

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: _____

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 checked="" 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#: BLDR-957-22
ASSIGNED
INSPECTOR: Dom

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

Project Name: KALAYJIAN RESIDENCE

Street Address: 419 White Oak Rd., Palisades, NY 10964

Tax Map Designation:
 Section: 77.20 Block: 1 Lot(s): 28
 Section: _____ Block: _____ Lot(s): _____

Directional Location:
 On the West side of White Oak Rd, approximately 10 feet South of the intersection of Red oak & white oak, in the Town of Orangetown in the hamlet/village of Palisades
 Acreage of Parcel 0.54 Zoning District R-22
 School District South Orangetown Postal District 10964
 Ambulance District SOAC Fire District Sparkill
 Water District _____ Sewer District _____

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

RENOVATION AND ADDITION TO CURRENT HOME

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

Date: 4.25.22 Applicant's Signature: Rosanne Kelly

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 2809.80
- 2) Total square footage 4683.87
- 3) Number of dwelling units 1

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. _____

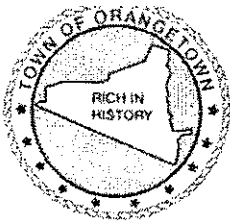
Are there **wetlands** on the site? If yes, please provide the names and type: _____

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: April 21, 2022

Applicant: Kalayjian

Address: 419 White Oak Rd, Palisades, NY, 10964

RE: Application Made at: same

Chapter 43, Table 3.12, Column 1 R-22 District, Column 2 Group I, Column 3 SFR, Column 8 Front Yard 40' Required w/ 23.1' proposed, Column 9 Side Yd 25' Required w/ 16'10" proposed, Column 11 Rear Yd 45' Required w/ 39.1' proposed.

Three Variance required

Section: 77.20

Block: 1

Lot: 28


Dear Kalayjian:

Please be advised that the Building Permit Application, which you submitted on April 14, 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,


4/20/22

Richard Oliver
Deputy Building Inspector


Deputy 4/21/22

Signature of Director

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

Date

CC: Rosanna Sfraga
Liz Decort
Debbie Arbolino

KALAYJIAN
419 White Oak Rd
Palisades, NY 10964
845-598-2391 Mobile
845-359-6585 Home
kevorkkalayjian@gmail.com

April 25, 2022

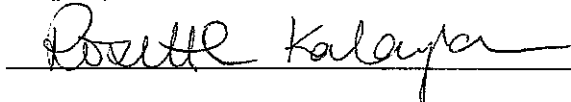
To Whom It May Concern:

This letter is to authorize, Rosette Kalayjian [Vartanian] to appear in front of the Zoning Board regarding the property at 419 White Oak Rd. Palisades, NY 10964.



Date 04/25/2022

Signature of Kevork Kalayjian
Property Owner



Date 4/26/22

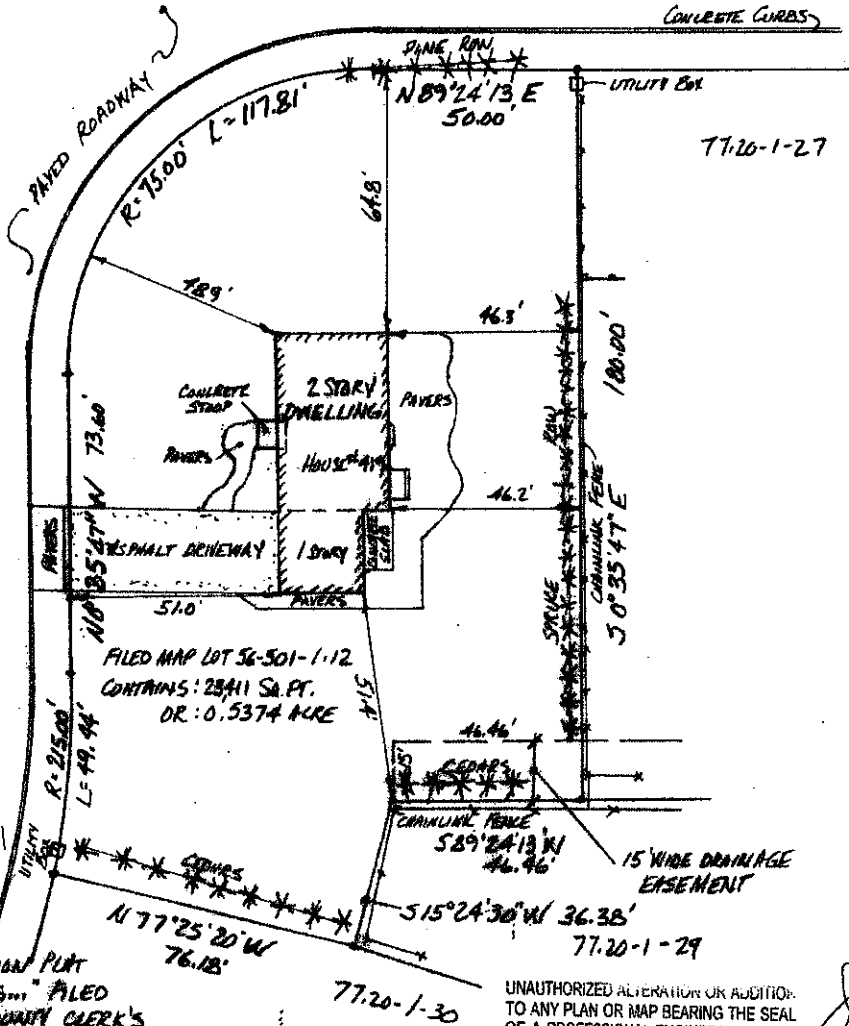
Signature of Rosette Kalayjian [Vartanian]

SWIS	PRINT KEY	NAME	ADDRESS
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	77.20-1-25	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 Komvein	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	77.20-1-29	Paul W Padial	40 Muroney Ave,Palisades, NY 10964
392489	77.20-1-30	Thomas M Devine	418 White Oak Rd,Palisades, NY 10964
392489	77.20-1-31	John W Kim	417 White Oak Rd,Palisades, NY 10964
392489	77.20-1-35	Marianna Voughioukas	413 White Oak Rd,Palisades, NY 10964
392489	77.20-1-36	Sergio Benitez Jr	412 White Oak Rd,Palisades, NY 10964
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	77.20-2-1	Paul W Padial	40 Muroney Ave,Palisades, NY 10964
392489	77.20-2-2	Joseph Savattieri	162 Park Av,Palisades, NY 10964
392489	77.20-2-3	Sean Peyton	166 Park Av,Palisades, NY 10964

