

Name of Municipality: TOWN OF ORANGETOWN Date Submitted: \_\_\_\_\_

### 2020 LAND USE BOARD APPLICATION

*Please check all that apply:*

<input type="checkbox"/> Planning Board	<input type="checkbox"/> Commercial	<input type="checkbox"/> Residential
<input type="checkbox"/> Zoning Board of Appeals		<input checked="" type="checkbox"/> Historical Board
		<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"/> Interpretation
<input type="checkbox"/> Special Permit		
<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: New Dormer and Roof

Street Address: 48 Greenbush Rd.  
TAPPAN NY 10983

Tax Map Designation: 77.10  
Section: 77 Block: 44.5<sup>2</sup> Lot(s): 3<sup>10</sup>  
Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_

Directional Location:  
On the western side of Greenbush Rd., approximately \_\_\_\_\_ feet \_\_\_\_\_ of the intersection of \_\_\_\_\_, in the Town of ORANGETOWN in the hamlet/village of TAPPAN.

Acreage of Parcel _____	Zoning District _____
School District <u>S. Orangetown</u>	Postal District <u>TAPPAN</u>
Ambulance District _____	Fire District _____
Water District _____	Sewer District _____

Project Description: (If additional space required, please attach a narrative summary.)  
 Construct dormer of roof on western (back) side of house  
 Construct new roof, gutters, repair soffit

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

# Historical Areas Board of Review (HABR)

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

PROPERTY ADDRESS: 98 Greenbush Rd. TAPPAN NY 10985 Section/Block/Lot: 77-10.-2-10

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:	MISSION BROWN	High Definition Shingles	GAF Timberline Series
Siding:	Brown	Clapboard to match existing	COLOR: VALSPAR Hydrochroma Hubbell House Clay
Decorative Siding:	White	Wood	All per GAF specifications or as required
Soffits & Fascia:	White	Wood	
Gutters & Leaders:	White	Aluminum	
① Windows:	White	Fiber Glas	Andersen
Trim:	White	Wood or Aluminum	As required
Shutters:	N.A.		
Front Door:	N.A.		
Back Door:	N.A.		
Garage Door(s):	N.A.		
Other Door(s):	N.A.		
Lighting:	N.A.		
Lighting:	N.A.		
Stone or Rock being used on Structure:	N.A.		
Stone or Rock being used on walkway(s):	N.A.		
Other:			

APPLICATION REVIEW FORM

Applicant: Elizabeth Foster Matsuda Phone # 914-441-3424
Address: 98 Greenbush Rd. TAPPAN NY 10983

Property Owner: Elizabeth F. Matsuda Phone # 914-441-3424
Address: 98 Greenbush Rd. TAPPAN NY 10983

Engineer/Architect/Surveyor: F. A. Parks Phone # 914-204-1150
Address: 243 S. Highland Rd. Garrison NY 10524

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

Contact Person: Elizabeth Matsuda Phone # 914-441-3424
Address: 98 Greenbush Rd. TAPPAN NY 10983

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:

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? \_\_\_\_\_

### If site plan:

- 1) Existing square footage \_\_\_\_\_
- 2) Total square footage \_\_\_\_\_
- 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.

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

**SEWALL**  
Sewall & Associates, Inc.  
1000 North Main Street  
Orangeburg, SC 29117  
803.535.1111

**MAP REVISIONS**

NO.	DATE	DESCRIPTION
1	02/28/2019	REVISION THROUGH

**SCHEMATIC AND GENERAL NOTES**

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE ROAD.
3. ALL CORNERS ARE TO BE SET BY THE SURVEYOR.
4. ALL EASEMENTS ARE TO BE SHOWN BY DASHED LINES.
5. ALL UTILITIES ARE TO BE SHOWN BY DOTTED LINES.
6. ALL STRUCTURES ARE TO BE SHOWN BY SOLID LINES.
7. ALL CURBS AND GUTTERS ARE TO BE SHOWN BY DASHED LINES.
8. ALL DRIVEWAYS ARE TO BE SHOWN BY DOTTED LINES.
9. ALL FENCES ARE TO BE SHOWN BY DOTTED LINES.
10. ALL TREES AND SHRUBS ARE TO BE SHOWN BY DOTTED LINES.
11. ALL UTILITIES ARE TO BE SHOWN BY DOTTED LINES.
12. ALL EASEMENTS ARE TO BE SHOWN BY DASHED LINES.
13. ALL CORNERS ARE TO BE SET BY THE SURVEYOR.
14. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE ROAD.
15. ALL DIMENSIONS ARE IN FEET AND INCHES.

