

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: _____

Please check all that apply:

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

PERMIT#: 51929

ASSIGNED

INSPECTOR: Mm

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

Project Name: Burenwall Kelston

Street Address: 22 Shadyside Avenue, Upper Grandview, NY 10960

Tax Map Designation: Section: 66.17 Block: 2 Lot(s): 23

Section: _____ Block: _____ Lot(s): _____

Directional Location:

On the east side of Shadyside Avenue, approximately 75 feet north of the intersection of Townsend Avenue, in the Town of Orangetown in the hamlet/village of Upper Grandview.

Acreage of Parcel <u>0.12</u>	Zoning District <u>Nyack</u>
School District <u>Nyack</u>	Postal District <u>Nyack</u>
Ambulance District <u>Nyack</u>	Fire District <u>Nyack</u>
Water District <u>Nyack</u>	Sewer District <u>Nyack</u>

Project Description: (If additional space required, please attach a narrative summary.)
We would like to add a half bathroom to the first floor of our home. We currently only have one bathroom, located on the second floor.

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

Date: 10/19/21 Applicant's Signature: [Signature]

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? NO
- 2) Is any open space being offered? ____ If so, what amount? _____
- 3) Is this a standard or average density subdivision? _____

If site plan:

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

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

Environmental Constraints:

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

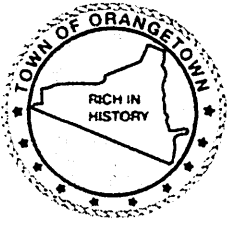
Project History:

Has this project ever been reviewed before? NO

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

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

Section 66.17 Block: 2 Lot: 21



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: September 21, 2021

Applicant: Burewell / Kelston

Address: 22 Shadyside Ln, Upper Grandview, NY

RE: Application Made at: same

Chapter 43, Table 3.12, Column 1 RG District, Column 2 Group Q, Column 3 SFR, Column 4 Max FAR 30% with 31% proposed, Column 8 Front Yard 25' with 14.75' proposed, Column 9 Required Side Yard 10' w/ .1' proposed.

3 variances required

ENC Side Yard (5.6' & .1'), Total Side Yard (5.7'), Lot Area (4917 sf), & Lot Width (40')

Section: 66.17

Block: 2

Lot: 23

Dear Burewell / Kelston:

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

September 17, 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,

 9.21.21

Richard Oliver
Deputy Building Inspector

 Deputy 9.21.21

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

Date
CC: Rosanna Sfraga
Liz Decort
Debbie Arbolino

<u>SWIS</u>	<u>PRINT KEY</u>	<u>NAME</u>	<u>ADDRESS</u>
392489	66.17-1-12	Shadyside 18 Inc	15022 130th St S,Ozone Park, NY 11420
392489	66.17-2-19	Mousumi Dutta	1158 Rte 9W,Upper Grandview, NY 10960
392489	66.17-2-20	Curtis Bell	1156 Rte 9W,Upper Grandview, NY 10960
392489	66.17-2-21	Marie Burewall	22 Shadyside Av,Upper Grandview, NY 10960
392489	66.17-2-22	Suzanne Silverstein	24 Shadyside Av,Upper Grandview, NY 10960
392489	66.17-2-23	Marie Burewall	22 Shadyside Ave,Upper Grandview, NY 10960
392489	66.17-2-24	Dennis Calero	20 Shadyside Ave,Upper Grandview, NY 10960
392489	66.17-2-25	Stephen A Chiarello	18 Shadyside Av,Upper Grandview, NY 10960
392489	66.17-2-26	Deborah Moses	16A Shadyside Ave,Nyack, NY 10960
392489	66.17-2-27	Michael Wang	16 Shadyside Ave,Upper Grandview, NY 10960
392489	71.05-1-8	Edward Izraylovsky	63 Sickletown Rd,West Nyack, NY 10994

PROJECT DESCRIPTION

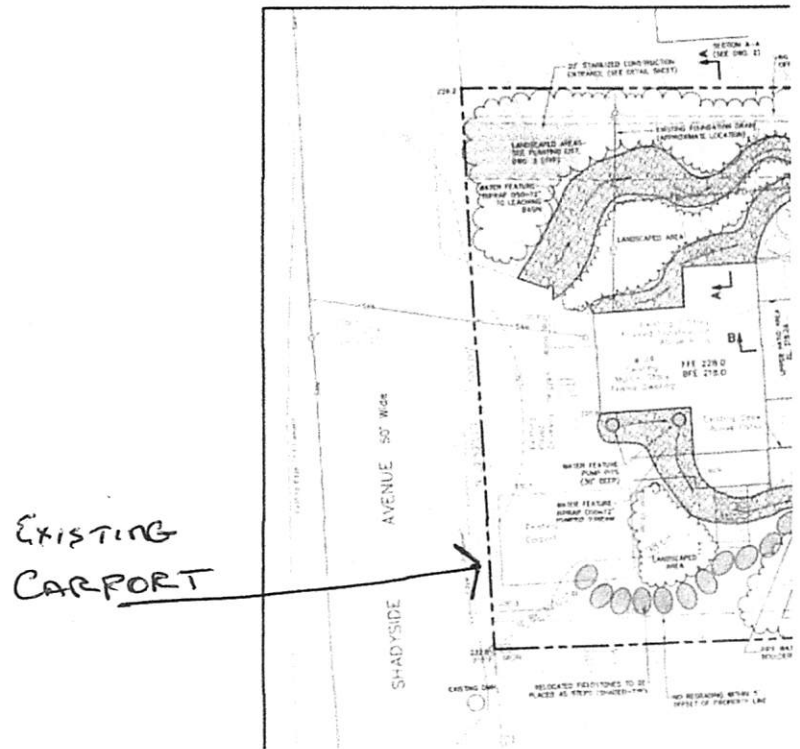
Kelston/Burewall, 22 Shadyside Ave., Upper Grandview

