

RECEIVED

OCT 18 2019

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: TOWN OF ORANGETOWN BUILDING DEPARTMENT

2019 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#: 49063  
 ASSIGNED \_\_\_\_\_  
 INSPECTOR: Mm  
 Referred from Planning Board: YES /  NO  
 If yes provide date of Planning Board meeting: \_\_\_\_\_

Continued From NOV 20, 2019 Applicant was told Apt. was too large

Project Name: BROWN RESIDENCE

Street Address: 6 GAGE COURT TAPPAN, NEW YORK 10983

Tax Map Designation: Section: 77.05 Block: 1 Lot(s): 24

Directional Location:

On the CORNER side of GAGE COURT & CONSTITUTION DRIVE, approximately 500' feet WEST of the intersection of LIBERTY ROAD, in the Town of ORANGETOWN in the hamlet/village of TAPPAN, N.Y.

Acreage of Parcel <u>20,124 SF</u>	Zoning District <u>R-12</u>
School District <u>SOCSD</u>	Postal District <u>Tappan</u>
Ambulance District <u>SOMC</u>	Fire District <u>Tappan</u>
Water District <u>Shoer</u>	Sewer District <u>Orangetown</u>

Project Description: (If additional space required, please attach a narrative summary.)  
LEGALIZE EXISTING APARTMENT IN SINGLE FAMILY RESIDENCE

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.

Date: 10/18/19 Applicant's Signature: [Signature]

# APPLICATION REVIEW FORM

**Applicant:** LIBORIO DENARDI - ARCHITECT Phone # BAS. 351-2600

**Address:** PO BOX 414 TUXEDO PARK NEW YORK 10907  
Street Name & Number (Post Office) City State Zip Code

**Property Owner:** ALLEN BROWN Phone # BAS. 359-6352

**Address:** 6 GACIE COURT TAPPAN NEW YORK 10903  
Street Name & Number (Post Office) City State Zip Code

**Engineer/Architect/Surveyor:** LIBORIO DENARDI Phone # BAS. 351-2600

**Address:** PO BOX 414 TUXEDO PARK NEW YORK 10907  
Street Name & Number (Post Office) City State Zip Code

**Attorney:** \_\_\_\_\_ Phone # \_\_\_\_\_

**Address:** \_\_\_\_\_  
Street Name & Number (Post Office) City State Zip Code

**Contact Person:** ARCHITECT Phone # \_\_\_\_\_

**Address:** (ABOVE) \_\_\_\_\_  
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 type="checkbox"/> State or County Road | <input type="checkbox"/> State or County Park |
| <input type="checkbox"/> Long Path            | <input type="checkbox"/> County Stream        |
| <input type="checkbox"/> Municipal Boundary   | <input type="checkbox"/> County Facility      |

List name(s) of facility checked above:  
\_\_\_\_\_  
\_\_\_\_\_

### 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**: N/A

- 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**: N/A

- 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 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  
\_\_\_\_\_  
\_\_\_\_\_



# ARCHIFUTURE

• ARCHITECTURAL DESIGN & DEVELOPMENT •

201-785-1616 PHONE / FAX  
10 MOUNTAINVIEW ROAD  
SUITE C 100  
UPPER SADDLE RIVER, NEW JERSEY 07448  
WWW.ARCHIFUTURE.COM

**LIBORIO DERARIO**

•ARCHITECT•  
NCARB CERTIFIED

August 09, 2020

Town of Orangetown  
Building, Planning and Zoning  
20 S. Greenbush Road  
Orangeburg, New York 10962

*Narrative Summary*

Brown Residence  
6 Gage Court  
Tappan, New York 10983

Please be advised that this office is resubmitting revised plans as requested.

The revised plans indicate the lower level apartment with a square footage total of 540 s.f. which now complies with the local zoning ordinance.

Please call my office if there are any questions.

Liborio Derario  
Architect



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

**APPEAL TO ZONING BOARD OF APPEALS**

Date: ~~March 10, 2020~~ 9/1/2020

Applicant: Brown

Address: 6 Gage Ct, Tappan, NY

RE: Application Made at: same

Chapter 43, Table 3.11 Columns 1, R-80 District; Column 2, paragraph 7- single family conversion not to exceed 600 sf with 1298.5 sf proposed.

Applicant is legalizing an existing apartment, and unshaded Recreation Room and Second Bedroom but cannot access apartment without going through these rooms. Also cannot access rooms without going through apartment.

EXISTING DECK Column 9: Min Req'd Side Yrd: 25' w/ 19.1' prop'd

Existing Non-Conforming

Column 5: Min Lot Area 22,500 sf req'd w/ 20,624 sf prop'd

Column 6: Min Lot Width 125' w/ 105' prop'd

Column 8: Min Req'd Front Yrd 40' w/ 32.9' and 28.7' prop'd

Section: 77.05 Block: 1 Lot: 24

Dear Brown:

Please be advised that the Building Permit Application, which you submitted on

July 3, 2019, has been denied. I have enclosed a Xerox copy of your application, where you will find at the bottom the reason for denial.

