Name of Municipality: <u>TOWN OF ORANGETOWN</u> Date Submitted: 2022 LAND USE BOARD APPLICATION Please check all that apply: Planning Board **Historical Board** Zoning Board of Appeals **Architectural Board** Subdivision Consultation Number of Lots Pre-Preliminary/Sketch Site Plan Preliminary Conditional Use Final Interpretation Special Permit PERMIT#: BLDR - 397-2021 Variance **ASSIGNED** Performance Standards Review INSPECTOR: Use Variance Other (specify): Referred from Planning Board: YES / NO If yes provide date of Planning Board meeting: Project Name: **Street Address:** Tax Map Designation: Block: Block: **Directional Location:** side of Namilyon feet east of the intersection of Town of <u>ORANGETOWN</u> in the hamlet/village of <u>Twooan</u> Zoning District O.A. Acreage of Parcel School District South Orango Postal District Tapan Ambulance District South Organization Fire District Tappan Water District 5012 Sewer District Orange Project Description: (If additional space required, please attach a narçative summary.)

approx. 20 x 18 ft. Affached to house and open on three other

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

Date: 4/11/22 Applicant's Signature:

APPLICATION REVIEW FORM

FILL IN WHERE APPLICABLE. (IF THE FOLLOWING DOES NOT APPLY PLEASE MOVE ON TO THE NEXT PAGE)

If subdiv	sion:	
	Is any variance from the subdivision regulations required?	
:	Is any open space being offered? If so, what amount?	
;	Is this a standard or average density subdivision?	
If site pl	n:	
) Existing square footage	
) Total square footage	
) Number of dwelling units	
If specia	permit, list special permit use and what the property will be used for.	
	nental Constraints:	
	there's open greater than 25%? If yes, please indicate the amount and show the gross net area there streams on the site? If yes, please provide the names	
and necal		
Are there	reams on the site? If yes, please provide the names	
Are there v	etlands on the site? If yes, please provide the names and type:	
Project	listory:	
•	ject ever been reviewed before?	
•	e a narrative, including the list case number, name, date, and the board(s) you appeared	
-	the status of any previous approvals.	
Liet tay ma	section, block & lot numbers for all other abutting properties in the same ownership as	
this projec	section, block & lot numbers for all other abutting properties in the same ownership as	
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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

