

Name of Municipality: TOWN OF ORANGETOWN Date Submitted: _____

2020 LAND USE BOARD APPLICATION

Please check all that apply:

<input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Residential
<input type="checkbox"/> Planning Board	<input checked="" type="checkbox"/> Historical Board
<input 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 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: BECKERMAN PAVILLION

Street Address: 1 KOPAC LN
PALISADES, NY 10964

Tax Map Designation:
Section: 78.13 Block: 1 Lot(s): 3.16
Section: _____ Block: _____ Lot(s): _____

Directional Location:
On the SOUTH side of KOPAC LN, approximately 50 feet WEST of the intersection of 96, in the Town of ORANGETOWN in the hamlet/village of PALISADES.

Acreage of Parcel <u>1.08</u>	Zoning District _____
School District <u>ORANGEBURG</u>	Postal District <u>10964</u>
Ambulance District _____	Fire District _____
Water District _____	Sewer District _____

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

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.
Date: 10/21/20 Applicant's Signature: [Signature]

APPLICATION REVIEW FORM

Applicant: SUSAN BECKERMAN Phone # 646 269 9244

Address: 1 KOPAC LN PALISADES NY 10964
Street Name & Number (Post Office) City State Zip Code

Property Owner: JASON & SUSAN BECKERMAN Phone # 646 269 9244

Address: 1 KOPAC LN PALISADES NY 10964
Street Name & Number (Post Office) City State Zip Code

Engineer/Architect/Surveyor: KIER LEVESQUE Phone # (845) 358-2359

Address: 49 THIRD AVE NYACK NY 10960
Street Name & Number (Post Office) City State Zip Code

Attorney: N/A Phone # _____

Address: _____
Street Name & Number (Post Office) City State Zip Code

Contact Person: JASON BECKERMAN Phone # (516) 532-7800

Address: 1 KOPAC LN PALISADES NY 10964
Street Name & Number (Post Office) City State Zip Code

GENERAL MUNICIPAL LAW REVIEW:

This property is within 500 feet of:
(Check all that apply)

IF ANY ITEM IS CHECKED, A REVIEW MUST BE DONE BY THE ROCKLAND COUNTY COMMISSIONER OF PLANNING UNDER THE STATE GENERAL MUNICIPAL LAW, SECTIONS 239 L, M, N, AND NN.

- State or County Road
- Long Path
- Municipal Boundary
- State or County Park
- County Stream
- County Facility

List name(s) of facility checked above:
TALMAN STATE PARK

Referral Agencies:

- RC Highway Department
- RC Drainage Agency
- NYS Dept. of Transportation
- NYS Thruway Authority
- Adjacent Municipality
- Other _____
- RC Division of Environmental Resources
- RC Dept. of Health
- NYS Dept. of Environmental Conservation
- Palisades Interstate Park Commission

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? NO
- 2) Is any open space being offered? NO If so, what amount? _____
- 3) Is this a standard or average density subdivision? NO

If site plan:

- 1) Existing square footage 5698
- 2) Total square footage 6,066
- 3) Number of dwelling units 1

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 NO

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

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

NO

Project History:

Has this project ever been reviewed before? NO

If so, provide a narrative, including the list case number, name, date, and the board(s) you appeared before, and the status of any previous approvals.

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

N/A

Historical Areas Board of Review(HABR)

Town of Orangetown Building Department
20 Greenbush Road, Orangeburg, New York 10962

PROPERTY ADDRESS: 1 KOPAC LN, PALISADES Section/Block/Lot: 78.13 / 1 / 3.16

1. Provide a narrative summary explaining the project and including any facts pertaining to this project which applicant feels would be of interest to the Board;
2. Architectural Plans;
3. It is preferable to the HABR if the Architect would appear at the meeting with the Applicant.
4. Please bring SAMPLES of building materials to the meeting.
5. Materials checklist: (please provide the brand name, type, style, model and color numbers):

	COLOR	MATERIAL	MANUFACTURER
Roof:	PEWTER GRAY		GAF
Siding:	LIGHT MIST	HARDI PLANK	
Decorative Siding:	N/A		
Soffits & Fascia:	WHITE & WHITE	AZEK H-BLOCK COLUMNS	
Gutters & Leaders:	N/A		
Windows:	N/A		
Trim:			
Shutters:	N/A		
Front Door:	N/A		
Back Door:	N/A		
Garage Door(s):	N/A		
Other Door(s):	N/A		
Lighting:		RECESSED DOWN- WARD FACING 4'-4" HATS	
Lighting:			
Stone or Rock being used on Structure:	CHARBONNAY	CULTURED STONE	75% SOUTHERN LEUGE 25% DRESSED FIELD
Stone or Rock being used on walkway(s):		BLUESTONE	
Other:			

KIER B. LEVESQUE ARCHITECT

49 Third Avenue Nyack, New York 10960 845-358-2359

September 22, 2020

Historic Area Board of Review
Town of Orangetown Building Department
20 Greenbush Road
Orangeburg, NY 10962

Job # 1984 Beckerman Pavilion
1 Kopac Lane
Palisades, NY 10964

NARRATIVE

This application is for a 1 story 368 sf accessory pavilion structure to be located within the required zoning setbacks and in the Southeast corner of the property.

