

Name of Municipality: TOWN OF ORANGETOWN

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

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#: BLDR-7259-25  
 ASSIGNED  
 INSPECTOR: Mike M

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

Project Name: DeRiso Addition

Street Address: 10 Iroquois Ave  
Palisades

Tax Map Designation:  
Section: 78.17 Block: 1 Lot(s): 54  
Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_

Directional Location:  
On the left side of Iroquois Ave, approximately 191 feet of the intersection of Dakota St, in the Town of Orangetown in the hamlet/village of Palisades.  
Acreage of Parcel .86 Zoning District R-15  
School District SocSD Postal District Palisades  
Ambulance District SOAC Fire District Sparkill Palisades  
Water District Veolia Sewer District Municipal

Project Description: (If additional space required, please attach a narrative summary.)  
Single story addition & front porch

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.  
Date: \_\_\_\_\_ Applicant's Signature: \_\_\_\_\_

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**JUN 05 2025**  
TOWN OF ORANGETOWN  
BUILDING DEPARTMENT

**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.  
\_\_\_\_\_  
\_\_\_\_\_

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**TOWN OF ORANGETOWN  
BUILDING DEPARTMENT**



OFFICE OF BUILDING, ZONING, PLANNING,  
ADMINISTRATION AND ENFORCEMENT  
**TOWN OF ORANGETOWN**

26 Orangeburg Road  
Orangeburg, N.Y. 10962

(845)359-8410

Fax: (845) 359-8526

**REFERRAL TO THE ZONING BOARD OF APPEALS**

Date: 6/3/25 Section: 78.17 Block: 1 Lot: 54

Applicant: DeRiso

Address: 10 Iroquois Av. Palisades

RE: Application Made at: Same

Referred For:

Chapter 43, Section 3.12 R-15 M  
Col 10 Total side yard 50' required / 40.8 proposed,

One variance needed

Comments:

Single story addition, new front porch

Dear DeRiso:

Please be advised that the Building Permit Application # 7259-25, which you submitted on 5/20/25, has been referred to the Town of Orangetown Zoning Board of Appeals. The Clerk to the Zoning Board of Appeals, Katlyn Bettmann can assist you in the preparation necessary to appear before the board. She can be reached at 845-359-8410 ext. 4316 or kbettmann@orangetown.com

Sincerely,

**Glenn E. Maier**  
**Assistant Building Inspector**

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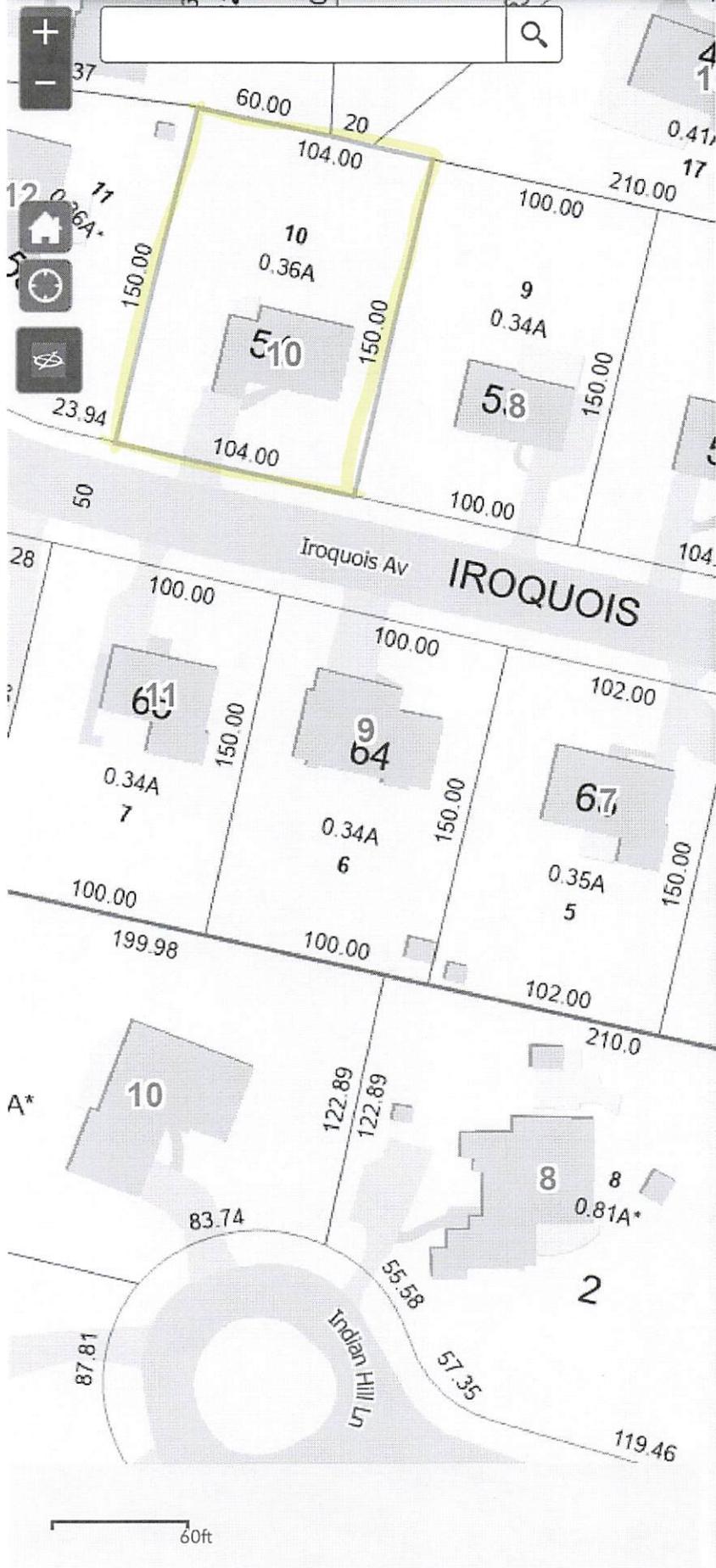
**JUN 05 2025**