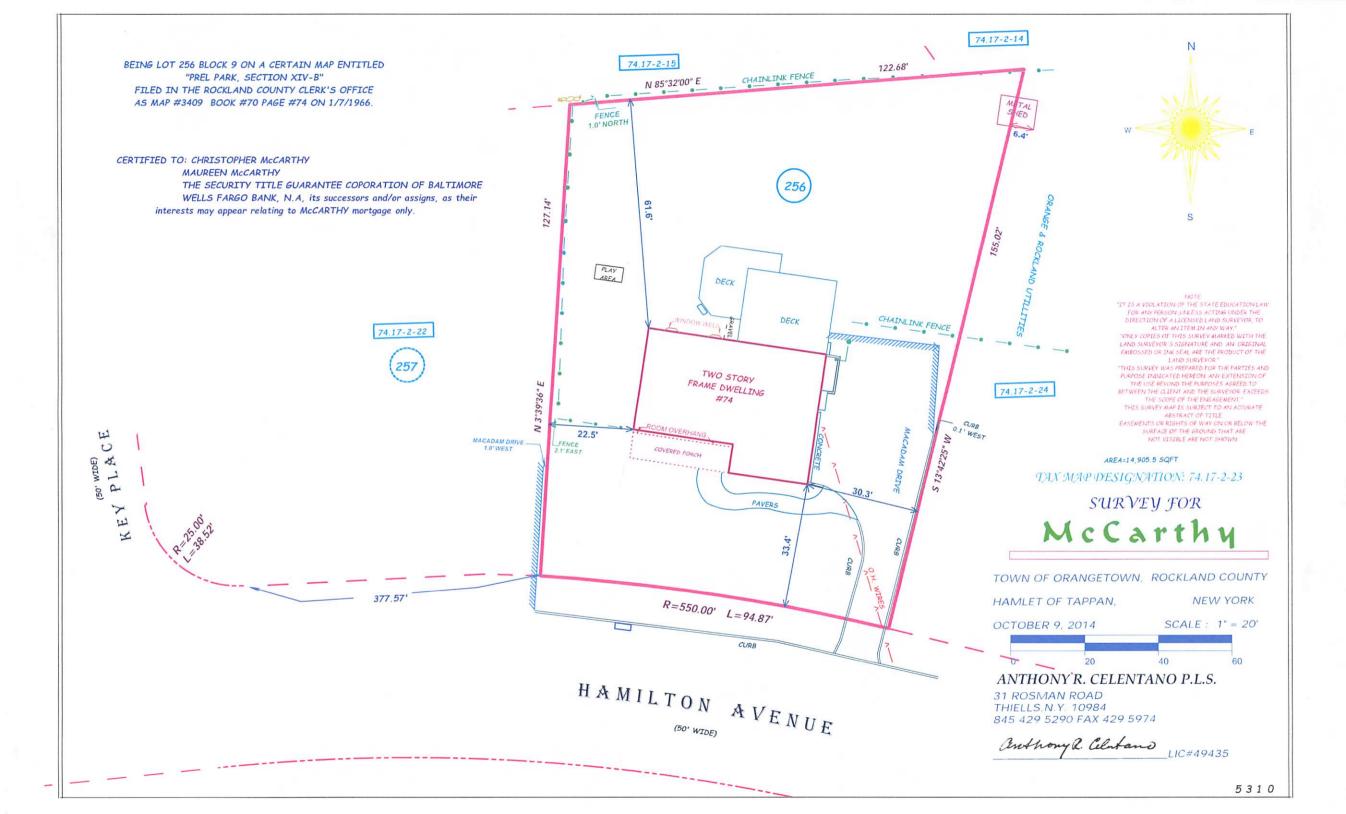
Date: March 17, 2022							
Applicant: McCarthy							
Address: 74 Hamilton Ave, Tappan, NY							
RE: Application Made at: same							
Chapter 43, Table 3.12, Column 1 I FAR 20% w/ 21.9% proposed One variance required	R-15 District, Column 2	Group M , Column 3 SFR, Co	olumn 4 Max				
			-				
Section:74.17	Block:2	Lot:23					
Dear McCarthy :							
December 23, 2021, has been denied at the bottom the reason for denial. In Accordance with Zoning, Characteristics and Building Inspector or Similar additional determination with the Town Cle	oter 43 Section 10.322 to	the time to appeal a determi	nation of a				
The Clerk to the Zoning Board of A	Appeals, Debbie Arbolin	o, will assist you in the prepa	ration necessary to				
appear before the board.			-				
Richard Oliver Deputy Building Inspector	1/11/22 Denut	3/17/22					
Signature of Director NOTE: PLEASE KEEP FOR YOUR 12-31-18-CCC	RECORDS	Date CC: Rosanna Sfr Liz De Debbie Arbolino	cort				