All the materials, style and colors are matching the existing house including the trims, columns, roofing, stone on the wood burning fireplace, and the bluestone walkways. The lighting fixtures for the pavilion is recessed and downward shining.

There is a landscaping berm on the east side of the property that screens this portion of the property from Rout 9w, making the structure hidden from the street side. No additional landscaping is proposed.

This project complies with zoning and does not need review by the zoning board.

Kier B. Levesque R.A.

Email kblevesque@optonline.net

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BECKERMAN PAVILLION

1 KOPAC LANE
PALISADES, NY 10964

INDEX TO DRAWINGS

- C COVER SITE PLAN
- A1 PLANS
- A2 ELEVATIONS & SECTION

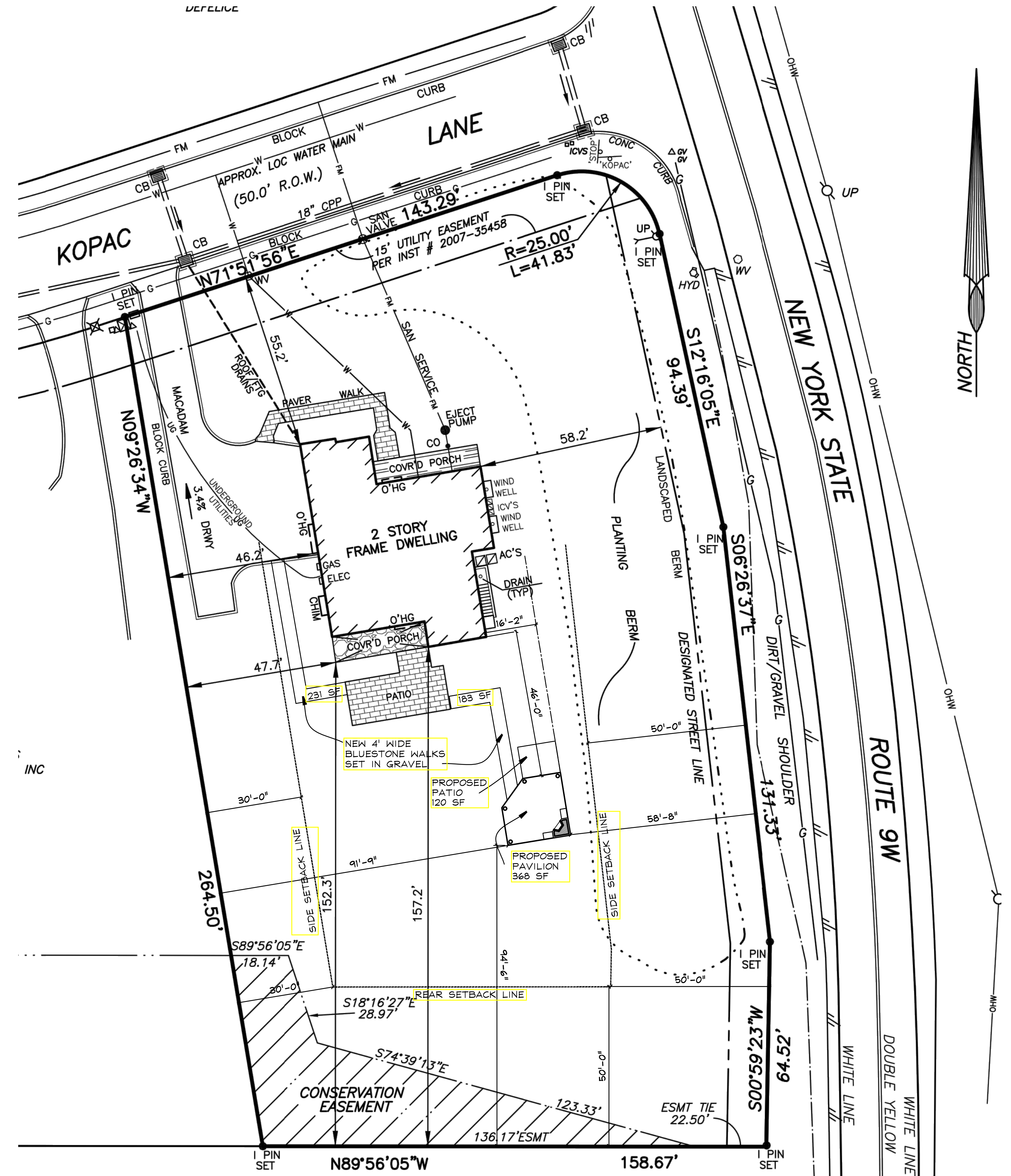
BULK REQUIREMENTS

REQUIREMENTS	REQUIRED	EXISTING	PROPOSED FOR ACC. BLDG.
ZONE DISTRICT: R-40 USE: E SINGLE - FAMILY RESIDENTIAL			
LOT AREA, MIN. S.F.	40,000	47,480 NET	NO CHANGE
FAR	.175	.172	.13
WIDTH MIN.	150	517.5	NO CHANGE
STREET FRONTAGE	100	173.5	NO CHANGE
FRONT YARD MIN.	50	55.2 + 58.2	58.6
SIDE YARD MIN.	30	45	NO CHANGE
TOTAL SIDE YARD MIN.	80	NA-CORNER	NO CHANGE
REAR YARD MIN.	50	150+/-	94.5
MAX. BUILDING HEIGHT	8'/PER 1' 30' ALLOWED	29	14.5

EXISTING FLOOR AREA 5,698
NEW FLOOR AREA + 368 = 6,066

NY LIC# 15938

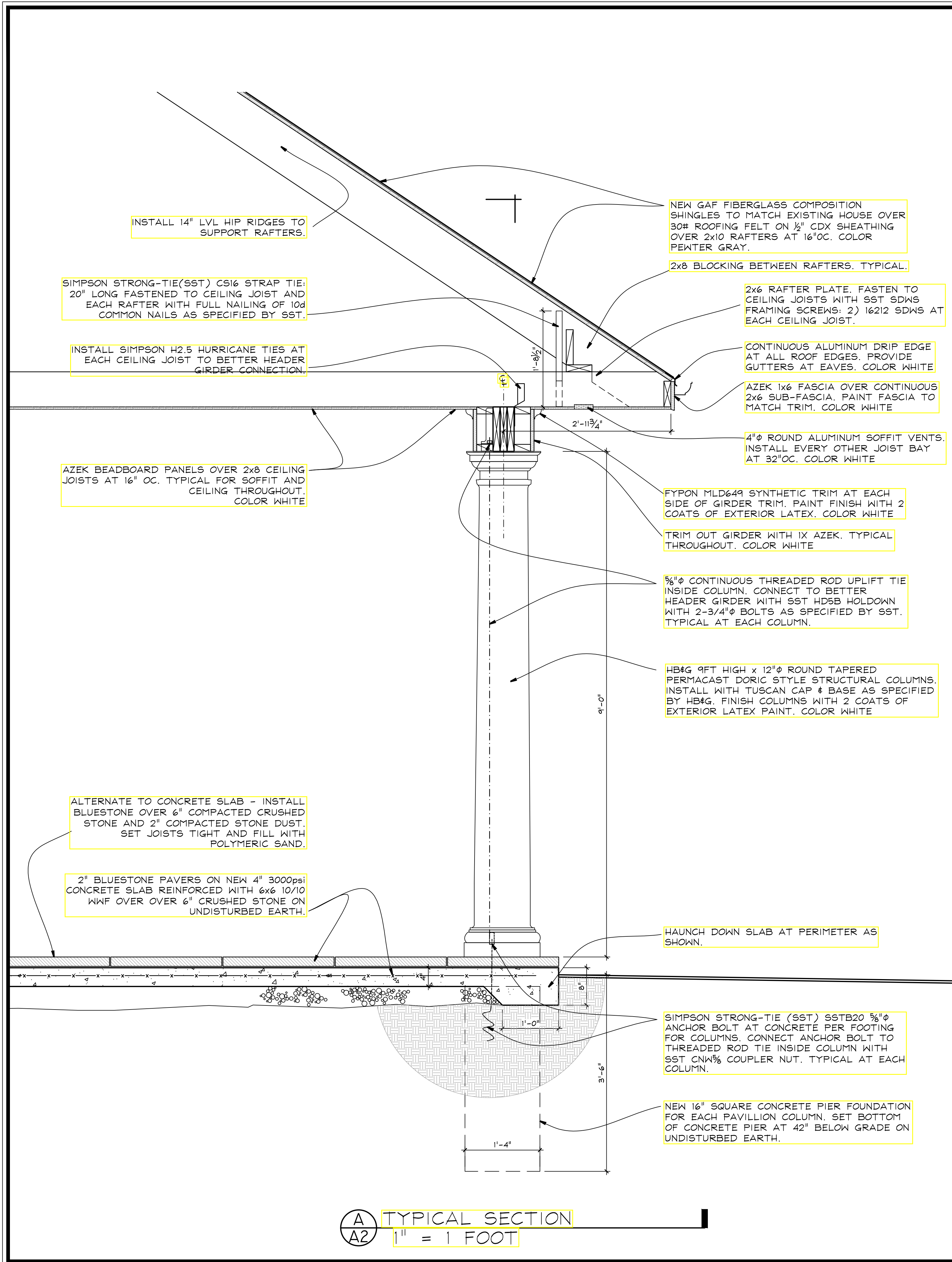
KIER B. LEVESQUE, RA
ARCHITECT
49 THIRD AVENUE
NYACK, NEW YORK 10960
845-358-2359



