

ZONING BOARD OF APPEALS

Town of Orangetown
26 Orangeburg Road
Orangeburg, New York 10962
(845) 359-8410 (ex. 4316)

Date: November 20, 2025

OBAPAE

NYS Dept of Environmental Conservation
New York State Dept. of Transportation
Palisades Interstate Park Commission
NYS Thruway Authority
ACOE

Rockland County Drainage
Rockland County Health
Rockland County Planning
Rockland County Highway
Rockland County Swr Dstrt #1
Orange and Rockland Utilities
Veolia

This matter is scheduled for: January 7, 2026

Review of Plans: Hickey, 32 Schreiber Street, Tappan, NY

Section 77.06 Block 3 Lot 34 ; R-15 zone

Chapter 43, R-15 District, Group M, Section 4.5, Uses permitted by right, Column #2, Note #7(conversion of a detached, owner occupied, single-family dwelling so as to add 1 additional dwelling unit clearly subordinate to the main 1-family use to occupy not more than 600 square feet of floor area, subject to section 4.5) for a restricted two-family conversion, increasing the floor area more than 600 square feet at an existing single-family residence. The premises are located at 32 Schreiber Street, Tappan, New York and identified on the Orangetown Tax Map as Section 77.06, Block 3, Lot 34 in the R-15 zoning district.

Please review the information enclosed and provide comments.
These comments may be mailed, or e-mailed to the Zoning Board Office.

If your Agency does not have any comments at this time, please respond to this office by sending back this sheet.

- US Postal: 26 Orangeburg Road, Orangeburg, NY 10962
- Email to Zoning Board: KBettmann@orangetown.com

Zoning Board Meeting Date: January 7, 2026

- Comments attached
- Received and Comments to be provided prior to meeting date.
- No Comments at this time. Please send future correspondence for review.
- No future correspondence for this site should be sent to this agency. Plans reviewed and this agency does not have any further comments.
- This project is out of the jurisdiction of this agency and has no further comments.

This project is before the **Zoning Board** on **Wednesday, January 7, 2026.**
Kindly forward your completed review to this office BEFORE January 7, 2026

Reviewing Agency_____

Name:_____Date:_____

Signature: _____

Thank you, **Katlyn Bettmann (EXT. 4316)**

Name of Municipality: TOWN OF ORANGETOWN Date Submitted: _____

LAND USE BOARD APPLICATION

Please check all that apply:

<input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Residential
<input 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#: _____

ASSIGNED _____

INSPECTOR: _____

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

Project Name: Hickey Residence

Street Address: 32 Schreiber Street, Tappan, New York 10983

Tax Map Designation:

Section: 77.06 Block: 3 Lot(s): 34

Section: _____ Block: _____ Lot(s): _____

Directional Location:

On the North side of Schreiber Street, approximately
400 feet west of the intersection of Western Highway S, in the
 Town of ORANGETOWN in the hamlet/village of Tappan.

Acreage of Parcel <u>.037</u>	Zoning District <u>R-15</u>
School District <u>South Orangetown</u>	Postal District <u>10956</u>
Ambulance District <u>South Orangetown</u>	Fire District <u>Tappan</u>
Water District <u>Private</u>	Sewer District <u>Orangetown</u>

Project Description: *(If additional space required, please attach a narrative summary.)*
Legalization of finished basement and second floor bedrooms, bathroom, and wet bar, restricted two family conversion
(Local Law 7) for basement living space - work performed circa 1963.

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.
 Date: 11/19/25 Applicant's Signature: _____

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**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? _____

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.

RECEIVED

NOV 07 2025

TOWN OF ORANGETOWN
LAND USE BOARD

From: Palant, Jake <PalantJ@co.rockland.ny.us>
Sent: Tuesday, December 2, 2025 12:11 PM
To: Katlyn Bettmann; Domenic Miano
Subject: Hickey - 32 Schreiber Street

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon,
I am reviewing an application that was referred to us for this property. Would you please clarify if the applicant is requesting a use variance, an area variance, or both for the proposed dwelling? In addition, was the additional dwelling previously or currently used as a separate dwelling?

Thank you,

Jake M. Palant, AICP
Associate Planner
Rockland County Department of Planning
50 Sanatorium Road, Building T
Pomona, NY 10970
Phone: (845) 364-3448
Email: PalantJ@co.rockland.ny.us



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DEC 02 2025

TOWN OF ORANGETOWN
LAND USE BOARDS



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: 12/4/25 Section: 77.06 Block: 3 Lot: 34

Applicant: Hickey

Address: 32 Schreiber St, Tappan, NY 10983

RE: Application Made at: Same

Referred For:

Chapter 43, Section 3.11 R-15 M (Refer to R-80)

Column #2 Item #7 Square Footage Allowed 600 sf / 780 sf proposed

Comments:

Restricted Two Family Conversion

One Variance Needed

Dear Hickey :

Please be advised that the Building Permit Application # 6467-25, which you submitted on 12/20/24, 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

RCVD
12/8/2025

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

12/4/25
Date
CC: Katlyn Bettmann
Elizabeth Decort



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

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TOWN OF ORANGETOWN
BUILDING DEPARTMENT

(845)359-8410

Fax: (845) 359-8526

REFERRAL TO THE ZONING BOARD OF APPEALS

Date: 11/19/25 5/13/25 Section: 77.06 Block: 3 Lot: 34
Applicant: Hickey
Address: 32 Schreiber Street Tappan, NY 10983
RE: Application Made at: same

Referred For:

Chapter 43 Section 4.5 Additional regulations for a single family conversion.
Chapter 43 Table of general use, R15 (R80) Uses permitted by right Column 2 item #7. Conversion of a detached, owner-occupied, single-family dwelling so as to add 1 additional dwelling unit clearly subordinate to the main 1-family use to occupy not more than 600 square feet of floor area, subject to § 4.5.

1 variance required

Comments:

Restricted 2 family conversion, increasing the floor area more than 600'sq

Dear Hickey:

Please be advised that the Building Permit Application # 6467-24, which you submitted on 12.20.25, 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,

Domenic Miano
Assistant Building Inspector

5/15/25

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

Date
CC: Katlyn Bettmann
Elizabeth Decort



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

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NOV 07 2025

**TOWN OF ORANGETOWN
 BUILDING DEPARTMENT**

(845)359-8410

Fax: (845) 359-8526

REFERRAL TO THE ZONING BOARD OF APPEALS

Date: 5/13/25 Section: 77.06 Block: 3 Lot: 34

Applicant: Hickey

Address: 32 Schreiber Street Tappan, NY 10983

RE: Application Made at: same

Referred For:

Chapter 43 Section 4.5 Additional regulations for a single family conversion.
 Chapter 43 Table of general use, R15 (R80) Uses permitted by right Column 2 item #7. Conversion of a detached, owner-occupied, single-family dwelling so as to add 1 additional dwelling unit clearly subordinate to the main 1-family use to occupy not more than 600 square feet of floor area, subject to § 4.5.

1 variance required

Comments:

Restricted 2 family conversion, increasing the floor area more than 600'sq

Dear Hickey:

Please be advised that the Building Permit Application # 6467-24, which you submitted on 12.20.25, 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,

Domenic Miano
 Assistant Building Inspector

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

5/15/25

Date
 CC: Katlyn Bettmann
 Elizabeth Decort

APPLICATION FOR BUILDING/DEMOLITION PERMIT

APPLICANT MUST COMPLETE OR APPLICATION WILL NOT BE ACCEPTED

ZONING BULK REQUIREMENTS			
Zone: <u>R-15</u>	Group:	Use: <u>SINGLE-FAMILY RESIDENCE</u>	
	Required	Existing	Proposed
Floor area ratio	0.20	0.14	0.14
Lot area	15,000 sq ft	16,236 sq ft	16,236 sq ft
Lot width	100'	150'	150'
Street frontage	75'	150'	150'
Front yard setback	30'	25.7'	25.7'
Side yard setback	20'	27.1'	27.1'
Total side yard setback	50'	97'	97'
Rear yard setback	35'	48.4'	48.4'
Maximum building height	12" per foot (30')	>30'	>30'

Number of stories: 1 1/2 Construction Type: 5B Occupancy Class: R-3

Zoning Chart Information Completed by: GEORGE HODOSH ASSOCIATES

- Sewage: (circle one) Town County Private
- How many kitchens on the property? TWO
- Are there any renters, tenants, lessees or boarders at this property? YES / NO
- Are there any other building permits on this property? YES / NO
- Is the property in a flood plain? YES / NO

AFFIDAVIT

State of New York
 County of Rockland) SS.:
 Town / Village of CLARKSTOWN

I, JOSEPH HICKEY being duly sworn, deposes and says that he/she is the (circle one) owner, lessee, engineer, surveyor, architect, builder, or agent of the owner) in fee of the premises to which this application applies; that he/she (the applicant) is duly authorized to make this application and that the statements contained in the papers submitted herein are true to the best of his/her knowledge and belief, and that the work will be performed in the manner set forth in the application and in the plans and specifications filed therewith, and in accordance with the State Uniform Building Code and all other applicable laws, ordinances and regulations of the municipality. I also declare that the structure or area described in this application will not be occupied or used until I have obtained a Certificate of Occupancy or Certificate of Compliance.

Signature and Mailing Address

Joseph P. Hickey
JOSEPH HICKEY
32 SCHREIBER STREET
TAPPAN, NEW YORK 10983

SWORN to before me this 19th day of December, 2024

Witness:
 (If not witnessed by Building Department personnel, Notary signature is required.)
Audrey M. Lupachino, Notary Public

Audrey M. Lupachino
 NOTARY PUBLIC, STATE OF NEW YORK
 Registration No. 01LU6417665
 Qualified in Rockland County
 Commission Expires May 17, 2025

OFFICIAL USE ONLY:	
Checked by: _____	Date: _____
Permit Granted for: _____	

Signature: _____	Date: _____
Director, OBZPAE	

Narrative to Orangetown Zoning Board of Appeals

The Hickey Residence
32 Schreiber Street, Tappan, New York 10983

November 5, 2025
(revised December 4, 2025)

The applicant is seeking an area variance to allow a conversion to a "Restricted Two-Family" from an existing single-family residence. Please see the responses to the criteria listed in the Town of Orangetown Zoning Code below.

Chapter 43 Zoning, Section 4.5 "Additional regulations for single-family conversions" [Added 6-8-1981 by L.L. No. 7-1981] and Chapter 43 Table 3.11 R-80 Gen Use Column 2 Item #7.

4.51. The dwelling must be owner-occupied and a covenant satisfactory to the Town Attorney as to form must be filed to the effect that, if the grantor owner or his or her spouse or the survivor(s) of them ceases to occupy the said dwelling, the dwelling automatically reverts to only one dwelling unit.

[Amended 4-25-1983 by L.L. No. 3-1983]

- The dwelling has been occupied by the current owner, Joseph Hickey, since 1995. Prior to Mr. Hickey taking ownership in 1993, the house was owner by his mother.

4.52. There shall be no significant exterior change and no new structures built on the property within the past 10 years so as to create an additional dwelling unit.

[Amended 10-22-1984 by L.L. No. 21-1984]

- There have been no significant exterior changes and no new structures built on the property within the past 10 years. The proposed additional dwelling unit consists of an existing finished basement with bedroom, bathroom, living room, and kitchen. The applicant is seeking to legalize the finished basement.

4.53. The new unit must have a safe and proper means of entrance and exit.

- The current building permit application submitted to the Building Department includes the installation of a code compliant egress window in the existing bedroom, which satisfies all building code requirements for proper means of egress. Entrance to the unit is via an existing code compliant stairway leading directly to the exterior.

4.54. There shall be only a single front entrance to the dwelling.

- There is only one single front entrance to the dwelling.

4.55. At least three parking spaces are required.

- There is an existing two car garage and at least one additional parking space in the existing driveway.

4.56. The house must be at least 15 years old.

- The house was built circa 1930.

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DEC 5 2025

**TOWN OF ORANGETOWN
BUILDING DEPARTMENT**

GEORGE HODOSH ASSOCIATES – ARCHITECTS, P.C.

120 North Main Street, Suite 501, New City, New York 10956

845-638-9336 ♦ www.HodoshAssociates.com ♦ Email: info@HodoshAssociates.com

Narrative to Orangetown Zoning Board of Appeals

The Hickey Residence
32 Schreiber Street, Tappan, New York 10983

November 5, 2025
(revised December 4, 2025)

4.57. The dwelling must comply with all fire, safety and building codes.

- The dwelling complies with all applicable fire, safety and building codes.

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.

[Added 8-19-1991 by L.L. No. 14-1991]

- The property owner Joseph Hickey has resided in the residence since 1995.

The additional unit must be clearly subordinate to the main one family use and to occupy not more than 600 square feet of floor space.

- The total area of the Restricted Two-Family unit is 780 sq. ft. (where 600 sq. ft. is the maximum allowed, per the Chapter 43 Table 3.11 R-80 Gen Use Column 2 Item #7). The applicant is seeking a variance to allow him to establish a Restricted Two-Family use with a total unit area of 780 sq. ft. where 600 sq. ft. is the maximum allowed.

In conclusion, the applicant is a long time resident of Orangetown and was raised in this house. His application meets all the requirements for a Restricted Two-Family under Local Law 7, with the exception of square footage. There will be no change in the character or appearance in the house or the neighborhood. The variance requested is the minimum required to achieve the desired result as the living space already exists and there is no practical way to reduce the size of the proposed dwelling unit. There will be no increased demand on public services or increase in population density as living space currently exists and there will be no additional bedrooms created. The hardship is not self-created as the applicant took ownership of the house with the finished basement and kitchen already in place.

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The Hickey Residence
32 Schreiber Street, Tappan, New York 10983

November 5, 2025

The applicant is seeking an area variance to allow a conversion to a "Restricted Two-Family" from an existing single-family residence. Please see the responses to the criteria listed in the Town of Orangetown Zoning Code below.

Chapter 43 Zoning, Section 4.5 "Additional regulations for single-family conversions" [Added 6-8-1981 by L.L. No. 7-1981] and Chapter 43 Table 3.11 R-80 Gen Use Column 2 Item #7.

4.51. The dwelling must be owner-occupied and a covenant satisfactory to the Town Attorney as to form must be filed to the effect that, if the grantor owner or his or her spouse or the survivor(s) of them ceases to occupy the said dwelling, the dwelling automatically reverts to only one dwelling unit.

[Amended 4-25-1983 by L.L. No. 3-1983]

- The dwelling has been occupied by the current owner, Joseph Hickey, since 1995. Prior to Mr. Hickey taking ownership in 1993, the house was owner by his mother.

4.52. There shall be no significant exterior change and no new structures built on the property within the past 10 years so as to create an additional dwelling unit.

[Amended 10-22-1984 by L.L. No. 21-1984]

- There have been no significant exterior changes and no new structures built on the property within the past 10 years. The proposed additional dwelling unit consists of an existing finished basement with bedroom, bathroom, living room, and kitchen. The applicant is seeking to legalize the finished basement.

4.53. The new unit must have a safe and proper means of entrance and exit.

- The current building permit application submitted to the Building Department includes the installation of a code compliant egress window in the existing bedroom, which satisfies all building code requirements for proper means of egress. Entrance to the unit is via an existing code compliant stairway leading directly to the exterior.

4.54. There shall be only a single front entrance to the dwelling.

- There is only one single front entrance to the dwelling.

4.55. At least three parking spaces are required.

- There is an existing two car garage and at least one additional parking space in the existing driveway.

