

Name of Municipality: TOWN OF ORANGETOWN Date Submitted: \_\_\_\_\_

**2021 LAND USE BOARD APPLICATION**

*Please check all that apply:*

<input type="checkbox"/> Commercial <input checked="" type="checkbox"/> <b>Planning Board</b> <input checked="" type="checkbox"/> <b>Zoning Board of Appeals</b>  <input type="checkbox"/> Subdivision <input type="checkbox"/> Number of Lots <input type="checkbox"/> Site Plan <input type="checkbox"/> Conditional Use  <input type="checkbox"/> Special Permit <input checked="" type="checkbox"/> Variance <input type="checkbox"/> Performance Standards Review <input type="checkbox"/> Use Variance <input type="checkbox"/> Other (specify): _____	<input type="checkbox"/> Residential <input type="checkbox"/> <b>Historical Board</b> <input type="checkbox"/> <b>Architectural Board</b>  <input type="checkbox"/> Consultation <input type="checkbox"/> Pre-Preliminary/Sketch <input type="checkbox"/> Preliminary <input type="checkbox"/> Final <input type="checkbox"/> Interpretation
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PERMIT#: 51343  
 ASSIGNED \_\_\_\_\_  
 INSPECTOR: DOM  
 Referred from Planning Board: YES / NO  
 If yes provide date of Planning Board meeting: \_\_\_\_\_

Project Name: Gustavo R. Madera

Street Address: 116 Lawrence Street  
Tappan, NY 10983

Tax Map Designation:  
Section: 77.15 Block: 3 Lot(s): 23  
Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_

Directional Location:  
On the left side of Lawrence Street, approximately 170 feet NE of the intersection of Bennington Drive, in the Town of ORANGETOWN in the hamlet/village of \_\_\_\_\_.

Acreage of Parcel <u>1/3</u>	Zoning District <u>R15</u>
School District <u>Orange Town</u>	Postal District <u>Tappan</u>
Ambulance District <u>Orange Town</u>	Fire District <u>Tappan Fire</u>
Water District <u>Suez</u>	Sewer District <u>Orange Town</u>

Project Description: (If additional space required, please attach a narrative summary.)  
Extension of Second Floor over existing garage  
to make a master bedroom

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.  
Date: 5/26/21 Applicant's Signature: Gustavo R. Madera

**APPLICATION REVIEW FORM**

**Applicant:** Gustavo R. Madera Phone # 917-743-1896

**Address:** 116 Lawrence Street Tappan NY 10983  
Street Name & Number (Post Office) City State Zip Code

**Property Owner:** Gustavo R. Madera Phone # 917-743-1896

**Address:** 116 Lawrence Street Tappan NY 10983  
Street Name & Number (Post Office) City State Zip Code

**Engineer/Architect/Surveyor:** Jorge L. Lopez Phone # 845-638-4038

**Address:** 226 N. Main Street New City NY 10956  
Street Name & Number (Post Office) City State Zip Code

**Attorney:** None Phone # \_\_\_\_\_

**Address:** \_\_\_\_\_  
Street Name & Number (Post Office) City State Zip Code

**Contact Person:** Gustavo R. Madera Phone # 917-743-1896

**Address:** 116 Lawrence Street Tappan NY 10983  
Street Name & Number (Post Office) City State Zip Code

**GENERAL MUNICIPAL LAW REVIEW:**

This property is within 500 feet of:  
(Check all that apply)

**IF ANY ITEM IS CHECKED, A REVIEW MUST BE DONE BY THE ROCKLAND COUNTY COMMISSIONER OF PLANNING UNDER THE STATE GENERAL MUNICIPAL LAW, SECTIONS 239 L, M, N, AND NN.**

- State or County Road
- Long Path
- Municipal Boundary

- State or County Park
- County Stream
- County Facility

List name(s) of facility checked above:

\_\_\_\_\_  
\_\_\_\_\_

**Referral Agencies:**

- RC Highway Department
- RC Drainage Agency
- NYS Dept. of Transportation
- NYS Thruway Authority
- Adjacent Municipality \_\_\_\_\_
- Other \_\_\_\_\_
- RC Division of Environmental Resources
- RC Dept. of Health
- NYS Dept. of Environmental Conservation
- Palisades Interstate Park Commission

# APPLICATION REVIEW FORM

## FILL IN WHERE APPLICABLE.

( IF THE FOLLOWING DOES NOT APPLY PLEASE MOVE ON TO THE NEXT PAGE )

### If subdivision:

- 1) Is any variance from the subdivision regulations required? \_\_\_\_\_
- 2) Is any open space being offered? \_\_\_\_ If so, what amount? \_\_\_\_\_
- 3) Is this a standard or average density subdivision? \_\_\_\_\_

### If site plan:

- 1) Existing square footage \_\_\_\_\_
- 2) Total square footage \_\_\_\_\_
- 3) Number of dwelling units \_\_\_\_\_

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

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### Environmental Constraints:

Are there **slopes greater than 25%**? If yes, please indicate the amount and show the gross and net area \_\_\_\_\_

Are there **streams** on the site? If yes, please provide the names. \_\_\_\_\_

Are there **wetlands** on the site? If yes, please provide the names and type: \_\_\_\_\_

### Project History:

Has this project ever been reviewed before? Yes ZBA 12-04 , ZBA 13-71

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

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

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OFFICE OF BUILDING, ZONING, PLANNING,  
ADMINISTRATION AND ENFORCEMENT  
TOWN OF ORANGETOWN  
20 Greenbush Road  
Orangeburg, N.Y. 10962

Jane Slavin, R.A.  
Director

(845)359-8410

Fax: (845) 359-8526

**DENIAL TO THE ZONING BOARD OF APPEALS**

Date: April 28, 2021

Applicant: Madera

Address: 116 Lawrence St, Tappan, NY

RE: Application Made at: same

Chapter 43, Table 3.12, Column 1 R-15 District, Column 2 Group M, Column 3 SFR, Column 4, Max FAR 20% with 42% proposed, Column 8 Min Front Yard 30' with 26.19' proposed, Column 9 Required Side Yard 20' with 14.1' proposed. Column 10 Total Side Yd 50' with 31.56' proposed.  
4 variances required

Section: 77.15

Block: 3

Lot: 23

Dear Madera:

Please be advised that the Building Permit Application, which you submitted on

April 13, 2021, has been denied. I have enclosed a Xerox copy of your application, where you will find at the bottom the reason for denial.

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


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

Sincerely,

  
Richard Onyer  
Deputy Building Inspector

4.28.21

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

  
Date  
CC: Rosanna Sfraga  
Liz Decort  
Debbie Arbolino

4.28.21

**PERMIT EXPIRES TWO (2) YEARS FROM DATE OF ISSUANCE.  
TWO SIX (6) MONTH EXTENSIONS MAY BE GRANTED PRIOR TO EXPIRATION DATE.  
APPLICATION FOR BUILDING / DEMOLITION PERMIT**

**TOWN OF ORANGETOWN**

20 Greenbush Road, Orangeburg, NY 10962 Phone: (845) 359-8410 Fax: (845) 359-8526

<b>ZONE:</b> <u>R-15</u>	<b>OFFICIAL USE ONLY</b>	<b>ACREAGE:</b> <u>.14</u>
<b>Inspector:</b> <u>Dom</u>	<b>Date App Received:</b> <u>4-13-21</u>	<b>Received By:</b> <u>[Signature]</u>
<b>Permit No.:</b> <u>51343</u>	<b>Date Issued:</b> _____	
<b>CO No.:</b> _____	<b>Date Issued:</b> _____	
<b>Permit Fee:</b> <u>1212.</u>	<b>Ck#:</b> <u>1413</u>	<b>Paid By:</b> <u>Madera</u>
<b>GIS Fee:</b> <u>20</u>	<b>Ck#:</b> <u>1414</u>	<b>Paid By:</b> <u>Madera</u>
<b>Stream Maintenance Fee</b>	<b>Ck #</b> _____	<b>Paid By</b> _____
<b>Additional Fee:</b> _____	<b>Ck#</b> _____	<b>Date Paid</b> _____
<b>1<sup>st</sup> 6 mo. Ext.:</b> _____	<b>Ck #</b> _____	<b>Exp. Date:</b> _____
<b>2<sup>nd</sup> 6 mo. Ext.:</b> _____	<b>Ck #</b> _____	<b>Exp. Date:</b> _____

**APPLICANT COMPLETES:**

Note: See inside for instructions for completing this application,  
**PAGES 2, 3 and PAGE 4 must be reviewed and PAGES 3 & 4 must be signed by the applicant.**

**Property Location:** 116 Lawrence St., Tappan NY 10983

**Section:** 77.15 **Block:** 3 **Lot:** 23

**Property Owner:** Gustavo Madera

**Mailing Address:** 116 Lawrence St., Tappan NY 10983

**Email:** gustavo@viataxtravel.com **Phone #:** (917)743-1896

**Lessee (Business Name):** \_\_\_\_\_

**Mailing Address:** \_\_\_\_\_

**Email:** \_\_\_\_\_ **Phone #:** \_\_\_\_\_

**Type of Business /Use:** \_\_\_\_\_

**Contact Person:** Gustavo R. Madera **Relation to Project:** Home Owner

**Email:** gustavo@viataxtravel.com **Phone#:** 212-965-1050

**Architect/Engineer:** Jorge L. Lopez Architect P.C. **NYS Lic #** 028753

**Address:** 226 N. Main Street **Phone#:** (845)638-4038

**Builder/General Contractor:** Home owner **RC Lic #** \_\_\_\_\_

**Address:** \_\_\_\_\_ **Phone#:** \_\_\_\_\_

**Plumber:** Tappan Zee Plumbing & Heating Inc. **RC Lic #** P-01163

**Address:** 84 Buena Vista Rd, New City, NY 10956 **Phone#:** (845)494-8003

**Electrician:** Valva Electric, LLC **RC Lic #:** E-00076

**Address:** 50 Fairmont Avenue, Haverstraw, NY 10927 **Phone#:** (845)553-9052

**Heat/Cooling:** EB Design Air Inc. **RC Lic#:** P-00793

**Address:** 120 Route 59, Hillburn, NY 10931 **Phone#:** \_\_\_\_\_

**Existing use of structure or land:** Residential

**Proposed Project Description:** Adding a master bedroom, and walk in closets, master bath

**Proposed Square Footage:** 475 **Estimated Construction Value (\$):** 61,000

**BUILDING DEPARTMENT COMPLETES BELOW**

**PLANS REVIEWED:** \_\_\_\_\_

**PERMIT REFERRED / DENIED FOR:** \_\_\_\_\_

Chapter 43, Table 3.12, Column 1 R-15 District, Column 2 Group, Column 3 S.P.R. Column 4 Max FAR 20% w/ 42% prop, Column 8 Min Front Yd 30' w/ 26.19' prop, Column 9 Min Side Yd 20' w/ 14.1' prop, Column 10 Total Side Yd 50' w/ 31.56' proposed  
4 Variances Required