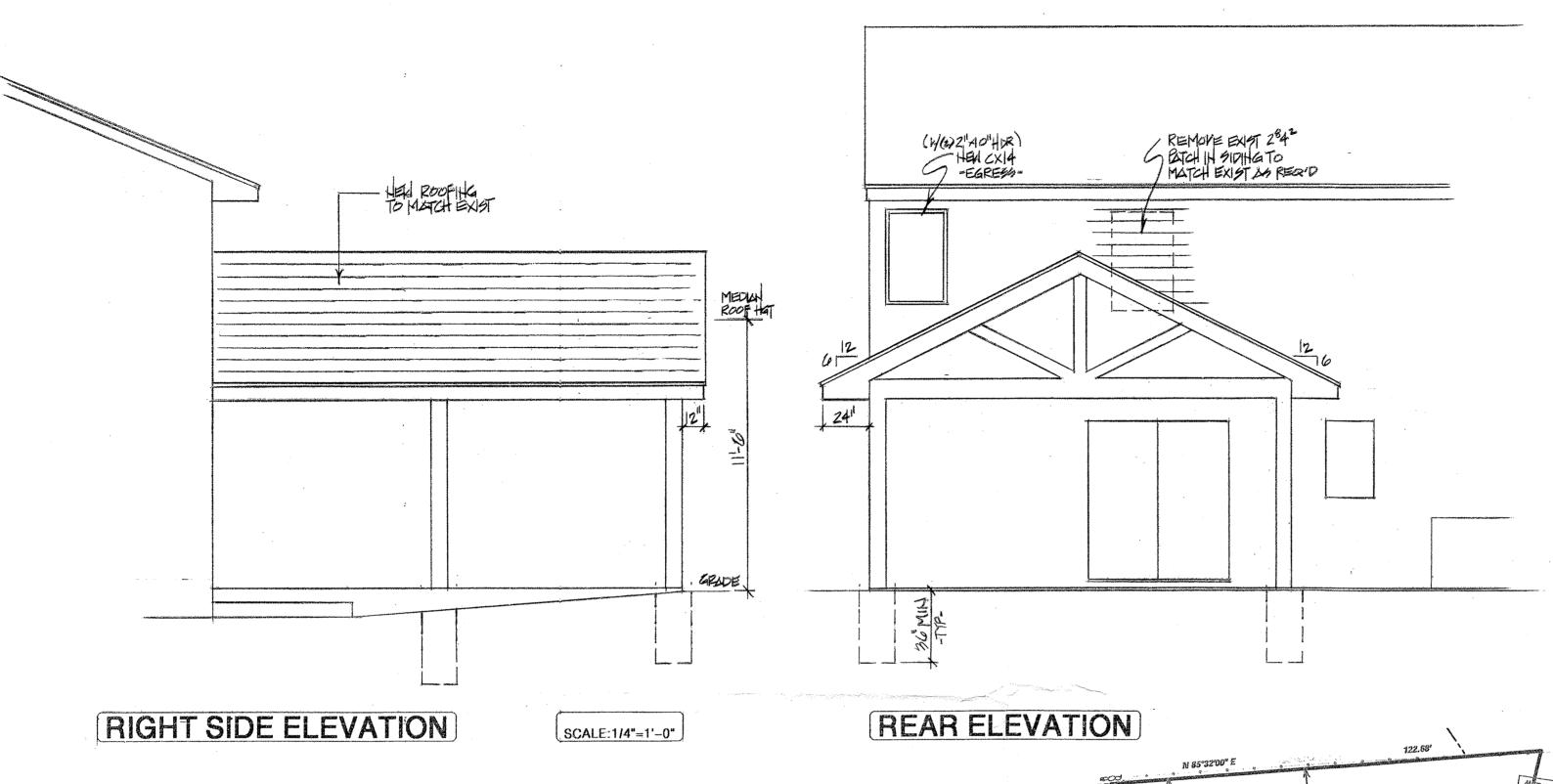
APPLICATION REVIEW FORM

AFFIDAVIT

State of New York County of Rockland) SS.: Town/Village of							
SECTION	ON-BLOCK-LOT	NAME	ADDRESS				
SWIS 392489 392489 392489 392489 392489 392489 392489 392489 392489	PRINT KEY 74.17-2-14 74.17-2-15 74.17-2-16 74.17-2-21 74.17-2-22 74.17-2-23 74.17-2-24 74.17-2-26 74.17-2-27 74.17-3-54 74.17-3-61 74.17-3-70	NAME Vinod Palal Brian Koonan Charles L Dever Steven Heffernan Michael Pellegrino Christopher Mc Carthy Orange & Rockland Utilities Won Jon Kim Lawrence Mc Carron Bryan Wright Robert Dwyer Mary A Maneri	ADDRESS 30 Pulaski Ct,Orangeburg, NY 10962 29 Pulaski Ct,Orangeburg, NY 10962 22 Ethan Allen Ct,Orangeburg, NY 10962 90 Hamilton Av,Tappan, NY 10983 82 Hamilton Ave, Tappan, NY 10983 74 Hamilton Ave, Tappan, NY 10983 1 Blue Hill Plz Fl 19,Pearl River, NY 10965 79 Hamilton Av,Tappan, NY 10983 89 Hamilton Av,Tappan, NY 10983 63 Hamilton Ave,Tappan, NY 10983 62 Hamilton Av,Tappan, NY 10983 26 Revere Pl,Tappan, NY 10983				
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ROPEA A ABIGHARD
NOTARY PUBLIC OF NEW SERSEY
Comm. # 50068988
My Communication belowed 94207042





