

Name of Municipality: TOWN OF ORANGETOWN Date Submitted: _____

2020 LAND USE BOARD APPLICATION

Please check all that apply:

<input type="checkbox"/> Commercial <input type="checkbox"/> Planning Board <input type="checkbox"/> Zoning Board of Appeals <input type="checkbox"/> Subdivision <input type="checkbox"/> Number of Lots <input type="checkbox"/> Site Plan <input type="checkbox"/> Conditional Use <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): _____	<input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Historical Board <input type="checkbox"/> Architectural Board <input type="checkbox"/> Consultation <input type="checkbox"/> Pre-Preliminary/Sketch <input type="checkbox"/> Preliminary <input type="checkbox"/> Final <input type="checkbox"/> Interpretation
--	--

PERMIT#: 50039
ASSIGNED
INSPECTOR: G.M.

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

Project Name: Howe Dormer

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> School District <u>SOCS</u> Ambulance District <u>SOAC</u> Water District <u>SUEZ</u>	Zoning District <u>R-80</u> Postal District <u>Tappan</u> Fire District <u>Tappan</u> Sewer District <u>Orangetown</u>
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Project Description: *(If additional space required, please attach a narrative summary.)*
Add Dormer to master bedroom

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

- E

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

Roof GAF HDZ Asphalt Shingles –
GAF Felt Buster
GAF Weather Watch
GAF Snow Country Ridge Vent
GAF Timbertex –
GAF Pro Start Shingles
Closed Face Aluminum Drip Edge – White
Open Face Aluminum Drip Edge - White
3" x 3" Aluminum Right Angle – White
Aluminum Gravel Stop - White
3" Oatey Aluminum Vent Pip Flashing
Aluminum Trim Coil – White
Aluminum Step Flashing 5" x 5" x 8"
½" Fiberboard Insulation
Firestone .060 EPDM – Black
Firestone 5" Cover Tape – Black
Firestone 6" Seam Tape – Black
Firestone Lap Sealant
Firestone Water Blocker
16oz bright finish copper
Azek Composite trim - White
Seamless 6" "K" Style Aluminum Gutters
Corrugated 3" x 4" Aluminum Leaders – White

Siding ~~Hardi Plank Composite Color to match existing as closely as possible~~

Tyvek House Wrap BM Kendall Charcoal

Historical Areas Board of Review(HABR)

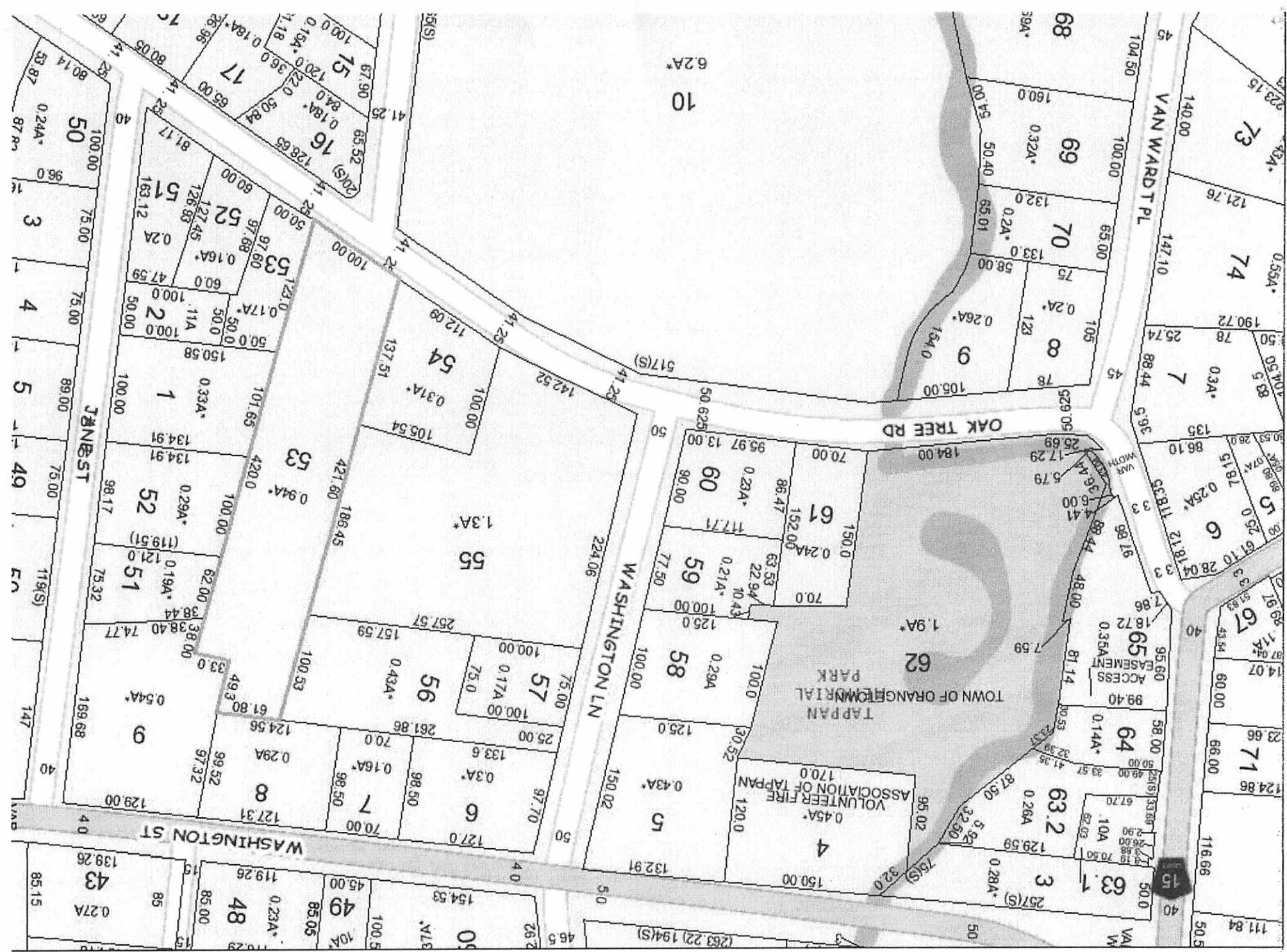
Town of Orangetown Building Department
20 Greenbush Road, Orangeburg, New York 10962