NORTH

FILED MAP #5304

WHITE OAK ROAD
(50' RIGHT-OF-WAY)

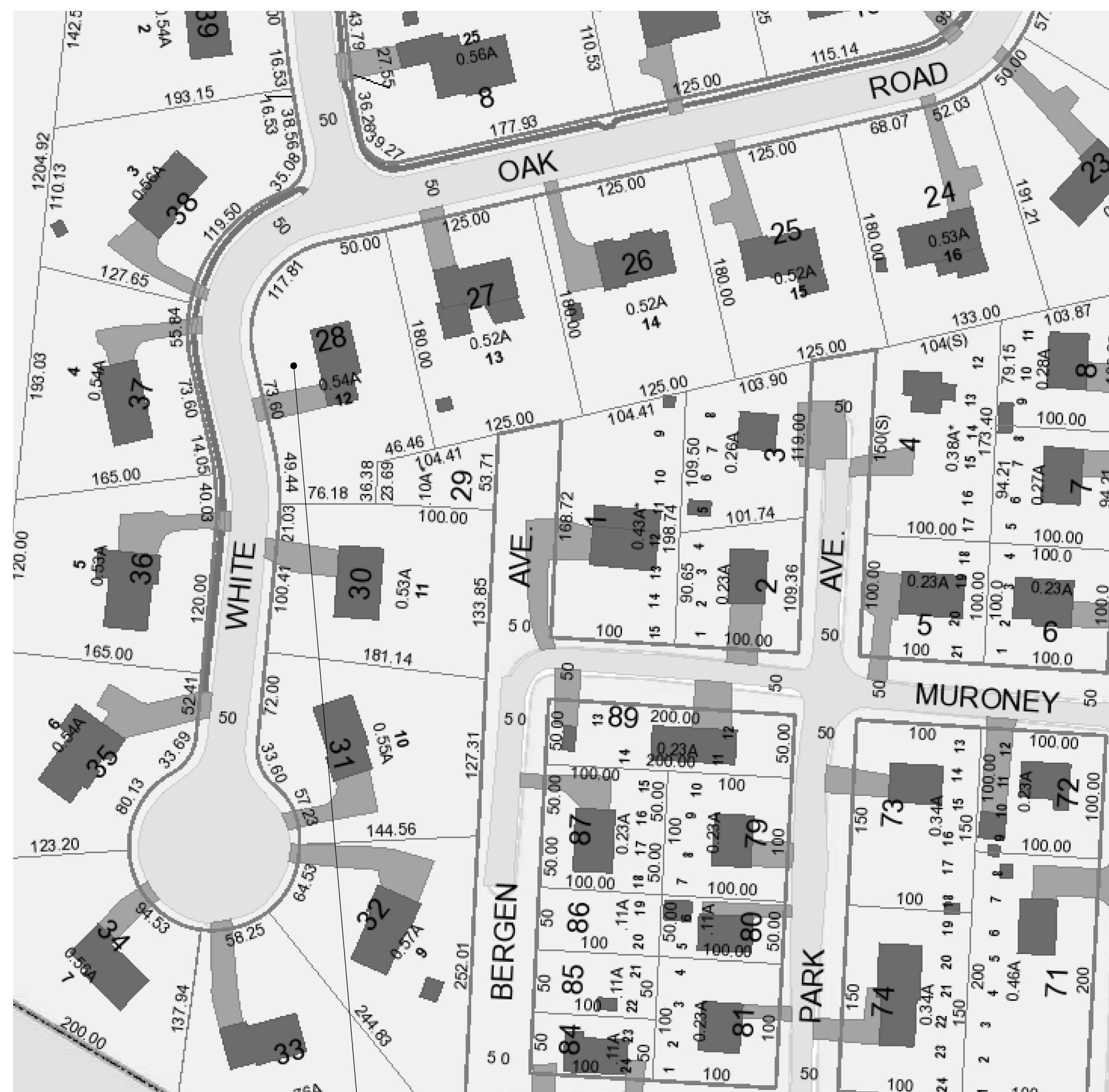


MAP REFERENCE: "SUBDIVISION PLAT
GREEN MOUNTAIN FARMS" FILED
IN THE ROCKLAND COUNTY CLERK'S
OFFICE ON OCT. 15, 1981 AS MAP # 5304.
DEED REFERENCE: LIBR 754 - PAGE 2467

UNAUTHORIZED ALTERATION OR ADDITION
TO ANY PLAN OR MAP BEARING THE SEAL
OF A PROFESSIONAL ENGINEER OR LAND
SURVEYOR IS A VIOLATION OF SECTION
7209 OF THE N.Y. STATE EDUCATION LAW



<p>JAMES E. DRUMM LAND SURVEYOR 22 STEEP HILL ROAD NANUET, NEW YORK 10854 845-357-0211 JMDRUMM@DRUMMSURVEY.COM</p>			
<p>SURVEY OF</p>			
<p>SECTION 77.20 - BLOCK 1 LOT 7B</p>			
<p>HAMLET OF PALISADES TOWN OF ORANGETOWN - ROCKLAND COUNTY - NEW YORK</p>			
<p>JAMES E. DRUMM N.Y.L.S. #140652 - N.J.L.S. #36390</p>	<p>DRAWN BY: TS CHECKED BY: ED</p>	<p>SCALE: 1"=20'</p>	<p>DATE: NOV 18, 2021 JOB 2764 DWG 2764</p>