[Signature] Deputy 4-28-21

FOR OFFICE USE ONLY SECTION 77.15 BLOCK 3 LOT 23 NAME Madera PERMIT# 51343

**APPLICATION FOR BUILDING/DEMOLITION PERMIT**

**APPLICANT MUST COMPLETE OR APPLICATION WILL NOT BE ACCEPTED**

ZONING BULK REQUIREMENTS			
Zone:	Group:	Use:	
	Required	Existing	Proposed
Floor area ratio	20%	36%	42%
Lot area	15,000 SF	8,671 SF	No Change
Lot width	100 FT	75 FT	No Change
Street frontage	75.06 FT	75.06 FT	75.06 FT
Front yard setback	30 FT	26.19 FT	No Change
Side yard setback	20 FT	16.1 FT	No Change
Total side yard setback	50 FT	33.56 FT	No Change
Rear yard setback	35 FT	59.71 FT	No Change
Maximum building height	1 FT	Less Than	No Change

Number of stories: 2 Construction Type: 5B Occupancy Class: \_\_\_\_\_

Zoning Chart Information Completed by: \_\_\_\_\_

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

**AFFIDAVIT**

State of New York)

County of Rockland) SS.:

Town / Village of Orangetown

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

Signature and Mailing Address  
Gustavo R. Madera  
 \_\_\_\_\_  
116 Lawrence Street  
Tappan, NY 10983

SWORN to before me this 13 day of April, 2021  
 Witness: [Signature]  
 (If not witnessed by Building Department personnel, Notary signature is required.) \_\_\_\_\_, Notary Public

**OFFICIAL USE ONLY:**

Checked by: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Granted for: \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Director, OBZPAE**

SWIS	PRINT KEY	NAME	ADDRESS
392489	77.15-3-22	Jose Abraham	122 Lawrence St,Tappan, NY 10983
392489	77.15-3-23	Gustavo Madera	116 Lawrence St,Tappan, NY 10983
392489	77.15-3-24	John A Mc Niff	110 Lawrence St,Tappan, NY 10983
392489	77.15-3-25	Thomas J O'Connell	104 Lawrence St,Tappan, NY 10983
392489	77.15-3-26	David Yuan	98 Lawrence St,Tappan, NY 10983
392489	77.15-3-28	John Bruen	11 Saratoga St,Tappan, NY 10983
392489	77.15-3-29	Christopher J Capezzuto III	17 Saratoga St,Tappan, NY 10983
392489	77.15-3-30	Woong Nam Kim	23 Saratoga St,Tappan, NY 10983
392489	77.15-3-31	Daniel F Flannery	27 Bennington Dr,Tappan, NY 10983
392489	77.15-3-32	Donald Moss	33 Bennington Dr,Tappan, NY 10983
392489	77.15-3-33	Frank A Narcisco	39 Bennington Dr,Tappan, NY 10983
392489	77.15-3-34	Adolfo Godinez	45 Bennington Dr,Tappan, NY 10983
392489	77.15-3-35	Donald Sullivan	130 Lawrence St,Tappan, NY 10983

17

SWIS	PRINT KEY	NAME	ADDRESS
392489	77.15-3-17	Safden Realty Corp DYCO Management Corp.	24 West Railroad Ave PMB-278, Tenafly, NJ 07670
392489	77.15-3-20	Cain Mazariego	200 Oak Tree Rd, Tappan, NY 10983
392489	77.15-3-21	Fedcar Realty Corp DYCO Management	24 West Railroad Ave PMB-278, Tenafly, NJ 07670
392489	77.16-1-33	Dean/Carson Tappan LLC DYCO Management Corp.	24 West Railroad Ave PMB-278, Tenafly, NJ 07670



May 18, 2021

Town of Orangetown Building Department  
Zoning Board of Appeals  
20 Greenbush Road  
Orangeburg, NY 10961

Re: John A McNiff  
110 Lawrence Street  
Tappan, NY 10983

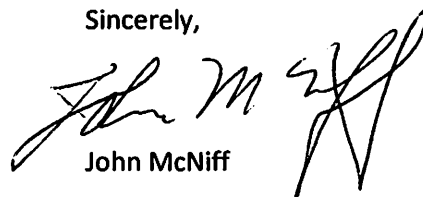
Dear Sir/Madam;

I, John A McNiff, hereby confirm that I own the house next to and on the side where Mr. and Mrs. Madera propose to extend their house over the garage area to make room for a master bedroom.

Please note, that the third house from my house, already has an existing extension over their garage area. Consequently, the extension over the Madera's garage area goes with the existing look of our neighborhood . I also believe that the improvement will go with the general character of the area and will help improve the neighborhood.

If you have any question please do not hesitate to contact me.

Sincerely,

  
John McNiff

May 18, 2021

Town of Orangetown Building Department  
Zoning Board of Appeals  
20 Greenbush Road  
Orangeburg, NY 10961

Dear Sir/Madam;

We believe that the Board should consider approving the variance for the following reasons.

1. The improvement is in keeping with the character of the neighborhood.
2. An extension over the garage area matches better with the existing house.
3. An extension over a garage area already exist just two houses away.
4. The only reason that we need the variance is because our lot is under size.

Thank you for your help and cooperation with our home improvement project.

Sincerely,

A handwritten signature in black ink that reads "Gustavo R. Madera". The signature is written in a cursive style with a large initial 'G'.

Gustavo R. Madera











DECISION

**FLOOR AREA RATIO AND FRONT YARD VARIANCES APPROVED**

To: Gustavo Madera  
116 Lawrence Street  
Tappan, New York 10983

ZBA # 13-71  
Date: September 25, 2013

FROM: ZONING BOARD OF APPEALS: Town of Orangetown

ZBA#13-71: Application of Gustavo Madera for variances from Chapter 43 (Zoning), Section 3.12, R-15 District, Group M, Columns 4 (Floor Area Ratio: .20 permitted, .242 existing, .275 proposed) and 8 (Front Yard: 30' required, 26.1' existing and proposed) for an extension of an existing front porch at an existing single-family residence, The premises are located at 116 Lawrence Street, Tappan, New York and identified on the Orangetown Tax Map as Section 77.15, Block 3, Lot 23; R-15 zone.

Heard by the Zoning Board of Appeals of the Town of Orangetown at a meeting held on Wednesday, September 25, 2013 at which time the Board made the determination hereinafter set forth.

Gustavo Madera appeared and testified.

The following documents were presented:

1. Site plan with proposed front porch drawn on it.
2. Zoning Board Decision #12-04 dated January 4, 2012.
3. Two letters in support of the application from abutting property owners.

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

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

Gustavo Madera testified that the present entry to the house is narrow; that they are proposing to extend the existing area across the length of the house to make the entry into the house more comfortable and to have a front porch; that other houses in the area have added similar front porches; that the house situated across the street from the rails-to-trails and it would be nice to have a sitting area in the front of the house; and that he has submitted letters of support from his neighbors on both sides of him.

TOWN CLERKS OFFICE  
2013 OCT 11 AM 9 41  
TOWN OF ORANGETOWN

Public Comment:

No public comment.

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

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

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

**FINDINGS OF FACT AND CONCLUSIONS:**

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

1. The requested floor area ratio and front yard variances will not produce an undesirable change in the character of the neighborhood or a detriment to nearby properties. Similar additions have been constructed in the neighborhood.
2. The requested floor area ratio and front yard variances will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. Similar additions have been constructed in the neighborhood.
3. The benefits sought by the applicant cannot be achieved by other means feasible for the applicant to pursue other than by obtaining variances.
4. The requested floor area ratio and front yard variances, although somewhat substantial, afford benefits to the applicant that are not outweighed by the detriment, if any, to the health, safety and welfare of the surrounding neighborhood or nearby community.
5. The applicant purchased the property subject to Orangetown's Zoning Code (Chapter 43) and is proposing a new addition and/or improvements, so the alleged difficulty was self-created, which consideration was relevant to the decision of the Board of Appeals, but did not, by itself, preclude the granting of the area variances.

TOWN OF ORANGETOWN  
2013 OCT 11 AM 9 41  
TOWN CLERKS OFFICE

DECISION: In view of the foregoing and the testimony and documents presented, the Board: RESOLVED, that the application for the requested floor area ratio and front yard variances are APPROVED; and FURTHER RESOLVED, that such decision and the vote thereon shall become effective and be deemed rendered on the date of adoption by the Board of the minutes of which they are a part.

General Conditions:

(i) The approval of any variance or Special Permit is granted by the Board in accordance with and subject to those facts shown on the plans submitted and, if applicable, as amended at or prior to this hearing, as hereinabove recited or set forth.

(ii) Any approval of a variance or Special Permit by the Board is limited to the specific variance or Special Permit requested but only to the extent such approval is granted herein and subject to those conditions, if any, upon which such approval was conditioned which are hereinbefore set forth.

(iii) The Board gives no approval of any building plans, including, without limitation, the accuracy and structural integrity thereof, of the applicant, but same have been submitted to the Board solely for informational and verification purposes relative to any variances being requested.

(iv) A building permit as well as any other necessary permits must be obtained within a reasonable period of time following the filing of this decision and prior to undertaking any construction contemplated in this decision. To the extent any variance or Special Permit granted herein is subject to any conditions, the building department shall not be obligated to issue any necessary permits where any such condition imposed should, in the sole judgment of the building department, be first complied with as contemplated hereunder. Occupancy will not be made until, and unless, a Certificate of Occupancy is issued by the Office of Building, Zoning and Planning Administration and Enforcement which legally permits such occupancy.

(v) Any foregoing variance or Special Permit will lapse if any contemplated construction of the project or any use for which the variance or Special Permit is granted is not substantially implemented within one year of the date of filing of this decision or that of any other board of the Town of Orangetown granting any required final approval to such project, whichever is later, but in any event within two years of the filing of this decision. Merely obtaining a Building Permit with respect to construction or a Certificate of Occupancy with respect to use does not constitute "substantial implementation" for the purposes hereof.

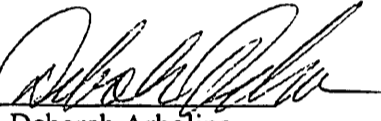
TOWN OF ORANGETOWN  
2013 OCT 11 AM 9 41  
TOWN CLERKS OFFICE

The foregoing resolution to approve the application for the requested floor area ratio and front yard variances was presented and moved by Ms. Albanese, seconded by Ms. Salomon and carried as follows: Mr. Bosco, aye; Mr. Feroldi, aye; Ms. Albanese, aye ;Ms. Castelli, aye; Ms. Salomon, aye; and Mr. Sullivan, aye.

The Administrative Aide to the Board is hereby authorized, directed and empowered to sign this decision and file a certified copy thereof in the office of the Town Clerk.

DATED: September 25, 2013

ZONING BOARD OF APPEALS  
TOWN OF ORANGETOWN

By   
Deborah Arbolino  
Administrative Aide

DISTRIBUTION:

APPLICANT  
ZBA MEMBERS  
SUPERVISOR  
TOWN BOARD MEMBERS  
TOWN ATTORNEY  
DEPUTY TOWN ATTORNEY  
OBZPAE  
BUILDING INSPECTOR -B.vW.