4.56. The house must be at least 15 years old.

- The house was built circa 1930.

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BUILDING DEPARTMENT**

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Narrative to Orangetown Zoning Board of Appeals

The Hickey Residence
32 Schreiber Street, Tappan, New York 10983

November 5, 2025

4.57. The dwelling must comply with all fire, safety and building codes.

- The dwelling complies with all applicable fire, safety and building codes.

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.

[Added 8-19-1991 by L.L. No. 14-1991]

- The property owner Joseph Hickey has resided in the residence since 1995.

The additional unit must clearly subordinate to the main one family use and to occupy not more than 600 square feet of floor space.

- The additional dwelling unit is 840 sq. ft. (where 600 sq. ft. is the maximum allowed, per the Chapter 43 Table 3.11 R-80 Gen Use Column 2 Item #7). The applicant is seeking a variance to allow him to establish a Restricted Two-Family residence with an additional dwelling unit of 840 sq. ft. where 600 sq. ft. is the maximum allowed.

In conclusion, the applicant is a long time resident of Orangetown and was raised in this house. His application meets all the requirements for a Restricted Two-Family under Local Law 7, with the exception of square footage. There will be no change in the character or appearance in the house or the neighborhood. The variance requested is the minimum required to achieve the desired result as the living space already exists and there is no practical way to reduce the size of the proposed dwelling unit. There will be no increased demand on public services or increase in population density as living space currently exists and there will be no additional bedrooms created. The hardship is not self-created as the applicant took ownership of the house with the finished basement and kitchen already in place.

Short Environmental Assessment Form
Part 1 - Project Information

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TOWN OF ORANGETOWN
BUILDING DEPARTMENT

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: Hickey Residence			
Project Location (describe, and attach a location map): North side of Schreiber Street, midway between Summit Avenue and Western Highway S.			
Brief Description of Proposed Action: Legalization of finished basement including restricted two-family conversion. Seeking zoning variance for floor area in excess of the 600 s.f. allowed.			
Name of Applicant or Sponsor: Joseph Hickey		Telephone: 201-788-4183 E-Mail: jpat152@optimum.net	
Address: 32 Schreiber Street			
City/PO: Tappan		State: New York	Zip Code: 10983
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 checked="" 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:			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		0.37 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.37 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 type="checkbox"/>	<input checked="" 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"/>	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	YES
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"/>	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	YES
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: Project meets energy code requirements as they apply.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	YES
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ The property is already connected to the public water supply.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	YES
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ The property has an existing municipal sewer connection.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	YES
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"/>	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	YES
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"/>	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	YES

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14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

Shoreline Forest Agricultural/grasslands Early mid-successional

Wetland Urban 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	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" 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 checked="" 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	YES
	<input checked="" type="checkbox"/>	<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	YES
	<input checked="" type="checkbox"/>	<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	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Joseph Hickey Date: 11/7/25

Signature: Joseph Hickey Title: Owner

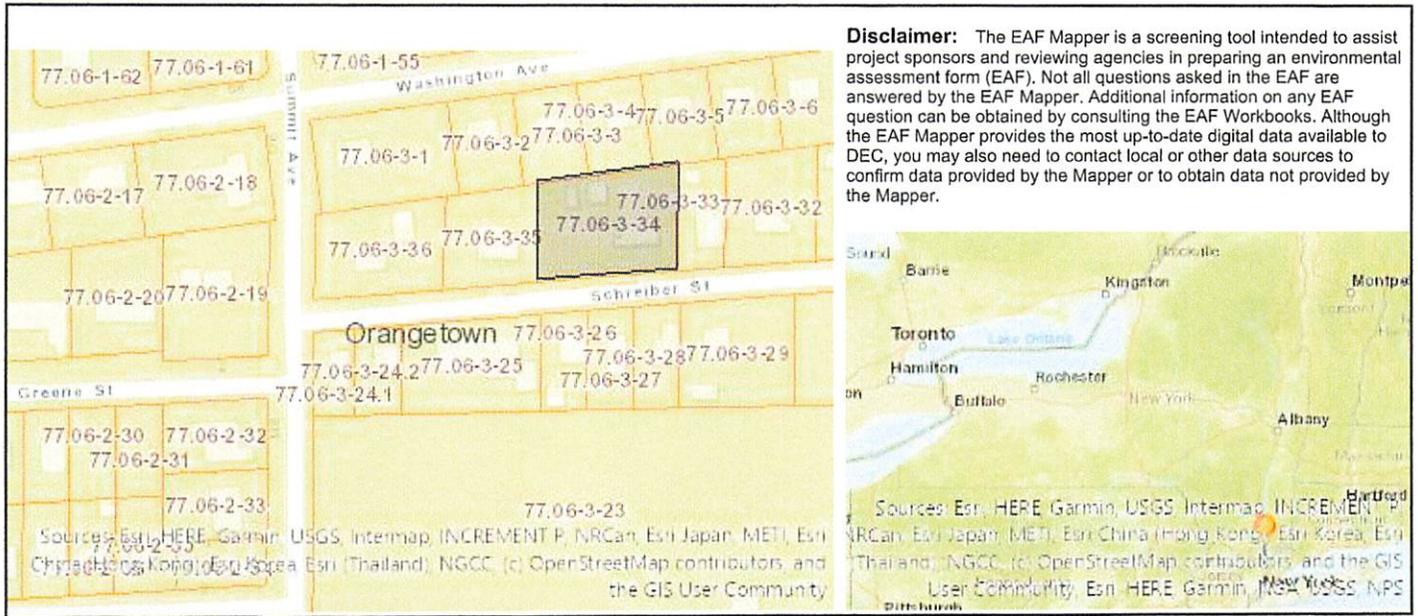
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TOWN OF ORANGETOWN
LAND USE BOARD

EAF Mapper Summary Report

Thursday, October 23, 2025 3:25 PM



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]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
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

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TOWN OF ORANGETOWN
LAND USE BOARD

Hickey Residence
32 Schreiber Street
Tappan, New York 10956

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TOWN OF ORANGETOWN
BUILDING DEPARTMENT

OBZPAE
Town of Orangetown
26 Orangeburg Road
Orangeburg, NY 10962

Re: Proposed legalization of restricted two family conversion (Local Law 7).
32 Schreiber Street
Tappan, New York 10956
77.06-3-34

We authorize our architect, Jonathan B. Hodosh, to act as our agent in all matters concerning zoning board of appeals applications, building permits, construction, and any other approvals that may be required for our project at 32 Schreiber Street, Tappan, New York 10956. This includes signing of applications (including owner's consent) and correspondence; and appearing before all required boards.

Sincerely,

Joseph P. Hickey

SWORN to before me this

7 day of November, 2025
Virginia Raymond
Notary Public

VIRGINIA M. RAYMOND
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01RA6222832
Qualified in Rockland County
Commission Expires July 20, 2026

Rockland County, NY
Donna G. Silberman County Clerk

1 South Main St., Ste. 100

New City, NY 10956

Phone Number : (845) 638-5070

E-Mail : ROCKLANDCOUNTYCLERK@CO.ROCKLAND.NY.US

Official Receipt : 2024-00056460

Printed On : 12/20/2024 at 2:01:20 PM

By : 98 on COUNTER1W10

Customer :

GEORGE HODOSH ASSOCIATES
22 THIRD ST
NEW CITY, NY 10956

Date Recorded : December 20, 2024

Instrument ID	Recorded Time	Amount
File Number : 2024-00036864	2:01:18 PM	\$60.00
Transaction : DECLARATION		
Name(s) : HICKEY, JOSEPH P		
To : ----		
Remarks : VB 845-638-9336		

Itemized Check Listing

Check Number : 5517	\$60.00
---------------------	---------

Total Due :	\$60.00
Paid by Check :	\$60.00
Change Tendered :	\$0.00

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TOWN OF ORANGETOWN
LAND USE BOARDS

JOIN PROPERTY CHECK NOW!

DONNA GORMAN SILBERMAN PROVIDES A FREE SERVICE TO HELP PROTECT YOU FROM IDENTITY THEFT. TO SIGN UP GO TO OUR WEBSITE WWW.ROCKLANDCOUNTYCLERK.COM. CLICK ON THE VIEW RECORDS BUTTON

Donna G. Silberman, County Clerk
1 South Main St., Ste. 100
New City, NY 10956
(845) 638-5070

Rockland County Clerk Recording Cover Sheet

Received From :
GEORGE HODOSH ASSOCIATES
22 THIRD ST
NEW CITY, NY 10956

First GRANTOR

HICKEY, JOSEPH P

First GRANTEE

Index Type : Land Records

Instr Number : 2024-00036864

Book : Page :

Type of Instrument : Restrictive Covenant

Type of Transaction : Declaration

Recording Fee: \$60.00

Recording Pages : 4

Recorded Information

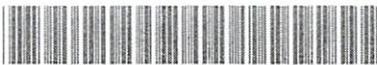
State of New York

County of Rockland

I hereby certify that the within and foregoing was
recorded in the Clerk's office for Rockland
County, New York

On (Recorded Date) : 12/20/2024

At (Recorded Time) : 2:01:18 PM



Doc ID - 063136390004

Donna G. Silberman
County Clerk



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TOWN OF ORANGETOWN
LAND USE BOARD

This sheet constitutes the Clerks endorsement required by Section 319 of Real Property Law of the State of New York

Entered By: NYROCKLANDUSER23 Printed On: 12/20/2024 At: 2:01:22PM

**DECLARATION OF RESTRICTIVE COVENANT
(WITHOUT ZONING BOARD APPROVAL)**

THIS DECLARATION OF RESTRICTIVE COVENANT (hereinafter referred to as "this Declaration"), made as of this 19th day of December, 2024, by and between JOSEPH P. HICKEY & PATRICIA L. HICKEY

(PRINT THE FULL NAMES OF ALL DEEDED OWNERS OF THE SUBJECT PROPERTY EXACTLY AS THEIR NAMES APPEAR IN THEIR DEED),
residing at 32 SCHREIBER ST., TAPPAN, NEW YORK 10983, hereinafter referred to as the "Owner(s)," and **THE TOWN OF ORANGETOWN**, a municipal corporation within the County of Rockland and the State of New York, having its office at Town Hall, 26 Orangeburg Road, Orangeburg, New York 10962, hereinafter referred to as the "Town."

WHEREAS, the Owner(s) desire the issuance of a Building Permit and/or a Certificate of Occupancy for an additional/second dwelling unit, including a kitchen, for real property commonly known as 32 SCHREIBER ST., TAPPAN, NEW YORK 10983, and issued Town Tax Map Designation 77.06 - 3 - 34, more particularly described in the "Schedule A-Legal Description" attached hereto and made a part hereof [APPEND A COPY OF THE "SCHEDULE A-LEGAL DESCRIPTION" THAT IS CONTAINED WITHIN THE OWNERS' DEED] (hereinafter referred to as the "subject real property" or the "dwelling"), pursuant to the provisions of Chapter 43 (Zoning), Section 4.5, of the Code of the Town of Orangetown (a/k/a Local Law #7 of 1981), as amended; and

WHEREAS, under said Chapter 43, Section 4.5, the Town requires certain protective restrictions, conditions, limitations and covenants before issuance of a Building Permit and/or a Certificate of Occupancy for the subject real property, which shall be as hereinafter provided, and the Owner(s) consent thereto; and

NOW, THEREFORE, the Owner(s) hereby declare the subject real property to be subject to the following covenant:

In the event the occupation of the subject real property by the Owner(s), or his or her spouse, or the survivor(s) of them, ceases, the dwelling automatically reverts to only one dwelling unit (i.e., single-family residence), without further action of the Town or any local department, office, agency or bureau having jurisdiction.

IN WITNESS WHEREOF, the Owner(s) have duly executed this Declaration on the day and year first above written.

Joseph P. Hickey
JOSEPH P. HICKEY
[THE DEEDED OWNER MUST SIGN HIS/HER FULL NAME ABOVE, AND PRINT HIS/HER FULL NAME BENEATH HIS/HER SIGNATURE, EXACTLY AS HIS/HER NAME APPEARS IN HIS/HER DEED]

Patricia L. Hickey
PATRICIA L. HICKEY
[THE DEEDED OWNER MUST SIGN HIS/HER FULL NAME ABOVE, AND PRINT HIS/HER FULL NAME BENEATH HIS/HER SIGNATURE, EXACTLY AS HIS/HER NAME APPEARS IN HIS/HER DEED]

RECEIVED

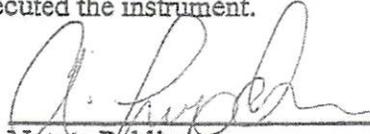
NOV 13 2025

TOWN OF ORANGETOWN
LAND USE BOARDS

ACKNOWLEDGEMENT

STATE OF NEW YORK)
) ss.:
COUNTY OF ROCKLAND)

On the 19th day of December, 2024, before me, the undersigned, a notary public in and for the State of New York, personally appeared JOSEPH P. HICKEY. (PRINT FULL NAME OF DEEDED OWNER OF THE SUBJECT PROPERTY EXACTLY AS HIS/HER NAME APPEARS IN HIS/HER DEED), personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

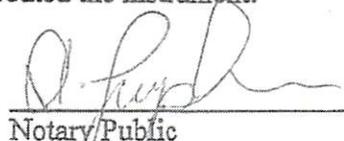


Notary Public

Audrey M. Lupachino
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01LU6417665
Qualified in Rockland County
Commission Expires May 17, 2025

STATE OF NEW YORK)
) ss.:
COUNTY OF ROCKLAND)

On the 19th day of December, 2024, before me, the undersigned, a notary public in and for the State of New York, personally appeared PATRICIA L. HICKEY (PRINT FULL NAME OF DEEDED OWNER OF THE SUBJECT PROPERTY EXACTLY AS HIS/HER NAME APPEARS IN HIS/HER DEED), personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.



Notary Public

Audrey M. Lupachino
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01LU6417665
Qualified in Rockland County
Commission Expires May 17, 2025

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SCHEDULE A

Property Description

BEGINNING at a point in the Southerly side or line of lands now or formerly of Edmore Land Corporation, formerly Daniel McFillicuddy, which point is distant 325.45 feet Westerly from the Westerly side or line of the public highway leading from Tappan to Orangeburg, known or formerly known as Orangeburg Avenue (as measured along the division line between lands of said Edmore Land Corporation and the party of the first part); and running thence from said place of beginning South 10 degrees 57 minutes West 113 feet to the Northerly line of a proposed road, North 82 degrees 11 minutes West 100 feet along the proposed road to a point; thence North 10 degrees 57 minutes East 107 feet to lands now or formerly of Edmore Land Corporation formerly mentioned; and thence South 85 degrees 33 minutes East 100 feet along the same to the point or place of beginning. The said parcel of land being or intended to be "Lots 7 and 8" on a Map of Land of August Schreiber of Tappan, New York, made October 18th, 1923 by E.W. Christle, Surveyor, and filed in the office of the Clerk of the County of Rockland.

