 DETECTOR & SMOKE DETECTOR
- EXHAUST FAN PANASONIC MODEL #FV-11VQ5.

2 LEGEND

PLAN/RCP/ELECTRICAL/MECHANICAL NOTES

- HVAC: PROVIDE NEW HYDRONIC FORCED AIR HEATING & COOLING TO ENTIRE HOUSE, 5 SYSTEMS, RHEEM OR EQUAL. ONE SYSTEM FOR BASEMENT- ELECTRONICALLY ZONED INTO 2 ZONES (BEDROOM AREAS & RECREATION AREAS), TWO SYSTEMS FOR 1ST FLOOR, TWO SYSTEMS FOR SECOND FLOOR- SEPARATE ZONE FOR MASTER SUITE.
- PROVIDE IN-LINE SYSTEM HUMIDIFIER
- RUN ALL NEW ROOF EXHAUSTS/VENTS TO REAR OF HOUSE, TYP.
- PROVIDE NEW ELECTRICAL SERVICE TO 200 AMPS
- PROVIDE POWER TO 22KW GENERATOR. SEE PLANS
- PROVIDE AIR TIGHT DEVICE BOXES AT ALL OUTSIDE WALLS
- ALL RECESSED FIXTURES/CANS TO BE IC RATED
- ALL SWITCHES & OUTLETS TO BE ADORNE BY LEGRAND, SWITCH OVER SWITCH
- POTENTIAL LOW VOLTAGE AND/OR CENTRAL VAC SYSTEM BY OTHERS, CONTRACTOR TO COORDINATE AS NECESSARY AND PROVIDE HOOKUPS TO ELECTRICAL PANEL WHERE NECESSARY
- BID ALT: PROVIDE METACAULK SOUND RATED PUTTY PADS AT ALL ELECTRICAL BOXES AT SOUND RATED WALLS.
- PROVIDE ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION BREAKERS THROUGHOUT THE HOME; PROVIDE GROUND-FAULT CIRCUIT-INTERRUPTERS AT CONDENSERS AND BASEMENT.
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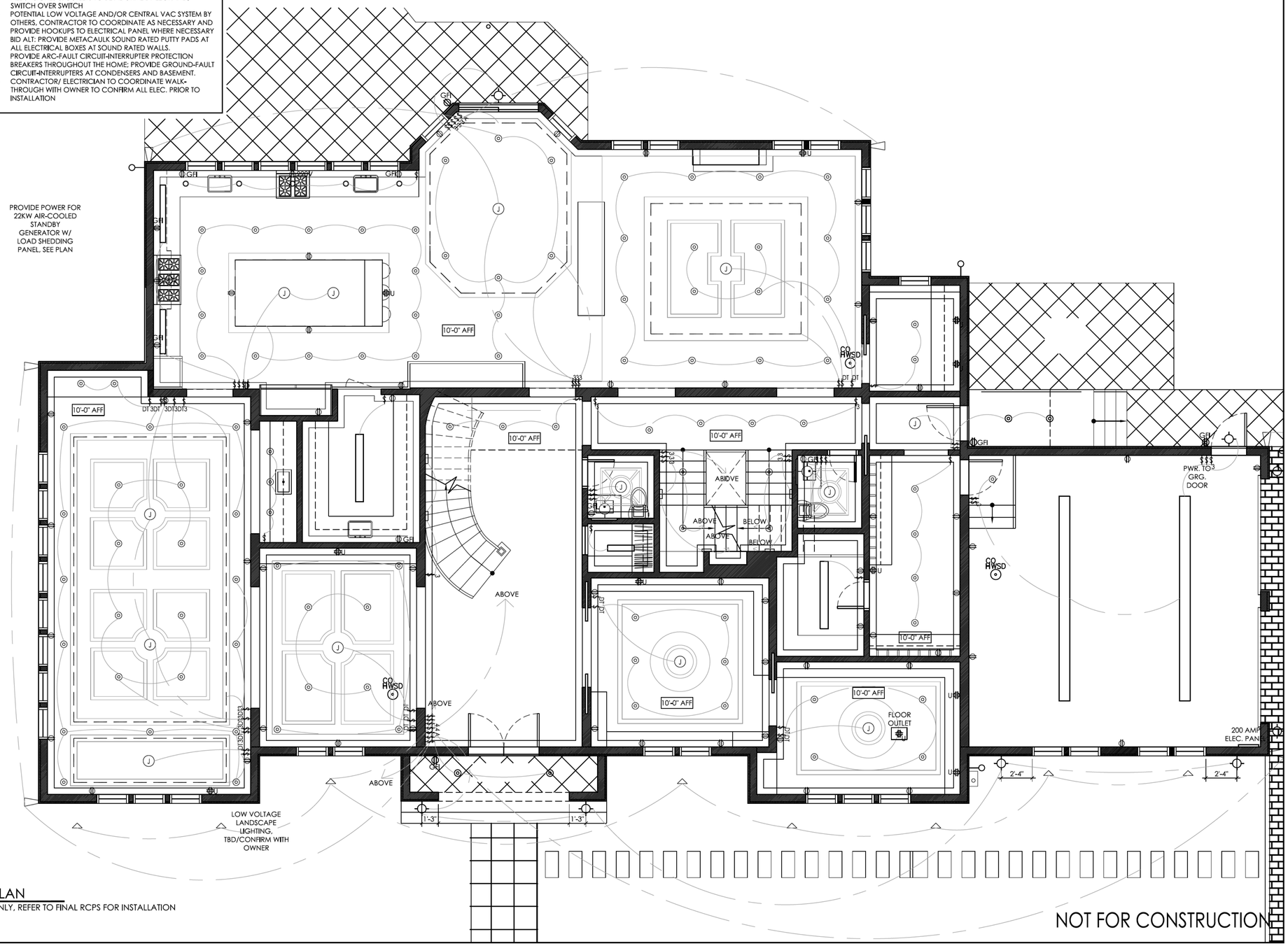

1 FIRST FLOOR RCP & ELEC. PLAN

SCALE: 1/4" = 1'-0" NOTE: PLAN SCHEMATIC ONLY, REFER TO FINAL RCPS FOR INSTALLATION

●	BID SET	01/12/2025

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PROJECT

WESTREICH RESIDENCE

6 JEREMY COURT
SUFFERN, NEW YORK 10901

DRAWING

FIRST FLOOR RCP AND ELECTRICAL PLAN

MF DESIGN
ARCHITECTURE
MF DESIGN STUDIO LLC, C.O.A. # 21AC00101200
820 RIDGE AVE, SUITE 202, LAKEWOOD, NJ 08701
YESHAIYAHU FEINBERG, REGISTERED ARCHITECT,
NY LICENSE # 042538,
TEL: 732-523-1254

DATE	07/05/24
SCALE	AS NOTED
JOB NUMBER	2411
DRAFTED BY	TK

A-501

RCP/ELECTRICAL LEGEND

- FAN & JUNCTION BOX FOR FIXTURE BY OTHERS
- 4" RECESSED LED DOWNLIGHT
- 3" RECESSED LED DOWNLIGHT
- 3" RECESSED LED GIMBEL
- JUNCTION BOX FOR SCONCE UNLESS OTHERWISE NOTED
- LED CLOSET OR CEILING LIGHT
- RECESSED WALL OR STEP LIGHT
- LED UNDERCABINET LIGHTING
- LED LINEAR COVE LIGHTING
- U QUAD RECEPTACLE WITH USB PORTS
- DUPLEX RECEPTACLE
- GFI GFI DUPLEX RECEPTACLE, UNDERCABINET MOUNTED AT KITCHEN CABINETRY
- QUAD RECEPTACLE
- OUTDOOR RECEPTACLE
- NEW ELECTRICAL SUBPANEL
- S 4" RECESSED SHOWER LIGHT/WATER RESISTANT
- EXTERIOR WALL LIGHT
- EXTERIOR JUNCTION BOX
- (A) FLOOD LIGHT CONNECTED TO
- HOSE BIB
- WALL SWITCH
- 3 3-WAY WALL SWITCH
- 4 4-WAY WALL SWITCH
- A SWITCH CONNECTED TO FLOOD LIGHTS
- D DIMMER SWITCH
- T TIMER SWITCH
- HW SD HARDWIRED SMOKE DETECTOR
- CO2D HWSD COMBINED HARDWIRED CO2 DETECTOR & SMOKE DETECTOR
- EXHAUST FAN PANASONIC MODEL #FV-11VQ5,

2 LEGEND

PLAN/RCP/ELECTRICAL/MECHANICAL NOTES

- HVAC: PROVIDE NEW HYDRONIC FORCED AIR HEATING & COOLING TO ENTIRE HOUSE, 5 SYSTEMS, RHEEM OR EQUAL. ONE SYSTEM FOR BASEMENT- ELECTRONICALLY ZONED INTO 2 ZONES (BEDROOM AREAS & RECREATION AREAS), TWO SYSTEMS FOR 1ST FLOOR, TWO SYSTEMS FOR SECOND FLOOR- SEPARATE ZONE FOR MASTER SUITE.
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- PROVIDE AIR TIGHT DEVICE BOXES AT ALL OUTSIDE WALLS
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- ALL SWITCHES & OUTLETS TO BE ADORNE BY LEGRAND, SWITCH OVER SWITCH
- POTENTIAL LOW VOLTAGE AND/OR CENTRAL VAC SYSTEM BY OTHERS, CONTRACTOR TO COORDINATE AS NECESSARY AND PROVIDE HOOKUPS TO ELECTRICAL PANEL WHERE NECESSARY
- BID ALT: PROVIDE METACAULK SOUND RATED PUTTY PADS AT ALL ELECTRICAL BOXES AT SOUND RATED WALLS.
- PROVIDE ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION BREAKERS THROUGHOUT THE HOME; PROVIDE GROUND-FAULT CIRCUIT-INTERRUPTERS AT CONDENSERS AND BASEMENT.
- CONTRACTOR/ ELECTRICIAN TO COORDINATE WALK-THROUGH WITH OWNER TO CONFIRM ALL ELEC. PRIOR TO INSTALLATION

1 SECOND FLOOR RCP & ELEC. PLAN

SCALE: 1/4" = 1'-0" NOTE: PLAN SCHEMATIC ONLY, REFER TO FINAL RCPS FOR INSTALLATION

NOT FOR CONSTRUCTION

●	BID SET	01/12/2025

-ALL DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR. NOTIFY MF DESIGN STUDIO LLC OF ANY CONFLICTS, ERRORS, AMBIGUITIES OR DISCREPANCIES IN THE CONTRACT DRAWINGS OR SPECIFICATIONS BEFORE PROCEEDING WITH CONSTRUCTION.
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-THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY DESIGNATED AS "ISSUED FOR CONSTRUCTION" OR "ISSUED TO DOB".
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PROJECT

WESTREICH RESIDENCE
6 JEREMY COURT
SUFFERN, NEW YORK 10901

DRAWING

SECOND FLOOR RCP AND ELECTRICAL PLAN

MF DESIGN
ARCHITECTURE
MF DESIGN STUDIO LLC, C.O.A. # 21AC00101200
820 RIDGE AVE, SUITE 202, LAKEWOOD, NJ 08701
YESHAIYAHU FEINBERG, REGISTERED ARCHITECT,
NY LICENSE # 042538,
TEL: 732-523-1254

DATE	07/05/24
SCALE	AS NOTED
JOB NUMBER	2411
DRAFTED BY	TK

A-502

WINDOW SCHEDULE

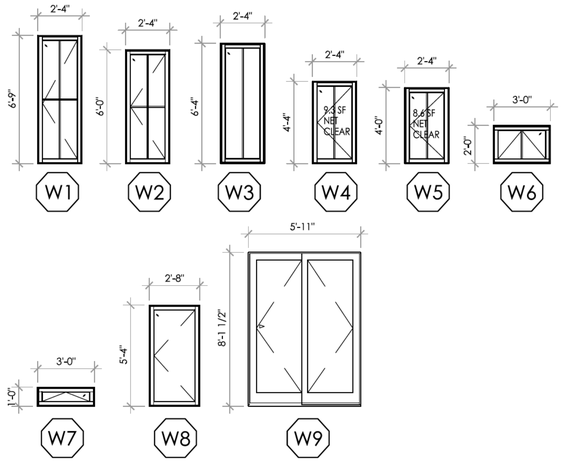
TYPE	PRODUCT #	QUANTITY	TYPE	NOTES	GRILLE	HARDWARE
W1	C-CS-23X75	32	CASEMENT	TEMPERED @ PATIO	SDL	OPERATIONAL/ FIXED
W2	C-CS-23x67	6	CASEMENT	TEMPERED	SDL	OPERATIONAL
W3	C-CS-23x71	3	CASEMENT		SDL	FIXED
W4	C-CS-23x47	24	CASEMENT	EGRESS, PVCY, GLASS & TEMPERED @ BTHRM.	SDL	OPERATIONAL/ FIXED
W5	C-CS-23x43	5	CASEMENT	EGRESS, PVCY, GLASS @ BTHRM.	SDL	OPERATIONAL
W6	C-CS-19x31	1	VINYL	PRIVACY GLASS , TEMPERED	SDL	OPERATIONAL
W7	TRANSOM/VIF	2	TRANSORM	TEMPERED	SDL	OPERATIONAL
W8	VINYL	8	CASEMENT		SDL	OPERATIONAL
W9	C-PS-7296-2 (XO)	1	INSWING PATIO DOORS	BLINDS BTWN GLASS, CONFIRM W/ OWNER	SDL	OPERATIONAL

WINDOW NOTES:

1. SILL HEIGHTS AFF SHOWN ON ELEVATIONS, VIF ALL AFTER FRAMING
2. WINDOWS TO BE SIERRA PACIFIC ,ANY OTHER WINDOW TYPE SUBSTITUTION MUST BE SUBMITTED FOR APPROVAL
3. ALL WINDOW SIZES AND SILL HEIGHTS AFF TO BE VIF AFTER FRAMING PRIOR TO ORDERING
4. ALL WINDOWS TO BE COLORED EXTERIOR, COLOR TBD BY OWNER, & COLORED INTERIOR/ TBD, CLIENT TO CONFIRM.
5. ALL WINDOW SIZES NOMINAL, CONFIRM ROUGH OPENINGS PER MANUFACTURER'S AVAILABLE OFFERING'S AT TIME OF CONSTRUCTION
6. ALL WINDOWS & SCREENS TO BE COLORED
7. ALL SWING DIRECTIONS TO BE AS SHOWN ON ELEVATIONS
8. ALL WINDOWS AT SHOWERS AND PATIOS TO BE TEMPERED
9. IN CASE OF DISCREPANCY, PLANS & ELEVATIONS SHALL TAKE PRECEDENCE
10. SEE ELEVATIONS FOR OUTSWING DIRECTION
11. CONFIRM ALL PRIVACY GLASS WITH OWNER

EGRESS REQUIREMENT CALCULATIONS:

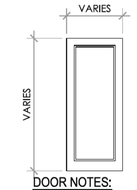
PER IRC, NY, 2020, SECTION 1030 SLEEPING AREAS ARE REQUIRED TO HAVE AT LEAST ONE EMERGENCY ESCAPE AND RESCUE OPENING OF 5.7 SF NET CLEAR, MIN 24" CLEAR IN HEIGHT,AND 20" IN WIDTH .
PROVIDED OPENING:
W4, W5: >5.7 SF NET CLEAR, >24" CLEAR HEIGHT, >20" CLEAR WIDTH (CONFORMS)



1 WINDOW SCHEDULE
SCALE: NTS

DOOR SCHEDULE

NO		HEIGHT	THICKNESS	MATERIAL	FINISH	NOTES
001	3'-0"	8'-0"	1 3/4"	WOOD (S.C.)	PAINT	PROVIDE WEATHER STRIP
101	(2) 3'-0"	8'-0"	1 3/4"	FIBERGLASS ENTRY	PAINT	PROVIDE KEYED LOCK
102	(2) 3'-0"	9'-0"	1 3/4"	WOOD/ GLASS	PAINT	PAIRED POCKET DOORS, JOHNSON 2511 HARDWARE
103	3'-0"	9'-0"	1 3/4"	WOOD/ GLASS	PAINT	POCKET DOOR, JOHNSON 2511 HARDWARE , PRIVACY LOCK
104	3'-0"	9'-0"	1 3/4"	WOOD (S.C.)	PAINT	POCKET DOOR, JOHNSON 2511 HARDWARE
105	3'-0"	9'-0"	1 3/4"	WOOD/ GLASS	PAINT	POCKET DOOR, JOHNSON 2511 HARDWARE
106	2'-4"	9'-0"	1 3/4"	WOOD (S.C.)	PAINT	PRIVACY LOCK
107	2'-4"	9'-0"	1 3/4"	WOOD (S.C.)	PAINT	PRIVACY LOCK
108	2'-0"	9'-0"	1 3/4"	WOOD (S.C.)	PAINT	
109	3'-0"	9'-0"	1 3/4"	FIBERGLASS ENTRY	PAINT	PROVIDE KEYED LOCK AND MECHANICAL COMBINATION DEADBOLT (LOCKEY M210))
110	3'-0"	9'-0"	1 3/4"	FIBERGLASS ENTRY		PROVIDE KEYED LOCK AND MECHANICAL COMBINATION DEADBOLT (LOCKEY M210))
111	8'-6"/ TBD	9'-0"	-	FIBERGLASS	PREFINISHED/TBD	GARAGE DOOR, SCREW DRIVE SYSTEM OPENER
112	8'-6"/ TBD	9'-0"	-	FIBERGLASS	PREFINISHED/TBD	GARAGE DOOR, SCREW DRIVE SYSTEM OPENER
113	3'-0"	9'-0"	1 3/4"	3/4 HR FPSC	PAINT	3/4 HR FPSC
114	2'-8"	9'-0"	1 3/4"	WOOD (S.C.)	PAINT	
201	2'-8"	7'-0"	1 3/4"	WOOD (S.C.)	PAINT	PRIVACY LOCK
202	2'-8"	7'-0"	1 3/4"	WOOD (S.C.)	PAINT	PRIVACY LOCK
203	2'-8"	7'-0"	1 3/4"	WOOD (S.C.)	PAINT	PRIVACY LOCK
204	2'-8"	7'-0"	1 3/4"	WOOD (S.C.)	PAINT	PRIVACY LOCK
205	2'-8"	7'-0"	1 3/4"	WOOD (S.C.)	PAINT	PRIVACY LOCK
206	2'-8"	7'-0"	1 3/4"	WOOD (S.C.)	PAINT	PRIVACY LOCK
207	2'-8"	7'-0"	1 3/4"	WOOD (S.C.)	PAINT	PRIVACY LOCK
208	2'-4"	7'-0"	1 3/4"	WOOD (S.C.)	PAINT	PRIVACY LOCK
209	2'-4"	7'-0"	1 3/4"	WOOD (S.C.)	PAINT	PRIVACY LOCK
210	2'-4"	7'-0"	1 3/4"	WOOD (S.C.)	PAINT	PRIVACY LOCK
211	2'-4"	7'-0"	1 3/4"	WOOD (S.C.)	PAINT	PRIVACY LOCK
212	2'-4"	7'-0"	1 3/4"	WOOD (S.C.)	PAINT	PRIVACY LOCK
213	2'-4"	7'-0"	1 3/4"	WOOD (S.C.)	PAINT	PRIVACY LOCK , POTENTIAL PRIVACY GLASS/ TBD
214	2'-6"	7'-0"	1 3/4"	WOOD (S.C.)	PAINT	PRIVACY LOCK
215	2'-4"	7'-0"	1 3/4"	WOOD (S.C.)	PAINT	MIRRORED
216	2'-4"	7'-0"	1 3/4"	WOOD (S.C.)	PAINT	MIRRORED
217	2'-4"	7'-0"	1 3/4"	WOOD (S.C.)	PAINT	MIRRORED
218	2'-2"	7'-0"	1 3/4"	WOOD (S.C.)	PAINT	MIRRORED
219	2'-6"	7'-0"	1 3/4"	WOOD (S.C.)	PAINT	MIRRORED
220	2'-6"	7'-0"	1 3/4"	WOOD (S.C.)	PAINT	MIRRORED
221	1'-6"	7'-0"	1 3/4"	WOOD (S.C.)	PAINT	
222	(2) 2'-4"	7'-0"	1 3/4"	WOOD (S.C.)	PAINT	PAIR HINGED DOORS
223	3'-0"	7'-0"	1 3/4"	WOOD (S.C.)	PAINT	
224	3'-0"	7'-0"	1 3/4"	WOOD (S.C.)	PAINT	
225	(2) 2'-6"	7'-0"	1 3/4"	WOOD (S.C.)	PAINT	PAIR HINGED DOORS, MIRRORED
226	3'-0"	7'-0"	1 3/4"	WOOD (S.C.)	PAINT	LOUVERED
227	2'-8"	7'-0"	1 3/4"	WOOD (S.C.)	PAINT	POCKET DOOR, JOHNSON 2511 HARDWARE
228	3'-0"	7'-0"	1 3/4"	WOOD (S.C.)	PAINT	POCKET DOOR, JOHNSON 2511 HARDWARE
229	2'-8"	7'-0"	1 3/4"	WOOD (S.C.)	PAINT	POCKET DOOR, JOHNSON 2511 HARDWARE
230	2'-4"	7'-0"	1 3/4"	WOOD (S.C.)	PAINT	POCKET DOOR, JOHNSON 2511 HARDWARE , PRIVACY LOCK