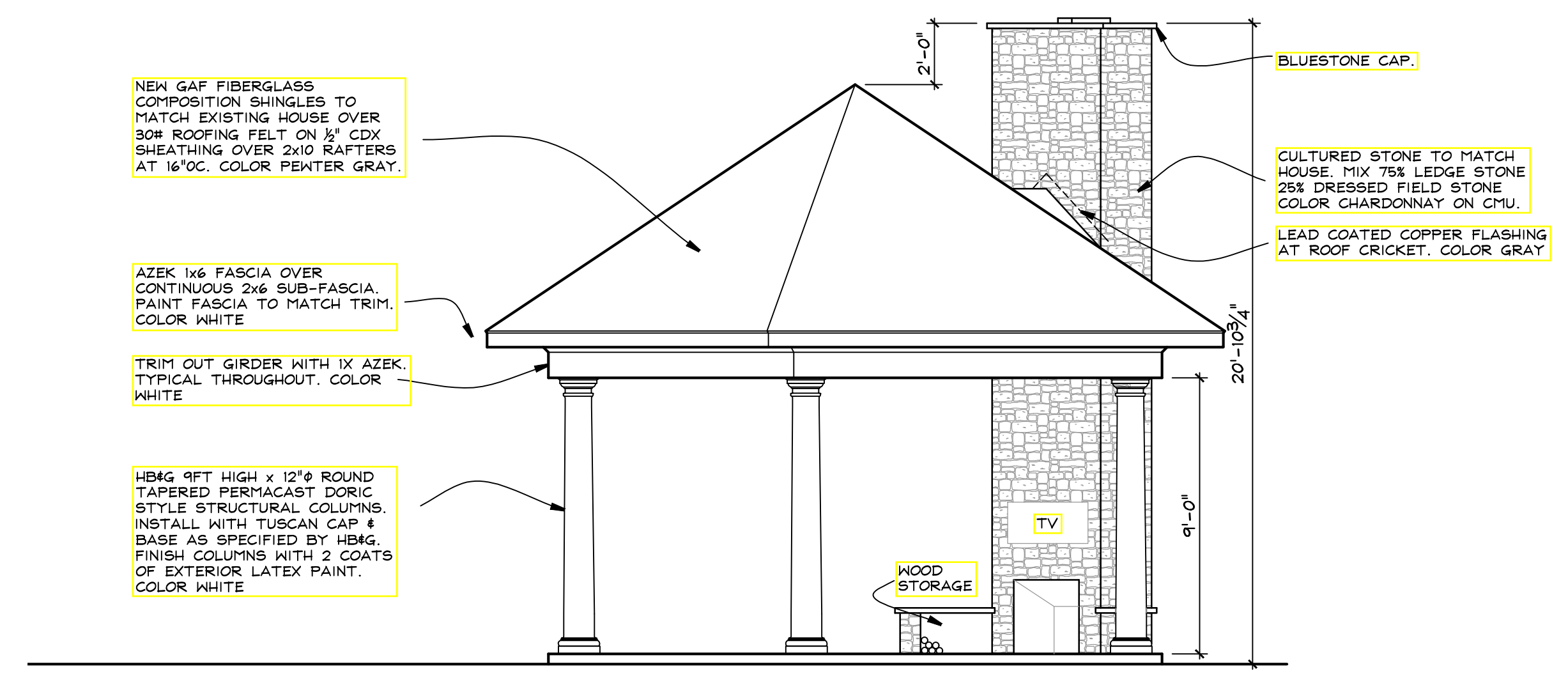
ORANGETOWN TAX MAP NO: 78.13-1-3.16
THE INFORMATION ON THIS DRAWING WAS TAKEN FROM A SURVEY FOR:
AS-BUILT SURVEY FOR MWD STAR - LOT 16 DATED: 9-7-15

