

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: 11/08/2022

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 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-880-22
 ASSIGNED _____
 INSPECTOR: Glenn
 Referred from Planning Board: YES / NO
 If yes provide date of Planning Board meeting: _____

Project Name: Umana

Street Address: 57 MURONEY AVE Palisades NY 10964

Tax Map Designation:

Section: 77.20 Block: 2 Lot(s): 73
 Section: _____ Block: _____ Lot(s): _____

Directional Location: Corner of Muroney & Park.

On the _____ side of _____, approximately
8 houses feet east of the intersection of 340, in the
 Town of Orangetown in the hamlet/village of Orange town.

Acreage of Parcel _____	Zoning District _____
School District <u>Orange town</u>	Postal District <u>Palisades</u>
Ambulance District <u>Palisades Sparkill</u>	Fire District <u>Palisades</u>
Water District <u>Well water</u>	Sewer District <u>Orangetown</u>

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

The closing of one of the garage in order to build a Summer Kitchen/recreation Area.

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

Date: 11/08/2022 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: October 26, 2022

Applicant: Umana

Address: 57 Maroney Ave, Palisades, NY

RE: Application Made at: same

Chapter 43, Article IV, Section 4.5 Sub-section 4.58 The owner who first converts the dwelling subsequent to the effective date of this local law must have resided in said dwelling for at least 15 years.

One variance required

Section: 77.20

Block: 2

Lot: 73

Dear Umana:

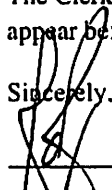
Please be advised that the Building Permit Application, which you submitted on

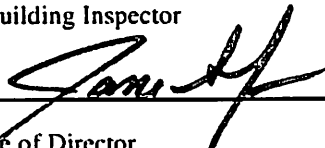
April 1, 2022, has been denied. I have enclosed a Xerox copy of your application, where you will find at the bottom the reason for denial.

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

10/26/22
Date
CC: Rosanna Sfraga
Liz Decort
Debbie Arbolino

Wilder Umana
57 Muroney Ave.
Palisades NY 10964

Dear Zoning Board members.

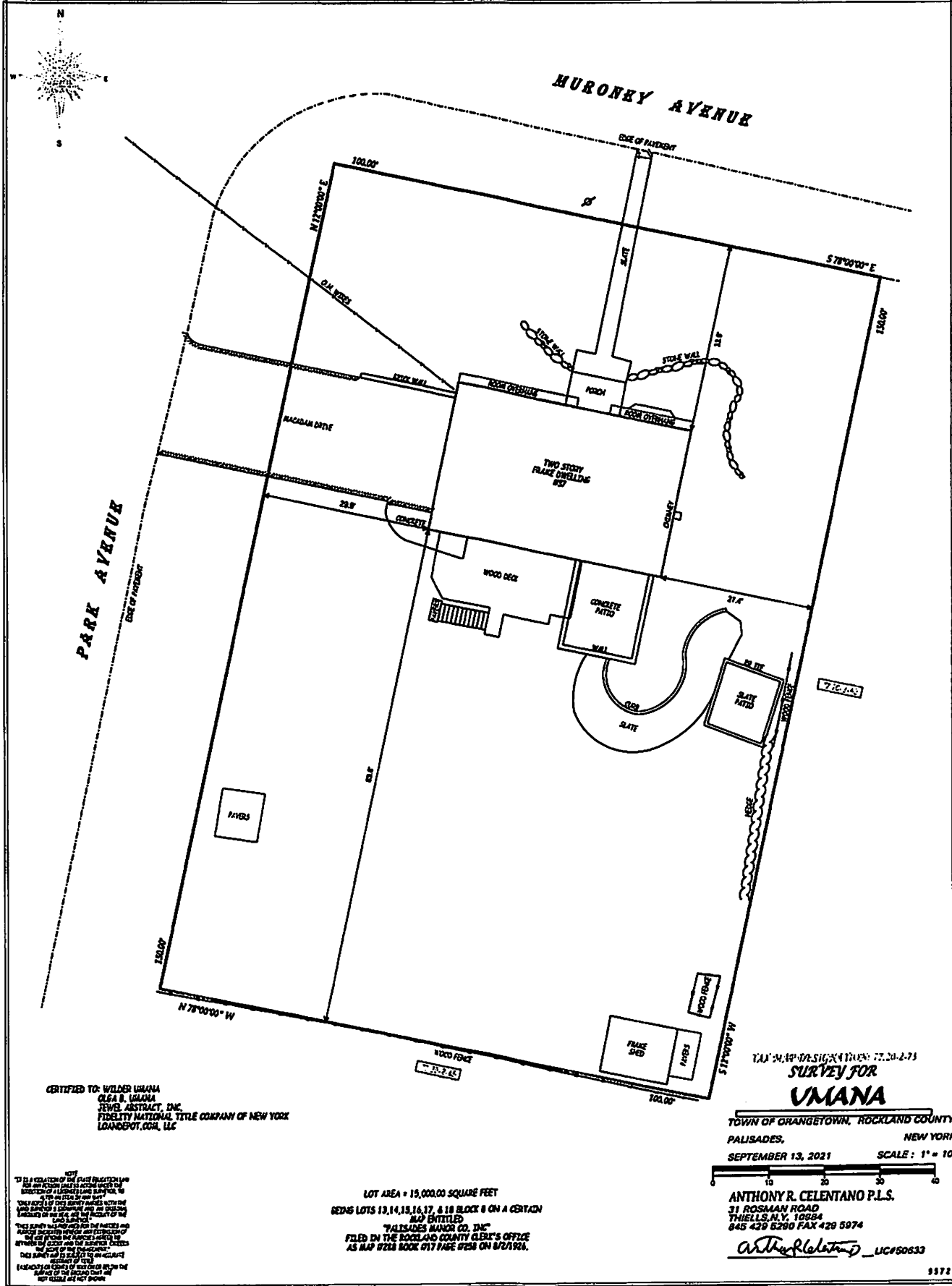
Please accept this letter as a confirmation for the following request.

