

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: \_\_\_\_\_

*Please check all that apply:*

<input type="checkbox"/> Commercial	<input type="checkbox"/> Residential
<input checked="" type="checkbox"/> <b>Planning Board</b>	<input type="checkbox"/> <b>Historical Board</b>
<input checked="" type="checkbox"/> <b>Zoning Board of Appeals</b>	<input type="checkbox"/> <b>Architectural Board</b>
<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 type="checkbox"/> Variance	
<input type="checkbox"/> Performance Standards Review	
<input type="checkbox"/> Use Variance	
<input type="checkbox"/> Other (specify): _____	

PERMIT#: 52081  
 ASSIGNED  
 INSPECTOR: Dom

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

Project Name: Monzon - Residential Dwelling

Street Address: 44 Grand Avenue, Tappan, New York 10983

**Tax Map Designation:**

Section: 77.10 Block: 2 Lot(s): 36  
 Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_

**Directional Location:**

On the West side of Grand Avenue, approximately \_\_\_\_\_ feet South of the intersection of Western Highway, in the Town of Orangetown in the hamlet/village of Tappan.

<b>Acreage of Parcel</b> <u>0.22</u>	<b>Zoning District</b> <u>R-15</u>
<b>School District</b> <u>South Orangetown</u>	<b>Postal District</b> <u>Tappan</u>
<b>Ambulance District</b> <u>South Orangetown</u>	<b>Fire District</b> <u>Tappan</u>
<b>Water District</b> <u>Veolia</u>	<b>Sewer District</b> <u>Orangetown</u>

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

New Residential Dwelling

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

Date: 9/29/22 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? \_\_\_\_\_

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.

\_\_\_\_\_  
\_\_\_\_\_

## 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: Monzon - Residential Dwelling			
Project Location (describe, and attach a location map): 44 Grand Avenue, Tappan, New York 10983			
Brief Description of Proposed Action: New Residential Dwelling			
Name of Applicant or Sponsor: Abel Monzon		Telephone: 914-393-1773	
		E-Mail: abelmonzon1@gmail.com	
Address: 16 William Street			
City/PO: Sparkill		State: New York	Zip Code: 10976
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 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: <i>Zoning Bd, ACA BOR, BLDG. DEPT</i>			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		<u>0.22</u> acres	
b. Total acreage to be physically disturbed?		<u>0.22</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>0.22</u> acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<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			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<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?	NO	YES	
	<input type="checkbox"/>	<input checked="" 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: _____	NO	YES	
	<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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" 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: _____ _____	NO	YES	
	<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: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" 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?	NO	YES	
	<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: _____ _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

<p>14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:</p> <p><input type="checkbox"/> Shoreline   <input type="checkbox"/> Forest   <input type="checkbox"/> Agricultural/grasslands   <input type="checkbox"/> Early mid-successional</p> <p><input type="checkbox"/> Wetland   <input type="checkbox"/> Urban   <input checked="" type="checkbox"/> Suburban</p>		
<p>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?</p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>16. Is the project site located in the 100-year flood plan?</p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,</p> <p>a. Will storm water discharges flow to adjacent properties?</p> <p>b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:</p> <p>_____</p> <p>_____</p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>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:</p> <p>_____</p> <p>_____</p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>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:</p> <p>_____</p> <p>_____</p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>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:</p> <p>_____</p> <p>_____</p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p> <p>Applicant/sponsor/name: <u>Abel Monzon</u> Date: <u>9/29/2023</u></p> <p>Signature: <u>Abel Monzon</u> Title: <u>Owner</u></p>		



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

**REFERRAL TO THE ZONING BOARD OF APPEALS**

Date: ~~September 21, 2023~~ <sup>October 20, 2023</sup> Section: 77.10 Block: 2 Lot: 36  
 Applicant: Monzon  
 Address: 40-44 Grand Ave, Tappan, NY  
 RE: Application Made at: same

Referred For:

Chapter 43, Table 3.12, R-15 District  
 Column 4, Max FAR 20% with 26.6% proposed (original proposed 21%)

One Variance required

Comments:

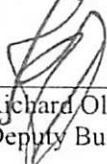
New House

FAR correction

Dear Monzon:

Please be advised that the Building Permit Application # p52087, which you submitted on 10.19.21, has been referred to the Town of Orangetown Zoning Board of Appeals. The Clerk to the Zoning Board of Appeals, Debbie Arbolino, can assist you in the preparation necessary to appear before the board. She can be reached at 845-359-8410 ext. 4331 or [darbolino@orangetown.com](mailto:darbolino@orangetown.com).

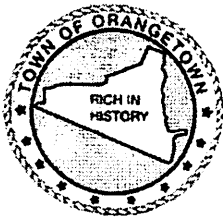
Sincerely,

  
 Richard Oliver  
 Deputy Building Inspector

9/21/23

Signature of Director  
 NOTE: PLEASE KEEP FOR YOUR RECORDS  
 1-30-2023

Date  
 Liz DeCort  
 Debbie Arbolino



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

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Sincerely,

  
Richard Oliver  
Deputy Building Inspector

9/21/23

Signature of Director  
NOTE: PLEASE KEEP FOR YOUR RECORDS  
1-30-2023

Date  
Liz DeCort  
Debbie Arbolino

**LOT AREA AND LOT WIDTH VARIANCES APPROVED**

To: Donald Brenner (Monzon)  
4 Independence Avenue  
Tappan, New York 10983

ZBA #22-08  
Date: February 2, 2022  
Permit #52087

FROM: ZONING BOARD OF APPEALS: Town of Orangetown

ZBA#22-08: Application of Abel Monzon for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-15 District, Group M, Section 3.12, Columns 5 (Lot Area: 15,000 sq. ft required, 9,572 proposed) and 6 (Lot Width: 100' required, 75' proposed) for the merger of two lots into one lot and the construction of a new single-family residence. The property is located at 40 & 44 Grand Avenue, Tappan, New York and is identified on the Orangetown Tax Map as Section 77.10, Block 2, Lots 36 & 44.1 in the R-15 zoning district.

