

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: 12/5/22

Please check all that apply:

<input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Residential
<input checked="" 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 checked="" type="checkbox"/> Number of Lots	<input checked="" type="checkbox"/> Pre-Preliminary/Sketch
<input checked="" type="checkbox"/> Site Plan	<input checked="" type="checkbox"/> Preliminary
<input type="checkbox"/> Conditional Use	<input checked="" type="checkbox"/> Final Interpretation
<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): _____	

PERMIT#: BLDR-494-22
 ASSIGNED
 INSPECTOR: DOM
 Referred from Planning Board: YES / NO
 If yes provide date of Planning Board meeting: _____

Project Name: Benjamin & Askisua Abankwa

Street Address: 156 Howard Avenue

Orangeburg, NY 10962

Tax Map Designation:

Section: 74.13 Block: 3 Lot(s): 48
Section: _____ Block: _____ Lot(s): _____

Directional Location:

On the south side of Horn Street, approximately 0 feet southwest of the intersection of Howard Avenue & Horn Street, in the Town of Orangetown in the hamlet/village of Orangeburg.

Acreage of Parcel <u>8,500 SQ. FT.</u>	Zoning District <u>RG</u>
School District <u>South Orangetown</u>	Postal District <u>Orangeburg</u>
Ambulance District <u>South Orangetown</u>	Fire District <u>Orangeburg</u>
Water District <u>Veolia</u>	Sewer District <u>Orangetown</u>

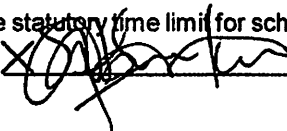
Project Description: *(If additional space required, please attach a narrative summary.)*

Site Plan Approval to construct two upper floor additions, to remove the existing deck, and replace it with a new, larger deck. See attached narrative for details.

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

Date: 12/8/2022

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: NA

- 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 1,538 SQ. FT.
- 2) Total square footage 1,943 SQ. FT.
- 3) Number of dwelling units 1

If special permit, list special permit use and what the property will be used for.

NA

Environmental Constraints:

Are there **slopes greater than 25%**? If yes, please indicate the amount and show the gross and net area No

Are there **streams** on the site? If yes, please provide the names. No

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

No

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.

NA

List tax map section, block & lot numbers for all other abutting properties in the same ownership as this project.

None



OFFICE OF BUILDING, ZONING, PLANNING,
ADMINISTRATION AND ENFORCEMENT
TOWN OF ORANGETOWN
20 Greenbush Road
Orangeburg, N.Y. 10962

4825

Jane Slavin, R.A.
Director

(845)359-8410

Fax: (845) 359-8526

DENIAL TO THE ZONING BOARD OF APPEALS

Date: November 23, 2022

Applicant: Abankwa

Address: 156 Howard Ave, NY

RE: Application Made at: same

Chapter 43, Table 3.12, Column 1 RG District, Column 2 Group Q, Column 3 SFR, Column 4 Max FAR
30% w/ 41% proposed, Column 9 Min Rear Yard 25' w/ 17.5' proposed
Existing undersized lot as per Section 5.21
One Variance required

Section: 74.13 Block: 3 Lot: 48

Dear Abankwa:

Please be advised that the Building Permit Application, which you submitted on
January 19, 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



ATZL, NASHER & ZIGLER P.C.

ENGINEERS-SURVEYORS-PLANNERS

234 North Main Street, New City, NY 10956
Tel: (845) 634-4694 Fax: (845) 634-5543

December 5, 2022

Benjamin & Askisua Abankwa

Narrative Summary

This parcel is located at 156 Howard Avenue in Orangeburg. It is identified as Section 74.13 Block 3 Lot 48 on the Town of Orangetown Tax Map and is zoned RG General Residence. The lot area of the existing parcel is 8,500 square feet, and it contains a bi-level dwelling, along with a deck, macadam drive and concrete walk.

The Owner proposes to construct two upper floor additions, to remove the existing deck, and replace it with a new, larger deck. One of the proposed additions is approximately 342 square feet located in the rear (northwest corner) of the dwelling; the other proposed addition is approximately 63 square feet located in the rear (southwest corner) of the dwelling. The proposed deck is approximately 280 square feet.

This renovation requires area variances from the Orangetown Zoning Board of Appeals for maximum floor area ratio and minimum rear yard. The requested variances are outlined below:

Variations Needed	Required	Existing	Proposed
Max. Floor Area Ratio	0.30	0.37	0.41
Min. Rear Yard	25 FT.	35.9 FT.	17.5 FT.

This request is the first appeal with respect to the property, and there are no anticipated impacts on the surrounding community. Thank you for your time and consideration.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

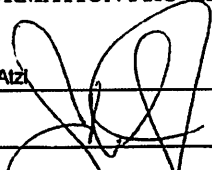
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information				
Name of Action or Project: Benjamin & Askosua Abankwa				
Project Location (describe, and attach a location map): 156 Howard Avenue in Orangeburg, Town of Orangetown, Rockland County (Parcel ID 74.13-3-48)				
Brief Description of Proposed Action: The Owner proposes to construct two upper floor additions, to remove the existing deck, and replace it with a new, larger deck. This renovation requires area variances for maximum floor area ratio and minimum rear yard. See attached narrative for details.				
Name of Applicant or Sponsor: Benjamin & Akosua Abankwa		Telephone: 917-364-6229 E-Mail: meyesumoo@yahoo.com		
Address: 156 Howard Avenue				
City/PO: Orangeburg		State: NY	Zip Code: 10962	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Orangetown ZBA - Variance Approval Orangetown Building Dept. - Building Permit			NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		8,500 SF acres		
b. Total acreage to be physically disturbed?		705 SF acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		8,500 SF acres		
4. Check all land uses that occur on, are adjoining or near the proposed action:				
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)				
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):				
<input type="checkbox"/> Parkland				

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?*	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

* Applicant has submitted project details with the New York State Historic Preservation Office (SHPO)'s CRIS portal and is under review.