DOOR NOTES:

1. DOORS TO BE SOLID CORE WHERE NOTED (S.C.)
2. STYLE AS SELECTED BY OWNER
3. CONFIRM ALL DOOR DETAILS & SIZES WITH OWNER

2 DOOR SCHEDULE
SCALE: NTS

NOT FOR CONSTRUCTION

●	BID SET	01/12/2025

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PROJECT
WESTREICH RESIDENCE
6 JEREMY COURT
SUFFERN, NEW YORK 10901

DRAWING
WINDOW & DOOR SCHEDULES

MF DESIGN
ARCHITECTURE
MF DESIGN STUDIO LLC, C.O.A. # 21AC00101200
820 RIDGE AVE, SUITE 202, LAKEWOOD, NJ 08701
YESHAIYAHU FEINBERG, REGISTERED ARCHITECT,
NY LICENSE # 042538,
TEL: 732-523-1254

DATE	07/05/24
SCALE	AS NOTED
JOB NUMBER	2411
DRAFTED BY	TK

A-600

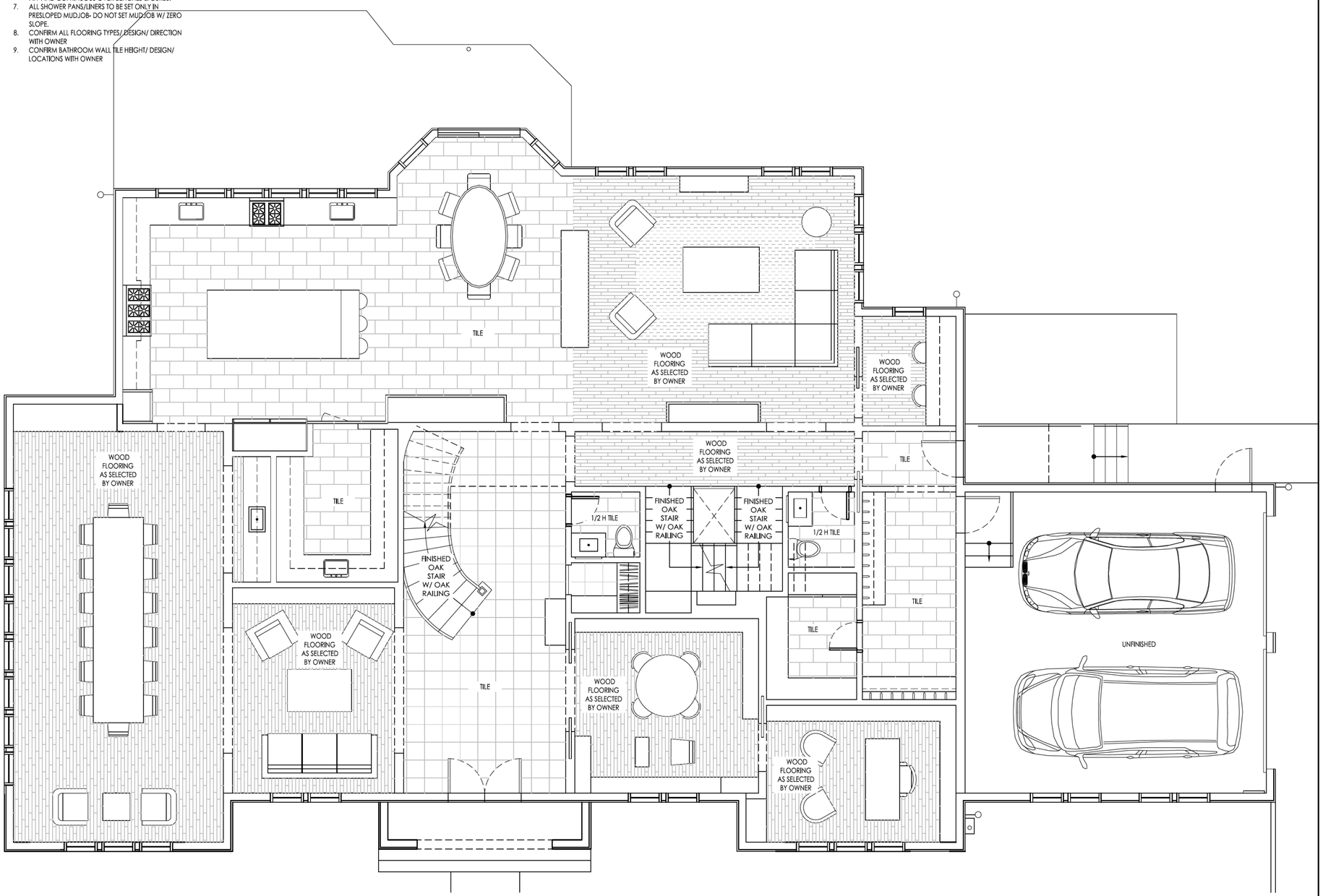
FLOOR LEGEND

- CARPET AS SELECTED BY OWNER, @ BSMNT CARPET SQUARES, SEE NOTES
- 12"X24" CERAMIC TILE , OR AS SELECTED BY OWNER, SEE NOTES
- LVT FLOORING AS SELECTED BY OWNER, SEE NOTES
- WOOD FLOOR AS SELECTED BY OWNER

NOTES:

1. CONFIRM DESIGN OF ALL FLOORING/ TILE WITH CLIENT PRIOR TO INSTALLATION.
2. ALL TRANSITIONS BETWEEN FLOORING TYPES OR FLOORING DIRECTION TO RECEIVE SADDLE OR TRANSITION STRIP AS APPROPRIATE, DO NOT BUTT MATERIALS.
3. ALL FLOOR GROUT @ KITCHEN/DINETTE TO BE EPOXY TYPE GROUT, DO NOT USE SANDED GROUT.
4. ALL TILE FLOORS TO BE SET IN MUD/MASTIC FLOOR.
5. ALL BATHROOMS AND POWDER ROOMS TO BE FULLY TILED WALLS, FULLY TILED SHOWER FLOORS & WALL WHERE APPLICABLE
6. ALL SHOWER LINERS TO EXTEND UP SIDEWALLS MIN. 36" AFF AND CONTINUOUS OVER BENCHES & CURBS.
7. ALL SHOWER PANS/LINERS TO BE SET ONLY IN PRESLOPED MUDJOB- DO NOT SET MUDJOB W/ ZERO SLOPE.
8. CONFIRM ALL FLOORING TYPES/ DESIGN/ DIRECTION WITH OWNER
9. CONFIRM BATHROOM WALL TILE HEIGHT/ DESIGN/ LOCATIONS WITH OWNER

2 LEGEND & NOTES



1 FIRST FLOOR FINISH PLAN
SCALE: 3/16"=1'-0" NOTE: SCHEMATIC ONLY, CONFIRM W/ OWNER

NOT FOR CONSTRUCTION

●	BID SET	01/12/2025

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PROJECT

WESTREICH RESIDENCE
6 JEREMY COURT
SUFFERN, NEW YORK 10901

DRAWING

FIRST FINISH FLOOR PLAN

MF DESIGN
ARCHITECTURE
MF DESIGN STUDIO LLC, C.O.A. # 21AC00101200
820 RIDGE AVE, SUITE 202, LAKEWOOD, NJ 08701
YESHAIYAHU FEINBERG, REGISTERED ARCHITECT,
NY LICENSE # 042538,
TEL: 732-523-1254

DATE	07/05/24
SCALE	AS NOTED
JOB NUMBER	2411
DRAFTED BY	TK

A-601

FLOOR LEGEND

- CARPET AS SELECTED BY OWNER, @ BSMNT CARPET SQUARES, SEE NOTES
- 12"X24" CERAMIC TILE , OR AS SELECTED BY OWNER, SEE NOTES
- LVT FLOORING AS SELECTED BY OWNER, SEE NOTES
- WOOD FLOORING AS SELECTED BY OWNER

NOTES:

1. CONFIRM DESIGN OF ALL FLOORING/ TILE WITH CLIENT PRIOR TO INSTALLATION.
2. ALL TRANSITIONS BETWEEN FLOORING TYPES OR FLOORING DIRECTION TO RECEIVE SADDLE OR TRANSITION STRIP AS APPROPRIATE, DO NOT BUTT MATERIALS.
3. ALL FLOOR GROUT @ KITCHEN/DINETTE TO BE EPOXY TYPE GROUT, DO NOT USE SANDED GROUT.
4. ALL TILE FLOORS TO BE SET IN MUD/MASTIC FLOOR.
5. ALL BATHROOMS AND POWDER ROOMS TO BE FULLY TILED WALLS, FULLY TILED SHOWER FLOORS & WALL WHERE APPLICABLE
6. ALL SHOWER LINERS TO EXTEND UP SIDEWALLS MIN. 36" AFF AND CONTINUOUS OVER BENCHES & CURBS.
7. ALL SHOWER PANS/LINERS TO BE SET ONLY IN PRESLOPED MUDJOB- DO NOT SET MUDJOB W/ ZERO SLOPE.
8. CONFIRM ALL FLOORING TYPES/ DESIGN/ DIRECTION WITH OWNER
9. CONFIRM BATHROOM WALL TILE HEIGHT/ DESIGN/ LOCATIONS WITH OWNER

2 LEGEND & NOTES

1 SECOND FLOOR FINISH PLAN
SCALE: 1/4"=1'-0" NOTE: SCHEMATIC ONLY, CONFIRM W/ OWNER

NOT FOR CONSTRUCTION

●	BID SET	01/12/2025

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PROJECT

WESTREICH RESIDENCE
6 JEREMY COURT
SUFFERN, NEW YORK 10901

DRAWING

SECOND FINISH FLOOR PLAN

MF DESIGN
ARCHITECTURE
MF DESIGN STUDIO LLC, C.O.A. # 21AC00101200
820 RIDGE AVE, SUITE 202, LAKEWOOD, NJ 08701
YESHAIYAHU FEINBERG, REGISTERED ARCHITECT,
NY LICENSE # 042538,
TEL: 732-523-1254

DATE	07/05/24
SCALE	AS NOTED
JOB NUMBER	2411
DRAFTED BY	TK

A-602

RECEIVED
VILLAGE OF WESLEY HILLS
FEB 26 2025
BUILDING,
PLANNING & ZONING

6 Jeremy Ct, Suffern, NY 10901

SBL: 32.19 - 2 - 4.1

Attached you will find an application to the Planning Board and Architectural Review Board for the above address. We are looking to construct a new single family home on this property, which is located within a subdivision.
We are proposing roof shingles by GAF HDZ, charcoal in color. The siding will be Hardi Plank in arctic white. There will be 5" aluminum gutters and downspouts, black in color. The windows will be from Sierra Pacific, black framed. We are proposing Fiberglass garage doors, Clopay Canton Ridge Elements or equal, black.

RECEIVED
VILLAGE OF WESLEY HILLS
FEB 26 2025
BUILDING, PLANNING & ZONING

PART I

Name of Municipality VILLAGE OF WESLEY HILLS Date 2/24/25

Please check all that apply:

X Planning Board	___ Municipal Board
___ Zoning Board of Appeals* *(Fill out **Part II** of this form.)*	✓ Historical Board
	✓ Architectural Review
___ Subdivision	___ Pre-preliminary/Sketch
___ Number of Lots	___ Preliminary
___ Site Plan	___ Final
___ Special Permit	___ Conditional Use
___ Zoning Code Amendment	___ Zone Change
___ Variance	

Applicant: Nancy Rubin **Phone #** 845-424-0244

Address: 16 Squadron Blvd, Suite 104, New City, NY 10956

Street Name & Number (Post Office)

Project Name: 6 Jeremy Ct, Suffern, NY 10901

Tax Map Lot No. 32.19-2-4.1 Map Date

Current Zoning R-50

Location: On the South side of Jeremy, 500 feet East of Powder Horn in the town of Ramapo hamlet/village of Wesley Hills.

Acreage of Parcel 1.010 Acre **Zoning District** R-50

School District East Ramapo **Postal District** 10901

Fire District Hillcrest **Ambulance District** Ramapo Valley

Water District Veolia **Sewer District** Town of Ramapo

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

We are looking to construct a new single family home, within a subdivision.

If **subdivision**:

1) Is any variance from the subdivision regulations required? No
2) Is any open space being offered? No If so, what amount? _____
3) Is this a standard or average density subdivision? yes

If **site plan**:

1) Total size of building(s) in square feet _____
2) Proposed addition _____
3) Number of dwelling units _____

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

_____

_____

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 you appeared before. _____

_____

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

_____

_____

Property Owner: Zev Westreich Phone # 718-288-1653

Address 2 Belmar Ct., Suffern, NY 10901

Street Name & Number (Post Office) State Zip code

Engineer/Architect/Surveyor: Paul Gdanski, PE, PLLC Phone # 917-418-0999

Address 3512 Whittier Ct., Mahwah, NJ 07430

Street Name & Number (Post Office) State Zip code

Attorney: N/A Phone # _____

Address _____

Street Name & Number (Post Office) State Zip code

Contact Person: Nancy Rubin Phone # 845-424-0244

Address 16 Squadron Blvd, Suite 104, New City, NY 10956

Street Name & Number (Post Office) State Zip code

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 K, L, M, AND N.

_____ State or County Road
_____ County/State Land or Right-of-Way
_____ Municipal Boundary
____ State or County Park
____ County Stream
____ County Facility

List name(s) of facility checked above. _____

_____

Location of Parcel(s)_____

_____

Referral Agencies: ***(Please check with the Village Office*** *to make sure that the appropriate agencies, as needed, receive copies of your* ***application and plans*** *for their review.)*

_____ RC Highway Department
_____ RC Drainage Agency
_____ RC Soil and Water Cons. Dist.
_____ NYS Dept. of Transportation
_____ RC Sewer District #1
_____ Rockland County 911
_____ Town of Ramapo Dept. of Public Works
_____ RC Dept. of Planning
_____ RC Dept. of Environmental Health
_____ NYS Dept. of Environmental Conservation
_____ Town of Ramapo Building Dept.

Adjacent Municipality_____

_____

(AS APPLICABLE)

TO ALL APPLICANTS - YOU MUST SEND A COPY OF APPLICATIONS AND PLANS TO:

Regional Manager
Orange and Rockland
75 West Route 59
Spring Valley, NY 10977

I have informed the above checked agencies and Orange and Rockland on _____.

_____
Signature

_____
Date

VILLAGE OF WESLEY HILLS
432 Route 306
Wesley Hills, New York 10952
(845) 354-0400 Fax: (845) 354-4097

AFFIDAVIT OF OWNERSHIP

STATE OF NEW YORK }
COUNTY OF ROCKLAND } SS:
VILLAGE OF WESLEY HILLS }

Zev Westreich being duly sworn, deposes and says that he/she resides at 2 Belmar ct, Suffern NY 10901 in the County of Rockland, State of New York; that he/she is the owner in fee of all that certain lot, piece or parcel of land situated, lying and being in the Village of Wesley Hills, and designated on the Town of Ramapo Map as Section No. 32.19 Lot No. 4.1 and that he/she hereby authorizes the attached application to be submitted in his/her behalf and that the statements of fact contained in said application are true.

The applicant is the (owner) (contract vendee) of the said property.

Owner: _____

Address: 2 Belmar ct
Suffern, NY 10901

Sworn to before me this
24 day of FEB. 20 25

_____
Notary Public

FASIL A. YILMA
Notary Public, State of New York
No. 01YI6342601
Qualified in New York County
Commission Expires May 23, 20 28

Applicant's Signature and Certification

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

I, Nancy Rubin, hereby depose and say that all the above statements contained in the papers submitted herewith are true.

Mailing Address
16 Squadron Blvd
Suite 104
New City, NY 10956

SWORN to before this
25 day of February, 2025

Notary Public

YEHUDA ABBOUDI
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES JUNE 17, 2025
COMMISSION: #50017921

Owner/Applicant's Consent Form to Visit Property

I, Nancy Rubin, owner/applicant of the property described in application submitted to the town/village board, planning board, zoning board of appeals, and/or supporting staff, do hereby give permission to members of said boards and/or supporting staff to visit the property in question for the purposes incidental to the within application at a reasonable time during the day and upon reasonable notice to the owner or tenant in possession.

Owner/Applicant

SWORN to before this
25th day of February, 2025

Notary Public

YEHUDA ABBOUDI
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES JUNE 17, 2025
COMMISSION: #50017921

Affidavit of Ownership/Owner's Consent

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

I, Zev Weitreich being duly sworn, hereby depose and say that I reside at: 2 Belmar Ct. Suffern NY 10901

in the county of Rockland in the state of New York.

I am the (* _____) owner in fee simple of premises located at: 6 Jeremy Court, Suffern, NY 10901

described in a certain deed of said premises recorded in the Rockland County Clerk's Office in Liber _____ of conveyances, page _____ .

Said premises have been in my/its possession since 2024. Said premises are also known and designated on the Town of Ramapo

Tax Map Lot – No. 32.19 -2- 4.1 Map Date _____

Current Zoning R-50

I hereby authorize the within application on my behalf, and that the statements of fact contained in said application are true, and agree to be bound by the determination of the board. Also, I do hereby give permission to the Village of Wesley Hills, its agents, servants and employees to enter upon the above described property solely for the purposes incidental to the within application at reasonable times upon reasonable notice to the owner or tenant in possession.

Owner _____

Mailing Address 2 Belmar ct. Suffern NY, 10901

SWORN to before this

24 day of FEB., 20 25

Notary Public

FASIL A. YILMA
Notary Public, State of New York
No. 01YI6342601
Qualified in New York County
Commission Expires May 23, 2028

* *If owner is a corporation, fill in the office held by deponent and name of corporation, and provide a list of all directors, officers and stockholders owning more than 5% of any class of stock.*

Affidavit Pursuant to Section 809 of the General Municipal Law

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

I, Nancy Rubin, being duly ~~sworn, hereby~~ affirms depose and say that all the following statements and the statements contained in the papers submitted herewith are true and that the nature and extent of any interests set forth are disclosed to the extent that they are known to the applicant.

1. Print or type full name and post office address

Nancy Rubin
16 Squadron Blvd, Suite 104
New City, NY 10956

certifies that he is owner or agent of all that certain lot, piece or parcel of land and/or building described in this application **and if not the owner that he has been duly and properly authorized to make this application and to assume responsibility for the owner** in connection with this application for the relief below set forth:

2. To the Architectural / Planning Board of the Town/Village of
(Board, Commission or Agency)
Wesley Hills, Rockland County, New York:

Application, petition or request is hereby submitted for:

( ) Variance or modification from the requirement of Section _____;
( ) Special permit per the requirements of Section _____;
( ) Review and approval of proposed subdivision plat;
( ) Exemption from a plat or official map;
(✓) An order to issue a certificate, permit or license;
( ) An amendment to the Zoning Ordinance or Official Map or change thereof;
( ) Other (*explain*) _____;

To permit construction, maintenance and use of a single family home.

3. Premises affected are in a R-50 zone and from the town of Ramapo tax map, the property is know as:
Tax Map Lot – No. 32.19 - 2 - 4.1

4. There is no state officer, Rockland County Officer or employee or town/village officer or employee nor his or her spouse, brother, sister, parent, child or grandchild, or a spouse of any of these relatives who is the applicant or who has an interest in the person, partnership or association making this application, petition or request, or is an officer, director, partner or employee of the applicant, or that such officer or employee, if this applicant is a corporation, legally or beneficially owns or controls any stock of the applicant in excess of 5% of the total of the corporation if its stock is listed on the New York or American Stock Exchanges; or is a member or partner of the applicant, if the applicant is an association or a partnership; nor that such town/village officer or employee nor any member of his family in any of the foregoing classes is a party to an agreement with the applicant, express or implied, whereby such officer or employee may receive any payment or other benefit, whether or not for service rendered, which is dependent or contingent upon the favorable approval of this application, petition or request.