I am requesting the conversion of a single garage, to build a second kitchen. This is intended to house a family member in a foreseeable future. As a result, she would need her privacy and will need to have her kitchen. This request is not to apply for a second apartment, as I do not plan to rent or have a nonfamily member living with my wife, my soon-to-be-born daughter and two dogs.

Please accept this letter as a confirmation of my request.

Best Regards,

Wilder Umana



CERTIFIED TO: WILDER UMANA
 OLGA B. UMANA
 JEWEL ABSTRACT, INC.
 FIDELITY NATIONAL TITLE COMPANY OF NEW YORK
 LOANDEPOT.COM, LLC

TOWN OF ORANGETOWN, ROCKLAND COUNTY
 PALISADES, NEW YORK
 SEPTEMBER 13, 2021
 SCALE: 1" = 10'

LOT AREA = 19,000.00 SQUARE FEET
 BEING LOTS 19, 14, 15, 16, 17 & 18 BLOCK 8 ON A CERTAIN
 MAP ENTITLED
 "PALISADES MANOR CO. INC."
 FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE
 AS MAP 0228 BOOK 017 PAGE 0258 ON 8/2/1921.

ANTHONY R. CELETANO P.L.S.
 31 ROSMAN ROAD
 THIELLS, N.Y. 10984
 845 429 8290 FAX 429 5974
Anthony R. Celetano LIC#50633

NOT TO BE A CONDITION OF THE PLAT OR SURVEY AND NOT TO BE USED AS A BASIS FOR ANY CLAIM OR ACTION IN CONNECTION WITH THE SURVEY OR THE LAND SURVEYED UNLESS THE SURVEYOR HAS BEEN ADVISED IN WRITING BY THE CLIENT AND THE SURVEYOR HAS AGREED TO SUCH IN WRITING. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES RENDERED BY HIM OR HER AND NOT TO THE RESULTS THEREOF. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE PLAT OR SURVEY OR FOR ANY CONSEQUENCES THEREOF. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES RENDERED BY HIM OR HER AND NOT TO THE RESULTS THEREOF. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE PLAT OR SURVEY OR FOR ANY CONSEQUENCES THEREOF.

