

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: 02/18/2022

2022 LAND USE BOARD APPLICATION

Please check all that apply:

<input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Planning Board <input checked="" type="checkbox"/> Zoning Board of Appeals <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 checked="" type="checkbox"/> Residential <input type="checkbox"/> Historical Board <input type="checkbox"/> Architectural Board <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#: BDR-539-22
ASSIGNED
INSPECTOR: Glenn

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

Project Name: HEIT - MARTINEZ

Street Address: 11 ISABEL RD., ORANGEBURG, NY

Tax Map Designation:

Section: 74.14 Block: 2 Lot(s): 8
 Section: _____ Block: _____ Lot(s): _____

Directional Location:

On the south/east side of ISABELA RD., approximately
0 feet CORNER of the intersection of HEATHER LANE, in the
 Town of ORANGETOWN in the hamlet/village of _____.

Acreage of Parcel 7,272 sf
School District SOSCD
Ambulance District ASOC
Water District SUEZ

Zoning District R-15
Postal District 10962
Fire District OFD
Sewer District RCD

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

A SECOND FLOOR ADDITION ON THE EXISTING ONE STORY REZIDENCE FOOTPRINT

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 N/A

Are there **streams** on the site? If yes, please provide the names. N/A

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

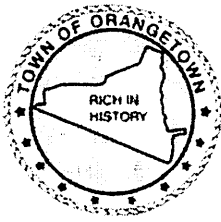
N/A

Project History:

Has this project ever been reviewed before? N/A

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: February 4, 2022

Applicant: Heit

Address: 11 Isabel Rd, Orangeburg, 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% w/ 25% proposed, Column 8 Front Yard 30' with 20.3' proposed, Column 11 Required Rear Yard 35' w/ 27' proposed, Column 12 Max Height 20 (as per Section 5.21) with 25' proposed.

Section 5.21 Undersized lot applies

4 variances required

Section: 74.14 Block: 2 Lot: 8


Dear Heit:

Please be advised that the Building Permit Application, which you submitted on January 27, 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,

 2-4-22

Richard Oliver
Deputy Building Inspector

 2-4-22 

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

Date
CC: Rosanna Sfraga
Liz Decort
Debbie Arbolino

SWIS	PRINT KEY	NAME	ADDRESS
392489	74.14-2-6	James Wilson	10 Isabel Rd,Orangeburg, NY 10962
392489	74.14-2-7	Frank Stevens	12 Isabel Rd,Orangeburg, NY 10962
392489	74.14-2-8	Henry Martinez	11 Isabel Rd,Orangeburg, NY 10962
392489	74.14-2-9	Joyce C Watson	9 Isabel Rd,Orangeburg, NY 10962
392489	74.14-2-10	Monica Colvin	7 Isabel Rd,Orangeburg, NY 10962
392489	74.14-2-11	Katherine Morris	5 Isabel Rd,Orangeburg, NY 10962
392489	74.14-2-16	Jeanette Bonardi	6 Heather La,Orangeburg, NY 10962
392489	74.14-2-17	Marciana Garcia	8 Heather Ln,Orangeburg, NY 10962
392489	74.14-2-18	Ligia Jara	9 Heather Ln,Orangeburg, NY 10962
392489	74.14-2-19	Charlotte Trott	7 Heather La,Orangeburg, NY 10962
392489	74.14-2-29	Mitch Mitchell	11 E Lowe Ln,Orangeburg, NY 10962
392489	74.14-2-31	Terence Hanneman	2 N Mary Francis St,Orangeburg, NY 10962
392489	74.14-2-32	John Viola	4 N Mary Francis St,Orangeburg, NY 10962
392489	74.14-2-33	Yashira Y Laurent	6 N Mary Francis St,Orangeburg, NY 10962

Generated by REScheck-Web Software
Compliance Certificate

Project: Heit-Martinez Addition
 Energy Code: 2018 IECC
 Location: Rockland County, New York
 Construction Type: Single-Family Addition
 Project Type: Addition
 Climate Zone: 5 (5999 HDD)
 Permit Date:
 Permit Number:
 Construction Site: 11 Isabel Road, Orangetown, NY 10962
 Owner/Agent:
 Designer/Contractor: John J Gilchrist Architect PC

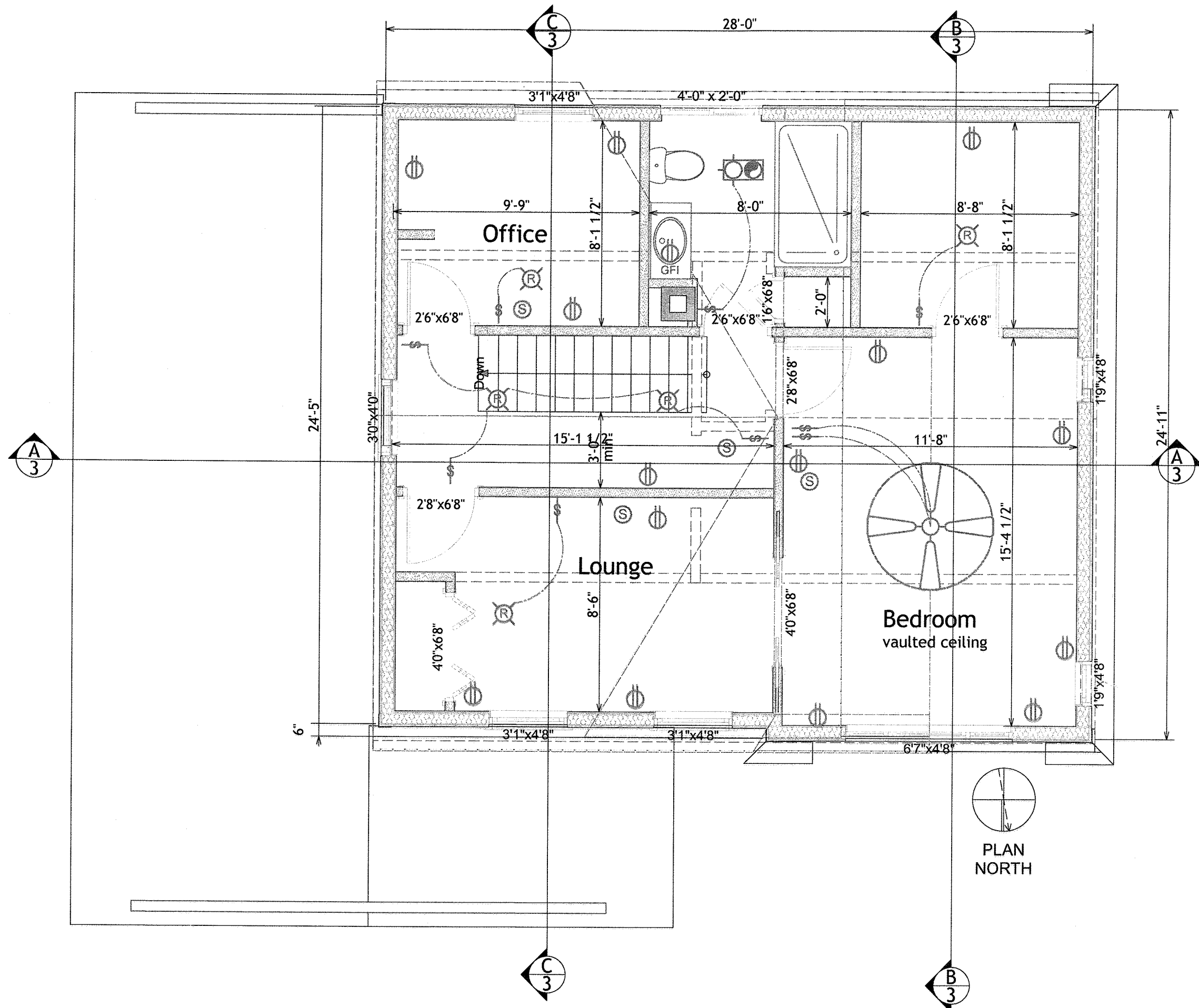
Compliance: Passes Using UA Trade-off
 Compliance: 2.1% Better Than Code
 The % Better or Worse Than Code index reflects how close to compliance the house is based on code trade-off rules. It does NOT provide an estimate of energy use or cost relative to a normcode home.
 Slab-on-grade tradeoffs are no longer considered in the UA or performance compliance path in REScheck. Each slab-on-grade assembly in the specified climate zone must meet the minimum energy code insulation R-value and depth requirements.

