

Name of Municipality: TOWN OF ORANGETOWN Date Submitted: _____

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 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#: BDR-612-22
 ASSIGNED
 INSPECTOR: Glenn

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

Project Name: Stefani Residence

Street Address: 350 Oak Tree Rd. Palisades, NY 10964

Tax Map Designation:

Section: 77.16 Block: 1 Lot(s): 24

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

Directional Location:

On the north side of Oak Tree Rd., approximately 1,300 feet west of the intersection of Piermont Road (CR 340), in the Town of ORANGETOWN in the hamlet/village of Palisades.

Acreage of Parcel <u>.576</u>	Zoning District <u>LIO</u>
School District <u>S. Orangetown</u>	Postal District <u>Palisades</u>
Ambulance District <u>SOAC</u>	Fire District <u>Tappan</u>
Water District <u>Suez</u>	Sewer District <u>Orangetown</u>

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

New 2 story residence. First floor raised 25" higher to EL 32 reduce potential seasonal flooding

Existing residence to be replaced.

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

Date: 3/14/22 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? _____
- 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: February 17, 2022

Applicant: Stefani

Address: 350 Oak Tree Rd., Palisades, NY

RE: Application Made at: same

Chapter 43, Section 5.21(e) Max Height 20' with 24.66' proposed
One variances required

Section: 77.16 Block: 1 Lot: 24

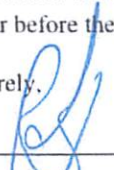
Dear Stefani:

Please be advised that the Building Permit Application, which you submitted on
January 31, 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

February 21, 2021

Jennifer Stefani
350 Oak Tree Rd
Palisades, NY 10964

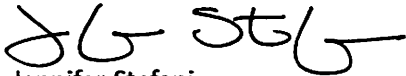
Town of Orangetown – Building Department
20 Greenbush Rd.
Orangeburg, NY 10962

Re: Written authorization for agent to appear on owner behalf
350 Oak Tree Rd
Palisades, NY 10964

Dear Zoning Board members,

I hereby authorize Kier B. Levesque Architect to appear on my behalf before the Town of Orangetown Zoning Board of Appeals as agent for the above referenced property.

Sincerely,

A handwritten signature in black ink, appearing to read 'JG Stefani', with a long horizontal stroke extending to the right.

