

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: 7

2022 LAND USE BOARD APPLICATION

Please check all that apply:

<input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Residential
<input 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#: BLDR-295-2021
ASSIGNED
INSPECTOR: Glenn

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

Project Name: SAMBENITO

Street Address: 10 POLHEMUS STREET, TAPPAN, NY 10983-1723

Tax Map Designation:
 Section: 77.08 Block: 2 Lot(s): 39
 Section: _____ Block: _____ Lot(s): _____

Directional Location:
 On the EAST side of POLHEMUS STREET, approximately
200 feet SOUTH of the intersection of KINGS HIGHWAY, in the
 Town of ORANGETOWN in the hamlet/village of TAPPAN.

Acreage of Parcel <u>0.184</u>	Zoning District <u>ORANGETOWN</u>
School District <u>SOCSD</u>	Postal District <u>10983-1723</u>
Ambulance District <u>SOSC</u>	Fire District <u>TAPPAN FIRE DISTRICT</u>
Water District <u>SUEZ</u>	Sewer District <u>RCD#1</u>

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

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.
 Date: _____ Applicant's 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? _____
- 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 _____

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? ^{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.



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: January 14, 2022

Applicant: Sambenito

Address: 10 Polhemus St, Tappan, NY

RE: Application Made at: same

Chapter 43, Table 3.12, Column 1 RG District, Column 2 Group Q, Column 3 SFR, Column 11 25' Min Rear Yard with 12.32' proposed
1 variances required

Section: 77.08

Block: 2

Lot: 39

Dear Sambenito:

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

December 7, 2022, 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 Oliver
Deputy Building Inspector

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

Date
CC: Rosanna Sfraga
Liz Decort
Debbie Arbolino

<u>HS</u>	<u>PRINT KEY</u>	<u>NAME</u>	<u>ADDRESS</u>
2489	74.20-3-1	Jeanette Boodakian	457 Kings Hwy,Tappan, NY 10983
2489	74.20-3-60	Matthew Guttman	16 Bauer St,Tappan, NY 10983
2489	74.20-3-61	Oskar Stuhlweissenburg	10 Bauer St,Tappan, NY 10983
2489	77.08-2-2	Glenn C Westman	425 Kings Hwy,Tappan, NY 10983
2489	77.08-2-3	Eric Rabinowitz	431 Kings Hwy,Tappan, NY 10983
2489	77.08-2-4	Harry Mc Auley	439 Kings Hwy,Tappan, NY 10983
2489	77.08-2-5	Patrick C Kennedy	444 Kings Hwy,Tappan, NY 10983
2489	77.08-2-24	Alex Mavrogiannis	11 Bauer St,Tappan, NY 10983
2489	77.08-2-25	William Clancy	17 Bauer St,Tappan, NY 10983
2489	77.08-2-26	Scott Guilden	21 Bauer St,Tappan, NY 10983
2489	77.08-2-27	Stephanie Chan	23 Bauer St,Tappan, NY 10983
2489	77.08-2-37	Jacqueline Karrick	28 Polhemus St,Tappan, NY 10983
2489	77.08-2-38	Dean D'auria	20 Polhemus St,Tappan, NY 10983
2489	77.08-2-39	Dirna Sambenito	10 Polhemus St,Tappan, NY 10983
2489	77.08-2-40	Lucille Solfazzo	11 Polhemus St,Tappan, NY 10983
2489	77.08-2-41	Stephen J Grznar Jr	20 Seville Dr,Brick, NJ 08723
2489	77.08-2-42	Barbara E Shlelds	25 Polhemus St,Tappan, NY 10983

Design Data

2018 International Residential Code NJ Edition Addition
Existing First Floor 1,720 sf
Addition 492 sf
Area Largest Floor 2,212 sf
Use Group R-5
Construction Type VB
Two Stories, 26' height
Volume of Addition 15,000 cf
First Floor Live Load 40 psf
Second Fl Live Load 30 psf
Ground Snow Load 30 psf

Climate Zone 5A
Fenestration U 0.30 max
Ceiling R49
Ceiling uncompressed @ eaves R38
Wall R13 + R5 or R20

Framing design based upon #2 or better Douglas Fir.
New headers shall be double 2x10 unless noted otherwise.

All-Joist wood-I framing and Versa-Lam engineered wood products are manufactured by Boise Cascade