Assembly	Gross Area of Perimeter	Cavity R-Value	Cont. R-Value	Prop. U-Factor	Req. U-Factor	Prop. UA	Req. UA
Ceiling: Cathedral Ceiling	690	38.0	0.0	0.027	0.026	19	18
Wall: Wood Frame, 24" o.c.	848	21.0	0.0	0.056	0.060	41	44
Window: Vinyl Frame	110			0.300	0.300	33	33

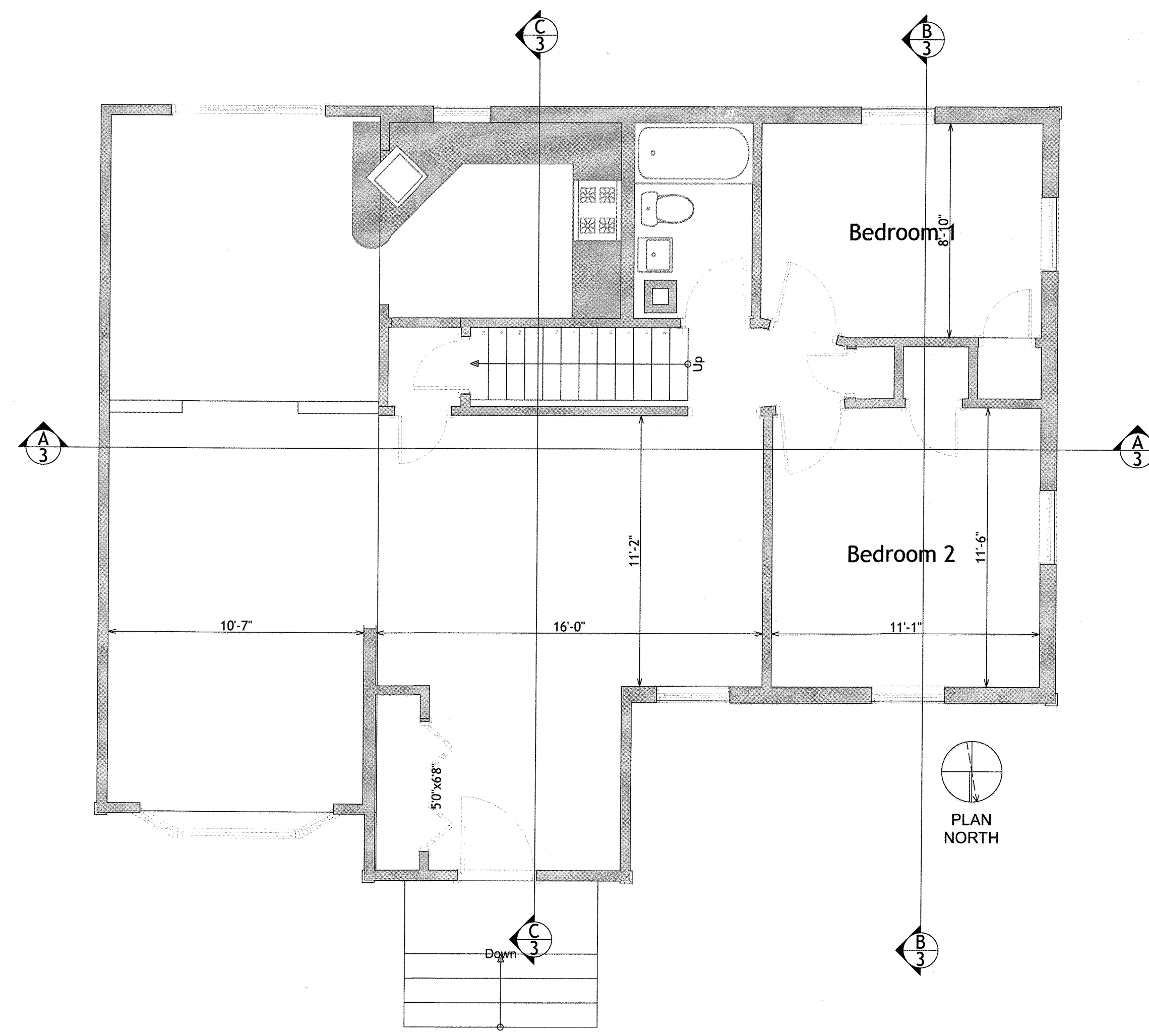
Compliance Statement: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2018 IECC requirements in REScheck Version 1: REScheck-Web and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.

