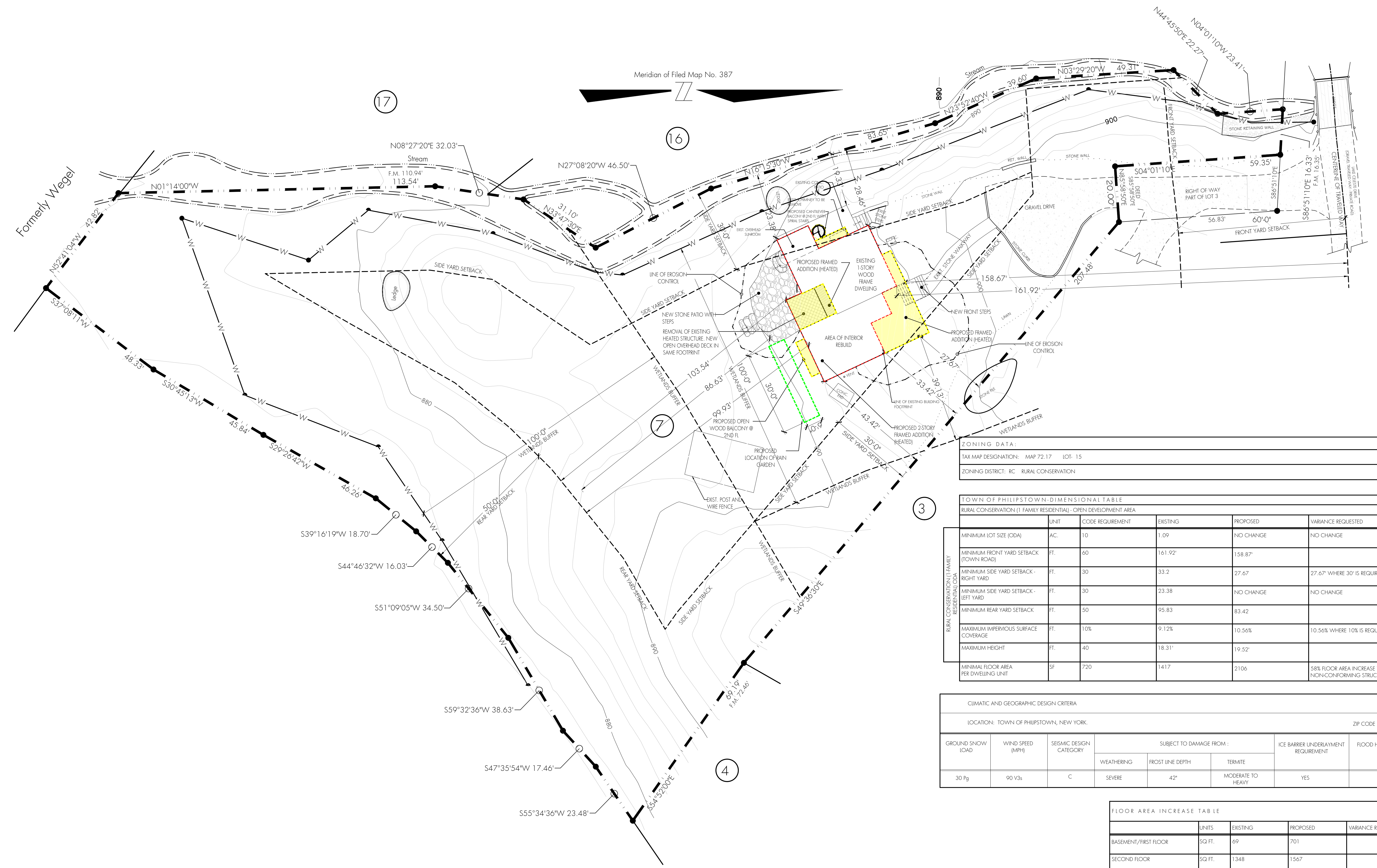


Formerly Weigel



Meridian of Filed Map No. 387



ZONING DATA:	
TAX MAP DESIGNATION:	MAP 72.17 LOT 15
ZONING DISTRICT:	RC RURAL CONSERVATION

TOWN OF PHILIPSTOWN-DIMENSIONAL TABLE					
RURAL CONSERVATION (1 FAMILY RESIDENTIAL) - OPEN DEVELOPMENT AREA					
	UNIT	CODE REQUIREMENT	EXISTING	PROPOSED	VARIANCE REQUESTED
MINIMUM LOT SIZE (ODA)	AC.	10	1.09	NO CHANGE	NO CHANGE
MINIMUM FRONT YARD SETBACK (TOWN ROAD)	FT.	60	161.92'	158.87'	
MINIMUM SIDE YARD SETBACK - RIGHT YARD	FT.	30	33.2	27.67'	27.67' WHERE 30' IS REQUIRED
MINIMUM SIDE YARD SETBACK - LEFT YARD	FT.	30	23.38	NO CHANGE	NO CHANGE
MINIMUM REAR YARD SETBACK	FT.	50	95.83	83.42	
MAXIMUM IMPERVIOUS SURFACE COVERAGE	FT.	10%	9.12%	10.56%	10.56% WHERE 10% IS REQUIRED
MAXIMUM HEIGHT	FT.	40	18.31'	19.52'	
MINIMAL FLOOR AREA PER DWELLING UNIT	SF	720	1417	2106	58% FLOOR AREA INCREASE TO NON-CONFORMING STRUCTURE