Jennifer Stefani
215-990-0220

SWIS	PRINT KEY	NAME	ADDRESS
392489	77.16-1-2	County Of Rockland	11 New Hempstead Rd,New City, NY 10956
392489	77.16-1-20.1	Keith Connolly	1 Lauren Rd,Palisades, NY 10964
392489	77.16-1-20.8	Ageksandir Kilerciyan	12 Lauren Rd,Palisades, NY 10964
392489	77.16-1-20.9	Lawrence Costello	10 Lauren Rd,Palisades, NY 10964
392489	77.16-1-20.12	Joseph Green	4 Lauren Rd,Palisades, NY 10968
392489	77.16-1-20.13	Deborah J Vahey-Schwartz	2 Lauren Rd,Palisades, NY 10964
392489	77.16-1-20.14	Jason Rich	17 Lauren Rd,Palisades, NY 10964
392489	77.16-1-21	Fort Comfort LLC	45 Mapleshade Ave,Pearl River, NY 10965
392489	77.16-1-22	Yvonna Kopacz	380 Oak Tree Rd,Palisades, NY 10964
392489	77.16-1-23	Cellen Wolk	10 Hey Hoe Woods Rd,Palisades, NY 10964-0554
392489	77.16-1-24	Jennifer Stefani	350 Oak Tree Rd,Palisades, NY 10964
392489	77.16-1-25	Share of New Square Inc	286 N Main St Ste 210,Spring Valley, NY 10977
392489	77.16-1-26.1	Zera Zisha	82 N Garfield Rd,Spring Valley, NY 10977
392489	77.16-1-26.2	Zisha Zera	82 N Garfield Rd,Spring Valley, NY 10977
392489	77.16-1-27	Justin Jurman	328 Oak Tree Rd,Palisades, NY 10964
392489	77.16-1-28	Tenneco Inc Tax Dept	P.O. Box 4372,Houston, TX 77210
392489	77.16-1-29	Orange & Rockland Utilities	1 Blue Hill Plz Fl 19,Pearl River, NY 10965
392489	77.16-1-30	Locovare & Ross Inc	300 Oak Tree Rd,Palisades, NY 10964
392489	77.16-1-31	Dean/Carson Tappan LLC DYCO Management Corp.	24 West Railroad Ave PMB-278,Tenafly, NJ 07670
392489	77.20-1-2.2	275 Oaktree Rd Orangetown LLC Attn: Theodore Boccuzzi	105-107 Stonehurst Ave,Northvale, NJ 07647
392489	77.20-1-3	Joel Tozer	305 Oak Tree Rd,Palisades, NY 10964
392489	77.20-1-4	Thomas W Kletecka	375 Oak Tree Rd,Palisades, NY 10964
392489	77.20-1-5	Catherine A Kalaydjian	385 Oak Tree Rd,Palisades, NY 10964
392489	77.20-1-6	Joseph P Bonnema	407 Red Oak Rd,Palisades, NY 10964
392489	77.20-1-7	Justus Morris	406 Red Oak Dr,Palisades, NY 10964
392489	77.20-1-8	Charles Cohen	405 Red Oak Dr,Palisades, NY 10964
392489	77.20-1-9	Robert J Nahoum	404 White Oak Rd,Palisades, NY 10964
392489	77.20-1-10	Daniel Flannery	403 White Oak Rd,Palisades, NY 10964
392489	77.20-1-11	Gregory J Capezzuto	402 White Oak Rd,Palisades, NY 10964
392489	77.20-1-12	Venkatraman Krishnasamy	401 White Oak Rd,Palisades, NY 10964
392489	77.20-1-13	Sindy Benitez	427 White Oak Rd,Palisades, NY 10964
392489	77.20-1-21	Keith Parmas	426 White Oak Rd,Palasides, NY 10964
392489	77.20-1-22	Lisa Goldfarb	425 White Oak Rd,Palisades, NY 10964
392489	77.20-1-24	Christopher Margiotta	423 White Oak Rd,Palisades, NY 10964
392489	77.20-1-25	Ronald Greenberg	422 White Oak Rd,Palisades, NY 10964
392489	77.20-1-26	Ethan D Scher	421 White Oak Rd,Palisades, NY 10964
392489	77.20-1-27	Jonathan Kornvein	420 White Oak Rd,Palisades, NY 10964
392489	77.20-1-28	Kevork Kalayjian	328 Bridge Plaza N Unit 1H, Fort Lee, NJ 07024
392489	77.20-1-37	Heng Jin Kim	411 White Oak Rd,Palisades, NY 10964
392489	77.20-1-38	Cesar Q Toral	410 White Oak Rd,Palisades, NY 10964
392489	77.20-1-39	June Lee	409 Red Oak Dr,Palisades, NY 10964
392489	77.20-1-40	Khaled Ghanem	408 Red Oak Dr,Palisades, NY 10964



OFFICE OF BUILDING, ZONING AND PLANNING
ADMINISTRATION AND ENFORCEMENT

TOWN OF ORANGETOWN
GREENBUSH ROAD
ORANGEBURG, N.Y. 10962

CHARLES U. ZIMMERMANN, P.E.
Director

(914) 359-5100

FAX: (914) 359-8526

DATE: April 30, 1992

TO: Barretta Research Svc. Corp.
220 White Plains Rd.
Tarrytown, NY 10591

RE: 56/500/8
350 Oak Tree Rd.
Palisades, NY

A research made by the Assessor's office of their files
indicates a legal one family dwelling

existing on the aforesaid property.

Their records indicate the house to have been built
approximately 1930, preceding zoning & building
regulations in the Town of Orangetown, there-
fore, there is no Certificate of Occupancy on the original
house.

Very truly yours,

Charles U. Zimmermann
Director - OBZPAE

CUZ:lg
Assessors: ms

OFFICE OF BUILDING, ZONING AND PLANNING
ADMINISTRATION AND ENFORCEMENT
TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK 10962

CERTIFICATE OF OCCUPANCY

Certificate No. 20578 Issued March 31 19 92

Owner of Property William & Kim Miller

Address of Owner 350 Oak Tree Rd., Palisades

FOR PROPERTY LOCATED

Street 350 Oak Tree Rd. Hamlet Palisades

Section 56 Block 500 Lot 8

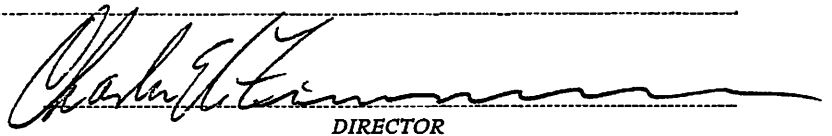
THIS CERTIFIES that PERMISSION is hereby granted for the OCCUPANCY of the
one family dwelling

situated on the above mentioned premises for the purposes specified below:

ZONE L10

PERMITTED USE unheated, screened porch addition to rear of
existing single family residence & detached deck at rear.