**COUNTY OF ORANGE**

SECTION	TOWNSHIP	RANGE
1	1	1

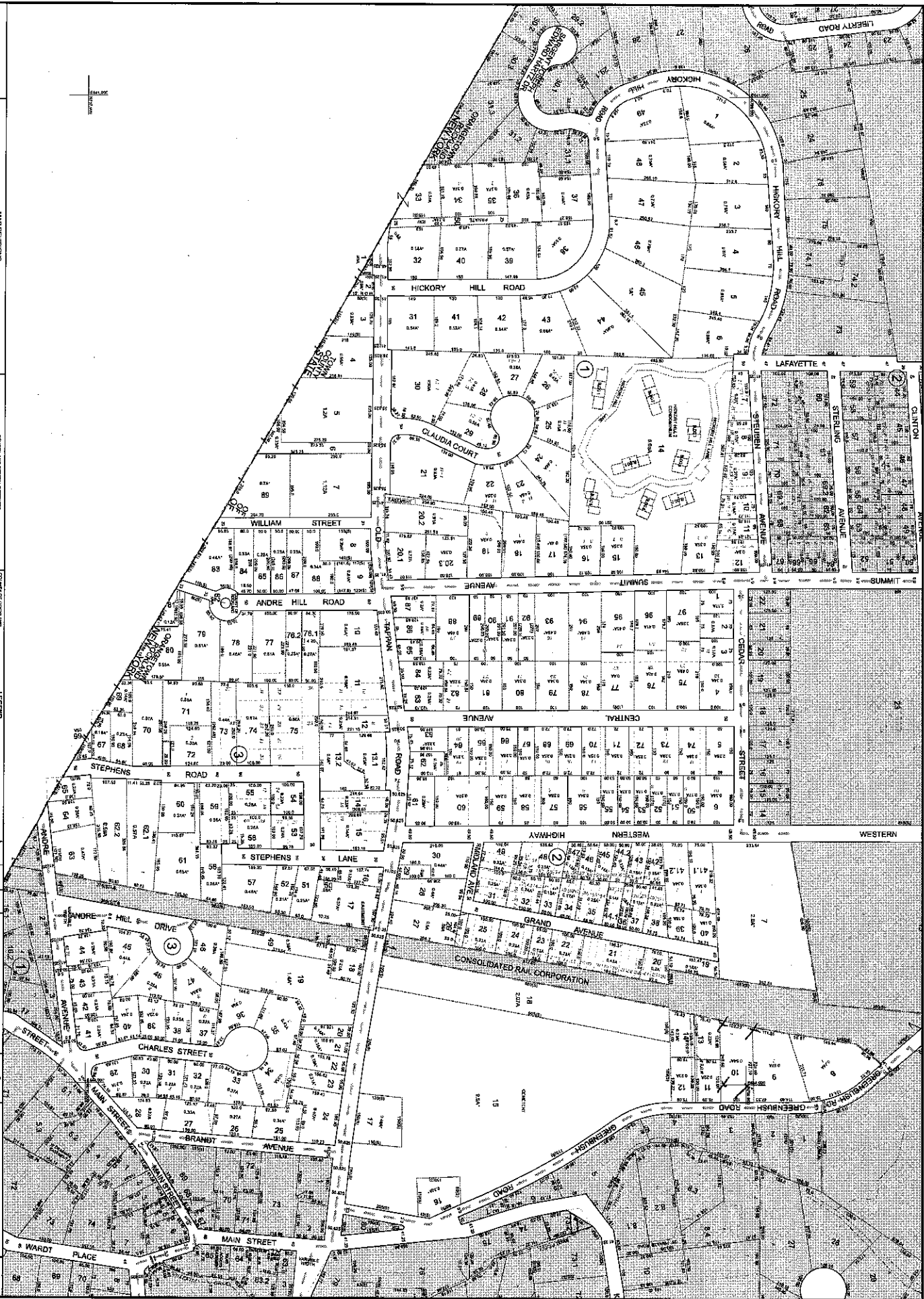
**LEGEND**

SYMBOL	DESCRIPTION
(Solid line)	Property Boundary
(Dashed line)	Easement
(Dotted line)	Utility
(Solid line with dots)	Structure
(Dashed line with dots)	Driveway
(Dotted line with dots)	Fence
(Dotted line with dots)	Tree/Shrub

