

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: 4/23/2020

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 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 checked="" 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#: 49865
 ASSIGNED _____
 INSPECTOR: Dom M.
 Referred from Planning Board: YES / NO
 If yes provide date of Planning Board meeting: _____

Project Name: Tampakis Residence Covered Porch ~~addition~~

Street Address: 22 Bluefields Ln
Blauvelt, NY 10913

Tax Map Designation:

Section: 70.13 Block: 2 Lot(s): 45
Section: _____ Block: _____ Lot(s): _____

Directional Location:

On the NW side of Bluefields Ln, approximately 600 feet from of the intersection of Blauvelt rd & Bluefields Ln, in the Town of ORANGETOWN in the hamlet/village of Blauvelt.

Acreage of Parcel <u>0.36</u>	Zoning District <u>R-15</u>
School District <u>South Orangetown</u>	Postal District <u>Blauvelt</u>
Ambulance District <u>South Orangetown</u>	Fire District <u>Blauvelt</u>
Water District <u>United Water</u>	Sewer District <u>Town of Orangetown</u>

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

covered porch ~~addition~~

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

Date: 4/20/2020 Applicant's Signature: Pauline Tampakis

APPLICATION REVIEW FORM

Applicant: John and Pauline Tampakis Phone # 845-398-1176
Address: 22 Bluefields Ln. Blauvelt, NY 10913
Street Name & Number (Post Office) City State Zip Code

Property Owner: John and Pauline Tampakis Phone # 845-398-1176
Address: 22 Bluefields Ln Blauvelt, NY 10913
Street Name & Number (Post Office) City State Zip Code

Engineer/Architect/Surveyor: Harry Goldstein Phone # 845-356-7942
Address: 4 Regina Rd. Monsey, NY 10962
Street Name & Number (Post Office) City State Zip Code

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

Contact Person: George Alatsas Phone # 914-403-8498
Address: 17 Bluefields Ln Blauvelt, NY 10913
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:

- 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:

- 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 _____

Are there **streams** on the site? If yes, please provide the names. _____

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

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.



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

DENIAL TO THE ZONING BOARD OF APPEALS

Date: March 25, 2020

Applicant: Alatsas

Address: 22 Bluefields, Blauvelt, NY10913

RE: Application Made at: same

Chapter 43...

Table 3.12 Column 1 R-15 District, Column 2 Group M, Column 3 SFR, Column 4 Max FAR 20% with
26.3% propped.

One variance required

Section: 70.13

Block: 2

Lot: 45

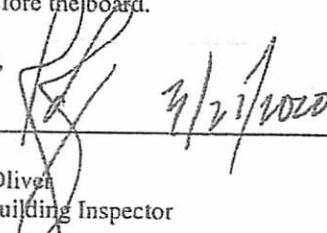
Dear Tampaki's:

Please be advised that the Building Permit Application, which you submitted on
February 28, 2020, 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

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

USE ONLY

ZONE: <u>R-15</u>	OFFICIAL USE ONLY	ACREAGE: <u>.36</u>
Inspector: <u>Dom</u>	Date App Received: <u>2/28/2020</u>	Received By: <u>UZ</u>
Permit No. <u>49865</u>	Date Issued: _____	
CO No. _____	Date Issued: _____	
Permit Fee: <u>\$384</u>	Ck# <u>2013</u>	Paid By <u>Tampakis</u>
GIS Fee: <u>\$20</u>	Ck# <u>2012</u>	Paid By _____
Stream Maintenance Fee _____	Ck # _____	Paid By _____
Additional Fee: _____	Ck# _____	Date Paid _____
1 st 6 mo. Ext.: _____	Ck # _____	Exp. Date: _____
2 nd 6 mo. Ext.: _____	Ck # _____	Exp. Date: _____

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.