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA							
LOCATION: TOWN OF PHILIPSTOWN, NEW YORK							
ZIP CODE: 10524							
GROUND SNOW LOAD	WIND SPEED (MPH)	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM:			ICE BARRIER UNDERLAYMENT REQUIREMENT	FLOOD HAZARDS
			WEATHERING	FROST LINE DEPTH	TERMITE		
30 Pg	90 V3s	C	SEVERE	42"	MODERATE TO HEAVY	YES	NO

FLOOR AREA INCREASE TABLE				
	UNITS	EXISTING	PROPOSED	VARIANCE REQUESTED
BASEMENT/FIRST FLOOR	SQ FT.	69	701	
SECOND FLOOR	SQ FT.	1348	1567	
SUBTRACTION FOR AREA BECOMING DECK SPACE	SQ FT.	N/A	-168	
TOTALS	SQ FT.	1417	2100	683 SF (48%) FLOOR AREA INCREASE

NOTE: ZBA AND WETLANDS APPLICATION AS PREREQUISITE FOR DOB APPLICATION - DOCUMENTS ARE NOT FOR CONSTRUCTION.

NOTE:
INFORMATION SHOWN ON SITE PLAN HAS BEEN TAKEN FROM A SURVEY PREPARED BY BADEY & WATSON SURVEYING & ENGINEERING, P.C., COLD SPRING, NY 10516 SURVEYED AUGUST 27, 2013.

OWNER: BETSY HADDAD
15 LAKE CELESTE DRIVE
GARRISON, NY 10524

PROJECT TITLE: HADDAD RESIDENCE
15 LAKE CELESTE DRIVE
GARRISON, NY 10524
ADDITION // ALTERATION

ARCHITECT: Kamen + Tall Architects, P.C.
4 Liberty Street, Ossining, NY 10562, T 914.933.4032

DATE: 06/02/20
01/08/21
08/02/21

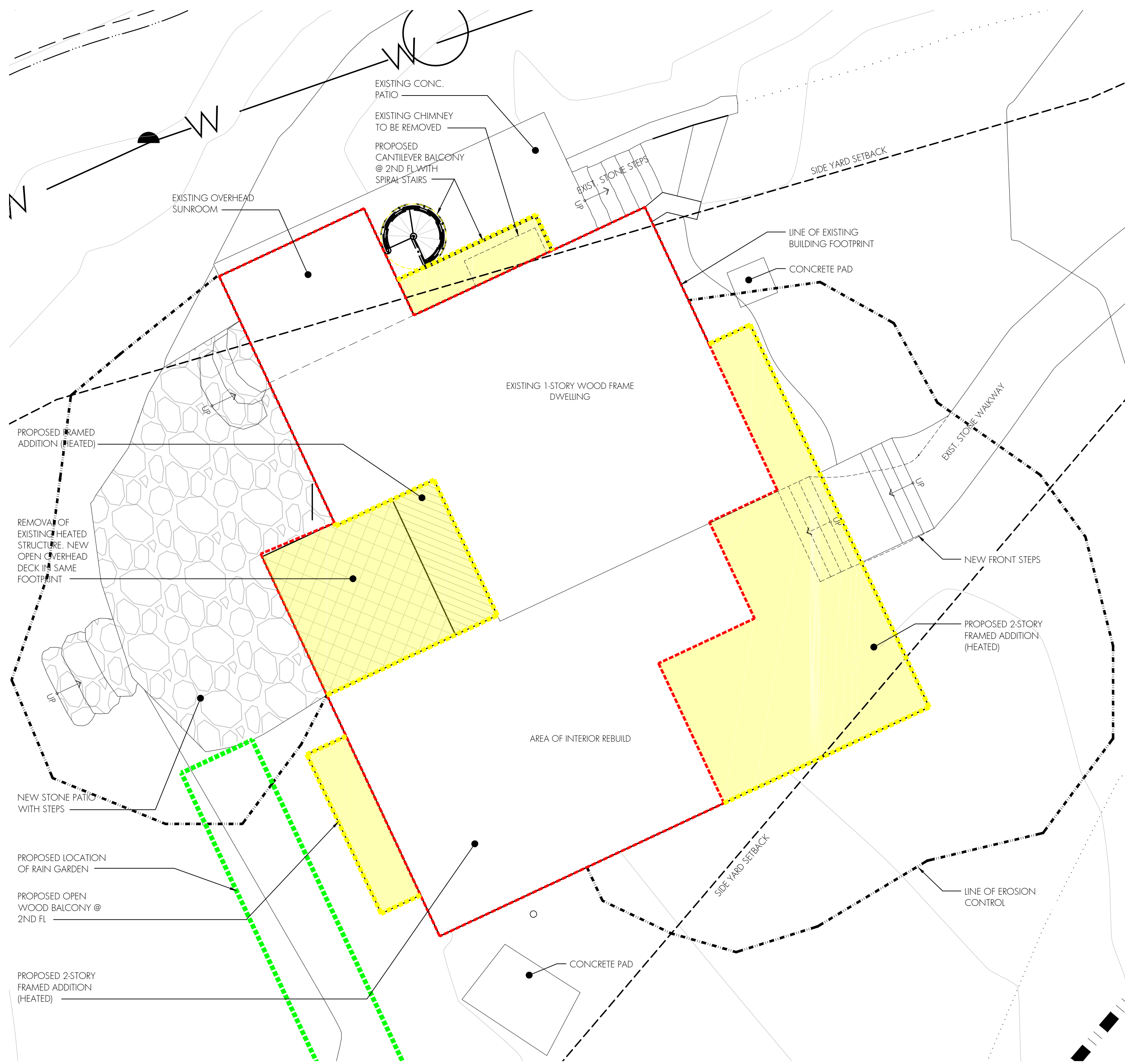
NO. ISSUE REVISIONS:
1 DOB SUBMISSION FOR REJECTION
2 ZBA & WETLANDS SUBMISSION
3 WETLANDS REVISED SUBMISSION