**REVISION THROUGH**  
**FEBRUARY 28, 2019**

**TOWN OF ORANGETOWN**  
SHERIFF OF ORANGE COUNTY

77.10



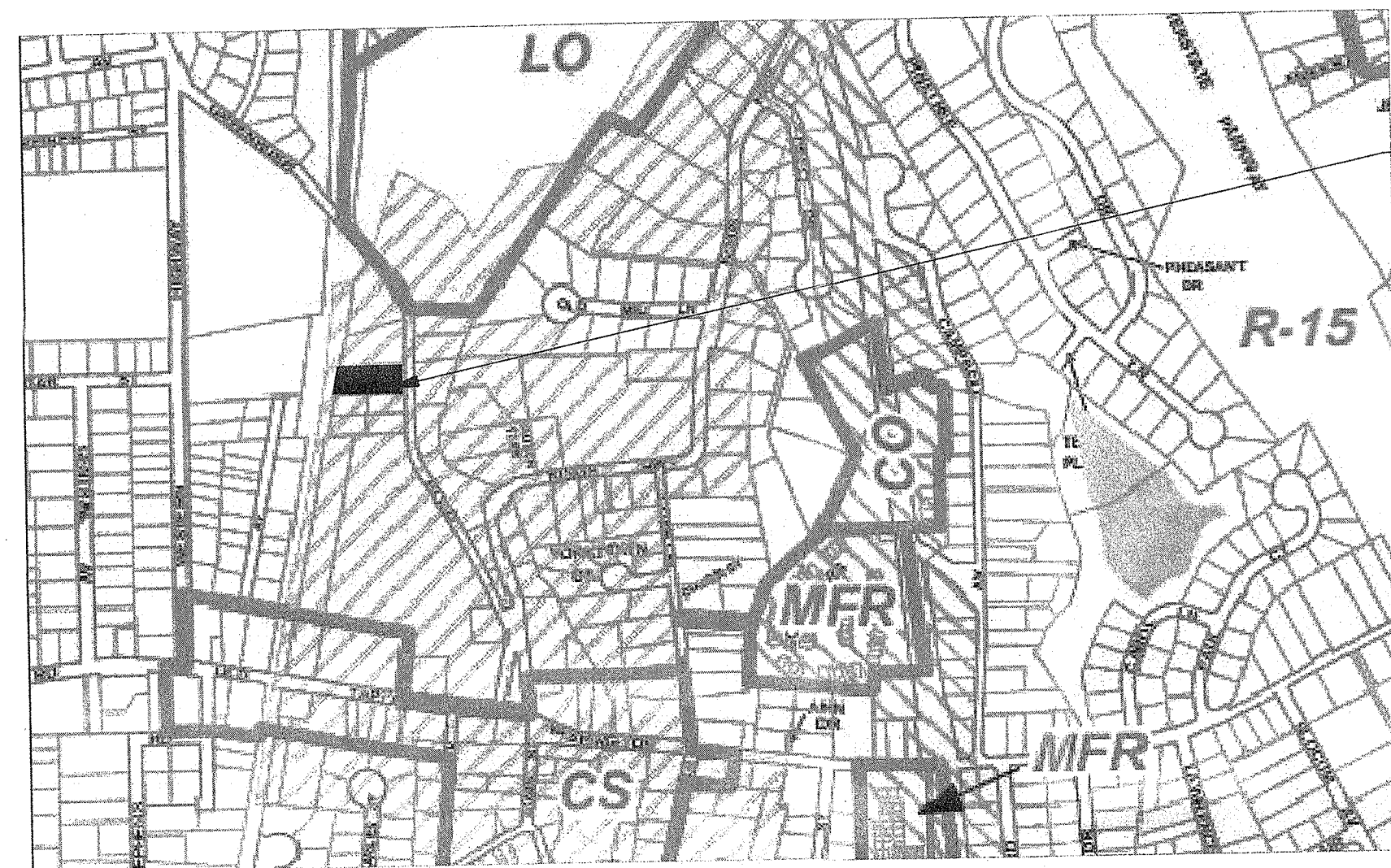
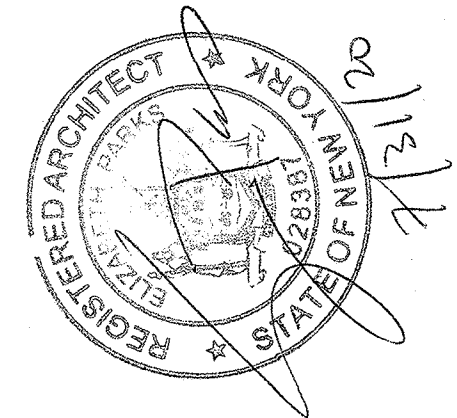
Matsuda Residence  
 98 Greenbush Road  
 TAPPAN, NEW YORK