Heard by the Zoning Board of Appeals of the Town of Orangetown at a meeting held on Wednesday, February 2, 2022 at which time the Board made the determination hereinafter set forth.

Donald Brenner, Attorney appeared and testified.

The following documents were presented:

1. Plans labeled "Site Plan Proposed Dwelling for Abel Monzon" dated August 6, 2021 signed and sealed by Robert Sorace PLS.. (1 page).
2. Planning Board Decision #21-46 dated July 28, 2021.
3. A letter dated January 12, 2022 from the Rockland County Department of Planning signed by Douglas J. Schuetz, Acting Commissioner of Planning.
4. A letter dated January 31, 2022 from Rockland County Health Center for Environmental Health signed by Elizabeth Mello, P.E., Senior Public Health Engineer.
5. A letter dated January 31, 2022 from Rockland County Sewer District No. 1 signed by Joseph LaFiandra, Engineer II.

Mr. Sullivan, Chairman, made a motion to open the Public Hearing which motion was seconded by Ms. Castelli and carried unanimously.

On advice of Denise Sullivan, Deputy Town Attorney, counsel to the Zoning Board of Appeals, Mr. Sullivan moved for a Board determination that the foregoing application is a Type II action exempt from the State Environmental Quality Review Act (SEQRA), pursuant to SEQRA Regulations §617.5 (c) (11), (12), (16) and/or (17); which does not require SEQRA environmental review. The motion was seconded by Ms. Castelli and carried as follows: Mr. Bosco, aye; Mr. Sullivan, aye; Mr. Quinn, aye; and Ms. Castelli, aye. Mr. Bonomolo and Mr. Valentine were absent.

TOWN CLERK'S OFFICE  
2022 FEB - 8 P 12: 02  
TOWN OF ORANGETOWN



Donald Brenner testified that the property was in front of the Planning Board in July 2021 to merge the two very undersized lots into a lot that is still a little undersized; that the contract purchaser would like to build a house that only requires variances for lot area and lot width; that it would be a nice house that would benefit the neighborhood; that the requested variances are not substantial and there would be no adverse effect by the granting of the variances; that they received final subdivision approval with the condition that they apply and get the lot width and lot area variances; that they will revise the bulk table and remove the floor area ratio request; and this application will be returning to the Planning Board or site plan review.

Public Comment:

Michael Dempsey, 36 Grant Avenue, Tappan, testified that his neighbor Joe and he both have water issues in their property; that ground water is an issue; that he already gets water in his basement; that when this house is built it will be worse; that his house is very close to his property line and the new house will only be ten feet from the property line; that the house should have to be twenty feet away and he questioned why the rules changed.

Dan Sullivan and Mike Bosco tried explaining pre-existing non-conforming lots to the audience and stated that the requirement for any development is 0% net run-off at the time of development.

Joe Grunski, 48 Grand Avenue, Tappan, testified that he validates every thing Mr. Dempsey said; that he has the same concerns; that there is a serious water issue and the house is too large and will cause more water problems.

Lucy Omar, 45 Grand Avenue, Tappan, testified that she supports her neighbors, that the neighborhood is made up of little quaint houses; that the water problem will be worse; that this large house will affect the quality of the neighborhood; that the size of the house is not conforming with the neighborhood.

Wayne Gavioli, Attorney for the property owner, testified, after complaining about being sworn in; that the neighbors are complaining about an existing situation; that the zoning board must do a balancing act to grant area variances; that if the variances are not granted it would be a taking of land; that there is no indication that these variances will exacerbate these conditions; and that the board has no choice but to grant the variances.

Donald Brenner, Attorney for the contract purchaser, testified that every time a new house is built in a neighborhood it brings up the value of the existing houses.

Denise Sullivan, Deputy Town Attorney, stated that the Planning Board Decision #21-46 states that "When the applicant comes back to the Office of Building, Planning, Zoning, Administration and Enforcement for development of the lot, the applicant shall make an application to the Planning Board for Site Plan Review, o include drainage of the site, as well as obtain the required variances at the Zoning Board of Appeals."; so the water issues will be addressed at that time.

TOWN CLERK'S OFFICE  
2022 FEB -8 P 12:02  
TOWN OF GRANGETOWN

The Board members made personal inspections of the premises the week before the meeting and found them to be properly posted and as generally described on the application.

A satisfactory statement in accordance with the provisions of Section 809 of the General Municipal Law of New York was received.

Mr. Sullivan made a motion to close the Public Hearing which motion was seconded by Ms. Castelli and carried unanimously.

**FINDINGS OF FACT AND CONCLUSIONS:**

After personal observation of the property, hearing all the testimony and reviewing all the documents submitted, the Board found and concluded that the benefits to the applicant if the variance(s) are granted outweigh the detriment (if any) to the health, safety and welfare of the neighborhood or community by such grant, for the following reasons:

1. The requested lot area and lot width variances will not produce an undesirable change in the character of the neighborhood or a detriment to nearby properties. The Board acknowledged that two undersized lots were merged and noted that this lot, although still undersized, conforms with the neighborhood.
2. The requested lot area and lot width variances will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. The Board acknowledged that two undersized lots were merged and noted that this lot, although still undersized, conforms with the neighborhood.
3. The benefits sought by the applicant cannot be achieved by other means feasible for the applicant to pursue other than by obtaining variances.
4. The requested lot area and lot width variances although somewhat substantial, and affords benefits to the applicant that are not outweighed by the detriment, if any, to the health, safety and welfare of the surrounding neighborhood or nearby community. The Board acknowledged that two undersized lots were merged and noted that this lot, although still undersized, conforms with the neighborhood.
5. The applicant purchased the property subject to Orangetown's Zoning Code (Chapter 43) and is proposing a new addition and/or improvements, so the alleged difficulty was self-created, which consideration was relevant to the decision of the Board of Appeals, but did not, by itself, preclude the granting of the area variance.