**In Accordance with Zoning, Chapter 43 Section 10.322 the time to appeal a determination of a Building Inspector or Similar administrative office is thirty (30) days from the filing of such a determination with the Town Clerk.**

The Clerk to the Zoning Board of Appeals, Debbie Arbolino, will assist you in the preparation necessary to appear before the board.

Sincerely,

Richard Oliver  
Deputy Building Inspector

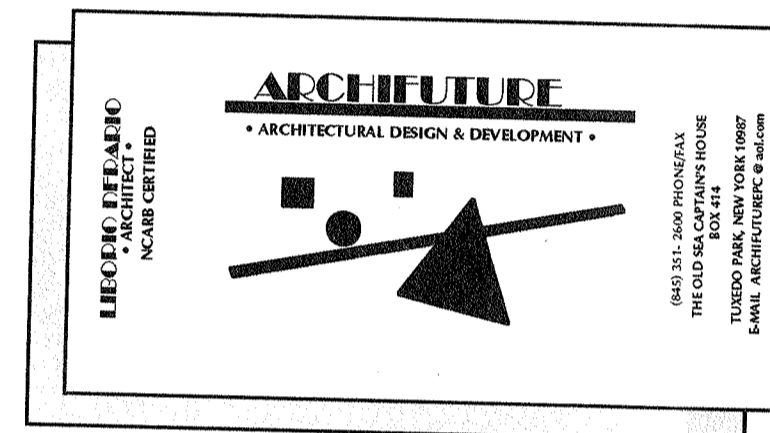
Signature of Director  
NOTE: PLEASE KEEP FOR YOUR RECORDS  
12-31-18-CCC

Date  
CC: Rosanna Sfraga  
Liz Decort  
Debbie Arbolino



# BROWN RESIDENCE

# BROWN RESIDENCE



DRAWING INDEX	
SHEET #	SHEET NAME
A	COVER SHEET
1	LOWER FLOOR CONSTRUCTION PLAN, TYPICAL DETAILS
2	UPPER FLOOR CONSTRUCTION PLAN
3	SITE PLAN

**BROWN RESIDENCE**  
6 GAGE COURT  
TAPPAN, NEW YORK  
10983

CLIENT:  
**Allen Brown**

6 Gage Court  
Tappan, New York  
10983  
845-359-6352

ENGINEERING CONSULTANT:

**SCOPE OF WORK:**  
FIELD MEASURE EXISTING BUILDING FOR BASE DRAWINGS AND CREATE LAYOUT FOR CONSTRUCTION PERFORMED WITHOUT A BUILDING PERMIT AS PER OWNERS REQUESTS.

ZONING BOARD OF APPEALS SET

ARCHITECT OF RECORD:  
  
**ARCHITECTURE P.C.**  
LIBERIO DEBARIO • ARCHITECT  
THE OLD SEA CAPTAIN'S HOUSE  
SUITE 414  
TUXEDO PARK, NEW YORK 10987  
845-351-2600 PHONE/FAX  
10 MOUNTAINVIEW ROAD  
SUITE C-100  
UPPER SADDLE RIVER, NEW JERSEY 07458  
201-785-1616 PHONE/FAX  
E.MAIL • LD@ARCHIFUTURE.COM

WWW.ARCHIFUTURE.COM  
0 2 4 8 16  
SCALE: AS NOTED

REVISION DATE	DESCRIPTION
02.29.20	ZONING BOARD SET REV.3
01.17.20	ZONING BOARD SET REV.2
11.25.19	ZONING BOARD SET REV.1
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06.11.19	BUILDING DEPT. SET
06.07.19	AS-BUILT PLAN
06.06.19	FIELD MEASURE
05.28.19	FIELD REVIEW
ISSUE DATE	DESCRIPTION

JOB NUMBER: 219-013  
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DRAWING TITLE  
**COVER SHEET**