BY:
JAY A. GREENWELL, PLS, LLC
SURVEYING - LAND PLANNING
85 LAFAYETTE AVENUE, SUFFERN, NEW YORK, 10901
PHONE 845-357-0830 FAX 845-357-0756

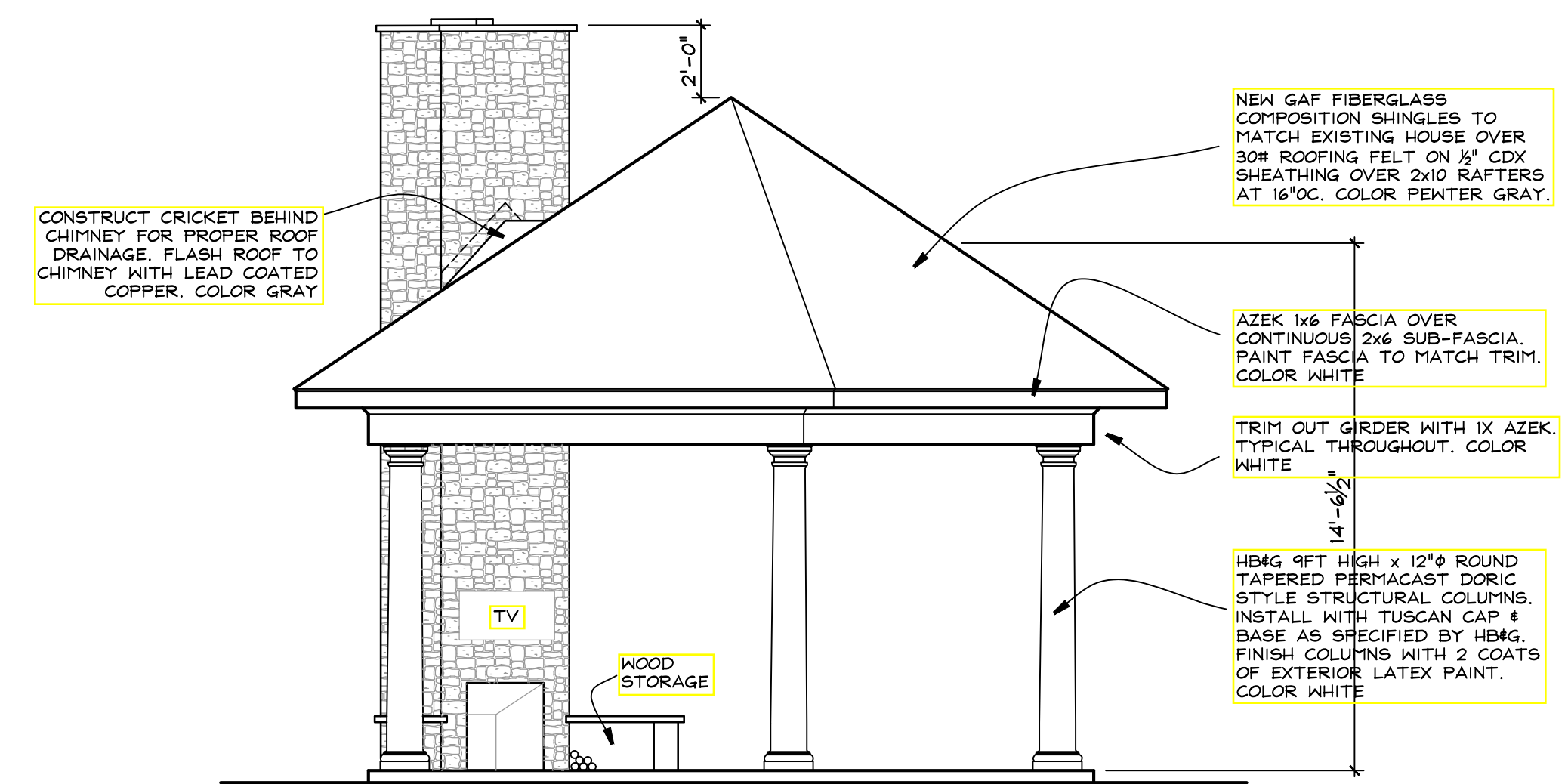
C SITE PLAN
1 INCH = 20 FEET



A TYPICAL SECTION
A2 1" = 1 FOOT



A EAST ELEVATION
A2 1/4" = 1 FOOT



B NORTH ELEVATION
A2 1/4" = 1 FOOT

CONSTRUCTION LEGEND	
	NEW CONSTRUCTION
	EXISTING WALLS TO BE DEMOLISHED
	EXISTING MASONRY WALL
	EXISTING STUD WALL TO REMAIN
	SHEET NOTES CALL: SEE NOTES THIS SHEET
	HARDWIRED CARBON MONOXIDE DET.
	HARDWIRED SMOKE DETECTOR