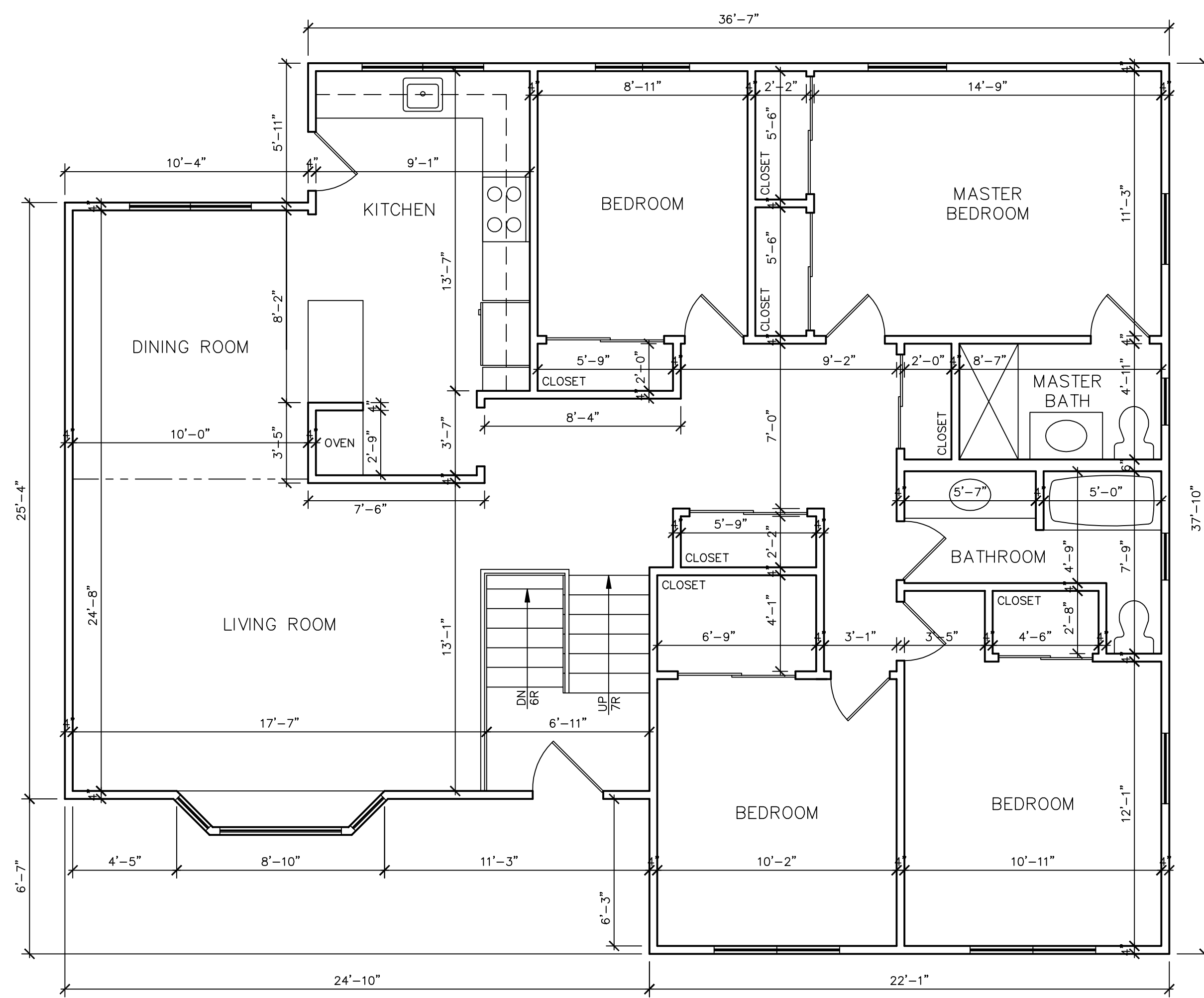
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	<input type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
<p>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor/name: <u>John Atzi</u> Date: <u>12/5/22</u></p> <p>Signature:  Title: <u>Land Surveyor</u></p>		