DRAWING BY: MC
DATE:
SCALE: AS NOTED

DRAWING TITLE: SITE PLAN
ZONING & SCHEDULES

DRAWING NUMBER: SP-1.0

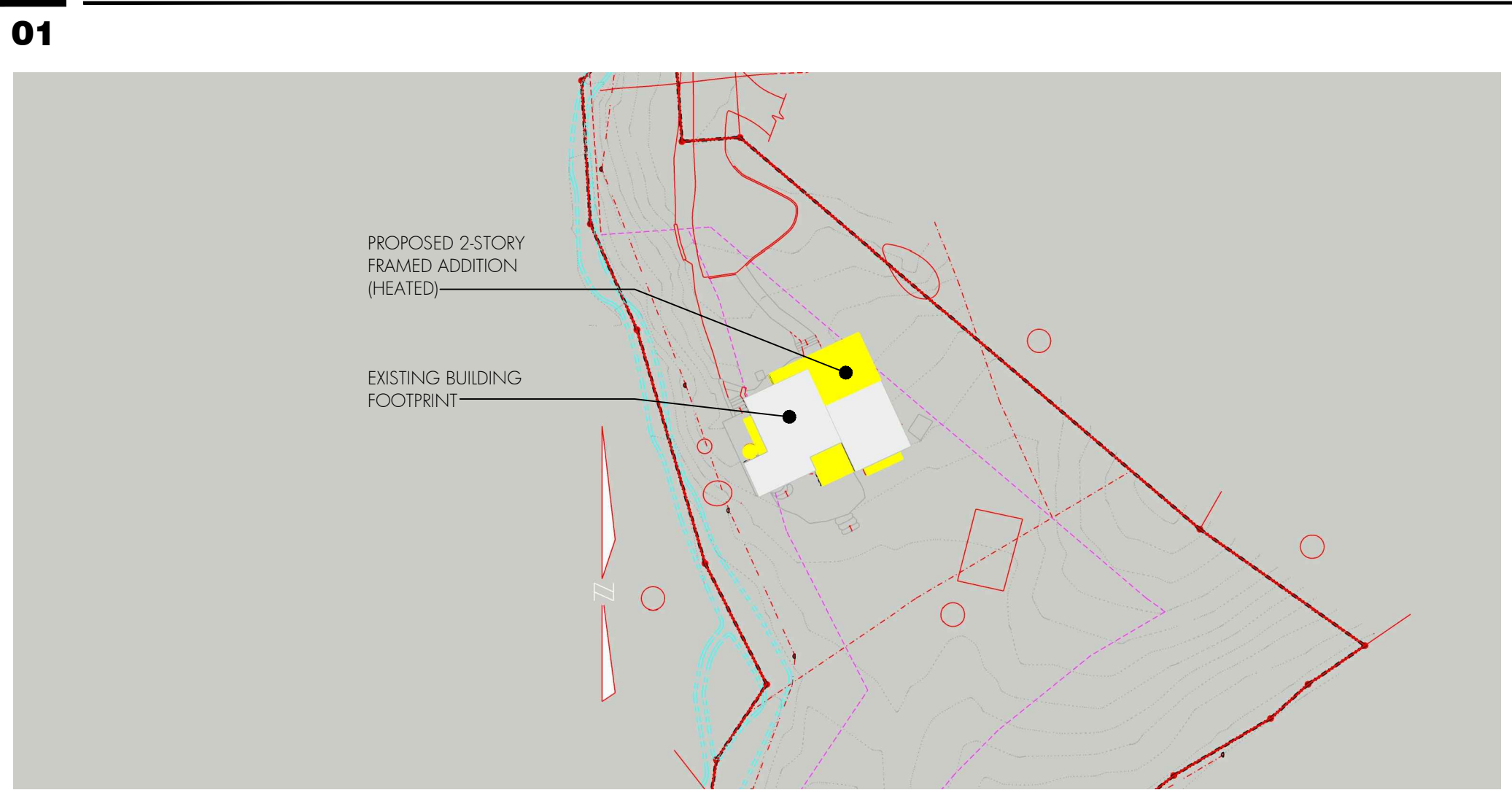