5. That to the extent that the same is known to your applicant, and to the owner of the subject premises **there is disclosed herewith** the interest of the following officer or employee of the State of New York or the County of Rockland or of the Town/Village of Wesley Hills in the petition, request or application or in the property or subject matter to which it relates:

(if none, so state)

a. Name and address of officer or employee _____

_____

b. Nature of interest _____

c. If stockholder, number of shares _____

d. If officer or partner, nature of office and name of partnership _____

e. If a spouse or brother, sister, parent, child, grandchild or the spouse of any of these blood relatives of such state, county or town/village officer or employee, state name and address of such relative and nature of relationship to officer and employee and nature and extent of office, interest or participation or association having an interest in such ownership or in any business entity sharing in such ownership. _____

f. In the event of corporate ownership: A list of all directors, officers and stockholders of each corporation owning more than five (5%) percent of any class of stock, must be attached, if any of these are officers or employees of the State of New York, or of the County of Rockland, or of the Town/Village of _____.

I, Nancy Rubin, do hereby depose and say that all the above statements and statements contained in the papers submitted herewith are true, knowing that a person who knowingly and intentionally violates this section is guilty of a misdemeanor.

Nancy Rubin

Mailing Address 16 Squadron Blvd, Suite 104
New City, NY 10956

SWORN to before this

25th day of February, 2025

Notary Public

YEHUDA ABBOUDI
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES JUNE 17, 2025
COMMISSION: #50017921

DISCLAIMER

APPLICANT TAKES FULL RESPONSIBILITY FOR RESEARCHING THE TAX MAP FOR THE LIST OF NAMES OF PROPERTY OWNERS ON THE ENCLOSED ***AFFIDAVIT OF MAILING LIST***, AND SUPPLYING THE NECESSARY AMOUNT OF LABELED STAMPED ENVELOPES.

THE APPLICANT'S ENVELOPES MUST COINCIDE WITH THE LIST. THE CLERK'S RESPONSIBILITY IS LIMITED TO CHECKING NAMES ON THE ENVELOPES AGAINST THE AFOREMENTIONED AFFIDAVIT BEFORE MAILING THEM.

RECEIPT OF THIS DISCLAIMER IS ACKNOWLEDGED

Nancy Rubin
APPLICANT

2/24/25
DATED

AFFIDAVIT

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

I, Nancy Rubin being duly ~~sworn deposes~~ affirms and says that he is the applicant, agent or attorney for applicant, in the matter of the petition before the Architectural Review / Planning *(board)* in the town/village of Wesley Hills affecting property located at 6 Jeremy Ct, Suffern, NY 10901, Rockland County, New York.

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

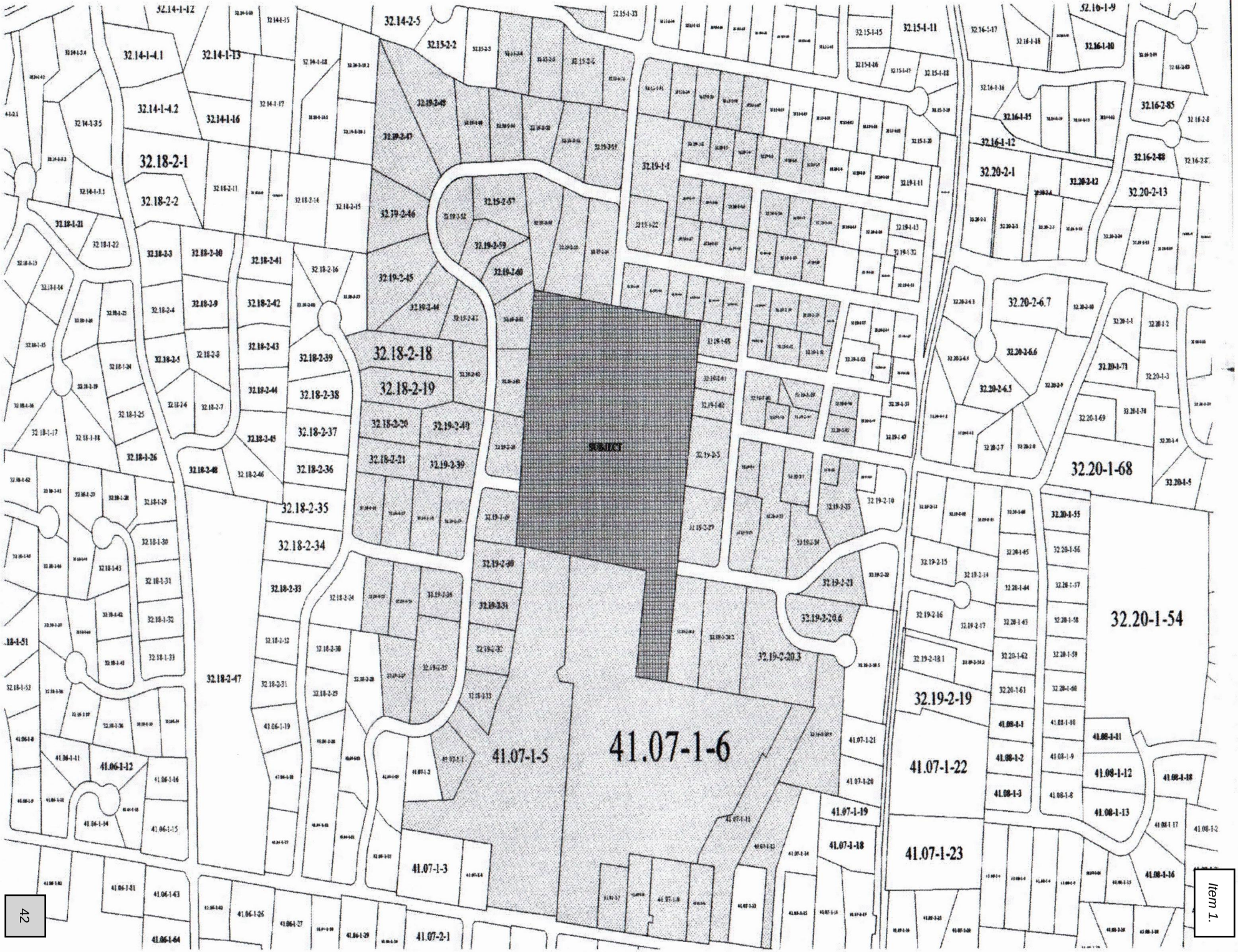
SECTION/BLOCK/LOT	NAME	ADDRESS
See attached.		

SWORN to before this

25 day of February, 2025

Notary Public

YEHUDA ABBOUDI
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES JUNE 17, 2025
COMMISSION: #50017921


SUBJECT
32.14-2-5
32.15-2-2
32.14-1-4.1
32.14-1-13
32.14-1-4.2
32.14-1-16
32.18-2-1
32.18-2-2
32.19-2-46
32.19-2-45
32.18-2-18
32.18-2-19
32.18-2-20
32.18-2-21
32.19-2-40
32.19-2-39
32.18-2-35
32.18-2-34
32.18-2-33
32.18-2-47
32.19-1-1
32.15-1-11
32.16-1-10
32.16-2-85
32.16-1-12
32.20-2-1
32.20-2-13
32.20-2-6.7
32.20-2-6.6
32.20-2-6.5
32.20-1-68
32.20-1-54
32.19-2-19
32.19-2-20.6
32.19-2-20.3
41.06-1-12
41.07-1-5
41.07-1-6
41.07-1-3
41.07-2-1
41.07-1-22
41.07-1-23
41.07-1-19
41.07-1-18
41.08-1-12
41.08-1-13
41.08-1-16

Staples. label size 1" x 2-5/8" compatible with Avery® 5160/8160 04A-U1

11/41.07-1-1
ZIVARI BEHROOZ & SOHAYLA S
7 POWDER HORN DR
SUFFERN, NY 10901

11/32.18-2-19
KERN FAMILY 2020 TRUST
20 ROBLE RD
WESLEY HILLS, NY 10901

11/41.07-1-7
HATZLUCHA BRUCHA 31 LLC
1145 45TH STREET
BROOKLYN, NY 11219

11/41.07-1-10
BERKOWITZ JEROME & MARALYN
25 LIME KILN RD
SUFFERN, NY 10901

11/41.07-1-9
STREICHER NAOMI
PO BOX 343
POMONA, NY 10970

11/41.07-1-8
REZNIK DAVID & HELENE
29 LIME KILN RD
SUFFERN, NY 10901

11/41.07-1-13
STEINER DAVID A & LANA
19 LIME KILN RD
SUFFERN, NY 10901

11/41.07-1-11
WESLEY HILLS SYNAGOGUE
C/O J. CHESIR
23 LIME KILN RD
SUFFERN, NY 10901

11/32.19-2-33
COHEN AARON M & GOLDA R
9 POWDER HORN DR
SUFFERN, NY 10901

11/32.19-2-20.4
ROZENBERG KENNETH & BETH
3 HUNTERS RUN
SUFFERN, NY 10901

11/32.18-2-27
ZAKARIN HERBERT & HANNA
8 POWDER HORN DR
SUFFERN, NY 10901

11/32.19-2-32
ADAMS MITRA & ZIVARI SOHAYLA S
11 POWDER HORN DR
SUFFERN, NY 10901

11/32.19-2-35
BELSKY FRANCES
12 POWDER HORN DR
SUFFERN, NY 10901

11/32.19-2-20.6
KAHAN ELLIOT & ATARA
REVOCABLE LIVING TRUSTS
2 HUNTERS RUN
SUFFERN, NY 10901

11/32.19-2-20.3
HAGLER DARYL
1 HUNTERS RUN
SUFFERN, NY 10901

11/32.19-2-31
KIGLER MARVIN J & IRENE G
17 POWDER HORN DR
SUFFERN, NY 10901

11/32.19-2-20.2
LEMPEL ESTHER
11 ROCKWOOD LN
SUFFERN, NY 10901

11/32.19-2-20.1
GROSS JONATHAN E
15 ROCKWOOD LN
SUFFERN, NY 10901

11/32.19-2-36
BENDRIHEM YOSEF & SHOSHANA
14 POWDER HORN DR
SUFFERN, NY 10901

11/32.18-2-26
BOUSKILA ARIEL & CHAYA
1 MARISA DR
SPRING VALLEY, NY 10977

11/32.18-2-25
LEVIN SETH A & MARLA T
6 ARI DR
SUFFERN, NY 10901

11/41.07-1-6
CNTRL SCHL DSTRICT NO 245-302 OF THE TOWNS OF R
105 SO MADISON AV
SPRING VALLEY, NY 10977

11/32.19-2-21
FETMAN JESSICA & SHERMAN RALPH & SUSAN
26 CORTLAND RD
MONSEY, NY 10952

11/41.07-1-5
WESLEY HILLS VILLAGE OF
432 ROUTE 306
MONSEY, NY 10952

11/32.19-2-30
WAITMAN ROBERT M & PRINCE SHIRA
19 POWDER HORN DR
SUFFERN, NY 10901

11/32.19-2-24
ZOLDAN SHIRA
6 ROCKWOOD LA
SUFFERN, NY 10901

11/32.19-2-26
10 ROCKWOOD HOLDINGS LLC
C/O KELMAN LEVI
18 SKYLARK DRIVE
SPRING VALLEY, NY 10977

11/32.19-2-29
JILLEBA FREDERICK & UGHETTA
21 POWDER HORN DR
SUFFERN, NY 10901

11/32.19-2-27
AWE LEGACY TRUST
12 ROCKWOOD LA
SUFFERN, NY 10901

11/32.19-2-37
CHESIR JOSHUA & FRANCINE
16 POWDER HORN DR
SUFFERN, NY 10901

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Staples. label size 1" x 2-5/8" compatible with Avery® 5160/8160 04A-U1

11/32.19-2-38
RATZKER GARY & ARLENE
3 ARI DR
SUFFERN, NY 10901

11/32.18-2-23
TYH THE ARI LLC
C/O APFEL STEVEN
5 ARI DR
SUFFERN, NY 10901

11/32.18-2-22
LEVIN-WALDMAN OREN &
RENEE
14 ROBLE RD
SUFFERN, NY 10901

11/32.19-2-23
HYMAN SIMCHA & RACHEL
4 ROCKWOOD LANE
SUFFERN, NY 10901

11/32.19-2-8
MC NAMARA JOSEPH E &
DOROTHY M
9 POMONA RD
SUFFERN, NY 10901

11/32.19-2-7
ARM MAIER
7 POMONA RD
SUFFERN, NY 10901

11/32.19-2-25
SCHRIER JEANY
8 ROCKWOOD LN
SUFFERN, NY 10901

11/32.19-2-39
OLLECH MARCEL & BARBARA L
18 POWDER HORN DR
SUFFERN, NY 10901

11/32.19-2-6
WEIL NATHANIEL REV LIVING
TRUST, THE
571 CYPRESS AVE
LOS ANGELES, CA 90065

11/32.18-2-21
ADLER MARK & JEAN
16 ROBLE RD
SUFFERN, NY 10901

11/32.19-2-5
JUNGREIS DAVID
9 CAINS RD
SUFFERN, NY 10901

11/32.19-1-65
LIEBOWITZ ELIAS & SARA
1 SERVEN RD
SUFFERN, NY 10901

11/32.19-2-28
KUNSTLINGER DANIEL &
WEISSMAN REBECCA
23 POWDER HORN DR
WESLEY HILLS, NY 10901

11/32.19-1-63
FIRST NATHANEL &
KATZ CHAYA
4 OLD POMONA RD
WESLEY HILLS, NY 10901

11/32.19-2-40
KOTCH BRETT & EVA
REVOCABLE TRUST
20 POWDER HORN DR
SUFFERN, NY 10901

11/32.18-2-20
FRIEDMAN SANDRA & JACOB
18 ROBLE RD
SUFFERN, NY 10901

11/32.19-1-61
SANDOVAL PABLO & YESVELI
ROXANNA
5 CAINS RD
SUFFERN, NY 10901

11/32.19-2-62
SCHEINFELD MEIR &
STERN ALISA
536 ROUTE 306
MONSEY, NY 10952

11/32.19-1-58
DAVID STEINER
3 SERVEN RD
WESLEY HILLS, NY 10901

11/32.19-1-62
ORLANSKY AVROHOM &
HOFFMAN SHIRA
7 CAINS RD
SUFFERN, NY 10901

11/32.19-1-64
FRIEDMAN ALEX & NECHAMA S
6 OLD POMONA RD
SUFFERN, NY 10901

11/32.19-1-59
SIEGEL JEFFREY & KIM
4 SERVEN RD
SUFFERN, NY 10901

11/32.19-1-60
FOGEL MOSHE & CYNTHIA
4 CAINS RD
SUFFERN, NY 10901

11/32.19-2-42
COHEN LEVY SUSAN DIANE
LEGACY TRUST
24 POWDER HORN DR
WESLEY HILLS, NY 10901

11/32.19-1-52
ROTH RYAN & RIVKA
8 CHRISTMAS HILL RD
AIRMONT, NY 10952

11/32.18-2-18
WASSERMAN NEAL I &
ELEANOR N
22 ROBLE RD
SUFFERN, NY 10901

11/32.19-1-51
MAKOWSKY PHILIP A
& SARA M
72 EDISON CT
MONSEY, NY 10952

11/32.19-1-50
HALPERT SHMUEL & AVIVA
2 CAINS RD
SUFFERN, NY 10901

11/32.19-1-49
HALPERT SHMUEL & AVIVA
2 CAINS RD
SUFFERN, NY 10901

11/32.19-1-48
ROZENBERG KENNETH
3 CAINS RD
SUFFERN, NY 10901

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Staples. label size 1" x 2-5/8" compatible with Avery® 5160/8160 04A-U1

11/32.19-1-38
SHMUL OHAD
10 SERVEN RD
SUFFERN, NY 10901

11/32.19-1-39
ABEL MICHAEL B &
LISA S
10 BUENA VISTA RD
SUFFERN, NY 10901

11/32.19-2-4
DAHAN NEIL SHAI &
ALEXANDER HEDVA Y
24 SCENIC DR
SUFFERN, NY 10901

11/32.19-1-40
DARSHAN NAVEENA & PAMELA
12 BUENA VISTA RD
SUFFERN, NY 10901

11/32.19-1-41
MANN ELIEZER M &
BAKER ZEHAVA
14 BUENA VISTA ROAD
SUFFERN, NY 10901

11/32.19-1-42
SHTAYGRUD YEHUDAH &
FUCHS HINDY MIRIAM
1 CAINS RD
SUFFERN, NY 10901

11/32.19-2-61
YANIV DANIEL & RAIZEL
27 POWDER HORN DR
SUFFERN, NY 10901

11/32.19-2-43
26 POWDERHORN DRIVE
REVOCABLE TRUST
26 POWDER HORN LN
SUFFERN, NY 10901

11/32.19-1-43
GOLDBERGER SHARON
18 BUENA VISTA RD
SUFFERN, NY 10901

11/32.19-1-44
ZOLDAN DAVID
65 CARTERET ST
WEST ORANGE, NJ 07052

11/32.19-1-45
KOHN SHOSHANA
22 BUENA VISTA RD
WESLEY HILLS, NY 10901

11/32.19-1-46
GROSS FAIGY
1448 50TH ST
BROOKLYN, NY 11219

11/32.19-1-47
WEG LEGACY TRUST
26 BUENA VISTA RD
SUFFERN, NY 10901

11/32.19-2-44
HOLZBERG BASYA & RONALD
PO BOX 500
MONTVALE, NJ 07645

11/32.19-1-28
SHUCHT DAVID & BEN-DOV
ESTER
11 BUENA VISTA RD
SUFFERN, NY 10901

11/32.19-2-60
SPITZ ABRAHAM
& RACHEL
29 POWDER HORN DR
WESLEY HILLS, NY 10901

11/32.19-1-27
KAHAN MORDECHAI &
KAHANA CHAYA
13 BUENA VISTA ROAD
WESLEY HILLS, NY 10901

11/32.19-2-45
POWDER HORN DEVELOPMENT
LLC
SUITE 339
46 MAIN ST
MONSEY, NY 10952

11/32.19-1-26
KAHANA PINCHAS & HALPERT
CHANA
15 BUENA VISTA RD
SUFFERN, NY 10901

11/32.19-1-25
KLEIN JACK W & PAULINE
17 BUENA VISTA RD
SUFFERN, NY 10901

11/32.19-1-24
SOSOVER MOSHE
6654 SELFRIDGE ST
FOREST HILLS, NY 11375

11/32.19-2-59
BEACON SEVEN INC
C/O ROSENBERG SUSAN
130 ROUTE 59
SPRING VALLEY, NY 10977

11/32.19-1-23
JACOBSON BARBARA & JONAH
21 BUENA VISTA RD
SUFFERN, NY 10901

11/32.19-1-16
GROLL JANICE G
8 ONDERDONK RD
SUFFERN, NY 10901

11/32.19-2-54
REICHMANN MARC & TOVAH
MIRYAM TZIPPORAH
47 POWDER HORN LN
SUFFERN, NY 10901

11/32.19-1-17
MATOS CADMO B & FLOR M
10 ONDERDONK RD
SUFFERN, NY 10901

11/32.19-1-22
WEISSBERG BELINDA
23 BUENA VISTA RD
SUFFERN, NY 10901

11/32.19-1-18
OSEN JANET
12 ONDERDONK RD
SUFFERN, NY 10901

11/32.19-2-55
FLORANS MOSHE &
TSINMAN FEIGA
45 POWDER HORN DR
SUFFERN, NY 10901

11/32.19-1-19
HEFFLER MARK & MARY
14 ONDERDONK RD
SUFFERN, NY 10901

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Staples. label size 1" x 2-5/8" compatible with Avery® 5160/8160 04A-U1