PRINT FORM

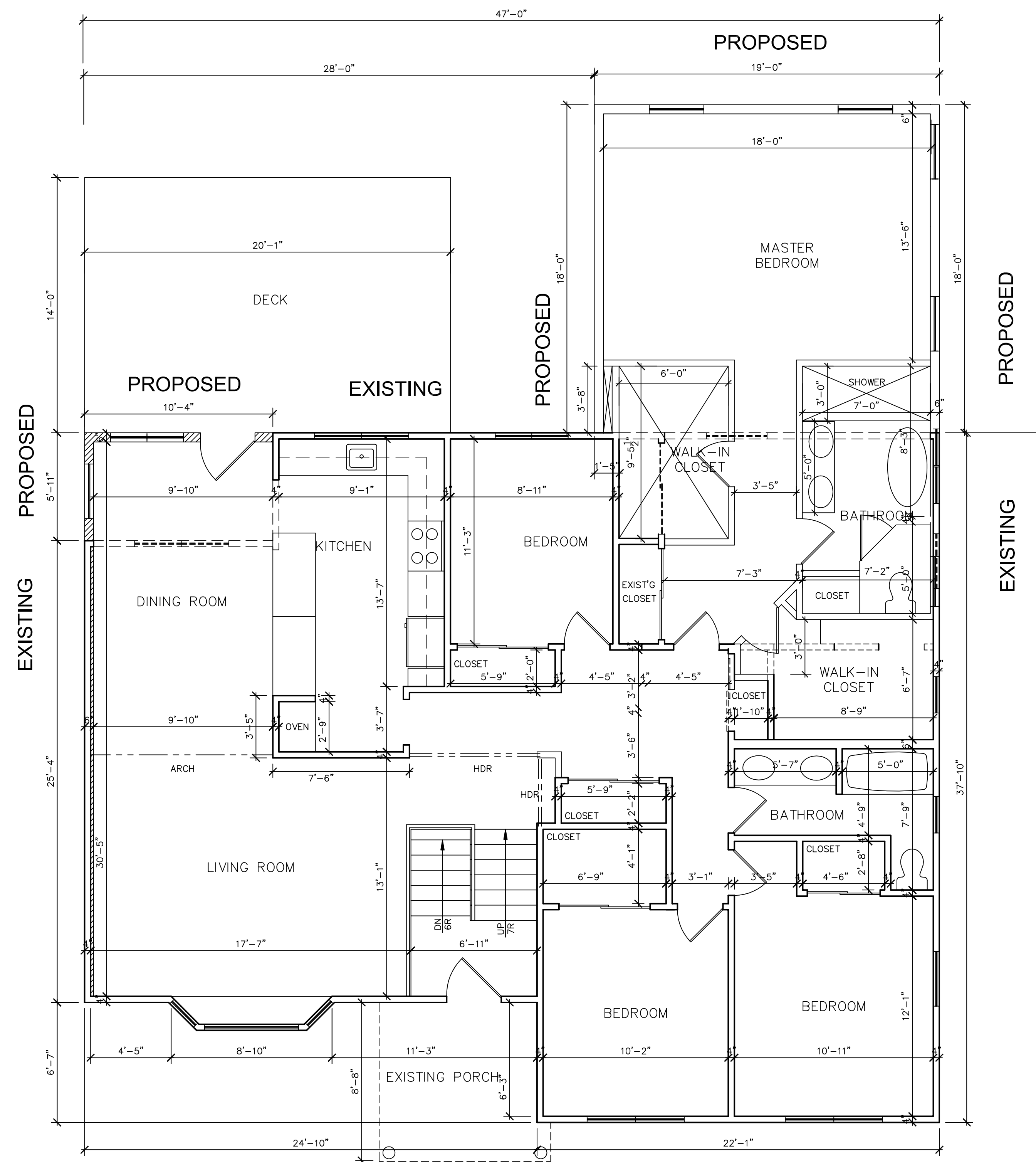
Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Map data: © OpenStreetMap contributors, and the GIS User Community