It is recommended that wood decks be adequately maintained &
periodically inspected for soundness.


DIRECTOR

Office of Building, Zoning
and Planning Administration and Enforcement
Town of Orangetown, Rockland County, New York

CERTIFICATE OF OCCUPANCY

**OFFICE OF BUILDING, ZONING AND PLANNING
ADMINISTRATION AND ENFORCEMENT
TOWN OF ORANGETOWN**

Certificate No: 30696

Issue Date: 09/11/2000

**Owner of Property: Arthur Tantury
Address of Owner: 350 Oak Tree Road, Palisades**

Location: 350 Oak Tree Road, Palisades

Present use of structure or land: one family dwelling

S-B-L: 77.16-1-24 (n)

ZONED: LIO

Const Type:

Occ Class:

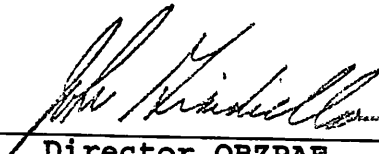
Use of Permit: RESI ALT & ADD

Census Code: 434

THIS CERTIFIES that PERMISSION is hereby granted for the OCCUPANCY of the premises herein described, situated on the above mentioned premises for the purposes specified as follows.

Use and designation for the structure or land and nature of work for which this C.O. is issued:

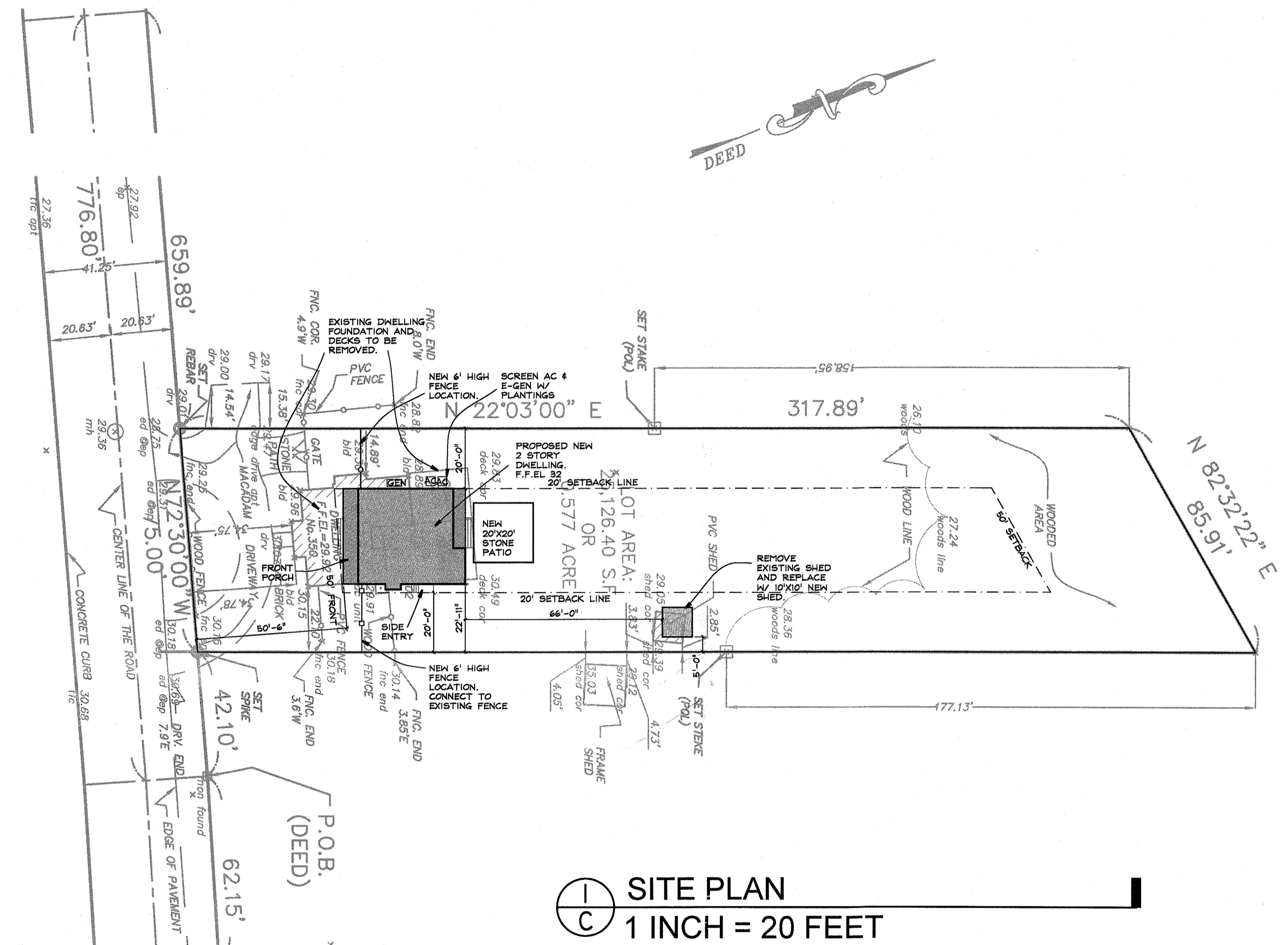
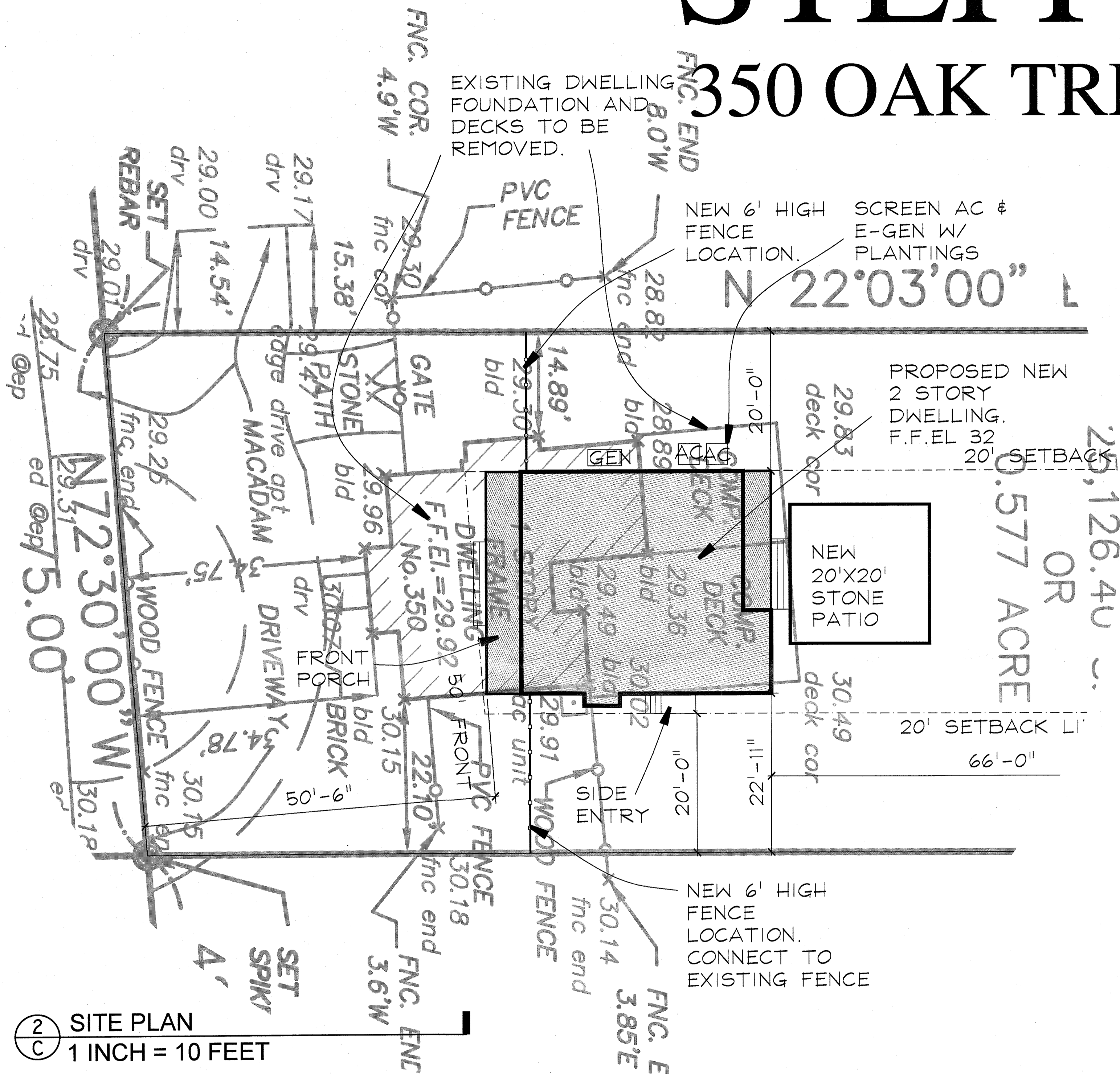
conversion of an existing unheated, screened porch into a heated family room.