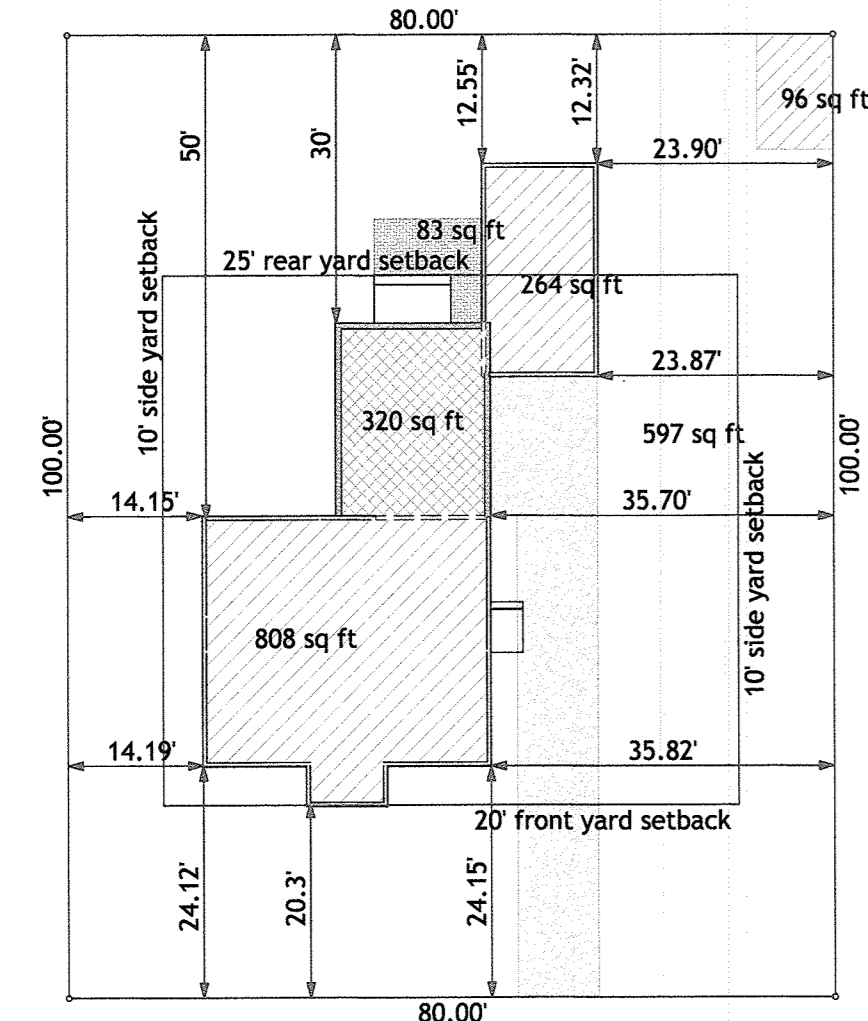
All dimensions subject to verification in field

Date	Issue	Initial
1-13-22	for review	JJG
9-9-21	for review	JJG
Residential Addition & Renovations for Mr & Mrs Sambenito 10 Polhemus Street Tappan Town of Orangetown Rockland County New York 10983		

Floor Plans

John J Gilchrist
NJ 10567 NY 024343-1

John J Gilchrist
Architect
A Professional Corporation
8 Coach Lane
Upper Saddle River
New Jersey 07458
Phone 201 573 1877
JGilchristAIA@aol.com



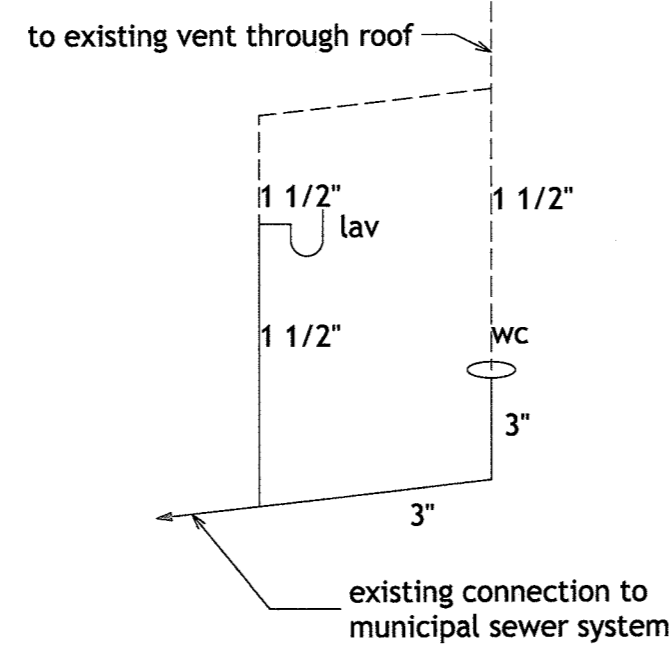
Polhemus Street

Site Plan

Scale: 1" = 20.0'

0 10' 20' 40'

Prepared with information taken from "Map of Property of Roger L. & Ellen J. Morgan Tappan, Town of Orangetown Rockland County New York" by Ostertag & McDougal Engineers & Surveyors dated October 1965