LOCATION PLAN

SCALE: NTS

PROJECT SITE

SHEET INDEX

GENERAL DRAWINGS

T-001.00 TABLE OF CONTENTS, LOC. PLAN, ABBREV. AND PROJECT PROFILE

ARCHITECTURAL DRAWINGS

AS-101.00 EXISTING PROPERTY SURVEY
 AS-102.00 SITE UTILIZATION & ZONING ANALYSIS
 AS-103.00 ARCHITECTURAL SITE PLAN

A-101.00 PROPOSED GROUND FLOOR PLAN
 A-102.00 PROPOSED SECOND FLOOR AND ATTIC FLOOR PLAN
 A-103.00 PROPOSED ROOF PLAN

A-201.00 BUILDING ELEVATIONS
 A-202.00 BUILDING ELEVATIONS

RENOVATION & ADDITION @ 419 WHITE OAK RD.. HAMLET OF PALISADES, NY

PROJECT PROFILE

BUILDING: SINGLE FAMILY RESIDENTIAL
 PROJECT ADDRESS:
 419 WHITE OAK ROAD
 PALISADES, NY 10964

SECTION: 77.20
 BLOCK: 1
 LOT: 28

BUILDING INFORMATION

OCCUPANCY TYPE: R-5
 CONSTRUCTION TYPE: TYPE V
 HEIGHT: APPROX. 24'
 ZONE: RESIDENTIAL R-22

SCOPE OF WORK

- FIRST FLOOR:
- CONSTRUCTION NEW ADDITION FOR MOTHER/DAUGHTER UNIT.
 - SELECTIVE REMOVAL OF INTERIOR PARTITIONS TO RELOCATE EXISTING KITCHEN AND DINING ROOM.
 - EXTEND HOME TOWARDS THE REAR YARD TO ACCOMMODATE A NEW GREAT ROOM.
 - RELOCATE EXISTING TWO CAR GARAGE.
 - CONSTRUCTION A NEW EXTERIOR DECK.

- SECOND FLOOR:
- EXTEND FLOOR PLATE TO CREATE A NEW MASTER SUITE.

- GENERAL:
- PROVIDE NEW EXTERIOR WALL, INTERIOR AND EXTERIOR FINISHES, LIGHTING, POWER RECEPTACLES AND NEW ROOFING SYSTEM AS REQUIRED.
 - PROVIDE NEW FOUNDATIONS AS REQUIRED FOR ADDITION AND REINFORCE EXISTING STRUCTURAL FRAMING TO ACCOMMODATE NEW WORK.
 - REPLACE ALL EXISTING WINDOWS.
 - PROVIDE NEW PLUMBING SERVICES AS REQUIRED.

ABBREVIATIONS

ADA	AMERICANS WITH DISABILITIES ACT	FLUOR.	FLUORESCENT	PERF.	PERFORATED
A.F.F.	ABOVE FINISHED FLOOR	FTG.	FOOTING	PERP.	PERPENDICULAR
ABV.	ABOVE	G.S.	GALVANIZED STEEL	PLAS.	PLASTER
AG	ABOVE GRADE	GA.	GAUGE	PL.	PLATE
ALUM.	ALUMINUM	GALV.	GALVANIZED	PLYWD.	PLYWOOD
ALT.	ALTERNATE	GFCI	GROUND FAULT CIRCUIT INTERRUPTER	PSF	POUNDS PER SQUARE FOOT
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	GL	GLASS	PSI	POUNDS PER SQUARE INCH
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	GLB	GLUE LAMINATED BEAM	PWR.	POWER
AVG	AVERAGE	GYP.	GYP. BD.	R.O.	ROUGH OPENING
AWG	AMERICAN WIRE GAUGE	GYP. BD.	GYP. BD.	R.O.W.	RIGHT OF WAY
∠	ANGLE	HDBD.	HARDBOARD	REF	REFRIGERATOR
B.O.	BOTTOM OF	HDW	HARDWARE	REF.	REFERENCE
B.O.F.	BOTTOM OF FOOTING	HGT.	HEIGHT	REINF.	REINFORCED
BC	BUILDING CODE	HTR	HEATER	REQD.	REQUIRED
BD.	BOARD	HW	HOT WATER	REV.	REVISION
BLDG	BUILDING	JST.	JOIST	RM	ROOM
BLK.	BLOCK	JT.	JOINT	S.D.	SMOKE DETECTOR
BLKG.	BLOCKING	K-D	KNOCK DOWN	S/S	STAINLESS STEEL
BM.	BEAM	KD	KILN DRIED	SCHED.	SCHEDULE
C.D.	CONSTRUCTION DOCUMENTS	L.F.T.	LINEAR FEET	SHT'G.	SHEATHING
C.O.	CLEAN OUT	LAM	LAMINATE	SIM.	SIMILAR
C.T.	CERAMIC TILE	LAV	LAVATORY	SQ. FT.	SQUARE FEET
CH or □	CHANNEL	LIN.	LINEAR	SQ. IN.	SQUARE INCHES
CL or C	CENTERLINE	LTG.	LIGHTING	STD.	STANDARD
CLG.	CEILING	M.O.	MASONRY OPENING	STL.	STEEL
CLR.	CLEAR	MAS.	MASONRY	SYS.	SYSTEM
COL.	COLUMN	MAX.	MAXIMUM	T.B.	THROUGH BOLT
CONC.	CONCRETE	MFR.	MANUFACTURER	T.O.	TOP OF
CONT.	CONTINUOUS	MIN.	MINIMUM	TH.	THRESHOLD
DBL.	DOUBLE	MTL.	METAL	THD.	THREADED
DEMO	DEMOLITION	N.I.C.	NOT IN CONTRACT	THK.	THICK
DIA. or Ø	DIAMETER	N.T.S.	NOT TO SCALE	TYP.	TYPICAL
DIM.	DIMENSION	NLR.	NAILER	V.I.F.	VERIFY IN FIELD
DN.	DOWN	NO.	NUMBER	W/C	WATER CLOSET
DR	DOOR	NOM.	NOMINAL	WDW	WINDOW
E.W.	EACH WAY	O.C.	ON CENTER	WCT	WAINSCOT
EA.	EACH	O.D.	OUTSIDE DIAMETER	WP	WEATHER PROOF
EL	ELEVATION	OAI	OUTSIDE AIR INTAKE	WT.	WEIGHT
EQ.	EQUAL	OPNG.	OPENING	W/O	WITHOUT
EXIST.	EXISTING	P.L.	PROPERTY LINE	WD.	WOOD
F.D.	FLOOR DRAIN				
F.O.	FACE OF				
FAB.	FABRICATE				
FDN.	FOUNDATION				
FIN.	FINISH				
FL	FLOOR				
FLG.	FLOORING				

WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER THIS ITEM IN ANY WAY.