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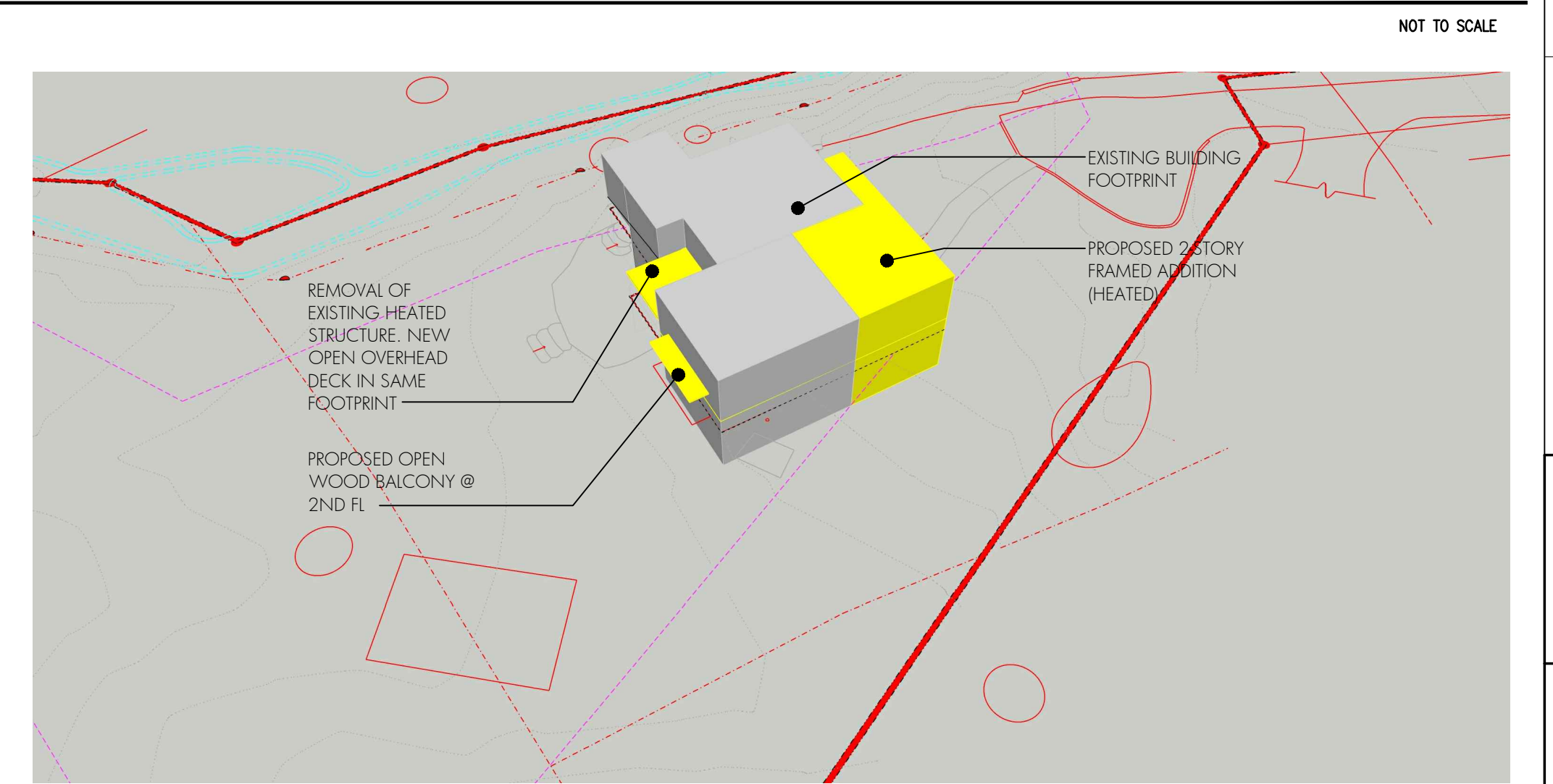
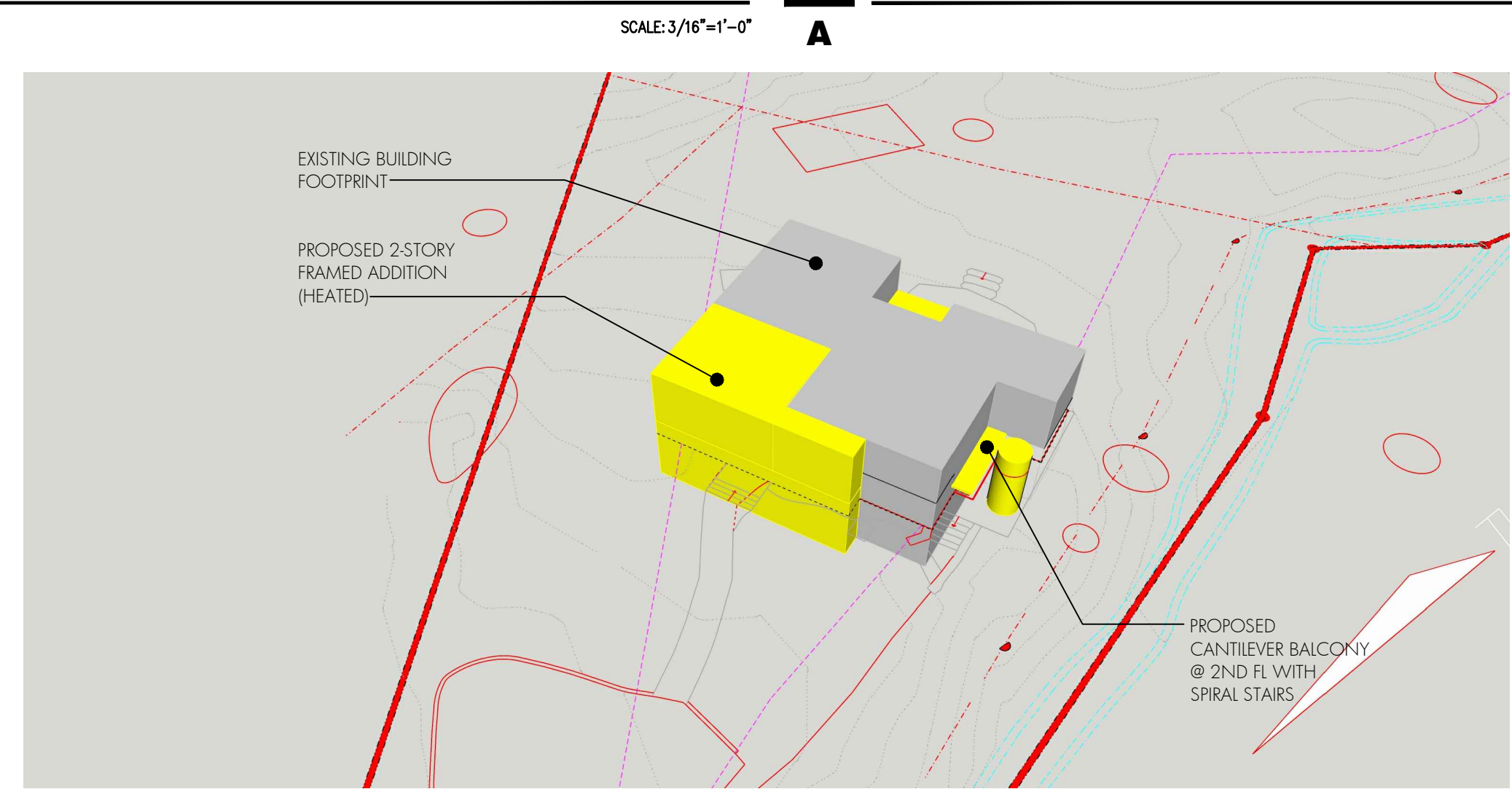
ENLARGE EXISTING AND PROPOSED SITE PLAN