TOWN OF ORANGETOWN  
2022 FEB - 8 P 12: 02  
TOWN CLERK'S OFFICE

**DECISION:** In view of the foregoing and the testimony and documents presented, the Board **RESOLVED** that the application for the requested lot area and lot width variances are **APPROVED**; and **FURTHER RESOLVED**, that such decision and the vote thereon shall become effective and be deemed rendered on the date of adoption by the Board of the minutes of which they are a part.

**General Conditions:**

(i) The approval of any variance or Special Permit is granted by the Board in accordance with and subject to those facts shown on the plans submitted and, if applicable, as amended at or prior to this hearing, as hereinabove recited or set forth.

(ii) Any approval of a variance or Special Permit by the Board is limited to the specific variance or Special Permit requested but only to the extent such approval is granted herein and subject to those conditions, if any, upon which such approval was conditioned which are hereinbefore set forth.

(iii) The Board gives no approval of any building plans, including, without limitation, the accuracy and structural integrity thereof, of the applicant, but same have been submitted to the Board solely for informational and verification purposes relative to any variances being requested.

(iv) A building permit as well as any other necessary permits must be obtained within a reasonable period of time following the filing of this decision and prior to undertaking any construction contemplated in this decision. To the extent any variance or Special Permit granted herein is subject to any conditions, the building department shall not be obligated to issue any necessary permits where any such condition imposed should, in the sole judgment of the building department, be first complied with as contemplated hereunder. Occupancy will not be made until, and unless, a Certificate of Occupancy is issued by the Office of Building, Zoning and Planning Administration and Enforcement which legally permits such occupancy.

(v) Any foregoing variance or Special Permit will lapse if any contemplated construction of the project or any use for which the variance or Special Permit is granted is not substantially implemented within one year of the date of filing of this decision or that of any other board of the Town of Orangetown granting any required final approval to such project, whichever is later, but in any event within two years of the filing of this decision. Merely obtaining a Building Permit with respect to construction or a Certificate of Occupancy with respect to use does not constitute "substantial implementation" for the purposes hereof.


TOWN CLERK'S OFFICE  
2022 FEB - 8 P 12: 02  
TOWN OF ORANGETOWN

The foregoing resolution to approve the application for the requested lot area and lot width variances are APPROVED; with the specific condition that revised plans be submitted without the requested floor area ratio, which was NOT GRANTED; was presented and moved by Mr. Sullivan, seconded by Mr. Quinn and carried as follows: Mr. Bosco, aye; Mr. Sullivan, aye; Ms. Castelli, aye; and Mr. Quinn, aye. Mr. Bonomolo and Mr. Valentine were absent.

The Administrative Aide to the Board is hereby authorized, directed and empowered to sign this decision and file a certified copy thereof in the office of the Town Clerk.

DATED: February 2, 2022

ZONING BOARD OF APPEALS  
TOWN OF ORANGETOWN

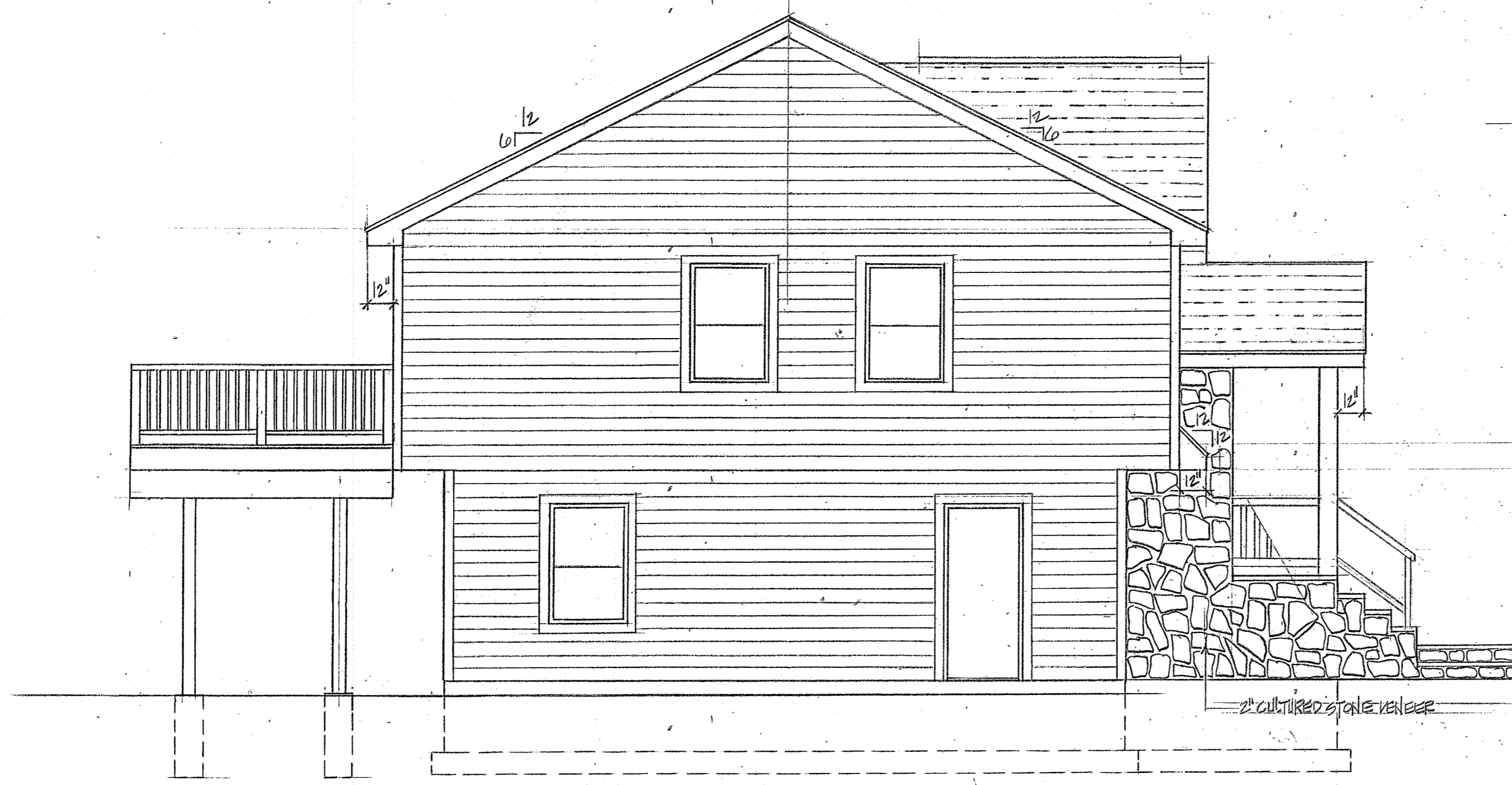
By   
Deborah Arbolino  
Administrative Aide