Project:
 RENOVATION & ADDITION AT 419 WHITE OAK ROAD

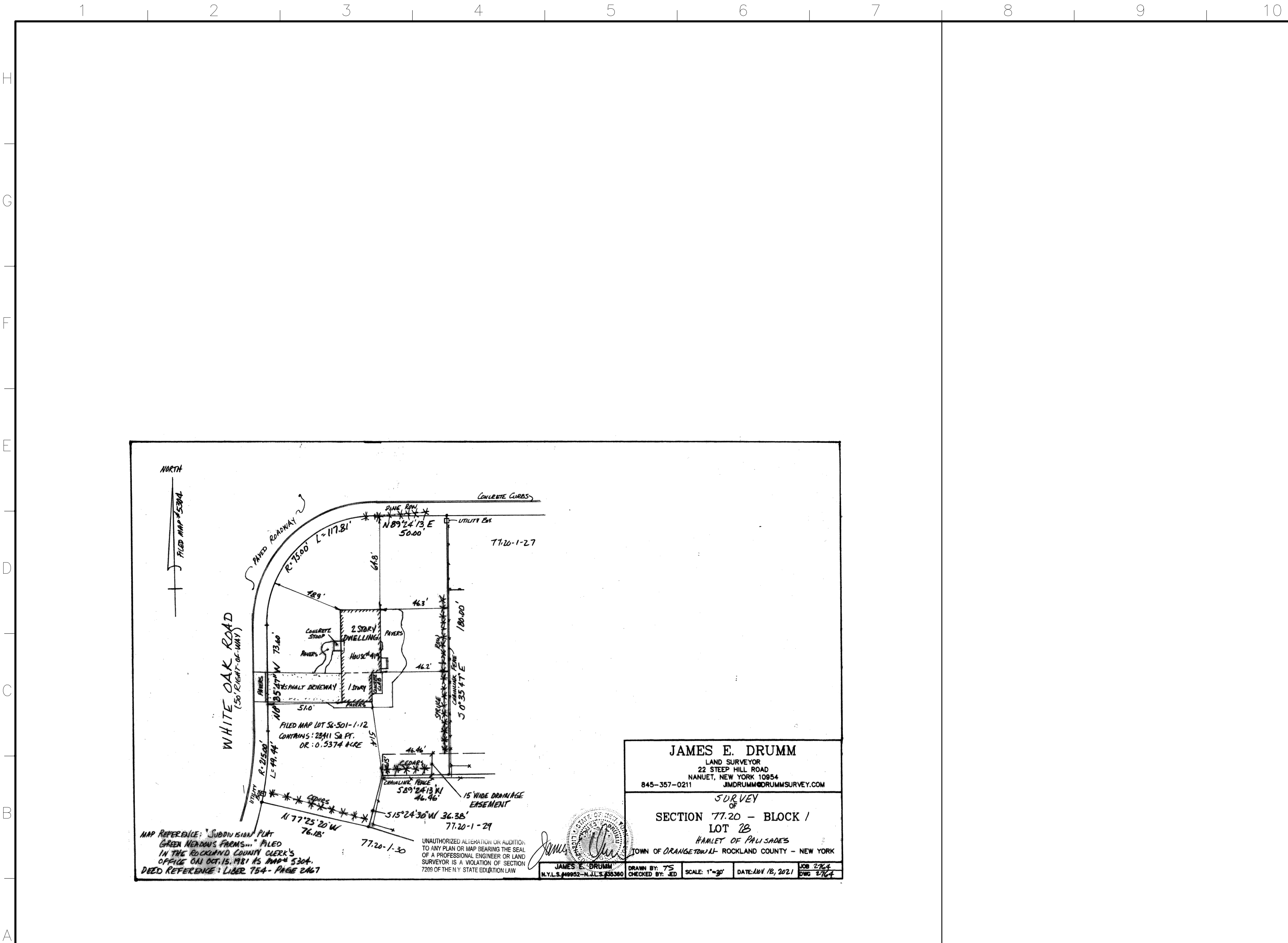
Client:
 KHALAYJIAN RESIDENCE
 419 WHITE OAK ROAD
 PALISADES, N.Y. 10964

modus|3
 architecture
 studio

240 e. palisade ave., ste. 9e
 englewood, new jersey 07631
 t: 201 308 3055

PROJECT TEAM:

ARCHITECT	PROJECT MANAGER
DESIGNER	CONTRACTOR
ENGINEER	PLUMBER
ELECTRICIAN	MECHANICAL CONTRACTOR
PAINTER	ROOFER
LANDSCAPE ARCHITECT	CONCRETE CONTRACTOR
GENERAL CONTRACTOR	GLAZIER
MECHANICAL CONTRACTOR	IRONWORKER
ELECTRICAL CONTRACTOR	WELDER
PLUMBER	PAINTER
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JAMES E. DRUMM
 LAND SURVEYOR
 22 STEEP HILL ROAD
 NANUET, NEW YORK 10954
 845-357-0211 JMDRUMM@DRUMMSURVEY.COM

SURVEY
 OF
SECTION 77.20 - BLOCK 1
LOT 28
 HAMLET OF PALISADES
 TOWN OF ORANGETOWN - ROCKLAND COUNTY - NEW YORK

MAP REFERENCE: "SUBDIVISION PLAN GREEN MEADOWS FARMS..." FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON OCT. 15, 1981 AS MAP # 5304. DEED REFERENCE: LIBER 754 - PAGE 2467

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JAMES E. DRUMM
 N.Y.L.S. #09952 - N.J.L.S. #30380

DRAWN BY: JS
 CHECKED BY: JED
 SCALE: 1"=30'
 DATE: JUN 18, 2021
 JOB 2764
 DWG 2764

Project:
RENOVATION & ADDITION AT 419 WHITE OAK ROAD

Client:
**KHALAYJIAN RESIDENCE
 419 WHITE OAK ROAD
 PALISADES, N.Y. 10964**

modus|3
 architecture
 studio

240 e. palisade ave., ste. 9e
 englewood, new jersey 07631
 t: 201 308 3055

PROJECT TEAM:

KEY PLAN

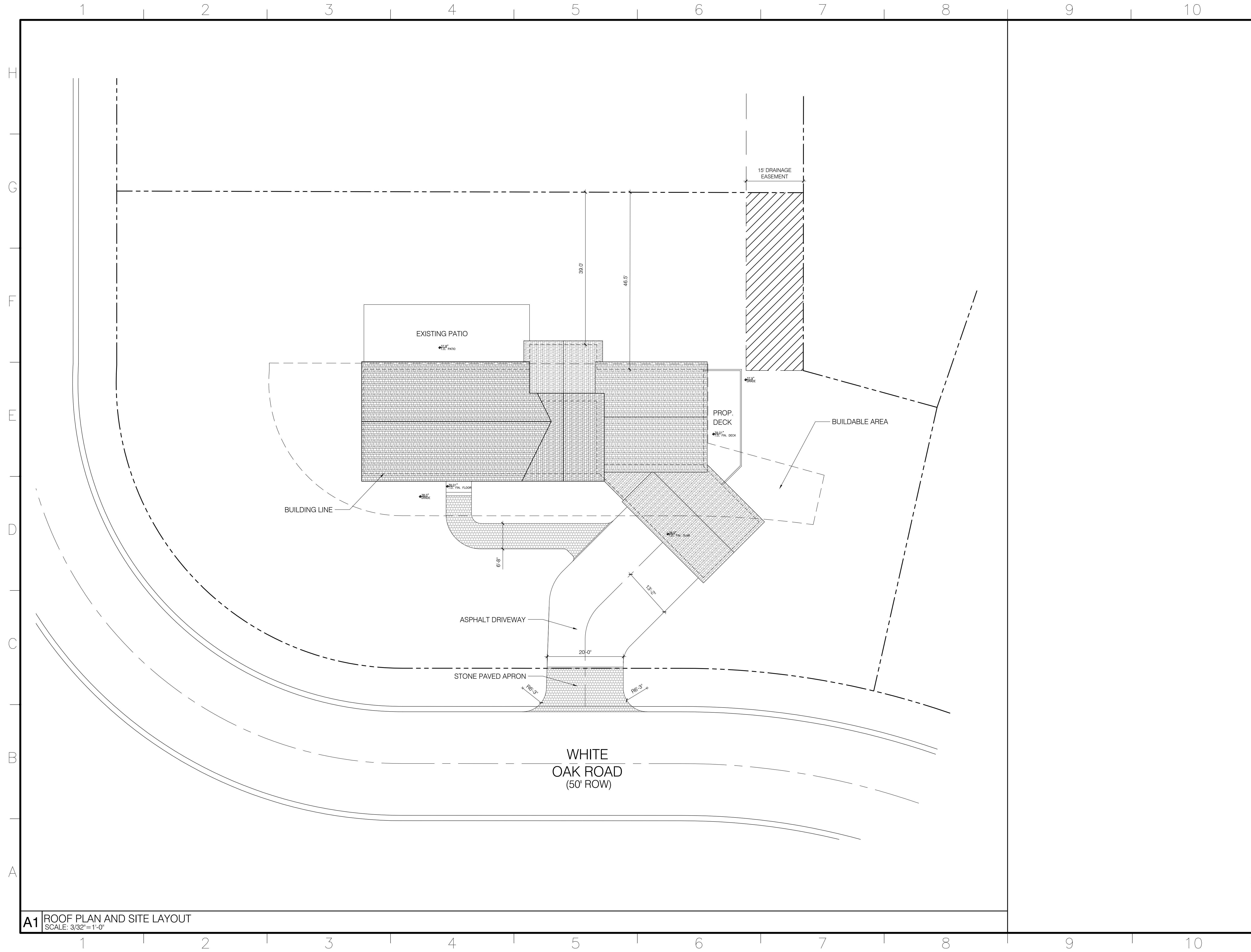
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MARK	DATE	DESCRIPTION
1	04.07.22	DOB SUBMISSION

SHEET TITLE:
SITE UTILIZATION AND ZONING ANALYSIS

SEAL & SIGNATURE

 DATE: AS NOTED
 PROJ. NO.: 22.01.01
 DRAWN BY: SM
 CHECKED BY: SM
 PLAN ID NO.:
AS-100.00
 PAGE: X of Y



Project:
RENOVATION & ADDITION AT 419 WHITE OAK ROAD

Client:
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PROJECT TEAM:

KEY PLAN

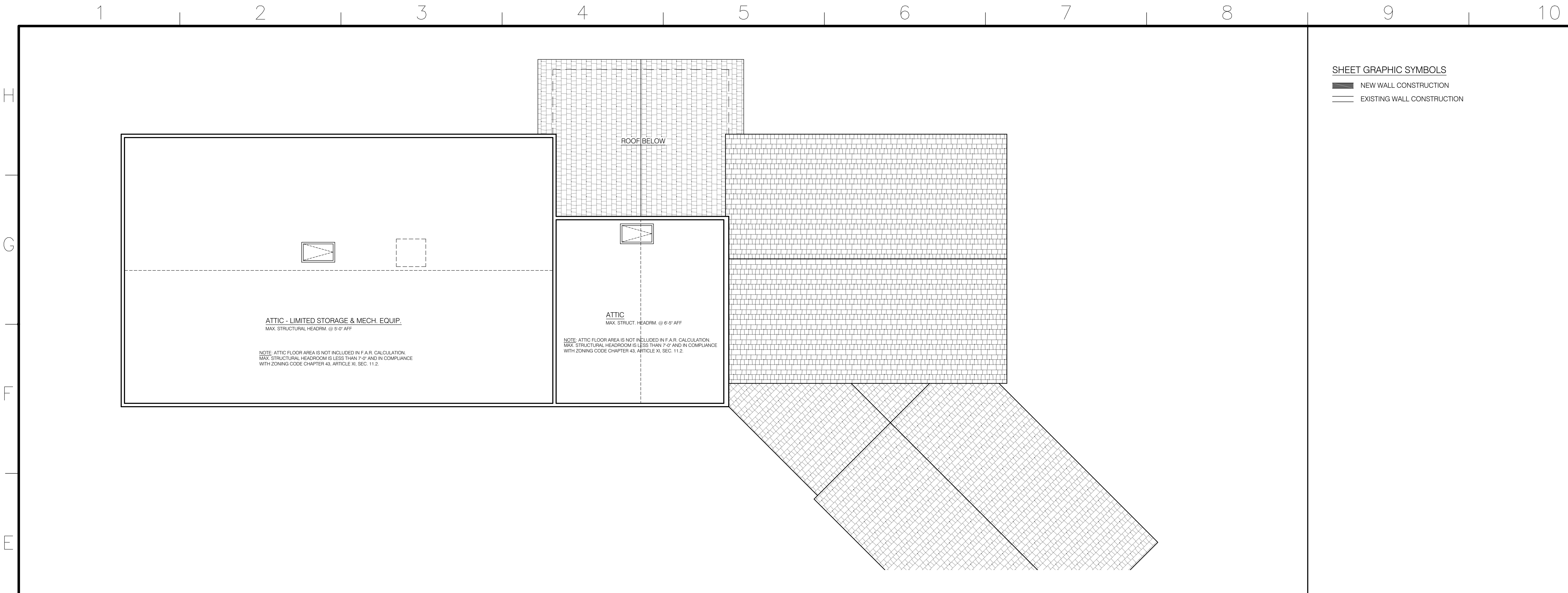
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MARK	DATE	DESCRIPTION
1	04.07.22	DOB SUBMISSION