Director, OBZPAE

STEFFANI RESIDENCE

350 OAK TREE ROAD, PALISADES, NY 10964



REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
PRINCIPAL BUILDING: USE GROUP A IN R-80			
LOT AREA, MIN. S.F.	80,000	25,126.4	NO CHANGE
FAR	.10 (2,513)	.04 (1,093)	.098 (2,473)
WIDTH MIN.	150	75	NO CHANGE
STREET FRONTAGE	100	75	NO CHANGE
FRONT YARD MIN.	50	34.75	50.5
SIDE YARD MIN.	30 * 20 PER 5.21(a)	14.89/22.10	20/20
TOTAL SIDE YARD MIN.	100 * 40 PER 5.21 (a)	36.99	40
REAR YARD MIN.	50	+/- 224	+/- 228.8
MAX. BUILDING HEIGHT	8'/PER 1'	<20**	24.66*** 2.05'/PER 1'

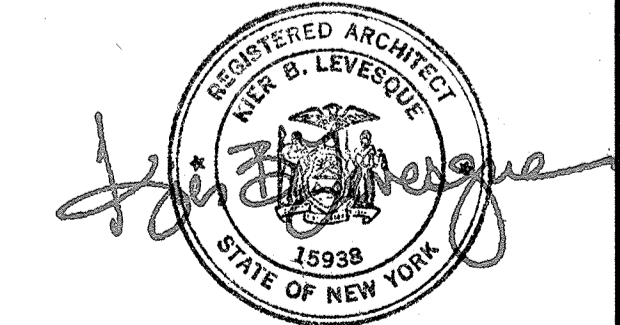
** PER ZONING CHAPTER 43 ARTICLE V SECTION 5.2 EXCEPTIONS TO BULK REGULATIONS 5.21(A) MAX. HEIGHT COLUMN 12 WAIVED. MAX. HEIGHT SHALL BE 20'.
*** NON-CONFORMING VARIANCE REQUIRED

ORANGETOWN TAX MAP NO: 77.16 - 1 - 24 THE INFORMATION ON THIS DRAWING WAS TAKEN FROM A SURVEY FOR:
350 OAK TREE ROAD
DATED: JUNE 13, 2019

APR - 6 2022

INDEX TO DRAWINGS

- C COVER
- A2 FLOOR PLANS
- A3 ELEVATIONS



FEBRUARY 21, 2022

JANUARY 18, 2022

JOB# 202135

GROUND SNOW LOAD	WIND DESIGN SPEED (MPH)	WIND DESIGN TOPOGRAPHIC REGION	SPECIAL WIND EFFECTS	WINDBORNE DEBRIS ZONE	SEISMIC DESIGN CAT	SUBJECT TO DAMAGE FROM: WEATHERING	FROST DEPTH	TERMITES	WINTER DESIGN TEMP.	ICE BARRIER UNDERLAYMENT	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
30	115	TBD BY AHJ	YES	TBD BY AHJ	B	SEVERE	36"	MOD/HVY	HDD4/9/10 15 F	YES	TBD	1000	52.2 F

