

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: Howe Outdoor Kitchen

Street Address: 62 Oak Tree Road, Tappan, NY 10983

Tax Map Designation:
Section: 77.11 Block: 3 Lot(s): 53
Section: _____ Block: _____ Lot(s): _____

Directional Location:
On the North side of Oak Tree Road, approximately
0 feet North of the intersection of Livingston Street, in the
Town of ORANGETOWN in the hamlet/village of Tappan.

Acreage of Parcel <u>.94</u>	Zoning District <u>R-80</u>
School District <u>SOCS</u>	Postal District <u>Tappan</u>
Ambulance District <u>SOAC</u>	Fire District <u>Tappan</u>
Water District <u>SUEZ</u>	Sewer District <u>Orangetown</u>

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

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

APPLICATION REVIEW FORM

Applicant: Tori Howe Phone # 845-521-5096
Address: 62 Oak Tree Road Tappan NY 10983
Street Name & Number (Post Office) City State Zip Code

Property Owner: Tori Howe Phone # 845-521-5096
Address: 62 Oak Tree Road Tappan NY 10983
Street Name & Number (Post Office) City State Zip Code

Engineer/Architect/Surveyor: _____ Phone # _____
Address: _____
Street Name & Number (Post Office) City State Zip Code

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

Contact Person: Tori Howe Phone # 845-521-5096
Address: 62 Oak Tree Road Tappan NY 10983
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.

- | | |
|--|---|
| <input checked="" type="checkbox"/> State or County Road | <input type="checkbox"/> State or County Park |
| <input type="checkbox"/> Long Path | <input checked="" type="checkbox"/> County Stream |
| <input type="checkbox"/> Municipal Boundary | <input type="checkbox"/> County Facility |

List name(s) of facility checked above:
Washington Street County Route 8, Sparkill Creek

Referral Agencies:

- | | |
|--|--|
| <input type="checkbox"/> RC Highway Department | <input type="checkbox"/> RC Division of Environmental Resources |
| <input type="checkbox"/> RC Drainage Agency | <input type="checkbox"/> RC Dept. of Health |
| <input type="checkbox"/> NYS Dept. of Transportation | <input type="checkbox"/> NYS Dept. of Environmental Conservation |
| <input type="checkbox"/> NYS Thruway Authority | <input type="checkbox"/> Palisades Interstate Park Commission |
| <input type="checkbox"/> Adjacent Municipality _____ | |
| <input type="checkbox"/> Other _____ | |

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? N/A
- 2) Is any open space being offered? If so, what amount? N/A
- 3) Is this a standard or average density subdivision? N/A

If site plan:

- 1) Existing square footage N/A
- 2) Total square footage N/A
- 3) Number of dwelling units N/A

If special permit, list special permit use and what the property will be used for.

N/A

Environmental Constraints:

Are there **slopes greater than 25%**? If yes, please indicate the amount and show the gross and net area N/A

Are there **streams** on the site? If yes, please provide the names N/A

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

N/A

Project History:

Has this project ever been reviewed before? Yes

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.

HABR#01-16 Approved, HABR#07-22 Approved, HABR#07-21 Approved,
HABR#09-05 Approved

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

N/A
N/A

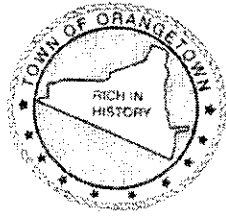
Historical Areas Board of Review (HABR)

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

PROPERTY ADDRESS: 62 Oak Tree Rd, Tappan, NY 10983 Section/Block/Lot: 77.11-3-53

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:			
Siding:			
Decorative Siding:			
Soffits & Fascia:			
Gutters & Leaders:			
Windows:			
Trim:			
Shutters:			
Front Door:			
Back Door:		outdoor kitchen in backyard	
Countertop: counter		Al Fresco Grill & Barner	
Other Door(s):		white granite	
Lighting: Siding		gray tile	
Lighting:			
Stone or Rock being used on Structure:			
Stone or Rock being used on walkway(s):			
Other:			



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

Jane Slavin, R.A.
Director

(845)359-8410

Fax: (845) 359-8526

HISTORICAL AREAS BOARD OF REVIEW REFERRAL LETTER

Date: October 21, 2020

Applicant: Howe

Address: 62 oak Tree Rd, Tappan, NY

RE: Application Made at: same

Subject Referral for: Chapter 12 Section 12-4 Paragraph A requires HABR Approval

Section: 77.11 Block: 3 Lot: 53

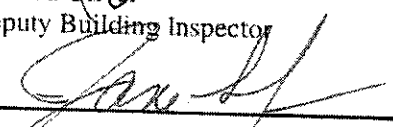
Dear Howe:

Please be advised that the Building Permit Application, which you submitted on
October 19, 2020, has been referred to appear before the H.A.B.R. I have enclosed a copy of your
application, where you will find at the bottom the reason for denial.

The Clerk to the Historical Areas Board of Review, Debbie Arbolino, can assist you in the
preparation necessary to appear before the board. Please contact her at 845-359-8410 ext. 4331 or
darbolino@orangetown.com

Sincerely,


Richard Oliver
Deputy Building Inspector


Signature of Director

NOTE: PLEASE KEEP FOR YOUR RECORDS
12-31-18-CCC

10-21-2020
Date
CC: Rosanna Sfraga
Liz Decort
Debbie Arbolino

PERMIT EXPIRES TWO (2) YEARS FROM DATE OF ISSUANCE.
TWO SIX (6) MONTH EXTENSIONS MAY BE GRANTED PRIOR TO EXPIRATION DATE.
APPLICATION FOR BUILDING / DEMOLITION PERMIT

TOWN OF ORANGETOWN

20 Greenbush Road, Orangeburg, NY 10962 Phone: (845) 359-8410 Fax: (845) 359-8526

Mark Residential

ZONE: _____ **OFFICIAL USE ONLY** **ACREAGE:** _____
Inspector: Dem Date App Received: 10/19/2020 Received By: UJ
Permit No. 50097 Date Issued: _____
CO No. _____ Date Issued: _____
Permit Fee: 7762 Ck# 784 Paid By HOWE
GIS Fee: 420 Ck# 735 Paid By _____
Stream Maintenance Fee Ck # _____ Paid By _____
Additional Fee: _____ Ck# _____ Date Paid _____ Paid By _____
1st 6 mo. Ext.: _____ Ck # _____ Exp. Date: _____ Paid By _____
2nd 6 mo. Ext.: _____ Ck # _____ Exp. Date: _____ Paid By _____

RECEIVED

OCT 19 2020

APPLICANT COMPLETES:

Note: See inside for instructions for completing this application.
PAGES 2, 3 and PAGE 4 must be reviewed and PAGES 3 & 4 must signed by the applicant.