Property Location: 22 Bluefields Ln. Blauvelt, NY 10913

Section: 70.13 Block: 2 Lot: 45

Property Owner: John and Pauline Tampakis

Mailing Address: 22 Bluefields Ln. Blauvelt, NY 10913

Email: ptampakis@aol.com Phone #: 845-398-1176

Lessee (Business Name): _____

Mailing Address: _____

Email: _____ Phone #: _____

Type of Business /Use: _____

Contact Person: George Alatsas Relation to Project: Builder

Email: bbeorp19@gmail.com Phone#: 914-403-8498

Architect/Engineer: Harry Goldstein NYS Lic # 023518

Address: 7 Regina Rd. Monsey, NY 10962 Phone#: 845-356-7942

Builder/General Contractor: Bluefields Building Corp RC Lic # _____

Address: 17 Bluefields Ln Blauvelt, NY 10913 Phone#: 914-403-8498

Plumber: _____ RC Lic # _____

Address: _____ Phone#: _____

Electrician: _____ RC Lic #: _____

Address: _____ Phone#: _____

Heat/Cooling: _____ RC Lic#: _____

Address: _____ Phone#: _____

Existing use of structure or land: single family residence

Proposed Project Description: covered porch addition

Proposed Square Footage: 272 sq. ft. Estimated Construction Value (\$): 13,602.00

BUILDING DEPARTMENT COMPLETES BELOW

PLANS REVIEWED: _____

PERMIT REFERRED / DENIED FOR:

Chapter 43, Table 3.12, Col 1 R-15, Col 2 Group M, Col 3 SPR, Col 4 Max PAR
70% w/ 26.3% proposed.