DISTRIBUTION:

APPLICANT  
ZBA MEMBERS  
SUPERVISOR  
TOWN BOARD MEMBERS  
TOWN ATTORNEY  
DEPUTY TOWN ATTORNEY  
OBZPAE  
BUILDING INSPECTOR-Dom M.

TOWN CLERK  
HIGHWAY DEPARTMENT  
ASSESSOR  
DEPT. of ENVIRONMENTAL  
MGMT. and ENGINEERING  
FILE,ZBA, PB  
CHAIRMAN, ZBA, PB, ACABOR

TOWN CLERK'S OFFICE  
2022 FEB -8 P 12:02  
TOWN OF ORANGETOWN



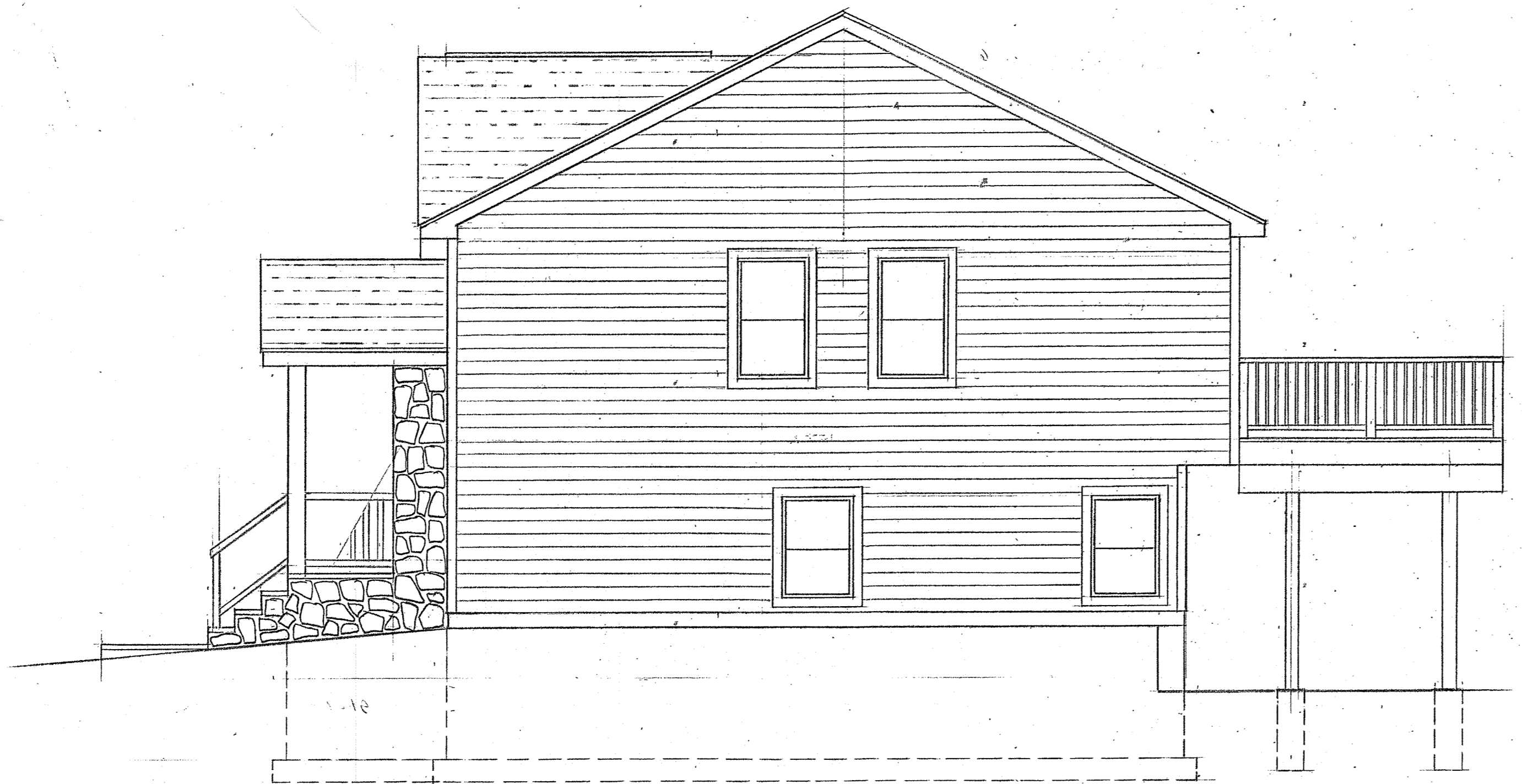
RIGHT SIDE ELEVATION



FRONT ELEVATION

NOTE: LIGHT FIXTURE TO BE INSTALLED ON COVERED PORCH GLASS

SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION



REAR ELEVATION

STATE OF NEW YORK ADOPTED CODES AND STANDARDS

INTERNATIONAL RESIDENTIAL CODE-NY ED, 2020  
 NATIONAL ELECTRICAL CODE, 2020  
 NATIONAL STANDARD PLUMBING CODE, 2020  
 INTERNATIONAL ENERGY CONSERVATION CODE, 2020 (RESIDENTIAL)  
 INTERNATIONAL MECHANICAL CODE, 2020  
 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

PROJECT 210871  
 AUGUST 12, 2021

NEW RESIDENCE FOR  
 MONZON SUBDIVISION

40-45 GRAND AVE.  
 TAPPAN, NEW YORK

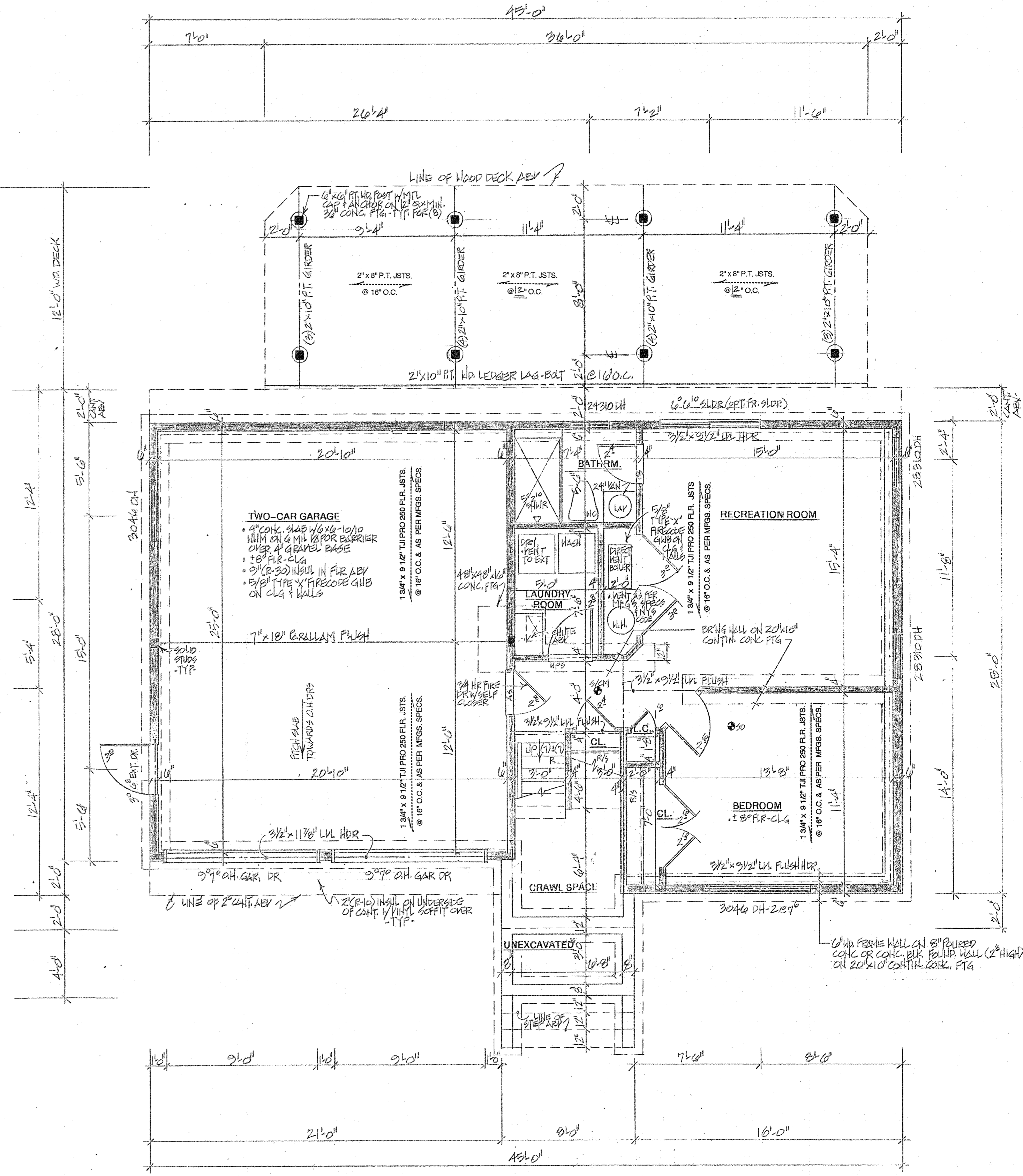
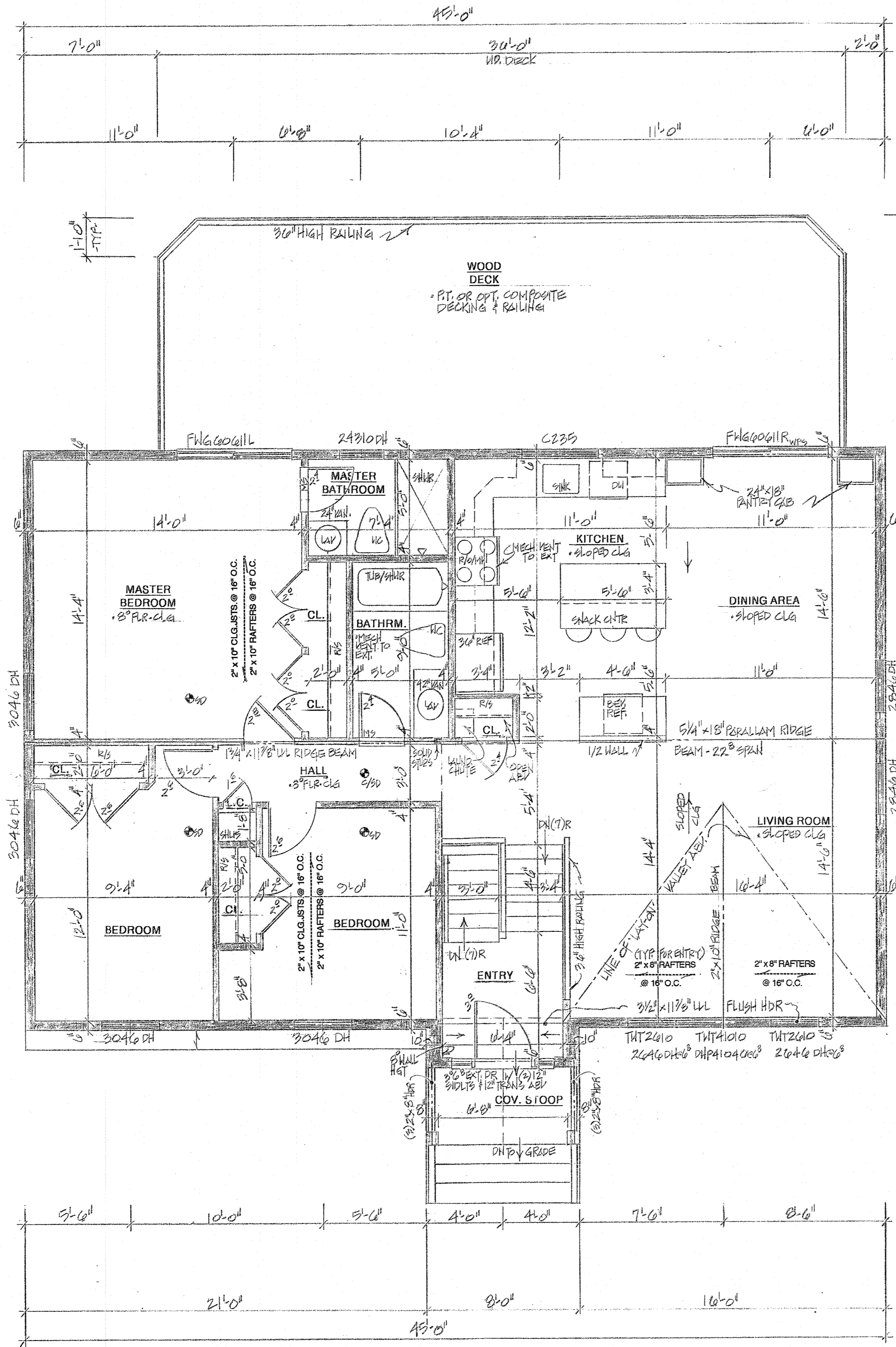
1  
 2  
 3