# NEW DORMER

PERMIT APPLICATION JULY 31, 2020

ELIZABETH PARKS ARCHITECT  
 243 South Highland Road  
 Garrison, NY 10524  
 telephone: (914) 204-1150  
 elizabeth@elizabethparksarchitect.com

Town Of Orangetown  
 Meeting Of:  
 OCT 19 2020  
 HISTORICAL AREAS  
 BOARD OF REVIEW



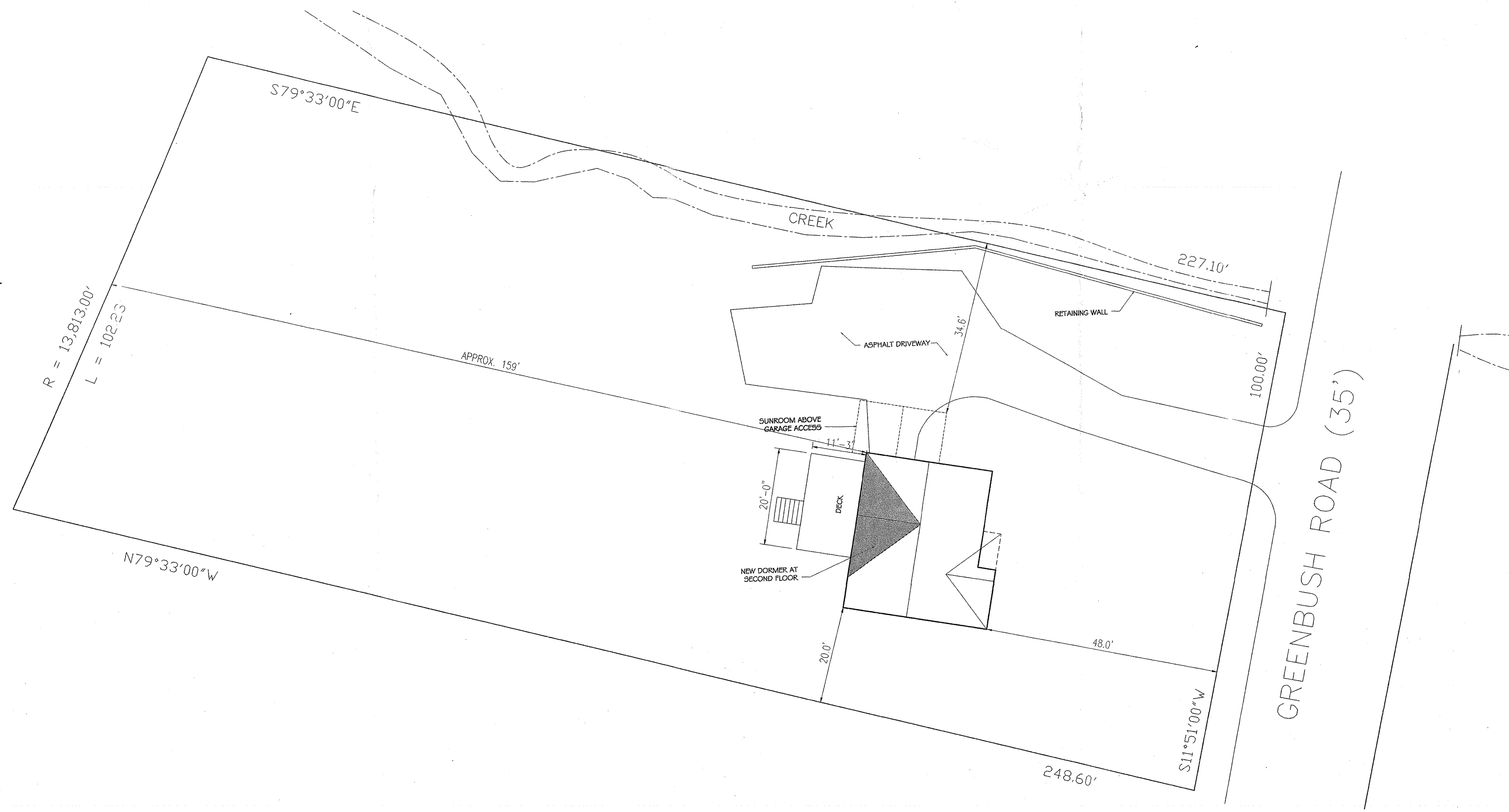
PROJECT SITE  
 98 GREENBUSH ROAD  
 ZONING DISTRICT: R-15  
 USE GROUP M

1 LOCATION PLAN (PART ZONING MAP)  
 A001 NO SCALE

ZONING BULK TABLE

98 GREENBUSH ROAD TAX MAP #47-445-3  
 HAMLET OF TAPPAN - HISTORIC AREA OVERLAY ZONING DISTRICT R-15, USE GROUP M  
 TOWN OF ORANGETOWN ROCKLAND COUNTY, NY

STANDARDS	REQUIRED	EXISTING	PROPOSED WITH ADDITIONS
MAXIMUM FLOOR AREA RATIO	0.20	0.037	0.061