1 Variance required
3/25/2020

SURVEY: ARJ EDM
DRAWN: AM
CHECKED: RMR

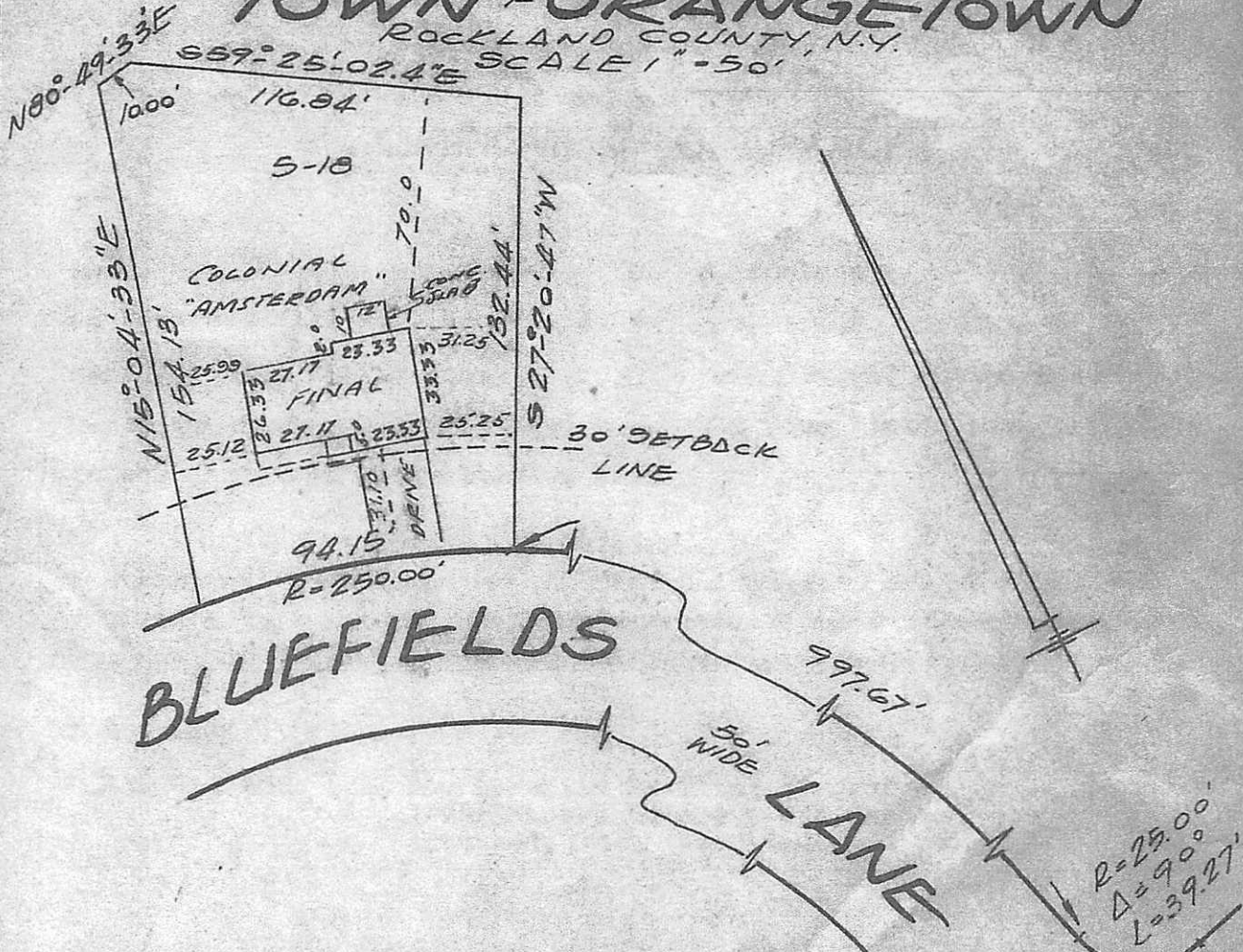
TOWN: ORANGETOWN
STREET: BLUEFIELDS
DATE: AUGUST 29, 1964

REV. DEC 24, 1964
REV. APRIL 20, 1965
FINAL SURVEY

SURVEY MADE FOR BLUEFIELDS AT HAMLET OF BLAUVELT TOWN OF ORANGETOWN

ROCKLAND COUNTY, N.Y.

SCALE 1" = 50'