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No



EXISTING FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

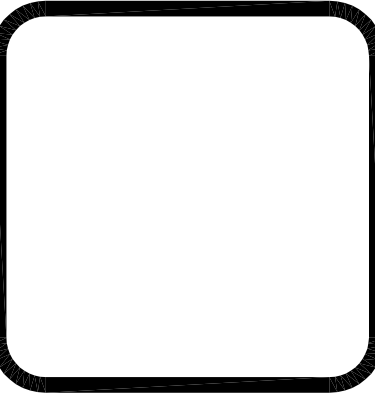


PROPOSED FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

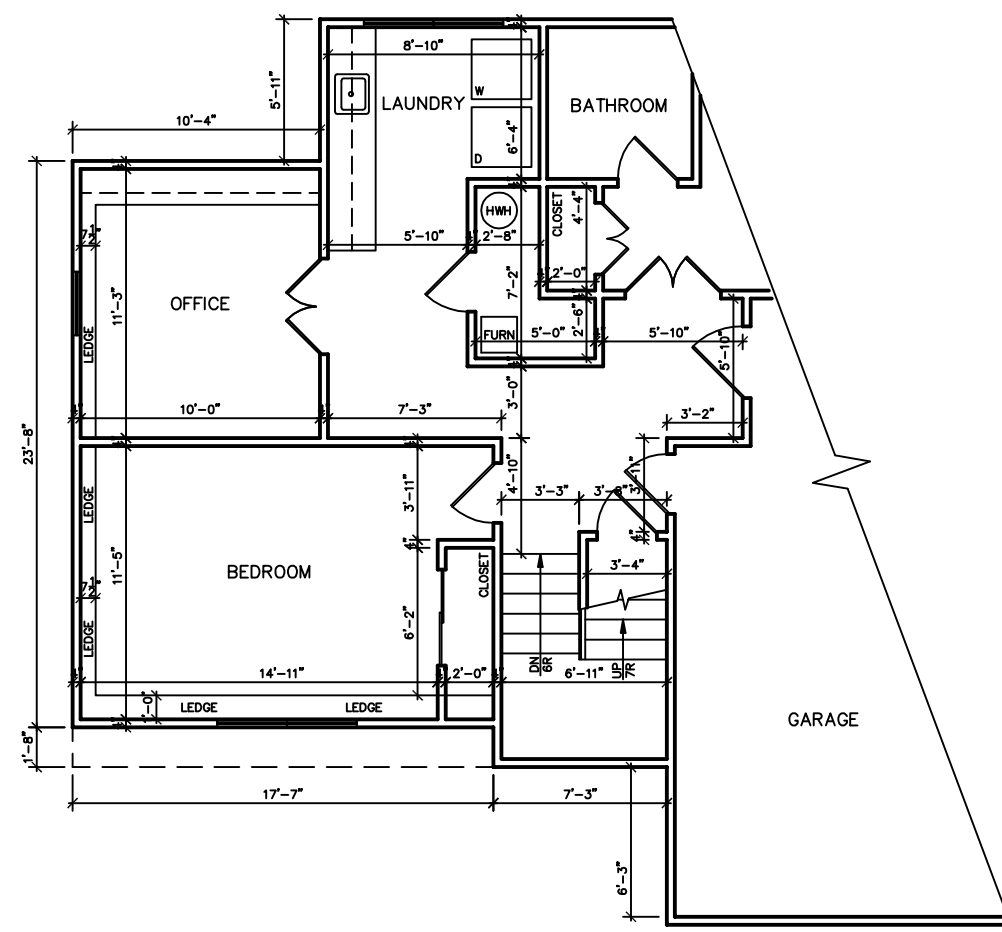
REVISIONS	BY

THE ABANKWA RESIDENCE
 156 HOWARD AVE
 ORANGEBURG, NY

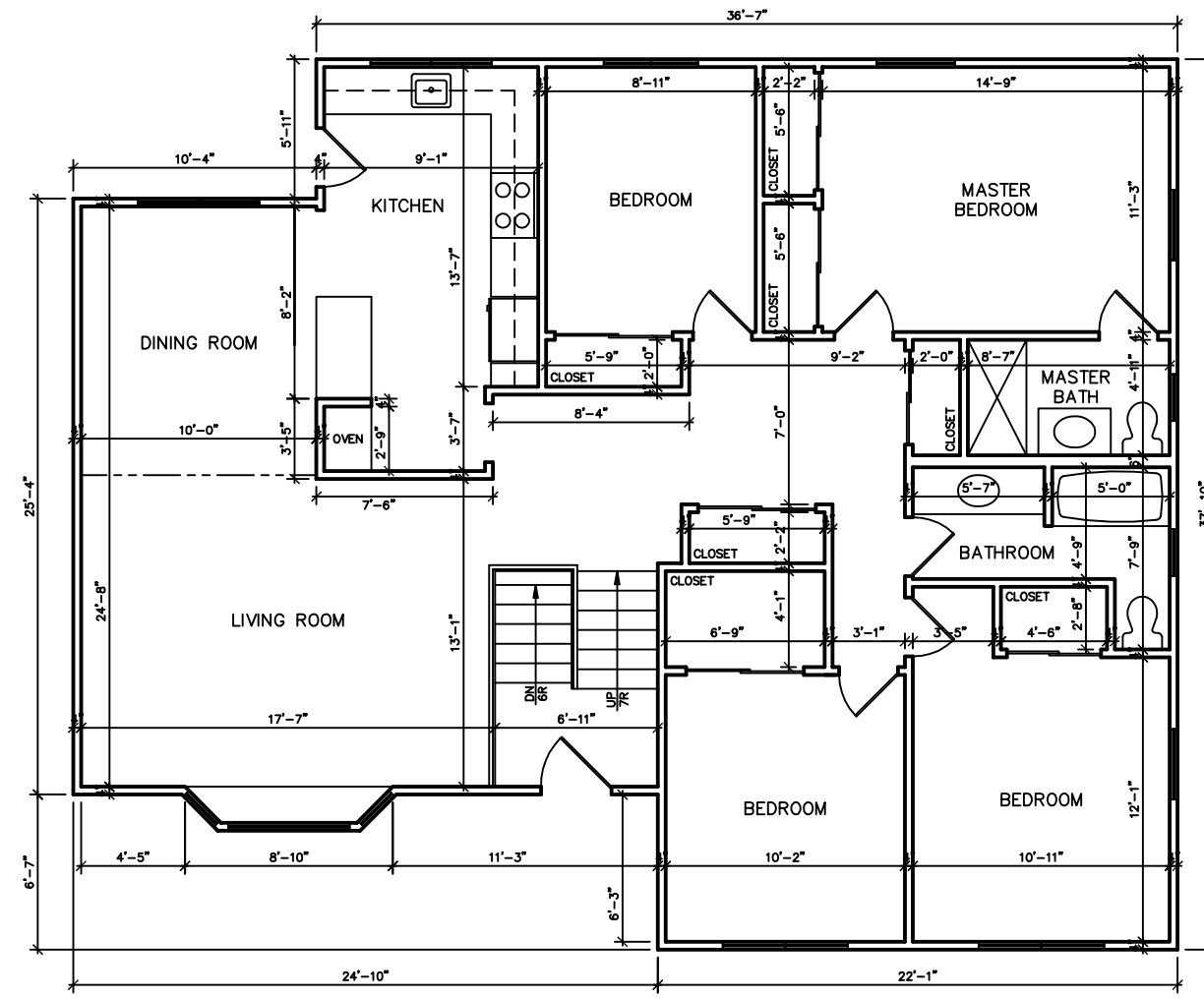
HESS ARCHITECTS - AIA, LEED AP
 254 SICKLETOWN ROAD
 WEST NYACK, NY
 845-358-1486