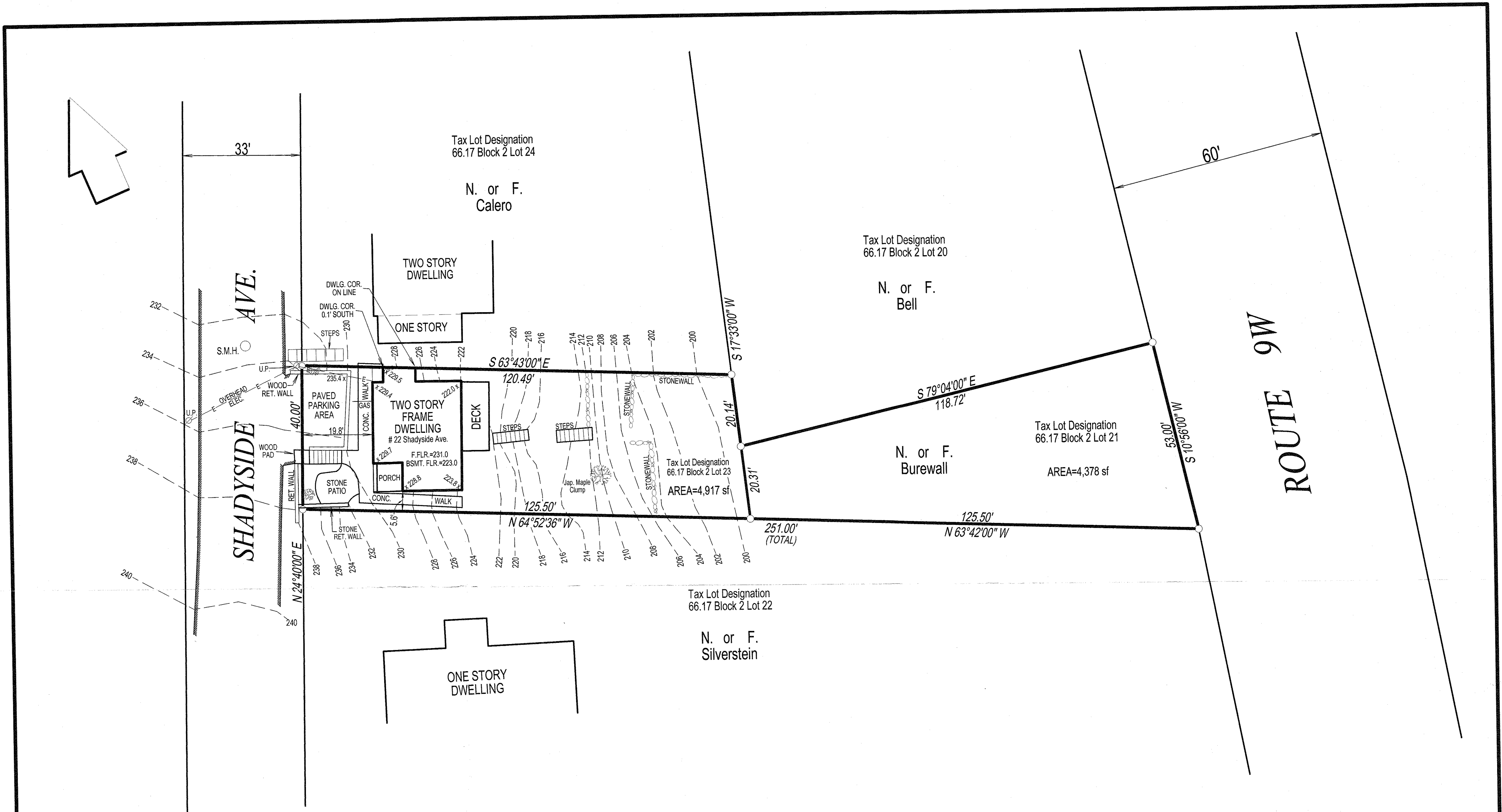
We are applying for variances in order to add a small bathroom downstairs in our house. The only bathroom in the house now is upstairs.

The addition, totaling 40 sq. ft., will be almost completely hidden from the street by the driveway, retaining wall, and bushes, as shown here:



The front yard setback of 14.5' is considerably more than the carport of our neighbor to the south, and our addition will be far less visible from the street, as shown here:





Note: Spot Elevations shown at corners of the dwelling are exterior elevations.

Certified to:
 * Marie Burewall
 * Henry Kelston

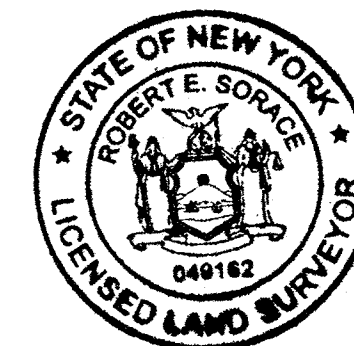
Certifications indicated hereon signify that this survey was prepared in accordance with the existing code of practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certification shall run only to the person for whom the survey is prepared, and on behalf of the title company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners."

Land Survey
 For
Burewall & Kelston

Upper Grandview
 Town of Orangetown Rockland County, NY
 Scale: 1" = 20' Area = 0.21 Ac.

May 7, 2021

Reference: MAP OF LAND OF JAY F. WILLIAMS,
 Filed in The R.C.C.O on March 7, 1927 in book 37,
 page 889 as map # 1172.