Electrical Symbols

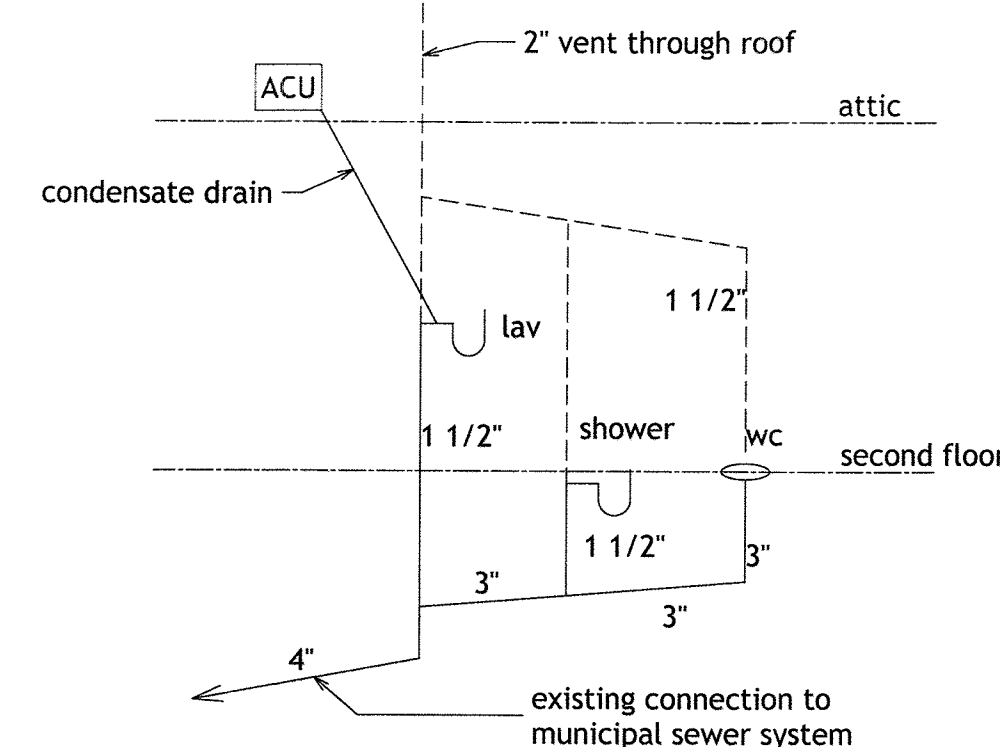
- light switch
- duplex convenience outlet, 18" aff
- duplex convenience outlet w/ ground fault interrupt protection
- recessed LED light fixture, type IC rated for insulation contact
- keyless lamp holder
- exhaust fan/light combination unit vent to exterior
- smoke & carbon monoxide detector combination, hardwired & interconnected w/ battery back up
- ceiling fan junction box



Second Floor Plan
 SCALE: 1/4" = 1'-0"



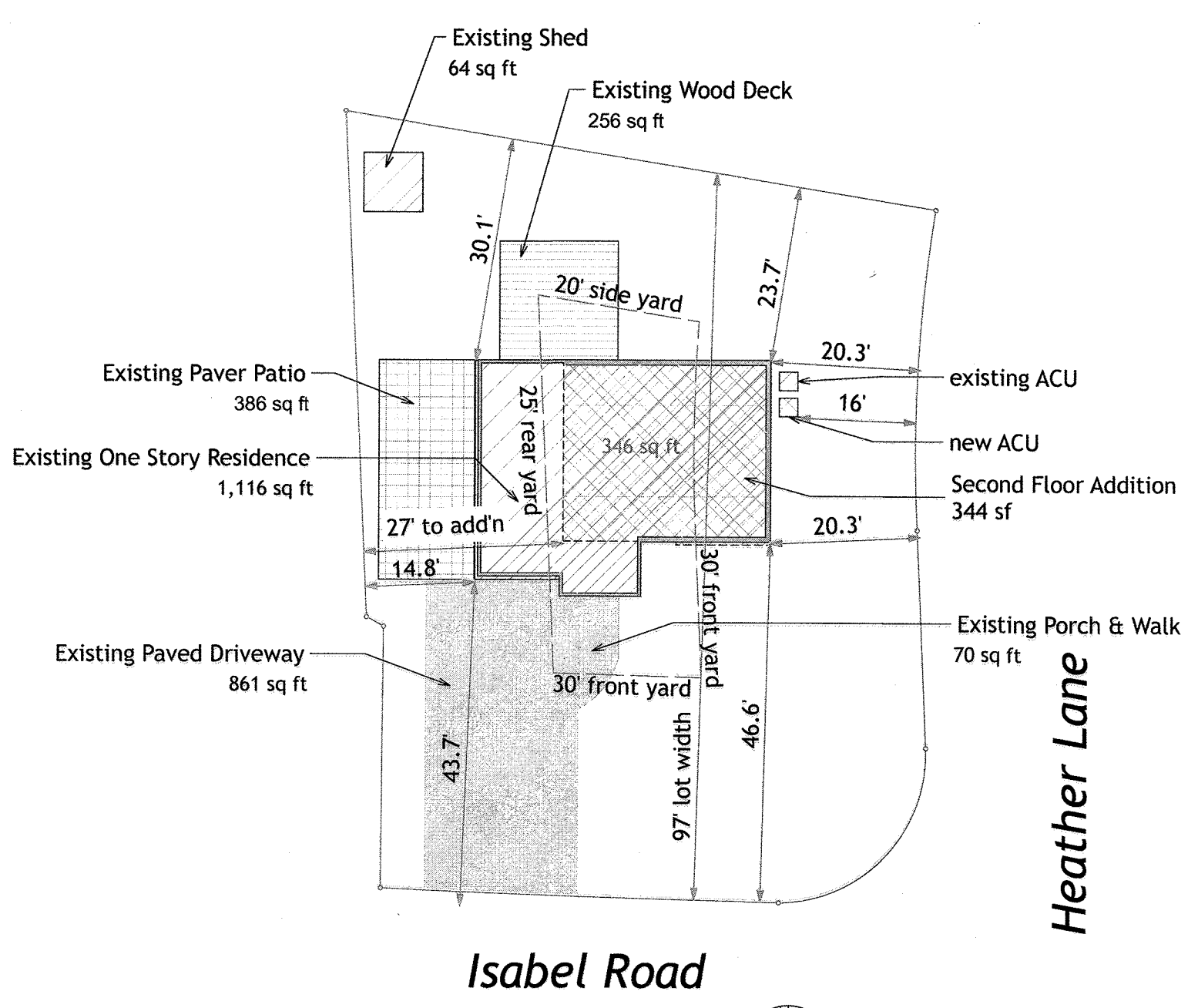
First Floor Plan
 SCALE: 1/4" = 1'-0"