HARRY J. GOLDSTEIN  
 ARCHITECT  
 DESIGN & DEVELOPMENT  
 4 REGINA ROAD  
 MONSEY, NEW YORK 10952  
 (914) 356-7942 (914) 393-5787

HARRY J. GOLDSTEIN  
 ARCHITECT  
 N.Y.S. LICENSE NO. 023518  
 NOT VALID UNLESS SIGNED & SEALED

ZONING BOARD OF A TOWN  
 Meeting Of:  
 NOV 15 2023  
 Town Of Orangetown

LEFT SIDE ELEVATION



PROJECT 210871  
AUGUST 12, 2021

**NEW RESIDENCE FOR  
MONZON SUBDIVISION**

**40-45 GRAND AVE.  
TAPPAN, NEW YORK**

**HARRY J. GOLDSTEIN  
ARCHITECT**

HARRY J. GOLDSTEIN  
ARCHITECT  
DESIGN & DEVELOPMENT

4 REGINA ROAD  
MONSIEY, NEW YORK 10952  
(845) 356-7942 (914) 393-5782

N.Y.S. LICENSE NO. 023518  
NOT VALID UNLESS SIGNED & SEALED

**UPPER LEVEL FLOOR PLAN**

UPPER LEVEL LIVING S.F. - 1366  
TOTAL OVERALL LIVING S.F. - 1990

NOTE: ALL HEADERS ARE TO BE (2) 2" x 10" UNLESS OTHERWISE INDICATED

**LOWER LEVEL/FOUNDATION PLAN**

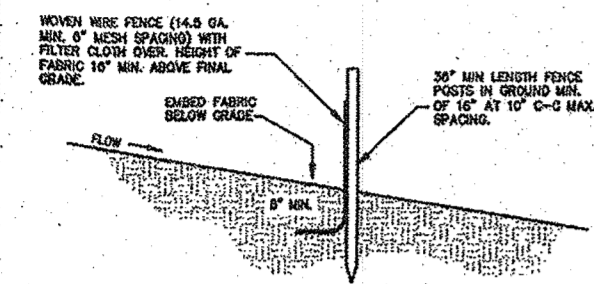
LOWER LEVEL LIVING S.F. - 324  
TWO-CAR GARAGE S.F. - 555

SCALE: 1/4" = 1'-0"



**SOIL EROSION & SEDIMENT CONTROL PLAN**

- A temporary sediment barrier to be installed below the disturbed areas during construction.
- All area disturbed by on site grading that will not be constructed upon to be established to permanent vegetative cover.
- Fertilizer, 5-10-5 agriculture grade apply 20lbs/100 sf.
- Seed, 50% Pennlawn and 50% Fiesta perennial rye, apply 1lb/500 sf.
- Mulch, apply chopped hay as required for uniform light cover.
- Moisture as required for germination and growth.
- Excavated material to be removed from site during construction to minimize sediment run-off.
- Topsoil storage area to be place in rear of lot and screened with fabric fence.