PROJECT GENERAL NOTES:

- THE PROPOSED ADDITIONAL DWELLING UNIT IS 598SF IN SIZE CONSISTING OF THE FOLLOWING SPACES: BEDROOM, CLOSET, EXISTING LIVING ROOM, EXISTING BATHROOM, AND SITTING AREA.
- THE FOLLOWING SPACES SERVE THE MAIN DWELLING UNIT ON THE FIRST FLOOR AND ARE NOT INCLUDED IN THE SQUARE FOOT CALCULATION OF THE PROPOSED ADDITIONAL DWELLING UNIT: EXISTING STAIR, EXISTING FURNACE ROOM, EXISTING LAUNDRY ROOM, EXISTING GARAGE, AND TOOL STORAGE ROOM.
- PENETRATIONS THROUGH THE REQUIRED SEPARATION WALLS (WHERE NOTED AS PARTITION TYPE P1) AND THE CEILING BETWEEN THE GARAGE AND ADJACENT HABITABLE SPACES SHALL BE PROTECTED WITH FIREBLOCKING PER SECTION R302.11 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE.
- COMBINATION SMOKE ALARM AND CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN THE BEDROOM, SITTING ROOM, LIVING ROOM, AND OUTSIDE THE BEDROOM IN CONFORMANCE WITH SECTION R314 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE.

ENERGY CODE NOTES:

- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2020 UNIFORM FIRE PREVENTION AND BUILDING CODE OF NY STATE, THE ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE, THE ZONING CODE OF THE TOWN OF ORANGETOWN, AND ALL AUTHORITIES HAVING JURISDICTION, INCLUDING THE TOWN OF ORANGETOWN BUILDING DEPARTMENT.
- AT THE FLOOR OF THE SITTING AREA SPACE, REMOVE EXISTING FINISH FLOORING DOWN TO EXISTING FLOOR SLAB AND INSTALL NEW R-10 RIGID INSULATION BETWEEN 2" THICK WOOD FURRING @ 16" O.C. SECURED TO EXISTING FLOOR SLAB. INSTALL 3/4" THICK PLYWOOD SUBFLOORING ON WOOD FURRING AND INSTALL FINISH FLOORING AS SELECTED BY OWNER.
- AT THE THE EXTERIOR WALLS NOTED AS WALL A, B, C, D, E, F, AND G, REMOVE EXISTING FINISH GYPSUM BOARD TO VERIFY INSULATION IN THE UPPER HALF WOOD STUD WALL AND LOWER HALF MASONRY FOUNDATION WALL. IN THE UPPER HALF WOOD STUD WALL VERIFY EXISTING INSTALLED INSULATION IS R-20 OR INSTALL NEW INSULATION TO MEET R-20 VALUE. IN THE LOWER HALF MASONRY FOUNDATION WALL VERIFY EXISTING INSTALLED INSULATION IS R-13 OR INSTALL NEW INSULATION TO MEET R-13 VALUE.

SURVEY COORDINATION NOTE:

THE INFORMATION SHOWN ON THIS ARCHITECTURAL DRAWING AND IN THE BULK TABLE DATA CHART IS BASED ON, AND SHOULD BE REVIEWED IN CONJUNCTION WITH, THE PROPERTY SURVEY DATED SEPTEMBER 13, 2021 PREPARED FOR UMANA BY:
ANTHONY R. CELENTANO P.L.S.
 31 ROSMAN ROAD
 THIELS, NY 10984
 NYS LICENSE NO. 506633

PROJECT & ZONING DATA

ZONING CODE: ORANGETOWN ZONING CODE
STREET ADDRESS: 57 MURONEY ROAD, PALISADES, NY 10964
TAX MAP DESIGNATION: SECTION 77.20 BLOCK 2 LOT 73
ZONING DISTRICT: R-15 MEDIUM DENSITY RESIDENTIAL DISTRICT

NOTES: THIS APPLICATION IS FOR A PROPOSED SINGLE FAMILY CONVERSION TO A RESTRICTED 2-FAMILY DWELLING. A VARIANCE IS REQUIRED BY THIS APPLICATION.