11/32.19-1-20
KERZNER JOSEPH A
& LICHTER RACHEL M
16 ONDERDONK RD
WESLEY HILLS, NY 10901

11/32.19-2-58
CAREN MARK S & VANESSA B
33 POWDER HORN DR
SUFFERN, NY 10901

11/32.19-1-21
GUZELGUL MICHAEL &
TROPPER NECHOMA GILA
53 EDISON COURT
MONSEY, NY 10952

11/32.19-2-57
41 POWDERHORN LLC
41 POWDERHORN LLC
SUFFERN, NY 10901

11/32.19-2-56
HURWITZ CHAYA BRACHA
43 POWDERHORN DR
WESLEY HILLS, NY 10977

11/32.19-2-46
POWDER HORN DEVELOPMENT
LLC
SUITE 339
46 MAIN ST
MONSEY, NY 10952

11/32.19-1-7
NENNER MARK & SIMONE
9 ONDERDONK RD
SUFFERN, NY 10901

11/32.19-1-6
HOFFMAN MORDECHAI S
11 ONDERDONK RD
SUFFERN, NY 10901

11/32.19-1-5
TANG KATHY &
ACOSTA HARRY
15 ONDERDONK RD
SUFFERN, NY 10901

11/32.19-1-4
BLISKO YAAKOV &
SPITZ ESTHER
17 ONDERDONK RD
SUFFERN, NY 10901

11/32.19-1-3
KAUFMAN ELIYAHU & BINA
19 ONDERDONK RD
SUFFERN, NY 10901

11/32.19-1-2
ONDERDONK 21 LLC
C/O LAUFER ISSAC
120 STRAWBERRY LANE
NEWBURGH, NY 12550

11/32.19-1-1
25 ONDERDONK LLC
527 MARCY AVE
BROOKLYN, NY 11206

11/32.19-2-53
RATNER JOSHUA S & AMY R &
RATNER ROBERT & CAMILLE
48 POWDER HORN DR
SUFFERN, NY 10901

11/32.19-2-52
LIPOFF LAWRENCE & LAUREN
46 POWDER HORN LN
SUFFERN, NY 10901

11/32.19-2-51
SHAPIRO HADASSAH
44 POWDER HORN DR
SUFFERN, NY 10901

11/32.19-2-50
SCHOCHET CHAIM & SARAH
42 POWDER HORN DR
WESLEY HILL, NY 10901

11/32.19-2-49
HEINEMANN SAMUEL &
CHASIDA
40 POWDER HORN LN
SUFFERN, NY 10901

09/32.15-1-27
SPITZ JOEL M & MIRIAM
18 SCENIC DRIVE
SUFFERN, NY 10901

09/32.15-1-28
ERBLICH YOSEF & ESTHER
KAGAN
20 SCENIC DR
SUFFERN, NY 10901

09/32.15-1-29
TAPPER NISSON &
RUBINSTEIN GOLDIE
40 POWDER HORN DR
SUFFERN, NY 10901

09/32.15-1-30
DAHAN NEIL S &
ALEXANDER-DAHAN HEDVA
24 SCENIC DR
SUFFERN, NY 10901

09/32.15-1-31
SILVERBERG YEHOSHUA &
DEBRA
26 SCENIC DR
SUFFERN, NY 10901

09/32.15-1-32
SHEINKOPF ADINA & GOLOMB
MICHAEL
27 HIDDEN VALLEY DR
SUFFERN, NY 10901

11/32.19-2-47
POWDER HORN DEVELOPMENT
LLC
46 MAIN STREET #339
MONSEY, NY 10952

11/32.19-2-48
WEINBERGER STUART &
HADASSAH
38 POWDER HORN LN
SUFFERN, NY 10901

89/32.15-2-6
MERMELSTEIN JOSHUA &
BETH S
28 SCENIC DR
SUFFERN, NY 10901

89/32.15-2-5
SCENIC DRIVE QUALIFIED
PERSONAL ESIDENCE TRUST
30 SCENIC DR
SUFFERN, NY 10901

89/32.15-2-4
ROUTE 304 DEVELOPMENT INC
C/O MILTON SHAPIRO
75 N MIDDLETOWN RD
NANUET, NY 10954

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TAX LOT: SECTION 32.19, BLOCK 2, LOT 4.1

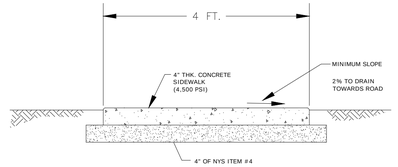
REFERENCES:

-ALL BOUNDARY & TOPOGRAPHY INFORMATION IS REFERENCED FROM A SURVEY PREPARED BY PAX SURVEYING & ENVIRONMENTAL CONSULTANTS, LLC DATED FEBRUARY 6, 2025.

- BEING KNOWN AS LOT 4.1 IN BLOCK 2 ON A CERTAIN MAP ENTITLED "FINAL PLAT SUBDIVISION FOR : 15 TERRACE ROAD, LLC, SECTION 32.19, BLOCK 2, LOT 4, 15 TERRACE ROAD, VILLAGE OF WESLEY HILLS, TOWN OF RAMAPO, ROCKLAND COUNTY, NEW YORK" DATED 04/15/21, LAST REVISED 01/09/24 AS FM#8646

NOTES:

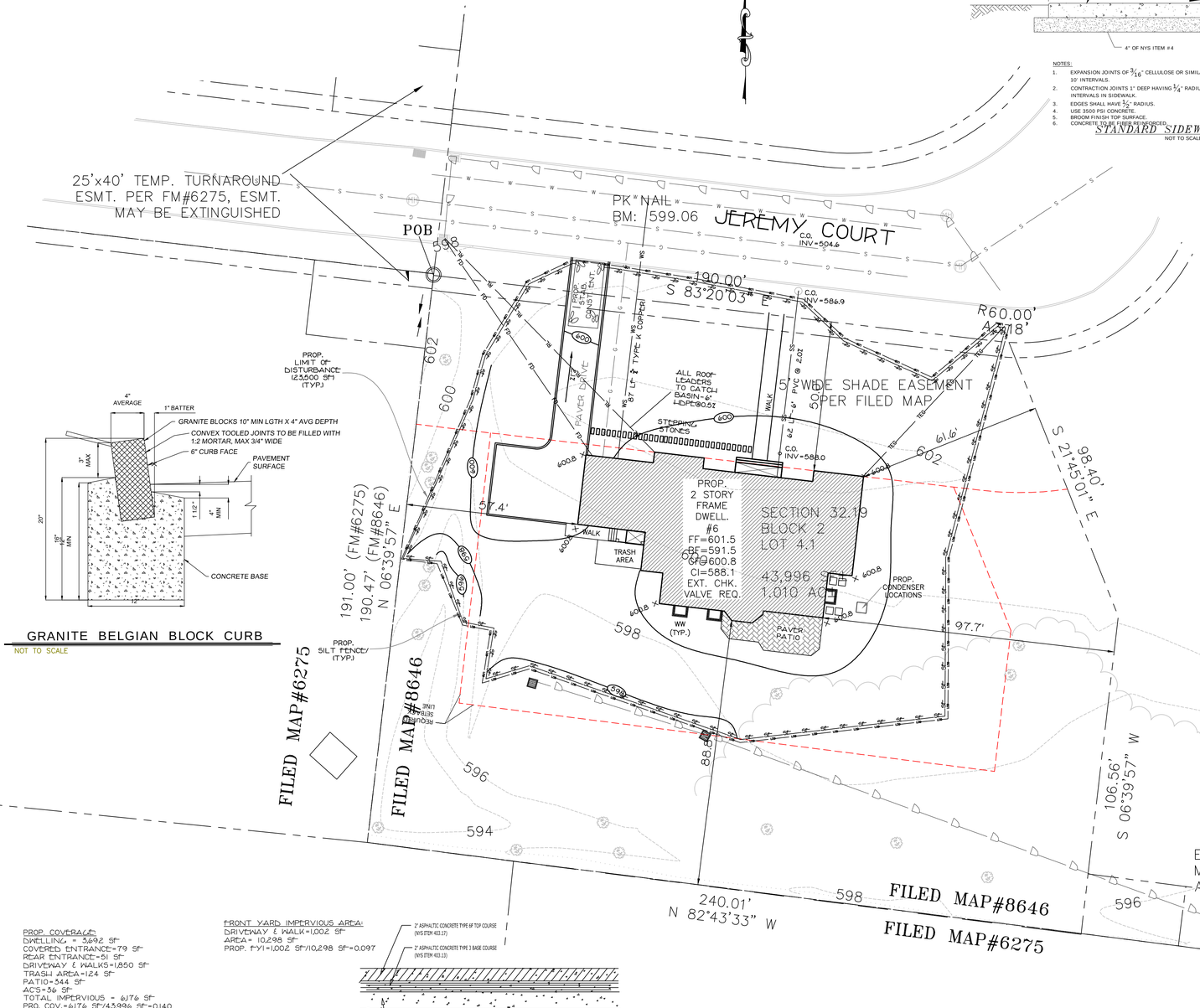
1. IF LOWEST FLOOR TO BE SEWERED IS BELOW THE UPSTREAM RIM ELEVATION, AN EXTERIOR CHECK VALVE IS REQUIRED.

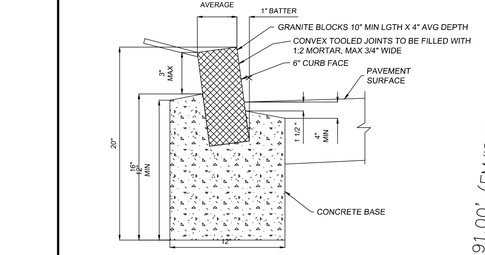


NOTES:

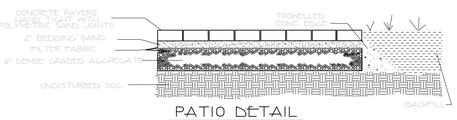
1. EXPANSION JOINTS OF 3/16" CELLULOSE OR SIMILAR APPROVED MATERIAL SHALL BE PLACED AT 10' INTERVALS.
2. CONTRACTION JOINTS 1" DEEP HAVING 3/4" RADIUS EDGES SHALL BE PLACED AT 5'-0" INTERVALS IN SIDEWALK.
3. EDGES SHALL HAVE 1/2" RADIUS.
4. USE 3500 PSI CONCRETE.
5. BROOM FINISH TOP SURFACE.
6. CONCRETE TO BE FIBER REINFORCED.

STANDARD SIDEWALK DETAIL
NOT TO SCALE

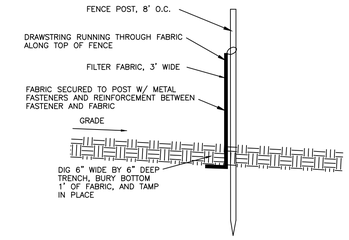




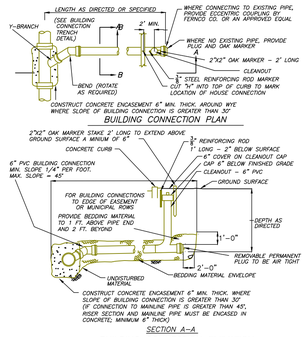
GRANITE BELGIAN BLOCK CURB
NOT TO SCALE



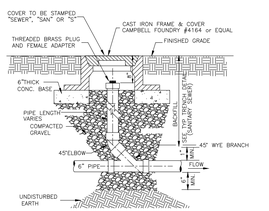
PATIO DETAIL
N.T.S.



SILT FENCE
N.T.S.



BUILDING CONNECTION DETAIL
NTS

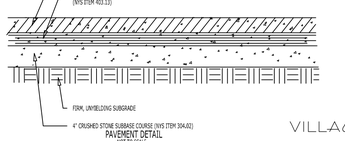


BUILDING SEWER CLEANOUT
N.T.S.

NOTES:
1. EACH BUILDING SEWER SHALL HAVE A CLEANOUT INSTALLED APPROXIMATELY 2' DOWNSTREAM OF THE BUILDING PIPE TO BUILDING SEWER CONNECTION. THEREAFTER, CLEANOUTS SHALL BE INSTALLED ALONG THE BUILDING SEWER EVERY 100 FT.(MAX.). FOR THE PURPOSE OF CLEANOUT LOCATIONS DISTANCE SHALL BE MEASURED FROM THE FIRST CLEANOUT LOCATED DOWNSTREAM OF THE HOUSE PIPE TO BUILDING SEWER CONNECTION, HENCE DOWNSTREAM ALONG THE

PROP. COVERAGE:
DWELLING = 3,692 SF
COVERED ENTRANCE=79 SF
REAR ENTRANCE=51 SF
DRIVEWAY & WALKS=1,850 SF
TRASH AREA=124 SF
PATIO=344 SF
ACS=36 SF
TOTAL IMPERVIOUS = 6176 SF
PRO. COV.=6176 SF/43,996 SF=0.140

FRONT YARD IMPERVIOUS AREA:
DRIVEWAY & WALK=1,002 SF
AREA= 10,298 SF
PROP. FYI=1,002 SF/10,298 SF=0.097



PAVEMENT DETAIL
NOT TO SCALE

VILLAGE OF WESLEY HILLS BULK REQUIREMENTS
ZONE R-50 (AVG DENSITY)
SINGLE FAMILY DWELLING

	MINIMUM LOT AREA (SF)	MINIMUM LOT FRONTAGE (FT)	MINIMUM LOT WIDTH (FT)	MINIMUM EFFECTIVE SQUARE SIDE (FT)	FRONT YARD (FT)	SIDE YARD (FT)	TOTAL SIDE YARD (FT)	REAR YARD (FT)	MAXIMUM IMPERVIOUS SURFACE RATIO	MAXIMUM FRONT YARD IMPERVIOUS SURFACE RATIO	MAXIMUM BUILDING COVERAGE	MAXIMUM BUILDING HEIGHT (STORIES/FT)	MAXIMUM EXPOSED BUILDING HEIGHT (FT)
REQ'D	40,000	90	125	125	50	25	60	50	0.25	0.20	0.10	2.5 / 25	40
EXIST.	43,996 ±1.5ACRE±NET	193.2	220.3	190.5	NA	NA	NA	NA	NA	NA	NA	NA	NA
PROP'D	43,996 ±1.5ACRE±NET	193.2	220.3	190.5	50.0	57.4	119.0	88.8	0.14	0.097	0.087	2.0/19.0'	30.7

MAXIMUM BUILDING COVERAGE (CALCULATION PER ZONING LAW)
SQUARE FOOTAGE OF BUILDINGS LESS THAN 15' HEIGHT OR 1-1/2 STORIES=
TOTAL BUILDING AREA=3,692 SF+79 SF+51 SF=3,822 SF
MAX ALLOWED=79 SF+51 SF/3,822*0.05+0.10=0.102
BLDG COVERAGE = 3,822 SF / 43,996 SF = 0.087

N.Y.S. INDUSTRIAL CODE RULE 753
1-800-962-7962
CALL BEFORE YOU DIG... DRILL OR BLAST
NO LESS THAN TWO WORKING DAYS NOTICE
IT'S THE LAW!

UNAUTHORIZED ALTERATION OR ADDITION TO THIS PLAN IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS MAP NOT HAVING THE SEAL OF THE SURVEYOR OR ENGINEER SHALL NOT BE VALID.

CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

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PAUL GDANSKI
LICENSED PROFESSIONAL ENGINEER
NO. 075890
STATE OF NEW YORK

PAUL GDANSKI, P.E. ©

REVISIONS

PLOT PLAN
FOR
WESTREICH
6 JEREMY COURT
TAX LOT 32.19-2-4.1
LOCATED IN THE
VILLAGE OF WESLEY HILLS
ROCKLAND COUNTY, NEW YORK
GRAPHIC SCALE
20 15 10 5 0 10 20 40 60

PAUL GDANSKI, PE, PLLC
3512 WHITTIER COURT
MAHWAH, N.J. 07430
TEL: (917) 418-0999

FILE #	JEREMY
DATE	FEB. 11, 2025
SCALE	1" = 20'
DWG #	1 OF 1

BROOKER ENGINEERING
a division of Weston & Sampson
74 Lafayette Avenue, Suite 501, Suffern, NY 10901
Tel: 845.357.4411

November 1, 2023

Village of Wesley Hills
432 Route 306
Wesley Hills, New York 10952
Attn: Alicia Schultz, Building Department

Re: 41 Glenbrook Road
Site Inspection for Potential Wetlands Buffer Encroachment

Dear Ms. Schultz,

As per your request, our office performed a site visit on October 30, 2023 to the above referenced property in response to construction activity without erosion control devices and potential disturbances within a wetland area. We observed a new swimming pool, land grading, and tree clearing in the rear yard of the property. It's our understanding that a pool permit was granted for the associated work. Plans for the pool were recently received entitled 'Plot Plan for Katz,' prepared by Paul Gdanski P.E., PLLC dated July 10, 2023. A review was not originally requested by our office. The limits of work shown on the plan generally agree with field conditions with a few exceptions:

- Additional fill installed near the northwest corner of the dwelling. It is unclear at this time if this is the permanent intention or temporary for construction access.
- Additional trees appear to have been cleared that were not explicitly shown or marked on the plans. The tree removals do not appear to violate section 95-3 of the Village code if a CO on the dwelling currently exists.

Silt fence was installed as per Bill Press' request; however, it was installed incorrectly. Bottom of silt fence needs to be embedded a minimum of 6" into the ground. The silt fence serves no purpose as currently installed. Our office recommends proper installation of the silt fence to be installed around all areas downhill of the work area, as well as installation of a stabilized construction entrance.

All filling operations not deemed a permit as per Section 95-3-C of the Village code & involving more than 100 cubic yards of material require a Clearing, Filling and Excavating Permit from the Planning Board. We defer to the Building Inspector for verification of Section 95-3-C(1) of the Village code. The applicant's engineer should provide fill calculations to assist in this verification.

Furthermore, a protected DEC stream (class C(T)) & federal wetland are located along the rear boundary of the property. We estimated that construction activities may be within the Village's 100' regulated area. After scaling the pool permit plans, it is evident that the land grading operations fall within the 100-foot buffer area. A wetlands permit is technically required due to the encroachment into the 100-foot buffer.

Erosion control devices shall be installed immediately. The homeowner should be advised to provide an updated survey to indicate the distance between clearing and disturbance/fill limits and the rear wetlands and/or stream in the rear of the property. Updated fill limits and calculations shall be provided. An application to the Planning Board is required for a Wetlands Permit.

Please find pictures attached for reference. If you have any questions, please feel free to call.

Sincerely,

WESTON & SAMPSON, PE, LS, LA, Architects, PC
Matthew Trainor, P.E.
Senior Project Engineer

Y:\VILLAGES\WH Wesley Hills\WH0206 - 41 Glenbrook Wetlands, Clearing\2023-11-1 Wetlands Buffer Encroachment.docx

DEERE
Kubota

NELSON POPE VOORHIS
environmental • land use • planning

MEMORANDUM

TO: Lon Lieberman, Chairman
Members, Village of Wesley Hills Planning Board

FROM: Jonathan T. Lockman, AICP
Brennan Duarte, Planning Analyst

DATE: June 4, 2024

RE: 41 Glenbrook Road Filling
SBL: 41.10-2-20

CC: John Layne, Building Inspector
Alicia Schultz, Deputy Village Clerk
Eve Mancuso, P.E., Village Engineer
Bruce Minsky, Esq., Planning Board Attorney
Paul Gdanski, Engineer for the Applicant

Items Reviewed for this Memorandum

- Project Narrative, by Ben Grossberger, undated, received by Village on May 9, 2024.
- Clearing, Filling, and Excavation Application, for Wesley Construction Group, dated May 9, 2024.
- Plot Plan for 41GB LLC, 1 sheet, stamped by Paul Gdanski, PE, dated May 6, 2024.
- Site Inspection-Enforcement Letter, by Matthew Trainor, P.E., Weston & Sampson/Brooker Engineering, dated November 1, 2023.

Project Summary

The Applicant is proposing to remove trees and place fill to level out their currently steep backyard. Apparently, some of the work has already taken place without review or permitting, per the letter from the Village Engineer dated November 1, 2023. According to the Applicant, the neighbors on either side have already undergone a similar project and would like to do the same. The site is located along Glen Brook Road in the R-35 One-Family Residence Zoning District.

Submission Comments

1. The Applicant should provide a more detailed project narrative.

2. As filling and tree clearing is proposed within 100 feet of the adjacent wetland, a wetlands permit application should be included. See §221-6.