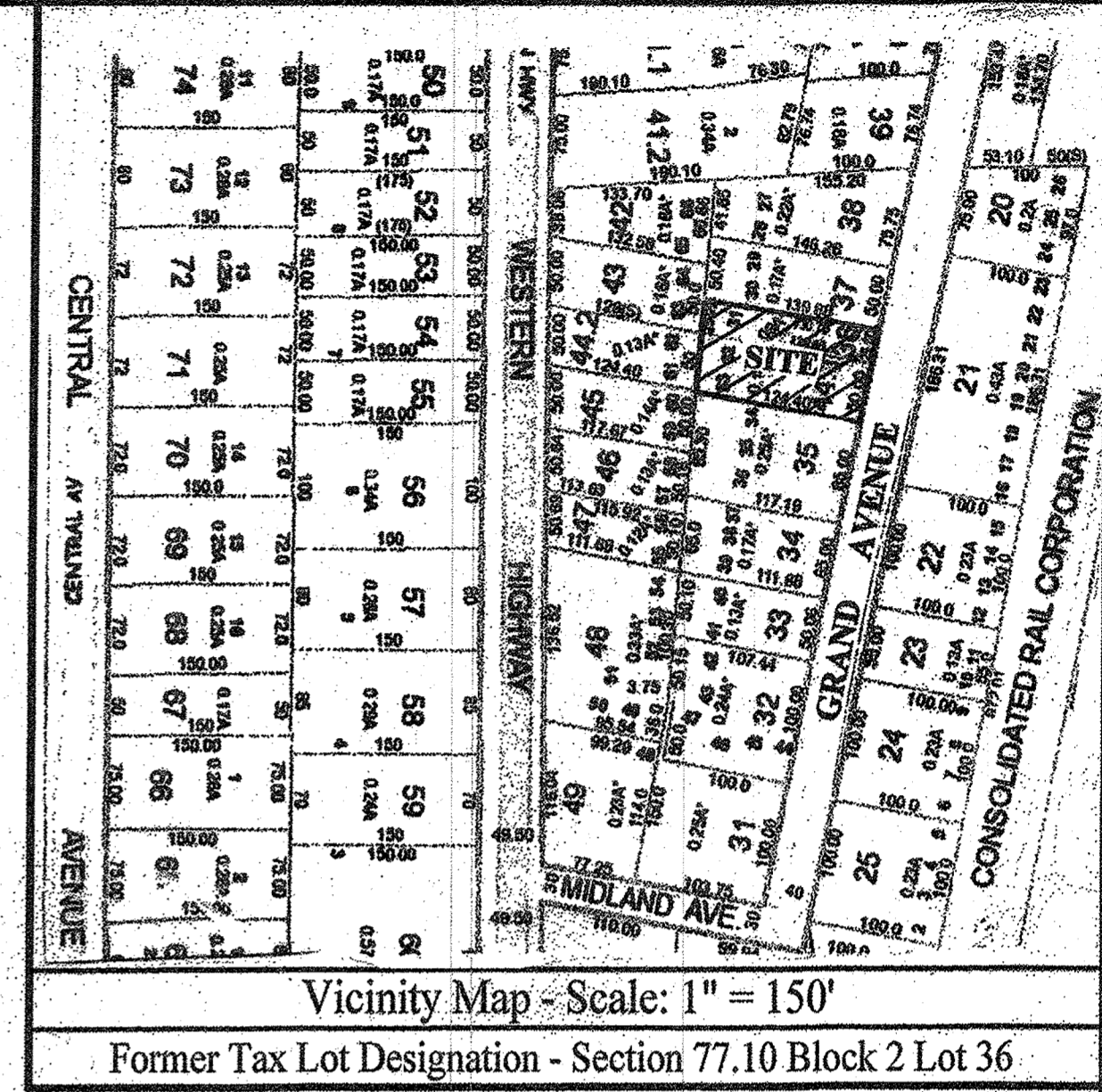
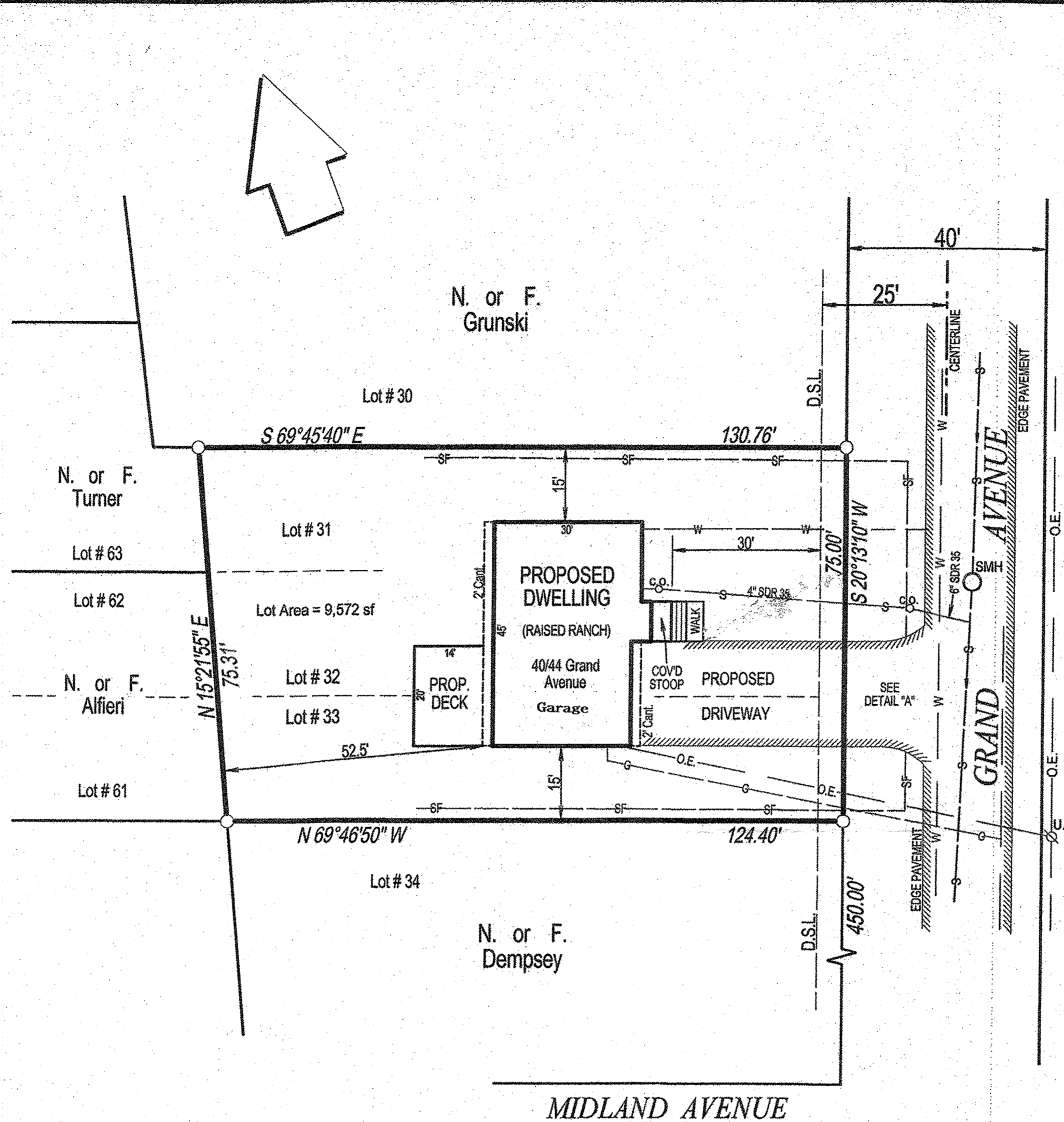
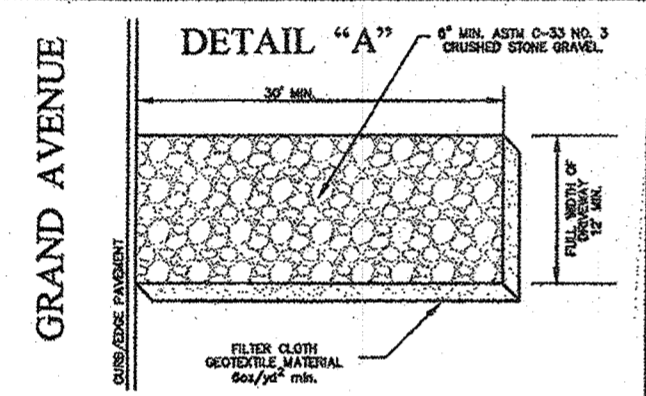