TOWN OF ORANGETOWN
BUILDING DEPARTMENT

Property Location: 62 Oak Tree Road Tappan, NY 10983
Section: 77.11 Block: 3 Lot: 53
Property Owner: Victoria & John Howe
Mailing Address: 62 Oak Tree Road Tappan
Email: VBHowe@gmail.com Phone #: (845) 521-5096
Lessee (Business Name): _____
Mailing Address: _____
Email: _____ Phone #: _____
Type of Business /Use: _____
Contact Person: Victoria Howe Relation to Project: Owner
Email: VBHowe@gmail.com Phone#: (845) 521-5096
Architect/Engineer: _____ NYS Lic # _____
Address: _____ Phone#: _____
Builder/General Contractor: JC PARTNERS LLC RC Lic # 13VHO5231700
Address: 11 VREELAND AVE TOTOWA NJ Phone#: 973-339-9579
Plumber: _____ RC Lic # BR0003900
Address: _____ Phone#: _____
Electrician: Hasson Electric RC Lic #: 900 E-00590
Address: 43 Continental Drive West Nyack NJ Phone#: 845-238-8801
Heat/Cooling: _____ RC Lic#: _____
Address: _____ Phone#: _____
Existing use of structure or land: _____
Proposed Project Description: Out door kitchen
Proposed Square Footage: _____ Estimated Construction Value (\$): 35,000

BUILDING DEPARTMENT COMPLETES BELOW

PLANS REVIEWED: _____
PERMIT REFERRED / DENIED FOR: _____
Chapter 12, Section 12-1, Paragraph A, requires WROR approval