BUILDING CODE INFORMATION

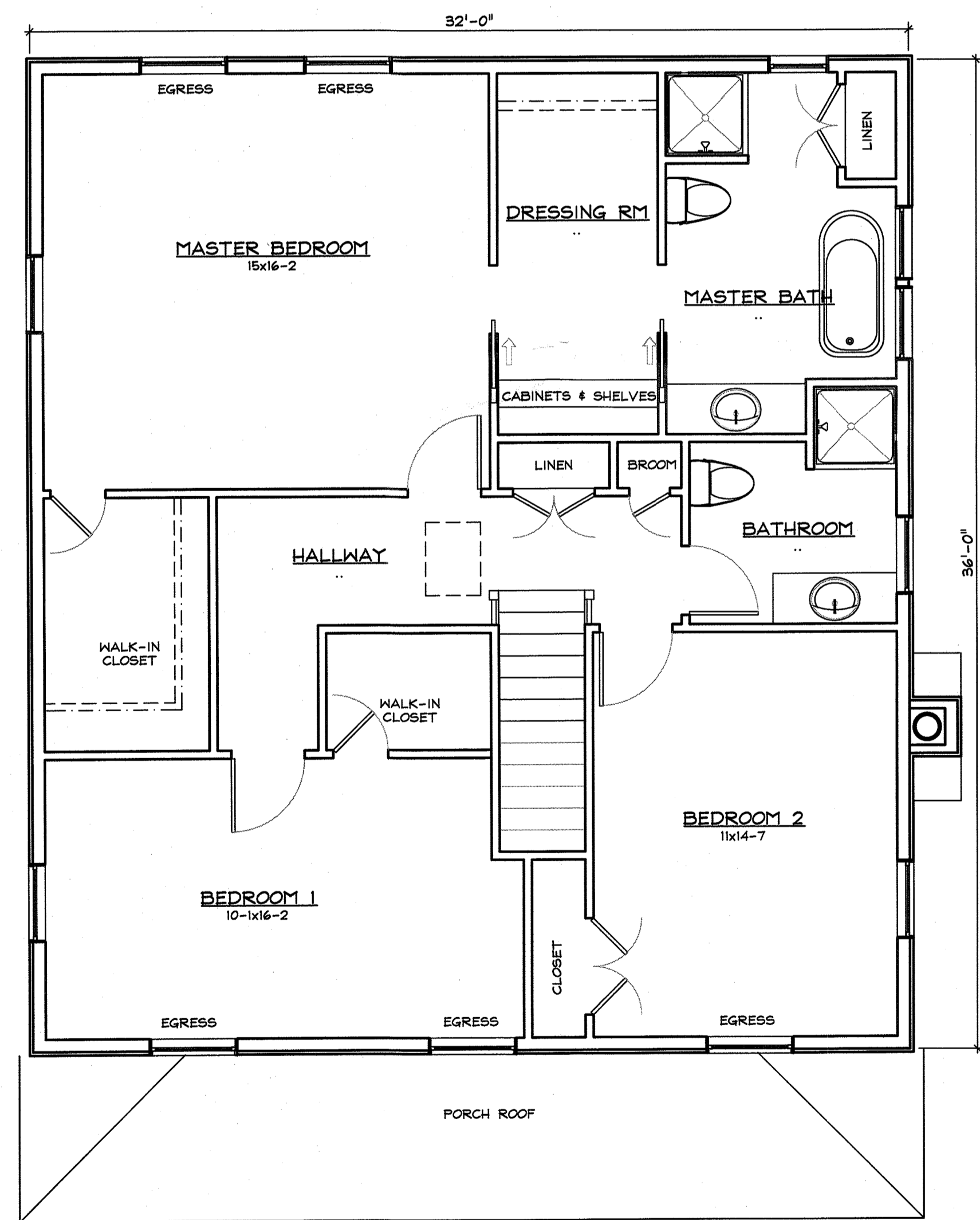
CODE COMPLIANCE
ALL CONSTRUCTION SHALL COMPLY WITH THE NEW YORK STATE:
2020 RESIDENTIAL CODE OF NEW YORK STATE
2017 NATIONAL ELECTRICAL CODE
2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE
2020 FUEL GAS CODE OF NEW YORK STATE
2020 MECHANICAL CODE OF NEW YORK STATE
2020 PLUMBING CODE OF NEW YORK STATE

USE GROUP: R-3 SINGLE FAMILY DETACHED DWELLING
CONSTRUCTION TYPE: 5b
SMOKE ALARMS: COMPLY WITH SEC R314, R315 and NFPA 72