**FABRICATED SILT FENCE**

**NOTES**

- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
- FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY AT LEAST 6" AND FOLDED.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN BULGES DEVELOP IN THE SILT FENCE.
- POSTS: STEEL T OR U SECTION OR 2" HARDWOOD.
- FENCE: WOVEN WIRE 14 GA 4" MESH OPENING.
- FILTER CLOTH: FILTER X MIRAFL 100X STABILINKA OR APPROVED EQUAL.
- STANDARD SYMBOL: SF

**STABILIZED CONSTRUCTION ENTRANCE**



Vicinity Map - Scale: 1" = 150'  
Former Tax Lot Designation - Section 77.10 Block 2 Lot 36

**SITE PLAN**  
**PROPOSED DWELLING**  
For  
**ABEL MONZON**

Tappan  
Town of Orangetown Rockland County, NY  
Scale: 1" = 20' Area = 0.22 Ac.

May 13, 2023  
September 21, 2023 - Revised

ZONING BOARD OF APPEALS  
Meeting Of:  
NOV 15 2023  
Town Of Orangetown

RO 7942

Reference: map entitled "PLAN OF PROPERTY OWNED BY LUCY D. ZENER", Filed in the Rockland County Clerks Office July 10, 1909 in book 34 page 794 as map # 999.

Reference: map entitled "TAX LOT MERGER, RE-SUBDIVISION MAP FOR ABEL MONZON", Filed in the Rockland County Clerks Office February 24, 2023 in book 133 page 56 as map # 8607.

Zone R-15 Bulk Regulations Group M

Item	Required	Provided
Lot Area	15,000 sf	9,572 sf
Lot Width	100 ft.	75 ft.
Street Frontage	75 ft.	75 ft.
Front Yard	30 ft.	30 ft.-DSL
Side Yard	** 15 ft.	15 ft.
Total Side Yard	** 30 ft.	30 ft.
Rear Yard	35 ft.	52.5 ft.
Max.F.A.R.	0.20	***0.266
Max Bldg. Height	1 ft. per ft. from lot line	21'6" - 8.6' per ft. from lot line.

\* Denotes Variance Granted  
\*\* Denotes Exception for Side Yard Reduction for undersized lot.  
\*\*\* Denotes Variance Required



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