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

TOWN OF ORANGETOWN  
2013 OCT 11 AM 9 41  
TOWN CLERKS OFFICE



DECISION

**BUILDING HEIGHT VARIANCE APPROVED**

To: Gustavo Madera  
116 Lawrence Street  
Tappan, New York 10983

ZBA # 12-04  
Date: January 4, 2012

FROM: ZONING BOARD OF APPEALS: Town of Orangetown

ZBA# 12-04: Application of Gustavo Madera for a variance from Chapter 43 (Zoning), R-15 District, Section 5.21e (Building Height: 20' permitted, 22'7" proposed) for a new roof at an existing single-family residence. The premises are located at 116 Lawrence Street, Tappan, New York an identified on the Orangetown Tax Map as Section 77.15, Block 3, Lot 23; R-15 zoning district.

Heard by the Zoning Board of Appeals of the Town of Orangetown at a meeting held on Wednesday, January 4, 2012 at which time the Board made the determination hereinafter set forth.

Gustavo Madera appeared and testified.

The following documents were presented:

1. Survey by Barbour, Jost & Boswell Engineers, dated July 12, 1965.
2. Architectural plans not signed or sealed.

Mr. Mowerson made a motion to open the Public Hearing which motion was seconded by Ms. Castelli and carried unanimously.

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

Gustavo Madera testified that his house needs a new roof; that they had decided to raise the existing roof to give them more storage space and when they applied for the building permit, they were told that they needed a variance for height; that the lot is undersized and the proposed height is 2 ½ feet over the permitted height; that he did not realize that his lot was undersized because all of the front yards are about the same; that he has owned the house for twelve years and lives there with his wife and three sons.

TOWN CLERKS OFFICE  
2012 JAN 23 PM 10 26  
TOWN OF ORANGETOWN

Public Comment:

No public comment.

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

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

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

**FINDINGS OF FACT AND CONCLUSIONS:**

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

1. The requested building height variance will not produce an undesirable change in the character of the neighborhood or a detriment to nearby properties. The house is situated down hill from the neighbors to the rear, which makes the increased height less imposing.
2. The requested building height variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. The house is situated down hill from the neighbors to the rear, which makes the increased height less imposing.
3. The benefits sought by the applicant cannot be achieved by other means feasible for the applicant to pursue other than by obtaining a variance.
4. The requested building height variance, although somewhat substantial, affords benefits to the applicant that are not outweighed by the detriment, if any, to the health, safety and welfare of the surrounding neighborhood or nearby community.
5. The applicant purchased the property subject to Orangetown's Zoning Code (Chapter 43) and is proposing a new addition and/or improvements, so the alleged difficulty was self-created, which consideration was relevant to the decision of the Board of Appeals, but did not, by itself, preclude the granting of the area variances.

TOWN OF ORANGETOWN  
2012 JUN 23 PM 10 26  
TOWN CLERKS OFFICE

**DECISION:** In view of the foregoing and the testimony and documents presented, the Board: **RESOLVED**, that the application for the requested building height variance is **APPROVED**; and **FURTHER RESOLVED**, that such decision and the vote thereon shall become effective and be deemed rendered on the date of adoption by the Board of the minutes of which they are a part.

**General Conditions:**

(i) The approval of any variance or Special Permit is granted by the Board in accordance with and subject to those facts shown on the plans submitted and, if applicable, as amended at or prior to this hearing, as hereinabove recited or set forth.

(ii) Any approval of a variance or Special Permit by the Board is limited to the specific variance or Special Permit requested but only to the extent such approval is granted herein and subject to those conditions, if any, upon which such approval was conditioned which are hereinbefore set forth.

(iii) The Board gives no approval of any building plans, including, without limitation, the accuracy and structural integrity thereof, of the applicant, but same have been submitted to the Board solely for informational and verification purposes relative to any variances being requested.

(iv) A building permit as well as any other necessary permits must be obtained within a reasonable period of time following the filing of this decision and prior to undertaking any construction contemplated in this decision. To the extent any variance or Special Permit granted herein is subject to any conditions, the building department shall not be obligated to issue any necessary permits where any such condition imposed should, in the sole judgment of the building department, be first complied with as contemplated hereunder. Occupancy will not be made until, and unless, a Certificate of Occupancy is issued by the Office of Building, Zoning and Planning Administration and Enforcement which legally permits such occupancy.

(v) Any foregoing variance or Special Permit will lapse if any contemplated construction of the project or any use for which the variance or Special Permit is granted is not substantially implemented within one year of the date of filing of this decision or that of any other board of the Town of Orangetown granting any required final approval to such project, whichever is later, but in any event within two years of the filing of this decision. Merely obtaining a Building Permit with respect to construction or a Certificate of Occupancy with respect to use does not constitute "substantial implementation" for the purposes hereof.

TOWN CLERKS OFFICE  
2012 JAN 23 AM 10 27  
TOWN OF ORANGETOWN


Madera  
ZBA#12-04  
Page 4 of 4

The foregoing resolution to approve the application for the requested building height variance was presented and moved by Ms. Albanese, seconded by Mr. Sullivan and carried as follows: Ms. Castelli, aye; Mr. Sullivan, aye; Ms. Albanese, aye; Ms. Salomon, aye; and Mr. Mowerson, aye.

The Administrative Aide to the Board is hereby authorized, directed and empowered to sign this decision and file a certified copy thereof in the office of the Town Clerk.

DATED: January 4, 2012

ZONING BOARD OF APPEALS  
TOWN OF ORANGETOWN

By   
Deborah Arbolino  
Administrative Aide

DISTRIBUTION:

APPLICANT  
ZBA MEMBERS  
SUPERVISOR  
TOWN BOARD MEMBERS  
TOWN ATTORNEY  
DEPUTY TOWN ATTORNEY  
OBZPAR  
BUILDING INSPECTOR -B.v.w.

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

TOWN OF ORANGETOWN  
2012 JAN 23 AM 10 27  
TOWN CLERKS OFFICE



ZONING BOARD OF APPEALS  
Meeting Of:  
**JUL 21 2021**  
Town Of Orangetown

LAWRENCE STREET

INFORMATION TAKEN FROM A SURVEY PREPARED BY  
BARBOUR, JOIST & BOSWELL ENGINEERS & SURYORS  
DATED 07/12/1965

**PLOT PLAN**

SCALE: 1" = 40'

**ZONING INFORMATION**

ZONE R-15	USE ONE FAMILY			
	REQUIRED	EXISTING	PROPOSED	
F.A.R.	.20	.36	.42	x
MIN. LOT AREA	15,000 SF	8,671 SF	NO CHANGE	
MIN. LOT WIDTH	100 FT.	75. FT.	NO CHANGE	
FRONT YARD	30 FT.	26.19 FT	26.19 FT	x
SIDE YARD	20 FT.	16.1 FT	14.1 FT	x
TOT. SIDE YARD	50 FT.	33.56 FT	31.56 FT	x
REAR YARD	35 FT.	48.5 FT	54.4 FT	
BUILDING HEIGHT	1 FT	LESS THAN	NO CHANGE	

xVARIANCE REQUIRED

Not Valid for Building Unless Signed and Sealed by Architect

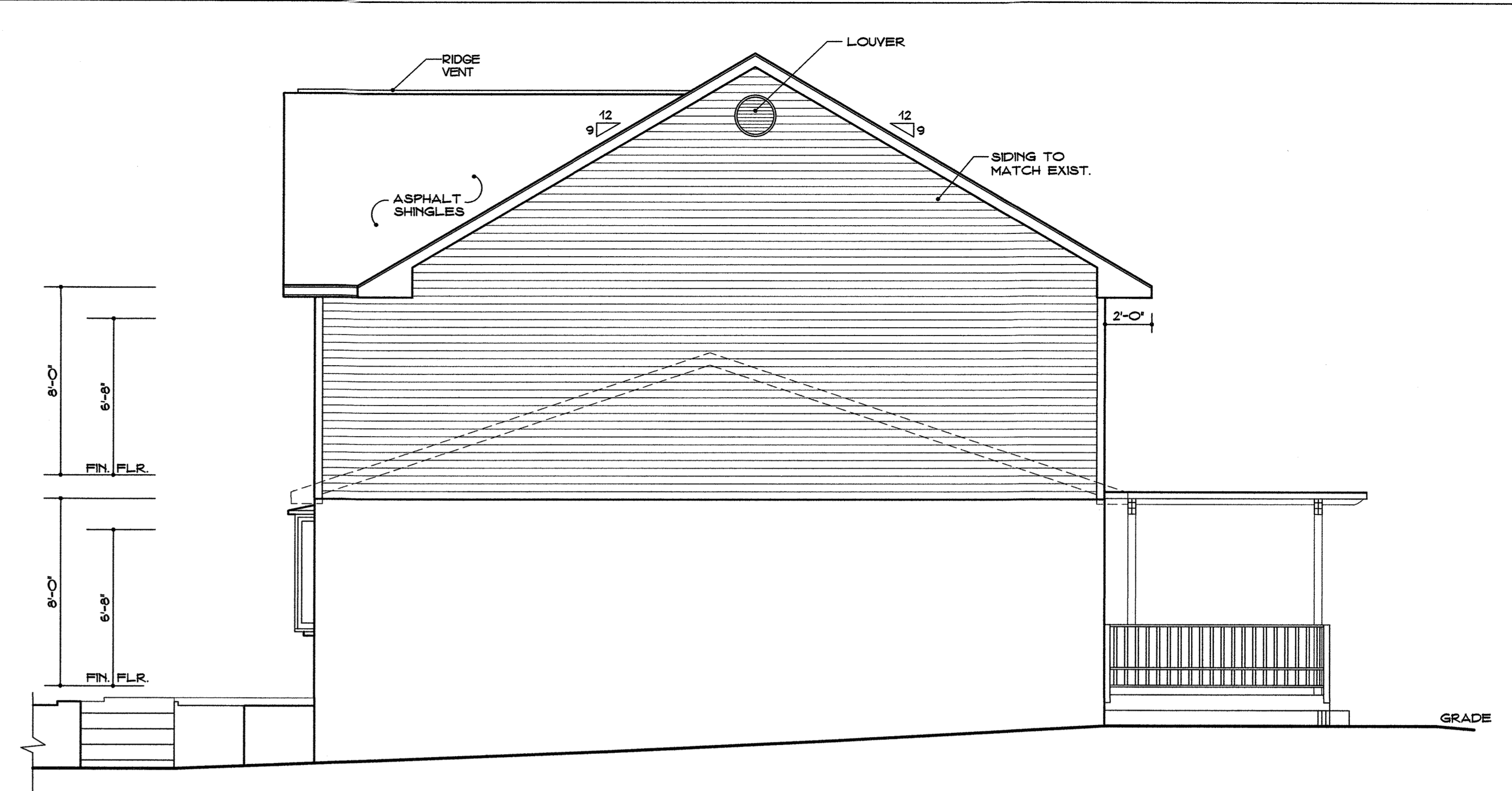
REV. 4/26/21

NY 028753  
**JORGE L. LOPEZ, ARCHITECT, PC**  
 JORGE L. LOPEZ, RA, AIA, PRINCIPAL  
 Residential & Commercial Architecture  
 226 N. Main St., New City, NY 10956 | tel (845) 638-4038 | fax (845) 638-4036 | e-mail jorgelar@architect@optonline.net