Parcel 2

All that certain lot, piece or parcel of land and premises situate, lying and being at Tappan, in the Town of Orangetown, County of Rockland, and State of New York, and known and esignated as Lot No. 9 on Map of property of August Schreiber at Tappan, New York, made October 28th, 1923, by E.W. Christie, Surveyor, and filed in the office of the Clerk of the County of Rockland on March 21st, 1924, the said lot being more particularly bounded and described as follows:

Beginning at a point marked by an iron bolt on the northerly side of Schreiber Street, said point being the southwest corner of Lot No. 8 on map hereinbefore referred to, and the southeast corner of premises hereby conveyed, said point being 424.35 feet northwesterly measured along the northerly side of Schreiber Street from a point marked by an iron bolt which marks the intersection of the northerly side of said Schreiber Street and the westerly side of Western Highway or Orangeburg Road, and running thence (1) northeasterly along the westerly side of said Lot No. 8 a distance of 107 feet to an iron bolt being the northwest corner of said Lot No. 8 and premises formerly of Tappan Development Corporation; (2) North 85 degrees 31 minutes west along said premises formerly of Tappan Development Corporation a distance of 50.45 feet to an iron bolt and the northeast corner of Lot No. 10 on map hereinbefore referred to; (3) Southwesterly a distance of 104 feet along the east side of said Lot No. 10 to the northerly side of Schreiber Street (4) South 82 degrees 20 minutes west along said Northerly side of Schreiber Street 50 feet to the point or place of BEGINNING.

Premises known as

32 Schreiber St.

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TOWN OF ORANGETOWN
LAND OFFICE

In the Matter of the Petition of:
JOSEPH & PATRICIA HICKEY
For a Variance to the New York State
Uniform Fire Prevention & Building Code

DECISION

PETITION NO. 2025-0220

Upon the application of Joseph & Patricia Hickey, filed pursuant to 19 NYCRR 1205 on April 7, 2025, and upon all other papers in this matter, the Department makes the following determination:

NATURE OF GRIEVANCE AND RELIEF SOUGHT

The petition pertains to the legalization of construction at a one-family dwelling, two stories in height, approximately 3,325 square feet in gross floor area, located at 32 Schreiber Street, Town of Orangetown, County of Rockland, State of New York.

Relief is requested from:

The 1958 Building & Construction Code, Section A202-3, Location in Respect to Grade Level, which states: Floor of habitable space shall not be more than 4 feet below the average adjoining grade. No habitable space shall be located in cellars. Play and recreation rooms may be located below grade.

[The petitioner requests relief to allow habitable space more than 4 feet below average adjoining grade.]

FINDINGS OF FACT

1. Petition pertains to the legalization of circa 1965 alterations in a basement in a one family dwelling based on the State Building & Construction Code in effect in 1958, applicable to one family dwellings.
2. Plans of the subject space show finished living room, dining room, kitchen, bedroom, utility, laundry, storage, and bath spaces that are approximately 6 feet 4 inches below average adjoining grade.
3. The basement ceiling height is as low as about 6 feet 4 inches and there is a duct enclosure as low as 5 feet 8-3/4 inches. This headroom is slightly less than the average height of males according to anthropometric data found in the current NFPA 101 life safety code.
4. In that the subject space is in a dwelling unit, used by individuals who are accustomed to their



Department
of State

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TOWN OF ORANGETOWN
LAND USE BOARDS

surroundings, the reductions to the height of the ceiling would not have a substantial negative effect on their health or life safety and are considered de minimus.

5. The local code official has been contacted in this matter and does not object to the granting of a variance under Part 1205.

CONCLUSION OF LAW

The proposed variance will not substantially adversely affect the Code's provisions for health, safety and security. Strict compliance with the provisions of the Uniform Fire Prevention and Building Code would entail practical difficulties, unnecessary hardship, or would otherwise be unwarranted because such would be unnecessary in light of alternatives which, without a loss in the level of safety, achieve the intended purpose of the code.

DETERMINATION

WHEREFORE IT IS DETERMINED that the application for a variance from the 1958 Building & Construction Code, Section 202.3, be and is hereby PROPOSED TO BE GRANTED with the following conditions:

1. That the reduced headroom projection shall be marked or treated by applying a contrasting coloring in such a way as to call attention to the reduction.
2. That smoke and carbon monoxide detecting alarm devices shall be located within the basement, including in each major ceiling compartment, and interconnected to additional alarms in the dwelling above.
3. That an interconnected rate of rise heat detector shall be installed in the utility closet.
4. That an Emergency Escape and Rescue Opening shall be provided in the bedroom.

This DECISION is issued under 19 NYCRR 1205.5. Unless objected to by the petitioner in a writing received by the department, the decision shall become FINAL after fifteen days of receipt of the decision by the parties.

This decision is limited to the specific building and application before it, as contained within the petition, and should not be interpreted to give implied approval of any general plans or specifications presented in support of this application.

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TOWN OF ORANGETOWN
LAND USE BOARDS



John Addario PE, Director
Division of Building Standards and Codes

DATE: April 22, 2025
NC: nc

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TOWN OF ORANGE
LAND USE BOARD

Paul Piperato, County Clerk
1 South Main St., Ste. 100
New City, NY 10956
(845) 638-5070

Rockland County Clerk Recording Cover Sheet

Received From :
MITCHELL J CANTER ESQ
100 AIRPORT EXECUTIVE PARK SUITE 103
NANUET, NY 10954

Return To :
MITCHELL J CANTER ESQ
100 AIRPORT EXECUTIVE PARK SUITE 103
NANUET, NY 10954

Method Returned : MAIL

First GRANTOR

HICKEY, JOSEPH P

First GRANTEE

HICKEY, JOSEPH P

Index Type : Land Records

Instr Number : 2013-00000683

Book : Page :

Type of Instrument : Deed

Type of Transaction : Deed

Recording Fee : \$191.00

Recording Pages : 5

The Property affected by this instrument is situated in Orangetown, in the County of Rockland, New York

Real Estate Transfer Tax

RETT # : 1933

Deed Amount : \$0.00

RETT Amount : \$0.00

Total Fees : \$191.00

State of New York

County of Rockland

I hereby certify that the within and foregoing was recorded in the Clerk's office for Rockland County, New York

On (Recorded Date) : 01/09/2013

At (Recorded Time) : 3:03:00 PM



Doc ID - 026412520005

Paul Piperato, County Clerk



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TOWN OF ORANGETOWN
BUILDING DEPARTMENT

This sheet constitutes the Clerks endorsement required by Section 319 of Real Property Law of the State of New York

Entered By: COUNTER1 Printed On : 01/09/2013 At : 3:04:58PM

BARGAIN AND SALE DEED

THIS INDENTURE, made December 3, 2012, by and among Joseph P. Hickey, having an address at 32 Schreiber St., Tappan, NY 10983 ("Grantor"), and Joseph P. Hickey and Patricia L. Hickey, as tenants by the entirety, each having an address at 32 Schreiber St., Tappan, NY 10983 (collectively hereinafter "Grantees").

WITNESSETH, that Grantor, in consideration of Ten Dollars and other valuable consideration, the receipt and sufficiency of which hereby are acknowledged, do hereby grant and release unto Grantees and the heirs, executors, administrators, legal representatives, successors and assigns of Grantees forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in Tappan, Rockland County, New York, New York, more particularly bounded and described as follows:

SEE SCHEDULE A ANNEXED HERETO

Also known as Section 60, Block 46, Lot 433.3

BEING the same premises conveyed to the party of the first part by deed dated September 15, 1993, from Kathleen L. Hickey, and recorded in the office of the Clerk of Rockland County on October 12, 1993, in Liber 646 Page 2868.

TOGETHER with all right, title and interest, if any, of Grantors in and to any streets and roads abutting the above described premises to the center lines thereof,

TOGETHER with the appurtenances and all the estate and rights of Grantors in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto Grantees and the heirs, executors, administrators, legal representatives, successors and assigns of Grantees forever.

Grantor is the owner of said premises. Said premises is not located in an agricultural district.

Grantor covenants that Grantor has not done or suffered anything whereby said premises have been encumbered in any way whatever, except as set forth herein.

3
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TOWN OF ORANGETOWN
LAND USE BOARDS

Grantor, in compliance with Section 13 of the Lien Law, covenants that Grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement before using any part of the total of the same for any other purpose.

IN WITNESS WHEREOF Grantor has duly executed this deed on the date first above written.

Joseph P. Hickey
Joseph P. Hickey

STATE OF NEW YORK)
)ss
COUNTY OF ROCKLAND)

On the 3rd day of December, 2012, before me, the undersigned, a notary public in and for said State, personally appeared Joseph P. Hickey, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Mitchell J. Canter
Notary Public
My commission expires on

MITCHELL J. CANTER
Notary Public, State of New York
No. 02CA4989138
Qualified in Rockland County
Commission Expires Dec. 2, 2013

Record and return to:

Mitchell J. Canter, Esq.
100 Airport Executive Park
Suite 103
Nanuet, NY 10954

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NOV 07 2013

TOWN OF ORANGETOWN
LAND USE BOARDS

SCHEDULE A

Property Description

BEGINNING at a point in the Southerly side or line of lands now or formerly of Edmore Land Corporation, formerly Daniel McFillicuddy, which point is distant 325.45 feet Westerly from the Westerly side or line of the public highway leading from Tappan to Orangeburg, known or formerly known as Orangeburg Avenue (as measured along the division line between lands of said Edmore Land Corporation and the party of the first part); and running thence from said place of beginning South 10 degrees 57 minutes West 113 feet to the Northerly line of a proposed road, North 82 degrees 11 minutes West 100 feet along the proposed road to a point; thence North 10 degrees 57 minutes East 107 feet to lands now or formerly of Edmore Land Corporation formerly mentioned; and thence South 85 degrees 33 minutes East 100 feet along the same to the point or place of beginning. The said parcel of land being or intended to be "Lots 7 and 8" on a Map of Land of August Schreiber of Tappan, New York, made October 18th, 1923 by E.W. Christle, Surveyor, and filed in the office of the Clerk of the County of Rockland.

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Premises known as

32 Schreiber St.
Tappan, NY 10983

Section **60**
Block **46**
Lot **43.3**

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TOWN OF ORANGETOWN
LAND USE BOARDS

FOR COUNTY USE ONLY

C1. SWIS Code 39,24,89
 C2. Date Deed Recorded 1/9/13
 C3. Book 2013 C4. Page 683



New York State Department of
Taxation and Finance
 Office of Real Property Tax Services
RP- 5217-PDF
 Real Property Transfer Report (8/10)

PROPERTY INFORMATION

1. Property Location 32 Schreiber St.
* STREET NUMBER * STREET NAME
Orangeburg 10983
* CITY OR TOWN VILLAGE * ZIP CODE

2. Buyer Name Hickey Joseph
* LAST NAME/COMPANY FIRST NAME
Hickey Patricia
LAST NAME/COMPANY FIRST NAME

3. Tax Billing Address Indicate where future Tax Bills are to be sent if other than buyer address(at bottom of form)
LAST NAME/COMPANY FIRST NAME
STREET NUMBER AND NAME CITY OR TOWN STATE ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the deed 1 # of Parcels OR Part of a Parcel (Only if Part of a Parcel) Check as they apply:
 4A. Planning Board with Subdivision Authority Exists
 4B. Subdivision Approval was Required for Transfer
 4C. Parcel Approved for Subdivision with Map Provided

5. Deed Property Size X 0.37
* FRONT FEET * DEPTH * ACRES

6. Seller Name Hickey Joseph P.
* LAST NAME/COMPANY FIRST NAME
LAST NAME/COMPANY FIRST NAME

7. Select the description which most accurately describes the use of the property at the time of sale:
 A. One Family Residential
 B. Ownership Type is Condominium
 9. New Construction on a Vacant Land
 10A. Property Located within an Agricultural District
 10B. Buyer received a disclosure notice indicating that the property is in an Agricultural District

SALE INFORMATION

11. Sale Contract Date 12/03/2012
 * 12. Date of Sale/Transfer 12/03/2012
 * 13. Full Sale Price 0.00
(Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

14. Indicate the value of personal property included in the sale 0.00

15. Check one or more of these conditions as applicable to transfer:
 A. Sale Between Relatives or Former Relatives
 B. Sale between Related Companies or Partners in Business.
 C. One of the Buyers is also a Seller
 D. Buyer or Seller is Government Agency or Lending Institution
 E. Deed Type not Warranty or Bargain and Sale (Specify Below)
 F. Sale of Fractional or Less than Fee Interest (Specify Below)
 G. Significant Change in Property Between Taxable Status and Sale Dates
 H. Sale of Business is Included in Sale Price
 I. Other Unusual Factors Affecting Sale Price (Specify Below)
 J. None
 Comment(s) on Condition:

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

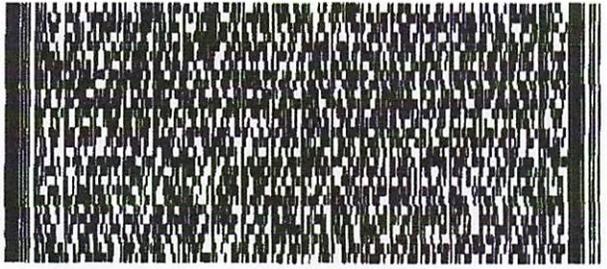
16. Year of Assessment Roll from which information taken(YY) 12 * 17. Total Assessed Value 375,500
 * 18. Property Class 210 * 19. School District Name South Orangetown
 * 20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional Identifier(s))
77.06 - 3 - 34

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein subject me to the provisions of the penal law relative to the making and filing of false instruments.

SELLER SIGNATURE
Joseph P. Hickey
SELLER SIGNATURE DATE
BUYER SIGNATURE
Joseph P. Hickey
Patricia L. Hickey
BUYER SIGNATURE DATE

BUYER CONTACT INFORMATION
(Enter information for the buyer. Note: If buyer is LLC, society, association, corporation, joint stock company, estate or entity that is not an individual agent or fiduciary, then a name and contact information of an individual/responsible party who can answer questions regarding the transfer must be entered. Type or print clearly.)
Hickey Joseph
* LAST NAME FIRST NAME
* AREA CODE * TELEPHONE NUMBER (Ex 9999999)
32 Schreiber St.
* STREET NUMBER * STREET NAME
Tappan NY 10983
* CITY OR TOWN * STATE * ZIP CODE
BUYER'S ATTORNEY
CANTER MITCHELL
LAST NAME FIRST NAME
645 371-7500
AREA CODE TELEPHONE NUMBER (Ex 9999999)



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 NOV 07 2015
 TOWN OF ORANGETOWN
 LAND USE BOARDS

Certificate of Compliance



Town of Orangetown

Permit No.: BLDR-005789-2024

Property Address: 32 SCHREIBER ST
TAPPAN, NY 10983

Permit Type: Building (Residential)
Workclass: Deck

Parcel Number: 77.06-3-34

Owner: Pat & Joe Hickey
Owner Address: 32 SCHREIBER ST
TAPPAN, NY 10983

Contractor: DUTCHMEN CONSTRUCTION

Final Date: October 07, 2024

Zoning: R-15 - R-15

THIS CERTIFIES THAT PERMISSION is hereby granted for the COMPLIANCE of the premises herein described, situated on the above mentioned premises for the purposes specified as follows: Use and designation for the structure or land and nature of work for which the C.C is issued: REMOVE AND REPLACE UNROOFED STAIRS TO SECOND FLOOR OF A SINGLE FAMILY DWELLING.

A handwritten signature in black ink, appearing to read "James J. ...", is written over a horizontal line.

Director, OBZPAE

CERTIFICATE OF COMPLIANCE

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

Permit Type Res. - Generator Certificate # : 43747
Completion Date : 12/10/2014

Location of Property : 32 Schreiber St
Sec - Blk - Lot : 77.06-3-34

Owner of Property : Joseph Hickey
Address of Owner : 32 Schreiber St

Construction Type : Res. - Generator

Occupancy Class :

THIS CERTIFIES THAT PERMISSION is hereby granted for the COMPLIANCE of the premises herein described, situated on the above mentioned premises for the purposes specified as follows.