3. The plot plan submitted by Paul Gdanski PE should be clarified:

    a. Please show the stream course location adjacent to the property. It appears that only the word "stream" is place on the plot plan. Add the DEC stream identification and classification.
    b. The edge of the wetland as delineated is hard to distinguish. Please use a different line type, weight, or color to show the edge between flags A-1 to A-9, to distinguish from the contours. Is it correct that the wetland goes uphill about 8 feet, between flags A-7 and A-9?
    c. The edge of the 100-year floodplain is also hard to distinguish. Please use a different line type, weight, or color to show the floodplain edge.
    d. Please distinguish between trees already removed (as of the November 2023 site inspection letter) and additional trees proposed to be removed.
    e. Please distinguish between fill and grading already accomplished (as of the November 2023 site inspection letter) and additional filling and grading proposed.
    f. The edge of the 100-foot wetland buffer is also hard to distinguish. Please use a different line type, weight, or color to show the buffer edge.
    g. It may be helpful to provide separate sheets to show existing and proposed conditions.
    h. Please include areas within 250 of the property boundaries to show context, per the requirements of §95-4.A.(1).

4. On the application it states that the project will use "clean, compatible fill from an excavation site in the surrounding area." Please provide details on the fill and the site where it will be sourced. The Planning Board may require testing of the fill. See §95-3.B.(3).

<u>Compliance with Chapter 95 Clearing, Filling & Excavations Standards</u>

5. Please provide details on how the site will be stabilized and restored after completion of the project. See §95.4.A.(12) and the standards in §95-4.E.

6. Please obtain a report from the Village Engineer, once the application is more complete, per §95-4.C.

7. Please indicate how the performance bond requirements of 95-4.D will be met.

<u>Compliance with Chapter 221 Wetlands Standards</u>

8. Please work with the Village Engineer to confirm the wetlands edge in the field, per §221-6.A.(8).

9. It appears that the clearing and filling will change the runoff characteristics down the yard into the wetland below. Please provide the engineering analysis of these changes as required in §221-6.A.(6).

10. The restoration plan discussed in comment 5 above should demonstrate that the wetland's functions will not be substantially impaired. See §221-4.E.

<u>SEQR/GML Comments</u>

11. Please complete and submit a SEAF Part 1 form.

12. The application abuts Willow Tree Park. However, no special permit, subdivision or site plan review is involved, so GML review is not required.

BROOKER ENGINEERING
a division of Weston & Sampson
74 Lafayette Avenue, Suite 501, Suffern, NY 10901
Tel: 845.357.4411

June 4, 2024

Village of Wesley Hills
432 Route 306
Wesley Hills, New York 10952

Attn: Alicia Schultz, Building Department

Re: 41 Glenbrook Road
Clearing/Filling & Wetlands Permit Application Review

Dear Ms. Schultz,

Our office has reviewed the Planning Board submission package for the above-referenced project which includes the following documents:

- Plot Plan entitled "Plot Plan for 41GB LLC, 41 Glenbrook Road", prepared by Paul Gdanski, PE, PLLC, dated May 6, 2024.
- Clearing/Filling/Excavation Permit Application
- Narrative prepared by Ben Grossberger

As noted in our 'Site Inspection for Potential Wetlands Buffer Encroachment' review letter dated November 1, 2023, our office performed a site visit on October 30, 2023, as requested by the Village, to the above referenced property in response to construction activity without erosion control devices and potential disturbances within a wetland area. At the time, we observed a new swimming pool, land grading, and tree clearing in the rear yard of the property. It's our understanding that a pool permit was granted for the associated work. Plans for the pool were entitled 'Plot Plan for Katz,' prepared by Paul Gdanski P.E., PLLC dated July 10, 2023. It is our understanding that this current application is in response to the requirement for a Clearing/Filling/Excavation Permit and Wetlands Permit with respect to work performed, as the limit of disturbance exceeded the approved scope of work, and currently proposed work. Our office offers the following comments:

1. Existing stream in the rear of the property is classified as a protected C(T) and under the jurisdiction of the NYS DEC. The NYS DEC regulates disturbance activities within 50' of the stream banks. Applicant shall coordinate with the NYS DEC to determine if Protection of Waters Permit is required.
2. A wetland delineation per Peter Torgerson dated April 10, 2024, is provided on the Plot Plan as well as the 100-foot wetland buffer delineation. The proposed action is within the 100-foot wetland buffer. Application for Wetlands Permit to be submitted in conjunction with the Clearing/Filling/ Excavation Permit Application.
3. Applicant to confirm the jurisdiction of the wetlands for further determination of potential permitting that may be required.
4. Applicant to confirm area to be disturbed. The Application and Plot Plan indicate conflicting areas of disturbance.
    a. Our office requests the Plot Plan to be updated to provide the area of disturbance within the 100-foot wetland buffer.
5. Plot Plan to provide the estimated maximum quantity of material will be used for regrading/filling, computed from cross-sections of the disturbed area as per Section 95-4-A(3) of the Village of Wesley Hills Code. It is noted that the Application indicates an estimated quantity of 275 tons.
6. Soil testing in accordance with NYSDEC Part 375 Parameters to be performed for the soil imported to the site. Testing results to be provided to our office for review.
7. Zero-net increase on peak stormwater runoff to be demonstrated. A pool paver patio does not appear to be a part of the previously approved pool plot plan.
8. Our office requests a detailed breakdown of cost estimate for proposed work and remediation.

9. A minimum of 4” of topsoil and seed shall be provided to all disturbed areas as per Section 95-4-E. This is be noted on the Plot Plan.
10. The 100-year floodplain delineation appears to be shown crossing Willow Tree Brook. Applicant to provide the effective 100-year floodplain delineation along the southern bank of Willow Tree Brook per effective FIRM Panel 36087C0089G.
11. Applicant to confirm 100-year floodplain elevation indicated in Notes and call out on Plot Plan (377 vs. 477).

Recommended fees and dates are as follows:

12. Clearing/Filling Permit fee: $600 based on approximately 11,000 square feet of disturbance area.
13. Wetlands Permit fee: $550 based on approximately 10,000 square feet of disturbance area within buffer.
14. Performance bond: To be determined once detailed breakdown of cost estimate is submitted.
15. Erosion control devices shall be verified for proper installation prior to the re-commencement of work and maintained throughout construction.
16. Completion date of proposed work and final stabilization shall be determined once required outside agency permitting is confirmed.

Our office will continue review upon receipt of a revised plan and requested documentation.

Sincerely,

Devon Palmieri

WESTON & SAMPSON, PE, LS, LA, Architects, PC
Devon Palmieri, EIT
Engineer III

Y:\VILLAGES\WH Wesley Hills\WH0206 - 41 Glenbrook Wetlands, Clearing\2024-06-04 Wetlands & Filling Application.docx

Paul Gdanski, PE, PLLC
3512 Whittier Court
Mahwah, NJ 07430
(917) 418-0999
Email: pgski@earthlink.net

June 6, 2024

Village of Wesley Hills
432 Route 306
Wesley Hills, NY 10952

Attn: Alicia Schultz, Village Clerk

Re: 41 Glenbrook Road – Review Letters

We have addressed the comments within the following review letters.

Nelson Pope Voorhis dated 6-4-24 as described below:

1) The Applicant should provide a more detailed project narrative.
   The applicant will provide a more up to date narrative.
2) As filling and tree clearing is proposed within 100 feet of the adjacent wetland, a wetlands permit application should be included. See §221-6.
   Owner will file for wetlands permit.
3) The plot plan submitted by Paul Gdanski PE should be clarified:
   a. Please show the stream course location adjacent to the property. It appears that only the word "stream" is place on the plot plan. Add the DEC stream identification and classification.
      Class was added.
   b. The edge of the wetland as delineated is hard to distinguish. Please use a different line type, weight, or color to show the edge between flags A-1 to A-9, to distinguish from the contours. Is it correct that the wetland goes uphill about 8 feet, between flags A-7 and A-9?
      The wetland flags are properly delineated and line weight and type has been changed.
   c. The edge of the 100-year floodplain is also hard to distinguish. Please use a different line type, weight, or color to show the floodplain edge.
      The line weight and type has been changed.
   d. Please distinguish between trees already removed (as of the November 2023 site inspection letter) and additional trees proposed to be removed.
      All the trees shown are to be removed. The survey was done in April 2024 and no trees have been cut down since then.
   e. Please distinguish between fill and grading already accomplished (as of the November 2023 site inspection letter) and additional filling and grading proposed.
      The survey was done in April 2024 and reflects the current grading condition.

f. The edge of the 100-foot wetland buffer is also hard to distinguish. Please use a different line type, weight, or color to show the buffer edge.
Line type and weight has been changed.
g. It may be helpful to provide separate sheets to show existing and proposed conditions.
The only item proposed is filling and tree removal. I have distinguished with line weights and types.
h. Please include areas within 250 of the property boundaries to show context, per the requirements of §95-4.A.(1).
Adjacent features have been provided.

4) On the application it states that the project will use "clean, compatible fill from an excavation site in the surrounding area." Please provide details on the fill and the site where it will be sourced. The Planning Board may require testing of the fill. See §95-3.B.(3).
The location of the fill is dependent on when the permit is issued. We will provide location of fill and any required testing.
5) Please provide details on how the site will be stabilized and restored after completion of the project. See§95.4.A.(12) and the standards in §95-4.E.
All areas of disturbance will be topsoil and seeded and is noted on the plans.
6) Please obtain a report from the Village Engineer, once the application is more complete, per §95-4.C.
Report received.
7) Please indicate how the performance bond requirements of 95-4.D will be met.
An acceptable performance bond shall be provided by the contractor.
8) Please work with the Village Engineer to confirm the wetlands edge in the field, per §221-6.A.(8).
Wetland edge was determine by a wetland specialist. We await the Village Engineer's findings.
9) It appears that the clearing and filling will change the runoff characteristics down the yard into the wetland below. Please provide the engineering analysis of these changes as required in §221-6.A.(6).
A drainage calculation is provided on the plans.
10) The restoration plan discussed in comment 5 above should demonstrate that the wetland's functions will not be substantially impaired. See §221-4.E.
There will be no change in characteristics as the wetlands are not being touched and slope will be seeded.
11) Please complete and submit a SEAF Part 1 form.
A short form will be provided.
12) The application abuts Willow Tree Park. However, no special permit, subdivision or site plan review is involved, so GML review is not required.
Comment noted.

Brooker Engineering letter dated 6-4-24 as described below:

1) Existing stream in the rear of the property is classified as a protected C(T) and under the jurisdiction of the NYS DEC. The NYS DEC regulates disturbance activities within 50' of the stream banks. Applicant shall coordinate with the NYS DEC to determine if Protection of Waters Permit is required.
   The proposed fill was cut back to more than 50 feet to not require a permit.
2) A wetland delineation per Peter Torgerson dated April 10, 2024, is provided on the Plot Plan as well as the 100-foot wetland buffer delineation. The proposed action is within the 100-foot wetland buffer. Application for Wetlands Permit to be submitted in conjunction with the Clearing/Filling/ Excavation Permit Application.
   A wetland permit and Clearing/Filling permit application will be made.
3) Applicant to confirm the jurisdiction of the wetlands for further determination of potential permitting that may be required.
   Based on Torgerson's determination its Army Corp. and doesn't require a permit.
4) Applicant to confirm area to be disturbed. The Application and Plot Plan indicate conflicting areas of disturbance.
   As shown on the plans the limit of disturbance is 11,000 sf.
   a. Our office requests the Plot Plan to be updated to provide the area of disturbance within the 100-foot wetland buffer.
   The amount in the buffer is noted on the plans.
5) Plot Plan to provide the estimated maximum quantity of material will be used for regrading/filling, computed from cross-sections of the disturbed area as per Section 95-4-A(3) of the Village of Wesley Hills Code. It is noted that the Application indicates an estimated quantity of 275 tons.
   Cross section is provided and the necessary calculations.
6) Soil testing in accordance with NYSDEC Part 375 Parameters to be performed for the soil imported to the site. Testing results to be provided to our office for review.
   Soil testing of the fill to be placed will be provided.
7) Zero-net increase on peak stormwater runoff to be demonstrated. A pool paver patio does not appear to be a part of the previously approved pool plot plan.
   A drainage calculation is provided on the plans.
8) Our office requests a detailed breakdown of cost estimate for proposed work and remediation.
   A cost estimate will be provided after approval due to knowing what actual cost may be.
9) A minimum of 4" of topsoil and seed shall be provided to all disturbed areas as per Section 95-4-E. This is be noted on the Plot Plan.
   A note has been placed on the plans.
10) The 100-year floodplain delineation appears to be shown crossing Willow Tree Brook. Applicant to provide the effective 100-year floodplain delineation along the southern bank of Willow Tree Brook per effective FIRM Panel 36087C0089G.
    The flood plain has been corrected.
11) Applicant to confirm 100-year floodplain elevation indicated in Notes and call out on Plot Plan (377 vs. 477).
    The typo has been corrected.

12) Clearing/Filling Permit fee: $600 based on approximately 11,000 square feet of disturbance area.
Comment noted.
13) Wetlands Permit fee: $550 based on approximately 10,000 square feet of disturbance area within buffer.
Comment noted.
14) Performance bond: To be determined once detailed breakdown of cost estimate is submitted.
Comment noted.
15) Erosion control devices shall be verified for proper installation prior to the re-commencement of work and maintained throughout construction.
Comment noted.
16) Completion date of proposed work and final stabilization shall be determined once required outside agency permitting is confirmed.
Comment noted.

Very truly yours,

Paul Gdanski

Paul Gdanski, P.E.

VILLAGE OF WESLEY HILLS
432 Route 306
Wesley Hills, New York 10952
(845) 354-0400 Fax: (845) 354-4097

APPLICATION FOR WETLANDS PERMIT

NAME OF APPLICANT Ben Grossberger **PHONE** 845-271-0747

ADDRESS 123 Forshay road, Monsey, NY 10952

PROJECT NAME 41 GB yard leveling **TAX LOT #** section 41.10, Block 2, Lot 20

LOCATION 41 Glenbrook road, Monsey, NY 10952

DESCRIBE THE SPECIFIC PURPOSE, NATURE AND SCOPE OF THE ACTIVITY PROPOSED.

The current uneven terrain poses significant safety risks. The uneven ground creates hazards that could lead to trips and falls, especially for children and the elderly. Leveling the yard would greatly reduce these risks, ensuring a safer environment for all.

We would like to convert the yard the same way the neighbors on both sides have done, this way we can also enjoy our property in a safe way.

(Attach a separate piece of paper if necessary)

"Permission is hereby granted to the Village of Wesley Hills, its agents, servants and employees to enter upon the above described property solely for the purposes incidental to the within application at reasonable times upon reasonable notice to the owner or tenant in possession."

SUBMIT THE FOLLOWING:

1) **A MAP SHOWING THE AREA OF WETLAND, WATER BODY OR WATERCOURSE DIRECTLY AFFECTED.**

2) **A TOPOGRAPHICAL AND PERIMETER SURVEY, HYDROLOGICIAL COMPUTATION, ENGINEERING STUDIES AND OTHER FACTUAL OR SCIENTIFIC DATA AND REPORTS AS DEEMED NECESSARY BY THE PLANNING BOARD TO PERMIT IT TO ARRIVE AT A PROPER DETERMINATION.**

3) **FEE(S): $100 for first 1,000 square feet of affected area, plus $50 for each additional 1,000 square feet of affected area (as determined by Village Engineer), plus actual publication cost.**

SIGNATURE (APPLICANT OR AGENT) **DATE** 07/17/2024

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:
41 GB LLC

Project Location (describe, and attach a location map):
41 Glen Brook Road

Brief Description of Proposed Action:
Fill area between pool and wetlands to provide a safe space for children and anyone else who will benefit from the backyard.

Name of Applicant or Sponsor:	Telephone: 845-271-0747
Ben Grossberger	E-Mail: Bgossberger@dasmenresidential.com

Address:
123 Forshay road

City/PO:	State:	Zip Code:
Monsey	NY	10952

	NO	YES
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.	☑	☐
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: Planning Board and Building Department	☐	☑

3. a. Total acreage of the site of the proposed action? 0.73 acres
   b. Total acreage to be physically disturbed? 0.25 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? .0.73 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☑ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES
5. Is the proposed action,		
a. A permitted use under the zoning regulations?	☐	☑
b. Consistent with the adopted comprehensive plan?	☐	☑

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	☑	☐
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☑	☐
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☑	☐
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☑	☐
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ All ready connected _____	☐	☑
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ All ready connected _____	☐	☑
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?	☑	☐
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?	☑	☐
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?	☐	☑
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
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:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☐ Urban ☑ Suburban

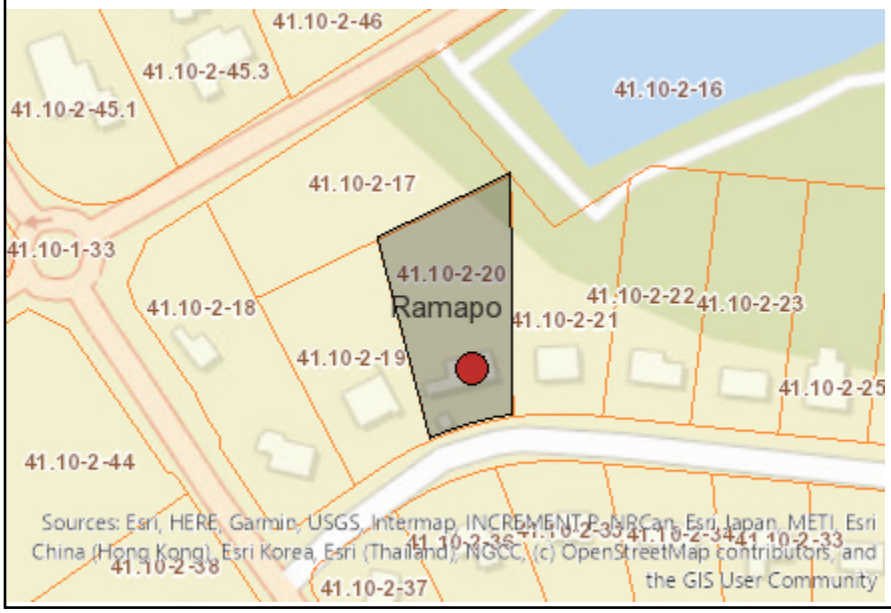
	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year flood plan?	☐	☑
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☑	☐
If Yes,		
a. Will storm water discharges flow to adjacent properties?	☐	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☐
If Yes, briefly describe: _____		
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)? If Yes, explain the purpose and size of the impoundment: _____	☑	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	☑	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	☑	☐

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Ben Grossberger Date: 07/17/2024

Signature: _____ Title: Project manager

PRINT FORM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	No

BROOKER ENGINEERING
a division of Weston & Sampson
74 Lafayette Avenue, Suite 501, Suffern, NY 10901
Tel: 845.357.4411

August 2, 2024

Village of Wesley Hills
432 Route 306
Wesley Hills, New York 10952

Attn: Alicia Schultz, Building Department

Re: 41 Glenbrook Road
Clearing/Filling & Wetlands Permit Application Review

Dear Ms. Schultz,

Our office has reviewed the Planning Board submission package for the above-referenced project which includes the following documents:

1. Project Narrative prepared by Ben Grossberger
2. Clearing/Filling/Excavation Permit Application dated May 9, 2024
3. Wetland Permit Application dated July 17, 2024
4. Plot Plan entitled "Plot Plan for 41GB LLC, 41 Glenbrook Road", prepared by Paul Gdanski, PE, PLLC, last revised June 19, 2024.
5. Comment Response Letter, prepared by Paul Gdanski, PE, PLLC, dated June 6, 2024.
6. Short Environmental Assessment Form, prepared by Ben Grossberger, dated July 17, 2024

As noted in our 'Site Inspection for Potential Wetlands Buffer Encroachment' review letter dated November 1, 2023, our office performed a site visit on October 30, 2023, as requested by the Village, to the above referenced property in response to construction activity without erosion control devices and potential disturbances within a wetland area. At the time, we observed a new swimming pool, land grading, and tree clearing in the rear yard of the property. It's our understanding that a pool permit was granted for the associated work. Plans for the pool were entitled 'Plot Plan for Katz,' prepared by Paul Gdanski P.E., PLLC dated July 10, 2023. It is our understanding that this current application is in response to the requirement for a Clearing/Filling/Excavation Permit and Wetlands Permit with respect to work performed, as the limit of disturbance exceeded the approved scope of work, and currently proposed work. Our office offers the following comments:

1. Our office requests a copy of the existing conditions survey signed and sealed by P.L.S. for our records.
2. Applicant to provide letter of wetland determination prepared by Peter Torgersen for Army Corp. wetland.
3. Applicant to confirm Plot Plan is plotted to scale and scale indicated in title block is correct.
4. Our office requests a heavier line weight be used for the existing contours and labels.
5. The Plot Plan has been revised to provide an estimated maximum quantity of material that will be used for regrading/filling, computed from a single cross-sections of the disturbed area as per Section 95-4-A(3) of the Village of Wesley Hills Code. We provide the following comments:
    a. Horizontal stationing to be labeled.
    b. Provided scale (horizontal and vertical) for cross-section to be confirmed.
    c. Value for cubic yardage of fill to be confirmed.
6. Bulk Table with existing and proposed conditions to be provided to facilitate review of the revised pool plot plan associated with this Application.
7. Provided drainage calculations indicate that two proposed drywells shall be required to ensure no net increase in runoff will occur. We provide the following comments:
    a. Applicant to provide additional information regarding calculation for development size in 'Drywell Design: Grass to Pool/Patio'.
    b. Calculated drywell volume to correlate with provided drywell detail.