DATE  
**02.29.20**

DRAWING NO.  
**A**

**GENERAL NOTES**

- ALL WORK PERFORMED SHALL COMPLY WITH THE BUILDING AND ZONING ORDINANCES OF THE TOWN OF ORANGETOWN, N.Y. AND THE N.Y.S. BUILDING AND ENERGY CODE.
- ALL ELECTRICAL WORK PERFORMED SHALL BE APPROVED BY THE NATIONAL BOARD OF FIRE UNDERWRITERS.
- ALL PLUMBING WORK PERFORMED SHALL BE APPROVED BY LOCAL BOARD OF HEALTH OR BUILDING DEPARTMENT.
- CONTRACTOR OR ANY SUBCONTRACTOR DOING ANY WORK UNDER THIS CONTRACT SHALL CARRY LIABILITY AND PROPERTY DAMAGE INSURANCE AGAINST ACCIDENTS OF ALL KINDS AND SHALL FURNISH OWNER WITH CERTIFICATES OF INSURANCE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL DIMENSIONS ON THESE PLANS AGAINST FIELD CONDITIONS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE ARCHITECTURAL DESIGN FIRM.
- ARCHITECTURAL DESIGN FIRM HAS NOT BEEN RETAINED FOR CONSTRUCTION INSPECTION SERVICES OR FOR APPROVAL OF SHOP DRAWINGS. ARCHITECTURAL DESIGN FIRM IS ONLY RESPONSIBLE FOR THESE WORKING DRAWINGS AND THEIR RELATED SPECIFICATIONS.
- ARCHITECTURAL DESIGN FIRM ASSUMES NO RESPONSIBILITY FOR ANY EXISTING STRUCTURE OR ANY UNFORSEEN PROBLEMS PRIOR TO NEW CONSTRUCTION. ARCHITECTURAL DESIGN FIRM ASSUMES NO RESPONSIBILITY FOR ANY NEW CONSTRUCTION AND/OR DEMOLITION.

**CONSTRUCTION SPECIFICATIONS**

- ALL WORK PERFORMED SHALL MEET THE BUILDING AND ZONING ORDINANCES OF THE TOWN OF ORANGETOWN, N.Y. AND THE N.Y.S. BUILDING AND ENERGY CODE.
- CONTRACTOR OR ANY SUBCONTRACTORS DOING ANY WORK UNDER THIS CONTRACT SHALL CARRY LIABILITY AND PROPERTY DAMAGE INSURANCE AGAINST ACCIDENTS OF ALL KINDS AND THE OWNER SHALL CARRY WORKMEN'S COMPENSATION INSURANCE ON ALL WORKMEN EMPLOYED ON THE JOB.
- CONTRACTOR SHALL CHECK ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE AND SHALL BE RESPONSIBLE FOR CHECKING THAT THEY ARE THE SAME AS THE PLANS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECTURAL DESIGN FIRM.
- CONTRACTOR SHALL ARRANGE FOR ISSUANCE BY THE PROPER GOVERNMENT AGENCIES OF ALL PERMITS NECESSARY FOR THE PERFORMANCE OF ALL WORK AND FOR INSPECTIONS BY SUCH AGENCIES AS MAY BE NECESSARY. THE OWNER SHALL COOPERATE WITH THE CONTRACTOR IN OBTAINING ALL PERMITS.
- CONTRACTOR SHALL COMPLY WITH AND KEEP HIMSELF INFORMED OF ALL FEDERAL, STATE, MUNICIPAL AND DEPARTMENTAL LAWS, ORDINANCES, RULES AND REGULATIONS, NOTICES, ORDERS, REQUIREMENTS, AS TO PERMITS AND LICENSES WHICH AFFECT THIS PROJECT AND WHICH BEAR UPON CONDUCT THEREOF AND UPON THOSE ENGAGED THEREIN.
- ARCHITECTURAL DESIGN FIRM IS RESPONSIBLE FOR THE CONSTRUCTION DOCUMENTS PHASE ONLY. CONSTRUCTION PHASE SUPERVISION AND/OR INSPECTIONS NOT INCLUDED AS PART OF THIS CONTRACT.
- EACH CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DAMAGE CAUSED TO ANY WORK ON THIS PROJECT BY HIS OWN FORCES OR THOSE OF HIS SUBCONTRACTORS OR BY OTHERS CONNECTED WITH HIS OPERATION ON THIS PROJECT IN ANY WAY, AND SHALL MAKE ALL NECESSARY REPAIRS TO AND REPLACEMENT OF SUCH DAMAGED WORK AT HIS EXPENSE TO THE COMPLETE SATISFACTION OF THE OWNER.
- CONTRACTOR SHALL PROVIDE NECESSARY BRACING AND BARRICADES INCLUDING TEMPORARY WALKS FENCES AND OTHER PROTECTIVE STRUCTURES TO SAFEGUARD THE NEW CONSTRUCTION AND PUBLIC SAFETY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE SITE IN A CLEAN AND ORDERLY CONDITION AT ALL TIMES TO THE SATISFACTION OF THE OWNER. CONTRACTORS WORKING UNDER SEPARATE CONTRACTS WILL COOPERATE IN THIS REQUIREMENT BUT THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR THE REQUIRED CLEANING AND MAINTENANCE OF THE SITE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVABLE OF WASTE MATERIALS, RUBBISH, DEBRIS, BROKEN CONCRETE, PACKING CASES, ETC. AS SOON AS POSSIBLE. NO DEBRIS IS TO BE BURNED ON THE SITE.
- PRIOR TO TURNING BUILDING TO THE OWNER, THE REMAINING RUBBISH SHALL BE REMOVED, THE GROUND AREA RAKED CLEAN AND THE ENTIRE BUILDING CLEANED AS SPECIFIED UNDER "CLEANING" (NOTE 12.)
- CLEANING IMMEDIATELY BEFORE TURNING THE PROJECT OR PARTS OF SAME OVER TO OWNER, THE GENERAL CONTRACTOR SHALL WASH AND CLEAN THE FOLLOWING:
  - REMOVE TEMPORARY PROTECTION
  - REMOVE MARKS, STAINS AND OTHER DIRT FROM PAINTED, DECORATED AND FINISH WOODWORK
  - REMOVE SPOTS, MORTAR, PLASTER, SOIL AND PAINT FROM CERAMIC TILE AND OTHER FINISH MATERIALS AND WASH AND WIPE CLEAN.
  - CLEAN FIXTURES, CABINET WORK AND ALL EQUIPMENT AND LEAVE IN UNDAMAGED NEW APPEARING CONDITION.
  - CLEAN ALUMINUM AND OTHER FINISHED METAL IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATION.
  - CLEAN RESILANT FLOORS THOROUGHLY TO REMOVE ANY SURFACE DIRT OR DUST AND BRING SURFACES TO A UNIFORM SHEEN.
  - REMOVE ALL LABELS AND CLEAN BOTH SIDES OF GLASS.