BULK TABLE DATA FROM TOWN OF ORANGETOWN TABLE OF GENERAL BULK REGULATIONS

BULK REGULATIONS (GROUP M)	REQUIRED	EXISTING	PROPOSED	REMARKS
MAX. FLOOR AREA RATIO	.20	.16	No Change	
MIN. LOT AREA (SF)	15,000 sf	15,000 sf	No Change	
MIN. LOT WIDTH (Feet)	100'	100'	No Change	
MIN. FRONTAGE (Feet)*	75'	100'	No Change	Muroney Avenue
	75'	150'	No Change	Park Avenue
REQ'D FRONT YARD (Feet)	30'	33.5'	No Change	Muroney Avenue
	30'	29.9'***	No Change	Park Avenue
REQ'D SIDE YARD (Feet)**	20'	27.4'	No Change	The North Yard is the Designated Side Yard.
TOTAL SIDE YARD (Feet)	50'	N.A.	No Change	
REQ'D REAR YARD (Feet)	35'	89.8'	No Change	
MAX. BUILDING HEIGHT	33.5'	16'-0"	No Change	

* This is a Corner Lot with Frontage on Both Muroney Avenue and Park Avenue.
 ** This is a Corner Lot with Only One Side Yard.
 *** This is an Existing Non-Conformance.