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:	<i>Charcoal</i>		
Siding:			
Decorative Siding:			
Soffits & Fascia:			
Gutters & Leaders:			
Windows:			
Trim:			
Shutters:			
Front Door:			
Back Door:			
Garage Door(s):			
Other Door(s):			
Lighting:			
Lighting:			
Stone or Rock being used on Structure:			
Stone or Rock being used on walkway(s):			
Other:			
<i>House paint</i>	<i>BM</i>	<i>KENDALL</i>	<i>CHARCOAL</i>

ArcGIS Web Map



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

ZONE: R-15 6ML OFFICIAL USE ONLY ACREAGE: .93

Inspector: 6147 Date App Received: 5/18/2020 Received By: U12

Permit No. 50039 Date Issued: _____

CO No. _____ Date Issued: _____

Permit Fee: \$492 Ck# 713 Paid By Howe

GIS Fee: \$20 Ck# 712 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

APPLICANT COMPLETES:

MAY 18 2020

Note: See inside for instructions for completing this application.

PAGES 2, 3 and PAGE 4 must be reviewed and PAGES 3 & 4 must be signed by the applicant.

TOWN OF ORANGETOWN
BUILDING DEPARTMENT

Property Location: 62 Oak Tree Road Tappan

Section: 77.11 Block: 3 Lot: 53

Property Owner: Susan Lolocono / Victoria 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: Nicholas DeRamo NYS Lic # 038547