Use and designation for the structure or land and nature of work for which this C.C. is issued :
Install 20KW standby generator, Natural gas powered.



Director, OBZPAE

HICKEY, JOSEPH H. 46-433-3
→ 32 Schreiber St., Tappan

TOWN OF ORANGETOWN
BUILDING DEPARTMENT

RECEIVED
AUG 27 2024

WESTERN
HIGHWAY

Hickey
32 Schreiber St.
Tappan, N.Y. 10983

7066-3-5 R/O MCKILLOP

7066-3-4 R/O ARNOLD

7066-3-3 R/O HIGGINS

7066-3-33 R/O ROYAL

S 10°57'00" W 112.87'

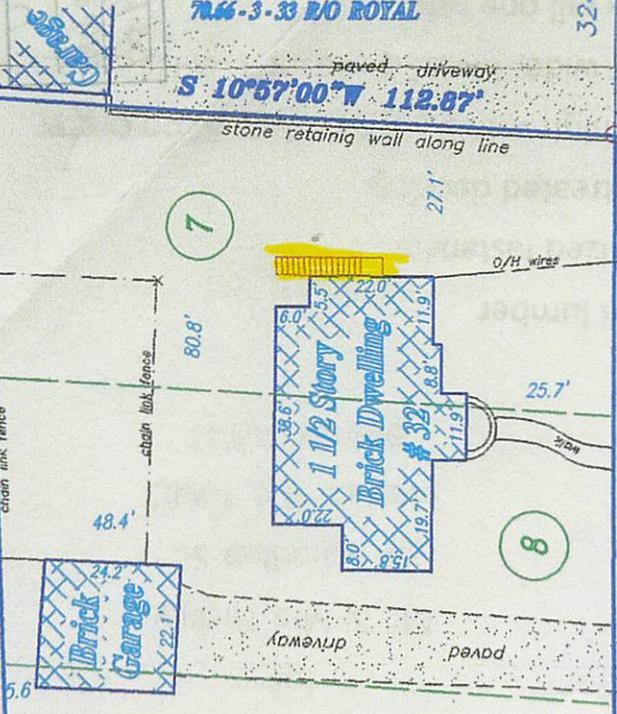
S 86°33'00" E 150.74'

77.06 - 3 - 34
16236 S.F.

N 10°57'00" E 104.00'

N 82°11'00" W 150.00'

SCHREIBER AVENUE
33' Wide



Town of Orangetown
MEETING OF:

7066-3-35 R/O CODY
2024

RECEIVED

NOV 19 2025

TOWN OF ORANGETOWN
BUILDING DEPARTMENT

Survey No. 4222

ZONING BOARD OF APPEALS

Legend:
● Property Corner Set
○ Property Corner Found



THE HICKEY RESIDENCE

32 SCHREIBER STREET, TAPPAN, NEW YORK 10983

GEORGE HODOSH ASSOCIATES-ARCHITECTS, P.C.

120 NORTH MAIN STREET - SUITE 501, NEW CITY, NEW YORK 10956
 PHONE: (845) 638-9336 FAX: (845) 638-9380

2024-11-12
 LAST REVISED: 2025-12-04

DRAWING LIST

- COVER SHEET
- D1 BASEMENT DEMOLITION PLAN
- D2 SECOND FLOOR DEMOLITION PLAN
- A1 BASEMENT FLOOR PLAN
- A2 SECOND FLOOR PLAN
- NY NEW YORK STATE CODE VARIANCE
 DECISION LETTER GRANTED 2025-04-22
- GN GENERAL NOTES

24064, HICKEY

SCOPE OF WORK:

- LEGALIZATION OF FINISHED BASEMENT AND SECOND FLOOR BEDROOMS, BATHROOM AND WET BAR. RESTRICTED TWO-FAMILY CONVERSION (LOCAL LAW 7) FOR BASEMENT LIVING SPACE. WORK PERFORMED CIRCA 1963.

ARCHITECT STATES TO THE BEST OF HIS KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, THAT ALL WORK WAS PERFORMED IN GENERAL COMPLIANCE WITH THE NEW YORK STATE BUILDING CONSTRUCTION CODE APPLICABLE TO ONE AND TWO FAMILY DWELLINGS, MARCH 31, 1958.

APPLICABLE CODES:

- NEW YORK STATE BUILDING CONSTRUCTION CODE APPLICABLE TO ONE AND TWO FAMILY DWELLINGS, MARCH 31, 1958
- NATIONAL ELECTRICAL CODE (NFPA 70)/2017

ADDITIONAL DWELLING UNIT FLOOR AREA (SQ. FT.)

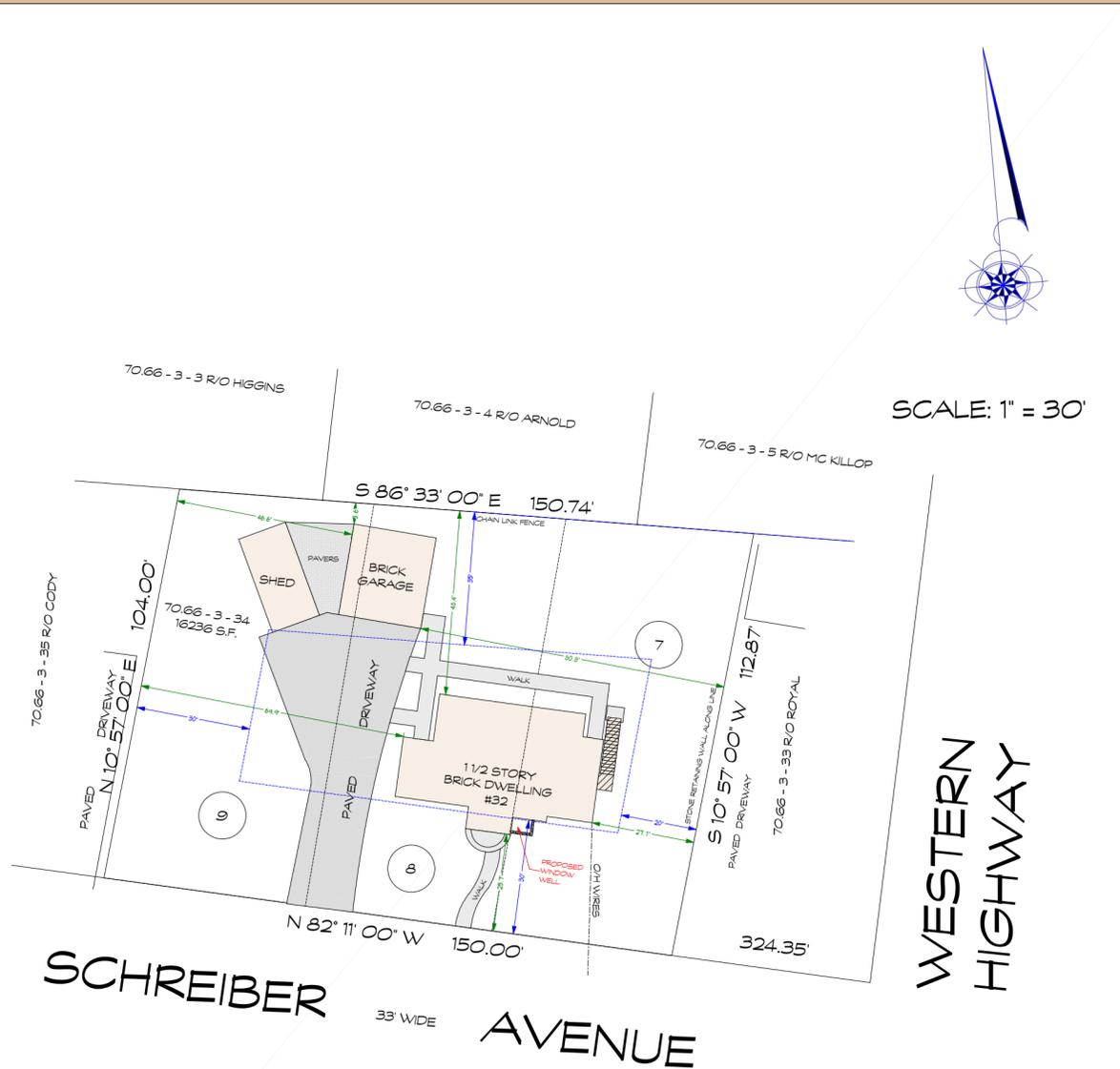
REQUIRED (MAX.)	EXISTING	PROPOSED
600	780	780

* THE REQUIREMENT UNDER CHAPTER 43 ZONING, ATTACHMENT 1, TOWN OF ORANGETOWN TABLE OF GENERAL USE REGULATIONS (SECTION 3.11): R-80 DISTRICT COLUMN 2, #7 "CONVERSION OF A DETACHED, OWNER-OCCUPIED, SINGLE-FAMILY DWELLING SO AS TO ADD 1 ADDITIONAL DWELLING UNIT CLEARLY SUBORDINATE TO THE MAIN 1-FAMILY USE TO OCCUPY NOT MORE THAN 600 SQ. FT. OF FLOOR AREA, SUBJECT TO SECTION 4.5".

NEW YORK STATE DEPARTMENT OF STATE DIVISION OF BUILDING STANDARDS AND CODES

PETITION NUMBER: 2025-0220 FOR A VARIANCE FROM THE 1958 BUILDING & CONSTRUCTION CODE WAS PROPOSED TO BE GRANTED ON 2025-04-22 BY JOHN ADDARIO, P.E., DIRECTOR OF DIVISION OF BUILDING STANDARDS AND CODES, WITH THE FOLLOWING CONDITIONS:

1. THAT THE REDUCED HEADROOM PROJECTION SHALL BE MARKED OR TREATED BY APPLYING A CONTRASTING COLORING IN SUCH A WAY AS TO CALL ATTENTION TO THE REDUCTION.
2. THAT SMOKE AND CARBON MONOXIDE DETECTING ALARM DEVICES SHALL BE LOCATED WITHIN THE BASEMENT, INCLUDING IN EACH MAJOR CEILING COMPARTMENT, AND INTERCONNECTED TO ADDITIONAL ALARMS IN THE DWELLING ABOVE.
3. THAT AN INTERCONNECTED RATE OF RISE HEAT DETECTOR SHALL BE INSTALLED IN THE UTILITY CLOSET.
4. THAT AN EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE PROVIDED IN THE BEDROOM.



- EXISTING SETBACKS
- PROPOSED SETBACKS
- REQUIRED SETBACKS
- EXISTING STRUCTURE TO REMAIN
- EXISTING DECK TO REMAIN

PLOT PLAN BASED ON SURVEY BY ROBERT RAHNEFELD (OBTAINED FROM ORANGETOWN BUILDING DEPARTMENT) & ARCHITECT FIELD MEASUREMENTS & OBSERVATIONS

THE DRAWINGS WERE PRODUCED IN COLOR. ANY REPRODUCTIONS MUST BE MADE IN COLOR TO PRESERVE THE INTEGRITY OF THE ORIGINAL DRAWINGS. ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES RESULTING FROM FAILURE TO DO SO.

TOWN OF ORANGETOWN TABLE OF BULK REQUIREMENTS ZONE: R-15 SECTION: 77.06 BLOCK: 3 LOT: 34			
	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA (SQ. FT.)	15,000	16,236	16,236
LOT WIDTH (FEET)	100	150	150
STREET FRONTAGE (FEET)	75	150	150
FRONT YARD (FEET)	30	25.7*	25.7*
SIDE YARD (FEET)	20	27.1	27.1
TOTAL SIDE YARD (FEET)	50	97	97
REAR YARD (FEET)	35	48.4	48.4
MAXIMUM HEIGHT (FEET)	12' PER FOOT FROM FRONT LOT LINE (30')	<30'	<30'
FLOOR AREA RATIO	0.20	0.14	0.14

* EXISTING NON-CONFORMING

REVISIONS

DATE	DESCRIPTION	BY
2024-12-16	SITE PLAN INPUT	SAB
2024-12-18	LEGALIZATION SET 1	SAB
2025-03-12	NYS VARIANCE SET 1	AML
2025-05-09	ZBA SET 1	AML
2025-12-04	ZBA SET 1 - REVISIONS REQUESTED BY BUILDING DEPARTMENT	SAB

THESE PLANS ARE NOT TO BE CONSIDERED VALID AND COMPLETE CONSTRUCTION DOCUMENTS UNLESS AND UNTIL THEY BEAR THE ARCHITECTURAL SEAL & SIGNATURE OF JONATHAN B. HODOSH.

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING LICENSED PROFESSIONAL SHALL AFFIX TO THEIR ITEM THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.



LIGHT & VENTILATION COMPLIANCE TABLE					
ROOM NAME	AREA (SQ.FT.)	REQUIRED LIGHT (10%)	ACTUAL LIGHT	REQUIRED VENTILATION 5%	ACTUAL VENTILATION
BEDROOM	178 SQ.FT.	17.8 SQ.FT.	ARTIFICIAL* (9.5 SQ.FT.)	8.9 SQ.FT.	9.5 SQ.FT.
LIVING ROOM	271 SQ.FT.	27.1 SQ.FT.	ARTIFICIAL*	13.55 SQ.FT.	ARTIFICIAL**
DINING ROOM	135 SQ.FT.	13.5 SQ.FT.	ARTIFICIAL*	6.75 SQ.FT.	ARTIFICIAL**
KITCHEN	152 SQ.FT.	15.2 SQ.FT.	ARTIFICIAL***	7.6 SQ.FT.	ARTIFICIAL****
BATH	N/A	N/A	ARTIFICIAL***	1.5 SQ.FT.	ARTIFICIAL****

* PART 2 SECTION A202-1 OF THE 1958 NEW YORK STATE BUILDING AND CONSTRUCTION CODE (APPLICABLE TO ONE AND TWO FAMILY DWELLINGS)
 ** PART 2 SECTION A202-2b OF THE 1958 NEW YORK STATE BUILDING AND CONSTRUCTION CODE (APPLICABLE TO ONE AND TWO FAMILY DWELLINGS)
 *** PART 2 SECTION A203-2 OF THE 1958 NEW YORK STATE BUILDING AND CONSTRUCTION CODE (APPLICABLE TO ONE AND TWO FAMILY DWELLINGS)
 **** PART 2 SECTION A203-3a OF THE 1958 NEW YORK STATE BUILDING AND CONSTRUCTION CODE (APPLICABLE TO ONE AND TWO FAMILY DWELLINGS)