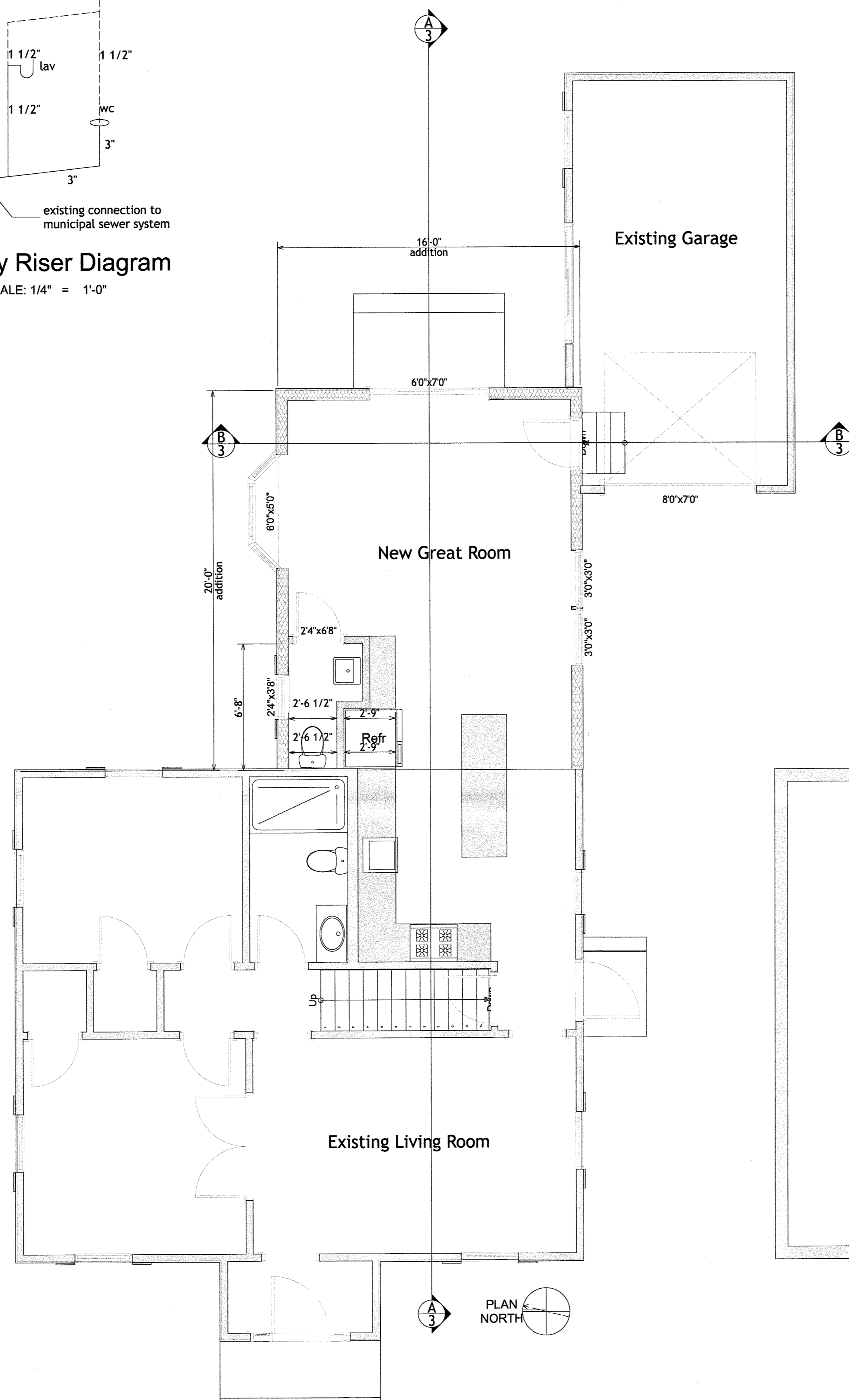
Sanitary Riser Diagram

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

Zoning Schedule			
RG Group Q Single Family Detached	Ordinance	Existing	Proposed
Maximum Floor Area Ratio	0.30	0.17	0.21
Minimum Lot Area	10,000	8,000	not changed
Minimum Lot Width	75	80	not changed
Minimum Street Frontage	50	80	not changed
Required Front Yard (20')	25	20.3	not changed
Required Side Yard	10	14.15' / 35.70'	14.15' / 23.87'
Total Side Yard	20	49.85	38.02
Required Rear Yard	25	50.0	12.32
Maximum Height 1'-4" per foot from lot line	20	29	not changed