PHOTOS OF EXISTING CONDITIONS



PROPOSED CONDITIONS- DIAGRAMMATIC 3D MODEL -FOR REFERENCE ONLY

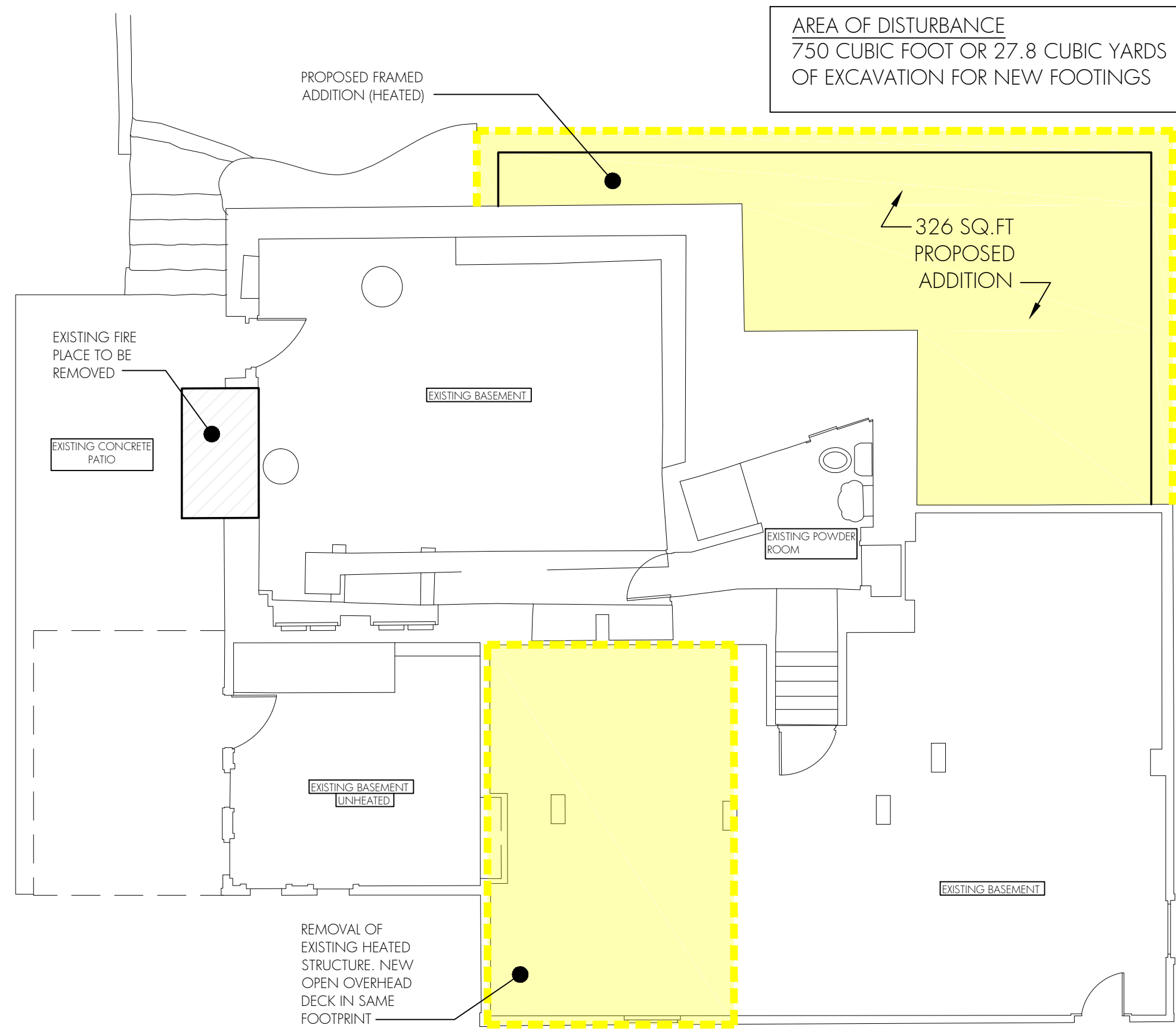


NOT TO SCALE

01 SCALE: 3/16"=1'-0" A NOT TO SCALE

B

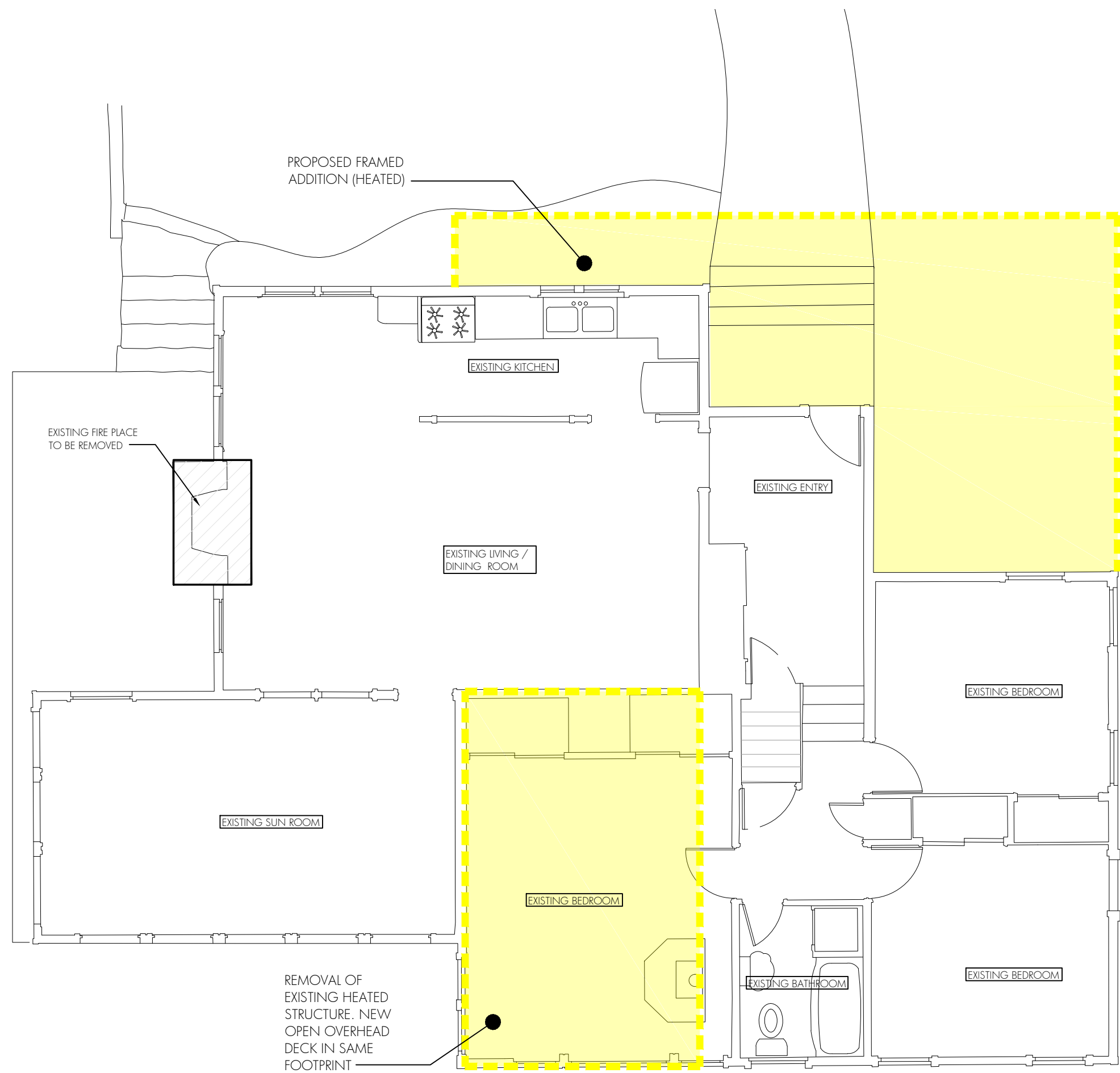
<p>OWNER: BETSY HADDAD 15 LAKE CELESTE DRIVE GARRISON, NY 10524</p> <p>PROJECT TITLE: HADDAD RESIDENCE 15 LAKE CELESTE DRIVE GARRISON, NY 10524 ADDITION // ALTERATION</p> <p>ARCHITECT: Kamen + Tall Architects, P.C. 4 Liberty Street, Ossining, NY 10562, T 914-933-0032</p>	<p>DATE: 01/02/20 01/08/21 08/02/21</p> <p>NO. ISSUE / REVISIONS: 1 DOB SUBMISSION FOR REJECTION 2 ZBA & WETLANDS SUBMISSION 3 WETLANDS REVISED SUBMISSION</p>	<p>DRAWING TITLE: ENLARGE EXISTING AND PROPOSED SITE PLAN</p> <p>DRAWING NUMBER: SP-2</p> <p style="font-size: 8px;">Copyright © 2020 Kamen + Tall Architects, P.C. All rights reserved.</p>
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BASEMENT LEVEL- EXISTING CONDITIONS