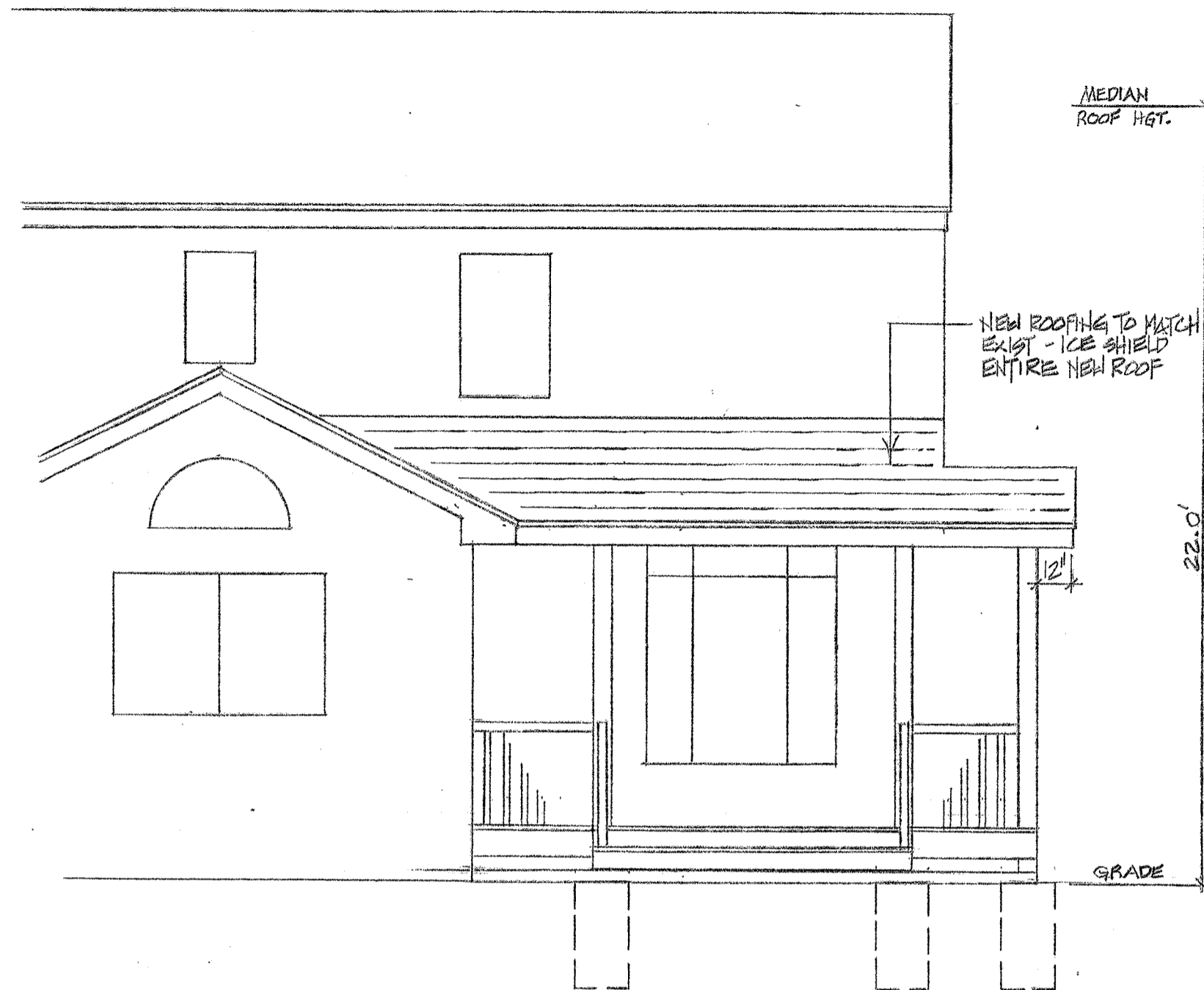


BEING LOT 5-18 AS SHOWN ON A MAP ENTITLED "BLUEFIELDS SECTION 3 HAMLET OF BLAUVELT IN TOWN OF ORANGETOWN, NEW YORK." FILED IN THE ROCKLAND COUNTY CLERKS OFFICE AUG 3, 