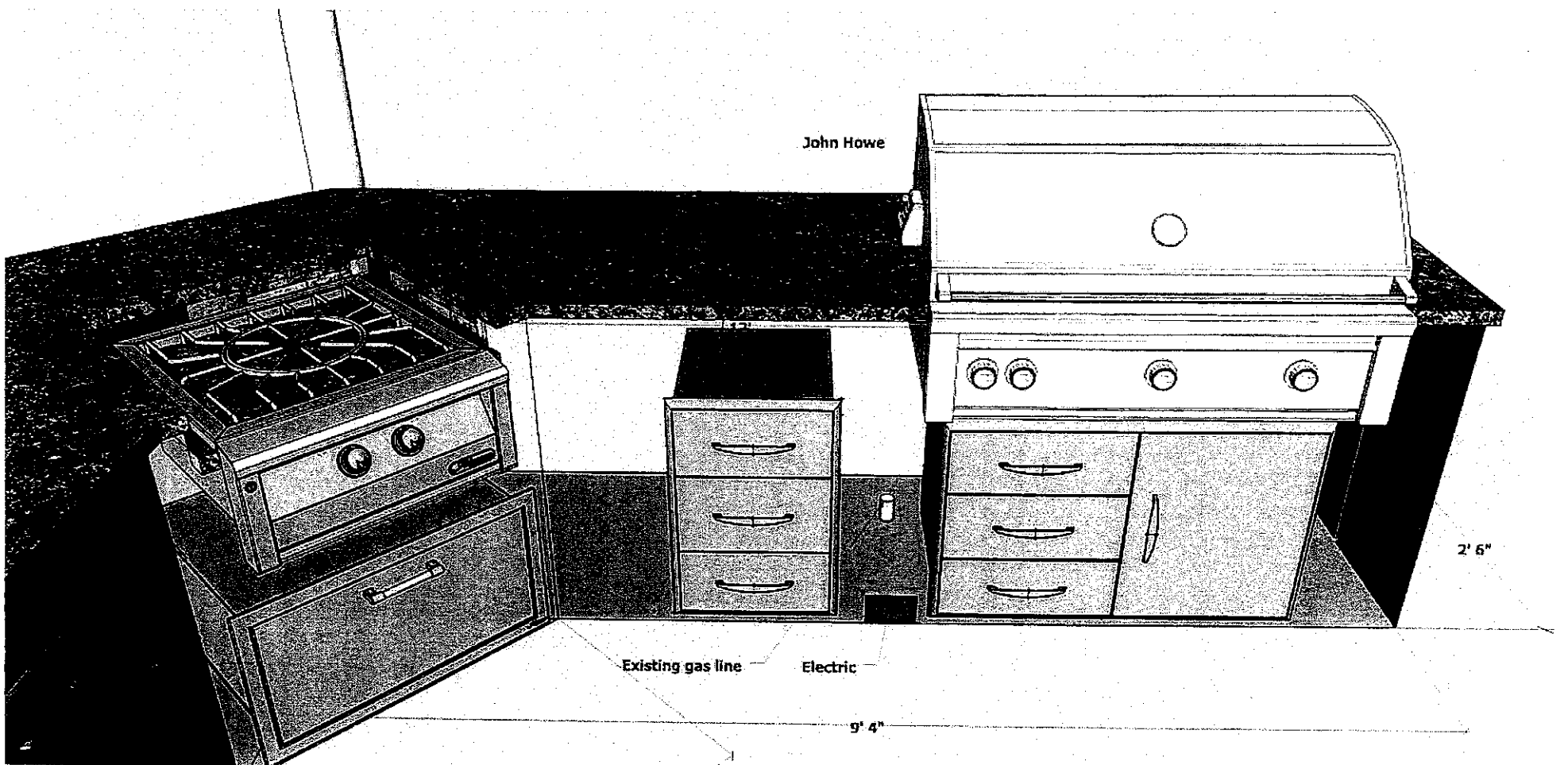
R 10/21/20

J 10-21-2020

FOR OFFICE USE ONLY SECTION BLOCK LOT NAME PERMIT #

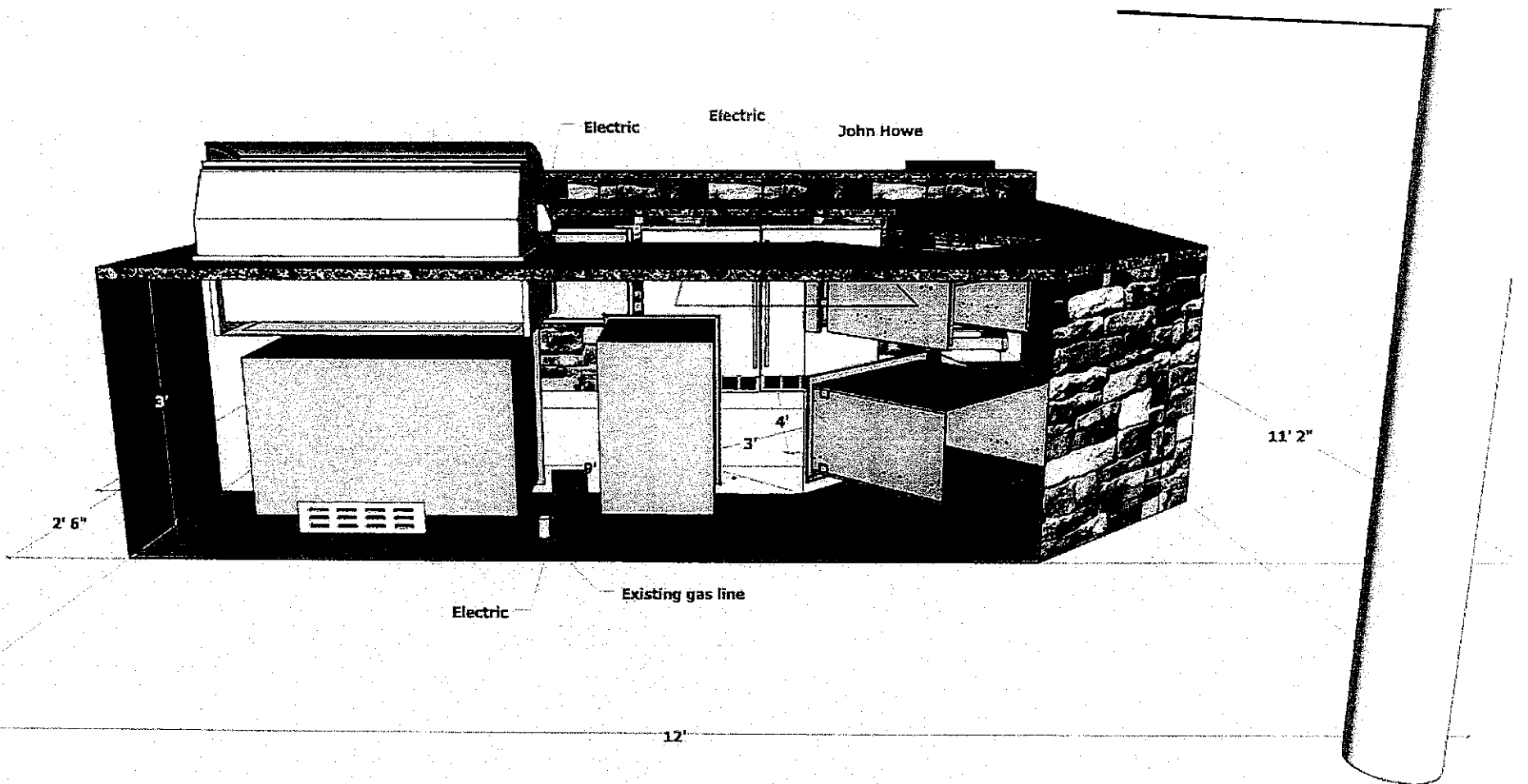
10/15/2020

John Howe - X-Ray 1.jpeg



10/15/2020

John Howe - X-Ray 2.jpeg



10/15/2020