01

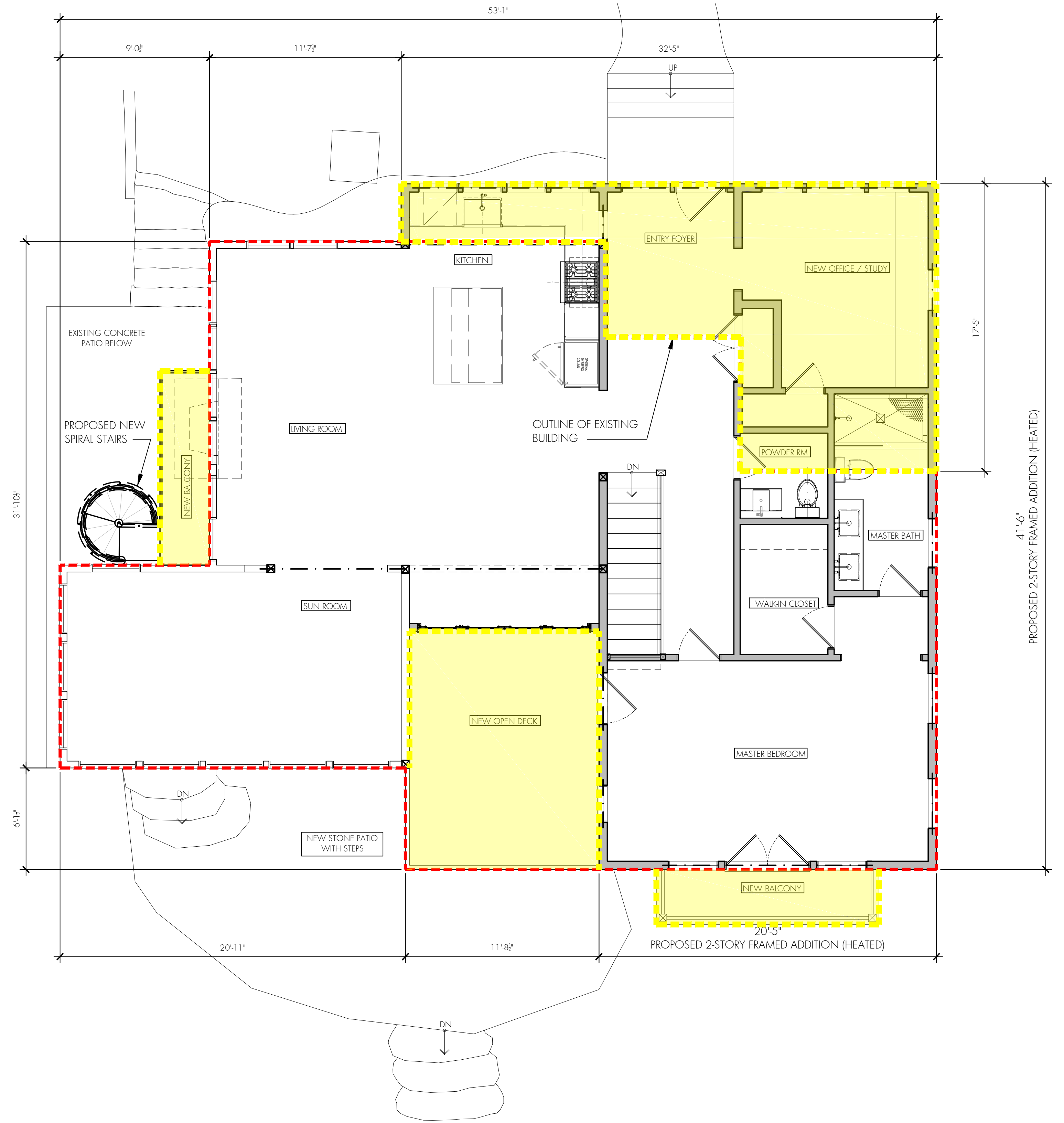
SCALE: 3/16"=1'-0"



FIRST FLOOR- EXISTING CONDITIONS

02

SCALE: 3/16"=1'-0"



FIRST FLOOR EXISTING CONDITIONS

03

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

DRAWING NUMBER: A-1.0	DRAWING TITLE: EXISTING CONDITIONS AND PROPOSED PLANS	DRAWN BY: MC	DATE: 07/28/21	NO. OF REVISIONS: 1 DOB SUBMISSION FOR REJECTION 2 ZBA & WETLANDS SUBMISSION 3 WETLANDS REVISED SUBMISSION	DATE: 07/10/20 07/28/21 08/30/21
	OWNER: BETSY HADDAD 15 LAKE CELESTE DRIVE GARRISON, NY 10524	PROJECT TITLE: HADDAD RESIDENCE 15 LAKE CELESTE DRIVE GARRISON, NY 10524 ADDITION // ALTERATION	ARCHITECT: Kamen + Tall Architects, P.C. 4 Liberty Street, Ossining, NY 10586 • T: 914.923.4032	<p>THIS DRAWING IS THE PROPERTY OF KAMEN + TALL ARCHITECTS, P.C. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF KAMEN + TALL ARCHITECTS, P.C.</p> <p>LEGAL NOTICE: SET IS A PRELIMINARY DRAWING. IT IS NOT TO BE USED FOR CONSTRUCTION. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THIS DRAWING.</p>	