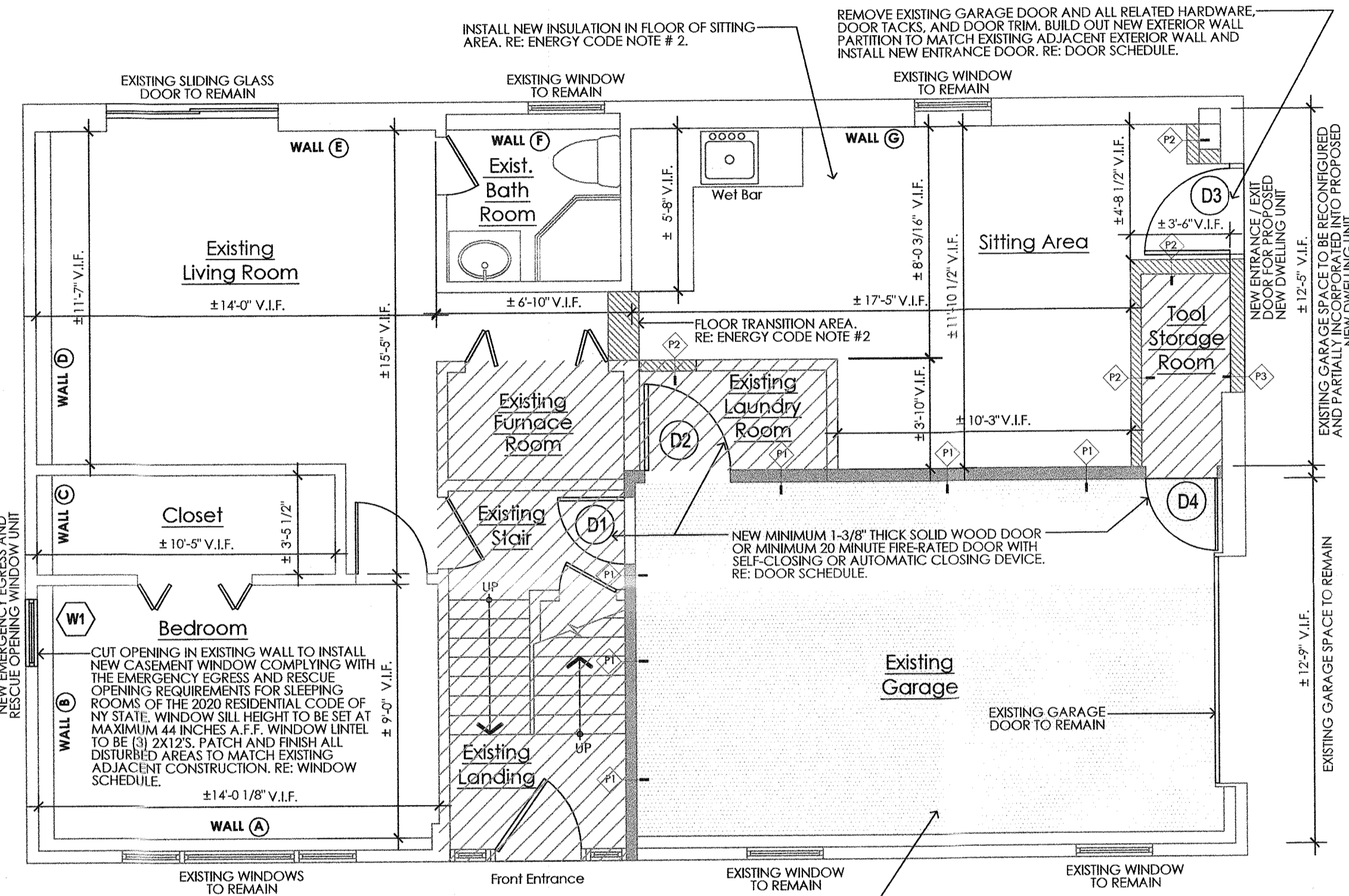
BUILDING CODE DATA

BUILDING CODE: THE 2020 RESIDENTIAL CODE OF N.Y. STATE
CONSTRUCTION TYPE: TYPE V (B) WOOD FRAME

LOCATION MAP

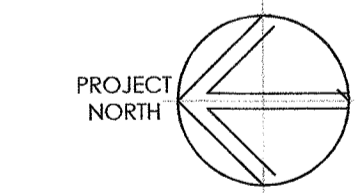
ZONING BOARD OF APPEALS Meeting Of: JAN 4 2023 Town Of Orangetown

REGISTERED ARCHITECT WILLIAM E. PFAFF No 014274 STATE OF NEW YORK



Park Avenue
 Note: Refer to Survey Drawing and the Bulk Table Data Chart on this Drawing for Distance of Building to the Park Avenue Lot Line.

SHADED AREA DENOTES MINIMUM ONE LAYER OF 1/2" GYPSUM BOARD AT CEILING OF EXISTING GARAGE AND IN COMPLIANCE WITH SECTION R302.6 'DWELLING GARAGE SEPARATION' OF THE 2020 RESIDENTIAL CODE OF NY STATE.



Muroney Avenue
 Note: Refer to Survey Drawing and the Bulk Table Data Chart on this Drawing for Distance of Building to the Muroney Avenue Lot Line.

Lower Level Floor Plan Showing Proposed Additional Dwelling Unit
 1/4" = 1'-0"