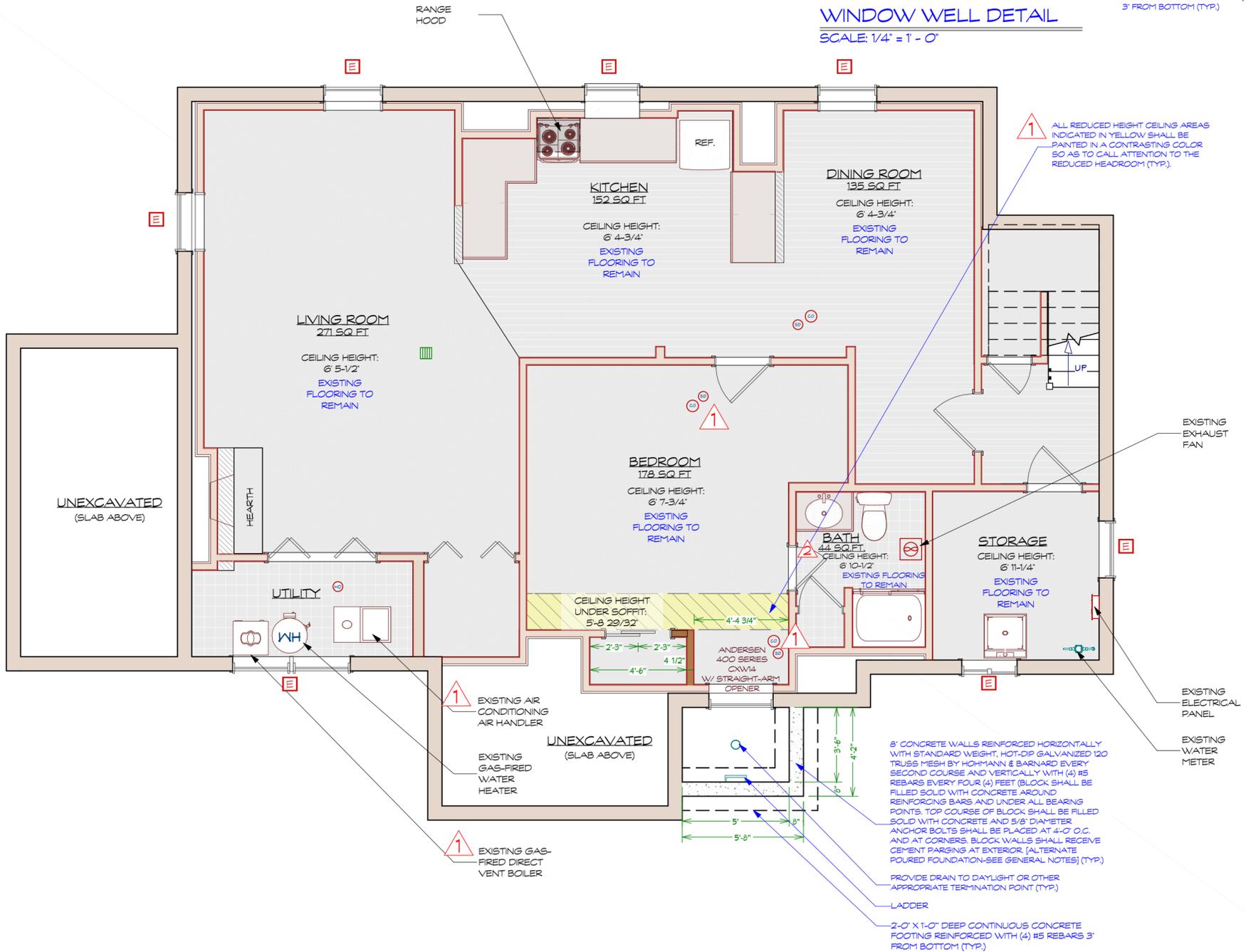
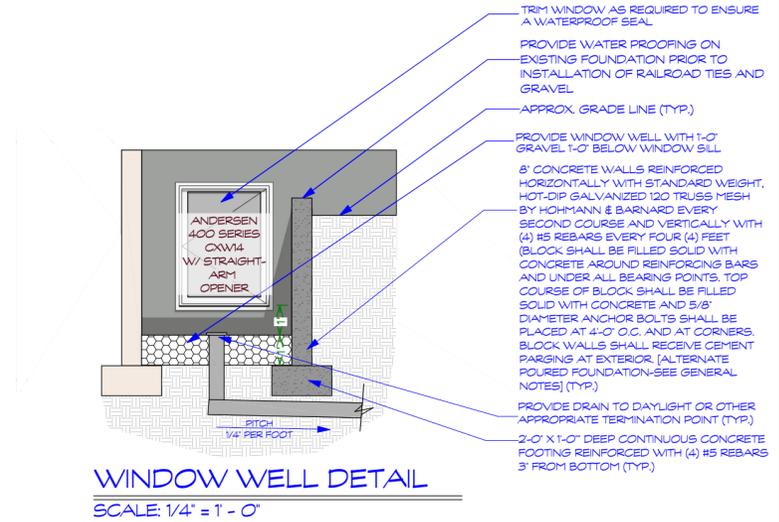
CEILING HEIGHTS HABITABLE SPACES	
REQUIRED	PROVIDED
N/A	6'-4 3/4"

U-VALUE OF NEW GLAZING		
ENVELOPE COMPONENT	REQUIRED U-VALUE	PROVIDED U-VALUE
NEW GLAZING	U-0.27	U-0.27

* NYSTRETCH ENERGY CODE - 2020

- ☉ SMOKE DETECTOR WITH TEST BUTTON - SHALL BE INTERCONNECTED AND HARD-WIRED WITH BATTERY BACKUP
- ☉ CARBON MONOXIDE DETECTOR - SHALL BE INTERCONNECTED AND HARD-WIRED WITH BATTERY BACKUP
- ⚠️ ☉ RATE OF RISE HEAT DETECTOR - SHALL BE INTERCONNECTED AND HARD-WIRED WITH BATTERY BACKUP
- E EXISTING DOOR OR WINDOW TO REMAIN
- 2 TOTAL AREA OF LOCAL LAW 7 USE FOR RESTRICTED TWO-FAMILY: 780 SQ.FT.

LOCATION TO RESPECT TO GRADE LEVEL
 FLOOR LEVEL OF EXISTING HABITABLE SPACE IS 6'-4" BELOW THE AVERAGE ADJOINING FINISHED GRADE.



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

PROPOSED ADDITIONS/ALTERATIONS:
THE HICKEY RESIDENCE
 32 SCHREIBER STREET, TAPPAN, NEW YORK 10983
 SHEET TITLE:
BASEMENT PLAN

SCALE	1/4" = 1'-0"
DATE	2024-11-12
JOB #	24064
DRAWN BY	SAB
CHECKED BY	JBH



GEORGE HODOSH ASSOCIATES-ARCHITECTS, P.C.
 120 NORTH MAIN STREET - SUITE 501,
 NEW CITY, NEW YORK 10956
 PHONE: (845) 638-9336 FAX: (845) 638-9380

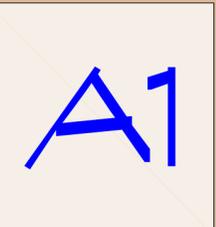
CONSTRUCTION / DEMOLITION LEGEND			
	EXISTING CONSTRUCTION TO BE REMOVED		EXISTING WINDOW TO BE REMOVED
	EXISTING CONSTRUCTION TO REMAIN		EXISTING WINDOW TO REMAIN
	PROPOSED NEW CONCRETE BLOCK WALL		EXISTING DOOR TO BE REMOVED
	PROPOSED NEW POURED CONCRETE WALL		EXISTING DOOR TO REMAIN
	PROPOSED FRAMED CONSTRUCTION WITH SOUND ATTENUATING INSULATION		PROPOSED WINDOW
	PROPOSED FRAMED CONSTRUCTION		PROPOSED DOOR

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REVISIONS			
2024-11-12	EXISTING CONDITIONS	SAB	
2024-12-10	LEGALIZATION SET 1	SAB	
2024-12-16	SITE PLAN INPUT	SAB	
2024-12-18	LEGALIZATION SET 1	SAB	
2025-03-12	NYS VARIANCE SET 1	AHL	

2025-05-09	⚠️	ZBA SET 1	AHL
2025-12-04	⚠️	ZBA SET 1 - REVISIONS REQUESTED BY BUILDING DEPARTMENT	SAB





THE HICKEY RESIDENCE

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GEORGE HODOSH ASSOCIATES-ARCHITECTS, P.C.

120 NORTH MAIN STREET - SUITE 501, NEW CITY, NEW YORK 10956
 PHONE: (845) 638-9336 FAX: (845) 638-9380

2024-11-12
 LAST REVISED: 2025-05-09

DRAWING LIST

- △ COVER SHEET
- D1 BASEMENT DEMOLITION PLAN
- D2 SECOND FLOOR DEMOLITION PLAN
- △ A1 BASEMENT FLOOR PLAN
- △ A2 SECOND FLOOR PLAN
- △ NY NEW YORK STATE CODE VARIANCE
 DECISION LETTER GRANTED 2025-04-22
- GN GENERAL NOTES

24064, HICKEY

SCOPE OF WORK:

- LEGALIZATION OF FINISHED BASEMENT AND SECOND FLOOR BEDROOMS, BATHROOM AND WET BAR. RESTRICTED TWO-FAMILY CONVERSION (LOCAL LAW 7) FOR BASEMENT LIVING SPACE. WORK PERFORMED CIRCA 1963.

ARCHITECT STATES TO THE BEST OF HIS KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, THAT ALL WORK WAS PERFORMED IN GENERAL COMPLIANCE WITH THE NEW YORK STATE BUILDING CONSTRUCTION CODE APPLICABLE TO ONE AND TWO FAMILY DWELLINGS, MARCH 31, 1958.

APPLICABLE CODES:

- NEW YORK STATE BUILDING CONSTRUCTION CODE APPLICABLE TO ONE AND TWO FAMILY DWELLINGS, MARCH 31, 1958
- NATIONAL ELECTRICAL CODE (NFPA 70)/2017

△ ADDITIONAL DWELLING UNIT FLOOR AREA (SQ. FT.)

REQUIRED (MAX.)	EXISTING	PROPOSED
600	840	840

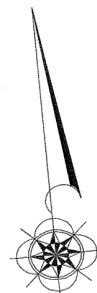
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△ NEW YORK STATE DEPARTMENT OF STATE DIVISION OF BUILDING STANDARDS AND CODES

PETITION NUMBER: 2025-0220 FOR A VARIANCE FROM THE 1958 BUILDING & CONSTRUCTION CODE WAS PROPOSED TO BE GRANTED ON 2025-04-22 BY JOHN ADDARIO, P.E., DIRECTOR OF DIVISION OF BUILDING STANDARDS AND CODES, WITH THE FOLLOWING CONDITIONS:

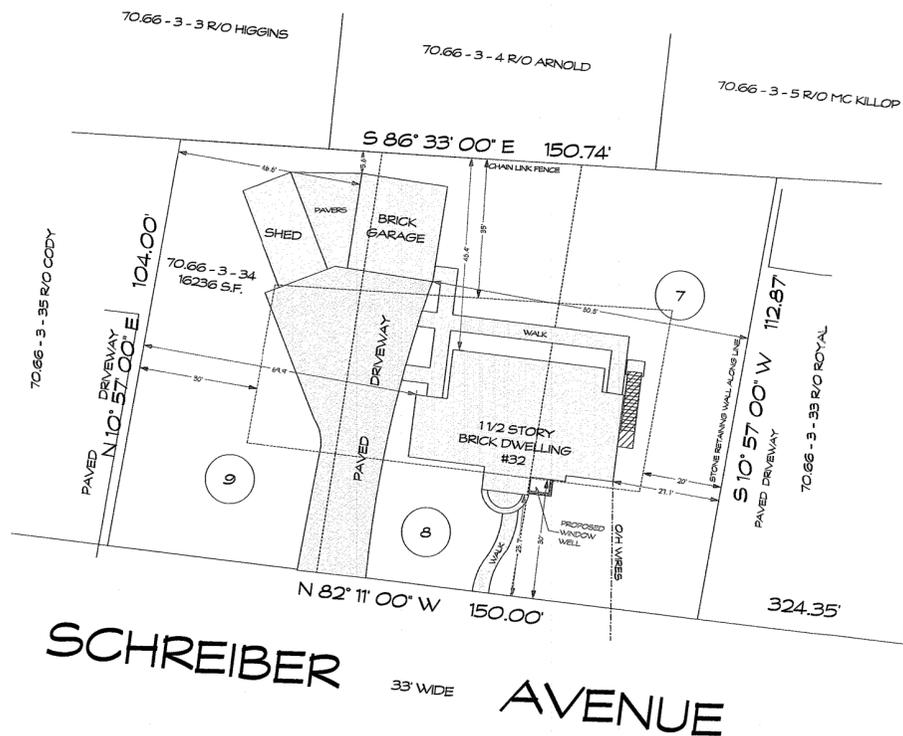
1. THAT THE REDUCED HEADROOM PROJECTION SHALL BE MARKED OR TREATED BY APPLYING A CONTRASTING COLORING IN SUCH A WAY AS TO CALL ATTENTION TO THE REDUCTION.
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3. THAT AN INTERCONNECTED RATE OF RISE HEAT DETECTOR SHALL BE INSTALLED IN THE UTILITY CLOSET.
4. THAT AN EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE PROVIDED IN THE BEDROOM.

THE DRAWINGS WERE PRODUCED IN COLOR. ANY REPRODUCTIONS MUST BE MADE IN COLOR TO PRESERVE THE INTEGRITY OF THE ORIGINAL DRAWINGS. ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES RESULTING FROM FAILURE TO DO SO.



SCALE: 1" = 30'

WESTERN HIGHWAY



PLOT PLAN BASED ON SURVEY BY ROBERT RAHNEFELD (OBTAINED FROM ORANGETOWN BUILDING DEPARTMENT) & ARCHITECT FIELD MEASUREMENTS & OBSERVATIONS

- EXISTING SETBACKS
- PROPOSED SETBACKS
- REQUIRED SETBACKS
- EXISTING STRUCTURE TO REMAIN
- EXISTING DECK TO REMAIN

TOWN OF ORANGETOWN TABLE OF BULK REQUIREMENTS			
ZONE: R-15 SECTION: 77.06 BLOCK: 3 LOT: 34			
	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA (SQ. FT.)	15,000	16,236	16,236
LOT WIDTH (FEET)	100	150	150
STREET FRONTAGE (FEET)	75	150	150
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SIDE YARD (FEET)	20	27.1	27.1
TOTAL SIDE YARD (FEET)	50	97	97
REAR YARD (FEET)	35	48.4	48.4
MAXIMUM HEIGHT (FEET)	12' PER FOOT FROM FRONT LOT LINE (30')	<30'	<30'
FLOOR AREA RATIO	0.20	0.14	0.14