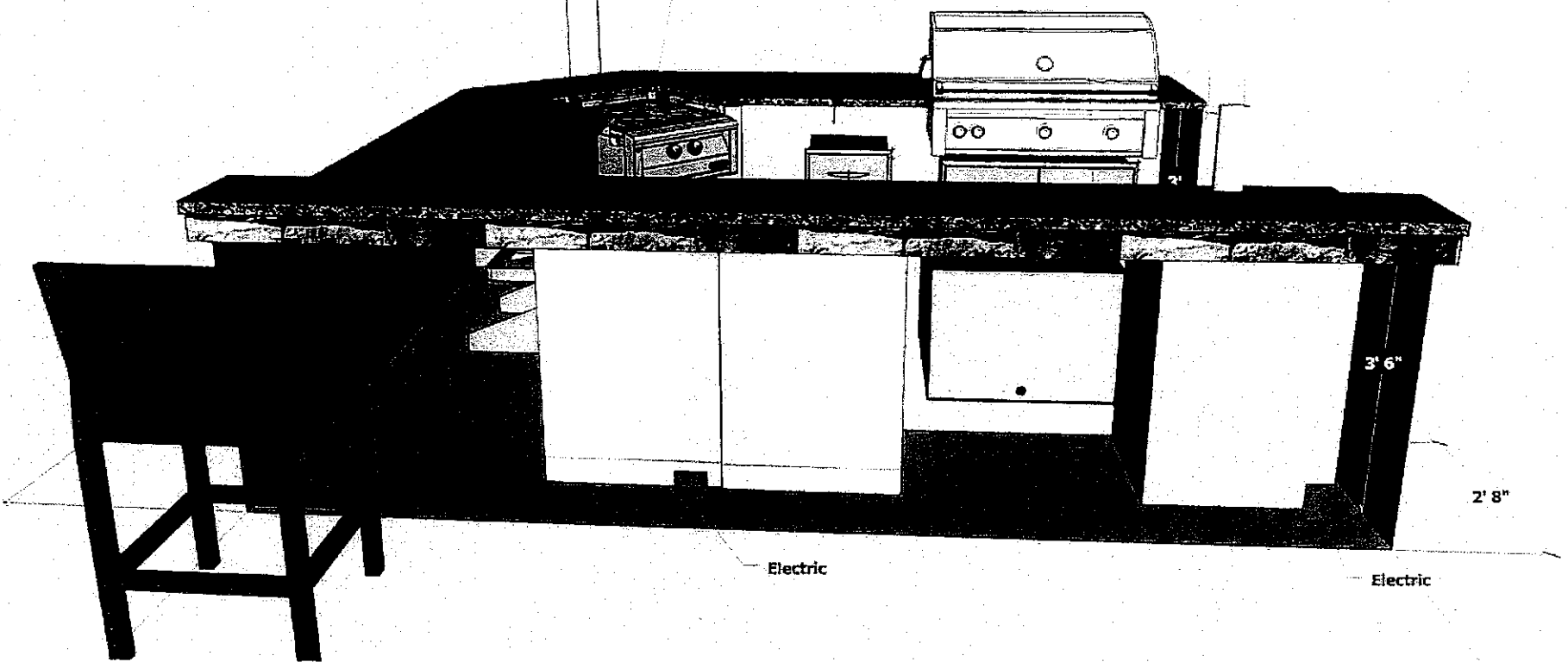
John Howe - X-Ray 3.jpeg



Electric

John Howe

Electric

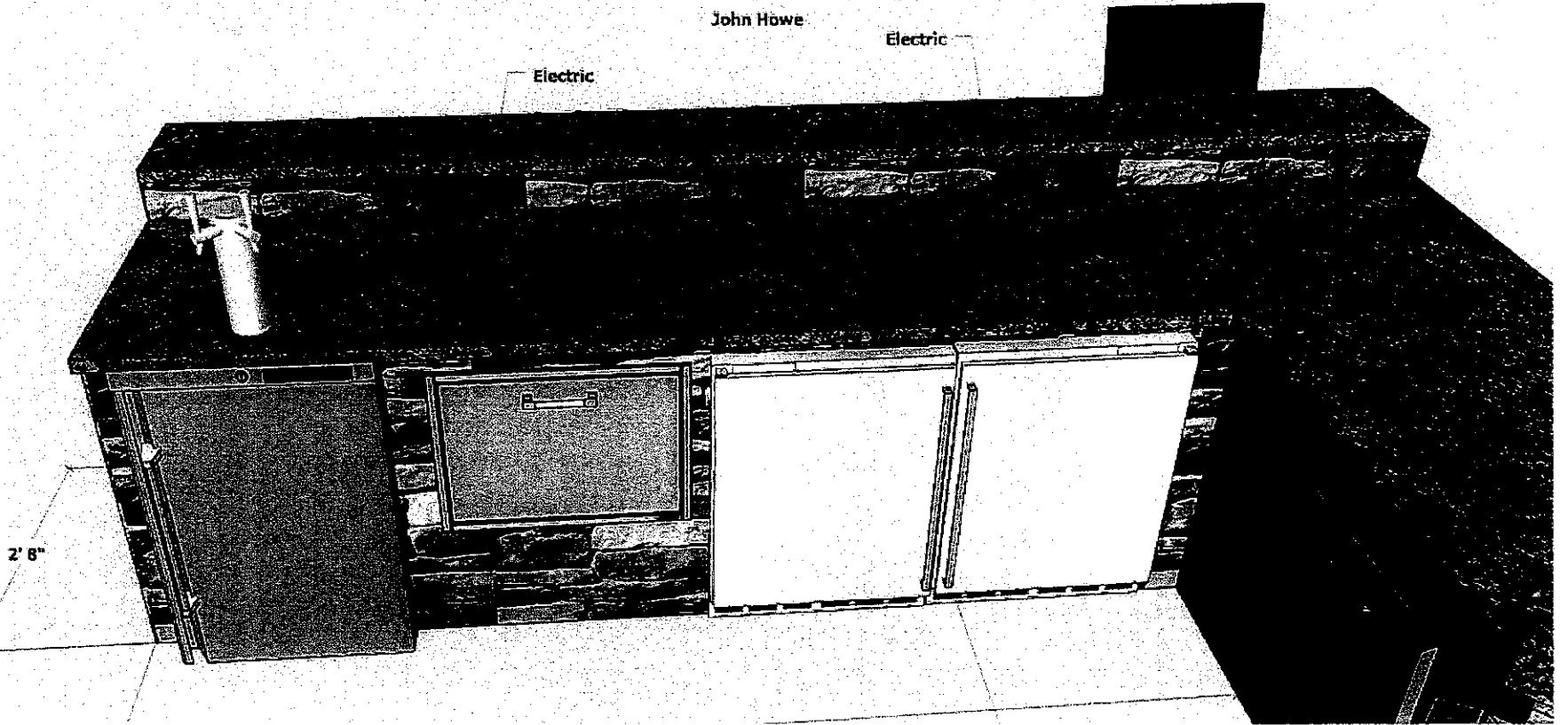


Electric

Electric

10/15/2020

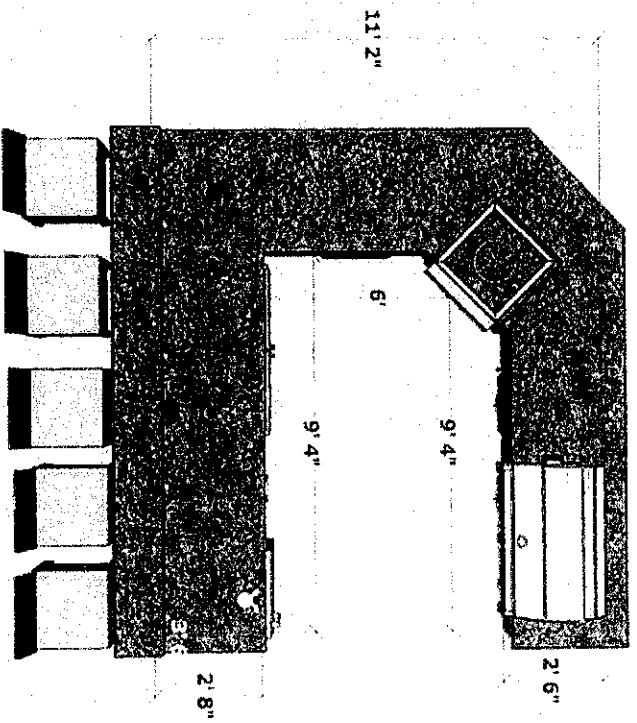
John Howe - X-Ray 4.jpeg





12'