SHEET TITLE:
ROOF PLAN & SITE LAYOUT

	DATE: AS NOTED
	PROJ. NO.: 22.01.01
	DRAWN BY: SM
	CHECKED BY: SM
	PLAN ID NO.: AS-102.00

PAGE: X of Y



SHEET GRAPHIC SYMBOLS

NEW WALL CONSTRUCTION

EXISTING WALL CONSTRUCTION

Project:
RENOVATION & ADDITION AT 419 WHITE OAK ROAD

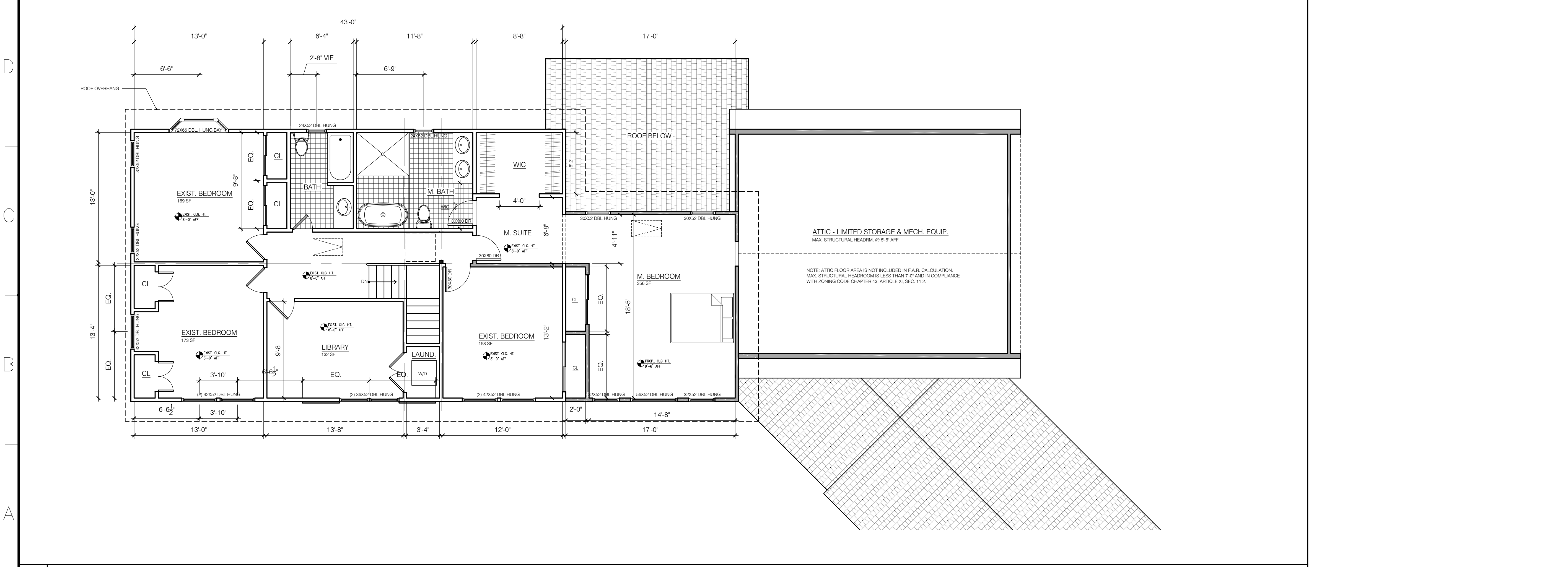
Client:
**KHALAYJIAN RESIDENCE
419 WHITE OAK ROAD
PALISADES, N.Y. 10964**

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PROJECT TEAM:

E1 ATTIC LEVEL PLAN
SCALE: 3/16" = 1'-0"



A1 SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

KEY PLAN

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MARK	DATE	DESCRIPTION
1	04.07.22	DOB SUBMISSION

SHEET TITLE:
PROPOSED SECOND & ATTIC FLOOR PLAN

SEAL & SIGNATURE: **SAMUEL MARTINEZ** (REGISTERED ARCHITECT, STATE OF NEW YORK, 038928)