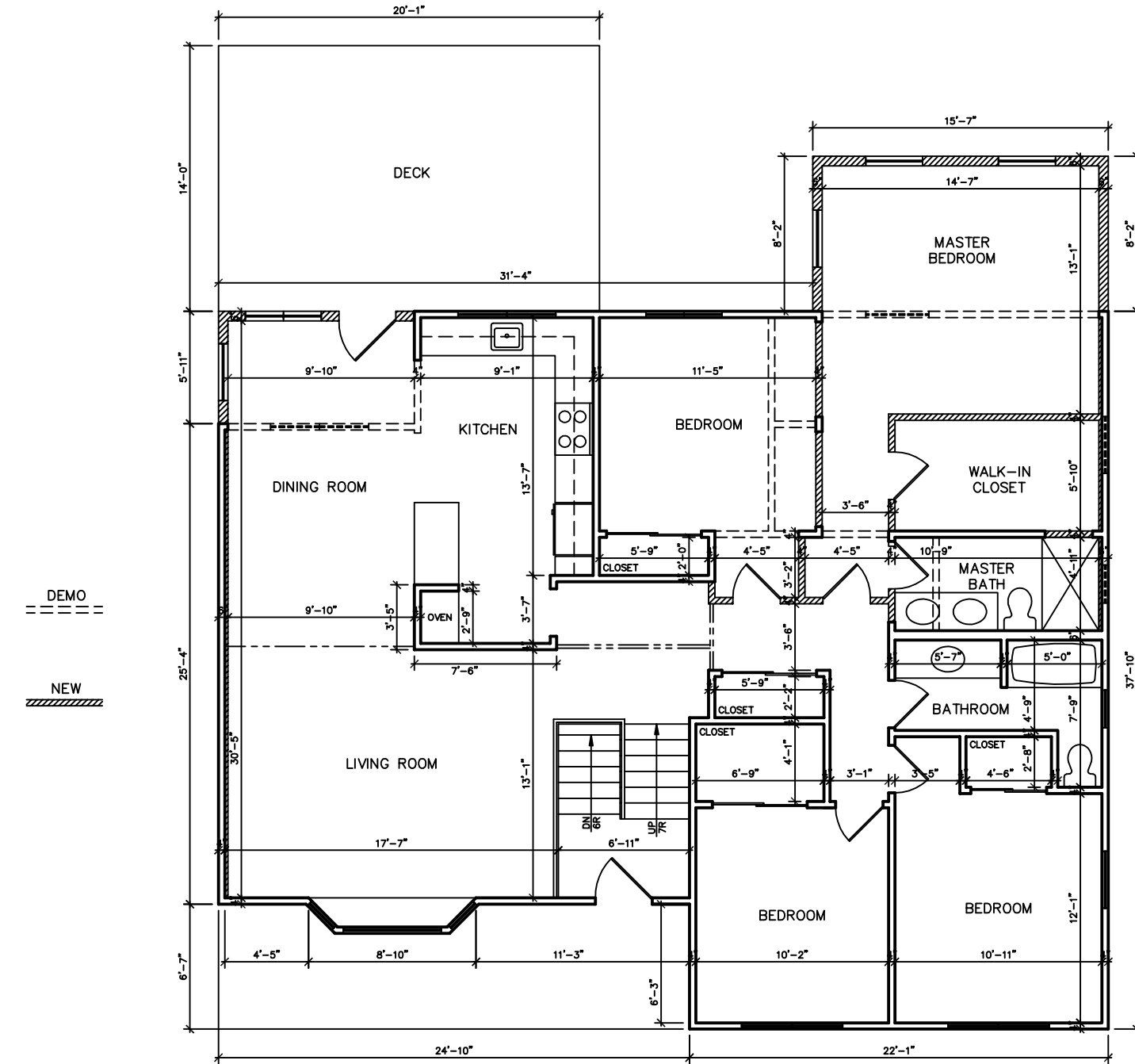
DRAWN	NS
CHECKED	BH
DATE	12-28-2020
SCALE	1/4" = 1'-0"
JOB NO.	20-128
SHEET	1



EXISTING BASEMENT PLAN
SCALE: 1/4" = 1'-0"



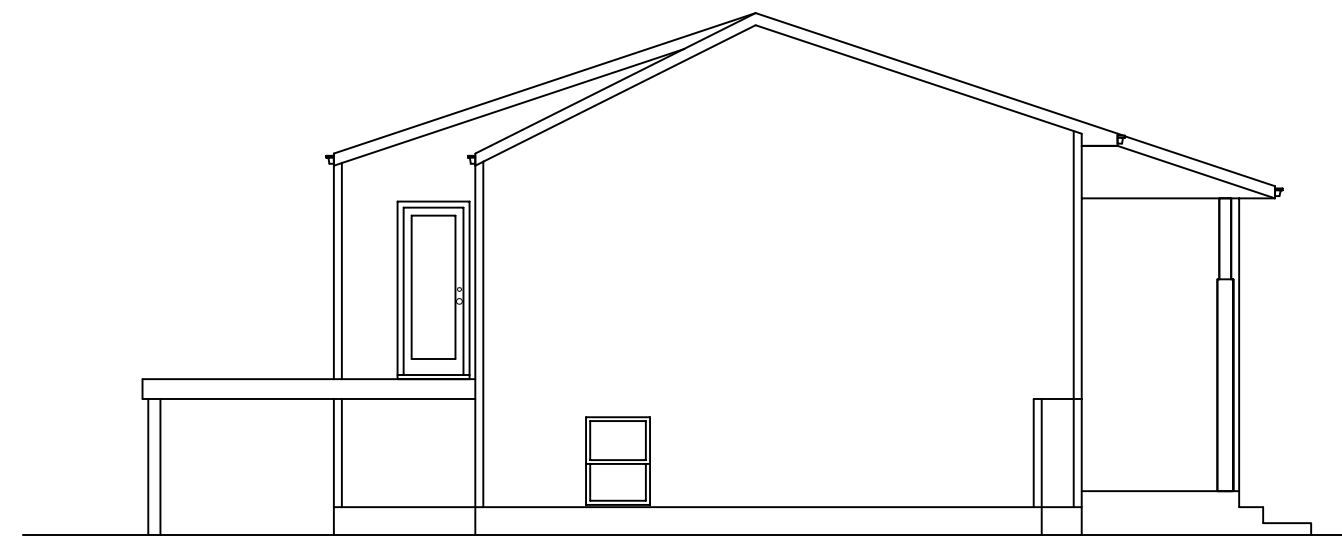
EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