ZONING BOARD OF APPEALS  
Meeting Of:  
**OCT 21 2020**  
Town Of Orangetown

RECEIVED  
SEP 1 2020  
TOWN OF ORANGETOWN  
ZONING BOARD



**BROWN RESIDENCE**  
6 GAGE COURT  
TAPPAN, NEW YORK  
10983

CLIENT:  
**Allen Brown**

6 Gage Court  
Tappan, New York  
10983  
845-359-6352

ENGINEERING CONSULTANT:

**SCOPE OF WORK:**  
FIELD MEASURE EXISTING BUILDING FOR  
BASE DRAWINGS AND CREATE LAYOUT FOR  
CONSTRUCTION PERFORMED WITHOUT A  
BUILDING PERMIT AS PER OWNERS  
REQUESTS.

ZONING BOARD  
OF  
APPEALS  
SET

ARCHITECT OF RECORD:  
**LIBORIO DEBARIO ARCHITECT**  
LIBORIO DEBARIO • ARCHITECT

THE OLD SEA CAPTAIN'S HOUSE  
SUITE 414  
TUXEDO PARK, NEW YORK 10987  
845-351-2600 PHONE/FAX  
10 MOUNTAINVIEW ROAD  
UPPER SADDLE RIVER, NEW JERSEY 07458  
201-785-1616 PHONE/FAX  
EMAIL • LD@ARCHIFUTURE.COM

WWW.ARCHIFUTURE.COM  
0 2 4 8 16  
SCALE: AS NOTED

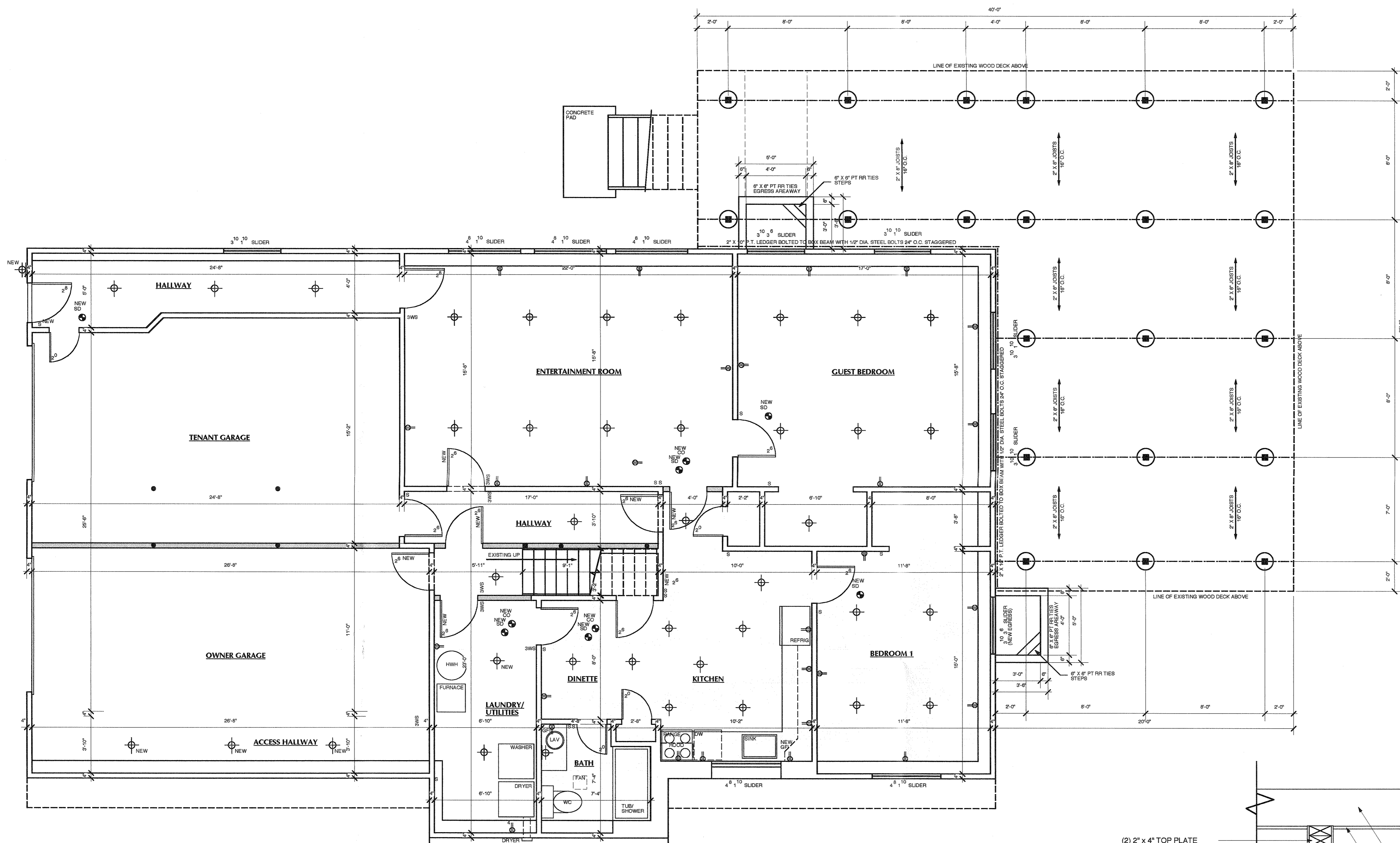
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06.07.19	AS-BUILT PLAN
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05.28.19	FIELD REVIEW