Address: 298 Union Street, 1 Brooklyn, NY Phone#: (845) 629-2110

Builder/General Contractor: David Sirois RC Lic # H-06114

Address: 14 Laurel Rd Nanuet Phone#: (845) 364-3901

Plumber: Carmelo Toscano - Total Plumbing RC Lic # P-1184 PE

Address: 11 Third St. New City Phone#: (845) 359-4117

Electrician: Gadalyah Eisenberg - Carlton Electric RC Lic #: E-232

Address: 10 Carlton Rd Monsey Phone#: (845) 389-2114

Heat/Cooling: _____ RC Lic#: _____

Address: _____ Phone#: _____

Existing use of structure or land: single family residential

Proposed Project Description: Add Porch to master bedroom to make closet bigger

Proposed Square Footage: _____ Estimated Construction Value (\$): 20,000

BUILDING DEPARTMENT COMPLETES BELOW

PLANS REVIEWED: _____

PERMIT REFERRED / DENIED FOR: _____

Chapter 12, Section 12-4, Paragraph A requires HABT approval

RF Jupyter 5/20/2020

B 5/22/2020

FOR OFFICE USE ONLY

SECTION

BLOCK

LOT

NAME

PERMIT #

H
1
S
T
O
R
Y

HOWE RESIDENCE

62 OAK TREE ROAD, TAPPAN NY 10983



NICHOLAS DERAMO ARCHITECT PLLC

DRAWING INDEX

ISSUED OMITTED

ARCHITECTURAL

NO.	DESCRIPTION	ISSUED	OMITTED
T000.00	COVER PAGE	<input type="radio"/>	<input type="checkbox"/>
DM100.00	DEMOLITION PLAN	<input type="radio"/>	<input type="checkbox"/>
DM101.00	DEMOLITION ROOF PLAN	<input type="radio"/>	<input type="checkbox"/>
A101.00	CONSTRUCTION PLAN	<input type="radio"/>	<input type="checkbox"/>
A102.00	CONSTRUCTION ROOF PLAN	<input type="radio"/>	<input type="checkbox"/>
A200.00	EXTERIOR ELEVATIONS	<input type="radio"/>	<input type="checkbox"/>
A201.00	EXTERIOR ELEVATIONS	<input type="radio"/>	<input type="checkbox"/>
A300.00	SECTION DETAILS	<input type="radio"/>	<input type="checkbox"/>

DIRECTORY

CLIENT: JOHN AND VICTORIA HOWE CONTACT:

ARCHITECT: NICHOLAS DERAMO ARCHITECT PLLC CONTACT: NICHOLAS DERAMO, R.A., LEED A.P. ND@NICHOLASDERAMOARCHITECT.COM T: 845 629 2110