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

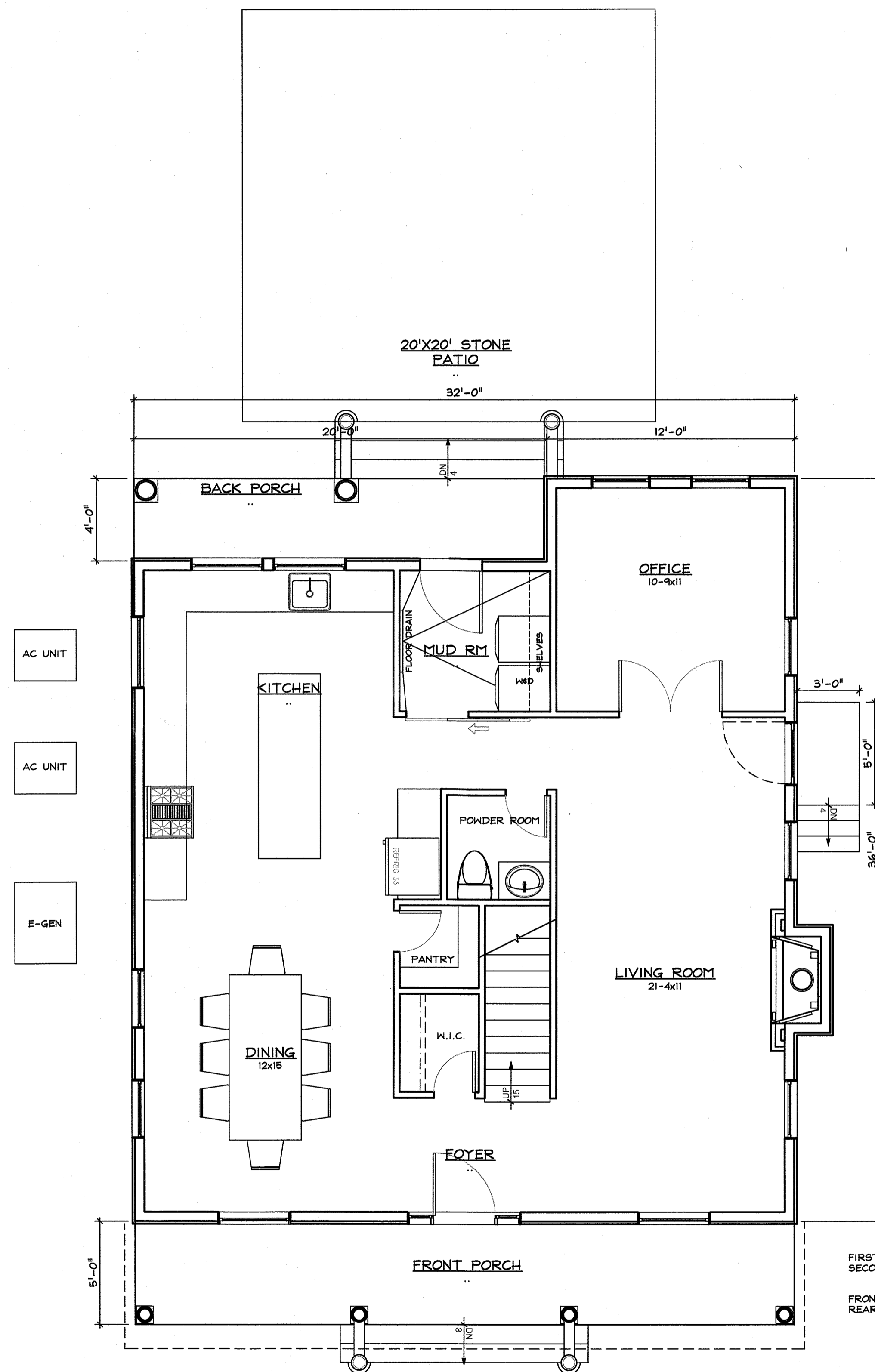
16 NYCRR PART 753
REQUIRES 2 WORKING DAYS NOTICE PRIOR TO START OF ANY UNDERGROUND WORK

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



SECOND FLOOR 1152 sqf

2 SECOND FLOOR PLAN
A2 1/4" = 1 FOOT



FIRST FLOOR: 1081 sqf
SECOND FLOOR: 1152 sqf
TOTAL: 2233 sqf

FRONT PORCH: 160 sqf
REAR PORCH: 80 sqf

1 FIRST FLOOR PLAN
A2 1/4" = 1 FOOT

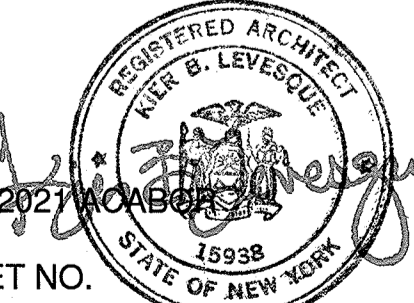
CONSTRUCTION LEGEND	
	NEW CONSTRUCTION
	EXISTING WALLS TO BE DEMOLISHED
	EXISTING MASONRY WALL
	EXISTING STUD WALL TO REMAIN
	SHEET NOTES CALL: SEE NOTES THIS SHEET
	HARDWIRED CARBON MONOXIDE DET.
	HARDWIRED SMOKE DETECTOR