8. Applicant to confirm elevations provided for drywells and perimeter drain.
9. Applicant to confirm 100-year floodplain elevation indicated in Notes (Note #2) on Plot Plan (377 vs. 477).
10. Our office recommends providing a consistent 3:1 slope to provide a stable slope in the rear yard. The proposed grading appears to be steeper than 3:1 on the eastern portion of the slope.
11. Plot Plan to provide location of required fence with self-close gate associated with proposed pool/patio.
12. Soil testing in accordance with NYSDEC Part 375 Parameters to be performed for the soil imported to the site. Testing results to be provided to our office for review.
13. Our office requests a detailed breakdown of cost estimate for proposed work and remediation.
14. A minimum of 4" of topsoil and seed shall be provided to all disturbed areas as per Section 95-4-E. The Plot Plan has been revised to note this.

Recommended fees and dates are as follows:

15. Clearing/Filling Permit fee: $600 based on approximately 11,000 square feet of disturbance area.
16. Wetlands Permit fee: $425 based on approximately 7,500 square feet of disturbance area within buffer.
17. Performance bond: To be determined once detailed breakdown of cost estimate is submitted.
18. Erosion control devices shall be verified for proper installation prior to the re-commencement of work and maintained throughout construction.
19. Completion date of proposed work to be determined.

Our office will continue review upon receipt of a revised plan and requested documentation.

Sincerely,

Devon Palmieri

WESTON & SAMPSON, PE, LS, LA, Architects, PC
Devon Palmieri, EIT
Engineer III

Y:\VILLAGES\WH Wesley Hills\WH0206 - 41 Glenbrook Wetlands, Clearing\2024-08-02 Clearing,Filling & Wetlands Application.docx

NELSON POPE VOORHIS
environmental • land use • planning

MEMORANDUM

TO: Lon Lieberman, Chairman
Members, Village of Wesley Hills Planning Board

FROM: Jonathan T. Lockman, AICP

DATE: September 11, 2024

RE: 41 Glenbrook Road Filling
SBL: 41.10-2-20

CC: John Layne, Building Inspector
Alicia Schultz, Deputy Village Clerk
Eve Mancuso, P.E., Village Engineer
Bruce Minsky, Esq., Planning Board Attorney
Paul Gdanski, Engineer for the Applicant

Items Reviewed for this Memorandum

- Letter, from Paul Gdanski, PE, to Alicia Schultz, with responses to NPV and Brooker comments, dated June 6, 2024 (stamped as received by Village Building, Planning & Zoning, July 23, 2024).
- Site Plan set, 2 sheets, for 41GB LLC, stamped by Paul Gdanski, PE, dated May 6, 2024, with latest revision date of June 19, 2024, as follows:
  - 1, Plot Plan
  - 2, Details, Cross Section

Project Summary

The Applicant is proposing to remove trees and place fill to level out their currently steep backyard. Apparently, some of the work has already taken place without review or permitting, per the letter from the Village Engineer dated November 1, 2023. According to the Applicant, the neighbors on either side have already undergone a similar project and would like to do the same. The site is located along Glen Brook Road in the R-35 One-Family Residence Zoning District.

Submission Comments

1. Per comment 1 of our previous memorandum dated June 4, 2024, **the Applicant should provide a more detailed project narrative.**

2. Per comment 2 of our previous memorandum, as filling and tree clearing is proposed within 100 feet of the adjacent wetland, **a wetlands permit application should be included. See §221-6.**

3. Comment 3 of our previous memorandum has been resolved, as the newest plot plan submitted by Paul Gdanski PE revised June 18, 2024, has addressed all our concerns.

4. Per comment 4 of our previous memorandum, on the application it states that the project will use "clean, compatible fill from an excavation site in the surrounding area." **Please provide details on the fill and the site where it will be sourced. The Planning Board may require testing of the fill. See §95-3.B.(3).**

Compliance with Chapter 95 Clearing, Filling & Excavations Standards

5. Regarding comments 5 and 10 of our previous memorandum, the site plan now shows details on how the site will be stabilized and restored after completion of the project, per §95.4.A.(12) and the standards in §95-4.E. It appears that the wetland's functions will not be substantially impaired. See §221-4.E. **We will defer to the Village Engineer on the adequacy of the details provided for site stabilization and restoration.**

6. Regarding comment 7 of our previous memorandum, **please indicate how the performance bond requirements of 95-4.D will be met.**

Compliance with Chapter 221 Wetlands Standards

7. Regarding comment 8 of our previous memorandum, **please work with the Village Engineer to confirm the wetlands edge in the field, per §221-6.A.(8).**

8. Regarding comment 9 of our previous memorandum, drainage calculations for the new conditions have been provided, as required in §221-6.A.(6). **We will defer to the Village Engineer on the adequacy of the drainage calculations.**

SEQR/GML Comments

9. Per comment 11 of our previous memorandum, **please complete and submit a SEAF Part 1 form.**

10. The application abuts Willow Tree Park. However, no special permit, subdivision or site plan review is involved, so GML review is not required.

Items Reviewed for Our Previous Memorandum, dated June 4, 2024

- Project Narrative, by Ben Grossberger, undated, received by Village on May 9, 2024.
- Clearing, Filling, and Excavation Application, for Wesley Construction Group, dated May 9, 2024.
- Plot Plan for 41GB LLC, 1 sheet, stamped by Paul Gdanski, PE, dated May 6, 2024.
- Site Inspection-Enforcement Letter, by Matthew Trainor, P.E., Weston & Sampson/Brooker Engineering, dated November 1, 2023.

Paul Gdanski, PE, PLLC
3512 Whittier Court
Mahwah, NJ 07430
(917) 418-0999
Email: pgski@earthlink.net

November 26, 2024

Village of Wesley Hills
432 Route 306
Wesley Hills, NY 10952

Attn: Alicia Schultz, Village Clerk

Re: 41 Glenbrook Road – Review Letters

We have addressed the comments within the following review letters.

Nelson Pope Voorhis dated 6-4-24 as described below:

1) The Applicant should provide a more detailed project narrative.
   The applicant will provide a more up to date narrative.
2) As filling and tree clearing is proposed within 100 feet of the adjacent wetland, a wetlands permit application should be included. See §221-6.
   Owner will file for wetlands permit.
3) The plot plan submitted by Paul Gdanski PE should be clarified:
   a. Please show the stream course location adjacent to the property. It appears that only the word "stream" is place on the plot plan. Add the DEC stream identification and classification.
      Class was added.
   b. The edge of the wetland as delineated is hard to distinguish. Please use a different line type, weight, or color to show the edge between flags A-1 to A-9, to distinguish from the contours. Is it correct that the wetland goes uphill about 8 feet, between flags A-7 and A-9?
      The wetland flags are properly delineated and line weight and type has been changed.
   c. The edge of the 100-year floodplain is also hard to distinguish. Please use a different line type, weight, or color to show the floodplain edge.
      The line weight and type has been changed.
   d. Please distinguish between trees already removed (as of the November 2023 site inspection letter) and additional trees proposed to be removed.
      All the trees shown are to be removed. The survey was done in April 2024 and no trees have been cut down since then.
   e. Please distinguish between fill and grading already accomplished (as of the November 2023 site inspection letter) and additional filling and grading proposed.
      The survey was done in April 2024 and reflects the current grading condition.

f. The edge of the 100-foot wetland buffer is also hard to distinguish. Please use a different line type, weight, or color to show the buffer edge.
Line type and weight has been changed.
g. It may be helpful to provide separate sheets to show existing and proposed conditions.
The only item proposed is filling and tree removal. I have distinguished with line weights and types.
h. Please include areas within 250 of the property boundaries to show context, per the requirements of §95-4.A.(1).
Adjacent features have been provided.

4) On the application it states that the project will use "clean, compatible fill from an excavation site in the surrounding area." Please provide details on the fill and the site where it will be sourced. The Planning Board may require testing of the fill. See §95-3.B.(3).
The location of the fill is dependent on when the permit is issued. We will provide location of fill and any required testing.
5) Please provide details on how the site will be stabilized and restored after completion of the project. See§95.4.A.(12) and the standards in §95-4.E.
All areas of disturbance will be topsoil and seeded and is noted on the plans.
6) Please obtain a report from the Village Engineer, once the application is more complete, per §95-4.C.
Report received.
7) Please indicate how the performance bond requirements of 95-4.D will be met.
An acceptable performance bond shall be provided by the contractor.
8) Please work with the Village Engineer to confirm the wetlands edge in the field, per §221-6.A.(8).
Wetland edge was determine by a wetland specialist. We await the Village Engineer's findings.
9) It appears that the clearing and filling will change the runoff characteristics down the yard into the wetland below. Please provide the engineering analysis of these changes as required in §221-6.A.(6).
A drainage calculation is provided on the plans.
10) The restoration plan discussed in comment 5 above should demonstrate that the wetland's functions will not be substantially impaired. See §221-4.E.
There will be no change in characteristics as the wetlands are not being touched and slope will be seeded.
11) Please complete and submit a SEAF Part 1 form.
A short form will be provided.
12) The application abuts Willow Tree Park. However, no special permit, subdivision or site plan review is involved, so GML review is not required.
Comment noted.

Brooker Engineering letter dated 6-4-24 as described below:

1. Our office requests a copy of the existing conditions survey signed and sealed by P.L.S. for our records.
   The survey is attached.
2. Applicant to provide letter of wetland determination prepared by Peter Torgersen for Army Corp. wetland.
   A letter will be provided.
3. Applicant to confirm Plot Plan is plotted to scale and scale indicated in title block is correct.
   The scale has been changed on the title block to match.
4. Our office requests a heavier line weight be used for the existing contours and labels.
   The lineweight have been adjusted.
5. The Plot Plan has been revised to provide an estimated maximum quantity of material that will be used for regrading/filling, computed from a single cross-sections of the disturbed area as per Section 95-4-A(3) of the Village of Wesley Hills Code. We provide the following comments:

a. Horizontal stationing to be labeled.
   Stationing has been added.
b. Provided scale (horizontal and vertical) for cross-section to be confirmed.
   Scale has been added.
c. Value for cubic yardage of fill to be confirmed.
   Volume confirmed.

6. Bulk Table with existing and proposed conditions to be provided to facilitate review of the revised pool plot plan associated with this Application.
   The only change was the filling and grading. The plot plan that was submitted with the pool application is on file with the Village.
7. Provided drainage calculations indicate that two proposed drywells shall be required to ensure no net increase in runoff will occur. We provide the following comments:

a. Applicant to provide additional information regarding calculation for development size in 'Drywell Design: Grass to Pool/Patio'.
   The calculation was use to substitute this area to account for the change of woods to grass. There was 11,000 sf of disturbance.
b. Calculated drywell volume to correlate with provided drywell detail.
   The detail has been corrected

8. Applicant to confirm elevations provided for drywells and perimeter drain.
   Elevations have been corrected.
9. Applicant to confirm 100-year floodplain elevation indicated in Notes (Note #2) on Plot Plan (377 vs. 477).
   The reference has been corrected.
10. Our office recommends providing a consistent 3:1 slope to provide a stable slope in the rear yard. The proposed grading appears to be steeper than 3:1 on the eastern portion of the slope.
    We have indicated the required use of slope blanket which can be used on slope 1:2 or greater. The slopes were increased as well.

11. Plot Plan to provide location of required fence with self-close gate associated with proposed pool/patio.
    The fence has been indicated.
12. Soil testing in accordance with NYSDEC Part 375 Parameters to be performed for the soil currently on-site and soil to be imported to the site. Testing results to be provided to our office for review.
    The results have been provided to the Village.
13. Our office requests a detailed breakdown of cost estimate for proposed work and remediation.
    Owner will provide.
14. A minimum of 4" of topsoil and seed shall be provided to all disturbed areas as per Section 95-4-E. The Plot Plan has been revised to note this.

Comment noted.

15. Our office has performed a site visit to verify the edge of wetland as per Section 221-6.A(8) and takes no objection to the wetland boundary flagged by Peter Torgerson on April 10, 2024 as shown on the site plan last revised June 19, 2024.
    Comment noted.
16. Please note that the erosion control measures currently in place on site are deficient and require maintenance immediately. Silt fence to be properly installed along the toe of the disturbed slope, soil stockpiles to be protected with additional silt fence at the toe of the stockpile, exposed slopes to be properly stabilized until work is permitted to recommence.
    Owner will refresh and fix.

Very truly yours,

Paul Gdanski

Paul Gdanski, P.E.

PETER D. TORGERSEN,
ENVIRONMENTAL SCIENCES
110 Town Line Road, Pearl River New York 10965, 845 642 8939 petertorger271@gmail.com

December 1, 2024

Paul Gdanski, PE
633 Woodmont lane
Suffern, New York 10974

Re: Jurisdictional Status of Onsite Stream at 41 Glenbrook Road

Dear Mr. Gdanski,

The onsite stream at 41 Glenbrook Road is under the jurisdiction of the USACOE. They claim jurisdiction because this stream carries storm water runoff to a larger river system that supports interstate commerce. This onsite stream flows to the west and eventually drains into the Mahwah River. From here the Mahwah River joins the Ramapo River, which joins the Pompton River which joins the Passaic River that finally empties into Newark Bay. The wetlands along the banks of the stream are also ACOE jurisdictional areas. The ACOE requires prior notification be given before any work is done within the stream or the onsite wetlands. The NYSDEC Environmental Mapper System shows the to be a C(T) streambed. A DEC permit is needed to impact the stream in any way. The Village has their own municipal wetland regulations and any proposed construction within 100 feet of the stream or wetlands requires planning board approvals.

Yours truly,

Peter Torgersen

Peter Torgersen

PETER D. TORGERSEN,
110 Town Line Road, Pearl River New York 10965, 845 642 8939 petertorger271@gmail.com

INVOICE

Date: December 1, 2024

To: Paul Gdanski, PE
633 Woodmont lane
Sloatsburg, New York, 10974

Re: 34 Glenbrook Road

Services rendered :

Letter as requested $100

Please mail payment to
Peter Torgersen
110 Townline Road
Pearl River, New York 10965

BROOKER ENGINEERING
a division of Weston & Sampson
74 Lafayette Avenue, Suite 501, Suffern, NY 10901
Tel: 845.357.4411

January 22, 2025

Village of Wesley Hills
432 Route 306
Wesley Hills, New York 10952

Attn: Alicia Schultz, Building Department

Re: 41 Glenbrook Road
Clearing/Filling & Wetlands Permit Application Review

Dear Ms. Schultz,

Our office has reviewed the following documents in support of the above referenced project:

1. Comment Response prepared by Paul Gdanski, PE, PLLC dated November 26, 2024;
2. Plot Plan entitled "Plot Plan for 41GB LLC", 41 Glenbrook Road", prepared by Paul Gdanski, PE, PLLC, last revised November 26, 2024;
3. Existing Conditions Survey entitled "Survey for 41 GB LLC, prepared by Anothony Celentano, PLS, dated April 12, 2024;
4. Untitled and unsigned 'Land Survey'
5. Jurisdictional Determination Letter, prepared by Peter D. Torgerson Environmental Sciences, dated December 1, 2024.

As noted in our 'Site Inspection for Potential Wetlands Buffer Encroachment' review letter dated November 1, 2023, our office performed a site visit on October 30, 2023, as requested by the Village, to the above referenced property in response to construction activity without erosion control devices and potential disturbances within a wetland area. At the time, we observed a new swimming pool, land grading, and tree clearing in the rear yard of the property. It's our understanding that a pool permit was granted for the associated work. Plans for the pool were entitled 'Plot Plan for Katz,' prepared by Paul Gdanski P.E., PLLC dated July 10, 2023. It is our understanding that this current application is in response to the requirement for a Clearing/Filling/Excavation Permit and Wetlands Permit with respect to work performed, as the limit of disturbance exceeded the approved scope of work, and currently proposed work. Our office most recently performed a site visit on September 30, 2024.

Our office offers the following comments:

1. Bulk Table with existing and proposed conditions to be provided to facilitate review of the revised pool plot plan associated with this Application. It is our understanding that a paver patio was not part of the approved pool permit plan.
2. Our office recommends providing a consistent 3:1 slope to provide a stable slope in the rear yard. The proposed grading appears to be steeper than 3:1 on the eastern portion of the slope. Please note on the plans that slope blankets are to be used where slopes exceed 3:1.
3. Our office requests a detailed breakdown of cost estimate provided in Application for proposed work and remediation. *(previously requested).*
4. Percolation and deep hole tests are required to be performed for any proposed stormwater runoff mitigation system involving infiltration. The tests shall be witnessed/approved by Village Engineer. Percolation tests are to be performed at the location and elevation of the bottom of the proposed system. Deep hole tests shall extend at least (3) feet below the proposed system.
5. Village Engineer to be notified 48 hours prior to drainage installation and witness/approved.
6. A minimum of 4" of topsoil and seed shall be provided to all disturbed areas as per Section 95-4-E. The Plot Plan has been revised to note this.

7. The Jurisdictional Determination Letter indicates that the stream and wetlands are under the jurisdiction of the United States Army Corps of Engineers (USACOE) and that USACOE shall be notified if any work is done within the wetland and/or stream. The stream is class C(T) which would require a NYS Protection of Water Permit for disturbance of the bed or banks of the stream. The scope of work terminates approximately 50' from the edge of stream/wetland; therefore, it does not appear that outside agency permitting is required currently.
8. Our office has performed a site visit to verify the edge of wetland as per Section 221-6.A(8) and takes no objection to the wetland boundary flagged by Peter Torgerson on April 10, 2024 as shown on the site plan last revised June 19, 2024.
9. Soil testing in accordance with NYSDEC Part 375 Parameters for Residential Use has been provided. The testing indicates that the fill is suitable for residential use.
10. Please note that the erosion control measures currently in place on site are deficient and require maintenance immediately. Silt fence to be properly installed along the toe of the disturbed slope, soil stockpiles to be protected with additional silt fence at the toe of the stockpile, exposed slopes to be properly stabilized until work is permitted to recommence. *(Comment provided previously based upon September 30, 2024, site visit – to be confirmed with future site visit).*

Recommended fees and dates are as follows:

11. Clearing/Filling Permit fee: $600 based on approximately 11,000 square feet of disturbance area.
12. Wetlands Permit fee: $425 based on approximately 7,500 square feet of disturbance area within buffer.
13. Performance bond: $13,200 based on cost estimate provided in Clearing/Filling Application. Detailed breakdown to be provided prior to issuance of permit.
14. Erosion control devices shall be verified for proper installation prior to the re-commencement of work and maintained throughout construction.
15. We recommend the work be completed by May 15, 2025.

Documents previously reviewed:

1. Project Narrative prepared by Ben Grossberger
2. Clearing/Filling/Excavation Permit Application dated May 9, 2024
3. Wetland Permit Application dated July 17, 2024
4. Plot Plan entitled "Plot Plan for 41GB LLC, 41 Glenbrook Road", prepared by Paul Gdanski, PE, PLLC, last revised June 19, 2024.
5. Comment Response Letter, prepared by Paul Gdanski, PE, PLLC, dated June 6, 2024.
6. Short Environmental Assessment Form, prepared by Ben Grossberger, dated July 17, 2024
7. Soil Testing Analysis Report for 41 Glenbrook Road, Wesley Hills, NY, prepared by Pheonix Environmental Laboratories, Inc, dated November 18, 2024

Sincerely,

Devon Palmieri

WESTON & SAMPSON, PE, LS, LA, Architects, PC
Devon Palmieri, EIT
Engineer III

Y:\VILLAGES\WH Wesley Hills\WH0206 - 41 Glenbrook Wetlands, Clearing\2025-01-22 Clearing,Filling & Wetlands Application.docx

BROOKER ENGINEERING
a division of Weston & Sampson
74 Lafayette Avenue, Suite 501, Suffern, NY 10901
Tel: 845.357.4411

October 3, 2024

Village of Wesley Hills
432 Route 306
Wesley Hills, New York 10952

Attn: Alicia Schultz, Building Department

Re: 41 Glenbrook Road
Clearing/Filling & Wetlands Permit Application Review

Dear Ms. Schultz,

Our office is not in receipt of new submission material since distributing our review letter dated August 2, 2024. The following letter has been updated based upon our most recent site visit performed on September 30, 2024.