**PROPOSED ADDITION &  
 ALTERATIONS FOR  
 MR. AND MRS. MADERA  
 116 LAWRENCE ST.  
 TAPPAN, NY**



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



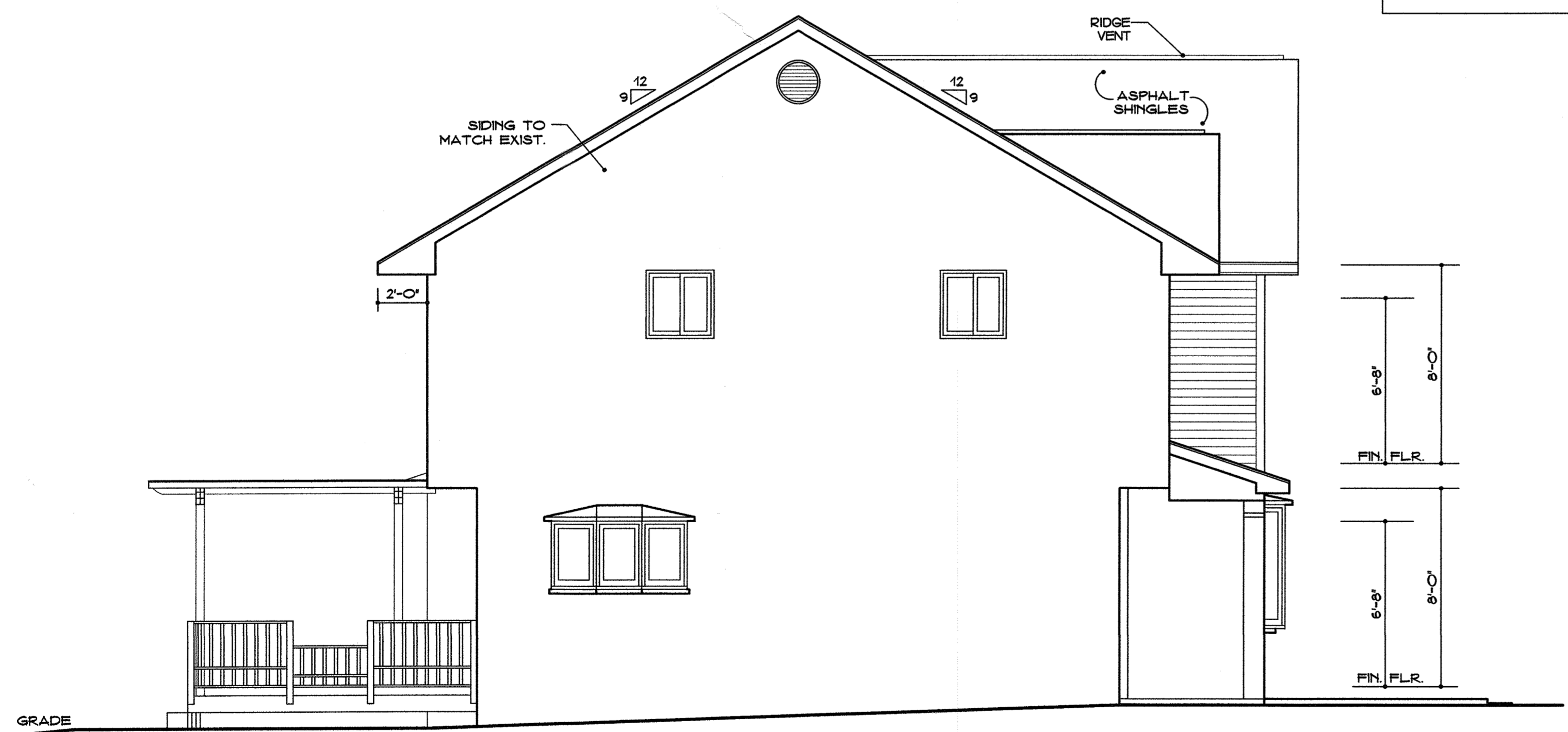
**RIGHT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"

APPLICABLE CODES: THE 2020 RCNYS,  
TABLE R301.2(1) CLIMATIC AND GEOGRAPHIC CRITERIA

GROUND SNOW LOAD	WIND SPEED (MPH)	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP.	ICE UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP.
			WEATHERING	FROST LINE DEPT.	TERMITE					
30 PSF	15	B	SEVERE	36"	MODERATE TO HEAVY	15	YES	NA	1000	53 °F

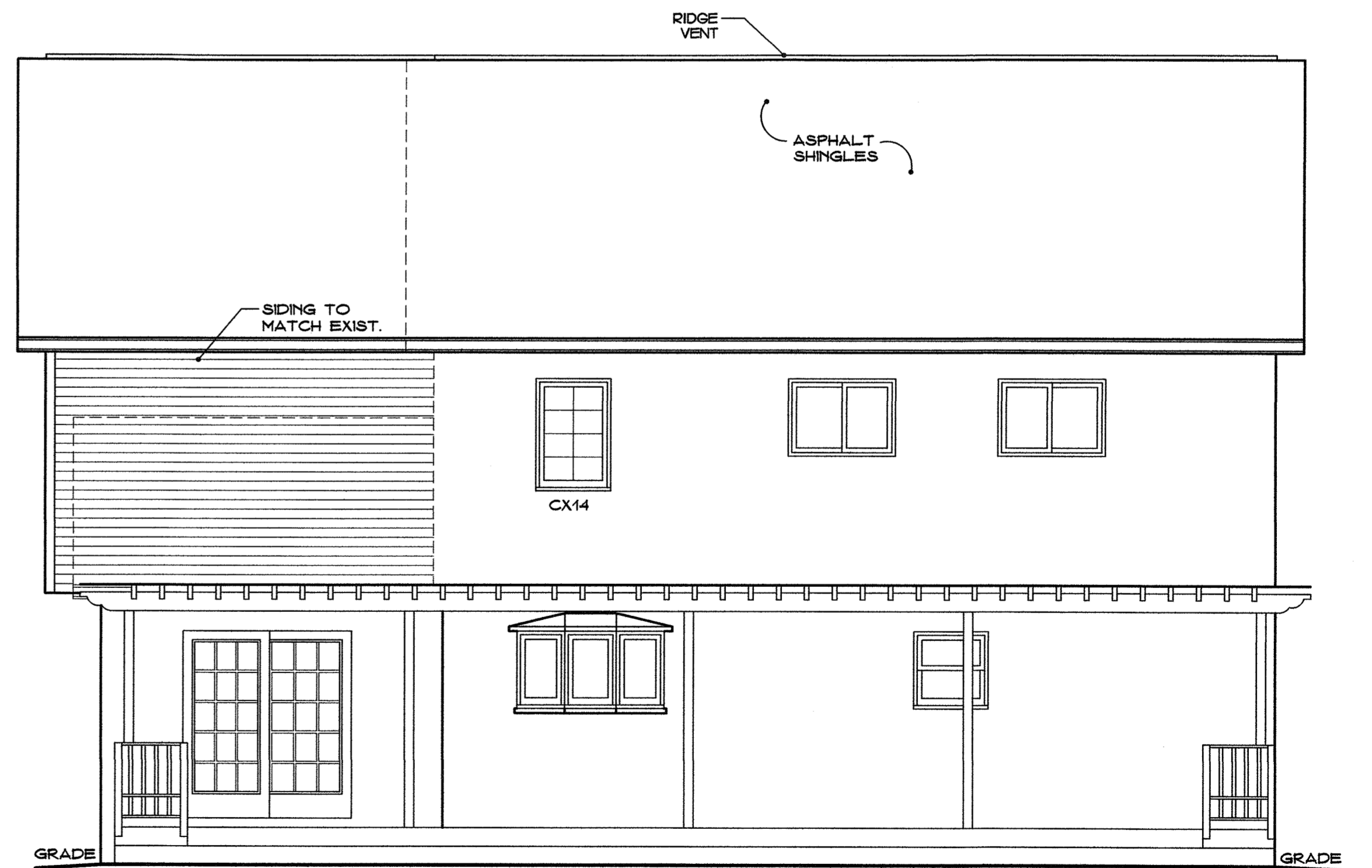
**NOTE:**  
I, I CERTIFY TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, THAT ALL APPLICABLE SECTIONS OF THE STATE ENERGY CODE HAVE BEEN MET OR EXCEEDED BY THESE PLANS.

ALL WINDOWS TO BE ANDERSEN 200 SERIES, DUAL PANEL LOW-E GLAZING OR APPROVE EQUAL. U-FACTOR: 0.30 SOLAR HEAT GAIN 0.34 VISIBLE TRANSMITTANCE 0.55