Sanitary Riser Diagram
 SCALE: 1/4" = 1'-0"

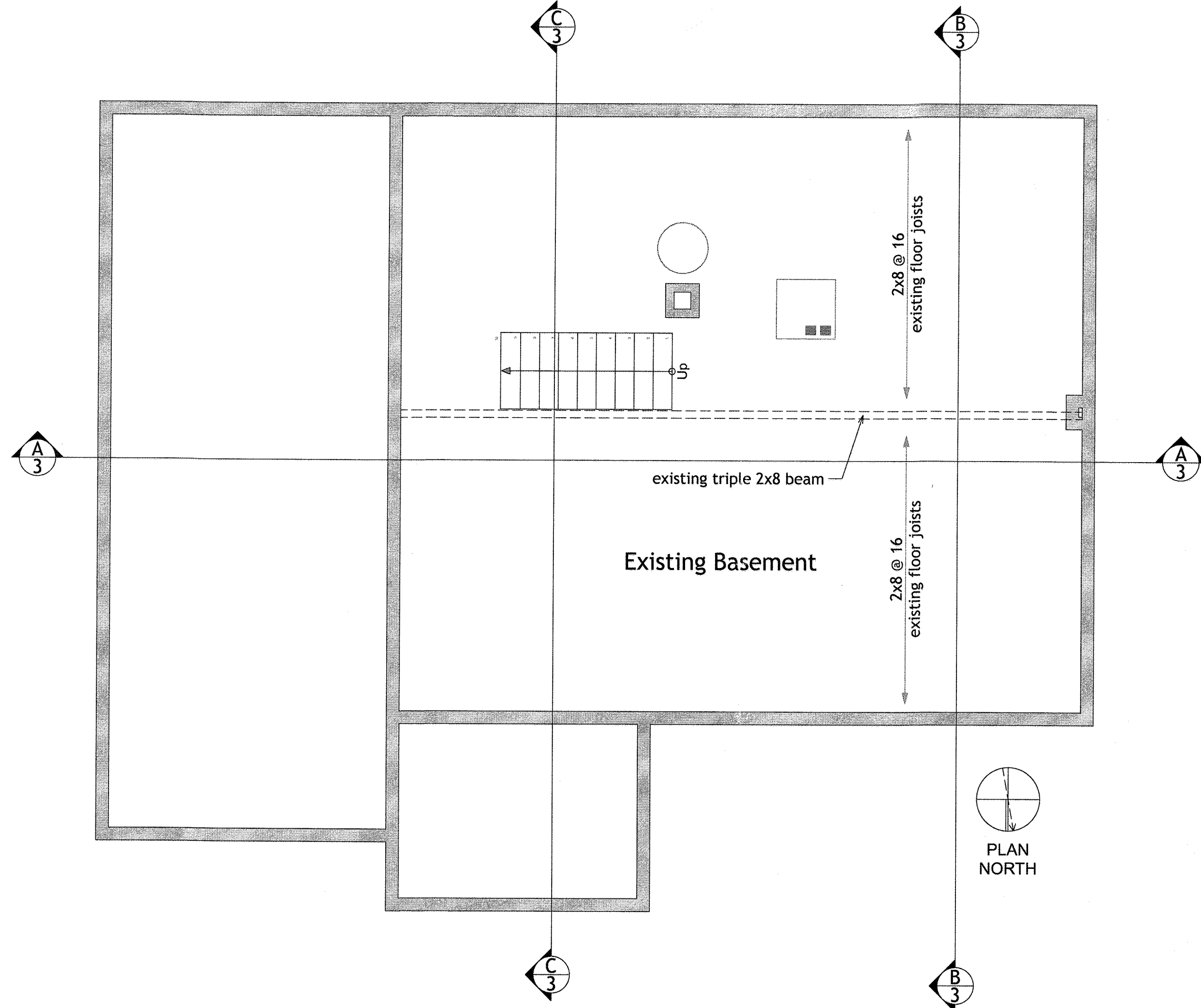
Zoning Schedule			
District	Ordinance	Existing	Proposed
R-15 Group M Single Family Residence			
4 Maximum Floor Area Ratio	0.2	0.201	0.247
5 Minimum Lot Area	15,000	7,272	not changed
6 Minimum Lot Width	100	97	not changed
7 Minimum Street Frontage	75	156.6	not changed
8 Required Front Yard Depth	30	20.3	not changed
9 Required Side Yard Width	20	23.7	not changed
10 Total Width both Required Side Yards	50	na	
11 Required Rear Yard Depth	35	14.8	27 to addition
12 Max Building Height per 5.21(e)	20	16	25
Maximum Principal Building Coverage	11.5%	15.3%	not changed
Maximum Lot Coverage	23%	37.9%	not changed

Floor Areas			
	Existing	Proposed	sq ft
First Floor	1,116	1,116	sf
Second Floor	346	683	sf
Total Floor Area	1,462	1,799	sf
Other Impervious Coverage:			
Front Porch & Walk	70	70	sf
Driveway	861	861	S
Paver Patio	386	386	
Deck	256	256	
Shed	64	64	sf
Total Lot Coverage	2,753	2,753	sf



Site Plan
 Scale: 1" = 20.0'
 0 10' 20' 40' PLAN NORTH

Prepared with information taken from "Survey of Property Survey Janet C. Negre & Fernando L. & Marilyn Reyes Orangetown, N.Y. Town of Orangetown Rockland County," by Thomas A. Donavan, P.L.S. dated September 29, 1986