Robert E. Sorace
 Lic. 49162

Robert E. Sorace, PLS
 135 South Main Street
 New City, NY 10956
 845-638-1498

RO 7905

BUREWALL / KELSTON

22 SHADYSIDE AVE.
UPPER GRANDVIEW, NEW YORK 10960

INDEX TO DRAWINGS

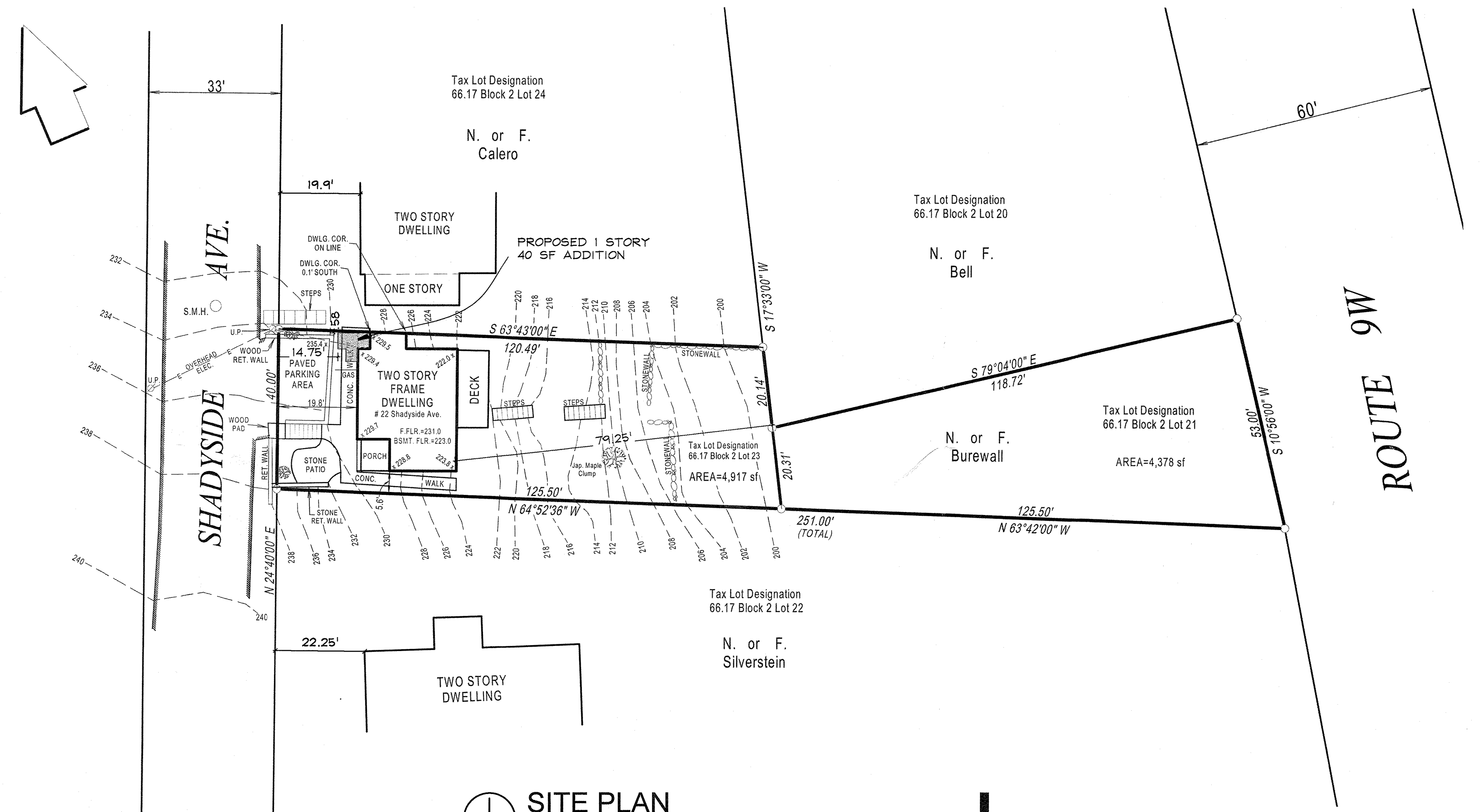
- A1 PLANS & ELEVATIONS
- A2 FOUNDATION PLAN AND SECTION

BULK REQUIREMENTS

REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
ZONE DISTRICT: RC USE GROUP: Q SINGLE - FAMILY RESIDENTIAL			
PRINCIPAL BUILDING:			
LOT AREA, MIN. S.F.	10,000	4,917	NO CHANGE
LOT WIDTH	75	40*	NO CHANGE
FRONTAGE	40	40	NO CHANGE
FRONT YARD MIN.	25	19.8*	14.75**
SIDE YARD MIN.	7.5 PER 5.2 5.21(d)	.1*/5.6*	NO CHANGE
TOTAL SIDE YARD	15	5.7*	NO CHANGE
REAR YARD MIN.	25	79.25	NO CHANGE
MAX. BUILDING HEIGHT	1'-4"/FT	2 STORIES/21.3	NO CHANGE
FAR	30% (1,475)	30% (1,474)	31%* (1,514)

* NON-CONFORMING
** VARIANCE REQUIRED

EXISTING FAR: DWELLING 1,414
PORCH 60
TOTAL 1,474 SF
EXISTING FAR .30
PROPOSED FAR:
EXISTING 1,474
NEW ADDITION 40
TOTAL 1,514 SF
NEW FAR .31



(I) SITE PLAN
(C) 1 INCH = 20 FEET

ORANGETOWN TAX MAP NO: 66.17 - 2 - 23
THE INFORMATION ON THIS DRAWING WAS TAKEN FROM A SURVEY FOR:

BUREWELL & KELSTON DATED: MAY 7, 2021

BY:

Robert E. Sorace, PLS
135 South Main Street
New City, NY 10956
845-638-1498

ALL UTILITIES ARE SHOWN IN AN APPROXIMATE WAY FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL CALL THE LOCAL UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION TO HAVE ALL UNDERGROUND UTILITIES MARKED IN THE FIELD PRIOR TO ANY CLEARING OR ANY CONSTRUCTION. THE CONTRACTOR SHALL ALSO VERIFY THE LOCATION, SIZE AND INVERT OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. ANY UTILITY FOR WHICH NO EVIDENCE CAN BE SEEN ON THE SURFACE OF THE LANDS MAY NOT BE SHOWN ON THIS DRAWING.