**LEFT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"

DOUBLE FRAMING UNDER PARALLEL PARTITION



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

DO NOT SCALE PRINTS



**PROJECT SPECIFICATIONS**  
**GENERAL NOTES**

- ALL WORK PERFORMED SHALL COMPLY WITH BUILDING AND ZONING ORDINANCES OF THE TOWN OF ORANGETOWN, ROCKLAND CO., NY, THE 2020 RESIDENTIAL CODE OF NEW YORK STATE AND ENERGY CODES, AND ANY OTHER LOCAL, STATE AND FEDERAL APPLICABLE CODES & LAWS.
- CONTRACTOR(S) TO SUPPLY ALL MATERIALS, FIXTURES, EQUIPMENT AND LABOR NECESSARY TO PERFORM COMPLETE WORK SHOWN ON PLANS AND AS OTHERWISE REQUIRED. ALL MATERIALS TO BE NEW AND FREE FROM DEFECTS UNLESS OTHERWISE NOTED. ALL WORK TO BE PERFORMED IN A COMPETENT WORKMANLIKE FASHION ACCEPTABLE W/ MODERN PRACTICES. DO NOT SUBSTITUTE MATERIALS, EQUIPMENT OR METHODS WITHOUT WRITTEN APPROVAL FROM THIS OFFICE OR THE OWNER.
- ALL CONTRACTORS TO BE RESPONSIBLE FOR ALL APPLICABLE LAWS AND CODES RELATING TO THEIR TRADE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT AND/OR OWNER.
- CONTRACTOR OR ANY SUBCONTRACTORS PERFORMING ANY WORK ON THIS PROJECT OR UNDER THIS CONTRACT SHALL CARRY LIABILITY & PROPERTY DAMAGE INSURANCE AGAINST ACCIDENTS OF ALL KINDS AND SHALL PROVIDE OWNER WITH CERTIFICATES OF SAID INSURANCE. ALL CONTRACTORS TO CARRY PIP. INSURANCE. ARCHITECT IS NOT RESPONSIBLE FOR ANY INJURIES ON PROJECT SITE, NOR LIABLE FOR ANY LABOR LAWS OF SECTION 240 & 241.
- CONTRACTOR TO BE RESPONSIBLE FOR CHECKING ALL DIMENSIONS ON PLANS AGAINST FIELD CONDITIONS PRIOR TO CONSTRUCTION AND SHALL REPORT ANY DISCREPANCIES TO ARCHITECT.
- ARCHITECT HAS NOT BEEN RETAINED FOR CONSTRUCTION INSPECTION SERVICES AND/OR FOR APPROVAL OF SHOP DWGS. ARCHITECTURAL SUPERVISION IS NOT INCLUDED WITH THESE DRAWINGS. THEREFORE THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR WORKMANSHIP CODE AND/OR PLAN COMPLIANCE. THE ARCHITECT'S RESPONSIBILITY IS STRICTLY LIMITED TO THESE PLANS AND THESE RELATED SPECIFICATIONS ONLY. ARCHITECT IS NOT RESPONSIBLE FOR ANY EXISTING CONDITIONS AND/OR ANY UNFORESSEEN PROBLEMS PRIOR TO NEW CONSTRUCTION. ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY NEW CONSTRUCTION, DEMOLITION, OPERATIONS AND METHODS.
- CONTRACTOR(S) TO COMPLY WITH ALL OSHA AND ALL OTHER SAFETY REQUIREMENTS. CONTRACTOR(S) TO FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS. ALL DIMENSIONS & CONDITIONS TO BE FIELD VERIFIED. MATCH ALL EXISTING MATERIALS, DIMENSIONS AND CONDITIONS AS THEY MAY APPLY. DIMENSIONS ARE REASONABLE CORRECT WITH A TOLERANCE PLUS OR MINUS OF ONE INCH.
- ALL WORK OF THE VARIOUS TRADES INVOLVED WITH THE CONSTRUCTION OF THIS PROJECT TO BE PERFORMED BY CAPABLE AND REPUTABLE LICENSED CONTRACTORS, LICENSED BY GOVERNING AGENCIES HAVING SAID JURISDICTION.
- GENERAL CONTRACTOR TO USE ADEQUATE NUMBERS OF SKILLED HEALTHY & SOBER PERSONS THOROUGHLY TRAINED AND EXPERIENCED IN THE NECESSARY CRAFTS AND WHO ARE COMPLETELY FAMILIAR WITH THE SPECIFIED REQUIREMENTS AND THE METHODS NEEDED FOR PROPER PERFORMANCE OF THE WORK IN ACCORDANCE WITH ALL LOCAL, NEW YORK, STATE AND FEDERAL CODE REQUIREMENTS.
- PROJECT SITE TO BE LEFT HAZARD FREE AT END OF EACH WORK DAY. PRIOR TO COMPLETION OF EACH TRADE AND PROJECT COMPLETION, REMOVE FROM SITE ALL TOOLS, EXCESS MATERIAL AND DEBRIS RESULTING FROM THIS CONSTRUCTION. REMOVAL OF DEBRIS TO BE IN CONFORMANCE WITH ALL LOCAL, STATE AND FEDERAL LAWS. YARD TO BE RAKED AND SEEDED.
- PRIOR TO SIGNING OF CONTRACTS WITH OWNERS AND CONTRACTOR(S) CONTRACTOR(S) TO INFORM OWNER OF ANY OPTIONS, EXTRAS AND THEIR RELATED COSTS. CONTRACTOR(S) TO INDICATE TIME & EXPENSE COSTS DUE TO OWNERS' CHANGE ORDERS. CONTRACTOR(S) TO NOTIFY ARCHITECT TWENTY-FOUR (24) HOURS IN ADVANCE OF ANY STRUCTURAL OR CODE RELATED REVISIONS PRIOR TO INSTALLATION. SAID CHANGE ORDERS AND REVISIONS ARE ALSO BILLABLE BY ARCHITECT.
- ALL MANUFACTURED MATERIALS, COMPONENTS, FASTENERS AND/OR ASSEMBLIES, ETC. TO BE HANDLED AND INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND SPECIFICATIONS. WHERE SPECIFIC MANUFACTURED PRODUCTS ARE INDICATED, NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN NOTICE FROM OWNER AND ARCHITECT PRIOR TO PURCHASE AND/OR INSTALLATION.

**SITE NOTES**

- CONTRACTOR AND/OR OWNER ARE RESPONSIBLE FOR TO NOTIFY ALL UTILITY COMPANIES TO VERIFY LOCATIONS OF ALL UTILITY LINES, SERVICES AND EQUIPMENT PRIOR TO START OF WORK.
- ALL EXISTING CONDITIONS AS INDICATED ON THESE PLANS TO BE REMOVED TO BE EXCUTED IN A MANNER THAT WILL NOT DISTURB ADJOINING AREAS AND CONDITIONS THAT ARE TO REMAIN. IN THE EVENT THESE EXISTING AREAS ARE DISTURBED, IT'S THE CONTRACTOR'S RESPONSIBILITY TO REPAIR OR REPLACE AFFECTED AREAS TO A LIKE NEW CONDITION, AS REQUIRED.
- EXTREME CAUTION IS TO BE TAKEN DURING EXCAVATION AND/OR DEMOLITION. OBSERVE ANY VARIATIONS AND/OR ANY UNFORESSEEN DISCREPANCIES WITH THE PLANS, AND REPORT THESE IMMEDIATELY TO THE ARCHITECT AND OWNER.
- CONTRACTOR AND/OR EXCAVATING CONTRACTOR TO BE RESPONSIBLE FOR SHORING, BRACING AND ALL TEMPORARY SUPPORTS OF EMBANKMENTS AND EXCAVATIONS AS PER LOCAL AND OSHA REGULATIONS. PROVIDE SILT FENCING AND OTHER EROSION CONTROL AS REQUIRED.
- PREPARATION OF SITE TO INCLUDE PROTECTION OF ALL ROADS, CURBS, TREES, AND OTHER CONDITIONS NOT TO BE REMOVED, TO PREVENT EROSION AND TO INSURE PUBLIC SAFETY AT ALL TIMES.
- EXCAVATED SOIL AND TOPSOIL TO BE USED FOR REGRADING. TOP 4 INCHES OF NEWLY GRADED AREAS TO BE TOP SOIL, RAKED FREE OF DEBRIS AND STONES OVER 2" IN SIZE. THESE AREAS TO RECEIVE SEED AND HAY AND/OR OTHER METHODS TO PREVENT EROSION.
- ALL FOOTINGS TO REST ON VIRGIN SOIL, HAVING A MINIMUM BEARING CAPACITY OF 2 TONS PSF AT A MIN. OF 3'-6" FEET BELOW FINISH GRADE. A SOIL ENGINEER MAY BE RETAINED AT OWNERS EXPENSE TO PERFORM SOIL BEARING AND/OR SOIL COMPACTION TESTS. OBSERVE SITE EXCAVATION AND BACKFILLING PROCEDURES.
- FOOTING DRAINS TO BE PROVIDED WHERE REQUIRED. THEY SHALL BE LAID IN AN APPROVED MANNER SUCH AS A GRAVEL BED & COVERED WITH FILTER FABRIC. SAID DRAINS TO HAVE A POSITIVE OUTFALL TO STORM DRAINAGE, DRYWELL, OR DAYLIGHT.
- FINISHED GRADE AND DRIVEWAY TO PITCH AWAY FROM BUILDING SO THAT SURFACE WATER FLOWS AWAY FROM IT. FROST PROTECT GLITTERS & LEADERS AS REQUIRED BY CODE AND CONNECT TO STORM DRAINAGE SYSTEM AS REQUIRED.
- CONTRACTOR(S) SHALL KEEP SITE CLEAN AND HAZARD FREE, TO INSURE PUBLIC SAFETY AT ALL TIMES.
- EARTH UNDER CONCRETE SLABS TO BE THOROUGHLY COMPACTED AND FREE OF DEBRIS, WATER AND OTHER MATTER. SUBGRADE TO BE BROUGHT TO A TRUE PLANE OF 95% DENSE COMPACTED SUBGRADE. SLABS TO REST ON 6 MIL VAPOR BARRIER & 4" OF 3/4" GRAVEL BASE.

DOUBLE FRAMING UNDER PARALLEL PARTITION

**CONCRETE NOTES**

- CONCRETE DESIGN MATERIALS AND METHODS OF PLACEMENT ON PLANS AS MANUFACTURED BY 'ANDERSEN, TELLA' OR EQUAL, PROVIDED WITH NECESSARY HARDWARE, SCREENS GRILLES AS SHOWN AND HIGH PERFORMANCE INSULATED GLAZING. HEADERS ABOVE FLOOR TO BE SIX FEET NINE INCHES UNLESS NOTED OTHERWISE.
- ALL POURED CONCRETE TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI, WITH THE EXCEPTION OF PORCHES, CARPORT SLABS AND STEPS EXPOSED TO THE WEATHER, AND GARAGE SLABS WHICH SHOULD BE 3,500 PSI UNLESS OTHERWISE NOTED. AT 28 DAYS CURED TIME. CONCRETE FOR FOOTINGS TO BE 104 STONE CONCRETE. SLABS TO BE A MINIMUM OF 4 INCHES THICK OF 195 CONCRETE, REINFORCED W/ 6X6 BY 10X10 WELDED WIRE MESH. SLABS TO BE ON A 6 MIL VAPOR BARRIER OVER A MINIMUM OF 4" THICK GRAVEL BASE.
- FOUNDATION WALLS TO BE 8" POURED CONCRETE OR 10" CMU. WALLS ABOVE SLAB TO BE 8" CMU'S. ALL CONC. MASS UNIT WALLS TO RECEIVE #4 VERTICAL REBARS 32" O/C. FILLED SOLID WC CONC. AND 'DUR-O-WALL' TIES AT EVERY COURSE.
- WALL OPENINGS TO RECEIVE REINFORCED CONCRETE LINTELS. LINTELS TO BE A MINIMUM OF (2) #4 REBARS FOR UP TO 4 FOOT WIDE OPENINGS, (4) #6 REBARS FOR UP TO 10 FOOT WIDE OPENINGS.

**MASONRY NOTES**

- ALL MORTAR USED SHALL BE TYPE 'S' MEETING ASTM C 270 MORTAR MIX USING 1 PART OF PORTLAND CEMENT TYPE 1 AND OVER 4 TO 1/2 HYDRATED LIME TYPE S, A 2' CUBE OF MORTAR SHALL HAVE A MINIMUM BREAKING STRENGTH OF 1,800 PSI AT 28 DAY CURE TIME.
- ALL HORIZONTAL REINFORCING SHALL BE 9 GAUGE HOT DIPPED GALVANIZED LADDER TYPE FOR CAVITY WALL OF 1". REINFORCING SHALL BE SPACED 16" O.C.
- CONCRETE MASONRY UNITS SHALL BE NORMAL WEIGHT, TYPE 1, MOISTURE CONTROLLED, MANUFACTURED TO CONFORM TO C-33, C-1400-150, C-426, C-595, C-618, C-959.