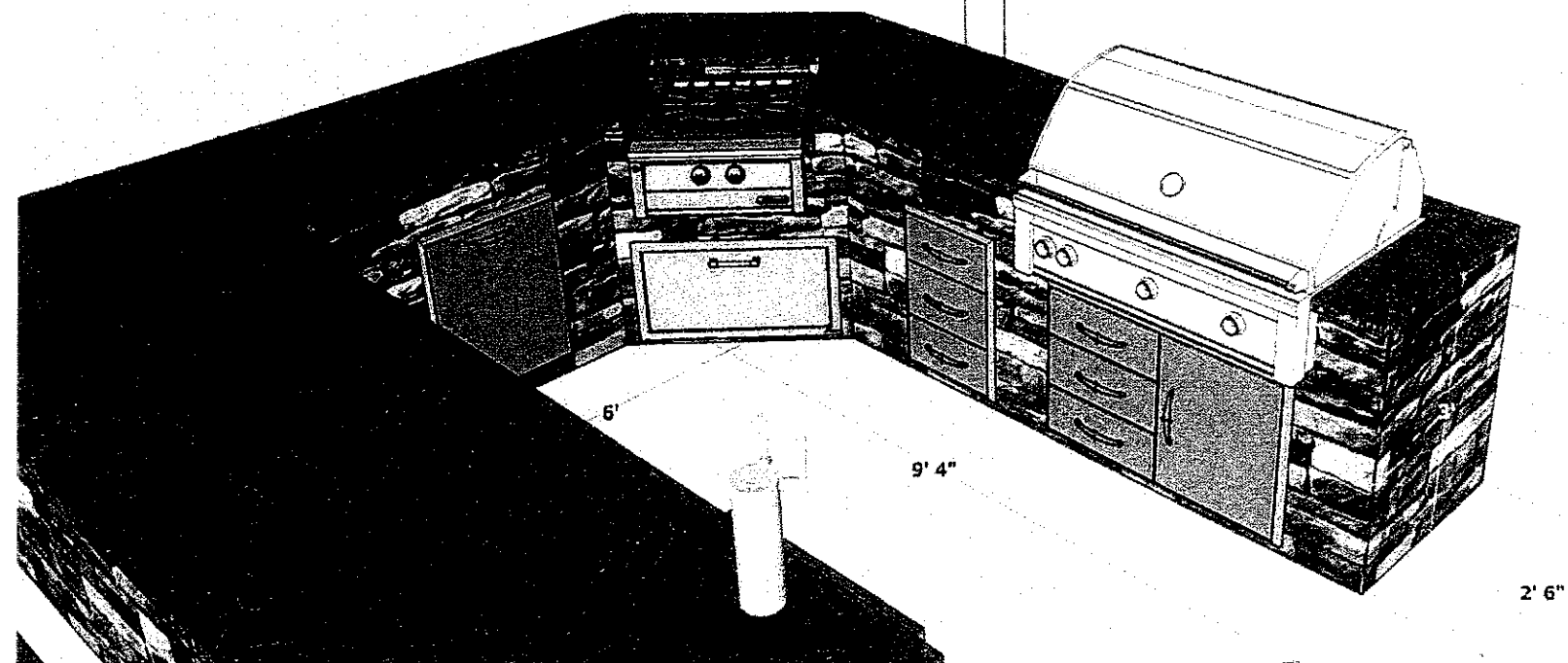
John Howe



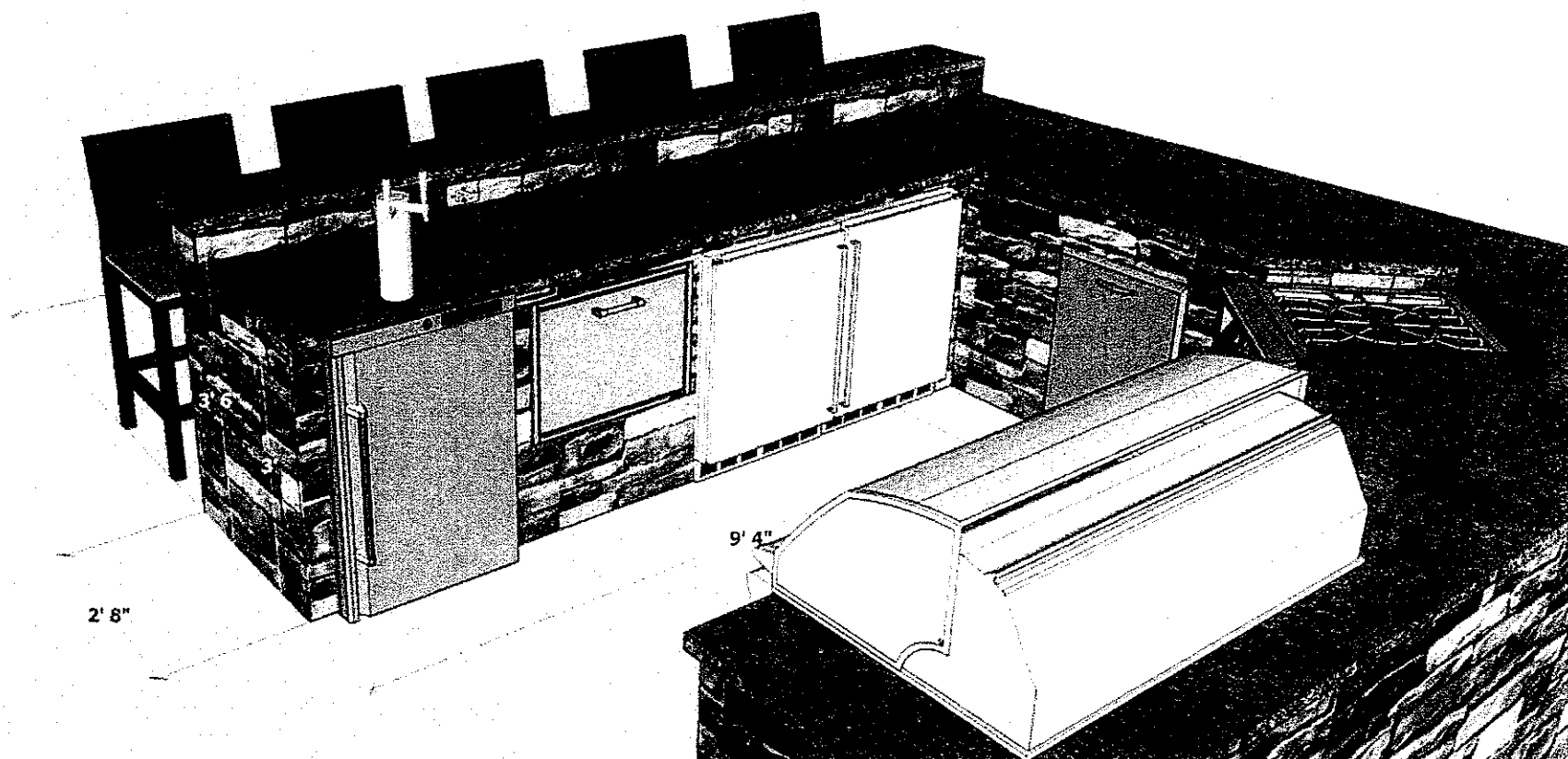
- Fence
- gas line