JOB NUMBER: 219-013  
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**LOWER FLOOR PLAN**

DATE: **02.29.20**  
DRAWING NO.: **1**

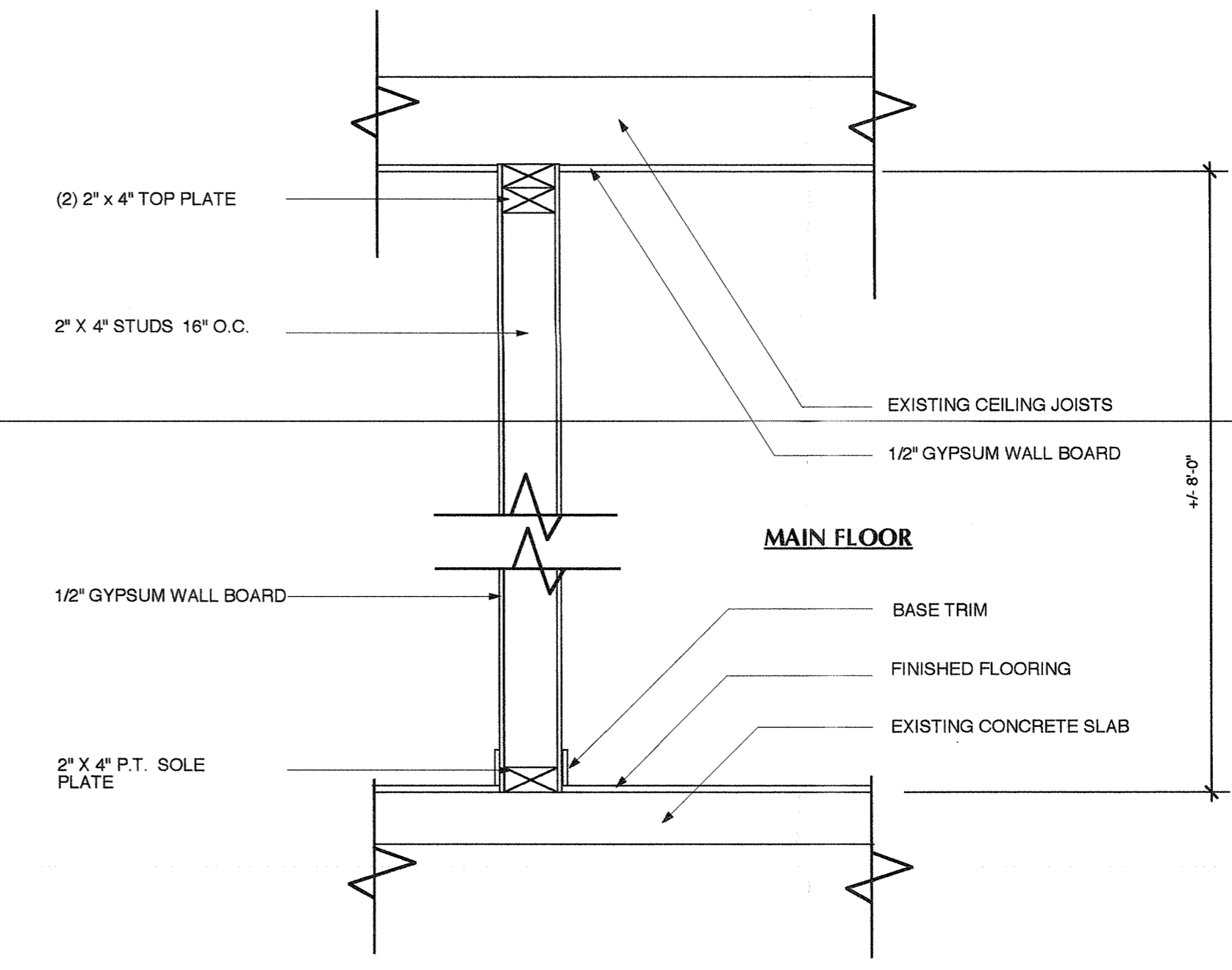
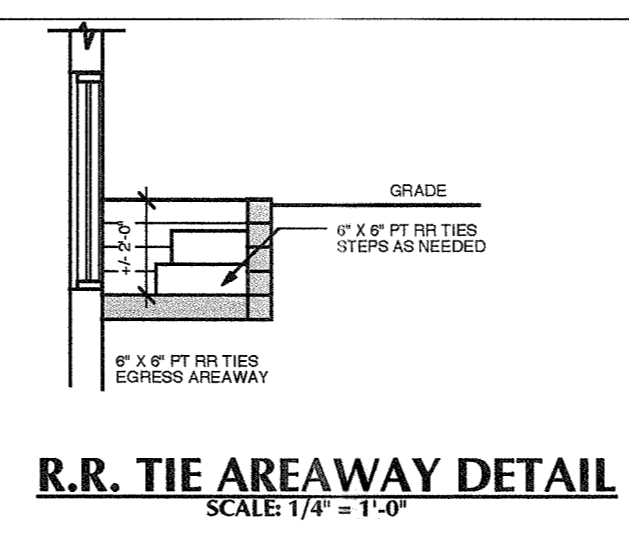