Town of Orangetown MEETING OF: JAN 07 2025

* EXISTING NON-CONFORMING

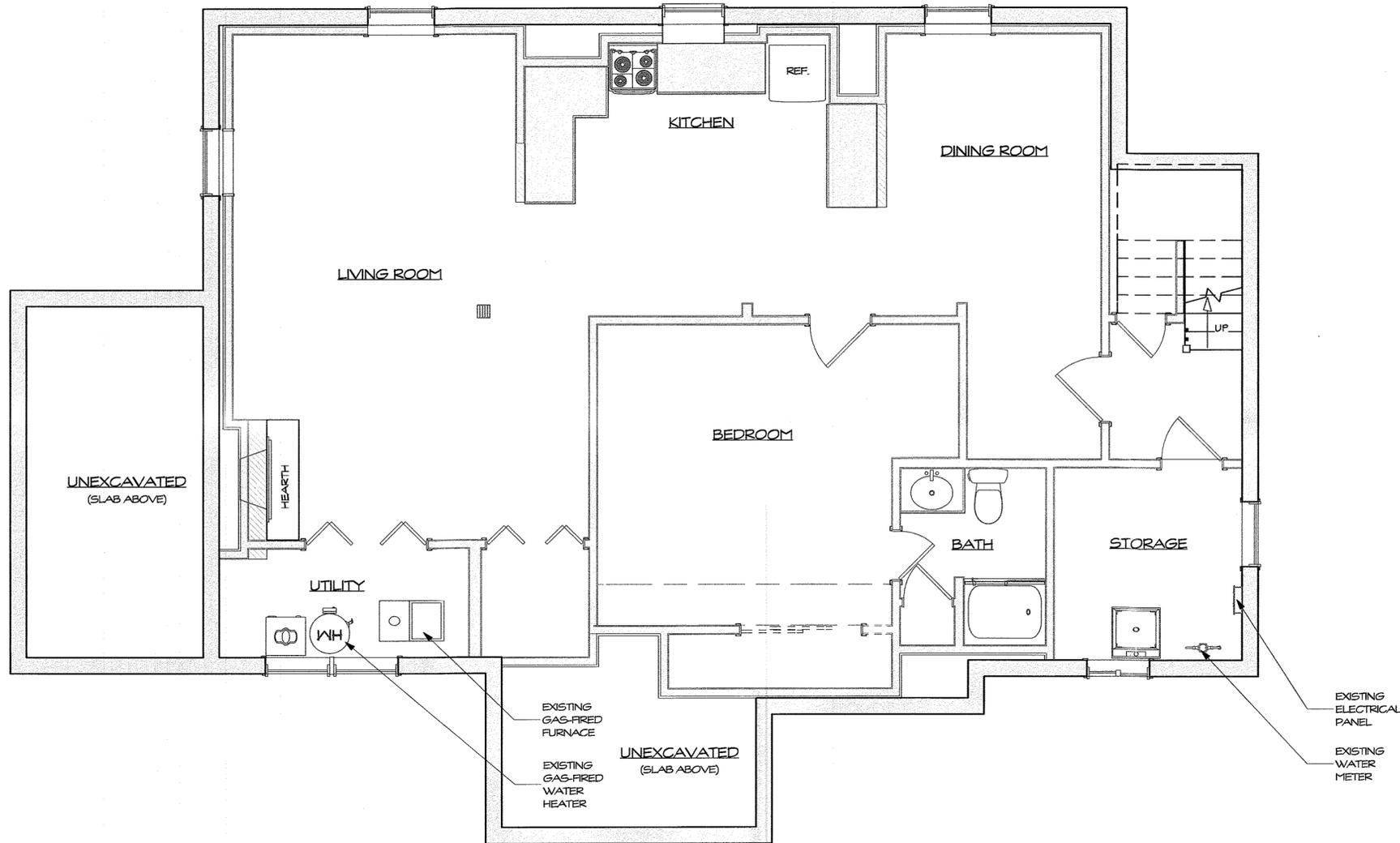
REVISIONS

DATE	DESCRIPTION	BY
2024-12-10	LEGALIZATION SET 1	SAB
2024-12-16	SITE PLAN INPUT	SAB
2024-12-18	LEGALIZATION SET 1	SAB
2025-03-12	NYS VARIANCE SET 1	AML
2025-05-09	ZBA SET 1	AML

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

PROPOSED ADDITIONS/ ALTERATIONS:
THE HICKEY RESIDENCE
 32 SCHREIBER STREET, TAPPAN, NEW YORK 10983

SHEET TITLE:
 BASEMENT DEMOLITION PLAN

SCALE:	1/4" = 1'-0"
DATE:	2024-11-12
JOB #:	24064
DRAWN BY:	SAB
CHECKED BY:	JBH



**GEORGE HODOSH ASSOCIATES-
ARCHITECTS, P.C.**

120 NORTH MAIN STREET - SUITE 501,
 NEW CITY, NEW YORK 10956
 PHONE: (845) 636-9336 FAX: (845) 636-9380

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	EXISTING CONSTRUCTION TO BE REMOVED
	EXISTING CONSTRUCTION TO REMAIN
	PROPOSED NEW CONCRETE BLOCK WALL
	PROPOSED NEW POURED CONCRETE WALL
	PROPOSED FRAMED CONSTRUCTION WITH SOUND ATTENUATING INSULATION
	PROPOSED FRAMED CONSTRUCTION

CONSTRUCTION / DEMOLITION LEGEND

	EXISTING WINDOW TO BE REMOVED
	EXISTING WINDOW TO REMAIN
	PROPOSED WINDOW

	EXISTING DOOR TO BE REMOVED
	EXISTING DOOR TO REMAIN
	PROPOSED DOOR

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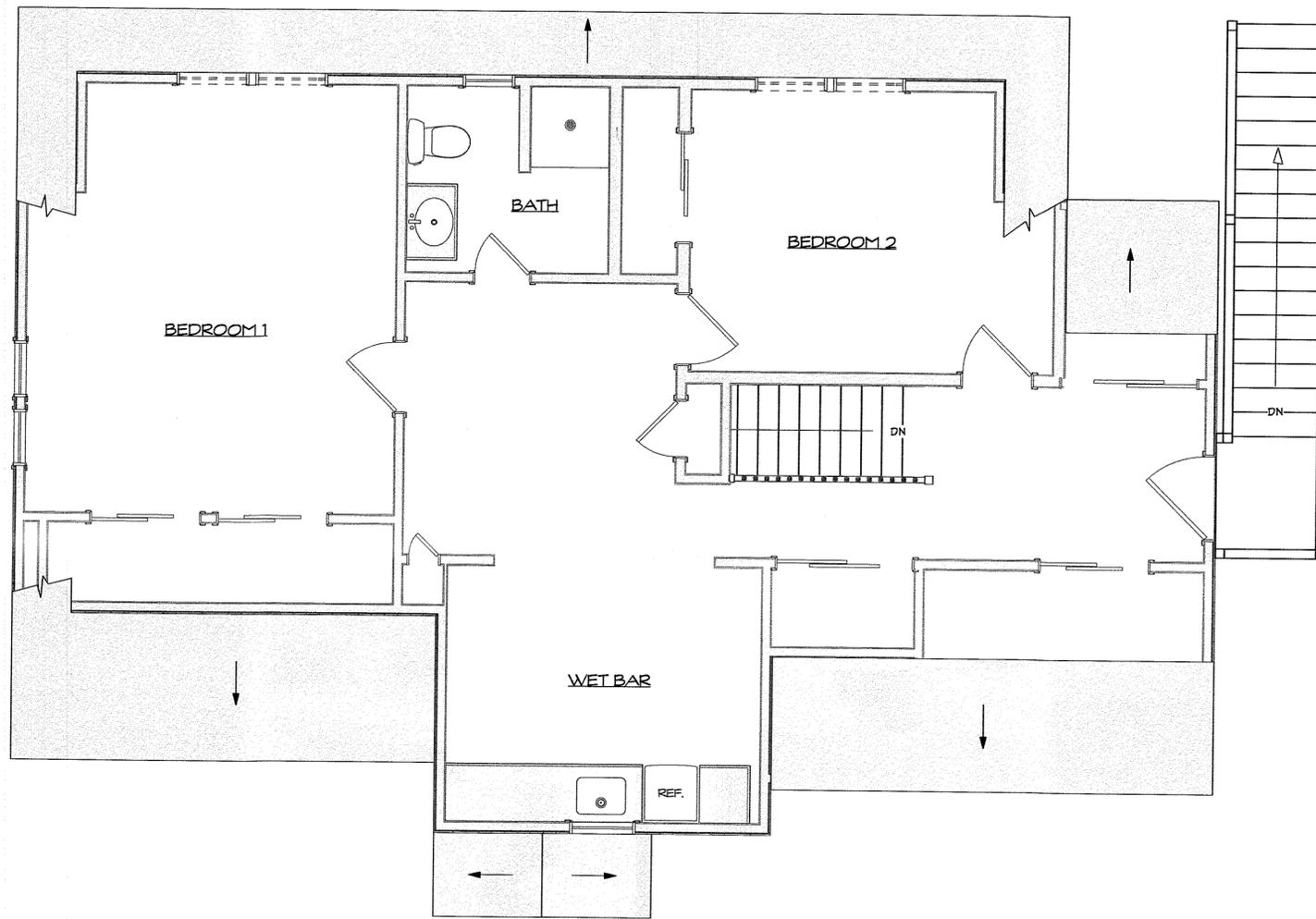
REVISIONS

DATE	DESCRIPTION	BY
2024-11-12	EXISTING CONDITIONS	SAB
2024-12-10	LEGALIZATION SET 1	SAB
2024-12-16	SITE PLAN INPUT	SAB
2024-12-18	LEGALIZATION SET 1	SAB
2025-03-12	NYS VARIANCE SET 1	A'M'L

2025-05-09	1	ZBA SET 1	A'M'L
------------	---	-----------	-------

D1

SECOND FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



	EXISTING CONSTRUCTION TO BE REMOVED
	EXISTING CONSTRUCTION TO REMAIN
	PROPOSED NEW CONCRETE BLOCK WALL
	PROPOSED NEW POURED CONCRETE WALL
	PROPOSED FRAMED CONSTRUCTION WITH SOUND ATTENUATING INSULATION
	PROPOSED FRAMED CONSTRUCTION

CONSTRUCTION / DEMOLITION LEGEND

	EXISTING WINDOW TO BE REMOVED
	EXISTING WINDOW TO REMAIN
	PROPOSED WINDOW

	EXISTING DOOR TO BE REMOVED
	EXISTING DOOR TO REMAIN
	PROPOSED DOOR

THESE PLANS ARE NOT TO BE CONSIDERED VALID AND COMPLETE CONSTRUCTION DOCUMENTS UNLESS AND UNTIL THEY BEAR THE ARCHITECTURAL SEAL & SIGNATURE OF JONATHAN B. HODOSH.

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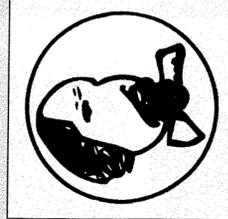
REVISIONS

DATE	DESCRIPTION	BY
2024-11-12	EXISTING CONDITIONS	SAB
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2024-12-16	SITE PLAN INPUT	SAB
2024-12-18	LEGALIZATION SET 1	SAB
2025-03-12	NYS VARIANCE SET 1	AML

2025-05-09	1	ZBA SET 1	AML

D2

GEORGE HODOSH ASSOCIATES- ARCHITECTS, P.C.
120 NORTH MAN STREET - SUITE 501,
NEW CITY, NEW YORK 10956
PHONE: (845) 638-9336 FAX: (845) 638-9380



SCALE:	1/4" = 1'-0"
DATE:	2024-11-12
JOB #:	24064
DRAWN BY:	SAB
CHECKED BY:	JBH

PROPOSED ADDITIONS/ ALTERATIONS:
THE HICKEY RESIDENCE
32 SCHREIBER STREET, TAPPAN, NEW YORK 10983
SHEET TITLE:
SECOND FLOOR DEMOLITION PLAN

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LIGHT & VENTILATION COMPLIANCE TABLE					
ROOM NAME	AREA (SQ.FT.)	REQUIRED LIGHT (10%)	ACTUAL LIGHT	REQUIRED VENTILATION 5%	ACTUAL VENTILATION
BEDROOM	178 SQ.FT.	17.8 SQ.FT.	ARTIFICIAL * (4.5 SQ.FT.)	8.9 SQ.FT.	9 SQ.FT.
LIVING ROOM	271 SQ.FT.	27.1 SQ.FT.	ARTIFICIAL *	13.55 SQ.FT.	ARTIFICIAL**
DINING ROOM	135 SQ.FT.	13.5 SQ.FT.	ARTIFICIAL *	6.75 SQ.FT.	ARTIFICIAL**
KITCHEN	152 SQ.FT.	15.2 SQ.FT.	ARTIFICIAL ***	7.6 SQ.FT.	ARTIFICIAL****
BATH	N/A	N/A	ARTIFICIAL***	1.5 SQ.FT.	ARTIFICIAL****

* PART 2 SECTION A202-1 OF THE 1958 NEW YORK STATE BUILDING AND CONSTRUCTION CODE (APPLICABLE TO ONE AND TWO FAMILY DWELLINGS)
 ** PART 2 SECTION A202-2b OF THE 1958 NEW YORK STATE BUILDING AND CONSTRUCTION CODE (APPLICABLE TO ONE AND TWO FAMILY DWELLINGS)
 *** PART 2 SECTION A203-2 OF THE 1958 NEW YORK STATE BUILDING AND CONSTRUCTION CODE (APPLICABLE TO ONE AND TWO FAMILY DWELLINGS)
 **** PART 2 SECTION A203-3a OF THE 1958 NEW YORK STATE BUILDING AND CONSTRUCTION CODE (APPLICABLE TO ONE AND TWO FAMILY DWELLINGS)

CEILING HEIGHTS HABITABLE SPACES	
REQUIRED	PROVIDED
N/A	6'-4 3/4"

U-VALUE OF NEW GLAZING		
ENVELOPE COMPONENT	REQUIRED U-VALUE	PROVIDED U-VALUE
NEW GLAZING	U-0.27	U-0.27

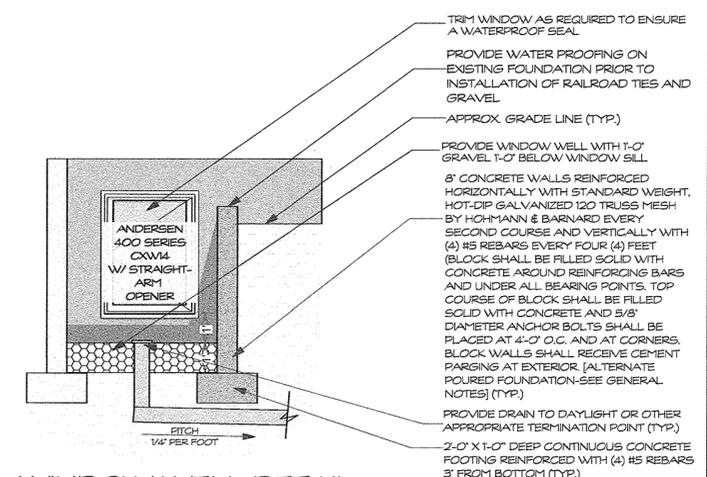
* NYSTRECH ENERGY CODE - 2020

- ☉ SMOKE DETECTOR WITH TEST BUTTON - SHALL BE INTERCONNECTED AND HARD-WIRED WITH BATTERY BACKUP
- ☉ CARBON-MONOXIDE DETECTOR - SHALL BE INTERCONNECTED AND HARD-WIRED WITH BATTERY BACKUP
- ① RATE OF RISE HEAT DETECTOR - SHALL BE INTERCONNECTED AND HARD-WIRED WITH BATTERY BACKUP