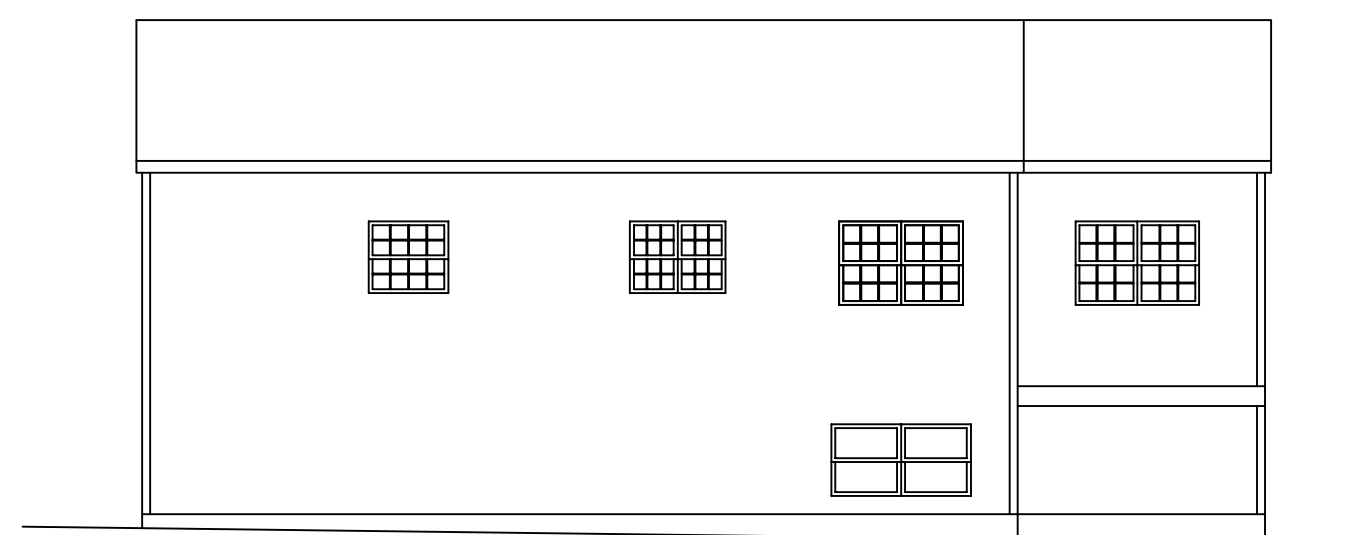
PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



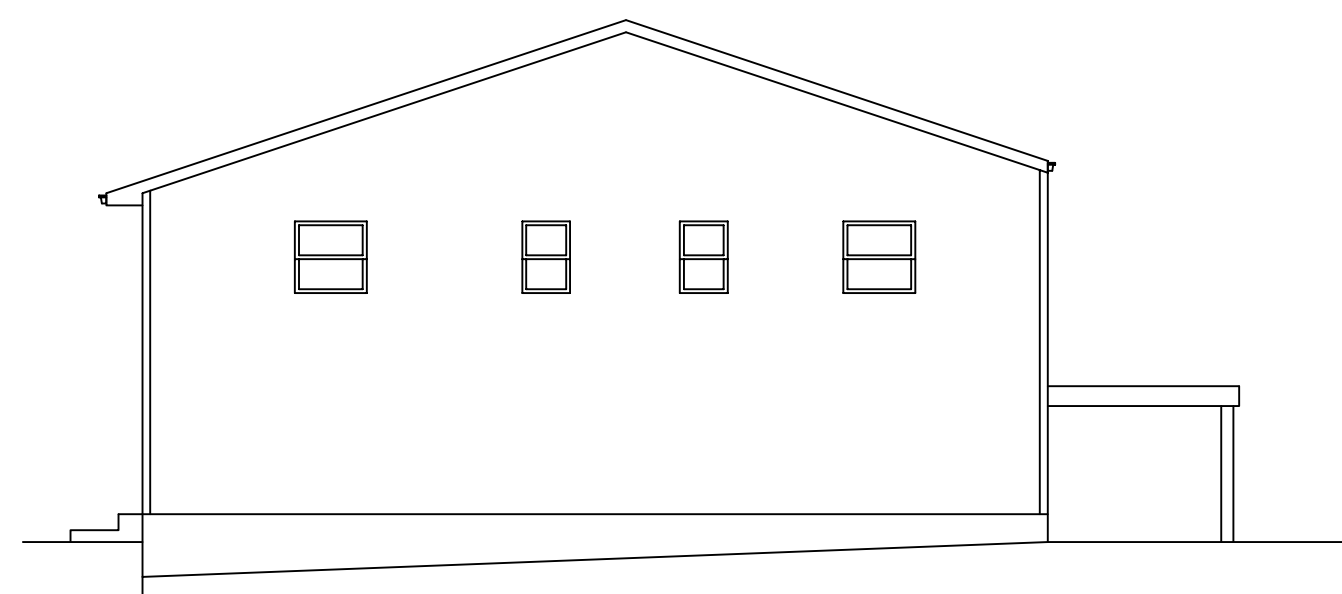
EXISTING FRONT ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING LEFT ELEVATION
SCALE: 1/4" = 1'-0"



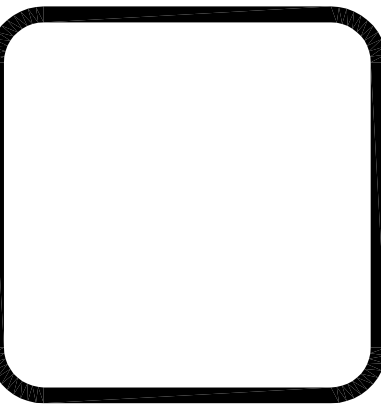
EXISTING BACK ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