**TOWN OF ORANGETOWN  
BUILDING DEPARTMENT**

Signature of Director  
NOTE: PLEASE KEEP FOR YOUR RECORDS  
10-01-2024: emd

Date  
CC: Katlyn Bettmann  
Elizabeth Decort

SWIS	PRINT KEY	NAME	ADDRESS
392489	78.17-1-46	Imtiaz Karim	8 Sioux Ct,Palisades, NY 10964
392489	78.17-1-47	Tro Kalayjian	10 Sioux Ct,Palisades, NY 10964
392489	78.17-1-48	Melanie Kane	12 Sioux Ct,Palisades, NY 10964
392489	78.17-1-49	Young Lee	14 Sioux Ct,Palisades, NY 10964
392489	78.17-1-50	Anthony T Grieco	7 Dakota St,Palisades, NY 10964
392489	78.17-1-51	James J Mulligan	16 Iroquois Ave,Palisades, NY 10964
392489	78.17-1-52	Gary Heinemann	14 Iroquois Ave,Palisades, NY 10964
392489	78.17-1-53	Peter G Canlas	12 Iroquois Ave,Palisades, NY 10964
392489	78.17-1-54	Patrick Deriso	10 Iroquois Ave,Palisades, NY 10964
392489	78.17-1-55	Philip Hirsch	8 Iroquois Av,Palisades, NY 10964
392489	78.17-1-56	Jessica Smith	6 Iroquois Ave,Palisades, NY 10964
392489	78.17-1-57	Lars I Baan	4 Iroquois Av,Palisades, NY 10964
392489	78.17-1-62	Kimberly Algert	5 Iroquois Ave,Palisades, NY 10964
392489	78.17-1-63	Curt Epstein	7 Iroquois Ave,Palisades, NY 10964
392489	78.17-1-64	Chandresh Shah	9 Iroquois Av,Palisades, NY 10964
392489	78.17-1-65	Bryan Kijik	11 Iroquois Ave,Palisades, NY 10964
392489	78.17-1-66	Lisa E Kenny	13 Iroquois Ave,Palisades, NY 10964
392489	78.17-1-67	Marshall Gilbert	15 Iroquois Ave,Palisades, NY 10964
392489	78.17-1-68	Robert Rasmussen	17 Iroquois Ave,Palisades, NY 10964
392489	78.17-1-69	William F Drago	19 Iroquois Ave,Palisades, NY 10964
392489	78.17-1-70	Victor Krawchuk	21 Iroquois Av,Palisades, NY 10964
392489	80.05-1-1	Benjamin Kramer	10 Indian Hill Ln,Palisades, NY 10964



### GML Sec. 239

Select By ID Buffer Results

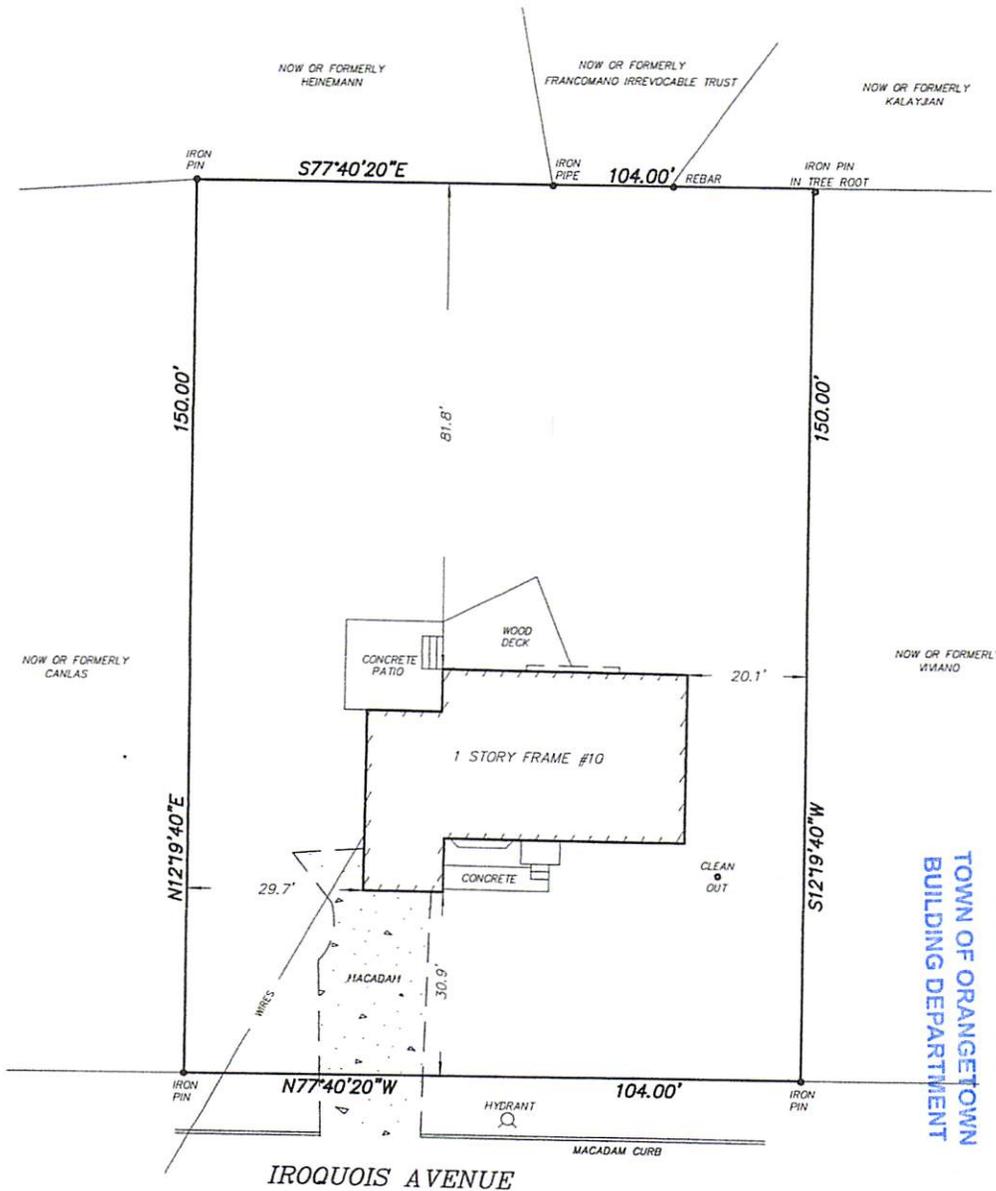
[Export Search URL](#) [Zoom All](#) [Clear](#) [Report](#)