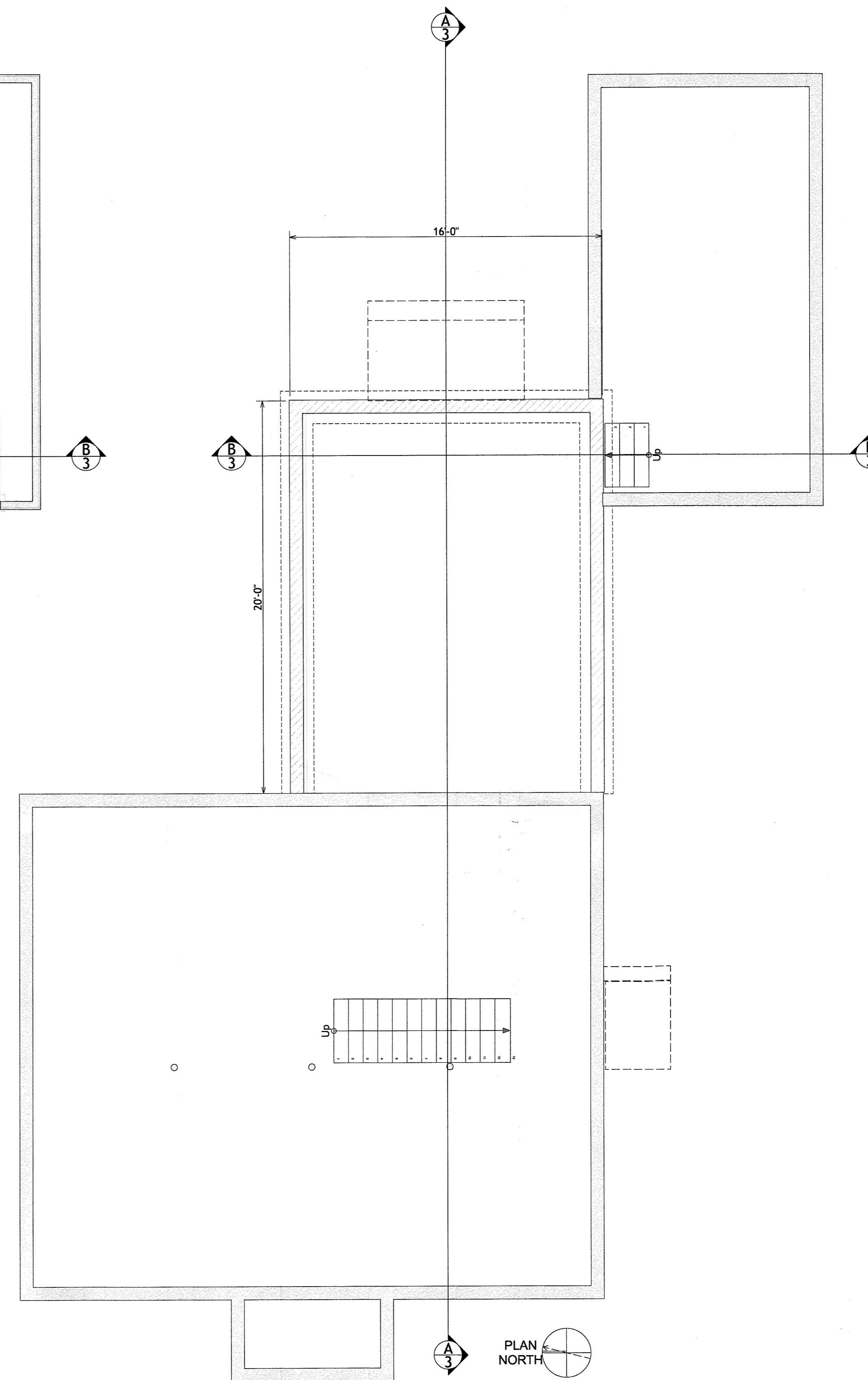
Note: Existing undersized lot per Chapter 43 Section 5.21

Building Area		
First Floor	808	1,128
Second Floor	225	225
Garage	264	264
Sheds	96	96
Total Building Area	1,393	1,713



First Floor Plan

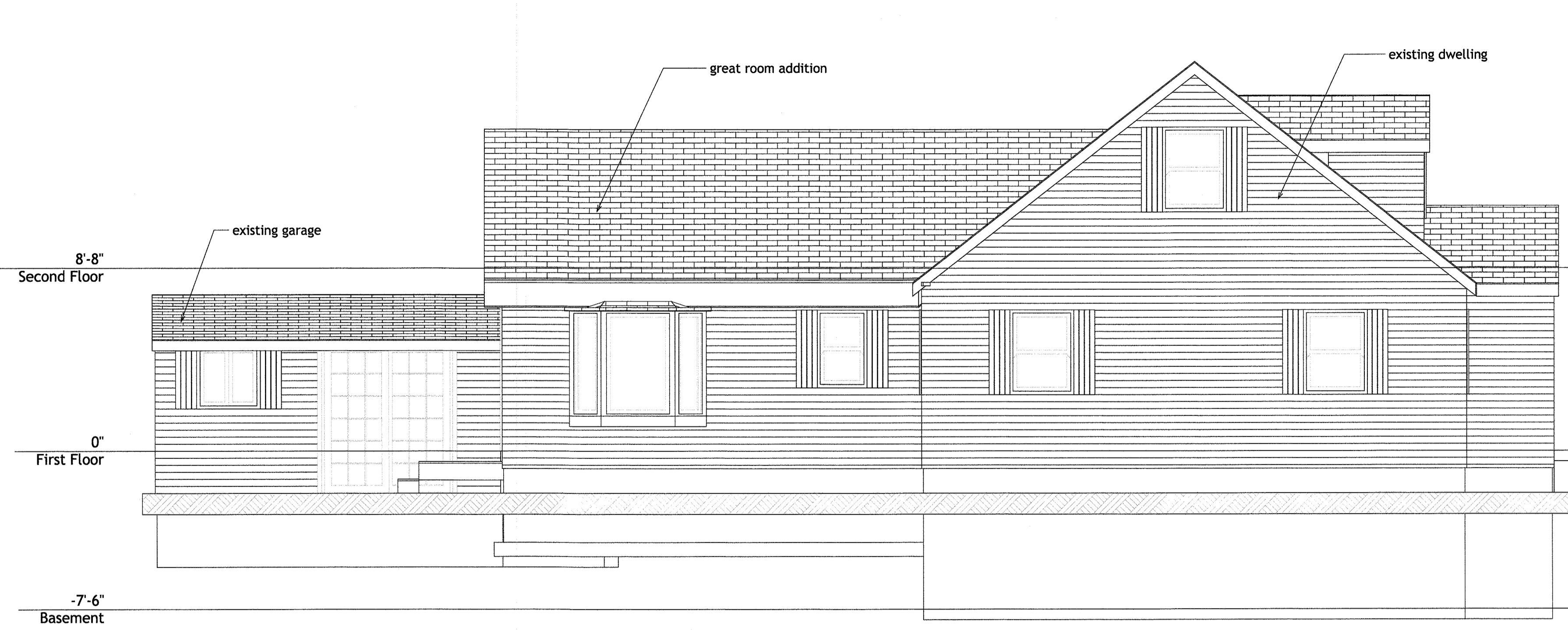
SCALE: 1/4" = 1'-0"