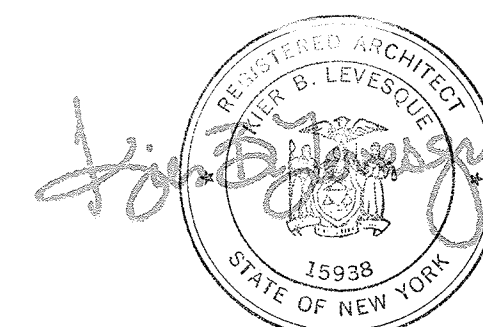
16 NYCRR PART 753
REQUIRES 2 WORKING DAYS NOTICE PRIOR TO START OF ANY UNDERGROUND WORK

DIG SAFELY
NEW YORK
WWW.DIGSAFELYNEWYORK.COM
1-800-962-7962

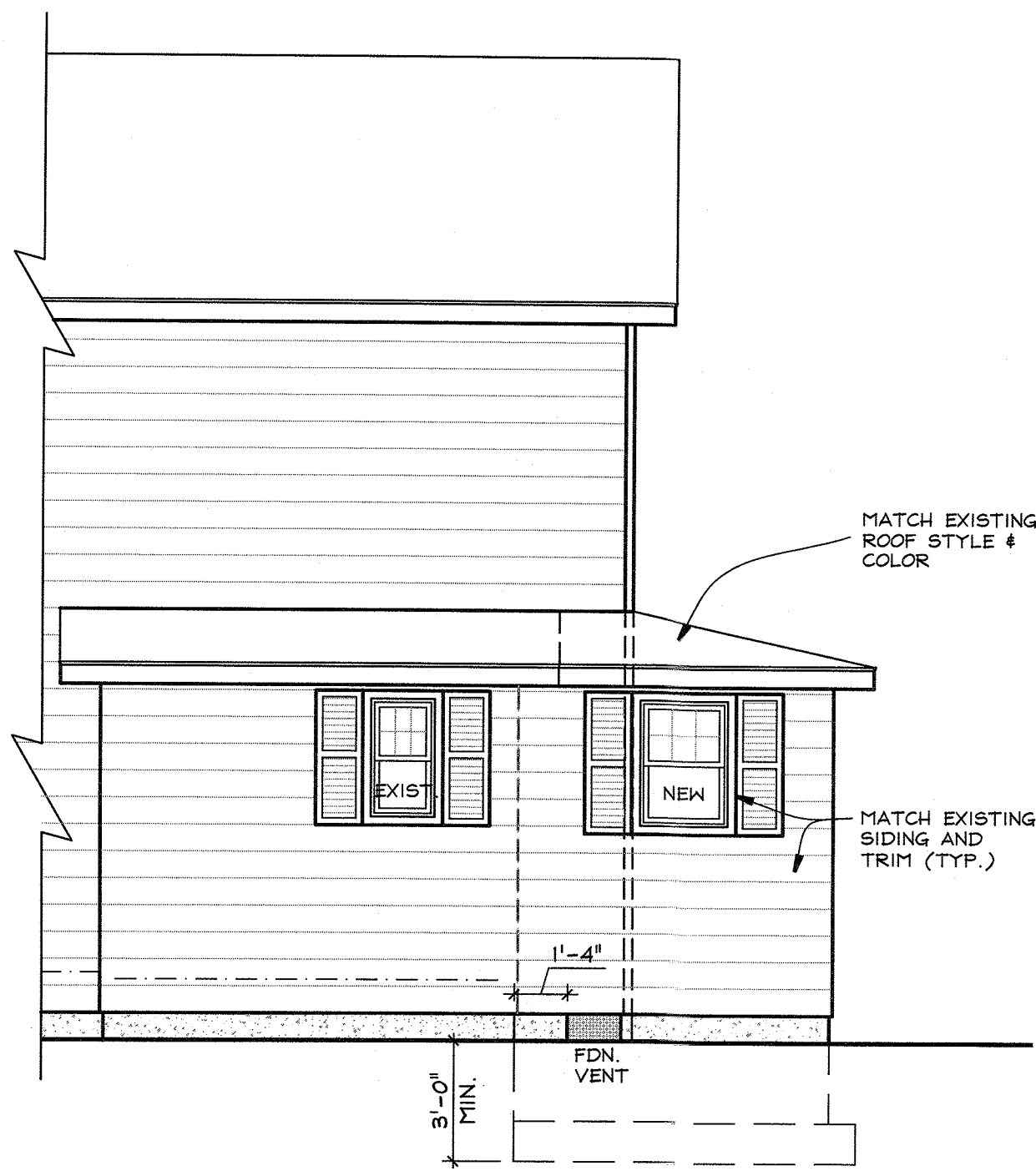
SITE PLAN LEGEND	
	PROPERTY LINE AND HEADING
	EXISTING TREE, SPECIES & CALIPER
	EXISTING CONTOUR: 2ft INTERVAL
	PROPOSED CONTOUR: 2ft INTERVAL
	EXISTING STREAM SURFACE DRAINAGE
	GAS MAIN
	WATER MAIN
	SEWER MAIN
	STEEP SLOPE AREA: land with a gradient of 20% or more.
	SILT FENCE & CONSTRUCTION FENCE LINE