Features selected: 1 [Export All to CSV](#)

**PARCEL DATE:** August 2024  
**PRINT\_KEY:** 78.17-1-54  
**OLD ID:** 35-57-517.10  
**SWIS:** 392489  
**MUNICIPALITY:** ORANGETOWN  
**TOWN:** ORANGETOWN  
**VILLAGE:** N/A  
**ADDRESS:** 10 IROQUOIS AV  
**ADDRESS 2:**  
**ALTERNATE ADDRESS:**  
**CITY:** PALISADES  
**STATE:** NY  
**ZIP:** 10964  
**OWNER:** HANOISHYN HELEN & MARGARET  
**ADDITIONAL OWNERS:**  
**DATE OF DEED:** 05/24/1984  
**BOOK-PAGE:** 00054-01232  
**INSTRUMENT:** N/A  
**DEED\_ACRES:** 0.36  
**GIS CALCULATED ACRES:** 0.36966919  
**REQUIRES GML\_REVIEW:** NO  
**ROW - PALISADES INTERSTATE PARKWAY:** NO  
**ROW - NYS THRUWAY:** NO  
**COUNTY PARK:** NO  
**ROW COUNTY HWY:** NO  
**ROW NYS HWY:** NO  
**COUNTY REGULATED STREAMS:** NO  
**LONG PATH HIKING TRAIL:** NO  
**NYS PARK:** NO  
**NYS FACILITY:** NO  
**COUNTY FACILITY:** NO  
**VILLAGE BOUNDARY:** NO  
**TOWN BOUNDARY:** NO  
**ORANGE COUNTY BOUNDARY:** NO  
**X LONGITUDE:** 650405  
**Y LATITUDE:** 793358  
**SUBDIVISION MAP:** 2461

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYORS SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. EASEMENTS OR RIGHTS OF WAY ON OR BELOW THE SURFACE OF THE GROUND WHICH ARE NOT VISIBLE ARE NOT SHOWN OR CERTIFIED SUBJECT TO THE FINDINGS OF A COMPLETE AND UP TO DATE TITLE SEARCH. COPIES OF THIS SURVEY NOT HAVING THE EMBOSSED SEAL OF THE LAND SURVEYOR SHALL NOT BE VALID.

REFERENCE: BEING LOT 10 IN BLOCK B, AS SHOWN ON A MAP ENTITLED "REVISED MAP OF LOTS 6 THROUGH 12 BLK. B & LOTS 1 THROUGH 8 BLK. C PALISADES GARDENS" FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON JUNE 9, 1959 IN BOOK 60 PAGE 25 AS MAP #2665.



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**BUILDING DEPARTMENT**

TAX LOT 78.17-1-54  
 15,600 Sq.ft.  
 0.3581 Acres.