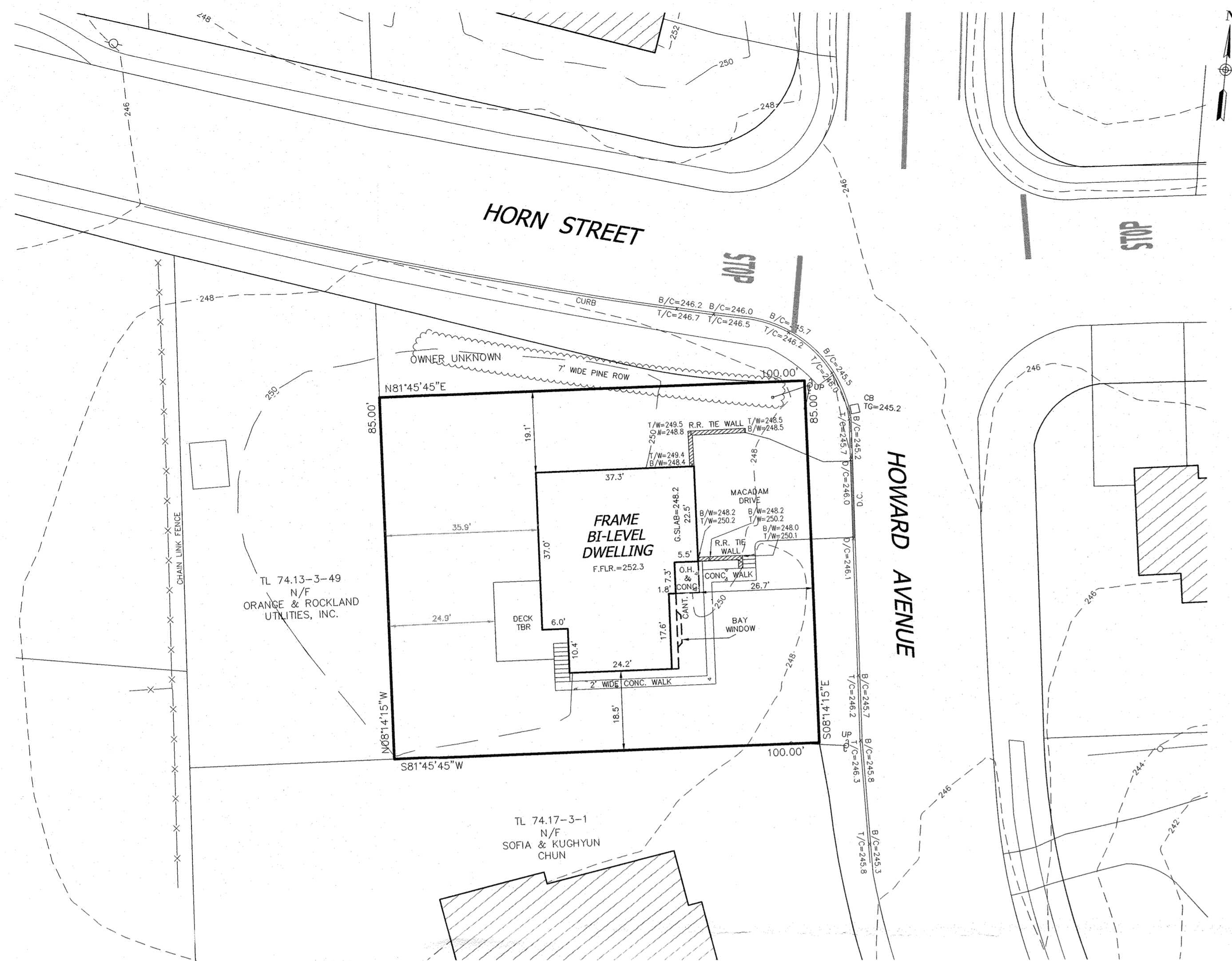
REVISIONS	BY

THE ABANKWA RESIDENCE
 156 HOWARD AVE
 ORANGEBURG, NY
HESS ARCHITECTS - AIA, LEED AP
 254 SICKLETOWN ROAD
 WEST NYACK, NY
 845-358-1486