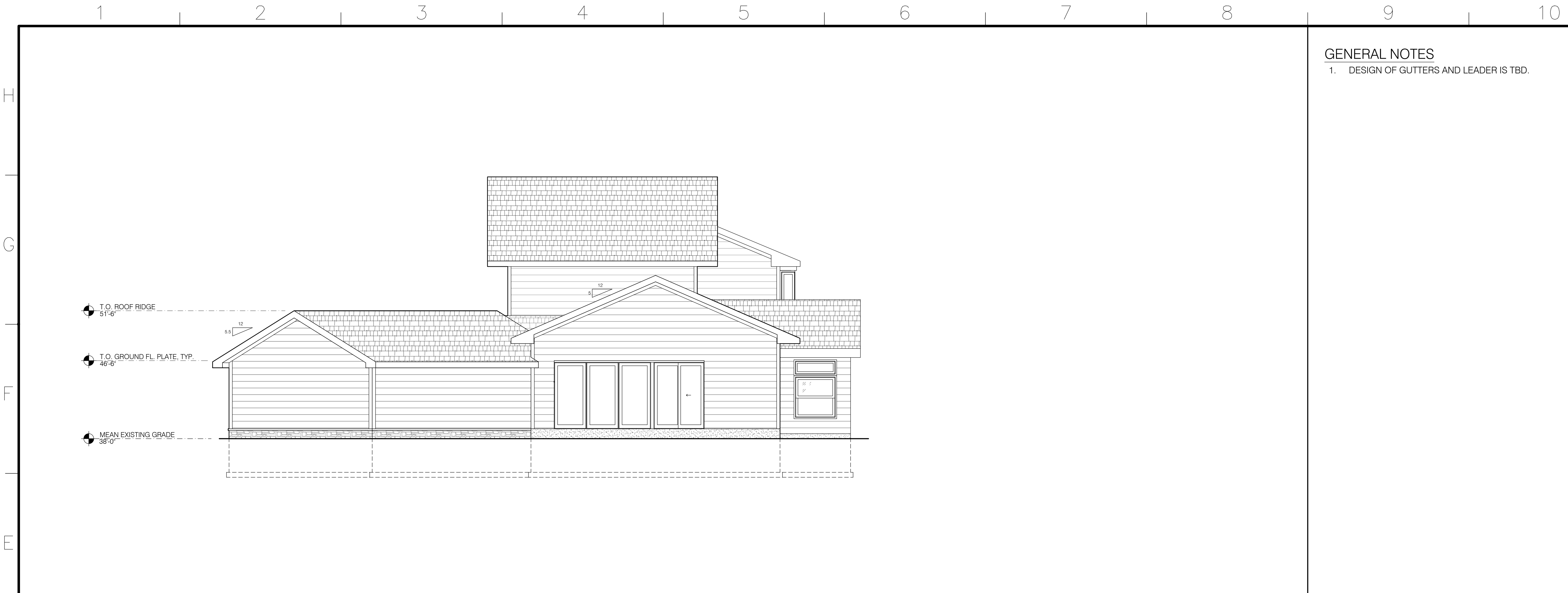
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PROJ. NO.: 22.01.01

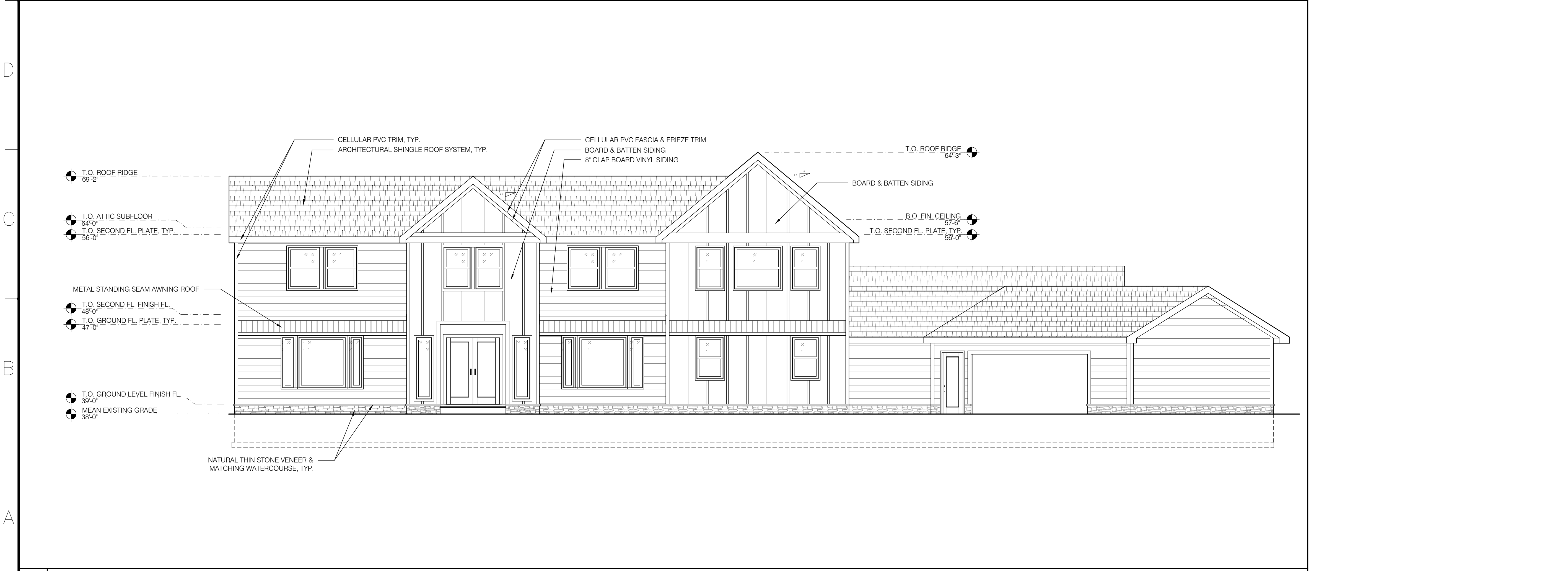
DRAWN BY: SM

CHECKED BY: SM

PLAN ID NO.: **A-102.00**



E1 PROPOSED SOUTH ELEVATION
SCALE: 3/16"=1'-0"



A1 PROPOSED FRONT ELEVATION (FRONT)
SCALE: 3/16"=1'-0"

GENERAL NOTES
1. DESIGN OF GUTTERS AND LEADER IS TBD.