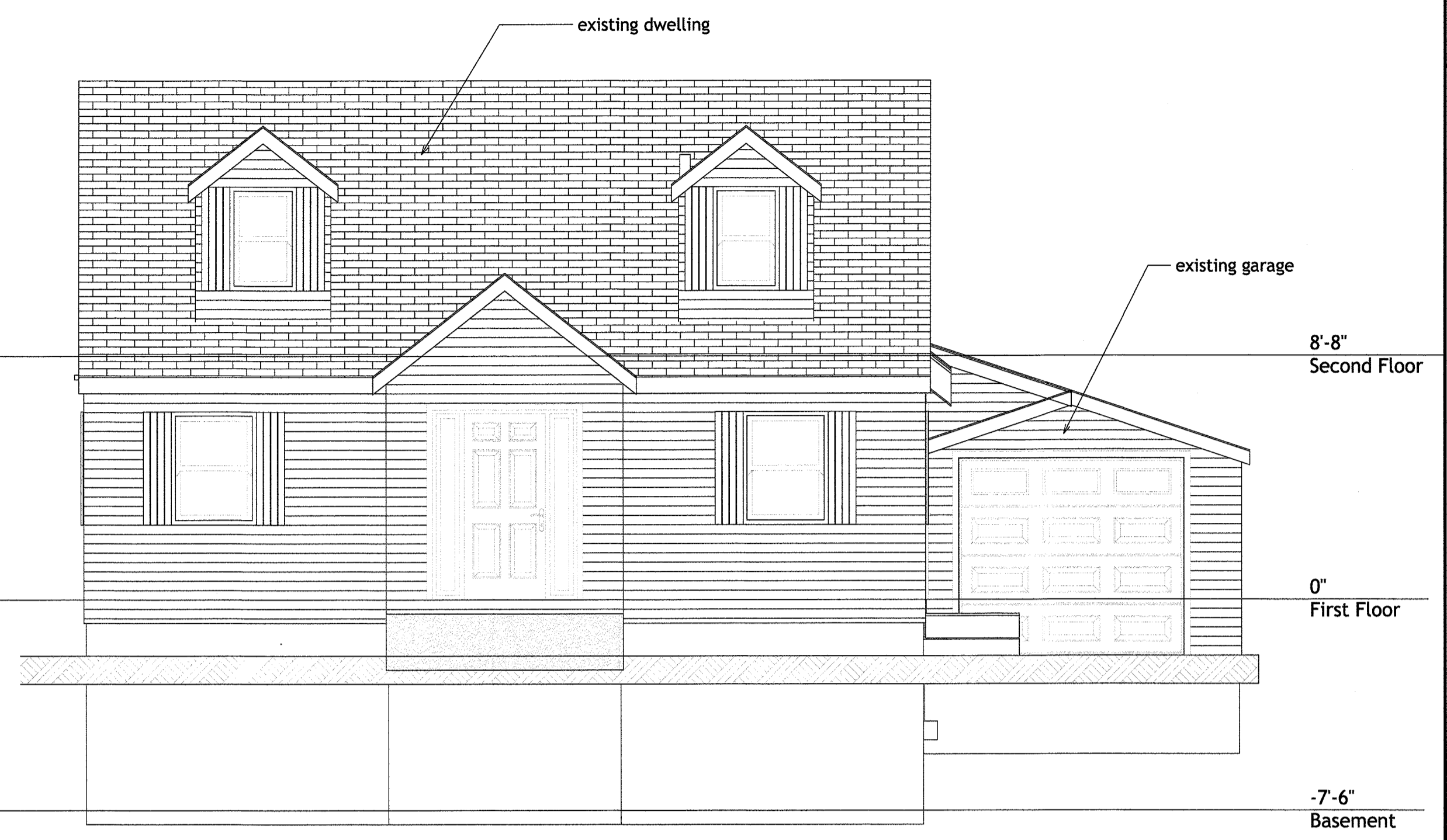
Basement & Foundation Plan

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