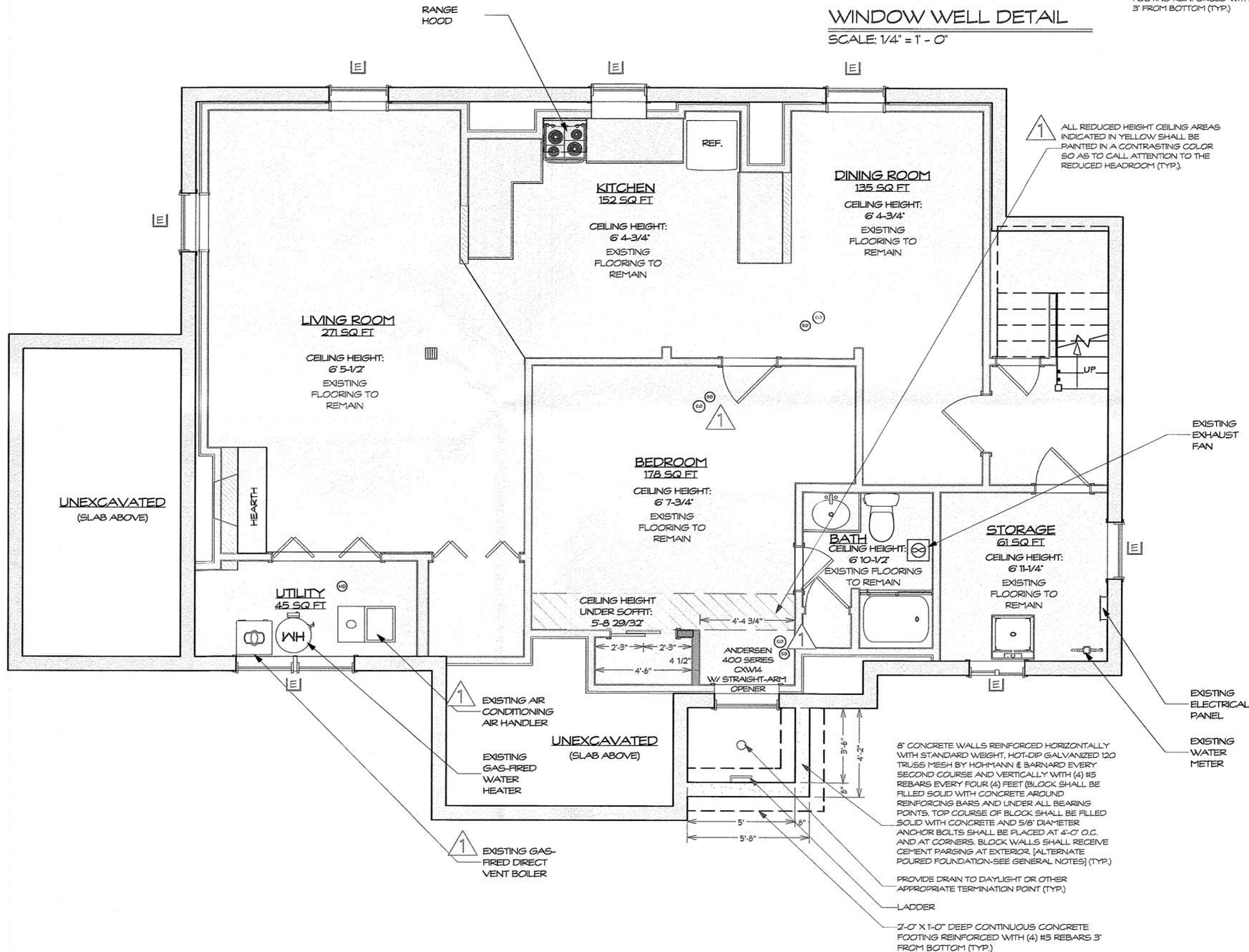
E EXISTING DOOR OR WINDOW TO REMAIN

LOCATION TO RESPECT TO GRADE LEVEL

FLOOR LEVEL OF EXISTING HABITABLE SPACE IS 6'-4" BELOW THE AVERAGE ADJOINING FINISHED GRADE.



WINDOW WELL DETAIL
SCALE: 1/4" = 1' - 0"



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

PROPOSED ADDITIONS/ALTERATIONS:
THE HICKEY RESIDENCE
 32 SCHREIBER STREET, TAPPAN, NEW YORK 10983
 SHEET TITLE:
 BASEMENT PLAN

SCALE:	1/4" = 1'-0"
DATE:	2024-11-12
JOB #:	24064
DRAWN BY:	SAB
CHECKED BY:	JBH



GEORGE HODOSH ASSOCIATES- ARCHITECTS, P.C.
 120 NORTH MAIN STREET - SUITE 501,
 NEW CITY, NEW YORK 10956
 PHONE: (845) 638-9336 FAX: (845) 638-9380

CONSTRUCTION / DEMOLITION LEGEND

	EXISTING CONSTRUCTION TO BE REMOVED		EXISTING WINDOW TO BE REMOVED		EXISTING DOOR TO BE REMOVED
	EXISTING CONSTRUCTION TO REMAIN		EXISTING WINDOW TO REMAIN		EXISTING DOOR TO REMAIN
	PROPOSED NEW CONCRETE BLOCK WALL		EXISTING WINDOW TO REMAIN		EXISTING DOOR TO REMAIN
	PROPOSED NEW POURED CONCRETE WALL		EXISTING WINDOW TO REMAIN		EXISTING DOOR TO REMAIN
	PROPOSED FRAMED CONSTRUCTION WITH SOUND ATTENUATING INSULATION		EXISTING WINDOW TO REMAIN		EXISTING DOOR TO REMAIN
	PROPOSED FRAMED CONSTRUCTION		EXISTING WINDOW TO REMAIN		EXISTING DOOR TO REMAIN
	PROPOSED WINDOW		EXISTING WINDOW TO REMAIN		EXISTING DOOR TO REMAIN
	PROPOSED WINDOW		EXISTING WINDOW TO REMAIN		EXISTING DOOR TO REMAIN
	PROPOSED WINDOW		EXISTING WINDOW TO REMAIN		EXISTING DOOR TO REMAIN

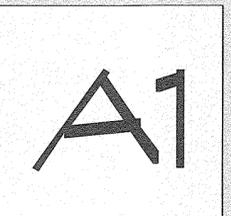
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REVISIONS		
DATE	DESCRIPTION	BY
2024-11-12	EXISTING CONDITIONS	SAB
2024-12-10	LEGALIZATION SET 1	SAB
2024-12-16	SITE PLAN INPUT	SAB
2024-12-18	LEGALIZATION SET 1	SAB
2025-03-12	NYS VARIANCE SET 1	AML

2025-05-09	① ZBA SET 1	AML
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LIGHT & VENTILATION COMPLIANCE TABLE					
ROOM NAME	AREA (SQ.FT.)	REQUIRED LIGHT (10%)	ACTUAL LIGHT	REQUIRED VENTILATION 5%	ACTUAL VENTILATION
BEDROOM 1	199 SQ.FT.	19.9 SQ.FT.	ARTIFICIAL* (17.16 SQ.FT.)	9.95 SQ.FT.	10.3 SQ.FT.
BEDROOM 2	120 SQ.FT.	12 SQ.FT.	ARTIFICIAL* (10.52 SQ.FT.)	6 SQ.FT.	6.02 SQ.FT.
BATHROOM	N/A	N/A	ARTIFICIAL***	1.5 SQ.FT.	ARTIFICIAL****

* PART 2 SECTION A202-1 OF THE 1958 NEW YORK STATE BUILDING AND CONSTRUCTION CODE (APPLICABLE TO ONE AND TWO FAMILY DWELLINGS)
 ** PART 2 SECTION A202-2b OF THE 1958 NEW YORK STATE BUILDING AND CONSTRUCTION CODE (APPLICABLE TO ONE AND TWO FAMILY DWELLINGS)
 *** PART 2 SECTION A203-2 OF THE 1958 NEW YORK STATE BUILDING AND CONSTRUCTION CODE (APPLICABLE TO ONE AND TWO FAMILY DWELLINGS)
 **** PART 2 SECTION A203-3a OF THE 1958 NEW YORK STATE BUILDING AND CONSTRUCTION CODE (APPLICABLE TO ONE AND TWO FAMILY DWELLINGS)

CEILING HEIGHTS HABITABLE SPACES	
REQUIRED	PROVIDED
N/A	7'-5"

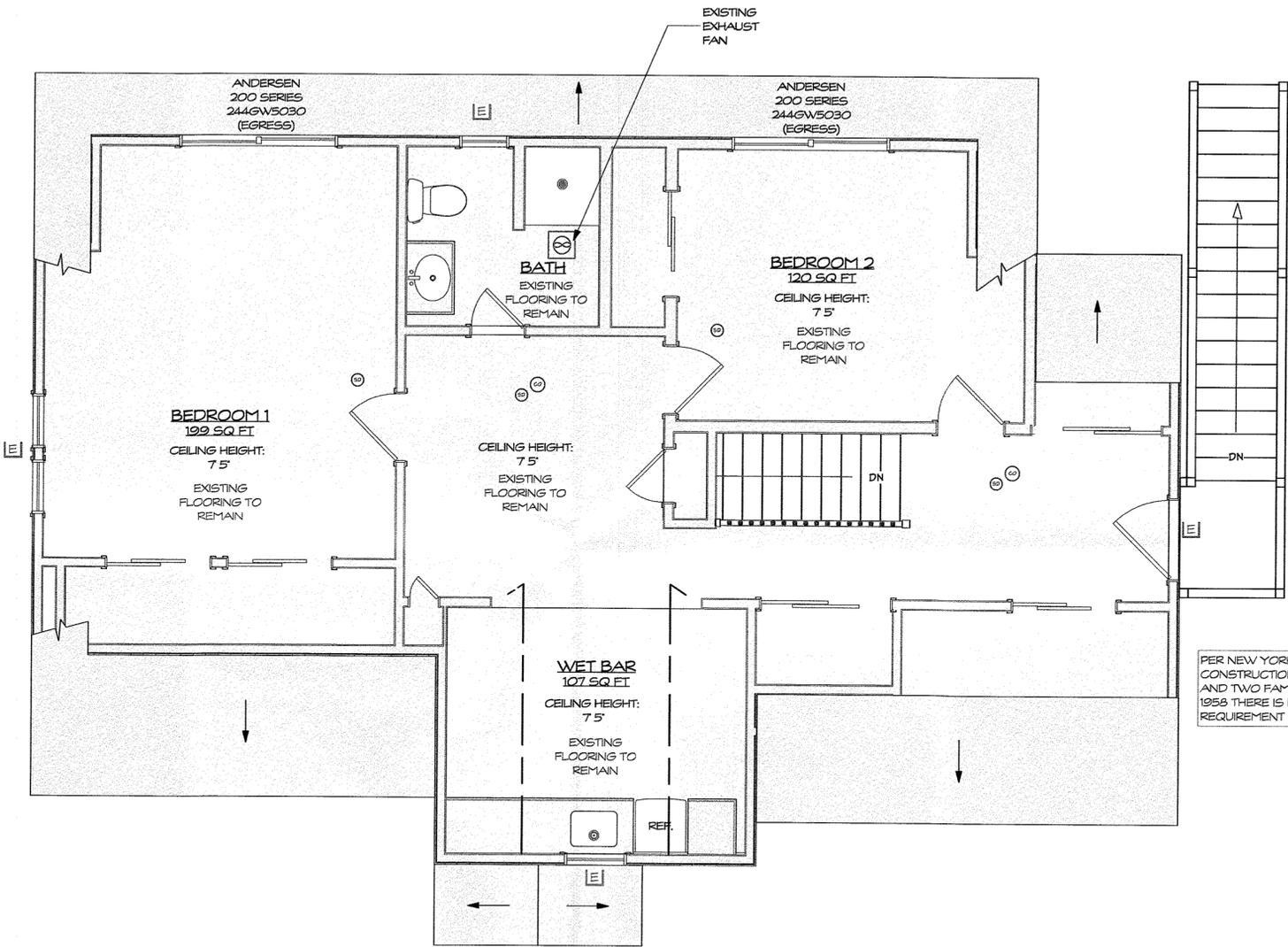
U-VALUE OF NEW GLAZING		
ENVELOPE COMPONENT	REQUIRED U-VALUE	PROVIDED U-VALUE
NEW GLAZING	U-0.27	U-0.27

* NYSTRECH ENERGY CODE - 2020

- Ⓢ SMOKE DETECTOR WITH TEST BUTTON - SHALL BE INTERCONNECTED AND HARD-WIRED WITH BATTERY BACKUP
- Ⓢ CARBON-MONOXIDE DETECTOR - SHALL BE INTERCONNECTED AND HARD-WIRED WITH BATTERY BACKUP
- Ⓢ RATE OF RISE HEAT DETECTOR - SHALL BE INTERCONNECTED AND HARD-WIRED WITH BATTERY BACKUP

E EXISTING DOOR OR WINDOW TO REMAIN

ELECTRICAL WORK AT SECOND FLOOR SHALL BE MODIFIED AND/OR UPDATED AS REQUIRED. ELECTRICIAN SHALL OBTAIN AN ELECTRICAL INSPECTION CERTIFICATE AND PROVIDE IT TO THE BUILDING DEPARTMENT AND THE PROPERTY OWNER.



NOTE: CONTRACTOR SHALL PROVIDE WINDOW SPECIFICATIONS TO ARCHITECT PRIOR TO ORDERING FOR ARCHITECTS REVIEW

NOTE: FOR NEW WINDOWS ONLY: EGRESS WINDOWS SHALL MEET NY STATE EGRESS CODES MINIMUM OPENINGS (5.7 SQUARE FEET [5.0 SQUARE FEET AT GRADE FLOOR OR BELOW GRADE OPENINGS], 20" WIDTH, 24" HEIGHT MINIMUM) IN STANDARD 6'-10" HEADER APPLICATION WITH SILL HEIGHT NOT TO EXCEED 44" PER THE 2020 RESIDENTIAL CODE OF NEW YORK STATE

PER NEW YORK STATE BUILDING CONSTRUCTION CODE APPLICABLE TO ONE AND TWO FAMILY DWELLINGS, MARCH 31, 1958 THERE IS NOT MINIMUM HEIGHT REQUIREMENT FOR HABITABLE SPACES

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

PROPOSED ADDITIONS/ ALTERATIONS:
THE HICKEY RESIDENCE
 32 SCHREIBER STREET, TAPPAN, NEW YORK, 10983
 SHEET TITLE:
 SECOND FLOOR PLAN

SCALE:	1/4" = 1'-0"
DATE:	2024-11-12
JOB #:	24064
DRAWN BY:	SAB
CHECKED BY:	JBH



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 120 NORTH MAIN STREET - SUITE 501,
 NEW CITY, NEW YORK 10956
 PHONE: (845) 638-9336 FAX: (845) 638-9390

CONSTRUCTION / DEMOLITION LEGEND

	EXISTING CONSTRUCTION TO BE REMOVED		EXISTING WINDOW TO BE REMOVED		EXISTING DOOR TO BE REMOVED
	EXISTING CONSTRUCTION TO REMAIN		EXISTING WINDOW TO REMAIN		EXISTING DOOR TO REMAIN
	PROPOSED NEW CONCRETE BLOCK WALL		PROPOSED WINDOW		PROPOSED DOOR
	PROPOSED NEW POURED CONCRETE WALL				
	PROPOSED FRAMED CONSTRUCTION WITH SOUND ATTENUATING INSULATION				
	PROPOSED FRAMED CONSTRUCTION				

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REVISIONS		
DATE	EXISTING CONDITIONS	BY
2024-11-12	LEGALIZATION SET 1	SAB
2024-12-10	SITE PLAN INPUT	SAB
2024-12-16	LEGALIZATION SET 1	SAB
2025-03-12	NYS VARIANCE SET 1	AML

2025-05-09	ZBA SET 1	AML
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STATE OF NEW YORK
DEPARTMENT OF STATE
ONE COMMERCE PLAZA
99 WASHINGTON AVENUE
ALBANY, NY 12231-0001
WWW.DOS.NY.GOV

KATHY HOCHUL
GOVERNOR
WALTER T. MOSLEY
SECRETARY OF STATE

In the Matter of the Petition of:
JOSEPH & PATRICIA HICKEY
For a Variance to the New York State
Uniform Fire Prevention & Building Code

DECISION

PETITION NO. 2025-0220

Upon the application of Joseph & Patricia Hickey, filed pursuant to 19 NYCRR 1205 on April 7, 2025, and upon all other papers in this matter, the Department makes the following determination:

NATURE OF GRIEVANCE AND RELIEF SOUGHT

The petition pertains to the legalization of construction at a one-family dwelling, two stories in height, approximately 3,325 square feet in gross floor area, located at 32 Schreiber Street, Town of Orangetown, County of Rockland, State of New York.