PLAY PROPOSED COVERED PATIO EXIST. PATIO TWO STORY FRAME DWELLING #74 R=550.00' L=94.87' HAMILTON AVENUE

ZONING BULK REQUIREMENTS						
Zone : <u>R-15</u>	Group: M	Us	e: SINGLE-FAMILY RES.			
	Required	Existing	Proposed			
Floor area ratio	0.20	0.195 (2,900)	0.219 (3,260)			
Lot area	15,000	14,905.5	14,905.5			
Lot width	100	100,8	100.8			
Street frontage	75	94.87	94.87			
Front yard setback	30	33.4	33.4			
Side yard setback	20	21.5	22.5			
Total side yard setback	50	52.8	52.8			
Rear yard setback	35	61.6	155.0			
Maximum building height	1'-0"	76"	7½"EXIST. /4" NEW			

PLOT PLAN

NOTE: THE ABOVE PLOT PLAN OF A PROPOSED COVERED PATIO IS BASED ON A SURVEY ORIGINALLY DRAWN BY ANTHONY R. CELENTANO LAND SURVEYOR, ON 10/9/2014

SCALE:1"=30"

MCCARTHY RESIDENCE COVERED PATIO ADDITION

JUN 1 2022

TAPPAN, NEW YORK





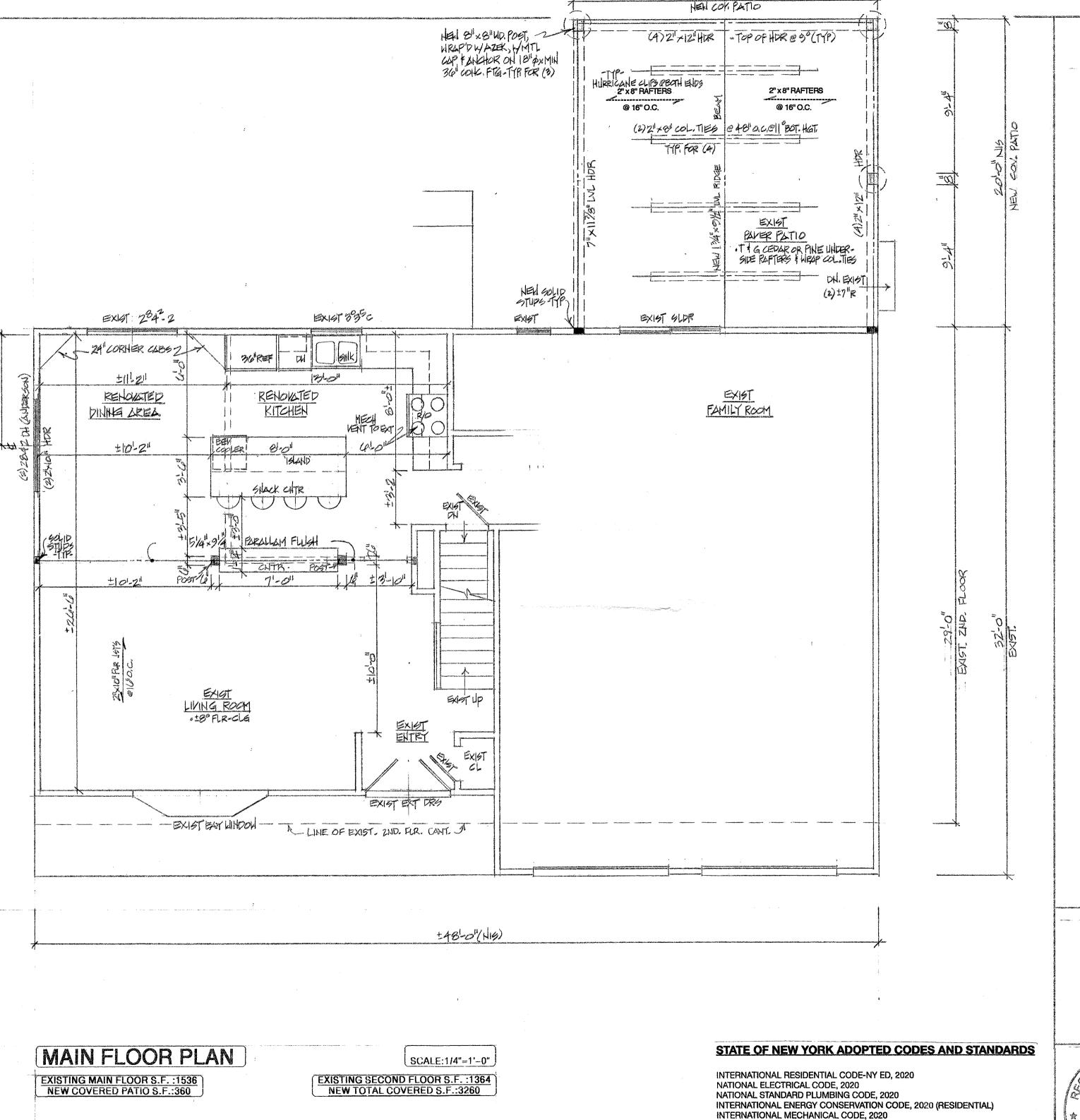
4 REGINA ROAD MONSEY, NEW YORK 10952

(%) 356-7942 (914) 393-5787

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REVISED 2I7I22

PROJECT 210875 OCTOBER 28, 2021



10-0"

INTERNATIONAL FUEL GAS CODE, 2020 2020 RESIDENTIAL PRESCRIPTIVE PACKAGE

NOTE: TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF,

PLANS ARE IN COMPLIANCE WITH THE 2020 IECC & NYS ENERGY CODE

GENERAL NOTES

1. ALL WORK PERFORMED SHALL COMPLY WITH THE BUILDING AND ZONING ORDINANCES OF THE TOWN OF ORANGE TOWN AND THE N.Y.S. BUILDING AND FNERGY CODES.

2. ALL ELECTRICAL WORK PERFORMED SHALL BE APPROVED BY THE NATIONAL BOARD OF FIRE UNDERWRITERS AND LOCAL UTILITY COMPANIES.

3. ALL PLUMBING WORK AND SEWER HOOK-UP AND/OR SEPTIC SYSTEMS SHALL BE IN ACCORDANCE WITH LOCAL HEALTH DEPARTMENT REQUIREMENTS AND SHALL BE SUBJECT TO THE APPROVAL OF THE PLUMBING INSPECTOR.