ALL SMOKE AND CARBON MONOXIDE DETECTORS SHALL BE INTERCONNECTED HARDWIRED OR MINIMUM 10 YEAR BATTERY.

NOTES:  
1. ALL COMMUNICATION POINTS SHALL BE LOCATED IN THE FIELD BY OWNER AND BUILDER.

CONSTRUCTION LEGEND	
	EXISTING CONSTRUCTION TO BE REMOVED
	EXISTING CONSTRUCTION TO REMAIN
	NEW CONSTRUCTION (WOOD FRAME)
	NEW CONSTRUCTION (MASONRY)

ELECTRIC LEGEND	
	DUPLEX CONVENIENCE OUTLET
	QUAD CONVENIENCE OUTLET
	DUPLEX GROUND FAULT INTERRUPT OUTLET
	DUPLEX GROUND FAULT INTERRUPT OUTLET
	SWITCH
	THREE WAY SWITCH
	SURFACE MOUNTED OR RECESSED CEILING FIXTURE
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR



SQUARE FOOTAGE CALCS	
HALLWAY	(SHADED) 61 S.F.
BATH	(SHADED) 56 S.F.
BEDROOM & CLOSET	(SHADED) 188 S.F.
KITCHEN / DINETTE AREA WITH CLOSET	(SHADED) 235 S.F.
LOWER LEVEL APARTMENT LIVING AREA (SHADED)	540 S.F.
<b>TOTAL</b>	

**LOWER FLOOR PLAN**

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

**BROWN RESIDENCE**  
6 GAGE COURT  
TAPPAN, NEW YORK  
10983

CLIENT:

**Allen Brown**

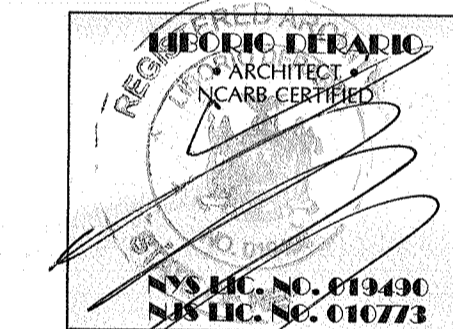
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ENGINEERING CONSULTANT:

**SCOPE OF WORK:**  
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PRELIMINARY  
DRAWINGS  
SCHEMATIC

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ISSUE DATE DESCRIPTION

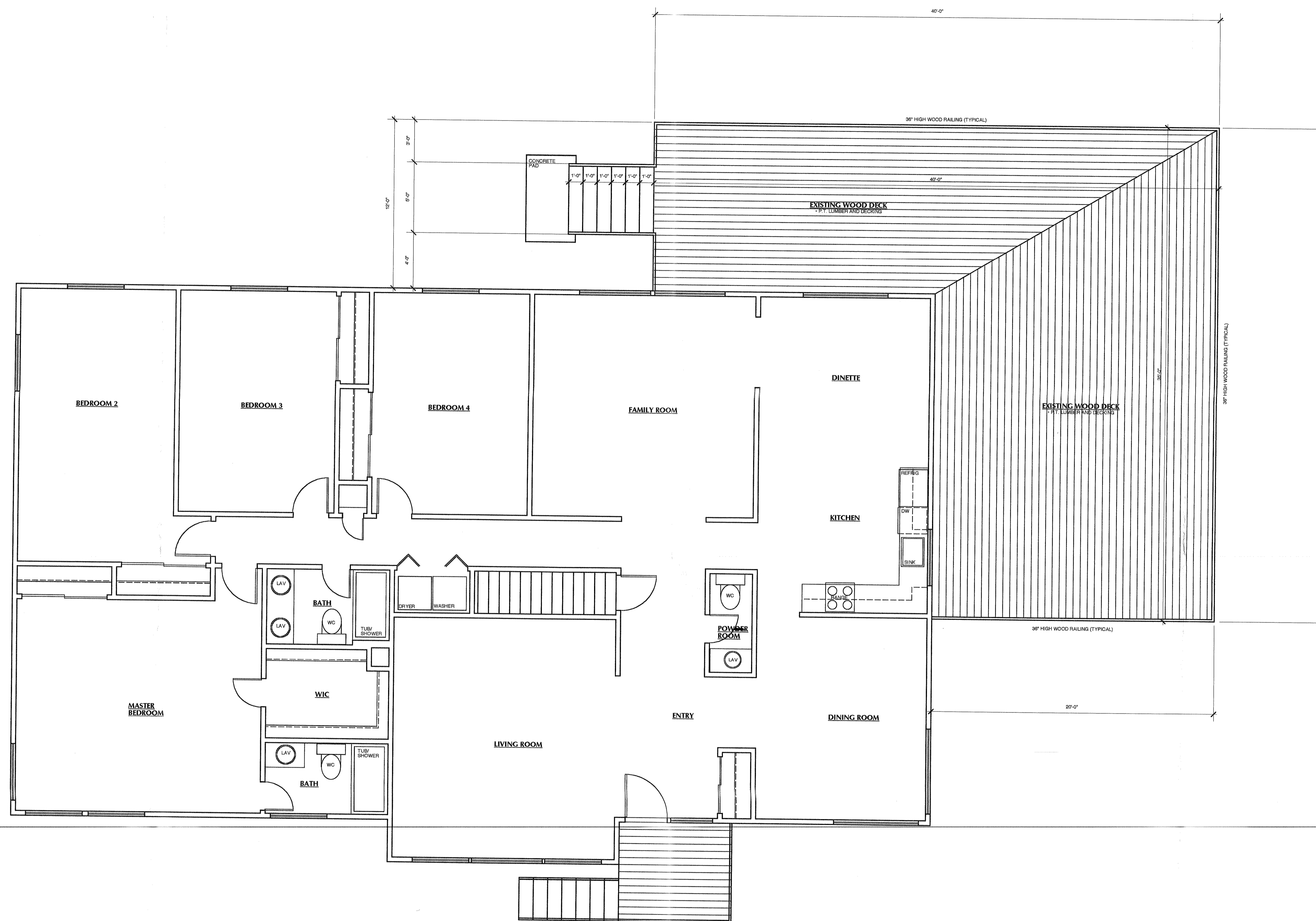
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DRAWING TITLE