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 PAVILION
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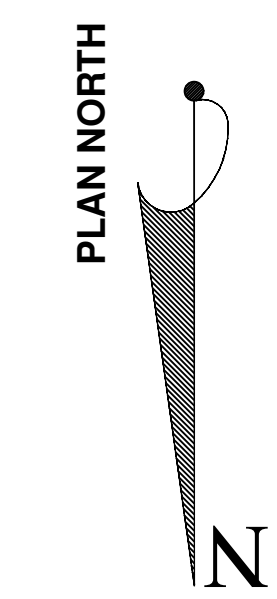
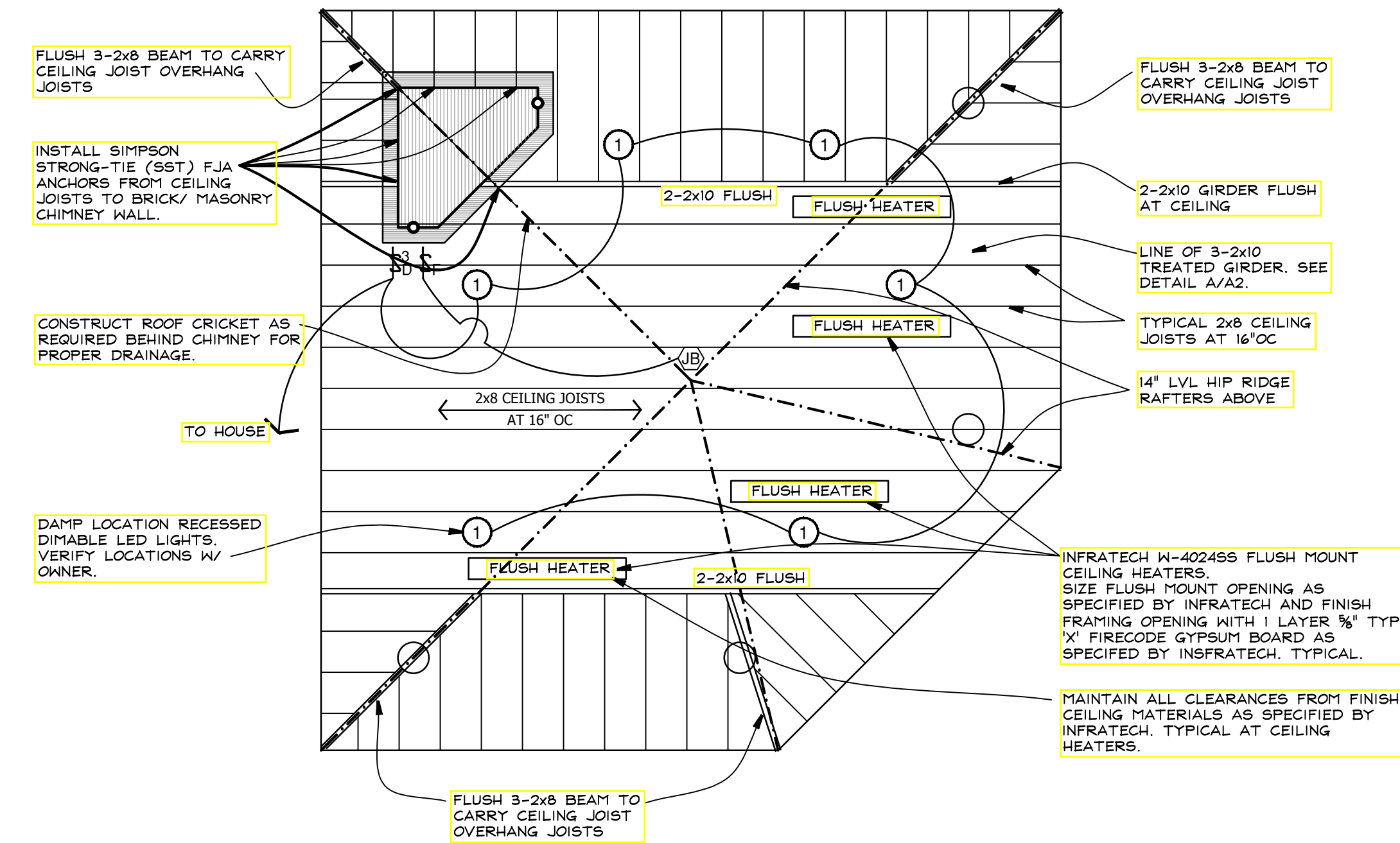
DETAILS

SCALE AS SHOWN
 DATE JUNE 24, 2020
 JOB NO. 1984
 REVISIONS: SHEET NO.