**REINFORCING STEEL**

- ALL REINFORCING STEEL, MANUFACTURED AS ROUND RODS WITH RAISED DEFORMATIONS FOR ADHESION AND RESISTANCE TO SLIP IN THE CONCRETE. REINFORCING SHALL HAVE A YIELD STRENGTH OF 40,000 PSI ASTM A-615 GRADE 40
- ALL STRUCTURAL STEEL TO BE 36KSI THE LATEST AISC EDITION. ALL STEEL MEMBERS TO BE PRIMED PRIOR TO DELIVERY

**LINTEL SCHEDULE**

ALL STEEL LINTELS FOR BUCKS OR STONE OR MASONRY WALLS SHALL BE GALVANIZED AND FLASHED WITH HERVASTRAL OR EQUAL. CONTINUOUS FLASHING WITH WEEP HOLES.

STEEL ANGLE	CLEAR MASONRY OPENING	WEEP HOLES
5" X 3-1/2" X 5/16"	M.O. < 4'-0"	12" O.C.
5" X 3-1/2" X 3/8"	4'-0" < M.O. < 7'-0"	12" O.C.
5" X 3-1/2" X 1/2"	7'-0" < M.O. < 10'-0"	12" O.C.

**CARPENTRY NOTES**

- CARPENTRY TO INCLUDE ALL WOOD FRAMING SILLS W/SEALER, JOISTS, STUDS, HEADERS, TRIMMERS, BEAMS, GIRDERS, PLATES, RAFTERS, BLOCKING, BRACING, SHIMMING, DECKING AS INDICATED ON PLANS. CARPENTER SHALL ALSO INSTALL EXTERIOR WINDOWS & DOORS.
- ALL FRAMING MEMBERS INSTALLED ON THIS PROJECT TO BE GOOD GRADE, SOUND DRY MATERIAL. FRAMING MEMBERS TO BE FREE FROM ROT, LARGE AND LOOSE KNOTS, SHAKES AND OTHER IMPERFECTIONS WHEREBY THE STRENGTH MAY BE IMPAIRED.
- FRAMING MEMBERS TO BE OF THE SIZE AND TYPE INDICATED ON PLANS. PLATES (P), HEADERS, BEAMS, GIRDERS, CEILING JOISTS, RAFTERS TO BE A MINIMUM OF LEM-FIR (MAX. 19% MOISTURE W/FIBER STRESS) 1400PSI. STUDS MAY BE SPRUCE-PINE-FIR (MAX. 15% MOISTURE W/FIBER STRESS OF 1500PSI, UNLESS OTHERWISE NOTED. FLOOR JOISTS TO BE OF THE (EYE-BEAM) STYLE AS MANUFACTURED BY 'BOISE CASCADE', 'NASCOR', 'TRUS-JOIST/MACMILLAN' OR EQUAL. GIRDERS TO BE LVL TYPE, (LAMINATED VENEER LUMBER) OR EQUAL. CALCULATED DESIGN LOADS (IOPSF DEAD LOAD/ALL SPANS):  
ROOF 30 PSF (40PSF)  
FLOORS 40 PSF (50PSF)  
ATTIC 20 PSF (30PSF)  
DECK 40 PSF (50PSF)
- FLOOR TRUSSES (LPTS ETC) AND LVL'S TO BE INSTALLED IN STRICT COMPLIANCE W/ MANUFACTURERS SPECIFICATIONS. CONTRACTOR(S) SHALL NOT CUT ANY FRAMING MEMBERS WITHOUT FOLLOWING MFGRS. SPECIFICATIONS, NYS CODES AND/OR ARCHITECTS APPROVAL.
- ROOF TRUSSES TO BE DESIGNED AND ENGINEERED BY MANUFACTURER. MFG. TO SUBMIT SHOP DRAWINGS TO THIS OFFICE AND/OR LOCAL BUILDING DEPARTMENT FOR APPROVAL PRIOR TO INSTALLATION.
- STEEL FRAMING MAY BE SUBSTITUTED FOR WOOD FRAMING LUMBER. 14 GAGE STUDS ETC. TO BE USED FOR STRUCTURAL MEMBERS, AND 20 GAGE STUDS MAY BE USED FOR NONBEARING WALLS.
- SHEATHING SUBFLOOR TO BE 1" EXTERIOR GRADE OSB OR PLYWOOD GLEED AND NAILED TO JOISTS. WALLS TO BE 1/2" EXTERIOR GRADE OSB OR PLYWOOD. ROOF TO BE 1/2" (5/8" IF TRUSSES 4"x4" O/C). EXTERIOR GRADE PLYWOOD. WALL AND ROOF SHEATHING TO BE APPLIED HORIZONTALLY WITH VERTICAL JOINTS STAGGERED AT 4 FEET, UNLESS OTHERWISE NOTED.
- INSTALL SIMPSON STRONGTIE H2.5 HURRICANE TIE #8 GA. UPLIFT ULTIMATE 2400 LBS. ALLOWABLE LOADS 620 LBS. FASTENED TO RAFTER (5) 10D TO PLATES (5) 10D NAILS (TYP).
- MINIMUM BEARING FOR JOIST FRAMING TO BE 1 1/2" ON WOOD AND 3" FOR CONC./MASONRY. BLOCK AT ENDS AND BRIDGING AT 8'.

**WINDOWS & DOORS**

- WINDOWS AND SLIDING DOORS TO BE OF THE SIZE, TYPE AS NOTED ON PLANS AS MANUFACTURED BY 'ANDERSEN, TELLA' OR EQUAL, PROVIDED WITH NECESSARY HARDWARE, SCREENS GRILLES AS SHOWN AND HIGH PERFORMANCE INSULATED GLAZING. HEADERS ABOVE FLOOR TO BE SIX FEET NINE INCHES UNLESS NOTED OTHERWISE.
- DOORS TO BE OF SIZE AND TYPE AS NOTED ON PLANS AS MANUFACTURED BY 'THERM-TITE' OR EQUAL. CONTRACTOR TO PROVIDE STANDARD LOCKSETS AS MFG. BY 'KWIK-SET' OR EQUAL. ALL EXTERIOR DOORS TO BE PROVIDED WITH A SADDLE AND SEALED AS PER NYS ENERGY CODES.
- GLAZING LESS THAN 18" ABOVE FLOOR TO BE TEMPERED. OPTIONS TO BE DISCUSSED WITH BUILDER & OWNERS PRIOR TO ORDERING. ARCHITECT IS NOT RESPONSIBLE FOR ANY MATERIAL ORDERS.
- OVER-HEAD GARAGE DOORS TO BE OF THE SIZE INDICATED ON PLANS.
- PASSAGE DOOR & FRAME FROM GARAGE TO LIVING AREA SHALL HAVE A 1" LABEL, WITH AN ALUMINUM SADDLE AND A SELF CLOSING HINGE.
- INTERIOR DOORS TO BE OF THE WIDTH INDICATED ON PLANS WITH A STANDARD HEIGHT OF 6'-6" (OPTIONAL 8'-0" IF PERMITTED). SAID DOORS TO BE 6-PANEL TYPE AS MANUFACTURED BY 'MASONITE' OR EQUAL.

**ROOFING & SIDING**

- MATERIAL FOR ROOFS TO BE 25 YEAR WARRANTED ASPHALT SHINGLES MANUFACTURED BY BUILDER & OWNERS PRIOR TO ORDERING. PROVIDE A 15# ROOFING FELT. COLORS TO BE SELECTED BY OWNER FROM BUILDERS SELECTION.
- APPROPRIATE FLASHING TO BE PROVIDED AS REQUIRED. 'WR. GRACE' OR EQUAL 'ICE & WATER SHIELD' TO BE INSTALLED AS PER MFGS. SPECIFICATIONS UNDER ROOFING AT ALL ROOF JOINTS INCLUDING BUT NOT LIMITED TO, VALLEYS, ROOF JUNCTIONS & INTERSECTIONS. EXTENDED FROM THE EAVES EDGE TO A POINT AT LEAST 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING.
- SIDING TO BE AS INDICATED ON PLANS AND TO BE INSTALLED IN STRICT COMPLIANCE WITH MANUFACTURERS SPECIFICATIONS.

**THERMAL & MOISTURE PROTECTION**

- ALL EXTERIOR OPENINGS TO BE PROPERLY FLASHED, CALKED OR OTHERWISE SEALED IN ACCORDANCE WITH THE IECC. INSULATION SHALL BE OF THE R-VALUES INDICATED ON PLANS WITH A VAPOR BARRIER FACING TOWARD THE HEATED SIDE OF DWELLING.
- FOUNDATION WALLS TO RECEIVE DAMPROOFING AS MANUFACTURED BY 'DRY-DRY' OR EQUAL AND INSTALLED BY DEALER, INSTALLED IN AN APPROVED MANNER BY INDUSTRY STANDARDS.

**ELECTRICAL**

- ALL ELECTRICAL WORK PERFORMED SHALL BE APPROVED BY THE LOCAL AGENCY HAVING JURISDICTION AND CONFORM TO THE LATEST EDITION OF THE NATIONAL ELECTRIC CODE AND LOCAL UTILITY COMPANY.
- ELECTRICAL CONTRACTOR TO PROVIDE ADEQUATE SERVICE CIRCUITS, OUTLETS, FIXTURES AND EQUIPMENT AS REQUIRED BY CODES AND APPLIANCES INDICATED ON PLANS.
- ELECTRICAL CONTRACTOR TO PROVIDE FIXTURE BOXES AND RELATED SWITCHES AS PER PLAN OR CONTRACT W/ OWNERS. INSTALL SMOKE DETECTORS AS REQUIRED BY NEC AND NYS CODES.

**PLUMBING NOTES**

- ALL PLUMBING WORK PERFORMED SHALL BE APPROVED BY LOCAL BOARD OF HEALTH OR BUILDING DEPT AND IT SHALL CONFORM TO THE LATEST EDITION OF THE NYS.C.