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

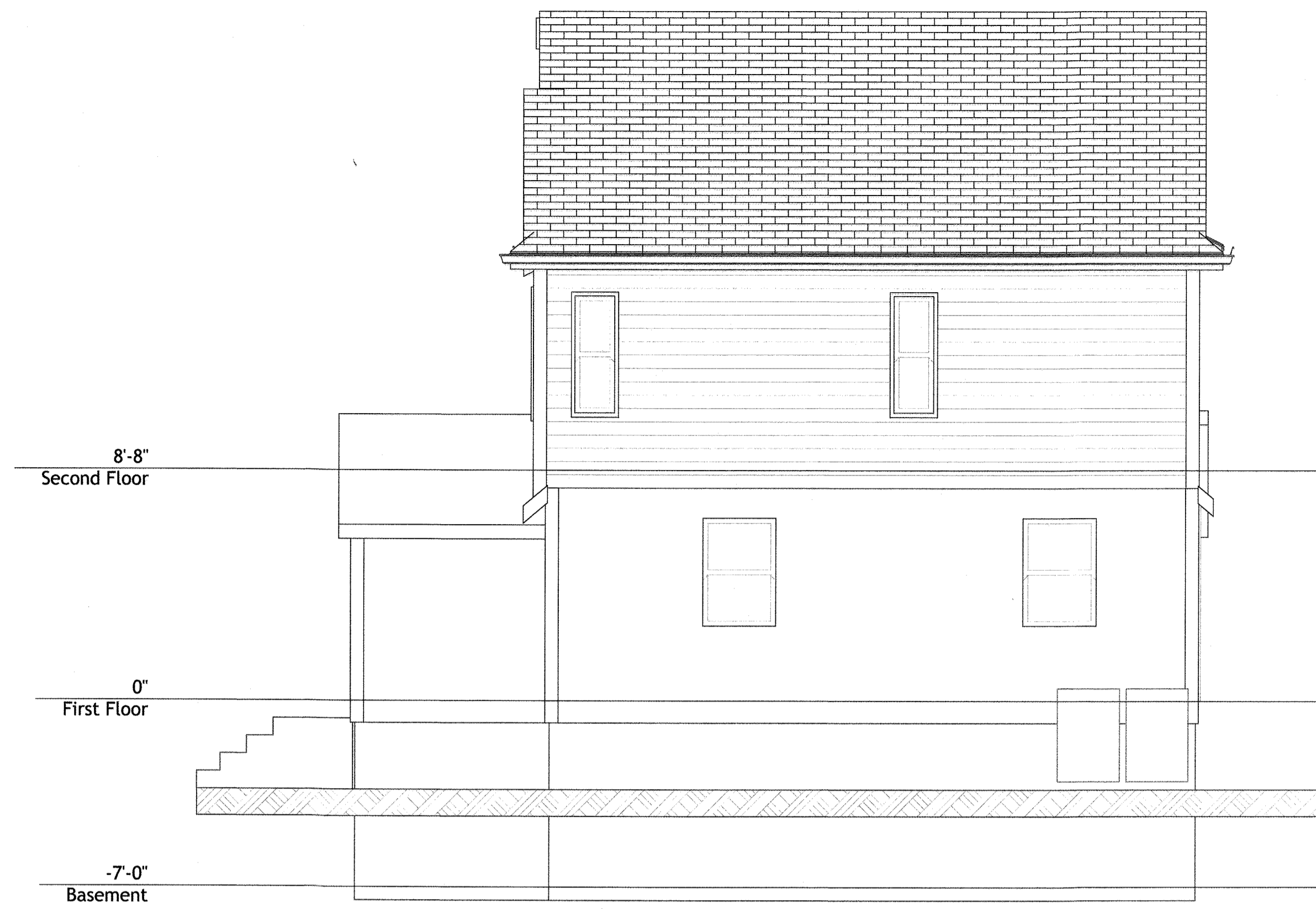
JOHN J GILCHRIST ARCHITECT
 A Professional Corporation

Design Data
 2020 Residential Code of New York State
 Addition
 Area Largest Floor
 Existing First Floor 1,116 sf
 Second Floor Addition 690 sf
 Use Group R-5
 Construction Type VB
 Two Stories, 25' height
 Volume of Addition 5,520 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 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 dimensions subject to verification in field

2-15-22	for review	JJG
1-25-22	for review	JJG
1-11-22	for review	JJG
Date	Issue	Initial
Residential Addition & Renovations for		
Heit-Martinez		
11 Isabel Road		
Orangetown		
Town of Orangetown		
Rockland County New York 10962		

Floor Plans

 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" Heit-Martinez
 1 of 3
 211210



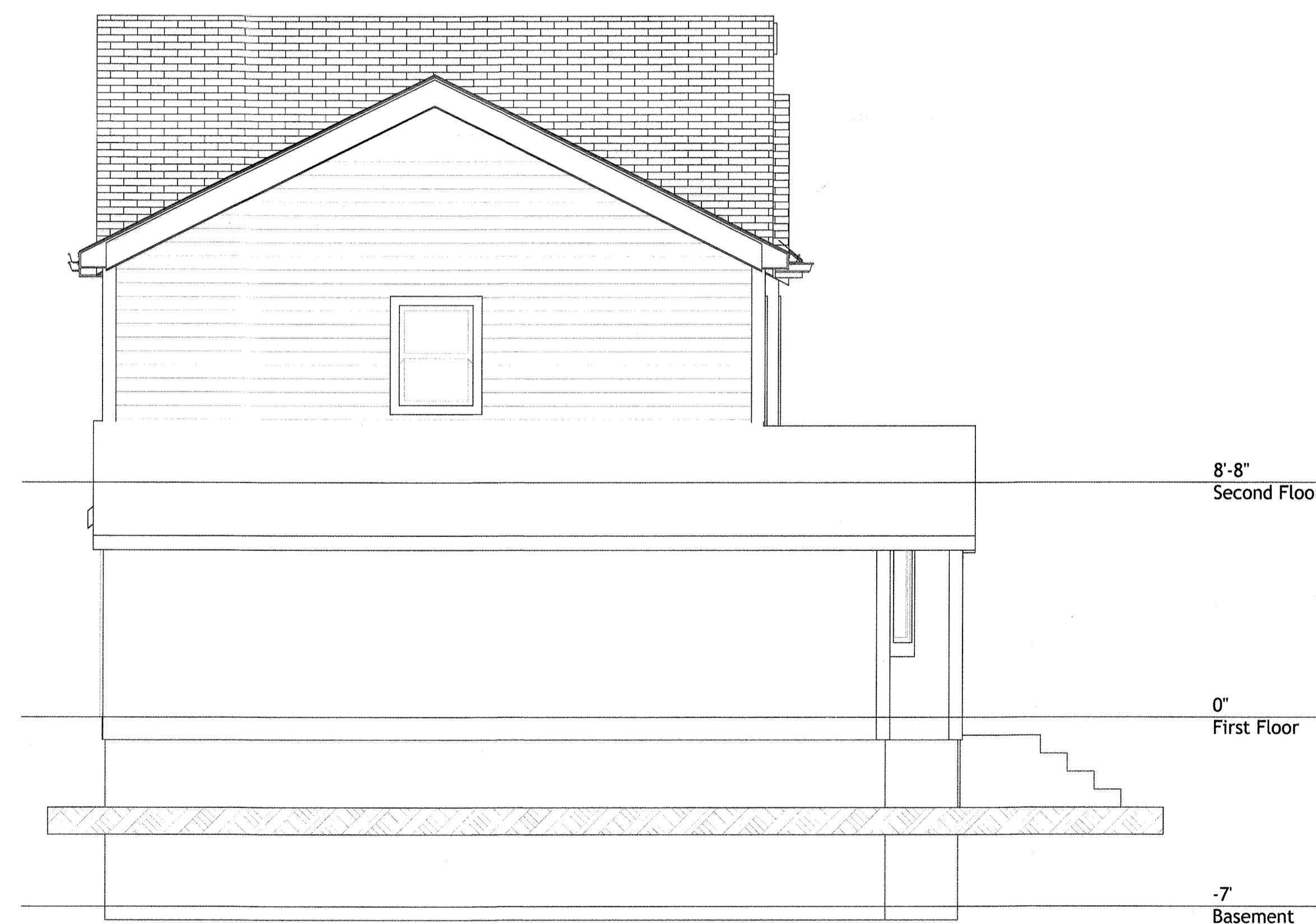
West Elevation
SCALE: 1/4" = 1'-0"