SCOPE OF WORK

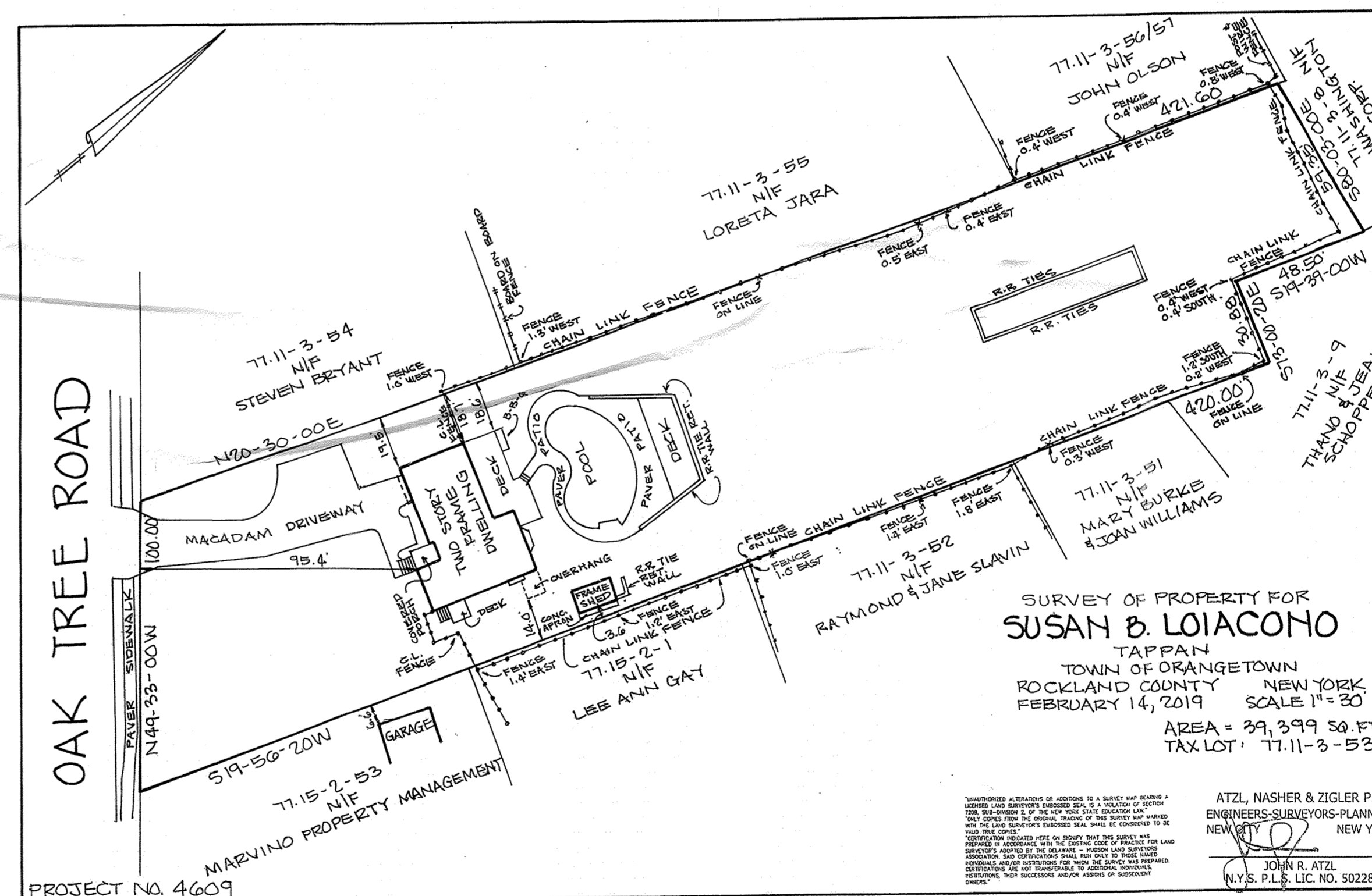
ALTERNATIONS INCLUDE THE ADDITION OF A NEW DORMER AT THE FRONT OF THE STRUCTURE

NOTE: NO CHANGE IN USE, OCCUPANCY OR EGRESS UNDER THIS APPLICATION

ZONING INFORMATION

ADDRESS: 62 OAK TREE ROAD TAPPAN, NY 10983
BLOCK: 77.11-3-53

SITE DIAGRAM



OWNERSHIP AND USE OF DOCUMENTS
THE SET OF DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF PROFESSIONAL SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECTS OR PURPOSES, OR BY ANY OTHER PARTIES THAN THOSE PROPERLY AUTHORIZED BY CONTRACT AND WITH SPECIFIC WRITTEN AUTHORIZATION OF NICHOLAS DERAMO ARCHITECT PLLC.

DATE	DESCRIPTION
04.30.20	CONSTRUCTION PERMIT SET

DATE	DESCRIPTION
04.30.20	CONSTRUCTION PERMIT SET

OWNER APPROVAL:

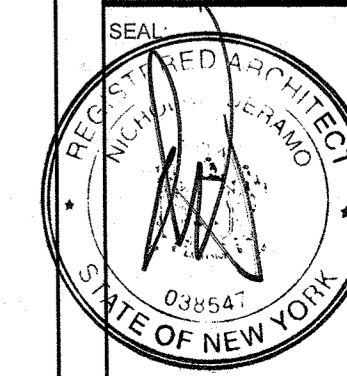
SIGNATURE: _____ DATE: _____

PROJECT: HOWE RESIDENCE
62 OAK TREE ROAD
TAPPAN, NY 10983

DRAWING TITLE: COVER SHEET

RECEIVED
MAY 18 2020
TOWN OF ORANGETOWN
BUILDING DEPARTMENT

DATE: 04.30.2020
PROJECT NO: HOW2
DRAWING BY: N.D.
CHK BY:
SHEET NUMBER: T000.00
CAD FILE: N/A



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KEY PLAN

ISSUE LOG

DATE	DESCRIPTION	BY
04.30.20	CONSTRUCTION PERMIT SET	



1 ELEVATION: EXISTING
Scale: 3/8"=1'-0"



2 ELEVATION: PROPOSED
Scale: 3/8"=1'-0"


RECEIVED
MAY 18 2020
TOWN OF ORANGETOWN
BUILDING DEPARTMENT

OWNER APPROVAL:

SIGNATURE _____ DATE _____

PROJECT:
HOWE RESIDENCE
82 OAK TREE ROAD
TAPPAN, NY 10983

DRAWING TITLE:
EXTERIOR ELEVATIONS

SEAL:  DATE: 04.30.2020
PROJECT NO: HOW2
DRAWING BY: N.D.
SHEET NUMBER: A200.00
CAD FILE: N/A x of x



NICHOLAS DERAMO ARCHITECT PLLC

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NOT BLANK

ISSUE LOG

DATE	REVISION NO.	ISSUE
04.30.20		CONSTRUCTION PERMIT SET



1 ELEVATION: EXISTING
Scale: 3/8"=1'-0"



2 ELEVATION: PROPOSED
Scale: 3/8"=1'-0"

RECEIVED
MAY 18 2020
TOWN OF ORANGETOWN
PLANNING DEPARTMENT

OWNER APPROVAL:

SIGNATURE _____ DATE _____

PROJECT:

HOWE RESIDENCE
62 OAK TREE ROAD
TAPPAN, NY 10983

DRAWING TITLE:

EXTERIOR ELEVATIONS

SEAL:	DATE: 04.30.2020
	PROJECT NO: HOW2
	DRAWING BY: N.D.
	CHK BY:
	SHEET NUMBER: A201.00
CAD FILE: N/A	X OF X