**UPPER FLOOR PLAN**

DATE **02.29.20** DRAWING NO. **2**



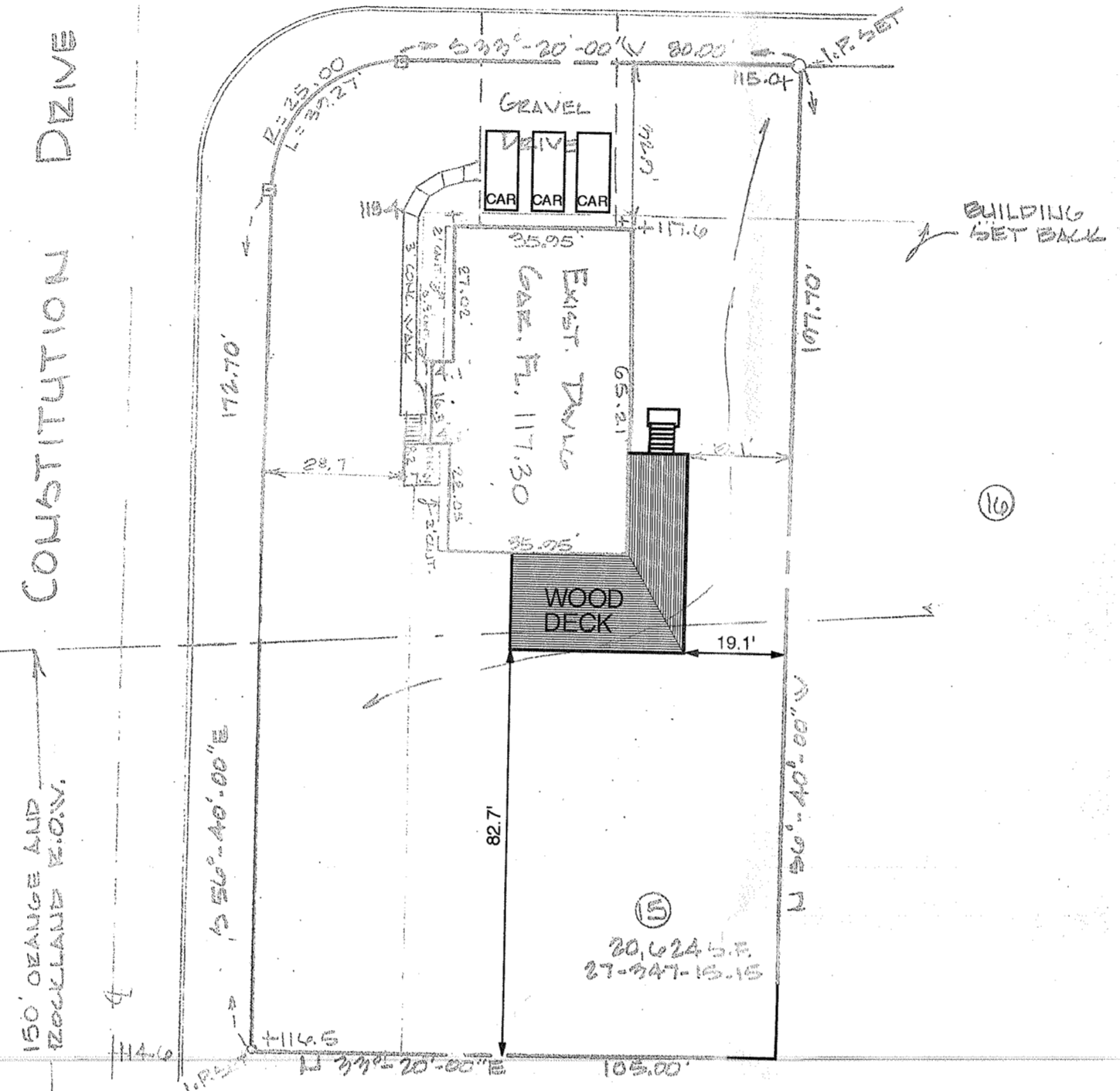
**EXISTING UPPER FLOOR PLAN** 2498 S.F. EXISTING

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



TAPPAN  
ROCKLAND COUNTY  
NEW YORK

GAGE COURT



SECTION: 77.05 BLOCK: 1 LOT: 24

ZONE R-22	MAXIMUM FLOOR AREA RATIO	MINIMUM LOT AREA	MINIMUM LOT WIDTH	MINIMUM STREET FRONTAGE	REQUIRED FRONT YARD	REQUIRED FRONT YARD (SECOND)	REQUIRED SIDE YARD	TOTAL YARD	REQUIRED REAR YARD	MAXIMUM BUILDING HEIGHT
REQUIRED	0.20	22,500	125	75	40	40	25	60	45	9 INCHES
EXISTING	0.121	**20,624	**105	**80	**28.7'	**32.9'	**19.1'	**47.8'	82.7'	0.61'
PROPOSED	0.195	**20,624	**105	**80	**28.7'	**32.9'	**19.1'	**47.8'	82.7'	0.61'

\* VARIANCE REQUIRED  
\*\* VARIANCE REQUIRED (PRE-EXISTING)

**BUILDING S.F. INFORMATION**

EXISTING 2,498.0 SF UPPER FLOOR  
PROPOSED 1,528.5 SF LOWER FLOOR TOTAL COMPLETED WITHOUT A PERMIT  
540.0 SF LOWER FLOOR LIVING (APARTMENT)  
988.5 SF LOWER FLOOR LIVING (OWNER)

EXISTING 2,498.0 SF  
PROPOSED 4,026.5 SF

**SITE PLAN**

INFORMATION FOR THIS SITE PLAN WAS TAKEN FROM SURVEY BY ADLER & YOUNG, PE, 82 DEMAREST MILL ROAD, NANUET, NY DATED 03.27.86

SCALE: 1" = 40'-0"

**BROWN RESIDENCE**  
6 GAGE COURT  
TAPPAN, NEW YORK  
10983

CLIENT:

**Allen Brown**

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ENGINEERING CONSULTANT:

**SCOPE OF WORK:**

FIELD MEASURE EXISTING BUILDING FOR BASE DRAWINGS AND CREATE LAYOUT FOR CONSTRUCTION PERFORMED WITHOUT A BUILDING PERMIT AS PER OWNERS REQUESTS.

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PRELIMINARY SCHEMATICS SCHEME 1.0

06.07.19 AS-BUILT PLAN  
06.06.19 FIELD MEASURE  
05.28.19 FIELD REVIEW

ISSUE DATE DESCRIPTION

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DRAWING TITLE

**SITE PLAN**

DATE: 02.29.20  
DRAWING NO.: 3