As noted in our 'Site Inspection for Potential Wetlands Buffer Encroachment' review letter dated November 1, 2023, our office performed a site visit on October 30, 2023, as requested by the Village, to the above referenced property in response to construction activity without erosion control devices and potential disturbances within a wetland area. At the time, we observed a new swimming pool, land grading, and tree clearing in the rear yard of the property. It's our understanding that a pool permit was granted for the associated work. Plans for the pool were entitled 'Plot Plan for Katz,' prepared by Paul Gdanski P.E., PLLC dated July 10, 2023. It is our understanding that this current application is in response to the requirement for a Clearing/Filling/Excavation Permit and Wetlands Permit with respect to work performed, as the limit of disturbance exceeded the approved scope of work, and currently proposed work.

Our office offers the following comments:

1. Our office requests a copy of the existing conditions survey signed and sealed by P.L.S. for our records.
2. Applicant to provide letter of wetland determination prepared by Peter Torgersen for Army Corp. wetland.
3. Applicant to confirm Plot Plan is plotted to scale and scale indicated in title block is correct.
4. Our office requests a heavier line weight be used for the existing contours and labels.
5. The Plot Plan has been revised to provide an estimated maximum quantity of material that will be used for regrading/filling, computed from a single cross-sections of the disturbed area as per Section 95-4-A(3) of the Village of Wesley Hills Code. We provide the following comments:
    a. Horizontal stationing to be labeled.
    b. Provided scale (horizontal and vertical) for cross-section to be confirmed.
    c. Value for cubic yardage of fill to be confirmed.
6. Bulk Table with existing and proposed conditions to be provided to facilitate review of the revised pool plot plan associated with this Application.
7. Provided drainage calculations indicate that two proposed drywells shall be required to ensure no net increase in runoff will occur. We provide the following comments:
    a. Applicant to provide additional information regarding calculation for development size in 'Drywell Design: Grass to Pool/Patio'.
    b. Calculated drywell volume to correlate with provided drywell detail.
8. Applicant to confirm elevations provided for drywells and perimeter drain.
9. Applicant to confirm 100-year floodplain elevation indicated in Notes (Note #2) on Plot Plan (377 vs. 477).
10. Our office recommends providing a consistent 3:1 slope to provide a stable slope in the rear yard. The proposed grading appears to be steeper than 3:1 on the eastern portion of the slope.
11. Plot Plan to provide location of required fence with self-close gate associated with proposed pool/patio.

12. Soil testing in accordance with NYSDEC Part 375 Parameters to be performed for the soil currently on-site and soil to be imported to the site. Testing results to be provided to our office for review.
13. Our office requests a detailed breakdown of cost estimate for proposed work and remediation.
14. A minimum of 4" of topsoil and seed shall be provided to all disturbed areas as per Section 95-4-E. The Plot Plan has been revised to note this.
15. Our office has performed a site visit to verify the edge of wetland as per Section 221-6.A(8) and takes no objection to the wetland boundary flagged by Peter Torgerson on April 10, 2024 as shown on the site plan last revised June 19, 2024.
16. Please note that the erosion control measures currently in place on site are deficient and require maintenance immediately. Silt fence to be properly installed along the toe of the disturbed slope, soil stockpiles to be protected with additional silt fence at the toe of the stockpile, exposed slopes to be properly stabilized until work is permitted to recommence.

Recommended fees and dates are as follows:

17. Clearing/Filling Permit fee: $600 based on approximately 11,000 square feet of disturbance area.
18. Wetlands Permit fee: $425 based on approximately 7,500 square feet of disturbance area within buffer.
19. Performance bond: To be determined once detailed breakdown of cost estimate is submitted.
20. Erosion control devices shall be verified for proper installation prior to the re-commencement of work and maintained throughout construction.
21. Completion date of proposed work to be determined.

This Application is currently scheduled for a Public Hearing before the Village of Wesley Hills Planning Board on October 9, 2024. Due to the lack of resubmission and number of outstanding comments to be addressed, our office is not able to offer positive recommendation of approval for this Application to the Planning Board. Our office will continue review upon receipt of a revised plan and requested documentation.

Documents previously reviewed for our review letter dated August 2, 2024:

1. Project Narrative prepared by Ben Grossberger
2. Clearing/Filling/Excavation Permit Application dated May 9, 2024
3. Wetland Permit Application dated July 17, 2024
4. Plot Plan entitled "Plot Plan for 41GB LLC, 41 Glenbrook Road", prepared by Paul Gdanski, PE, PLLC, last revised June 19, 2024.
5. Comment Response Letter, prepared by Paul Gdanski, PE, PLLC, dated June 6, 2024.
6. Short Environmental Assessment Form, prepared by Ben Grossberger, dated July 17, 2024

Sincerely,

Devon Palmieri

WESTON & SAMPSON, PE, LS, LA, Architects, PC
Devon Palmieri, EIT
Engineer III

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Phoenix Environmental Laboratories, Inc.
587 East Middle Turnpike
P.O. Box 370
Manchester, CT 06040
(860) 645-1102

Project Id : 41 GLENBROOK DR

	Lab Sample Id				CS03577	
	Collection Date				11/7/2024	
	Client Id				IMPORT SOILS	
	Matrix				Soil	
	CAS	Units	NY-GWP	NY-Res.	Result	RL
Miscellaneous/Inorganics						
Percent Solid	PHNX - PCTSOLID	%			95	
Chromium, Hex. (SW3060A digestion)	18540-29-9	mg/Kg	19	22	< 0.39	0.39
Methylacetate	79-20-9	ug/Kg			< 4.7	4.7
pH at 25C - Soil	PHNX - PH	pH Units			7.3	1.00
Redox Potential	PHNX - REDOX	mV			246	
Total Cyanide (SW9010C Distill.)	57-12-5	mg/Kg	40	27	< 0.53	0.53
Metals, Total						
Arsenic	7440-38-2	mg/Kg	16	16	2.41	0.75
Barium	7440-39-3	mg/Kg	820	350	58.1	0.38
Beryllium	7440-41-7	mg/Kg	47	14	0.47	0.30
Cadmium	7440-43-9	mg/Kg	7.5	2.5	0.41	0.38
Chromium	7440-47-3	mg/Kg			19.8	0.38
Copper	7440-50-8	mg/kg	1,720	270	28.1	0.8
Lead	7439-92-1	mg/Kg	450	400	27.9	0.38
Manganese	7439-96-5	mg/Kg	2,000	2,000	433	0.38
Mercury	7439-97-6	mg/Kg	0.73	0.81	< 0.03	0.03
Nickel	7440-02-0	mg/Kg	130	140	21.6	0.38
Selenium	7782-49-2	mg/Kg	4	36	< 1.5	1.5
Silver	7440-22-4	mg/Kg	8.3	36	< 0.38	0.38
Trivalent Chromium	16065-83-1	mg/kg		36	19.8	0.38
Zinc	7440-66-6	mg/Kg	2,480	2,200	56.2	0.8
PCBs By SW8082A						
PCB-1016	12674-11-2	ug/Kg		1,000	< 340	340
PCB-1221	11104-28-2	ug/Kg		1,000	< 340	340
PCB-1232	11141-16-5	ug/Kg		1,000	< 340	340
PCB-1242	53469-21-9	ug/Kg		1,000	< 340	340
PCB-1248	12672-29-6	ug/Kg		1,000	< 340	340
PCB-1254	11097-69-1	ug/Kg		1,000	< 340	340
PCB-1260	11096-82-5	ug/Kg		1,000	< 340	340
PCB-1262	37324-23-5	ug/Kg			< 340	340
PCB-1268	11100-14-4	ug/Kg			< 340	340
Volatiles By SW8260D						
1,1,1,2-Tetrachloroethane	630-20-6	ug/Kg			< 4.7	4.7
1,1,1-Trichloroethane	71-55-6	ug/Kg	680	100,000	< 4.7	4.7
1,1,2,2-Tetrachloroethane	79-34-5	ug/Kg			< 4.7	4.7
1,1,2-Trichloroethane	79-00-5	ug/Kg			< 4.7	4.7
1,1-Dichloroethane	75-34-3	ug/Kg	270	19,000	< 4.7	4.7
1,1-Dichloroethene	75-35-4	ug/Kg	330	100,000	< 4.7	4.7
1,1-Dichloropropene	563-58-6	ug/Kg			< 4.7	4.7
1,2,3-Trichlorobenzene	87-61-6	ug/Kg			< 4.7	4.7
1,2,3-Trichloropropane	96-18-4	ug/Kg			< 4.7	4.7
1,2,4-Trichlorobenzene	120-82-1	ug/Kg			< 4.7	4.7
1,2,4-Trimethylbenzene	95-63-6	ug/Kg	3,600	47,000	< 4.7	4.7
1,2-Dibromo-3-chloropropane	96-12-8	ug/Kg			< 4.7	4.7
1,2-Dibromoethane	106-93-4	ug/Kg			< 4.7	4.7
1,2-Dichlorobenzene	95-50-1	ug/Kg	1,100	100,000	< 4.7	4.7
1,2-Dichloroethane	107-06-2	ug/Kg	20	2,300	< 4.7	4.7
1,2-Dichloropropane	78-87-5	ug/Kg			< 4.7	4.7
1,3,5-Trimethylbenzene	108-67-8	ug/Kg	8,400	47,000	< 4.7	4.7

1,3-Dichlorobenzene	541-73-1	ug/Kg	2,400	17,000	< 4.7	4.7
1,3-Dichloropropane	142-28-9	ug/Kg			< 4.7	4.7
1,4-Dichlorobenzene	106-46-7	ug/Kg	1,800	9,800	< 4.7	4.7
2,2-Dichloropropane	594-20-7	ug/Kg			< 4.7	4.7
2-Chlorotoluene	95-49-8	ug/Kg			< 4.7	4.7
2-Hexanone	591-78-6	ug/Kg			< 24	24
2-Isopropyltoluene	527-84-4	ug/Kg			< 4.7	4.7
4-Chlorotoluene	106-43-4	ug/Kg			< 4.7	4.7
4-Methyl-2-pentanone	108-10-1	ug/Kg			< 24	24
Acetone	67-64-1	ug/Kg	50	100,000	< 24	24
Acrylonitrile	107-13-1	ug/Kg			< 19	19
Benzene	71-43-2	ug/Kg	60	2,900	< 4.7	4.7
Bromobenzene	108-86-1	ug/Kg			< 4.7	4.7
Bromochloromethane	74-97-5	ug/Kg			< 4.7	4.7
Bromodichloromethane	75-27-4	ug/Kg			< 4.7	4.7
Bromoform	75-25-2	ug/Kg			< 4.7	4.7
Bromomethane	74-83-9	ug/Kg			< 4.7	4.7
Carbon Disulfide	75-15-0	ug/Kg			< 4.7	4.7
Carbon tetrachloride	56-23-5	ug/Kg	760	1,400	< 4.7	4.7
Chlorobenzene	108-90-7	ug/Kg	1,100	100,000	< 4.7	4.7
Chloroethane	75-00-3	ug/Kg			< 4.7	4.7
Chloroform	67-66-3	ug/Kg	370	10,000	< 4.7	4.7
Chloromethane	74-87-3	ug/Kg			< 4.7	4.7
cis-1,2-Dichloroethene	156-59-2	ug/Kg	250	59,000	< 4.7	4.7
cis-1,3-Dichloropropene	10061-01-5	ug/Kg			< 4.7	4.7
Dibromochloromethane	124-48-1	ug/Kg			< 4.7	4.7
Dibromomethane	74-95-3	ug/Kg			< 4.7	4.7
Dichlorodifluoromethane	75-71-8	ug/Kg			< 4.7	4.7
Ethylbenzene	100-41-4	ug/Kg	1,000	30,000	< 4.7	4.7
Hexachlorobutadiene	87-68-3	ug/Kg			< 4.7	4.7
Isopropylbenzene	98-82-8	ug/Kg			< 4.7	4.7
m&p-Xylene	179601-23-1	ug/Kg			< 4.7	4.7
Methyl Ethyl Ketone	78-93-3	ug/Kg	120	100,000	< 24	24
Methyl t-butyl ether (MTBE)	1634-04-4	ug/Kg	930	62,000	< 9.5	9.5
Methylene chloride	75-09-2	ug/Kg	50	51,000	< 9.5	9.5
Naphthalene	91-20-3	ug/Kg	12,000	100,000	< 4.7	4.7
n-Butylbenzene	104-51-8	ug/Kg	12,000	100,000	< 4.7	4.7
n-Propylbenzene	103-65-1	ug/Kg	3,900	100,000	< 4.7	4.7
o-Xylene	95-47-6	ug/Kg			< 4.7	4.7
p-Isopropyltoluene	99-87-6	ug/Kg			< 4.7	4.7
sec-Butylbenzene	135-98-8	ug/Kg	11,000	100,000	< 4.7	4.7
Styrene	100-42-5	ug/Kg			< 4.7	4.7
tert-Butylbenzene	98-06-6	ug/Kg	5,900	100,000	< 4.7	4.7
Tetrachloroethene	127-18-4	ug/Kg	1,300	5,500	< 4.7	4.7
Tetrahydrofuran (THF)	109-99-9	ug/Kg			< 9.5	9.5
Toluene	108-88-3	ug/Kg	700	100,000	< 4.7	4.7
Total Xylenes	1330-20-7	ug/Kg	1,600		< 4.7	4.7
trans-1,2-Dichloroethene	156-60-5	ug/Kg	190	100,000	< 4.7	4.7
trans-1,3-Dichloropropene	10061-02-6	ug/Kg			< 4.7	4.7
trans-1,4-dichloro-2-butene	110-57-6	ug/Kg			< 9.5	9.5
Trichloroethene	79-01-6	ug/Kg	470	10,000	< 4.7	4.7
Trichlorofluoromethane	75-69-4	ug/Kg			< 4.7	4.7
Trichlorotrifluoroethane	76-13-1	ug/Kg			< 4.7	4.7
Vinyl chloride	75-01-4	ug/Kg	20	210	< 4.7	4.7
Acrolein	107-02-8	ug/Kg			< 4.7	4.7
Tert-butyl alcohol	75-65-0	ug/Kg			< 95	95
Semivolatiles By SW8270E						
1,2,4,5-Tetrachlorobenzene	95-94-3	ug/Kg			< 240	240
1,2,4-Trichlorobenzene	120-82-1	ug/Kg			< 240	240
1,2-Dichlorobenzene	95-50-1	ug/Kg	1,100	100,000	< 240	240
1,2-Diphenylhydrazine	122-66-7	ug/Kg			< 340	340

1,3-Dichlorobenzene	541-73-1	ug/Kg	2,400	17,000	< 240	240
1,4-Dichlorobenzene	106-46-7	ug/Kg	1,800	9,800	< 240	240
2,2'-Oxybis(1-Chloropropane)	108-60-1	ug/Kg			< 240	240
2,4,5-Trichlorophenol	95-95-4	ug/Kg			< 240	240
2,4,6-Trichlorophenol	88-06-2	ug/Kg			< 240	240
2,4-Dichlorophenol	120-83-2	ug/Kg			< 240	240
2,4-Dimethylphenol	105-67-9	ug/Kg			< 240	240
2,4-Dinitrophenol	51-28-5	ug/Kg			< 340	340
2,4-Dinitrotoluene	121-14-2	ug/Kg			< 240	240
2,6-Dinitrotoluene	606-20-2	ug/Kg			< 240	240
2-Chloronaphthalene	91-58-7	ug/Kg			< 240	240
2-Chlorophenol	95-57-8	ug/Kg			< 240	240
2-Methylnaphthalene	91-57-6	ug/Kg			< 240	240
2-Methylphenol (o-cresol)	95-48-7	ug/Kg	330	100,000	< 240	240
2-Nitroaniline	88-74-4	ug/Kg			< 340	340
2-Nitrophenol	88-75-5	ug/Kg			< 240	240
3&4-Methylphenol (m&p-cresol)	PHNX - M&P CRESOL	ug/Kg			< 340	340
3,3'-Dichlorobenzidine	91-94-1	ug/Kg			< 240	240
3-Nitroaniline	99-09-2	ug/Kg			< 340	340
4,6-Dinitro-2-methylphenol	534-52-1	ug/Kg			< 340	340
4-Bromophenyl phenyl ether	101-55-3	ug/Kg			< 340	340
4-Chloro-3-methylphenol	59-50-7	ug/Kg			< 240	240
4-Chloroaniline	106-47-8	ug/Kg			< 240	240
4-Chlorophenyl phenyl ether	7005-72-3	ug/Kg			< 240	240
4-Nitroaniline	100-01-6	ug/Kg			< 550	550
4-Nitrophenol	100-02-7	ug/Kg			< 240	240
Acenaphthene	83-32-9	ug/Kg	98,000	100,000	< 240	240
Acenaphthylene	208-96-8	ug/Kg	107,000	100,000	< 240	240
Acetophenone	98-86-2	ug/Kg			< 240	240
Aniline	62-53-3	ug/Kg			< 340	340
Anthracene	120-12-7	ug/Kg	1,000,000	100,000	< 240	240
Benz(a)anthracene	56-55-3	ug/Kg	1,000	1,000	< 240	240
Benzidine	92-87-5	ug/Kg			< 240	240
Benzo(a)pyrene	50-32-8	ug/Kg	22,000	1,000	< 240	240
Benzo(b)fluoranthene	205-99-2	ug/Kg	1,700	1,000	< 240	240
Benzo(ghi)perylene	191-24-2	ug/Kg	1,000,000	100,000	< 240	240
Benzo(k)fluoranthene	207-08-9	ug/Kg	1,700	1,000	< 240	240
Benzoic acid	65-85-0	ug/Kg			< 680	680
Benzyl butyl phthalate	85-68-7	ug/Kg			< 240	240
Bis(2-chloroethoxy)methane	111-91-1	ug/Kg			< 240	240
Bis(2-chloroethyl)ether	111-44-4	ug/Kg			< 340	340
Bis(2-ethylhexyl)phthalate	117-81-7	ug/Kg			< 340	340
Carbazole	86-74-8	ug/Kg			< 340	340
Chrysene	218-01-9	ug/Kg	1,000	1,000	< 240	240
Dibenz(a,h)anthracene	53-70-3	ug/Kg	1,000,000	330	< 240	240
Dibenzofuran	132-64-9	ug/Kg	210,000	14,000	< 240	240
Diethyl phthalate	84-66-2	ug/Kg			< 240	240
Dimethylphthalate	131-11-3	ug/Kg			< 240	240
Di-n-butylphthalate	84-74-2	ug/Kg			< 340	340
Di-n-octylphthalate	117-84-0	ug/Kg			< 240	240
Fluoranthene	206-44-0	ug/Kg	1,000,000	100,000	< 240	240
Fluorene	86-73-7	ug/Kg	386,000	100,000	< 240	240
Hexachlorobenzene	118-74-1	ug/Kg	3,200	330	< 240	240
Hexachlorobutadiene	87-68-3	ug/Kg			< 240	240
Hexachlorocyclopentadiene	77-47-4	ug/Kg			< 240	240
Hexachloroethane	67-72-1	ug/Kg			< 240	240
Indeno(1,2,3-cd)pyrene	193-39-5	ug/Kg	8,200	500	< 240	240
Isophorone	78-59-1	ug/Kg			< 240	240
Naphthalene	91-20-3	ug/Kg	12,000	100,000	< 240	240
Nitrobenzene	98-95-3	ug/Kg			< 240	240
N-Nitrosodimethylamine	62-75-9	ug/Kg			< 340	340
N-Nitrosodi-n-propylamine	621-64-7	ug/Kg			< 240	240