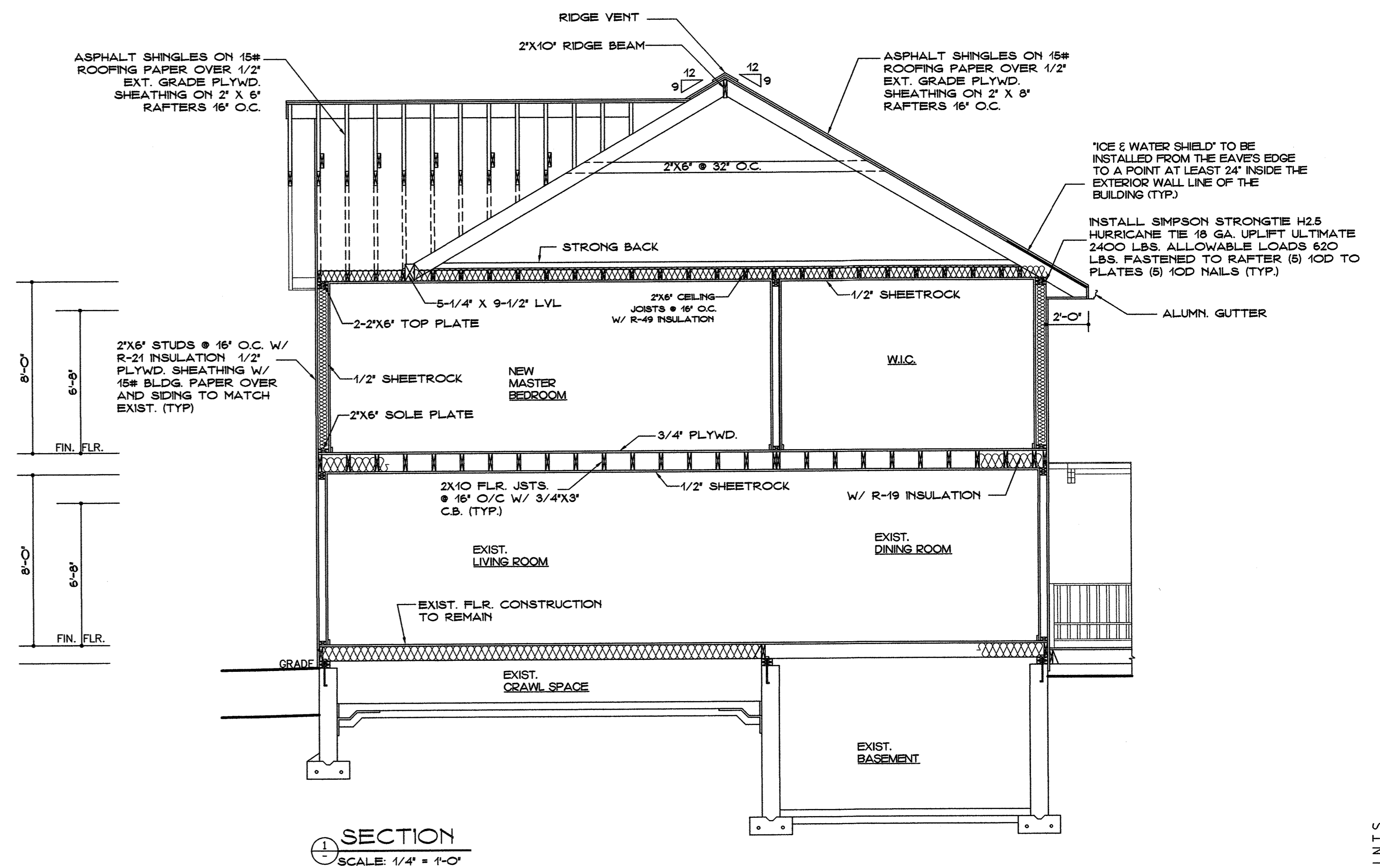
**INTERIOR NOTES**

- ALL GYPSUM WALL BOARD TO BE SCREWED AND TO RECEIVE (3) THREE COATS OF SPACKLE FINISH TO RECEIVE (2) COATS OF PAINT OVER ONE COAT OF PRIMER. COLORS MAY BE SELECTED BY OWNER.
- FLOORING, TRIM, CABINETS, APPLIANCES, FIXTURES & ETC. SHALL BE SELECTED BY OWNERS WITH BUILDERS APPROVAL. BUILDER TO INSTALL SAID ITEMS IN STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND PROVEN CONSTRUCTION METHODS.

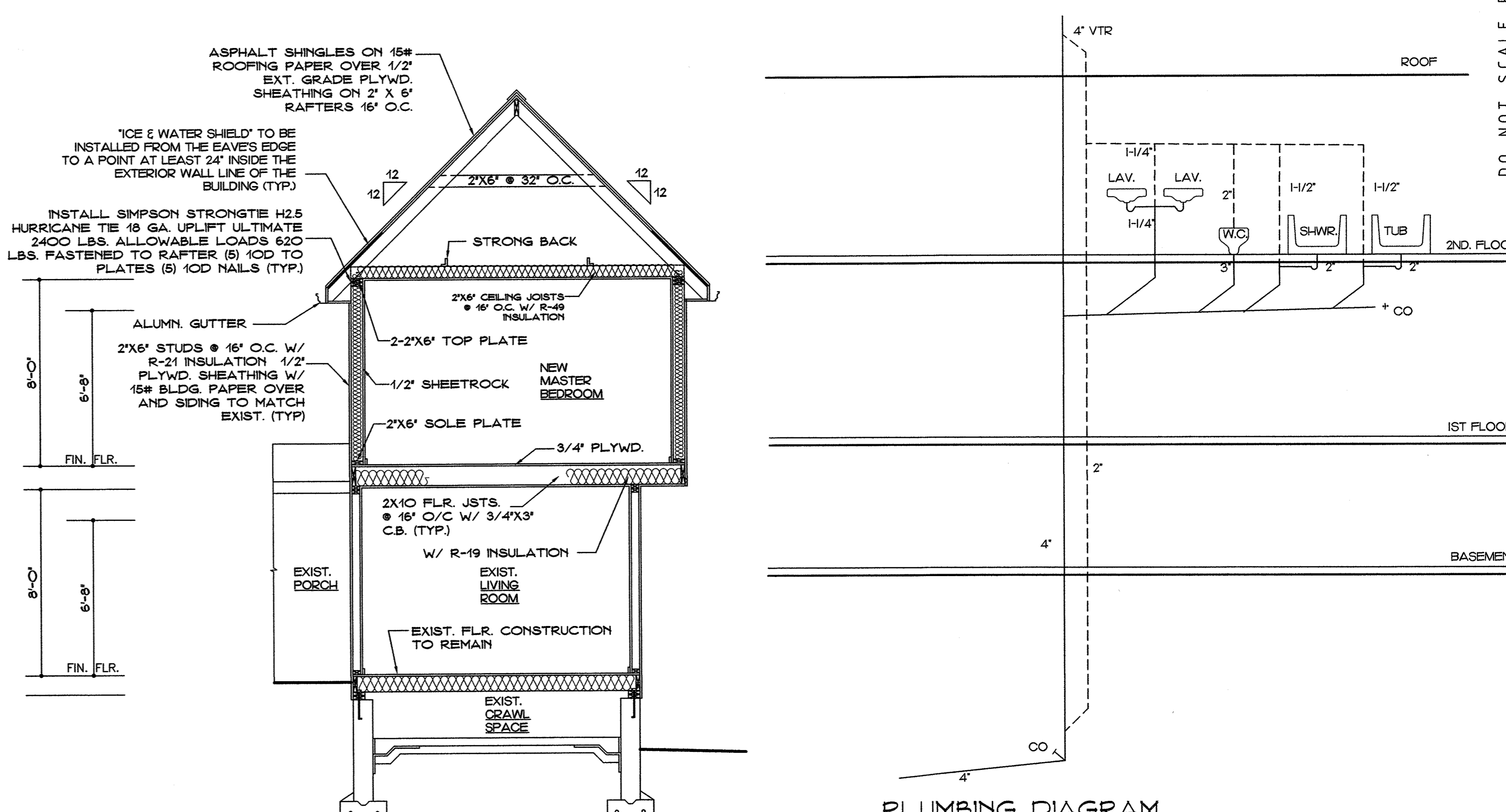
**PART FOUR - ENERGY CONSERVATION**

**2020 ENERGY CHAPTER 11 & CHAPTER 4 OF 2020 ECCCNTS AND ASHRAE 90.1-2016, AS AMENDED BY 19 NYCRR PART 1240.**

SIMPLIFIED PRESCRIPTIVE REQUIREMENTS FOR DETACHED ONE AND TWO FAMILY DWELLINGS AND TYPE R-2, R-4 OR TOWNHOUSE RESIDENTIAL BUILDINGS  
NOTE BUILDER AND/OR GENERAL CONTRACTOR TO COMPLY WITH ALL THE REQUIREMENTS OF THESE CHAPTERS AND ENERGY CODES. SECTION 8401



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

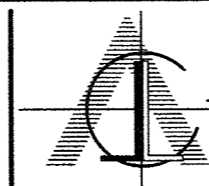


**PLUMBING DIAGRAM**  
SCALE: NTS

DO NOT SCALE PRINTS

**PROPOSED ADDITION & ALTERATIONS FOR**  
MR. AND MRS. MADERA  
116 LAWRENCE ST.  
TAPPAN, NY

DATE	DRN. BY	CHK.
02/05/21	CD	
REV.		



**JORGE L. LOPEZ, ARCHITECT, P.C.**  
JORGEL LOPEZ, RA, AIA, PRINCIPAL  
Residential & Commercial Architecture

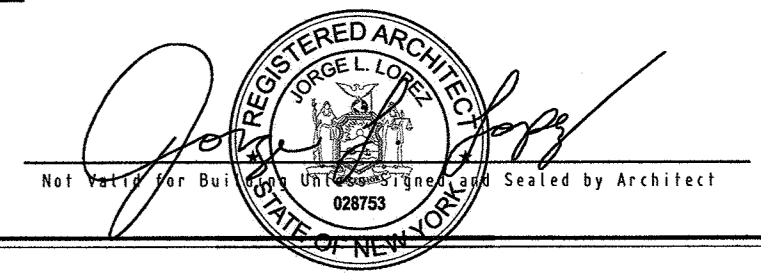
226 N. Main St., New City, NY 10956 | tel (845) 638-4038 | fax (845) 638-4036 | e-mail jorgelarchitect@optonline.net