PROPOSED NORTH ELEVATION

01

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



PROPOSED WEST ELEVATION

02

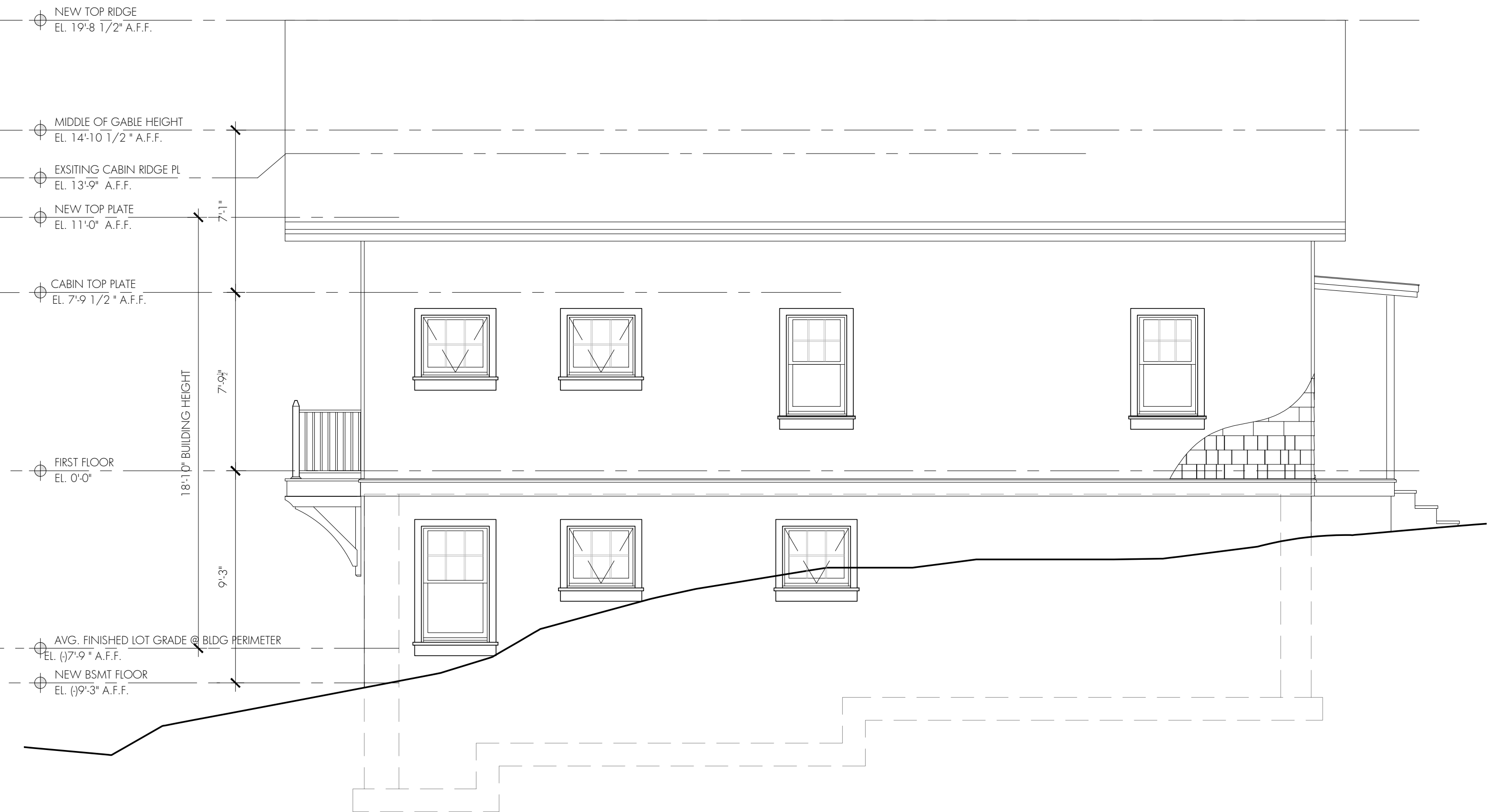
SCALE: 1/4"=1'-0"



PROPOSED SOUTH ELEVATION

03

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



FIRST FLOOR EXISTING CONDITIONS

03

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

OWNER: BETSY HADDAD 15 LAKE CELESTE DRIVE GARRISON, NY 10524		ARCHITECT: Kamen + Tall Architects, P.C. 4 Liberty Street, Ossining, NY 10586 914.923.8032	
PROJECT TITLE: HADDAD RESIDENCE 15 LAKE CELESTE DRIVE GARRISON, NY 10524 ADDITION // ALTERATION		DATE: 01/10/20 01/28/21 06/30/21 09/02/21	
DRAWN BY: MC		NO. ISSUE REVISIONS: 1 DOB SUBMISSION FOR REJECTION 2 ZBA & WETLANDS SUBMISSION 3 WETLANDS REVISED SUBMISSION 4 WETLANDS REVISED SUBMISSION	
DATE: AS NOTED		SCALE: AS NOTED	
DRAWING TITLE: PROPOSED ELEVATIONS			
DRAWING NUMBER: A-2.0		Copyright © 2020 Kamen + Tall Architects, P.C. All rights reserved.	