N-Nitrosodiphenylamine	86-30-6	ug/Kg			< 340	340
Pentachloronitrobenzene	82-68-8	ug/Kg			< 340	340
Pentachlorophenol	87-86-5	ug/Kg	800	2,400	< 340	340
Phenanthrene	85-01-8	ug/Kg	1,000,000	100,000	< 240	240
Phenol	108-95-2	ug/Kg	330	100,000	< 240	240
Pyrene	129-00-0	ug/Kg	1,000,000	100,000	< 240	240
Pyridine	110-86-1	ug/Kg			< 340	340
Pesticides - Soil By SW8081B						
4,4' -DDD	72-54-8	ug/Kg	14,000	2,600	< 2.0	2.0
4,4' -DDE	72-55-9	ug/Kg	17,000	1,800	< 2.0	2.0
4,4' -DDT	50-29-3	ug/Kg	136,000	1,700	4.6	2.0
a-BHC	319-84-6	ug/Kg	20	97	< 6.8	6.8
a-Chlordane	5103-71-9	ug/Kg	2,900	910	5.7	3.4
Aldrin	309-00-2	ug/Kg	190	19	< 3.4	3.4
b-BHC	319-85-7	ug/Kg	90	72	< 6.8	6.8
Chlordane	57-74-9	ug/Kg			< 34	34
d-BHC	319-86-8	ug/Kg	250	100,000	< 6.8	6.8
Dieldrin	60-57-1	ug/Kg	100	39	< 3.4	3.4
Endosulfan I	959-98-8	ug/Kg	102,000	4,800	< 6.8	6.8
Endosulfan II	33213-65-9	ug/Kg	102,000	4,800	< 6.8	6.8
Endosulfan sulfate	1031-07-8	ug/Kg	1,000,000	4,800	< 6.8	6.8
Endrin	72-20-8	ug/Kg	60	2,200	< 6.8	6.8
Endrin aldehyde	7421-93-4	ug/Kg			< 6.8	6.8
Endrin ketone	53494-70-5	ug/Kg			< 6.8	6.8
g-BHC	58-89-9	ug/Kg	100	280	< 1.4	1.4
g-Chlordane	5103-74-2	ug/Kg			3.9	3.4
Heptachlor	76-44-8	ug/Kg	380	420	< 6.8	6.8
Heptachlor epoxide	1024-57-3	ug/Kg			< 6.8	6.8
Methoxychlor	72-43-5	ug/Kg			< 34	34
Toxaphene	8001-35-2	ug/Kg			< 140	140
Chlorinated Herbicides By SW8151A						
2,4,5-T	93-76-5	ug/Kg			< 130	130
2,4,5-TP (Silvex)	93-72-1	ug/Kg	3,800	58,000	< 130	130
2,4-D	94-75-7	ug/Kg			< 260	260
2,4-DB	94-82-6	ug/Kg			< 2600	2,600
Dalapon	75-99-0	ug/Kg			< 130	130
Dicamba	1918-00-9	ug/Kg			< 130	130
Dichloroprop	120-36-5	ug/Kg			< 260	260
Dinoseb	88-85-7	ug/Kg			< 260	260
Additional Semi-Volatile Compounds By SW8270E						
1,1-Biphenyl	92-52-4	ug/Kg			< 240	240
1,2,4,5-Tetrachlorobenzene	95-94-3	ug/Kg			< 240	240
Atrazine	1912-24-9	ug/Kg			< 140	140
Benzaldehyde	100-52-7	ug/Kg			< 240	240
Benzo(a)pyrene	50-32-8	ug/Kg	22,000	1,000	< 240	240
Caprolactam	105-60-2	ug/Kg			< 140	140
1,4-dioxane By SW8260D						
1,4-dioxane	123-91-1	ug/kg	100	9,800	< 71	71

Result Detected

RL Exceeds Criteria

Result Exceeds Criteria

Phoenix Environmental Laboratories, Inc.
587 East Middle Turnpike
P.O. Box 370
Manchester, CT 06040
(860) 645-1102

Lab Sample Id
CS03577

Sample Comments

Per 1.4.6 of EPA method 8270D, 1,2-Diphenylhydrazine is unstable and readily converts to Azobenzene. Azobenzene is used for the calibration of 1,2-Diphenylhydrazine.

Please be advised that the NY 375 soil criteria for chromium are based on hexavalent chromium and trivalent chromium.

The regulatory hold time for pH is immediately. This pH was performed in the laboratory and may be considered outside of hold-time.

Hexavalent Chromium:
This sample is in a reducing state.

NELSON POPE VOORHIS
environmental • land use • planning

MEMORANDUM

TO: Lon Lieberman, Chairman
Members, Village of Wesley Hills Planning Board

FROM: Jonathan T. Lockman, AICP

DATE: December 27, 2024

RE: 41 Glenbrook Road Filling
SBL: 41.10-2-20

CC: John Layne, Building Inspector
Alicia Schultz, Deputy Village Clerk
Devon Palmieri, P.E. Village Engineer
Bruce Minsky, Esq., Planning Board Attorney
Paul Gdanski, Engineer for the Applicant

Items Reviewed for this Memorandum

- Letter, from Paul Gdanski, PE, to Alicia Schultz, with responses to NPV and Brooker comments, dated November 26, 2024.
- Site Plan set, 2 sheets, for 41GB LLC, stamped by Paul Gdanski, PE, dated May 6, 2024, with latest revision date of November 26, 2024, as follows:
  - 1, Plot Plan
  - 2, Details, profile
- Survey for 41GBLLC, stamped by Anthony Celentano, PLS, dated April 12, 2024
- Letter from Devon Palmieri, EIT, Brooker Engineering, to Alicia Schultz, re: 41 Glenbrook Road, Clearing/Filling & Wetlands Permit Application Review, dated November 27, 2024.
- Soli Testing Report, from Phyllis Shiller, Phoenix Environmental Laboratories, Inc., to Scott Taylor, re: 41 Glenbrook Drive, dated November 18, 2024.

Project Summary

The Applicant is applying "after the fact" to remove trees and place fill to level out their steep backyard. The site is located along Glen Brook Road in the R-35 One-Family Residence Zoning District.

Submission Comments

1. Comments 1 through 3 of our previous memorandum dated September 23, 2024, have been resolved.

2. Regarding comment 4 of our previous memorandum, the applicant has provided a soil testing report, dated November 18, 2024, from Phoenix Laboratories. The Engineer reviewed the report, and in his letter of November 27, 2024, in note #15 he notes that the "fill is suitable for residential use."

Compliance with Chapter 95 Clearing, Filling & Excavations Standards

3. Regarding comment 5 of our previous memorandum, we will defer to the Village Engineer on the adequacy of the details provided for site stabilization and restoration.

4. Regarding comment 6 of our previous memorandum, **the applicant has requested that the Planning Board waive the performance bond requirements of 95-4.D. The Planning Board should discuss this waiver request**.

Compliance with Chapter 221 Wetlands Standards

5. Regarding comment 7 of our previous memorandum, the Village Engineer has confirmed the wetlands edge in the field, per §221-6.A.(8). See note 14 of his letter of November27, 2024.

6. Regarding comment 8 of our previous memorandum, drainage calculations for the new conditions have been provided, as required in §221-6.A.(6). We will defer to the Village Engineer on the adequacy of the drainage calculations.

SEQR/GML Comments

7. Comments 7 and 8 of our previous memorandum have been resolved.

Items Reviewed for Our Previous Memorandum, dated September 23, 2024

- Project Narrative, undated, by Ben Grossberger
- Application for Wetlands Permit, signed by Ben Grossberger, dated July 17, 2024.
- SEAF Part 1 form, signed by Ben Grossberger, dated July 17, 2024

Items Reviewed for Our Previous Memorandum, dated September 11, 2024

- Letter, from Paul Gdanski, PE, to Alicia Schultz, with responses to NPV and Brooker comments, dated June 6, 2024 (stamped as received by Village Building, Planning & Zoning, July 23, 2024).
- Site Plan set, 2 sheets, for 41GB LLC, stamped by Paul Gdanski, PE, dated May 6, 2024, with latest revision date of June 19, 2024, as follows:
    - 1, Plot Plan
    - 2, Details, Cross Section

Items Reviewed for Our Previous Memorandum, dated June 4, 2024

- Project Narrative, by Ben Grossberger, undated, received by Village on May 9, 2024.
- Clearing, Filling, and Excavation Application, for Wesley Construction Group, dated May 9, 2024.
- Plot Plan for 41GB LLC, 1 sheet, stamped by Paul Gdanski, PE, dated May 6, 2024.
- Site Inspection-Enforcement Letter, by Matthew Trainor, P.E., Weston & Sampson/Brooker Engineering, dated November 1, 2023.

BROOKER ENGINEERING
a division of Weston & Sampson
74 Lafayette Avenue, Suite 501, Suffern, NY 10901
Tel: 845.357.4411

November 27, 2024

Village of Wesley Hills
432 Route 306
Wesley Hills, New York 10952

Attn: Alicia Schultz, Building Department

Re: 41 Glenbrook Road
Clearing/Filling & Wetlands Permit Application Review

Dear Ms. Schultz,

Our office has reviewed the following documents in support of the above referenced project:

1. Soil Testing Analysis Report for 41 Glenbrook Road, Wesley Hills, NY, prepared by Pheonix Environmental Laboratories, Inc, dated November 18, 2024

As noted in our 'Site Inspection for Potential Wetlands Buffer Encroachment' review letter dated November 1, 2023, our office performed a site visit on October 30, 2023, as requested by the Village, to the above referenced property in response to construction activity without erosion control devices and potential disturbances within a wetland area. At the time, we observed a new swimming pool, land grading, and tree clearing in the rear yard of the property. It's our understanding that a pool permit was granted for the associated work. Plans for the pool were entitled 'Plot Plan for Katz,' prepared by Paul Gdanski P.E., PLLC dated July 10, 2023. It is our understanding that this current application is in response to the requirement for a Clearing/Filling/Excavation Permit and Wetlands Permit with respect to work performed, as the limit of disturbance exceeded the approved scope of work, and currently proposed work. Our office most recently performed a site visit on September 30, 2024.

Our office offers the following comments:

1. Our office requests a copy of the existing conditions survey signed and sealed by P.L.S. for our records.
2. Applicant to provide letter of wetland determination prepared by Peter Torgersen for Army Corp. wetland.
3. Applicant to confirm Plot Plan is plotted to scale and scale indicated in title block is correct.
4. Our office requests a heavier line weight be used for the existing contours and labels.
5. The Plot Plan has been revised to provide an estimated maximum quantity of material that will be used for regrading/filling, computed from a single cross-sections of the disturbed area as per Section 95-4-A(3) of the Village of Wesley Hills Code. We provide the following comments:
    a. Horizontal stationing to be labeled.
    b. Provided scale (horizontal and vertical) for cross-section to be confirmed.
    c. Value for cubic yardage of fill to be confirmed.
6. Bulk Table with existing and proposed conditions to be provided to facilitate review of the revised pool plot plan associated with this Application.
7. Provided drainage calculations indicate that two proposed drywells shall be required to ensure no net increase in runoff will occur. We provide the following comments:
    a. Applicant to provide additional information regarding calculation for development size in 'Drywell Design: Grass to Pool/Patio'.
    b. Calculated drywell volume to correlate with provided drywell detail.
8. Applicant to confirm elevations provided for drywells and perimeter drain.
9. Applicant to confirm 100-year floodplain elevation indicated in Notes (Note #2) on Plot Plan (377 vs. 477).
10. Our office recommends providing a consistent 3:1 slope to provide a stable slope in the rear yard. The proposed grading appears to be steeper than 3:1 on the eastern portion of the slope.
11. Plot Plan to provide location of required fence with self-close gate associated with proposed pool/patio.

12. Our office requests a detailed breakdown of cost estimate for proposed work and remediation.
13. A minimum of 4" of topsoil and seed shall be provided to all disturbed areas as per Section 95-4-E. The Plot Plan has been revised to note this.
14. Our office has performed a site visit to verify the edge of wetland as per Section 221-6.A(8) and takes no objection to the wetland boundary flagged by Peter Torgerson on April 10, 2024 as shown on the site plan last revised June 19, 2024.
15. Soil testing in accordance with NYSDEC Part 375 Parameters for Residential Use has been provided. The testing indicates that the fill is suitable for residential use.
16. Please note that the erosion control measures currently in place on site are deficient and require maintenance immediately. Silt fence to be properly installed along the toe of the disturbed slope, soil stockpiles to be protected with additional silt fence at the toe of the stockpile, exposed slopes to be properly stabilized until work is permitted to recommence.

Recommended fees and dates are as follows:

17. Clearing/Filling Permit fee: $600 based on approximately 11,000 square feet of disturbance area.
18. Wetlands Permit fee: $425 based on approximately 7,500 square feet of disturbance area within buffer.
19. Performance bond: To be determined once detailed breakdown of cost estimate is submitted.
20. Erosion control devices shall be verified for proper installation prior to the re-commencement of work and maintained throughout construction.
21. Completion date of proposed work to be determined.

Documents previously reviewed:

1. Project Narrative prepared by Ben Grossberger
2. Clearing/Filling/Excavation Permit Application dated May 9, 2024
3. Wetland Permit Application dated July 17, 2024
4. Plot Plan entitled "Plot Plan for 41GB LLC, 41 Glenbrook Road", prepared by Paul Gdanski, PE, PLLC, last revised June 19, 2024.
5. Comment Response Letter, prepared by Paul Gdanski, PE, PLLC, dated June 6, 2024.
6. Short Environmental Assessment Form, prepared by Ben Grossberger, dated July 17, 2024

Sincerely,

Devon Palmieri

WESTON & SAMPSON, PE, LS, LA, Architects, PC
Devon Palmieri, EIT
Engineer III

Y:\VILLAGES\WH Wesley Hills\WH0206 - 41 Glenbrook Wetlands, Clearing\2024-11-27 Clearing,Filling & Wetlands Application.docx

PLANNING BOARD MEETING MINUTES

January 27, 2025 at 7:30 PM
432 Route 306, Wesley Hills, NY 10952
Phone: 845-354-0400 | Fax: 845-354-4097

CALL TO ORDER

Present: Chairman- Lon Lieberman, Neal Wasserman, Joshua Scheinberg, Albert Tew, Joseph Zupnik- 1st Alternate

Absent: Vanessa Caren, Tzvee Rotberg- 2nd Alternate

Also Present: Bruce Minsky-Deputy Village Attorney, Devon Palmieri- Village Engineer, Jonathan Lockman & Bill Brady- Village Planners, Alicia Schultz-Deputy Village Clerk

CONSIDERATION OF REQUEST FOR EXTENSION OF TIME FOR FINAL PLAT APPROVAL OF THE 3 LOT SUBDIVISION KNOWN AS JAY COURT HOLDINGS SUBDIVSION. Affecting property located on the north side of East Willow Tree Road, approximately 200 feet from the intersection of Rainbow Court. Designated on the Town of Ramapo Tax Map as Parcel ID #41.08-1-34 & 41.08-1-44.2. Subject property is located at 2 Charlotte Drive & 106 East Willow Tree Road.

Chairman Lieberman read the item into the record.

Neal Wasserman made a motion to approve the following resolution, seconded by Albert Tew:

RESOLUTION 25-1
2 CHARLOTTE DRIVE & 106/110 E WILLOW TREE ROAD-JAY COURT HOLDINGS 3-LOT SUBDIVISION FINAL PLAT EXTENSION

A regular meeting of the **Planning Board of the Village of Wesley Hills** was convened on January 27, 2025, at 7:30 pm.

The meeting was called to order by the Chairman Lon Lieberman, and with a quorum present, the following Resolution was offered by Neal Wasserman, seconded by Albert Tew to wit:

WHEREAS, in regard to the application submitted by **JAY COURT HOLDINGS** for a Final Plat for a Three Lot subdivision, the same affecting the property(ies) located/designated on the Town of Ramapo Tax Map as Parcel ID#: 41.08-1-34 & 41.08-1-44.2. The subject Property(ies) is/are located on the norterly side of East Willow Tree Road 200 feet from the intersection of Rainbow Court., and/or commonly known as and/or 2 Charlotte Drive and 110 East Willow Tree Road, Wesley Hills NY;

WHEREAS, the Applicant has advised the Planning Board that the filing of the said Final Plat cannot be accomplished by the current expiration date;

NOW, THEREFORE, BE IT RESOLVED, that the time period for filing the Final Plat approval for the Application is extended to April 26, 2025.

Upon vote, this motion was carried unanimously.

DISCUSSION ON THE APPLICATION OF RACHEL COHEN FOR A CLEARING/FILLING/EXCAVATING PERMIT. Affecting property located on the west side of Fieldcrest Drive, 175 feet from the intersection of Suhl Lane. Designated on the Town of Ramapo Tax Map as Parcel ID#41.14-1-17. Subject property is located at 9 Fieldcrest Drive.

Chairman Lieberman read the item into the record. Neither the applicant or their professionals showed for the application. They must attend the next meeting, or the application will be revoked from the Planning Board agenda and a new application will have to be submitted.

Albert Tew made a motion to adjourn this item to the February 26, 2025 meeting, seconded by Neal Wasserman. Upon vote, this motion was carried unanimously.

CONTINUED PUBLIC HEARING ON THE APPLICATION OF ROCKLAND TREE EXPERT CO., INC. DBA IRA WICKES/ARBORISTS FOR AN AMENDED SITE PLAN AND SPECIAL PERMIT. Affecting property located on the South side of McNamara Road. Designated on the Town of Ramapo Tax Map as Parcel ID#42.13-1-22. Subject property is located at 11 McNamara Road.

Chairman Liberman read the item into the record. Ira Emanuel, applicant's Attorney, and Rhonda Smith, applicant's Engineer, were present. Ira Stated that the Planning Board was waiting on updated water quality testing results, and the new reports show very low levels of acetone that are non-toxic. Devon Palmieri stated that the NYSDEC allows for low levels of acetone, and the level of acetone

decreases from upstream to downstream. He also stated that all of the items that were requested have been fulfilled, and they have no further comments.

Jonathan Lockman stated that with the amended site plan, the only remaining item is a negative declaration that needs to be adopted. He stated that he will work with Bruce (Minsky) to create a negative declaration to be adopted, prior to the February 26, 2025 meeting.

Chairman Lieberman questioned what new law was passed on January 1, 2025 by the NYSDEC.

Jonathan Lockman answered that as of January 1, 2025, the NYSDEC passed a law that any application that has a wetland on site, no matter the size, must be submitted to them for review and if they need to take jurisdiction or not. He stated that in this case, there is a small wetland area off site about 125 feet and there is no need to send this application to the NYSDEC for review. Rhonda Smith passed out maps showing as such.

Chairman Lieberman made a motion to send the application for submission to the NYSDEC. Motion did not carry.

Chairman Lieberman questioned if anyone from the public would like to speak.

Neal Mascus, 45 Don Street, New City, read a memo from the current Mayor, Marshall Katz, dated September 9, 2004, 20 years ago when he was not Mayor that he and multiple neighbors were not in favor of the site plan and special permit. He also stated that he believes because there is a stream that runs adjacent to the property, it should be submitted to the NYSDEC.

Bruce Minsky stated that the only outstanding issues were traffic studies and water testing. Since the Village Engineer is stating that all their requirements are satisfied, The remaining item, the negative declaration, needs to be adopted as such. Mr. Minsky added that the letter from the NYSDEC that Mr. Marcus sent to the Village and the Board, stated that they do not have to review the application.

John Ruel, Tuxedo, NY has been doing business with Wickes for years and states that their company has been the go-to for their services for him and many other companies and has been doing business with them since before the Village was formed. He added that he is also on the Tuxedo Planning Board.

Mario Penza, 299 Grandview Avenue, is in favor of the application and believes it is a unique type of business that brings attention to the Village.

Ira Emanuel stated that the letter from 2004 is irrelevant, as the original process was started in 2006 and ended in 2010, and Marshall was the Chairman of the Planning Board when they originally approved the application for site plan and special permit.

Wren Gordon, 3 Rockingham Court, stated that he was in favor of the application and knows they have been around for many years, his family has been around for 300+ years and has grown alongside their family's generations over the years.

Chairman Lieberman made a motion to adjourn this application to the February 26, 2025 meeting, seconded by Albert Tew. Upon vote, this motion was carried unanimously.

ADJOURNMENT

Chairman Lieberman made a motion to adjourn the meeting, seconded by Albert Tew. Upon vote, this motion was carried unanimously.

Respectfully Submitted,
Alicia Schultz

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