NY 028753

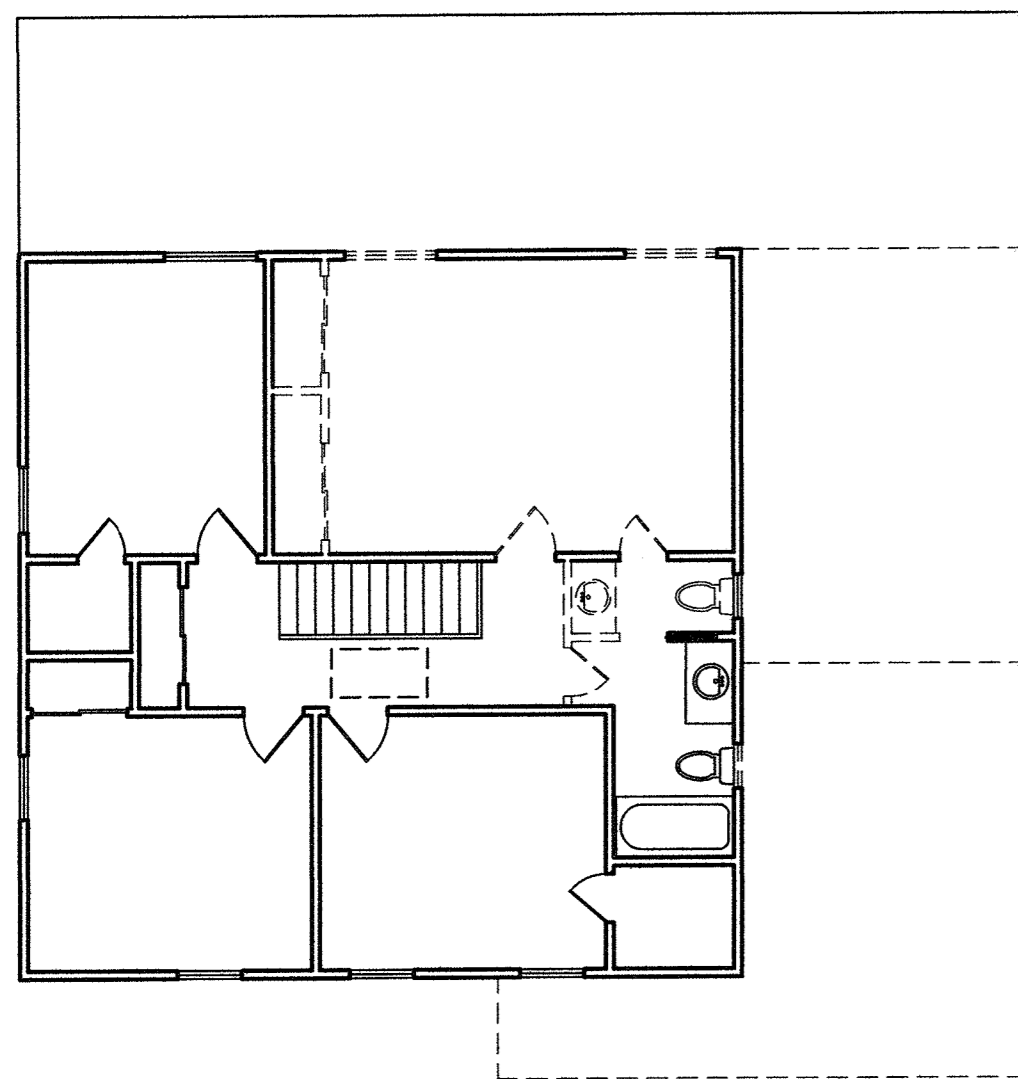
PROJECT NO.  
21-021

SHEET 2 OF 2

**A-2**







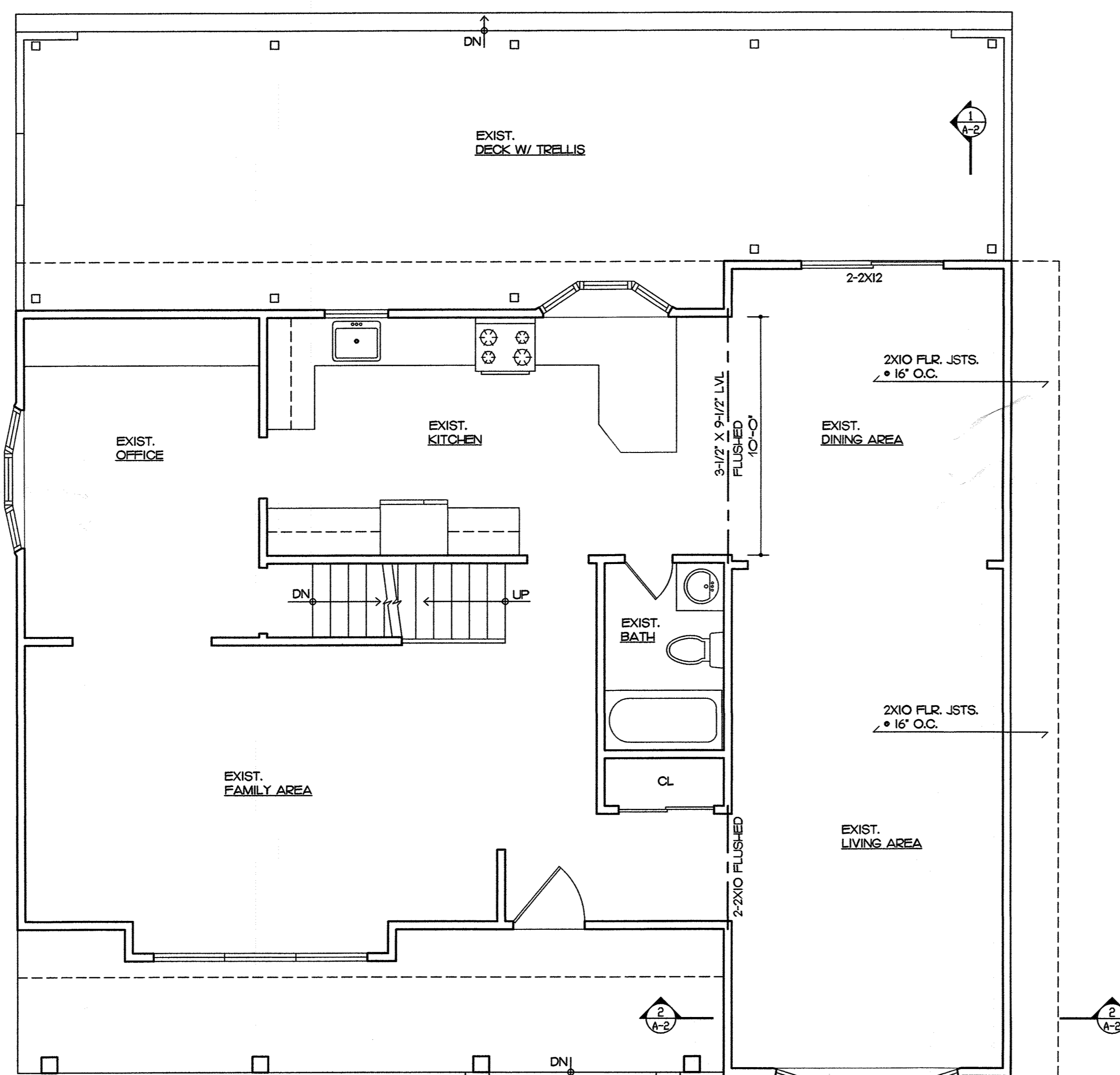
**SECOND FLOOR  
DEMOLITION PLAN**  
SCALE: 1/8" = 1'-0"

**LIGHTING AND VENTILATION SCHEDULE**

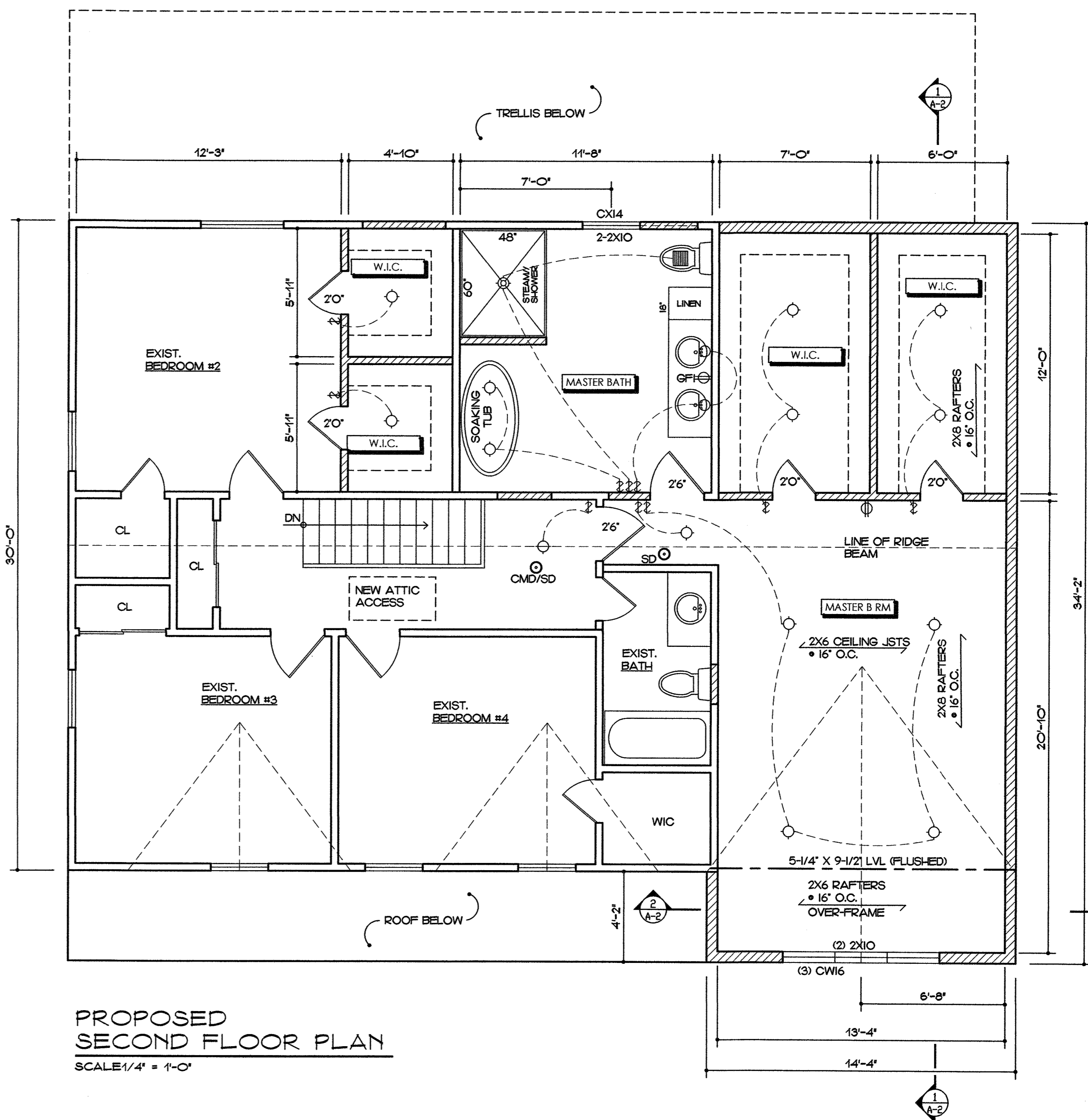
SECOND FLOOR					
LOCATION	ROOM AREA	WINDOW/DOOR	REQUIRED • 8%	REQUIRED • 4%	COMPLIES
MASTER BEDROOM	294 SF.	33.6 SF.	23 SF.	11.5 SF.	<input checked="" type="checkbox"/>

**LEGEND**

- NEW WD. STUDS @ 16" O.C.  
EXTERIOR- 2X6/INTERIOR- 2X4 W/ 1/2" GYP. BD.
- EXISTING WALL
- DEMOLITION WALL
- LIGHT FIXTURE
- LIGHT SWITCH
- ELECTRIC OUTLET
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- HEAT DETECTOR
- EXHAUST FAN



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



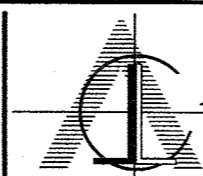
**PROPOSED  
SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

DOUBLE FRAMING UNDER  
PARALLEL PARTITION

DO NOT SCALE PRINTS

**PROPOSED ADDITION & ALTERATIONS FOR**  
MR. AND MRS. MADERA  
116 LAWRENCE ST.  
TAPPAN, NY

DATE	DRN. BY	CHK.
02/05/21	JL	
REV.		



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2102HAD3  
SHEET 3 OF 3

**A-3**