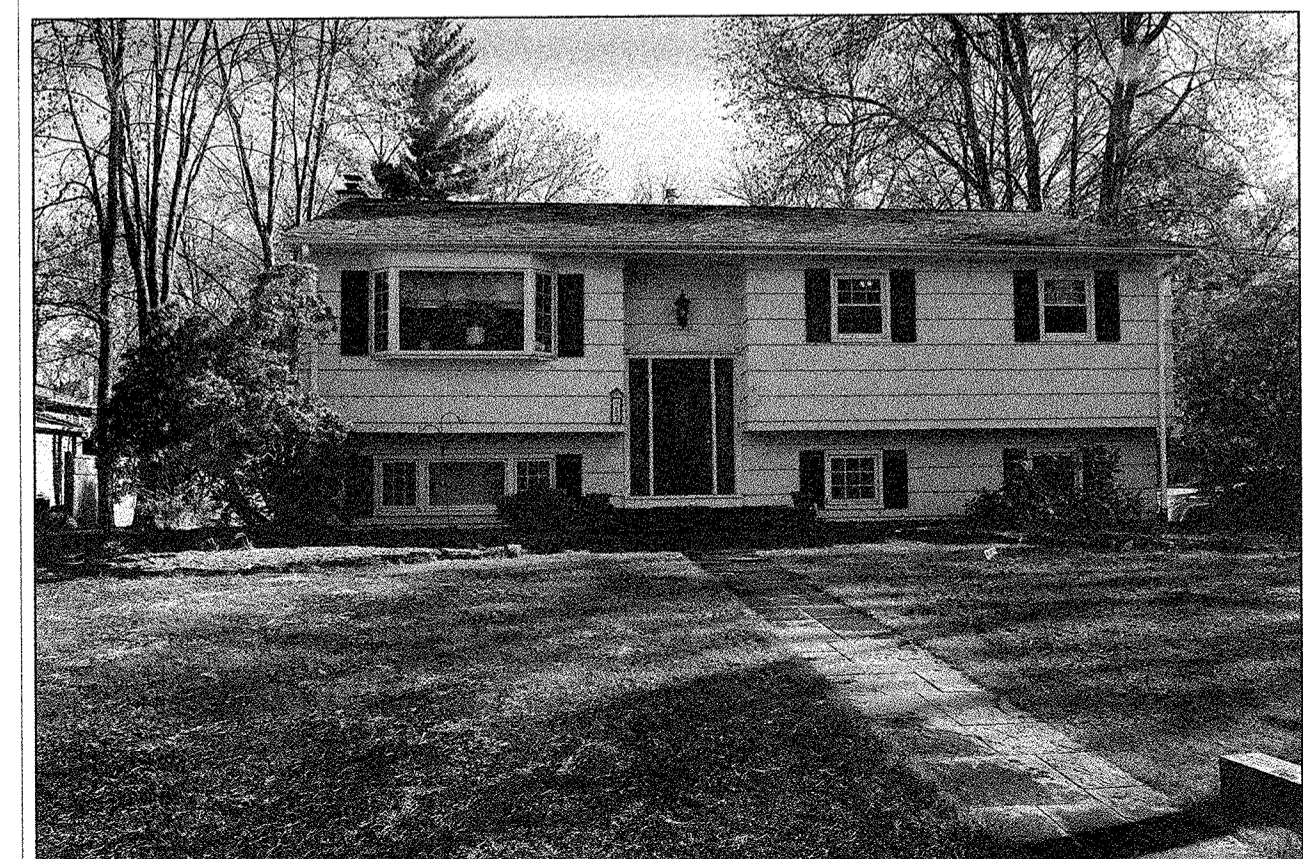
- PARTITION TYPES KEY**
- P1 DENOTES PARTITION BETWEEN EXISTING GARAGE AND HABITABLE SPACES TO HAVE MINIMUM ONE LAYER OF 1/2" GYPSUM BOARD ON GARAGE SIDE OF WALL IN COMPLIANCE WITH SECTION R302.6 'DWELLING GARAGE SEPARATION' OF THE 2020 RESIDENTIAL CODE OF NY STATE.
 - P2 DENOTES NEW PARTITION OF 2"x4" NOMINAL WOOD STUD FRAMING @ 16" O.C. WITH ONE LAYER OF 1/2" GYPSUM BOARD ON EACH SIDE. PARTITION IS NOT PART OF THE REQUIRED 'DWELLING GARAGE SEPARATION' OF THE 2020 RESIDENTIAL CODE OF NY STATE.
 - P3 DENOTES NEW EXTERIOR INSULATED PARTITION TO ENCLOSE EXISTING GARAGE DOOR OPENING. WALL TO MATCH EXISTING ADJACENT EXTERIOR WALL CONSTRUCTION.

DOOR SCHEDULE			
NO.	TYPE	NOMINAL UNIT SIZE (W x H x Thickness)	REMARKS
D1	Solid Wood Door	2'-4" x 6'-8" x 1-3/8"	Fire-Rated Door with Self-Closing or Automatic-Closing Device.
D2	Solid Wood Door	3'-0" x 6'-8" x 1-3/8"	Fire-Rated Door with Self-Closing or Automatic-Closing Device.
D3	Solid Wood & Glass Door	3'-0" x 6'-8" x 1-3/4"	Pre-Finished Wood & Glass Entrance Door as Selected by the Owner.
D4	Solid Wood Door	2'-6" x 6'-8" x 1-3/8"	Fire-Rated Door with Self-Closing or Automatic-Closing Device.

1. Door Nos. D1 AND D2 to Comply with Section R302.5.1 of the 2020 Residential Code of NY State.

WINDOW SCHEDULE				
NO.	ANDERSEN MODEL NO.	TYPE	NOMINAL UNIT SIZE (W x H)	REMARKS
W1	CW135	Casement	2'-4" W x 3'-4" H	Emergency Egress & Rescue Opening

1. Window No. W1 is for a Series 400 Vinyl Clad Wood Casement Window as Manufactured by Andersen Corporation.
 2. This Window is Specified as an Emergency Egress and Rescue Opening Window per Section R310 of the 2020 Residential Code of NY State. Order Window with Manufacturer's Specific Hinge Hardware that Complies with this Use.



MURONEY AVENUE FACADE