1964 AS MAP NO. 3262 IN BOOK 68, PAGE 47

CERTIFIED AS BEING AN ACCURATE AND TRUE SURVEY TO DIME SAVINGS BANK & GUARANTY TITLE

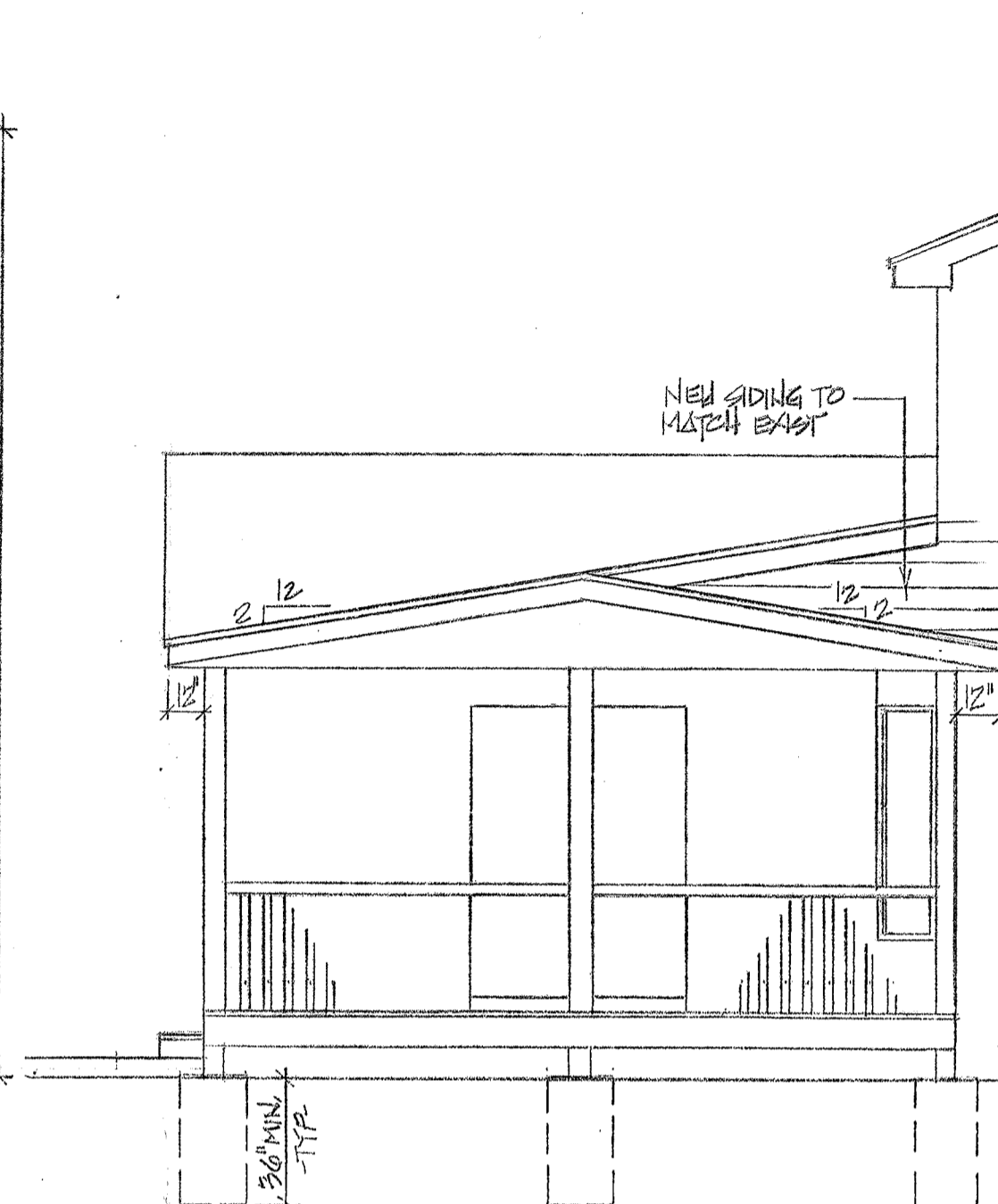
Harriet M. Hook.
N.Y. P.E. # 15 NO 39258