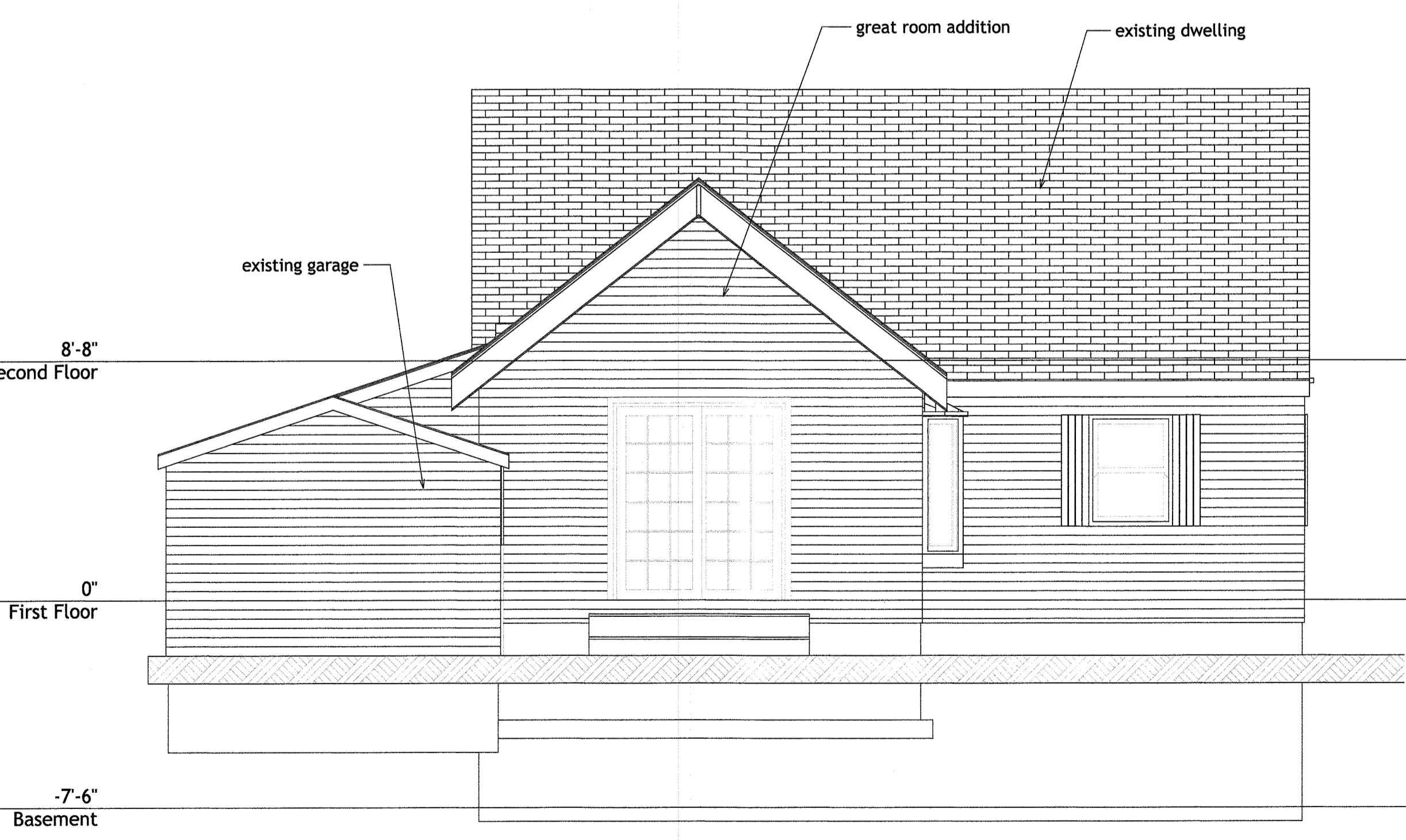
MAR 2 2022



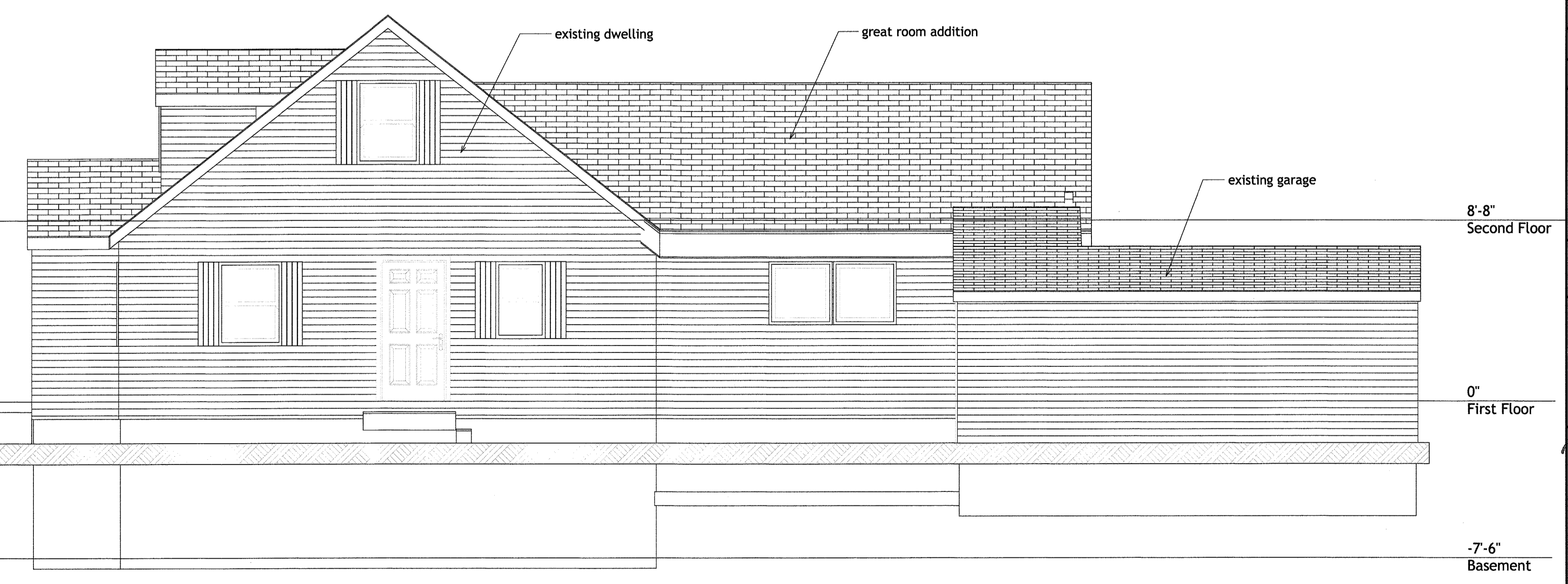
North Elevation
SCALE: 1/4" = 1'-0"