4. CONTRACTOR OR ANY SUBCONTRACTOR DOING ANY WORK UNDER THIS CONTRACT SHALL CARRY LIABILITY AND PROPERTY DAMAGE INSURANCE AGAINST ACCIDENTS OF ALL KINDS AND SHALL FURNISH OWNER WITH CERTIFICATE OF INSURANCE.

5. CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL DIMENSIONS ON THESE PLANS AGAINST FIELD CONDITIONS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE ARCHITECT. ALL DIMENSIONS AND LOCATIONS AS INDICATED ON THE DRAWINGS SHALL BE CONSIDERED AS REASONABLY CORRECT BUT IT SHALL BE UNDERSTOOD THAT THEY ARE SUBJECT TO MODIFICATION AS MAY BE NECESSARY OR DESIRABLE AT THE TIME OF INSTALLA-TION TO MEET ANY UNFORESEEN OR OTHER CONDITION.

6. ARCHITECT AND RELATED CONSULTANTS HAVE NOT BEEN RETAINED FOR CONSTRUCTION INSPECTION SERVICES OR FOR APPROVAL OF SHOP DRAWINGS. ARCHITECT IS ONLY RESPONSIBLE FOR THESE WORKING DRAWINGS AND THEIR RELATED SPECIFICATIONS. ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY EXISTING STRUCTURE OR ANY UNFORESEEN PROBLEMS PRIOR TO NEW CONSTRUCTION. ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY NEW CONSTRUCTION AND/OR DEMOLITION OPERATIONS AND METHODS.

7. ALL FOOTINGS TO REST ON VIRGIN SOIL HAVING A MINIMUM BEARING CAPACITY OF TWO TONS PSF @ 3' 0" MINIMUM BELOW THE FINISHED GRADE.

8. EARTH UNDER CONCRETE SLAB SHALL BE THOROUGHLY COMPACTED AND CLEANED OF DEBRIS, WATER AND OTHER MATTER. THE SUB-GRADE SHALL BE BROUGHT TO A TRUE PLANE AND COMPACTED TO SOLID BEARING.

9. ALL POURED CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AFTER 28 DAYS.

19. BACKFILL AGAINST 8" POURED CONCRETE WALLS SHALL BE A MAXIMUM OF 7 OF AND 10" CONCRETE BLOCK WALLS MAXIMUM & O' ABOVE SLAB TO ADJACENT GRADE.

11. FOOTING DRAINS SHALL BE PROVIDED WHERE REQUIRED. THEY SHALL BE LAID IN APPROVED MANNER AND PROTECTED AT TOP WITH BUILDING PAPER AND PROVIDE POSITIVE OUTFLOW TO STORM DRAIN OR DRY WELL.