- electrical line



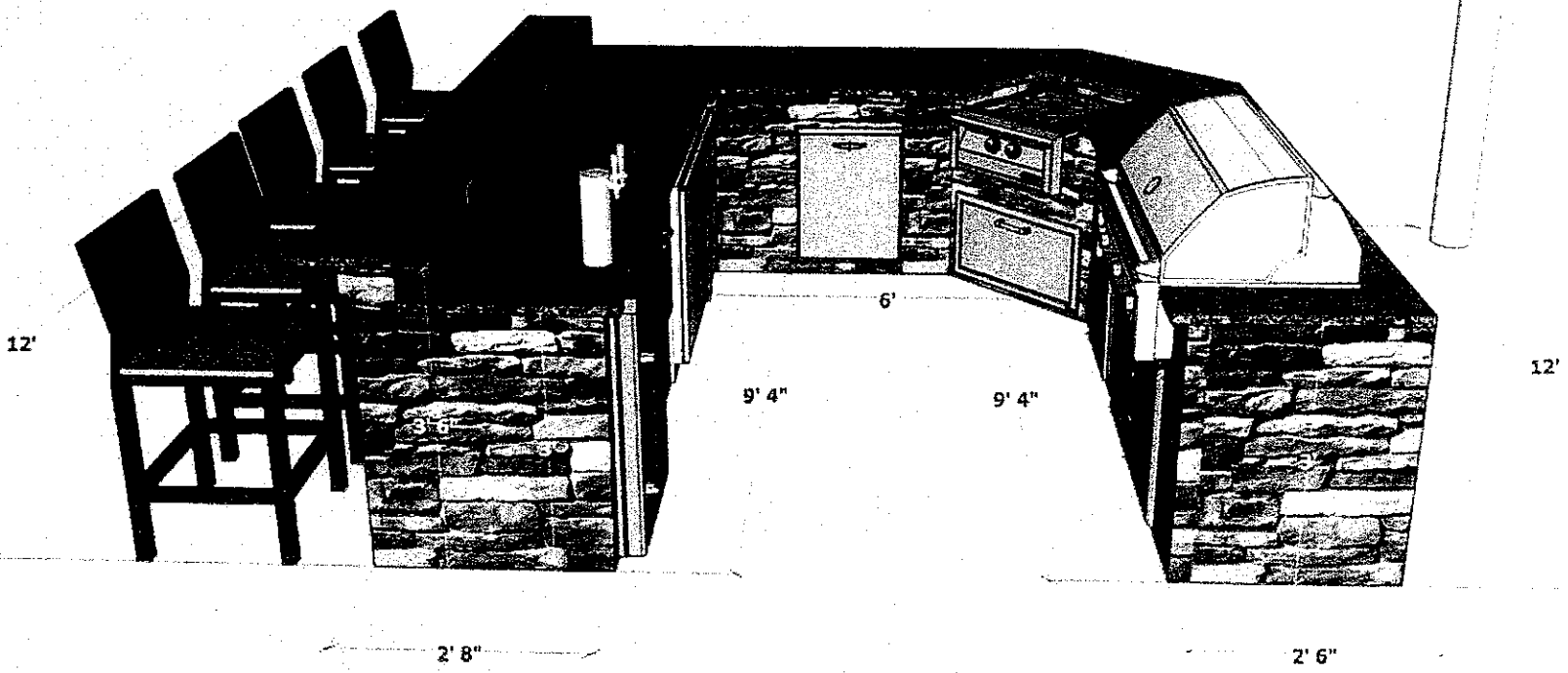
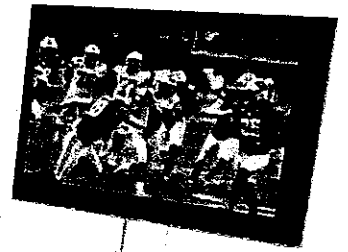
John Howe