KIER B. LEVESQUE, RA
ARCHITECT
49 THIRD AVENUE
NYACK, NEW YORK 10960
845-358-2359

NY LIC# 15938



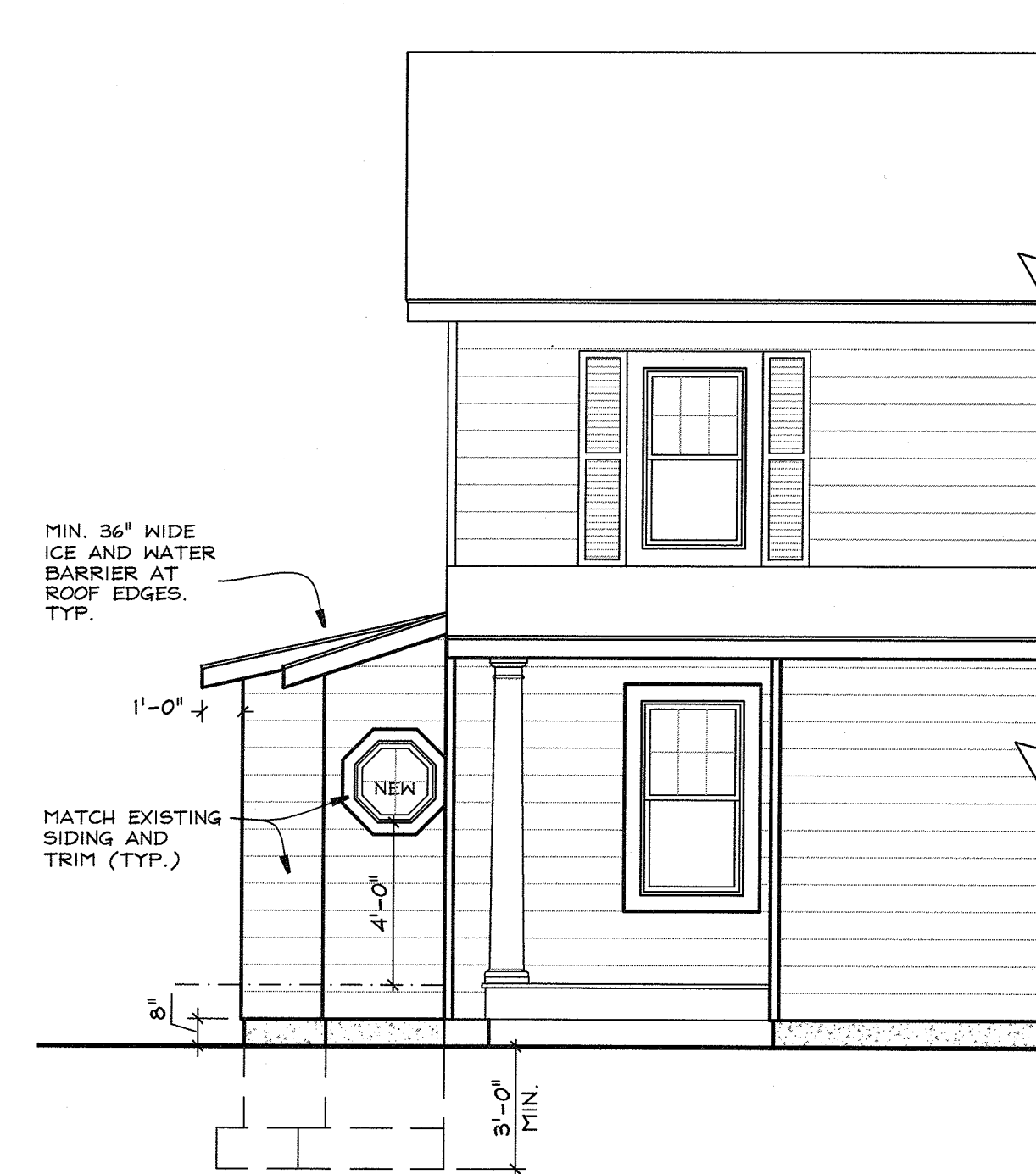
SEPT. 14, 2021 JOB# 202166



3 PARTIAL SIDE ELEVATION
AI 1/4" = 1 FOOT



4 FRONT ELEVATION
AI 1/4" = 1 FOOT

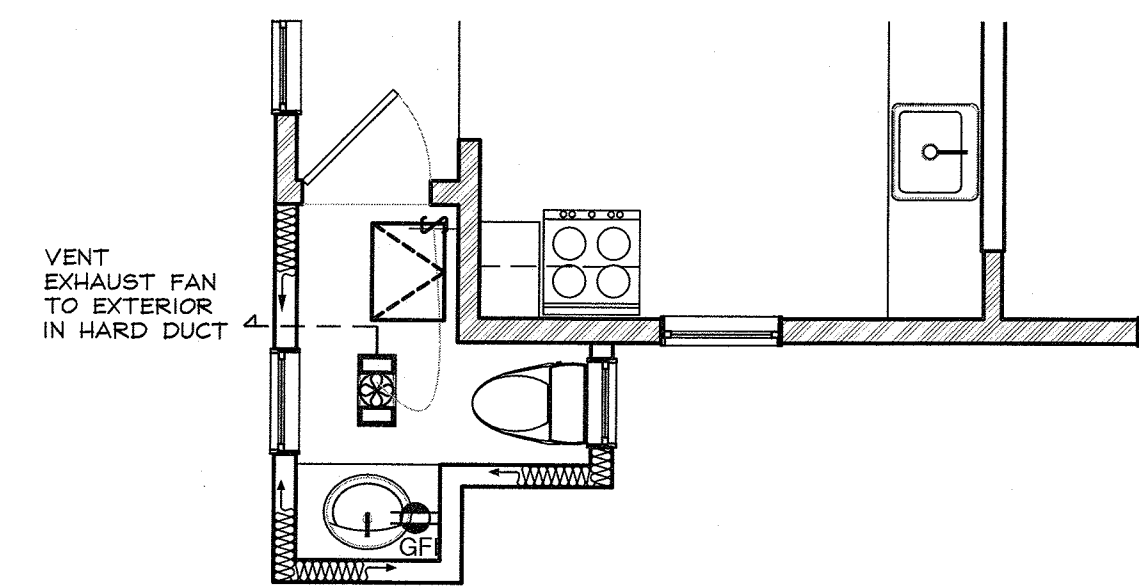


5 PARTIAL SIDE ELEVATION