MINIMUM LOT AREA SQUARE FEET	15,000	APPROX. 23,750	NO CHANGE
MINIMUM LOT WIDTH FEET	100	100.00	NO CHANGE
MINIMUM STREET FRONTAGE FEET	75	100.00	NO CHANGE
FRONT YARD FEET	30	48.0	NO CHANGE
SIDE YARD FEET	20	20.0	NO CHANGE
SIDE YARDS COMBINED FEET	50	54.6	NO CHANGE
REAR YARD (FEET)	35	APPROX. 159'	NO CHANGE
BUILDING HEIGHT - MAIN	12" PER FOOT OF SETBACK	APPROX. 16'-9" TO CENTER OF EX. ROOF	NO CHANGE TO EX. ROOF APPROX. 16'-9" TO CENTER OF NEW ROOF



2 SITE PLAN (BASED ON SURVEY BY DILLON & SORACE DATED OCT. 17, 1984 AND TAPED FIELD DIMENSIONS)  
 A001 SCALE: 1/16" = 1'-0"

**DRAWING LIST**

- A001 COVER SHEET; SITE PLAN & DESIGN DATA
- A002 GENERAL NOTES & LEGENDS
- A100 EXISTING PLANS & ELEVATIONS
- A101 PLANS & DETAILS
- A400 EXTERIOR ELEVATIONS