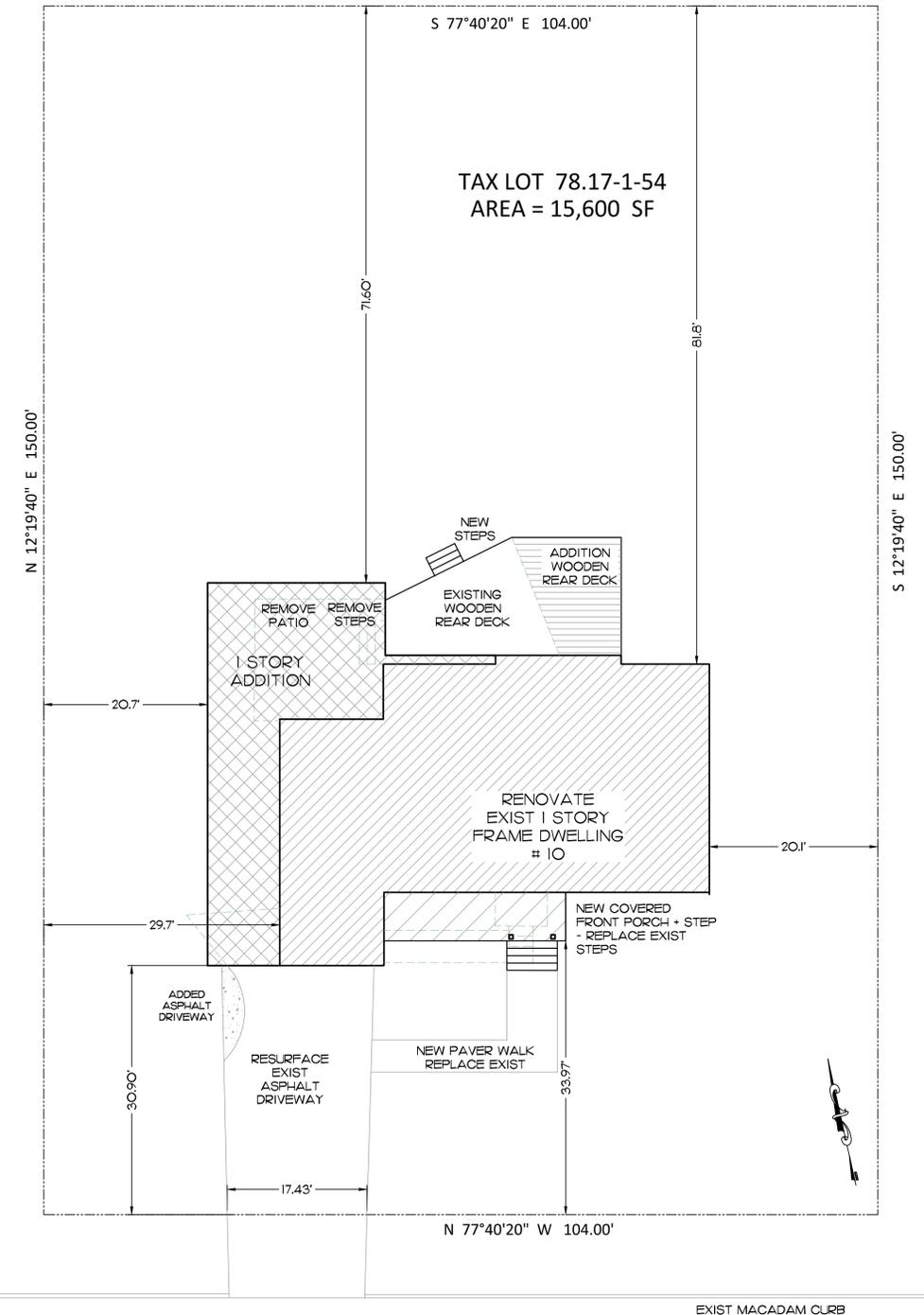
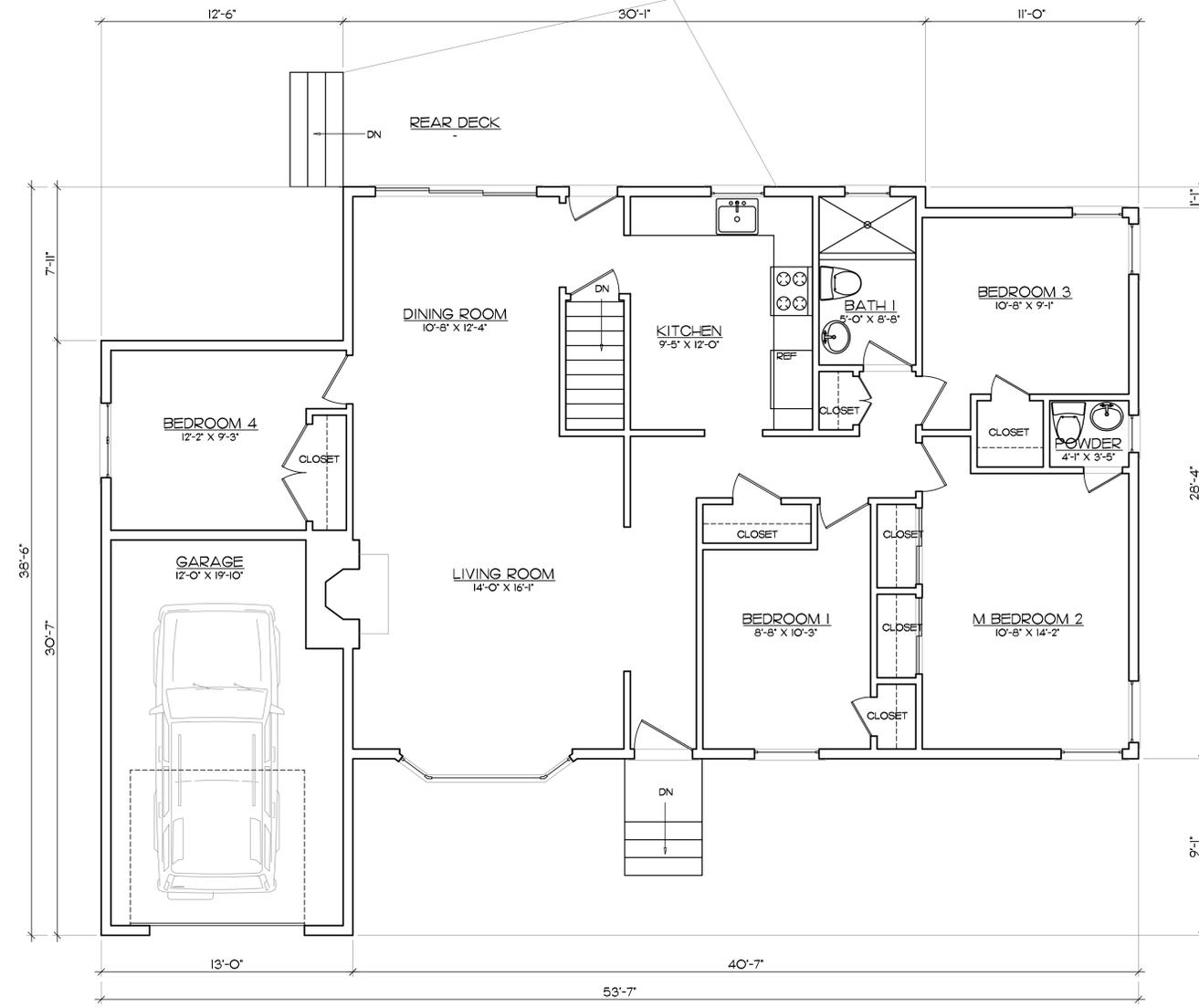
SURVEY OF PROPERTY FOR  
**PATRICK & JESSICA**  
**DERISO**  
 TOWN OF ORANGETOWN  
 ROCKLAND COUNTY, NEW YORK  
 MAY 1, 2025 SCALE 1" = 20'

JOHN NELTING, L.S., N.Y. LIC. # 49990

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JOHN ROBERT NELTING JOB #  
 SURVEYING AND MAPPING, PLLC 2240  
 P.O. BOX 17 JOHNSON, N.Y. 10933  
 845-355-3823 email: jnelting@optonline.net