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



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



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

Window Notes:

Windows indicated as "Egress Units" (at least one per new bedroom) shall meet the following dimensions:
 Minimum net opening area 5.7 sf except grade floor openings 5.0 sf
 Minimum net clear opening height 24"
 Minimum net clear opening width 20"
 Maximum sill height 44"
 Egress windows shall be operational from inside without use of keys, tools or special knowledge.

Window sizes are based upon Anderson 400 Series standard sizes. Other window manufacturers may be substituted but contractor is responsible to verify that opening clearances comply.

When top of sill is less than 24" above the finished floor & greater than 72" above exterior grade the window shall be equipped with an ASTM F2090 opening control device that limits the opening to prevent the passage of a 4" sphere.

Windows in hazardous locations and windows indicated to be tempered shall have "Tempered Safety Glazing" and shall be marked as such by the manufacturer.

Glazing is double pane w/ Low-E coating, U Value = 0.30 maximum

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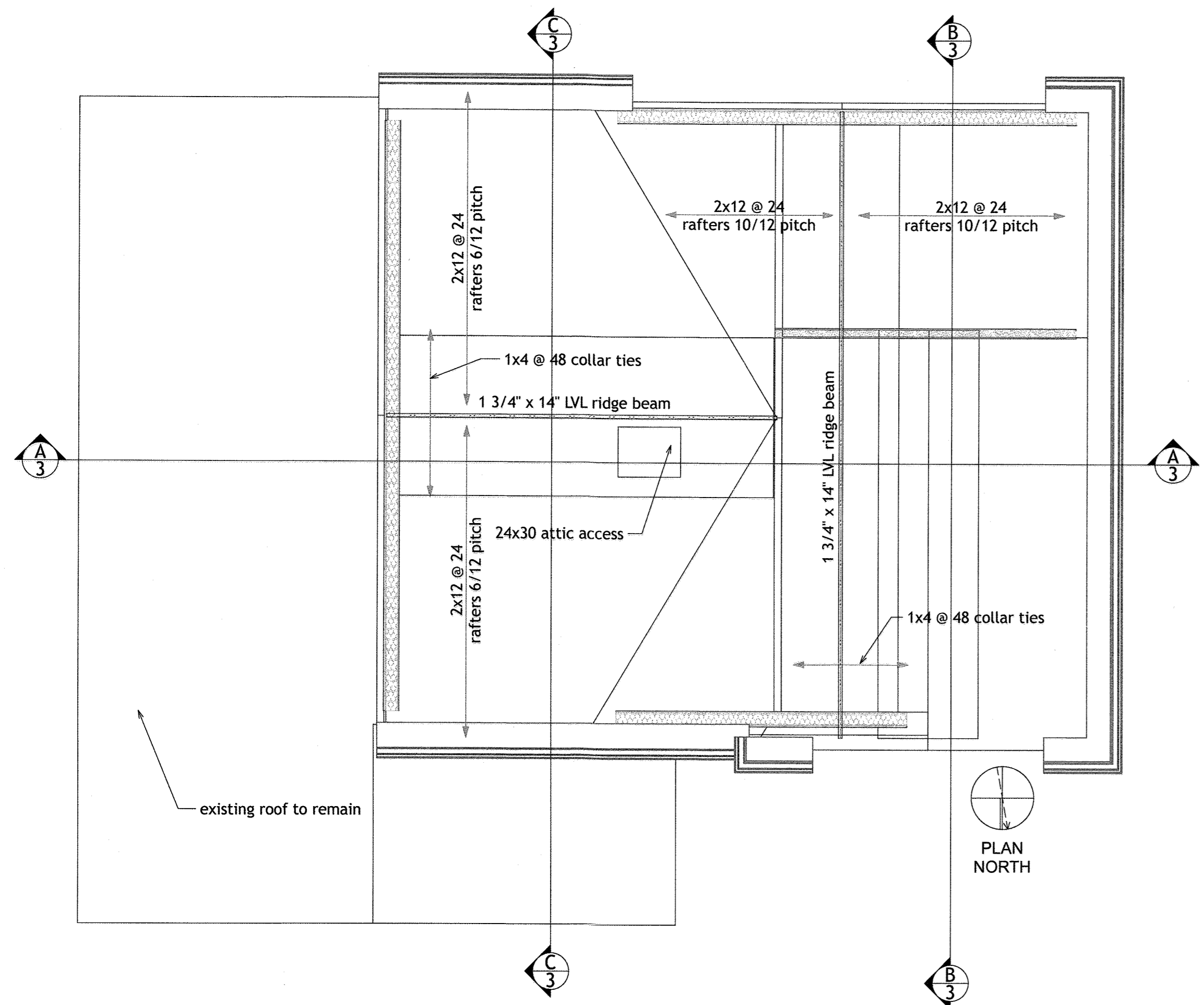
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Elevations