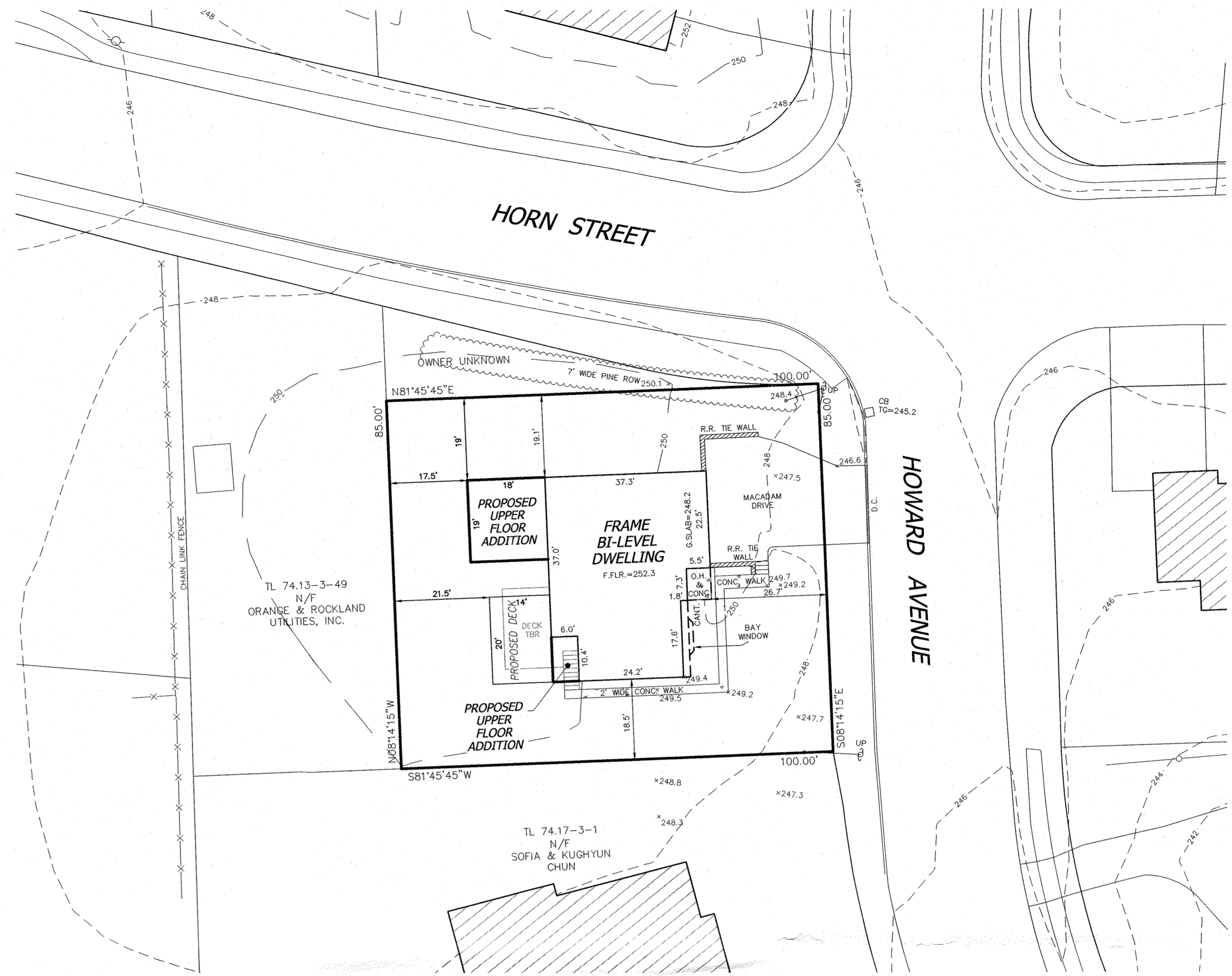


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CHECKED	BH
DATE	05-JAN-2021
SCALE	1/4" = 1'-0"
JOB NO.	21-102
SHEET	1

OF SHEETS



EXISTING SITE
SCALE: 1"=20'



PROPOSED SITE
SCALE: 1"=20'

BULK REQUIREMENTS:

ZONE RG	USE GROUP "Q"	REQUIRED	EXISTING	PROPOSED
		0.30	0.37 *	0.41 **
		10,000 SQ.FT.	8,500 SQ.FT. *	8,500 SQ.FT. *
		75 FT.	85 FT.	85 FT.
		50 FT.	85 FT.	85 FT.
		25 FT.	26.7 FT.	26.7 FT.
		10 FT.	18.5 FT.	18.5 FT.
		30 FT.	37.6 FT.	37.5 FT.
		25 FT.	35.9 FT.	17.5 FT. **
		1 FT. 4 IN./FT. FROM DESIGNATED STREET LINE	22 FT.	22 FT.

- * EXISTING NON-COMFORMING
- ** VARIANCE REQUIRED FROM ZONING BOARD OF APPEALS



VICINITY MAP
SCALE: 1"=200'

SITE ADDRESS

156 HOWARD AVENUE
ORANGETOWN, NY 10962

OWNER & APPLICANT

BENJAMIN & ASKISUA ABANKWA
156 HOWARD AVENUE
ORANGETOWN, NY 10962

TAX MAP REFERENCE

TOWN OF ORANGETOWN TAX MAP
SECTION 74.13, BLOCK 3, PARCELS 48

REFERENCE:

LOT 2, IN BLOCK 39 AS SHOWN ON A MAP ENTITLED "MAP OF ROCKLAND VILLAGE SECTION IX-A-2 AT HAMLET OF ORANGETOWN, TOWN OF ORANGETOWN, ROCKLAND COUNTY, NY, FOR PAULAUURA REALTY CORP." FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE AUGUST 1, 1962 AS MAP NO. 3014 IN BOOK 65, PAGE 1.

THE EDUCATION LAW OF THE STATE OF NEW YORK LICENSED LAND SURVEYOR'S EMPLOYED SHALL BE A VIOLATION OF SECTION 2205, SUBSECTION 2, OF THE NEW YORK STATE EDUCATION LAW. ANY PERSON ALLEGEDLY VIOLATING THIS SECTION SHALL BE SUBJECT TO THE DISCIPLINARY PROCEEDINGS OF THE BOARD OF EDUCATION. THE BOARD OF EDUCATION SHALL BE ADVISED BY THE EDUCATION LAW SURVEYOR'S EMPLOYED IN WRITING OF ANY SUCH VIOLATION. THE EDUCATION LAW SURVEYOR'S EMPLOYED SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE BOARD OF EDUCATION. THE EDUCATION LAW SURVEYOR'S EMPLOYED SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE BOARD OF EDUCATION. THE EDUCATION LAW SURVEYOR'S EMPLOYED SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE BOARD OF EDUCATION.

[Signature]
RYAN A. NASHER, P.E.
N.Y.S. P.E. LIC. NO. 89066

[Signature]
JOHN R. ZIGLER
N.Y.S. P.L.S. LIC. NO. 60228

REVISION	DATE	DESCRIPTION

AN&Z ATZL, NASHER & ZIGLER P.C.
ENGINEERS-SURVEYORS-PLANNERS
232 North Main Street
New City, New York 10956
Tel: (845) 634-4694
Fax: (845) 634-5543
E-mail: info@anzny.com
Web: www.ANZNY.com

PROJECT:
BENJAMIN & ASKISUA ABANKWA

TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK

TITLE:
SITE DEVELOPMENT PLAN

DRAWN BY: LF	CHECKED BY: JRA
DATE: JULY 26, 2021	SCALE: AS SHOWN
PROJECT NO: 4825	DRAWING NO: 1