TAX LOT 78.17-1-54  
AREA = 15,600 SF



ELECTRICAL LEGEND	
	• SURFACE MOUNT LIGHT FIXTURE
	• 6" DIA. (L.O.N) RECESSED FIXTURE
	• WALL MOUNTED LIGHT FIXTURE
	NEW OR EXIST SMOKE ALARM, INTERCONNECTED • HARD-WIRED W/ BATTERY BACKUP
	NEW OR EXIST CARBON MONOXIDE DETECTOR, INTERCONNECTED • HARD-WIRED W/ BATTERY BACKUP
	• SURFACE MOUNT FAN / LIGHT FIXTURE
	• SINGLE POST ELECTRICAL SWITCH
	• THREE WAY SWITCH
	• DUPLEX RECEPTACLE OUTLET
	• GROUND FAULT INTERRUPT RECEPTACLE OUTLET
	• WATER PROOF RECEPTACLE OUTLET
	NEW OR EXIST EXHAUST FAN, 80 CFM • 3 FIXTURES, 110CFM • 4 FIXTURES
	NEW CABLE TV OUTLET FOR CABLE TV, INTERNET
	NEW TELEPHONE OUTLET - VERIFY TYPE • LOCATION WITH OWNER

(IX) EXISTING FIRST FLOOR PLAN  
1/4" = 1'-0"

(S) SITE PLAN  
1" = 10'-0"

IROQUOIS AVENUE  
50' R.O.W.

LEGEND	
	EXISTING 2 X 4 WOOD CONSTRUCTION TO REMAIN
	EXISTING 2 X 4 WOOD CONSTRUCTION TO BE REMOVED
	NEW 2 X 4 OR 2 X 6 WOOD CONSTRUCTION, 16" OC (L.O.N)
	EXISTING CONCRETE CONSTRUCTION TO REMAIN
	EXISTING CONCRETE CONSTRUCTION TO BE REMOVED
	NEW POURED OR MASONRY CONC CONSTRUCTION
	FLOOR ABOVE OR BELOW
	NEW JOISTS, RAFTERS, ETC.
	NEW GIRDERS, RIDGEBEAMS, ETC.

**BUILDING CODE INFORMATION:**  
2020 RESIDENTIAL CODE OF NY STATE  
2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NY STATE  
2020 MECHANICAL CODE OF NY STATE  
2020 PLUMBING CODE OF NY STATE

**BUILDING/SITE CHARACTERISTICS:**  
NUMBER OF STORIES: 1  
HEIGHT OF STRUCTURE: 18.5'  
AREA - LARGEST FLOOR: 2228 SF  
NEW BUILDING AREA: 645 SF  
VOLUME OF NEW STRUCTURE: 9675 CF  
CONSTRUCTION CLASSIFICATION: 53  
TOTAL LAND AREA DISTURBED: 779 SF

**DESCRIPTION OF BUILDING USE:**  
USE GROUP R-5, SINGLE FAMILY RESIDENTIAL

**MAXIMUM LIVE LOADS:**  
60 PSF FOR DECK / BALCONIES  
40 PSF FOR FIRST FLOOR  
30 PSF FOR SECOND FLOOR  
30 PSF FOR ROOF SNOW LOADS

**BUILDING COVERAGE CALCULATIONS:**

AREA IN SQUARE FEET	EXIST	NEW	TOTAL
COVERED FRONT PORCH	0	136	136
REAR DECK	216	152	368
BUILDING AREA	1583	645	2228
TOTAL BUILDING COVERAGE	1799	933	2732

**IMPROVED COVERAGE CALCULATIONS:**

AREA IN SQUARE FEET	EXIST	NEW	TOTAL
BUILDING COVERAGE	1799	933	2732
DRIVEWAY	539	23	562
CONC PATIO	240	240	0
WALKWAYS + STEPS	107	63	170
TOTAL IMPERVIOUS COVERAGE	2685	779	3464

**FLOOR AREA RATIO CALCULATIONS:**

AREA IN SQUARE FEET	EXIST	NEW	TOTAL
FIRST FLOOR AREA	1583	645	2228
TOTAL AREA	1583	645	2228

INC GARAGE

10 IROQUOIS ZONING ANALYSIS				
ORANGETOWN ZONE R-15, SINGLE FAMILY	TAX LOT 78J7-1-54	LOT AREA: 15,600 SF		
ZONING	REQUIRED	EXISTING	PROPOSED	STATUS
MIN. LOT AREA	15,000 SF	15,600 SF	NO CHANGE	CONFORMS
LOT WIDTH	100.0'	104.0'	NO CHANGE	CONFORMS
LOT FRONTAGE	75.0'	104.0'	NO CHANGE	CONFORMS
FRONT YARD SETBACK	30.0'	30.90'	NO CHANGE	CONFORMS
REAR YARD SETBACK	35.0'	81.8'	71.60'	CONFORMS
SIDE YARD SETBACK	20.0'	20.1' / 29.7'	20.1' / 20.7'	CONFORMS
COMBINED SIDE YARDS	50.0'	49.8'	40.8'	VARIANCE
MAX FAR	204 (3120 SF)	10148 (1583 SF)	14288 (2228 SF)	CONFORMS
BUILDING HEIGHT	20.1'	1 STORY / 18.5'	1 STORY / 18.5'	CONFORMS

BUILDING HT = 1' PER 1' FROM LOT LINE

INFORMATION ON THIS SITE PLAN HAS BEEN TAKEN FROM A PROPERTY SURVEY FURNISHED TO THE ARCHITECT BY THE OWNER: JOHN ROBERT NELTING SURVEYING + MAPPING PLLC, JOHNSON, NY JOHN NELTING, L.S., N.Y. LIC. NO. 49990 DATED MAY 1, 2025

#	Date	Revision
1		Initial

Addition / Renovation for:

**Residence**  
Tax Lot: 78.17-1-54  
10 Iroquois Avenue  
Palisades, New York

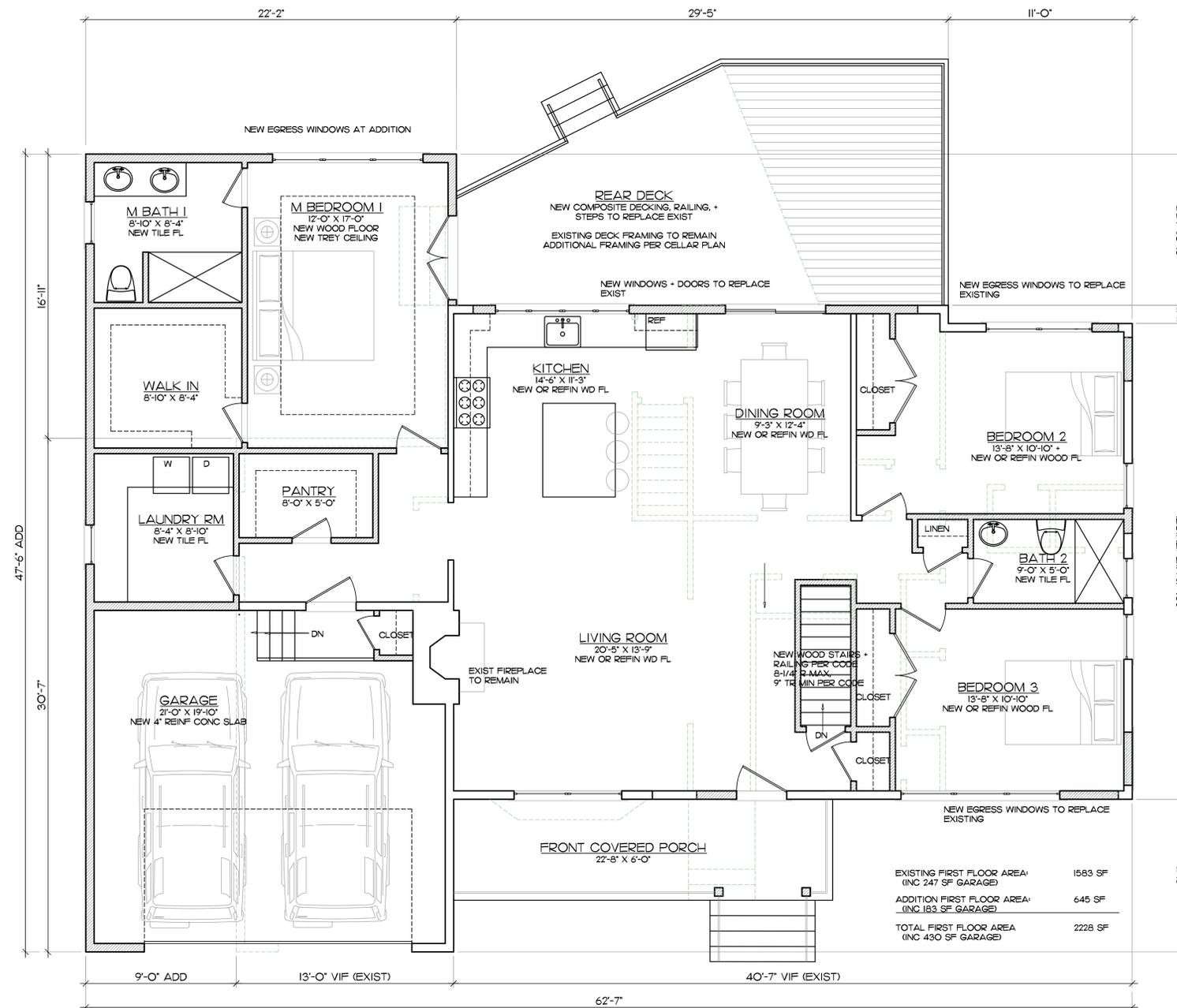
SITE PLAN, ZONING, EXIST FL PLAN

Scale: AS NOTED

Date: MAY 16, 2025

Submission: ZONING SET

**Indemnification Clause:**  
The owner shall release, hold harmless, and indemnify the Architect with respect to any changes made to the construction documents by anyone other than the Architect, or changes in any aspect of the work, or failure by the Contractor to build in accordance with these construction documents.