NJ 10567 NY 024343-1

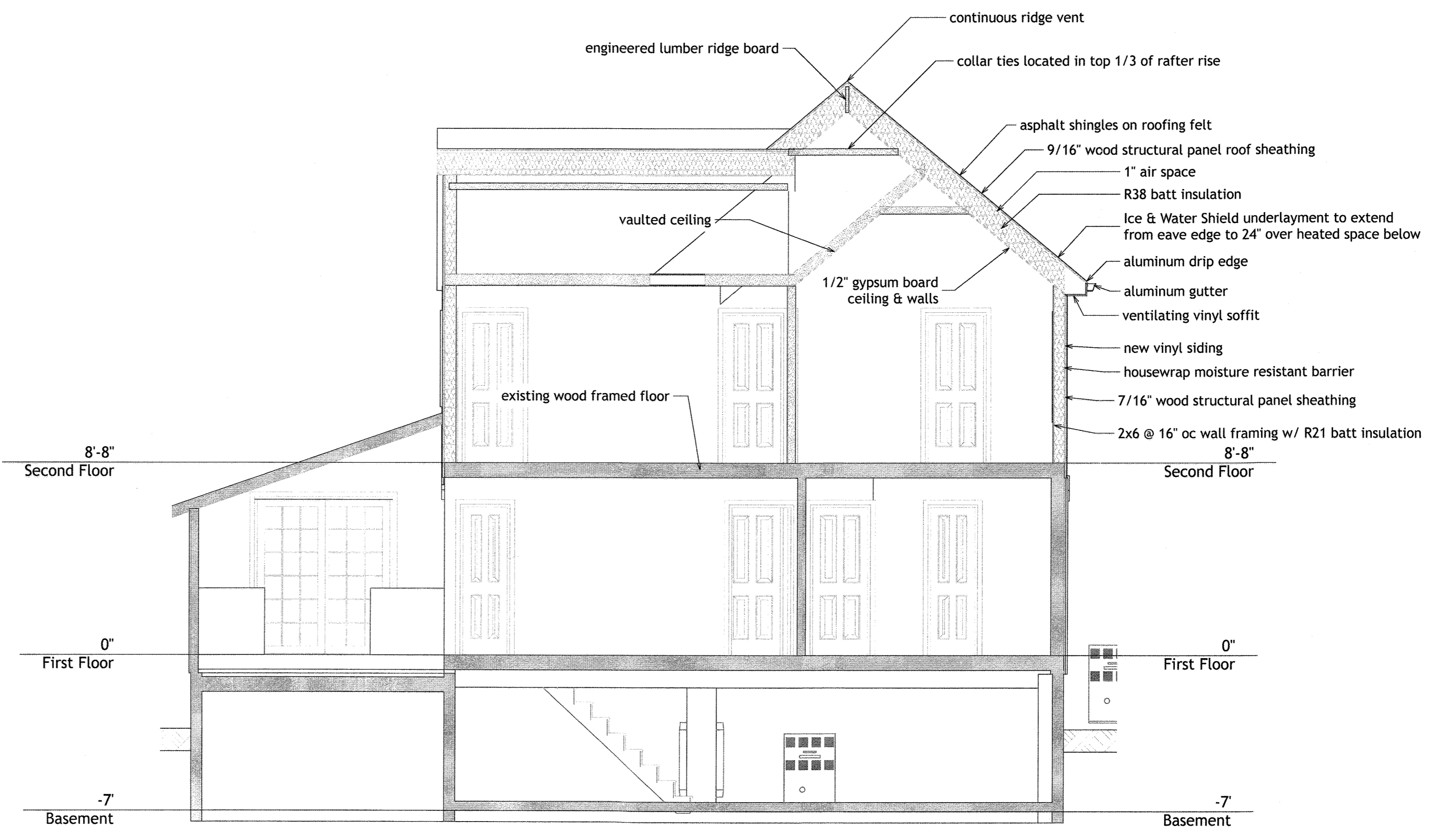
John J Gilchrist
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WINDOW SCHEDULE					
Unit Dimensions	1'-9"×4'-8"	3'-0"×4'-0"	3'-1"×4'-8"	4'-0"×2'-0"	6'-7"×4'-8"
View from Opening Side					
Quantity	2	1	3	1	1
Fire Egress	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Tempered	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Notes				slider	