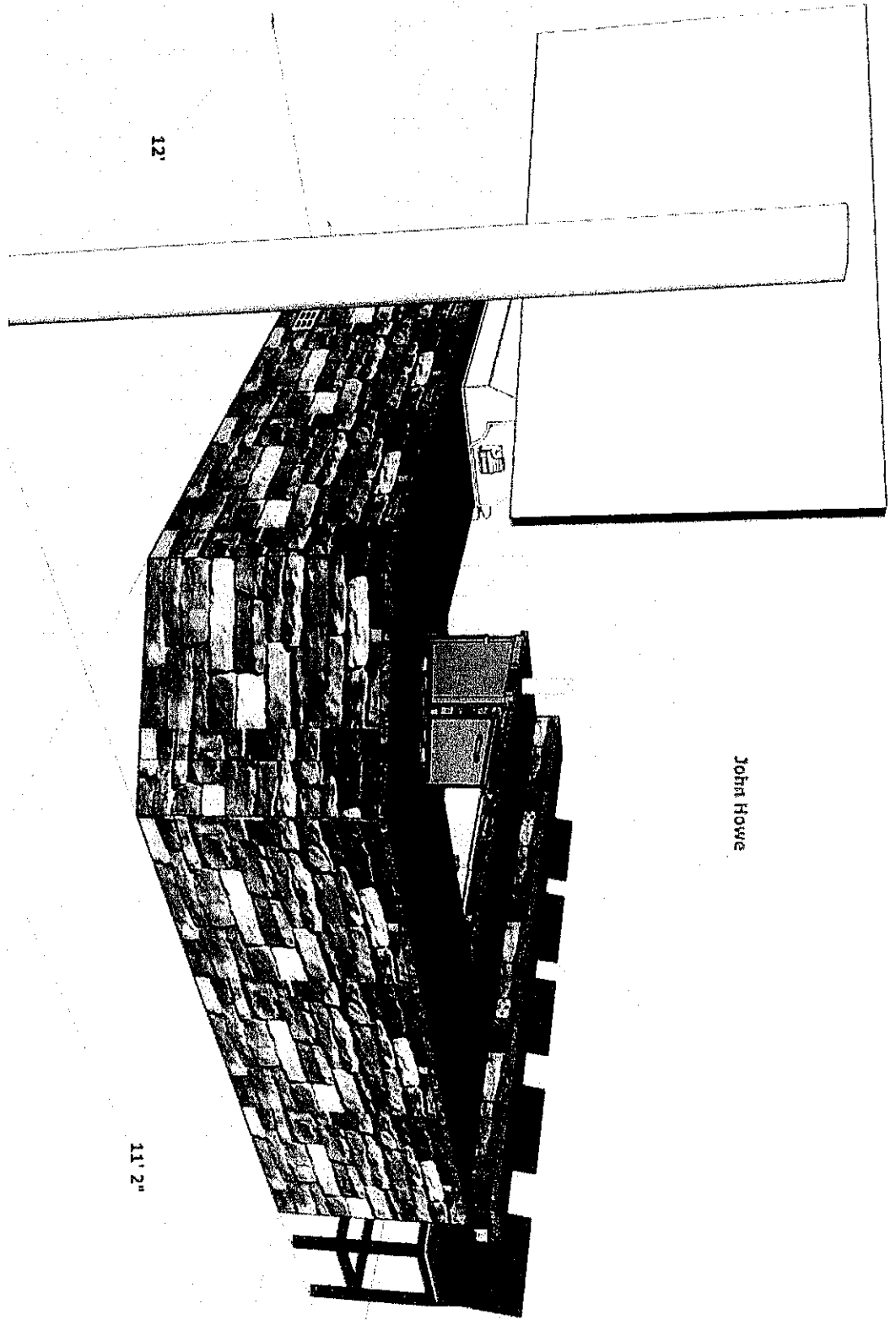


John Howe



John Howe



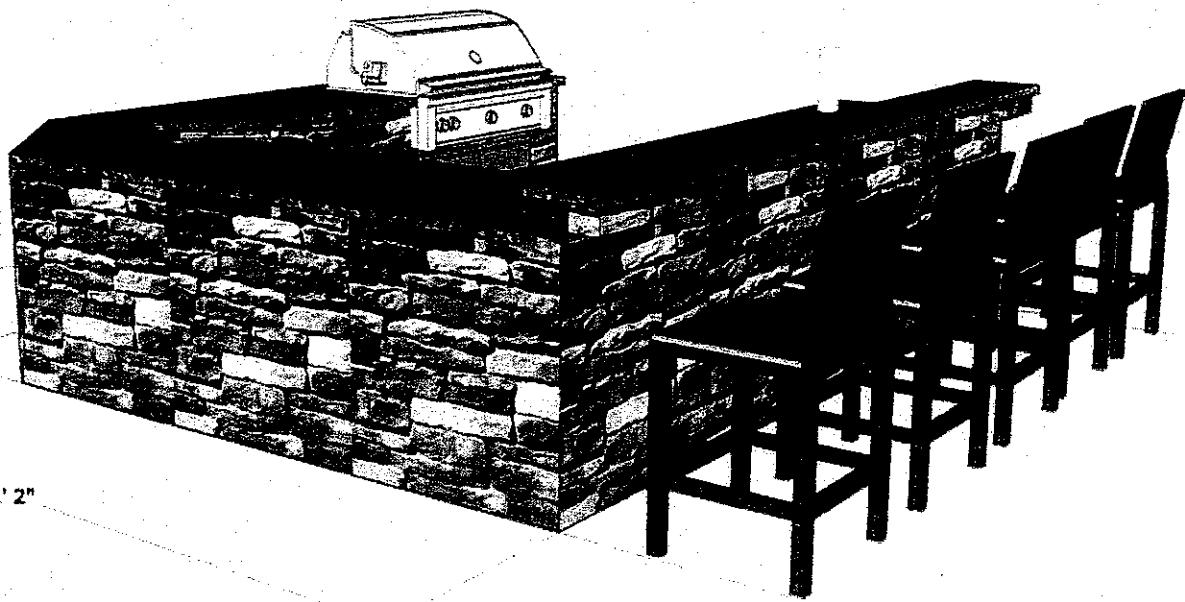
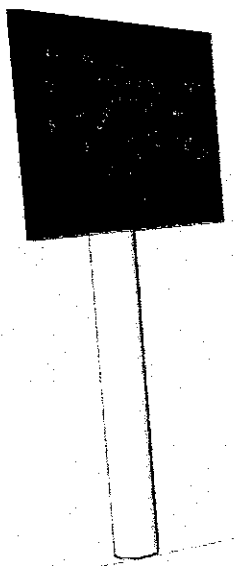