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

#	Date	Revision
Addition / Renovation for:		

**Residence**  
Tax Lot: 78.17-1-54  
10 Iriquois Avenue  
Palisades, New York

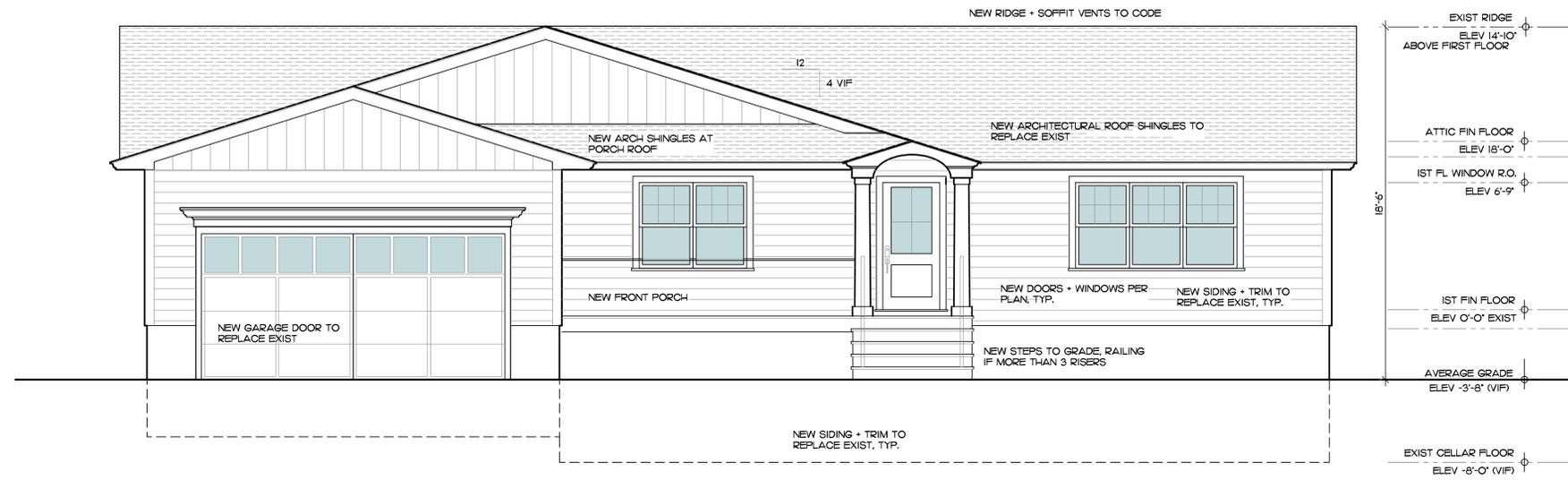
PROPOSED FIRST FLOOR PLAN

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

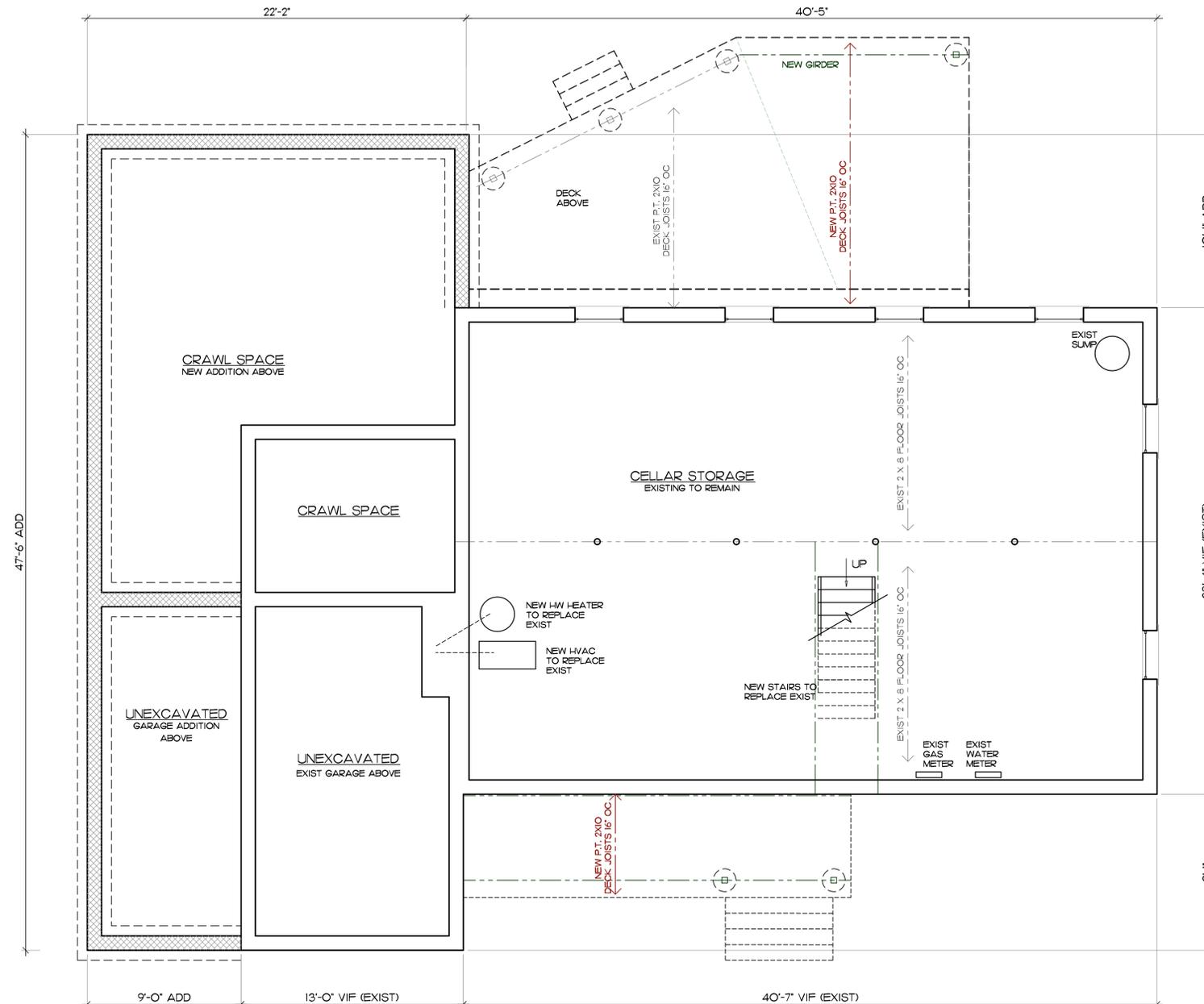
Date: MAY 16, 2025

Submission: ZONING SET

**Indemnification Clause:**  
The owner shall release, hold harmless, and indemnify the Architect with respect to: any changes made to the construction documents by anyone other than the Architect, or changes in any aspect of the work, or failure by the Contractor to build in accordance with these construction documents.