Stefani Residence
350 Oak Tree Road
Palisades, N.Y. 10964

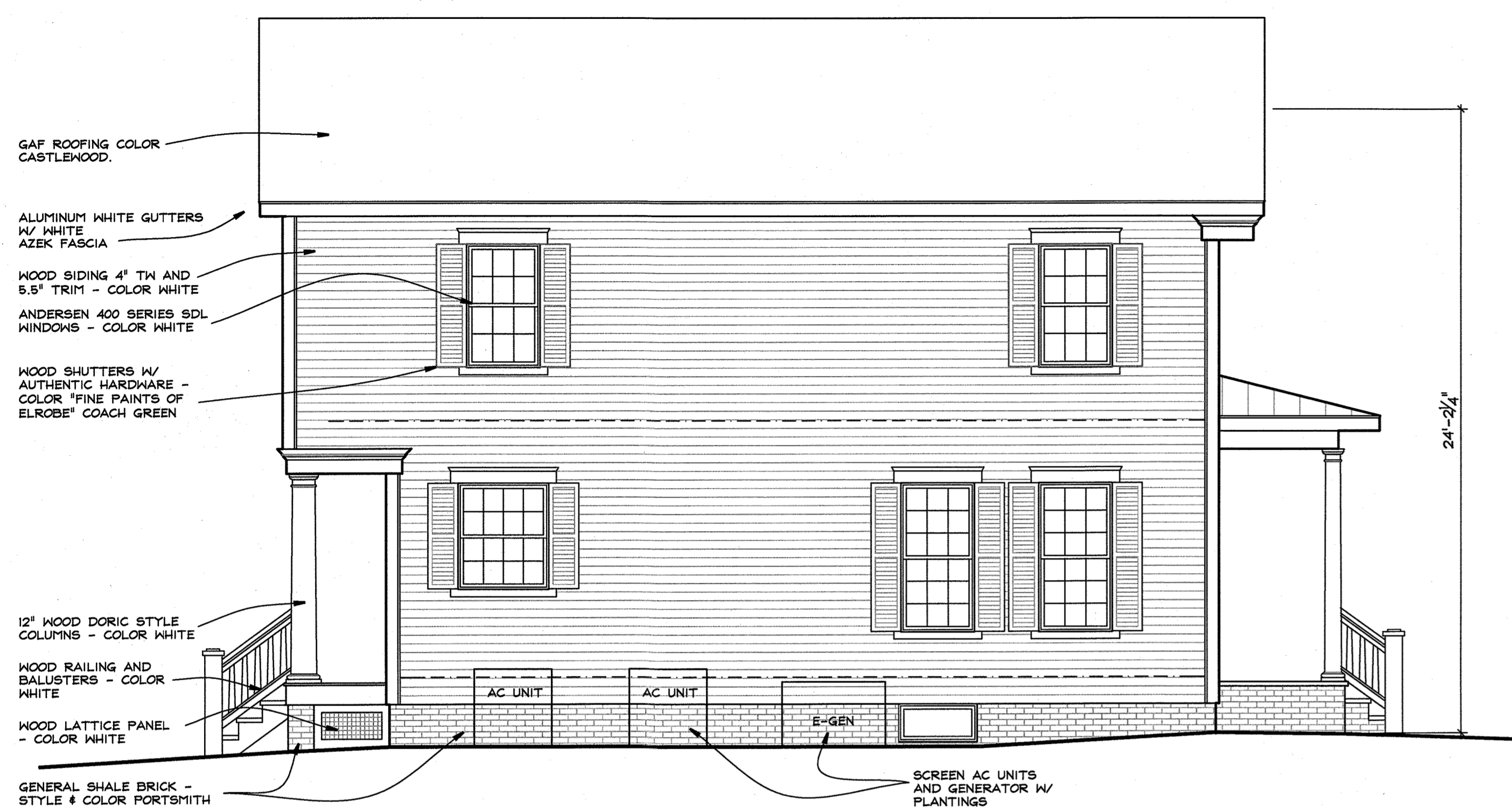
NY LICENSE # 15938
KIER B. LEVESQUE, R.A.
ARCHITECT
49 THIRD AVENUE
NYACK, NEW YORK 10960
845-358-2359

FIRST & SECOND FLOOR
PLAN

SCALE AS SHOWN
DATE NOVEMBER 29, 2021
JOB NO. 202135
REVISIONS:



SHEET NO.
A-2



(B) WEST ELEVATION
A3 1/4" = 1 FOOT



(A) FRONT (SOUTH) ELEVATION
A3 1/4" = 1 FOOT



(C) NORTH ELEVATION
A3 1/4" = 1 FOOT



(D) EAST ELEVATION
A3 1/4" = 1 FOOT

Stefani Residence
 350 Oak Tree Road
 Palisades, N.Y. 10964

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

ELEVATIONS

SCALE AS SHOWN
 DATE NOVEMBER 29, 2021
 JOB NO. 202135
 REVISIONS: SHEET NO.

A-3

NY LICENSE # 15938