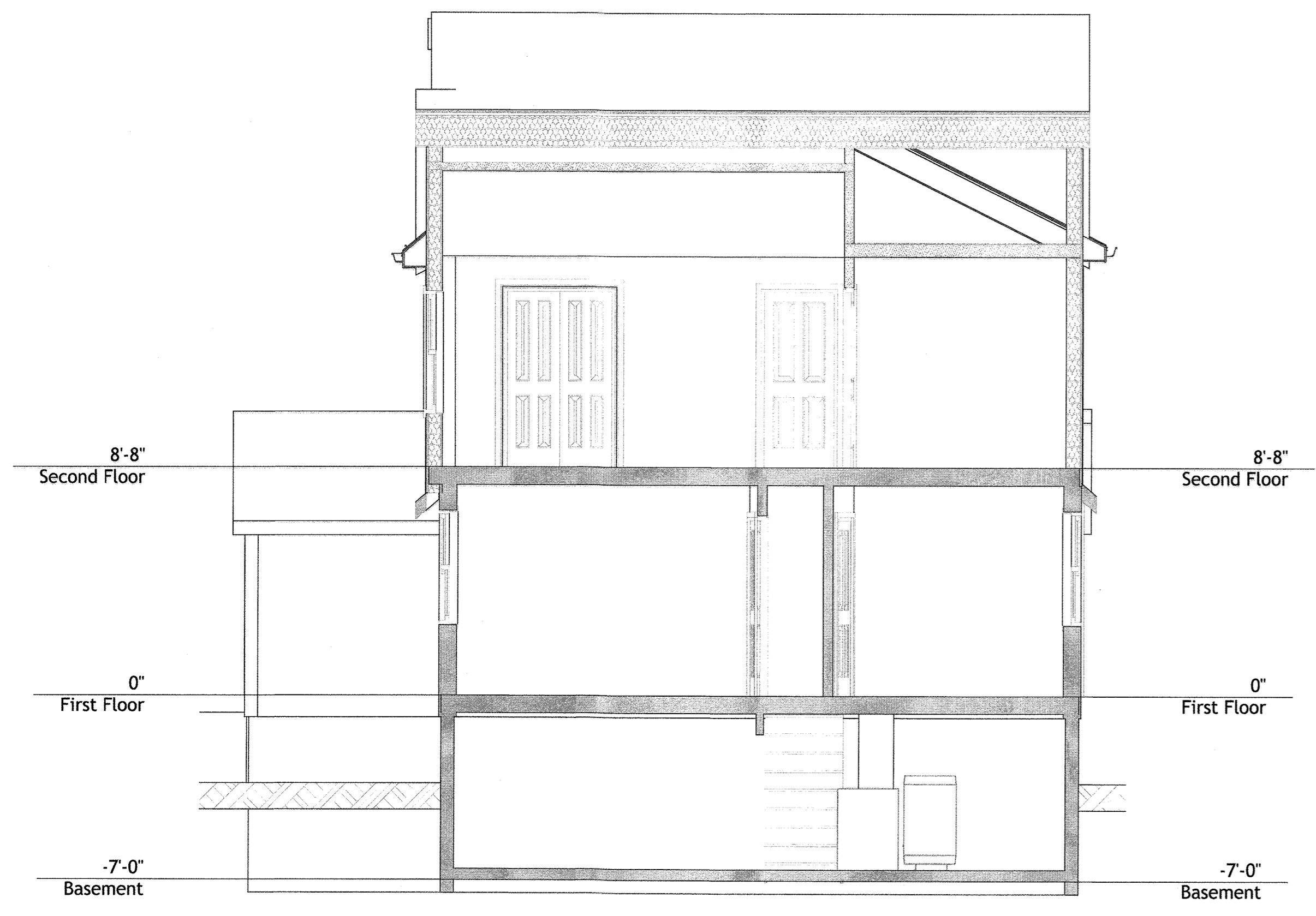
Roof Plan

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



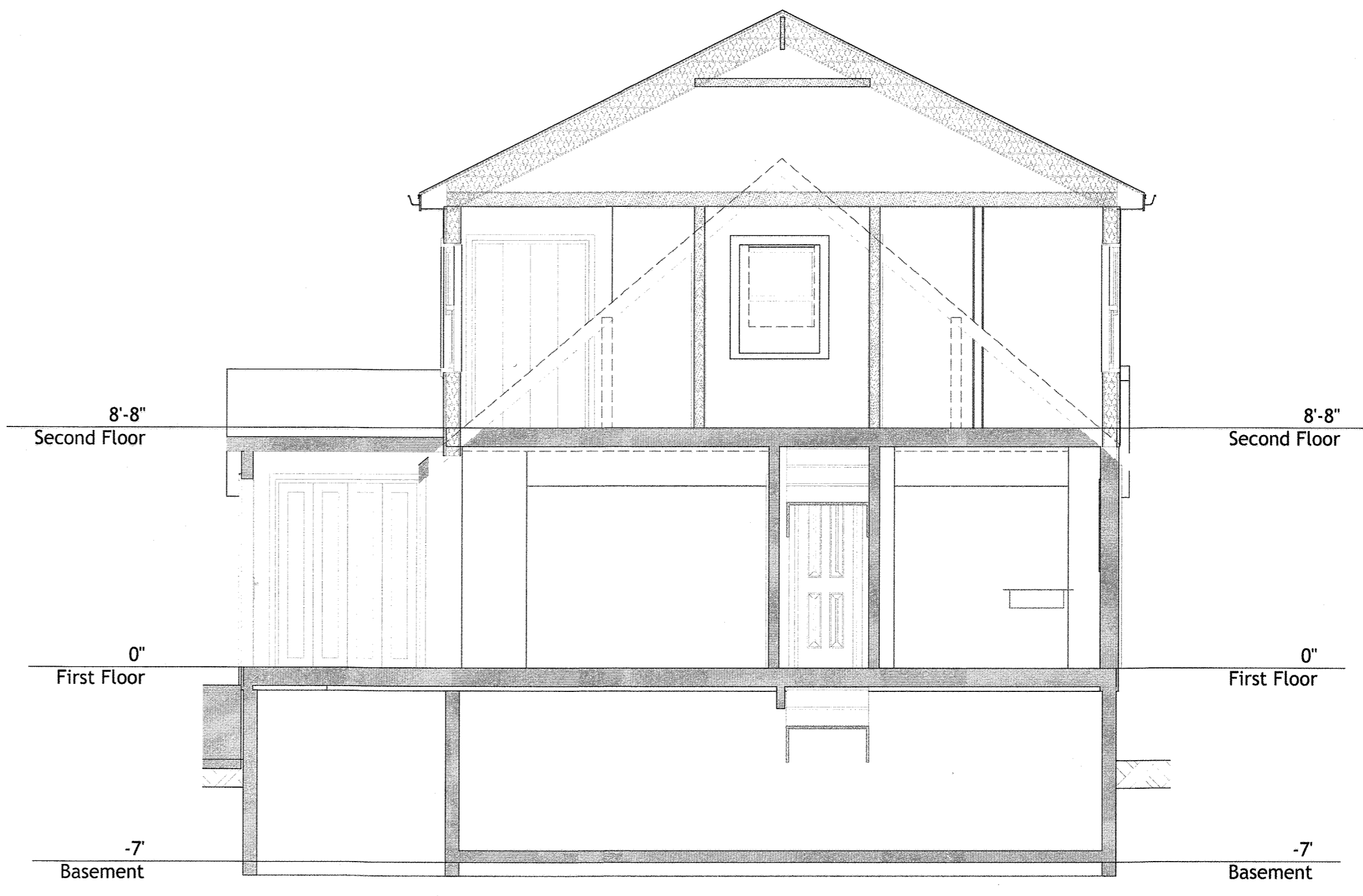
Section A

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



Section B

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



Section C

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

**JOHN J
GILCHRIST
ARCHITECT**
A Professional Corporation

2-15-22	for review	JJG
1-25-22	for review	JJG
1-11-22	for review	JJG
Date	Issue	Initial

Residential Addition & Renovations
for
Heit-Martinez
11 Isabel Road
Orangeburg
Town of Orangetown
Rockland County New York 10962

Sections

John J Gilchrist
Architect
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8 Coach Lane
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Phone 201 573 1877
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1/4" = 1'-0" Heit-Martinez
3 of 3

211210