AI 1/4" = 1 FOOT

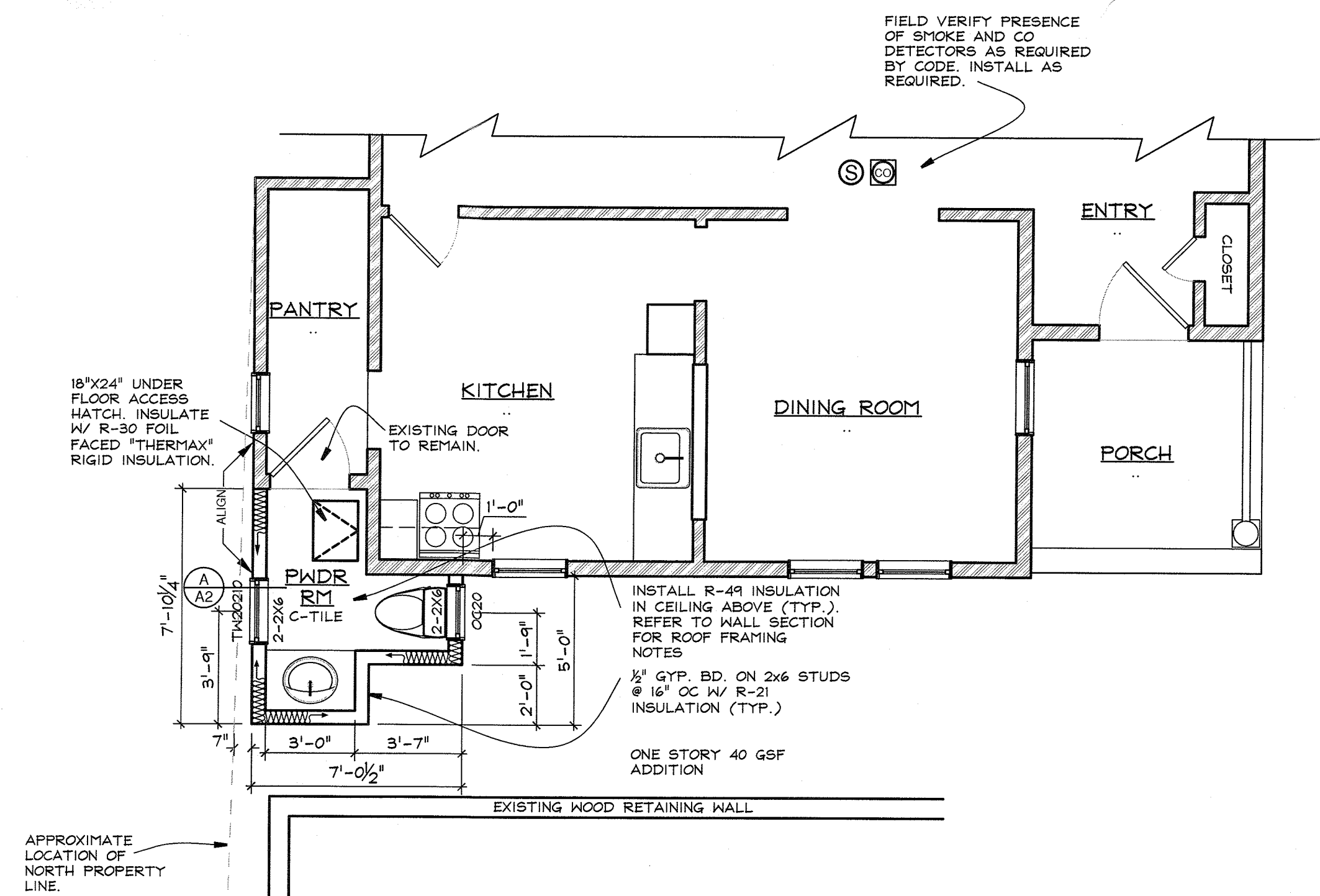
ELECTRIC SYMBOL LEGEND	
	HARDWIRED SMOKE DETECTOR. INSTALL NEW SMOKE DETECTORS IN ALL NEW & EXISTING BEDROOMS AS REQ'D BY CODE.
	CARBON MONOXIDE DETECTOR.
	TOILET EXHAUST FAN W/ LIGHT. 75cm MINIMUM.
	DUPLEX RECEPTACLE.
	GROUND FAULT INTERRUPT CIRCUIT.
	LIGHT/FAN SWITCH.