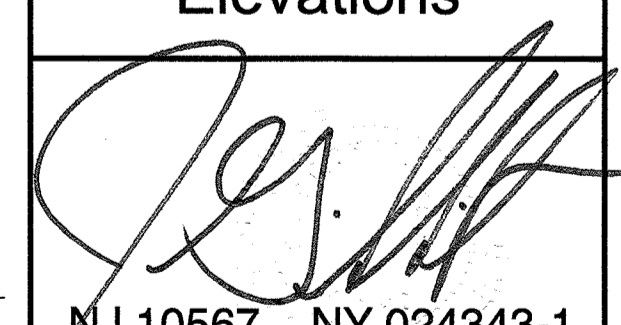
West Elevation
SCALE: 1/4" = 1'-0"

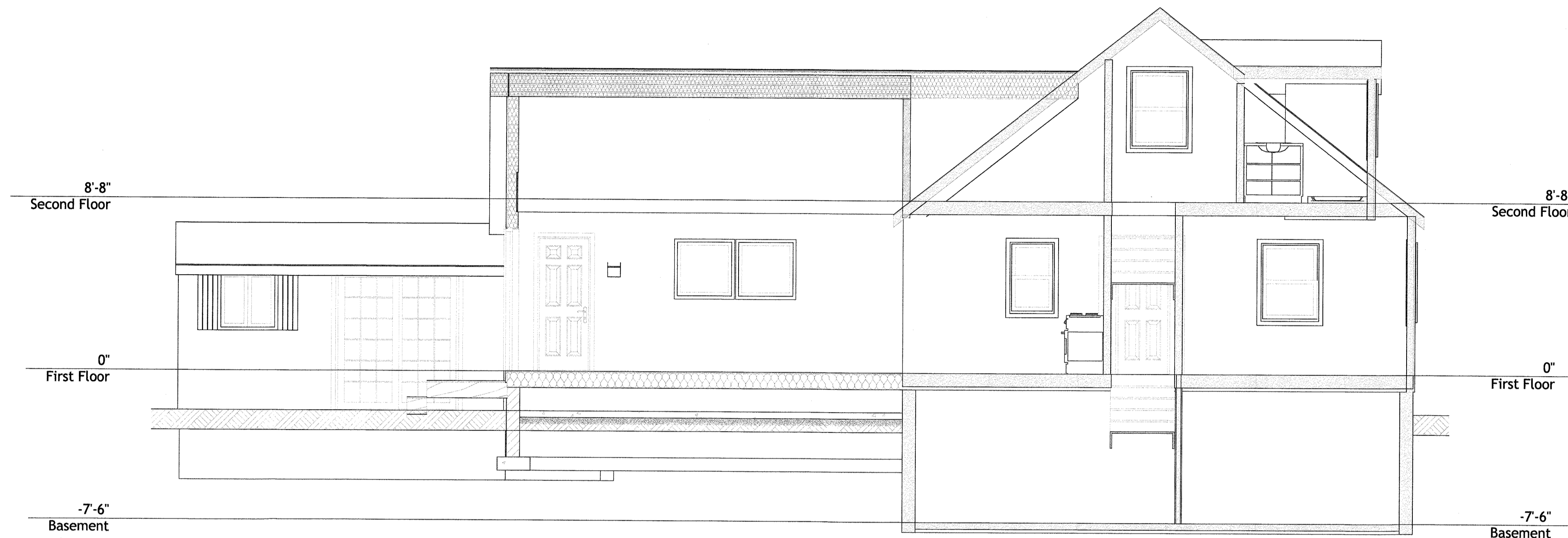


East Elevation
SCALE: 1/4" = 1'-0"