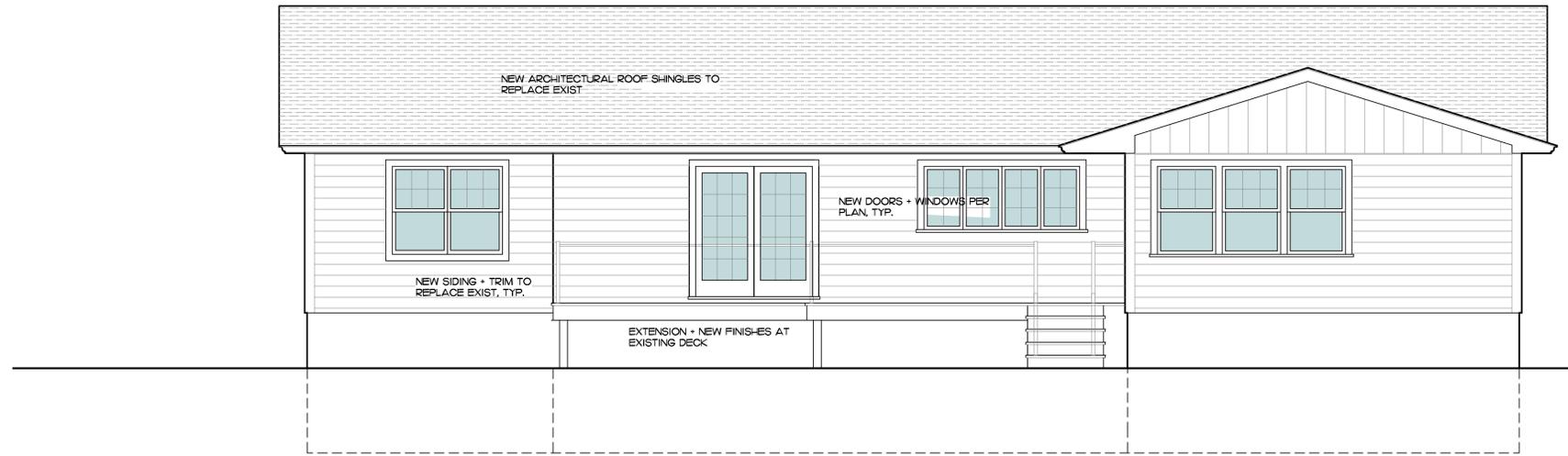


3 PROPOSED FRONT ELEVATION  
1/4" = 1'-0"

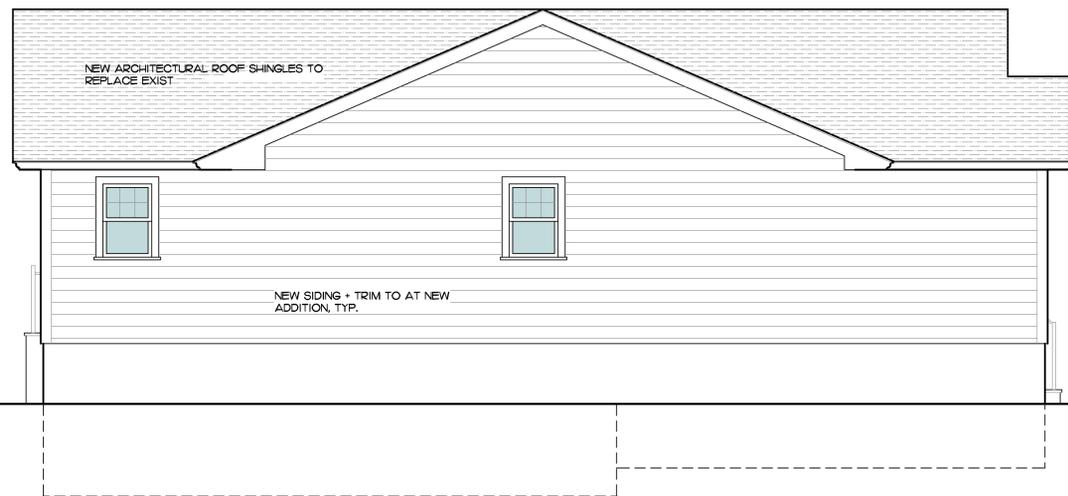


PROPOSED CELLAR FLOOR PLAN  
1/4" = 1'-0"

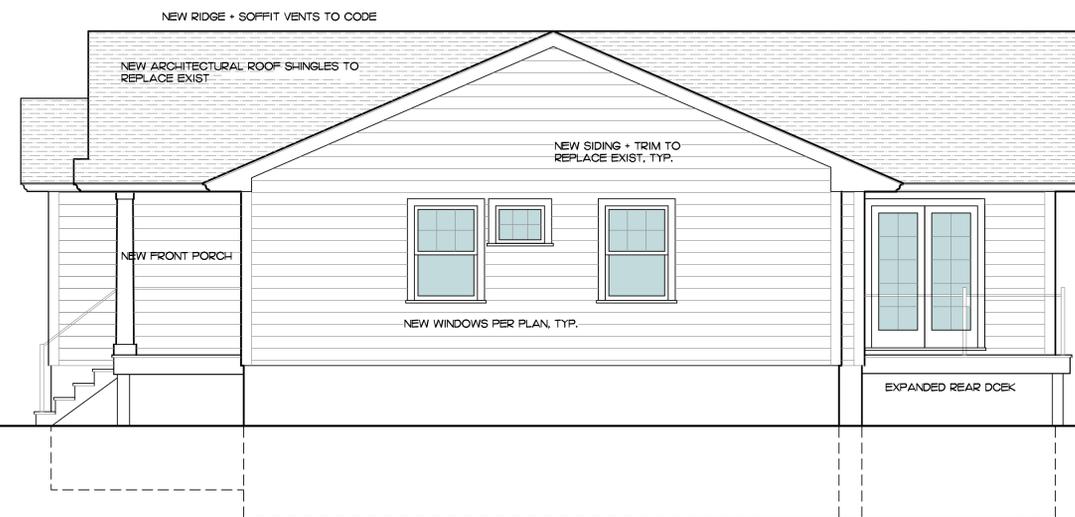
#	Date	Revision
Addition / Renovation for:		
<b>Residence</b>		
Tax Lot: 78.17-1-54		
10 Iriquois Avenue		
Palisades, New York		
CELLAR FLOOR PLAN, ELEVATION		
Scale: 1/4" = 1'-0"		
Date: MAY 16, 2025		
Submission: ZONING SET		
Indemnification Clause: The owner shall release, hold harmless, and indemnify the Architect with respect to: any changes made to the construction documents by anyone other than the Architect, or changes in any aspect of the work, or failure by the Contractor to build in accordance with these construction documents.		



5 PROPOSED REAR ELEVATION  
1/4" = 1'-0"



6 PROPOSED LEFT SIDE ELEVATION  
1/4" = 1'-0"



4 PROPOSED RIGHT SIDE ELEVATION  
1/4" = 1'-0"

#	Date	Revision
		Addition / Renovation for:
		<b>Residence</b>
		Tax Lot: 78.17-1-54
		10 Iriquois Avenue
		Palisades, New York
ELEVATIONS		
Scale: 1/4" = 1'-0"		
Date: MAY 16, 2025		
Submission: ZONING SET		
<b>Indemnification Clause:</b> The owner shall release, hold harmless, and indemnify the Architect with respect to: any changes made to the construction documents by anyone other than the Architect, or changes in any aspect of the work, or failure by the Contractor to build in accordance with these construction documents.		