12'

11' 2"

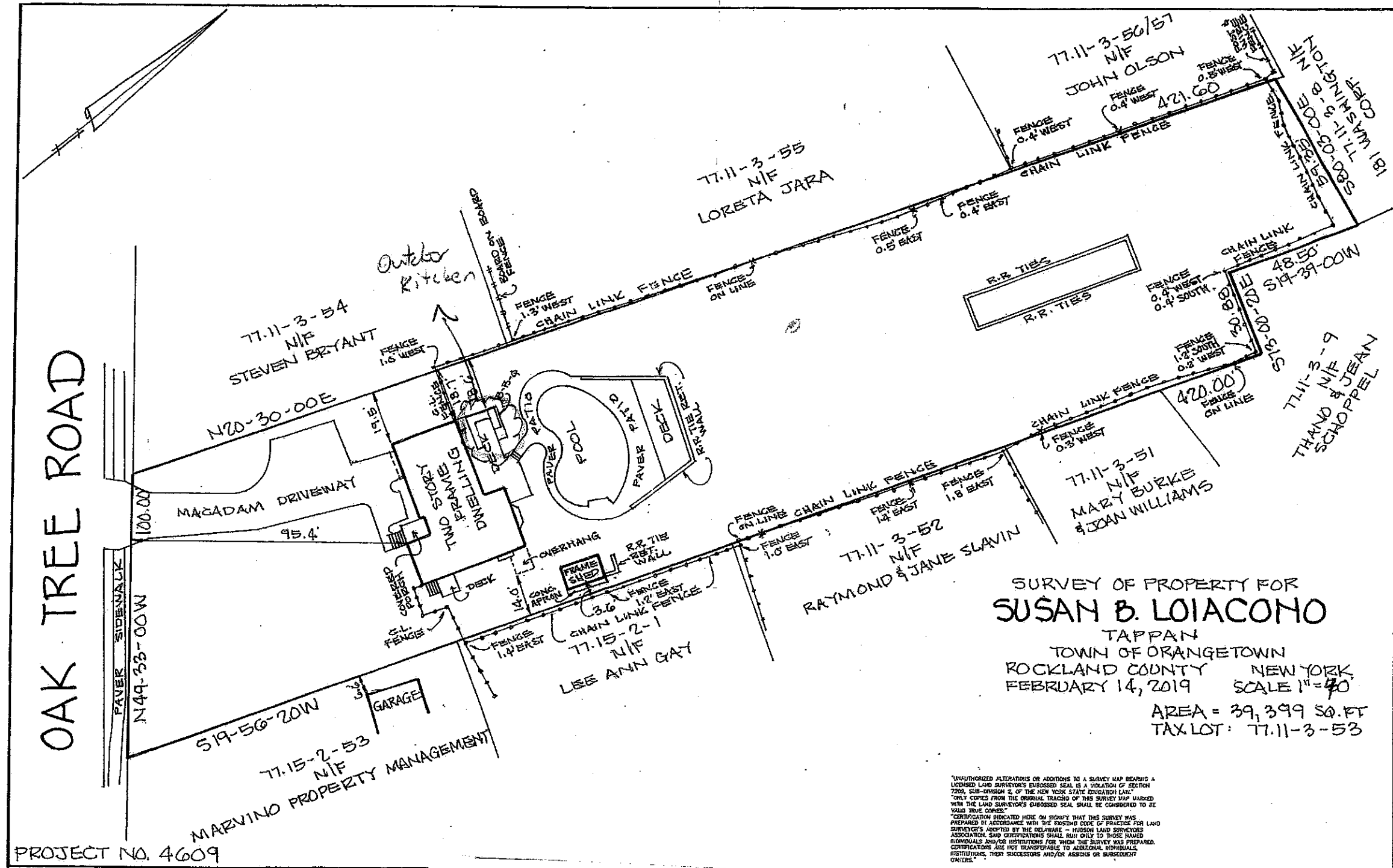
John Howe

John Howe



11' 2"

12'



**SURVEY OF PROPERTY FOR
SUSAN B. LOIACONO**

TAPPAN
TOWN OF ORANGETOWN
ROCKLAND COUNTY NEW YORK
FEBRUARY 14, 2019 SCALE 1"=40'

AREA = 39,399 SQ. FT
TAX LOT: 77.11-3-53

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S EMBOSSED SEAL IS A VIOLATION OF SECTION 2205, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
ONLY COPIES FROM THE ORIGINAL TRACED OF THE SURVEY MAP MARKED WITH THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
CERTIFICATION INDICATED HERE ON SIGHTY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE DELAWARE - HUDSON LAND SURVEYORS ASSOCIATION. SAID CERTIFICATIONS SHALL RUN ONLY TO THOSE NAMED INDIVIDUALS AND/OR INSTITUTIONS FOR WHOM THE SURVEY WAS PREPARED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INDIVIDUALS, INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS OR SUBSEQUENT OWNERS.

PROJECT NO. 4609

RECEIVED

OCT 19 2020

TOWN OF ORANGETOWN
BUILDING DEPARTMENT

THIS IS A PLOT PLAN BASED ON A
Survey
DONE BY
John Atzi
DATED 2/14/19

PLAN INFORMATION
Owner Name: Howe
Address: 62 Oak Tree
Tappan
Sec-Blk-Lot: 77.11 - 3 - 53
Prepared By:
John Howe
Date: 10/21/2020