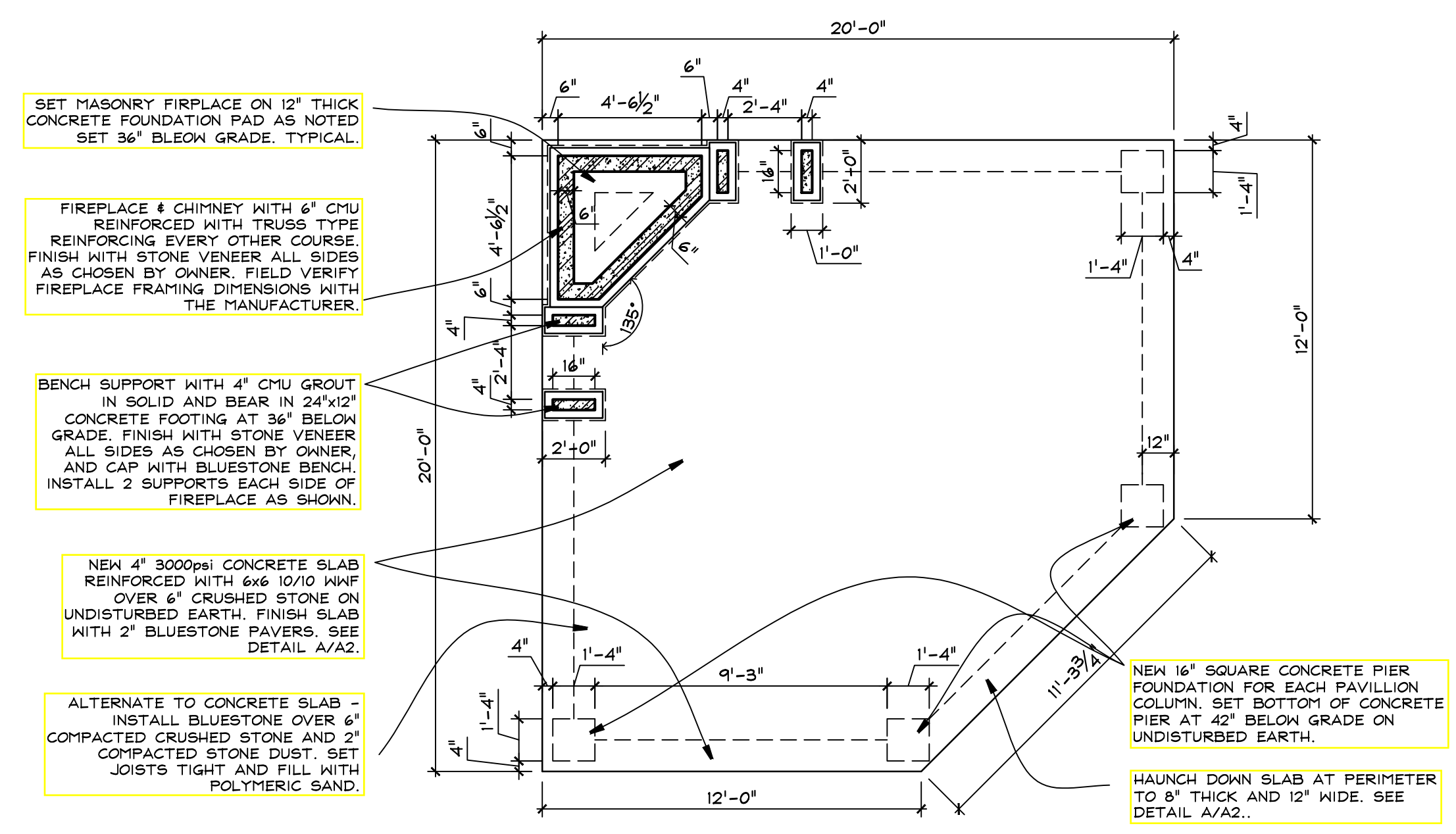
A-2

GENERAL NOTES

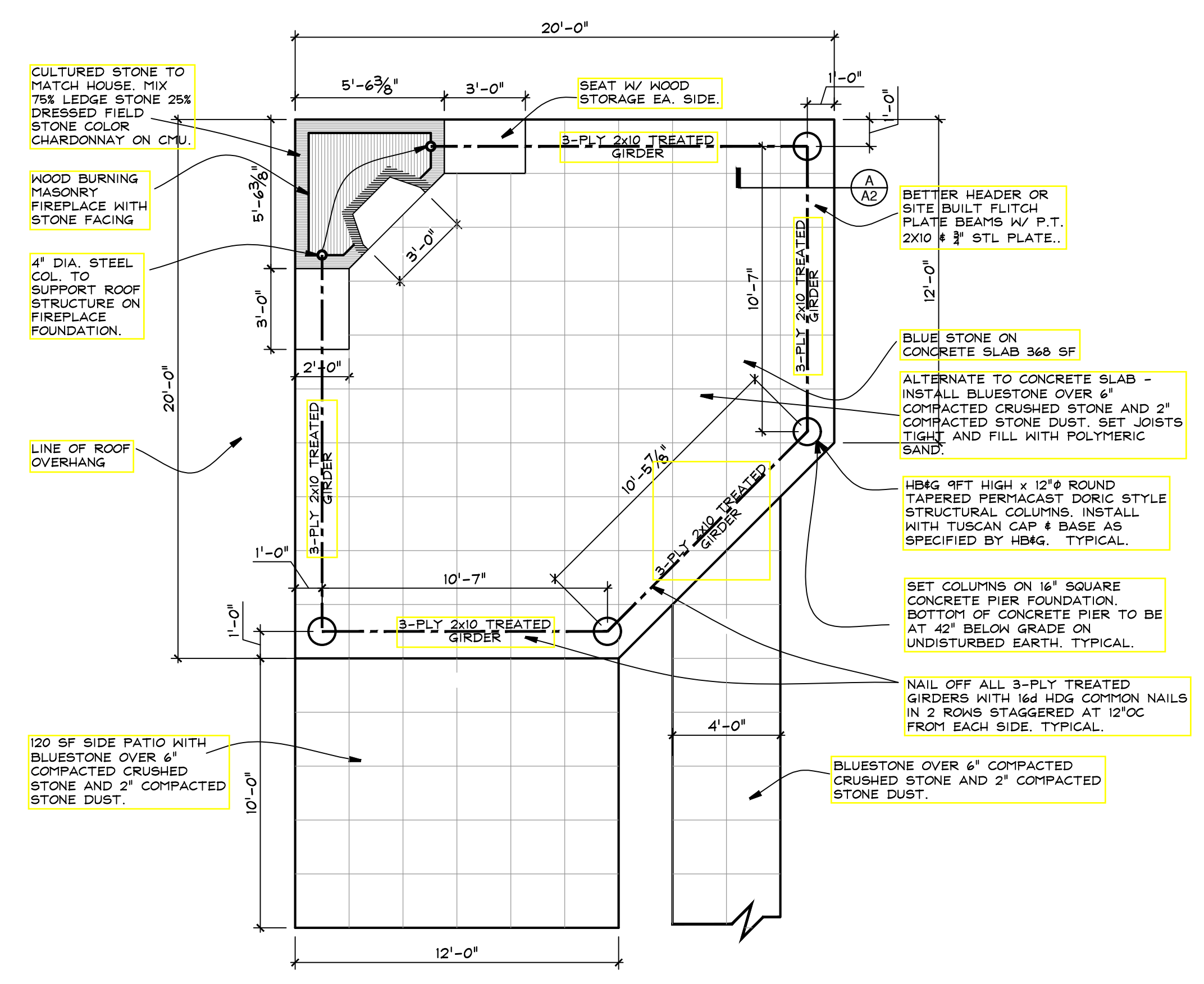
- DO NOT SCALE THE DRAWINGS. USE INDICATED DIMENSIONS ONLY.
- ALL WORK SHALL CONFORM TO LOCAL AND 2020 RESIDENTIAL NEW YORK STATE CODE REQUIREMENTS. NO WORK SHALL COMMENCE UNTIL A BUILDING PERMIT HAS BEEN ISSUED AS REQUIRED BY THE LOCAL BUILDING DEPARTMENT.



3 CEILING FRAMING PLAN
1/4" = 1 FOOT



1 FOUNDATION PLAN
1/4" = 1 FOOT



2 PAVILLION PLAN
1/4" = 1 FOOT

CONSTRUCTION LEGEND	
	NEW CONSTRUCTION
	EXISTING WALLS TO BE DEMOLISHED
	EXISTING MASONRY WALL
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PLANS

SCALE AS SHOWN
DATE JUNE 24, 2020
JOB NO. 1984
REVISIONS: SHEET NO.

A-1

NY LICENSE # 15938