Relief is requested from:

The 1958 Building & Construction Code, Section A202-3, Location in Respect to Grade Level, which states: Floor of habitable space shall not be more than 4 feet below the average adjoining grade. No habitable space shall be located in cellars. Play and recreation rooms may be located below grade.

[The petitioner requests relief to allow habitable space more than 4 feet below average adjoining grade.]

FINDINGS OF FACT

- Petition pertains to the legalization of circa 1965 alterations in a basement in a one family dwelling based on the State Building & Construction Code in effect in 1958, applicable to one family dwellings.
- Plans of the subject space show finished living room, dining room, kitchen, bedroom, utility, laundry, storage, and bath spaces that are approximately 6 feet 4 inches below average adjoining grade.
- The basement ceiling height is as low as about 6 feet 4 inches and there is a duct enclosure as low as 5 feet 8-3/4 inches. This headroom is slightly less than the average height of males according to anthropometric data found in the current NFPA 101 life safety code.
- In that the subject space is in a dwelling unit, used by individuals who are accustomed to their



Petition No. 2025-0220
Page 2

surroundings, the reductions to the height of the ceiling would not have a substantial negative effect on their health or life safety and are considered de minimus.

- The local code official has been contacted in this matter and does not object to the granting of a variance under Part 1205.

CONCLUSION OF LAW

The proposed variance will not substantially adversely affect the Code's provisions for health, safety and security. Strict compliance with the provisions of the Uniform Fire Prevention and Building Code would entail practical difficulties, unnecessary hardship, or would otherwise be unwarranted because such would be unnecessary in light of alternatives which, without a loss in the level of safety, achieve the intended purpose of the code.

DETERMINATION

WHEREFORE IT IS DETERMINED that the application for a variance from the 1958 Building & Construction Code, Section 202.3, be and is hereby PROPOSED TO BE GRANTED with the following conditions:

- That the reduced headroom projection shall be marked or treated by applying a contrasting coloring in such a way as to call attention to the reduction.
- That smoke and carbon monoxide detecting alarm devices shall be located within the basement, including in each major ceiling compartment, and interconnected to additional alarms in the dwelling above.
- That an interconnected rate of rise heat detector shall be installed in the utility closet.
- That an Emergency Escape and Rescue Opening shall be provided in the bedroom.

This DECISION is issued under 19 NYCRR 1205.5. Unless objected to by the petitioner in a writing received by the department, the decision shall become FINAL after fifteen days of receipt of the decision by the parties.

This decision is limited to the specific building and application before it, as contained within the petition, and should not be interpreted to give implied approval of any general plans or specifications presented in support of this application.

Petition No. 2025-0220
Page 3

John Addario P.E., Director
Division of Building Standards and Codes

DATE: April 22, 2025
NC: nc

PROPOSED ADDITIONS/ ALTERATIONS:

THE HICKEY RESIDENCE
32 SCHREIBER STREET, TAPPAN, NEW YORK 10983

SHEET TITLE: NEW YORK STATE CODE VARIANCE
DECISION LETTER GRANTED 2025-04-22

SCALE:	1/4" = 1'-0"
DATE:	2024-11-12
JOB #:	24064
DRAWN BY:	SAB
CHECKED BY:	JBH



GEORGE HODOSH ASSOCIATES- ARCHITECTS, P.C.

120 NORTH MAIN STREET - SUITE 501,
NEW CITY, NEW YORK 10956
PHONE: (845) 638-9336 FAX: (845) 638-9360

NEW YORK STATE CODE VARIANCE DECISION LETTER GRANTED 2025-04-22

NOT TO SCALE

CONSTRUCTION / DEMOLITION LEGEND

	EXISTING CONSTRUCTION TO BE REMOVED		EXISTING WINDOW TO BE REMOVED		EXISTING DOOR TO BE REMOVED
	EXISTING CONSTRUCTION TO REMAIN		EXISTING WINDOW TO REMAIN		EXISTING DOOR TO REMAIN
	PROPOSED NEW CONCRETE BLOCK WALL		PROPOSED WINDOW		PROPOSED DOOR
	PROPOSED NEW POURED CONCRETE WALL		PROPOSED WINDOW WITH SOUND ATTENUATING INSULATION		
	PROPOSED FRAMED CONSTRUCTION WITH SOUND ATTENUATING INSULATION				
	PROPOSED FRAMED CONSTRUCTION				

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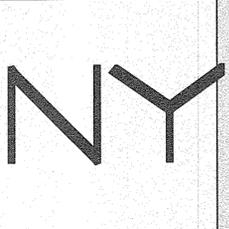
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REVISIONS

2024-11-12	EXISTING CONDITIONS	SAB
2024-12-10	LEGALIZATION SET 1	SAB
2024-12-16	SITE PLAN INPUT	SAB
2024-12-18	LEGALIZATION SET 1	SAB
2025-03-12	NYS VARIANCE SET 1	A'ML

2025-05-09	ZBA SET 1	A'ML



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GENERAL NOTES

- G1. These plans and specifications are the property of George Hodosh Associates and shall not be reproduced or modified in any way without the written consent of George Hodosh Associates. These plans shall not be considered complete and valid construction documents unless they bear the signature and seal of Jonathan B. Hodosh.
- G2. All work shall conform completely to all applicable state and local codes and in compliance with material and equipment manufacturer's instructions and specifications as they apply.
- G3. These plans are for legalization purposes only. All work indicated as "proposed" or "new" represents work previously completed without permits and remedial work required to meet code and/or structural requirements - unless otherwise noted.
- G4. It shall be the responsibility of the general contractor to ensure that all plans on site and those provided to all subcontractors and tradesmen are the most up to date plans available. All previously issued and superseded plans shall be removed from site and subcontractors and tradesmen notified when revised plans are issued.
- G5. All construction and materials shall be new - unless otherwise noted.
- G6. All materials shall be furnished and installed by Contractor - unless otherwise noted.
- G7. There shall be absolutely no substitutions for any structural members or material without the written approval of the architect.
- G8. All work shall comply completely with all applicable state and local codes.
- G9. Contractor shall familiarize himself with existing conditions. All dimensions and conditions shall be field verified. Architect shall be informed of any discrepancies. Match all existing materials, dimensions, and conditions as they apply.
- G10. Contractor shall provide specifications, shop drawings, etc., for all materials ordered - including but not limited to millwork, skylights, windows, French doors, etc. prior to ordering. Architect shall not be liable for any issues arising from Contractor's failure to do so.
- G11. All areas of structure affected, directly or indirectly, under the scope of work outlined in these plans shall be properly braced, shored, or otherwise supported as required so as to ensure continuous, uninterrupted structural integrity in those areas. At no time shall any portion of this structure be left unsupported for any reason. Temporary railings, decking, etc., shall be employed to remove any hazards resulting from open stairwells, balconies, or other potentially hazardous conditions.
- G12. Contractor shall maintain site in a clean and workmanlike condition.
- G13. Proper protection from the elements shall be provided as appropriate and required to prevent any damage to existing structure and/or new construction. At no time shall any portion of the structure be exposed to the elements if it can be avoided.
- G14. Placement of dumpster and building materials shall be approved by Owner prior to placement.
- G15. Contractor shall provide a portable toilet for use of workers. Placement of portable toilet shall be approved by Owner prior to placement.
- G16. Contractor shall coordinate with Owner and Architect in establishing a work schedule and phasing plan that is practical and reasonable for all parties. Such schedule shall be subject to Owner's approval prior to implementation.

DEMOLITION

- D1. All materials indicated for removal on plans shall be removed from site and disposed of properly in accordance with all applicable laws and regulations.

SITE

- S1. Finish grade shall pitch away from the building so that all surface water flows away from it. Excess fill shall be distributed on site and graded. Contractor shall consult Architect and Owner to determine actual location and grading. If other water remediation measures are required by Municipality, Contractor shall conform to all such requirements, and to approved site plan.

FOUNDATION/masonry

- F1. All footings shall rest on undisturbed soil of suitable bearing material at whatever depth found. Block foundation walls shall be reinforced horizontally with Dur-O-Wal every second course. Top course of block shall be filled solid with concrete and 5/8" diameter anchor bolts shall be placed @ 4'-0" o.c. and at corners. Block walls shall receive cement parging at the exterior). Foundation damp-proofing shall be applied as required.

- F2. Concrete: transit mix or machine mix on the job shall be stone concrete developing a strength of at least 3500 psi in 28 days (foundation walls and footings) and at least 3500 psi in 28 days (slab).

- F3. Footing drains shall be provided where required and appropriate. They shall be laid in approved manner and protected at top with building paper. If other water remediation measures are required by Municipality, Contractor shall conform to all such requirements,

STRUCTURAL

- S1. All structural lumber shall have the following minimal stress: fb 1500 psi and E 1,700,000 psi and shall be #1 grade Douglas Fir or approved equal.

- S2. Headers over all doors, windows, and other openings under 6'-0" shall be (3) 2" x 10's (at 6" exterior walls) and (2) 2" x 10's (at 4" exterior walls and interior partitions) - unless otherwise noted. Headers over openings 6'-0" and larger shall be (3) 2" x 12's with (2) 1/2" x 11 1/4" plywood fitch plates (at 6" exterior walls) and (2) 2" x 12's with (1) 1/2" x 11 1/4" plywood fitch plate (at 4" exterior walls and interior partitions) - unless otherwise noted.

- S3. All sill plates in contact with concrete or masonry walls, slabs, etc., shall be pressure treated lumber (unless otherwise noted). Sill seal shall be Owens Corning Sill Sealer (or approved equal). Termite shield shall be installed where required by site conditions and building code.

- S4. Drip cap shall be installed over all exterior doors and windows.

PLUMBING

- P1. All plumbing work shall be in accordance with local health department requirements and all state and local codes and shall be subject to the approval of the plumbing inspector. Plumbing work shall be provided by Contractor. All equipment shall be installed in compliance with manufacturer's instructions and specifications and shall meet all code requirements.

ELECTRICAL

- E1. All electrical work shall conform completely to the requirements of the N.E.C. and local utility company, and all state and local codes.

- E2. Approved carbon monoxide detectors (interconnected and hard-wired with battery backup) shall be installed on all levels containing habitable space and as indicated on plans and shall meet all code requirements.

- E3. Approved smoke detectors (interconnected and hard-wired with battery backup) shall be installed on all levels containing habitable space and as indicated on plans and shall meet all code requirements.

- E4. Approved rate of rise heat detectors (interconnected and hard-wired with battery backup) shall be installed on all levels containing habitable space and as indicated on plans and shall meet all code requirements.

HEATING / VENTILATING / AIR CONDITIONING

- H1. All heating work shall conform completely to the requirements of the local and state building codes. All equipment shall be installed in compliance with manufacturer's instructions and specifications and shall meet all code requirements.

- H2. Existing heating system consisting of a gas-fired boiler with hot water baseboard heat shall remain and shall be expanded and/or modified as required to accommodate new building configuration.

- H3. All bathrooms shall be furnished with mechanical exhaust fans (25 cfm minimum), which shall meet all code requirements - see electrical plans.

EXTERIOR FINISHES

- E1. All new windows shall be Andersen "200" Series (casements shall be "400" Series) or approved equal. Windows, French shall be vinyl clad wood units (exterior color: white). All units shall have full surround snap-in grilles. Hardware and screens shall be white. Head height shall be 6'-10" - unless otherwise noted. Glazing shall be "low E" insulated glass (U-27) and shall conform to all requirements of local and state building codes as they apply. Where existing windows are being replaced, Contractor shall verify rough openings prior to ordering windows and notify Architect of any discrepancies. Window supplier shall provide shop drawings for all specialty windows and/or applications. Contractor shall verify that all windows meet applicable egress requirements as they apply and that automatic opening control devices are provided where required by code. Contractor shall verify all rough openings prior to framing.

INTERIOR FINISHES

- IF1. All interior doors shall be six panel doors - 6'-8" high unless otherwise noted.

- IF2. Interior finish (walls and ceilings) shall be 1/2" sheetrock. Walls and ceilings in garage and utility areas shall receive 5/8" type "X" fire rated sheetrock. Sheetrock shall be screwed (not nailed). Apply 3 coats of spackle, sanding between coats. Final coat shall be fine sanded in preparation for primer - unless otherwise noted. Two coats of finish paint shall be applied over one coat of primer (unless more primer is required due to surface conditions). Paint shall be Benjamin Moore or approved equal (color shall be determined by Owner). Bathrooms shall receive waterproof sheetrock throughout and Wonderboard or approved equal behind tile in bath and shower areas. Owner shall select paint textures, colors, and finishes.

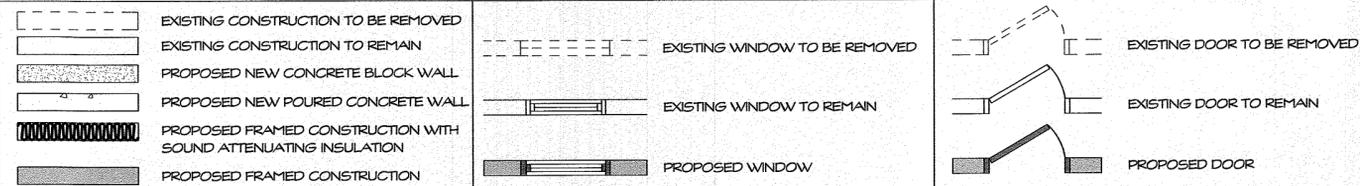
- IF3. All closets shall be fitted with steel closet rods and 5/4" X 12" shelves above.

- IF4. Interior trim, including casings, and base moldings shall be standard clear colonial style - unless otherwise noted. Trim shall be finished as per Owner's instructions.

- IF5. Bathroom floors shall be ceramic tile. Bath/shower area shall receive tile full height at walls. Walls shall receive a high tile wainscot - unless otherwise noted. Selection of tile shall be made by Owner. Soap dishes, cup holders, towel bars, etc. shall be installed as per Owner's instructions. Tile shall be provided by Owner.. Grout and all other materials and labor required for tile installation shall be provided by Contractor.

- IF6. All areas indicated on plans shall receive laminate flooring. Flooring shall be selected by Owner.

CONSTRUCTION / DEMOLITION LEGEND



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REVISIONS

DATE	DESCRIPTION	BY
2024-11-12	EXISTING CONDITIONS	SAB
2024-12-10	LEGALIZATION SET 1	SAB
2024-12-16	SITE PLAN INPUT	SAB
2024-12-18	LEGALIZATION SET 1	SAB
2025-03-12	NYS VARIANCE SET 1	A-M

SCALE	DATE	JOB #	DRAWN BY	CHECKED BY
1/4" = 1'-0"	2024-11-12	24064	SAB	JBH

PROPOSED ADDITIONS/ ALTERATIONS:
THE HICKEY RESIDENCE
 32 SCHREIBER STREET, TAPPAN, NEW YORK 10983
 SHEET TITLE:
 GENERAL NOTES



GEORGE HODOSH ASSOCIATES- ARCHITECTS, P.C.
 120 NORTH MAIN STREET - SUITE 501,
 NEW CITY, NEW YORK 10956
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