ELECTRICAL NOTES:

- COORDINATE DIMMER SWITCHES WITH LED MANUFACTURER'S APPROVED DIMMER SWITCH LIST. DO NOT INSTALL NON-COMPATIBLE DIMMER SWITCHES.
- FIELD VERIFY SCONCE HEIGHTS ON WALL WITH OWNER AND FIXTURE CHOSEN.
- PER 2020 RCNYS R314 INSTALL INTERCONNECTED HARDWIRED SMOKE DETECTORS IN ALL SLEEPING ROOMS AND OUTSIDE OF SLEEPING ROOMS, AND 1 ON EACH FLOOR. PER R314.4 EXCEPTIONS: NEW SMOKE ALARMS ARE NOT REQUIRED TO BE INTERCONNECTED TO EXISTING ALARMS WHEN THE NEW SMOKE ALARM IS NOT CAPABLE OF BEING INTERCONNECTED TO EXISTING ALARMS. PER R314.5 COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE PERMITTED IN LIEU OF SMOKE ALARMS. PER R313.6 POWER SOURCE, SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING.
- PER 2020 RCNYS R315.1 CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 915 OF THE STATE FIRE CODE. FC SECTION 915 REQUIRES CARBON MONOXIDE DETECTORS PER FC 915.3.1 EXCEPTIONS 2 DWELLING UNITS, OUTSIDE OF THE SLEEPING AREAS AND WITHIN 10' OF THE ENTRANCE TO A SLEEPING AREA.



2 ADDITION ELECTRICAL PLAN
AI 1/4" = 1 FOOT



1 PARTIAL FIRST FLOOR PLAN
AI 1/4" = 1 FOOT

CONSTRUCTION LEGEND	
	NEW CONSTRUCTION
	EXISTING WALLS TO BE DEMOLISHED
	EXISTING MASONRY WALL
	EXISTING STUD WALL TO REMAIN
	SHEET NOTES CALL: SEE NOTES THIS SHEET
	HARDWIRED CARBON MONOXIDE DET.
	HARDWIRED SMOKE DETECTOR

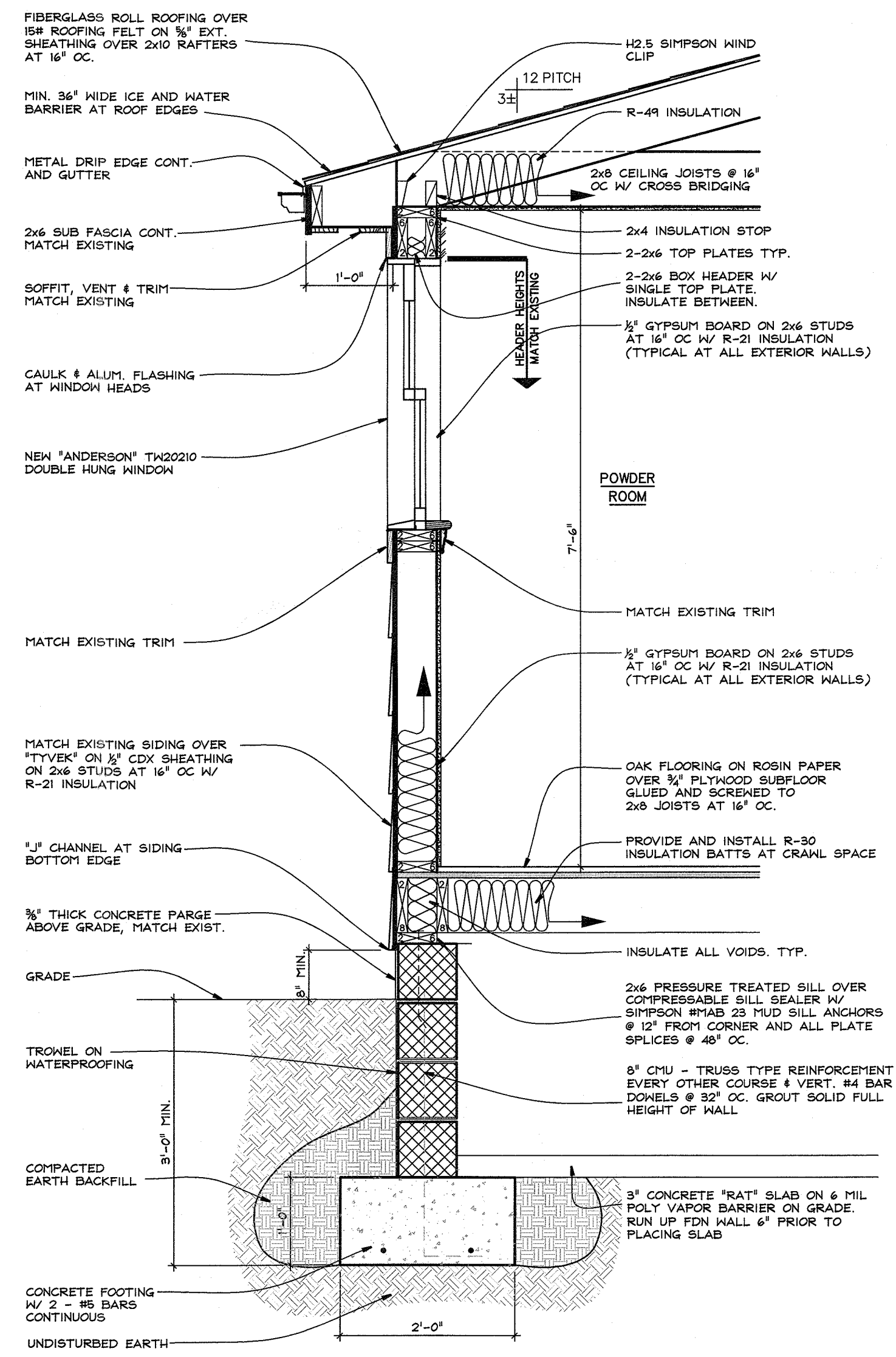
Burewall Kelston
22 SHADYSIDE
UPPER GRANDVIEW, N.Y.
10989