12. FINISHED GRADE AND DRIVEWAY SHALL PITCH AWAY FROM THE BUILDING SO THAT ALL SURFACE WATER FLOWS AWAY FROM IT.

13. ALL LUMBER MATERIALS USED IN THE BUILDING SHALL BE GOOD, SOUND, DRY MATERIAL FREE FROM; ROT, LARGE AND LOOSE KNOTS, SHAKES AND OTHER IMPERFECTIONS WHEREBY THE STRENGTH MAY BE IMPAIRED, AND OF SIZES INDICATED ON DRAWINGS. STUDS, SILLS, POSTS, LINTELS AND RAFTERS SHALL BE HEM-FIR (19% MAX, MOISTURE CONTENT). ALLOWING 75% NO. 1 GRADE AND 25% NO. 2 GRADE EXCEPT IF NOTED OTHERWISE HEREINAFTER IN THIS SPECIFICATION OR ON THE DRAWINGS: THE MIN. UNIT STRESS FOR HEM-FIR SHALL BE:

FIBER STRESS (Fb) = 1,500 PSI HORIZONTAL SHEAR (Fv) = 95 PSI MODULUS OF ELASTICITY (E) = 1,400,000 PSI

WHERE INDICATED ON THE DRAWINGS WITH THE NOTATION IS 1,500 ONLY DOUGLAS FIRLARCH-NORTH (19% MAX. MOISTURE) NO. 1 GRADE SHALL BE USED WITH THE FOLLOWING MIN. UNIT STRESSES:

CALCULATED DESIGN LOADS (ADD 10 PSF DEAD LOAD - ALL SPANS)

| ROOF | 30 PSF LIVE LOAD (40) | FLOORS | 40 PSF LIVE LOAD (50) | ATTIC | 20 PSF LIVE LOAD (30) | DECKS | 60 PSF LIVE LOAD (70) |

14. DOUBLE JOISTS UNDER ALL PARTITIONS RUNNING PARALLEL WITH SPANS AND AROUND ALL FLOOR OPENINGS. DOUBLE STUDS AROUND ALL WALL OPENINGS. ONE ROW OF SOLID BRIDGING AT MID-HEIGHT OF ALL INTERIOR BEARING WALLS, DOUBLE FRAMING AROUND ALL SKYLIGHTS. ROOF AND FLOOR TRUSSES (TJI) AND L.V.L. (MICRO-LAM) TO BE INSTALLED IN

15. ALL GYPSUM BOARD SHALL BE SCREWED ON CEILINGS AND/OR NAILED TO WALLS, TO

16. FLOORING, TRIM, CLOSET SHELVING, CABINETRY, APPLIANCES, FIXTURES, HARDWARE, ETC. SHALL BE SELECTED BY OWNER AND INSTALLED BY BUILDER IN ACCORDANCE WITH MAN-UFACTURER'S SPECIFICATIONS.

17 WINDOWS SHALL BE SIZE, TYPE AND MFG. AS INDICATED ON PLANS, WITH SCREENS PRO-VIDED. GLAZING LESS THAN 18" ABOVE FLOOR SHALL BE TEMPERED. OPTIONS SUCH AS GLAZ-ING, GRILLES. COLORS, ETC. SHALL BE SELECTED BY OWNER AND/OR BUILDER PRIOR TO CON-

18. ALL EXTERIOR OPENINGS SHALL BE PROPERLY FLASHED, CAULKED, WEATHER STRIPPED OR OTHERWISE SEALED.

19. ALL DOORS SHALL BE 8'-8" HIGH UNLESS OTHERWISE NOTED. PROVIDE WEATHER STRIP SADDLE ON ALL EXTERIOR DOORS.

20. GUTTERS AND DOWNSPOUTS SHALL BE INSTALLED AS REQUIRED.

MCCARTHY RESIDENCE COVERED PATIO ADDITION

TAPPAN, NEW YORK

HARRY J. GOLDSTEIL (SCANCILLEGE)



HARRY J. GOLDSTEIN ARCHITECT DESIGN & DEVELOPMENT

4 REGINA ROAD MONSEY, NEW YORK 10952 (24%) 356-7942 (914) 393-5787 REVISED 2ITI22

PROJECT 210875 OCTOBER 28, 2021

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