07.31.20 Permit Application  
 ISSUE DATES

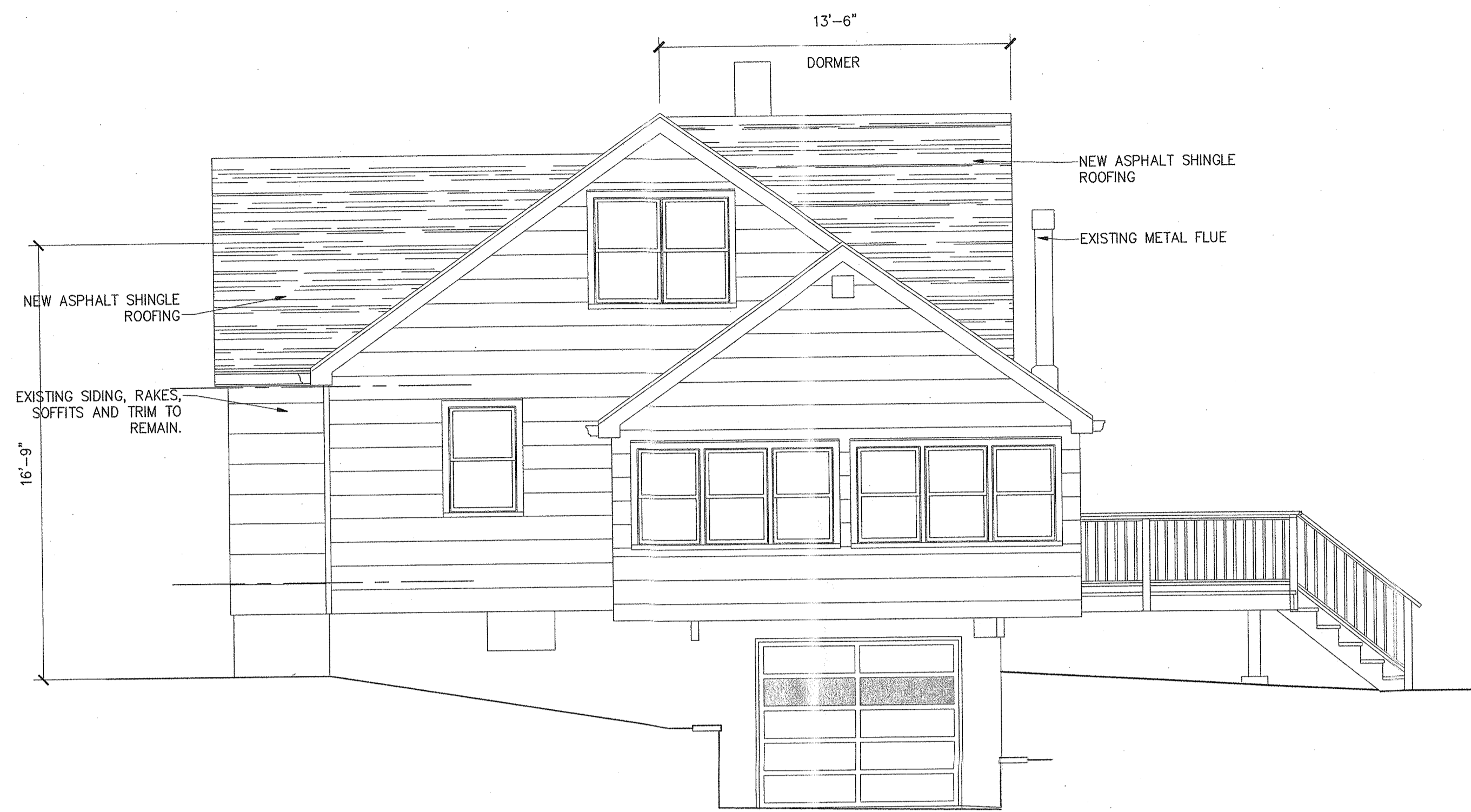
PROJECT:  
**New Dormer**  
 98 Greenbush Road Tappan, NY  
 OWNER:  
 Elizabeth Matsuda

DRAWING TITLE  
**COVER SHEET**

DATE  
 July 2020

SCALE  
 As Noted

DWG NO.  
**A001**



1 PROPOSED SIDE ELEVATION - NORTH  
A400 SCALE: 1/4" = 1'-0"



2 PROPOSED REAR ELEVATION - WEST  
A400 SCALE: 1/4" = 1'-0"



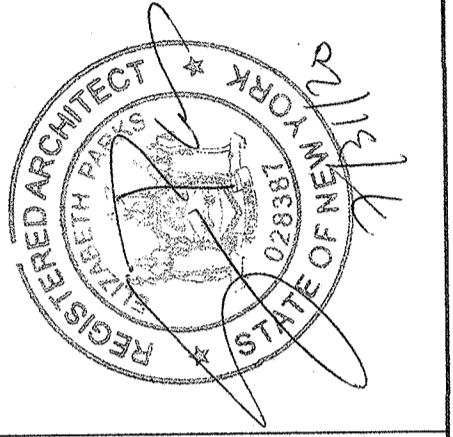
3 PROPOSED SIDE ELEVATION - SOUTH  
A400 SCALE: 1/4" = 1'-0"



4 PROPOSED FRONT ELEVATION - EAST  
A400 SCALE: 1/4" = 1'-0"

ELIZABETH PARKS ARCHITECT

243 South Highland Road  
Garrison, NY 10524  
Telephone: (914) 204-1150  
elizabeth@elizabethparksarchitect.com



07.31.20 Permit Application  
ISSUE DATES

PROJECT:  
**New Dormer**  
98 Greenbush Road Tappan, NY

OWNER:  
Elizabeth Matsuda

DRAWING TITLE  
**EXTERIOR ELEVATIONS**

DATE  
July 2020

SCALE  
As Noted

DWG NO.

**A400**

5 of 5