NY LICENSE # 15938
KIER B. LEVESQUE, R.A.
ARCHITECT
49 THIRD AVENUE
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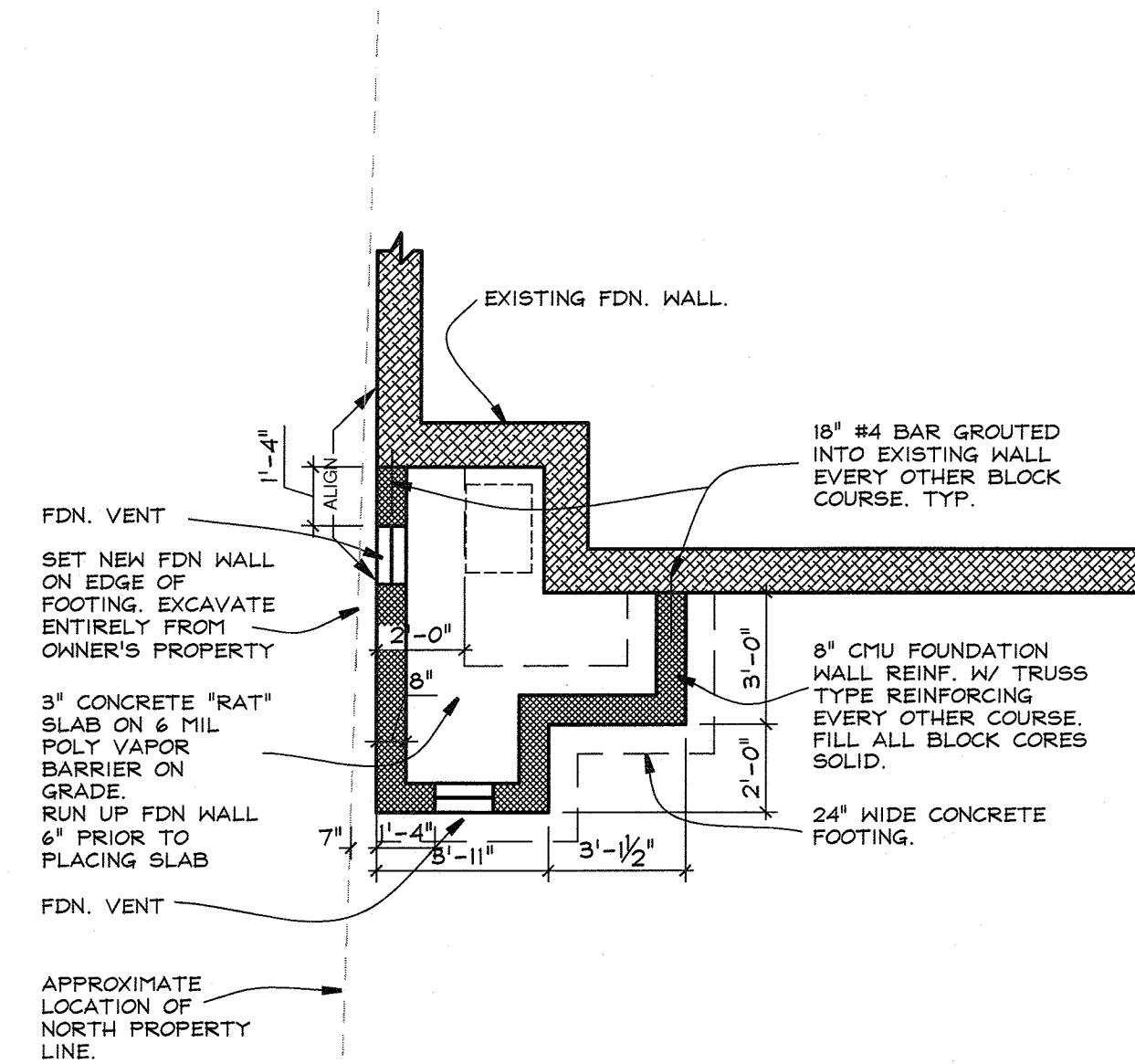
FLOOR PLANS AND
ELEVATIONS

SCALE AS SHOWN
DATE SEPTEMBER 14, 2021
JOB NO. 202166
REVISIONS: SHEET NO.

A-1



2 ADDITION SECTION
 A2 3/4" = 1 FOOT



1 FOUNDATION PLAN
 A2 1/4" = 1 FOOT

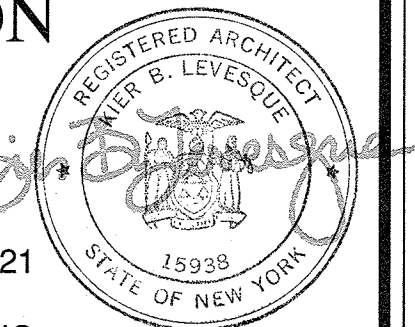
CONSTRUCTION LEGEND	
	NEW CONSTRUCTION
	EXISTING WALLS TO BE DEMOLISHED
	EXISTING MASONRY WALL
	EXISTING STUD WALL TO REMAIN
	SHEET NOTES CALL: SEE NOTES THIS SHEET
	HARDWIRED CARBON MONOXIDE DET.
	HARDWIRED SMOKE DETECTOR

Burewall Kelston
 22 SHADYSIDE
 UPPER GRANDVIEW, N.Y.
 10989

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 KIER B. LEVESQUE, R.A.
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WALL SECTION

SCALE AS SHOWN
 DATE SEPTEMBER 14, 2021
 JOB NO. 202166
 REVISIONS: SHEET NO.



A-2