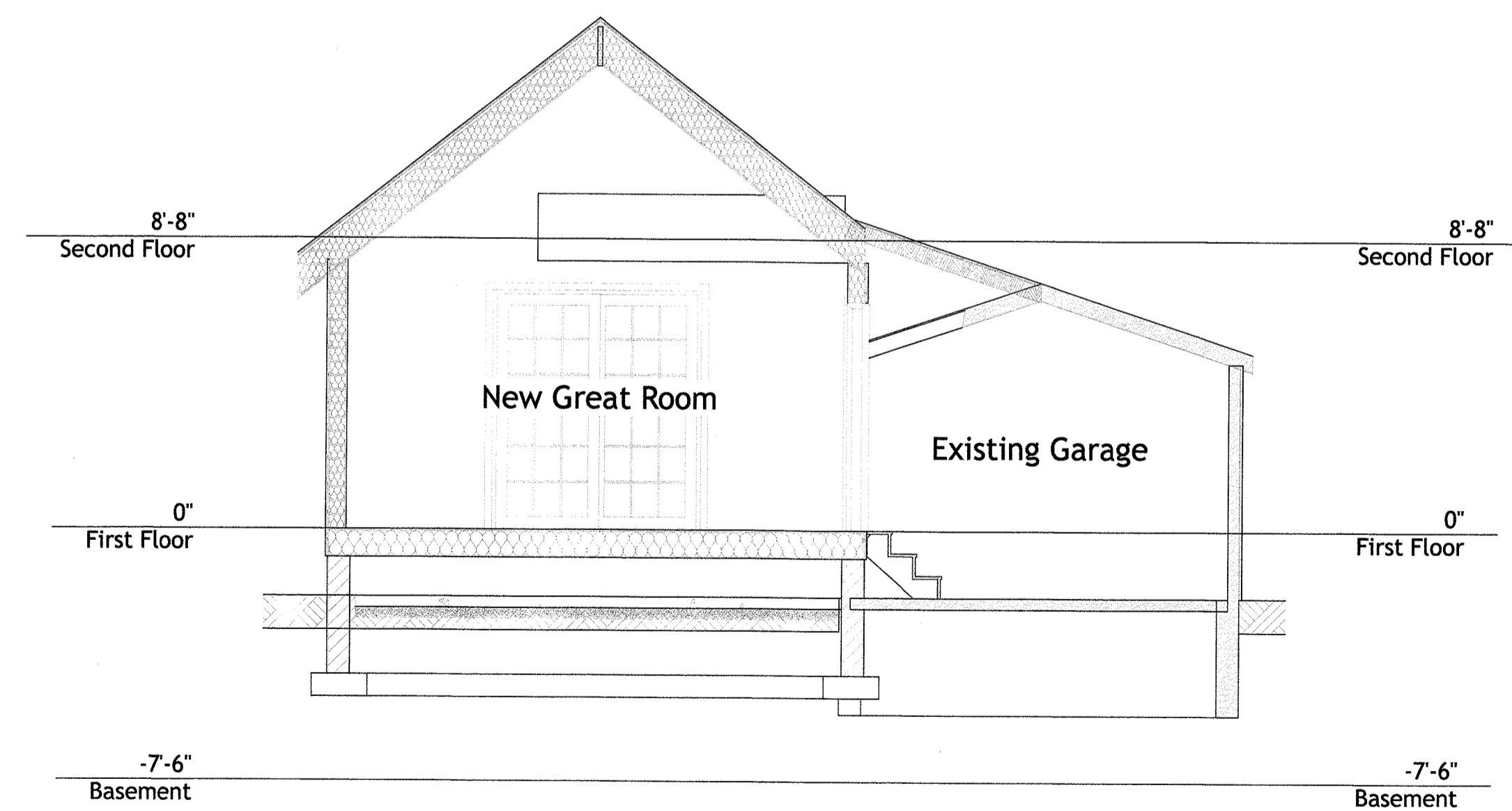


South Elevation
SCALE: 1/4" = 1'-0"

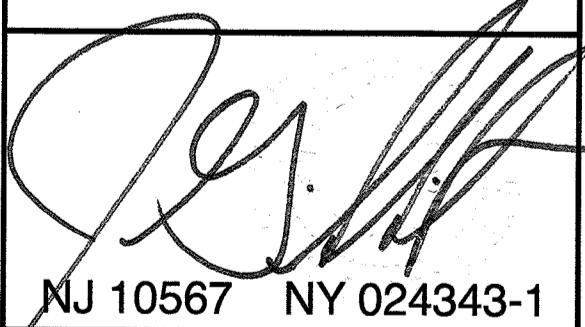
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Mr & Mrs Sambenito		
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Tappan		
Town of Orangetown		
Rockland County		
New York 10983		
Elevations		
		
NJ 10567 NY 024343-1		
John J Gilchrist		
Architect		
A Professional Corporation		
8 Coach Lane		
Upper Saddle River		
New Jersey 07458		
Phone 201 573 1877		
JGilchristAIA@aol.com		
1/4" = 1'-0"	Sambenito	
	2 of 3	
210906		



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



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

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Date	Issue	Initial
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Mr & Mrs Sambenito		
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Sections		
		
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New Jersey 07458		
Phone 201 573 1877		
JGilchristAIA@aol.com		
1/4" = 1'-0"	Sambenito 3 of 3	
210906		