Project:
RENOVATION & ADDITION AT 419 WHITE OAK ROAD

Client:
KHALAYJIAN RESIDENCE
419 WHITE OAK ROAD
PALISADES, N.Y. 10964

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PROJECT TEAM:

KEY PLAN

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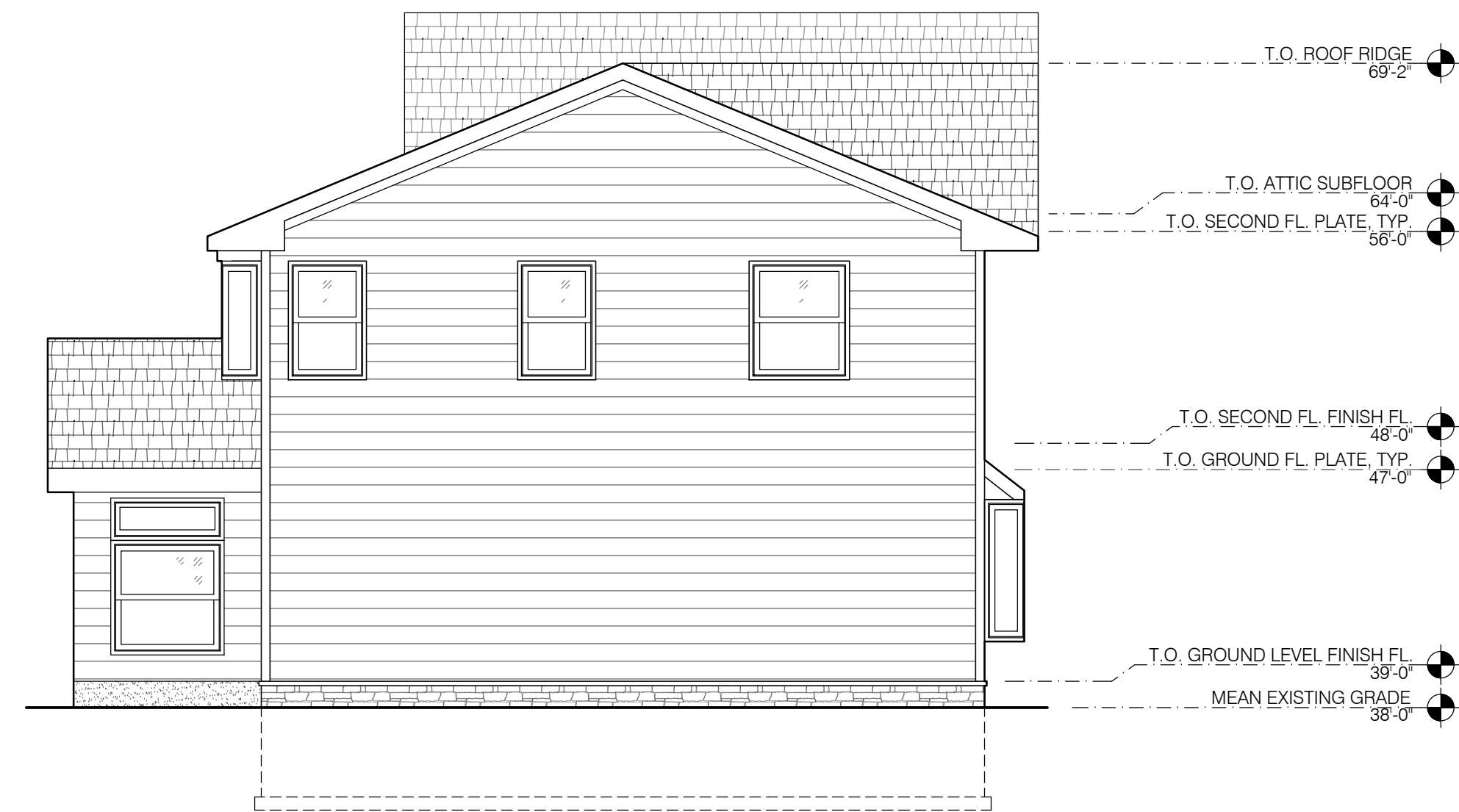
SHEET TITLE:

PROPOSED SECOND & ATTIC FLOOR PLAN

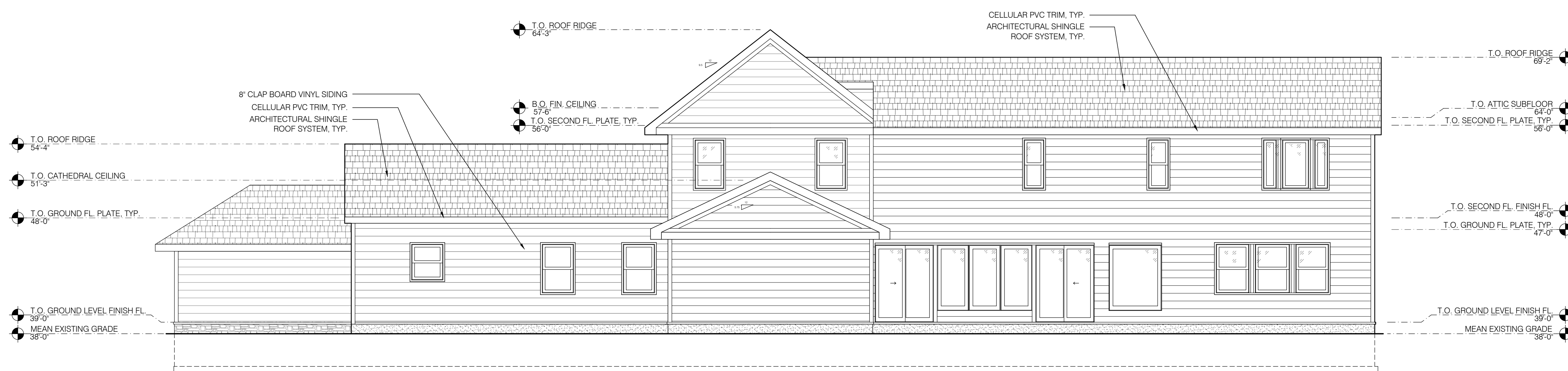
SEAL & SIGNATURE: DATE: AS NOTED
 PROJ. NO.: 22.01.01
 DRAWN BY: SM
 CHECKED BY: SM
 PLAN ID NO.: A-201.00

GENERAL NOTES

1. DESIGN OF GUTTERS AND LEADER IS TBD.



E1 PROPOSED NORTH ELEVATION
SCALE: 3/16"=1'-0"



A1 PROPOSED EAST ELEVATION
SCALE: 3/16"=1'-0"

Project:

RENOVATION & ADDITION AT 419 WHITE OAK ROAD

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PROJECT TEAM:

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1	04.07.22	DOB SUBMISSION

SHEET TITLE:

PROPOSED SECOND & ATTIC FLOOR PLAN

SEAL & SIGNATURE: DATE: AS NOTED
 PROJ. NO.: 22.01.01
 DRAWN BY: SM
 CHECKED BY: SM
 PLAN ID NO.: A-202.00