Alfred R. Vogt
ALFRED R. VOGT 2ND
LICENSED LANDSURVEYOR
37 NORDHOFF PLACE
ENGLEWOOD, N.J.

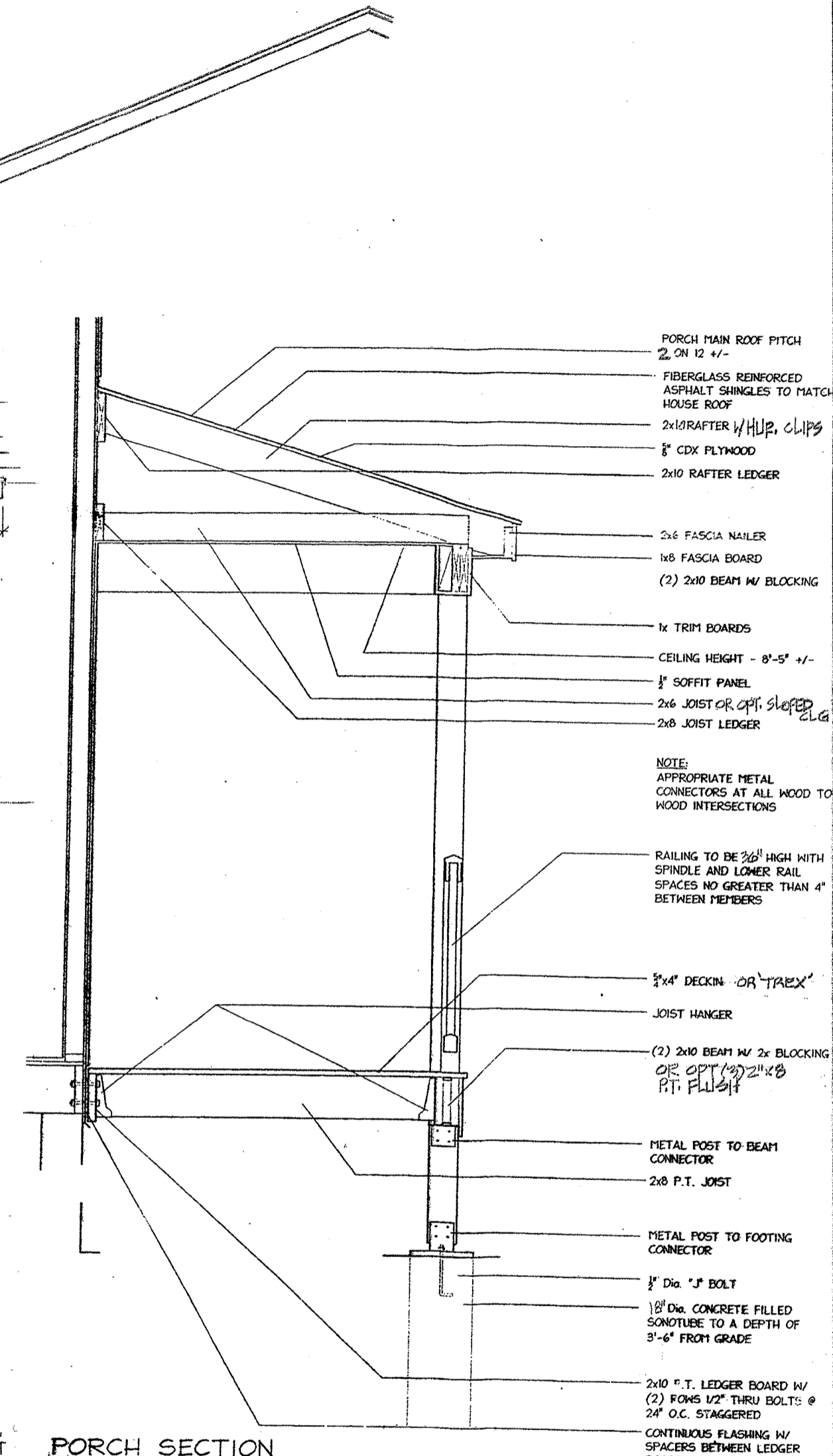


REAR ELEVATION

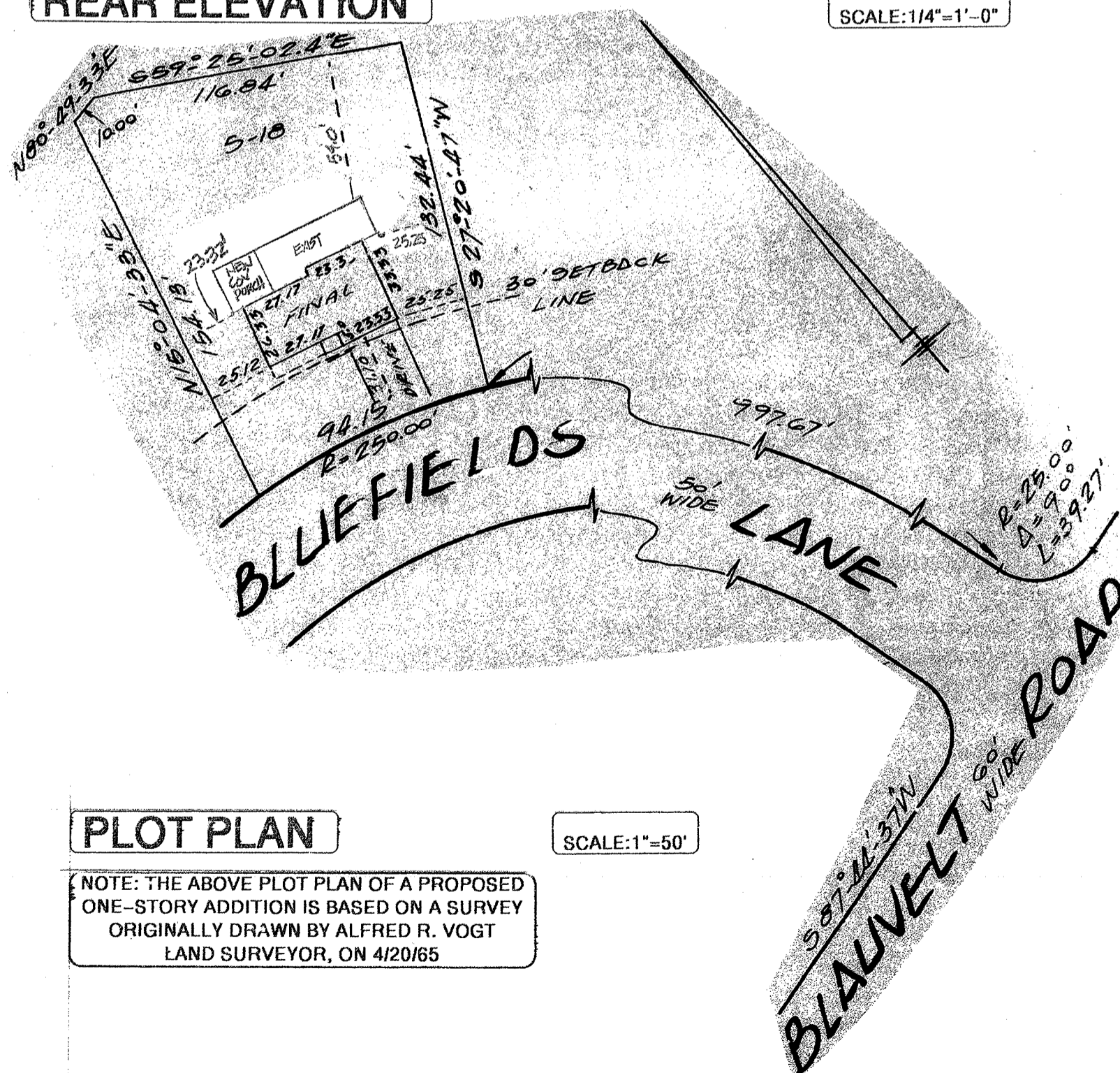
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION



PORCH SECTION



PLOT PLAN

SCALE: 1" = 50'

NOTE: THE ABOVE PLOT PLAN OF A PROPOSED ONE-STORY ADDITION IS BASED ON A SURVEY ORIGINALLY DRAWN BY ALFRED R. VOGT LAND SURVEYOR, ON 4/20/65

STATE OF NEW YORK ADOPTED CODES AND STANDARDS
 INTERNATIONAL RESIDENTIAL CODE- NY ED, 2015
 NATIONAL ELECTRICAL CODE, 2015
 NATIONAL STANDARD PLUMBING CODE, 2015
 INTERNATIONAL ENERGY CONSERVATION CODE, 2016 (RESIDENTIAL)
 INTERNATIONAL MECHANICAL CODE, 2015
 INTERNATIONAL FUEL GAS CODE, 2015
 2016 RESIDENTIAL PRESCRIPTIVE PACKAGE

NOTE: TO THE BEST OF MY KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGEMENT, PLANS ARE IN COMPLIANCE WITH THE 2015 IECC & NYS ENERGY CODE SUPPLEMENT

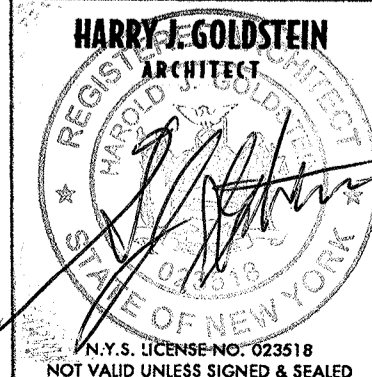
BULK REGULATIONS

col	1. ZONE R-15	2. GROUP M		3. USE SINGLE-FAMILY RES.
		REQUIRED	EXISTING	PROPOSED
4	Floor area ratio	0.20	0.245	0.263
5	Lot area	15,000	15,000	15,000
6	Lot Width	100	94.15	94.15
7	Front yard depth	30	31.10	31.10
8	Side yard width	15	23.12	23.32
9	Total width both side yards	30	50.37	48.57
10	Rear yard depth	35	54.	54.
11	Maximum building height in feet and inches per foot of distance from lot line	1'-0"	8 1/2"	8 1/2"

TAMPAKIS RESIDENCE COVERED PORCH ADDITION

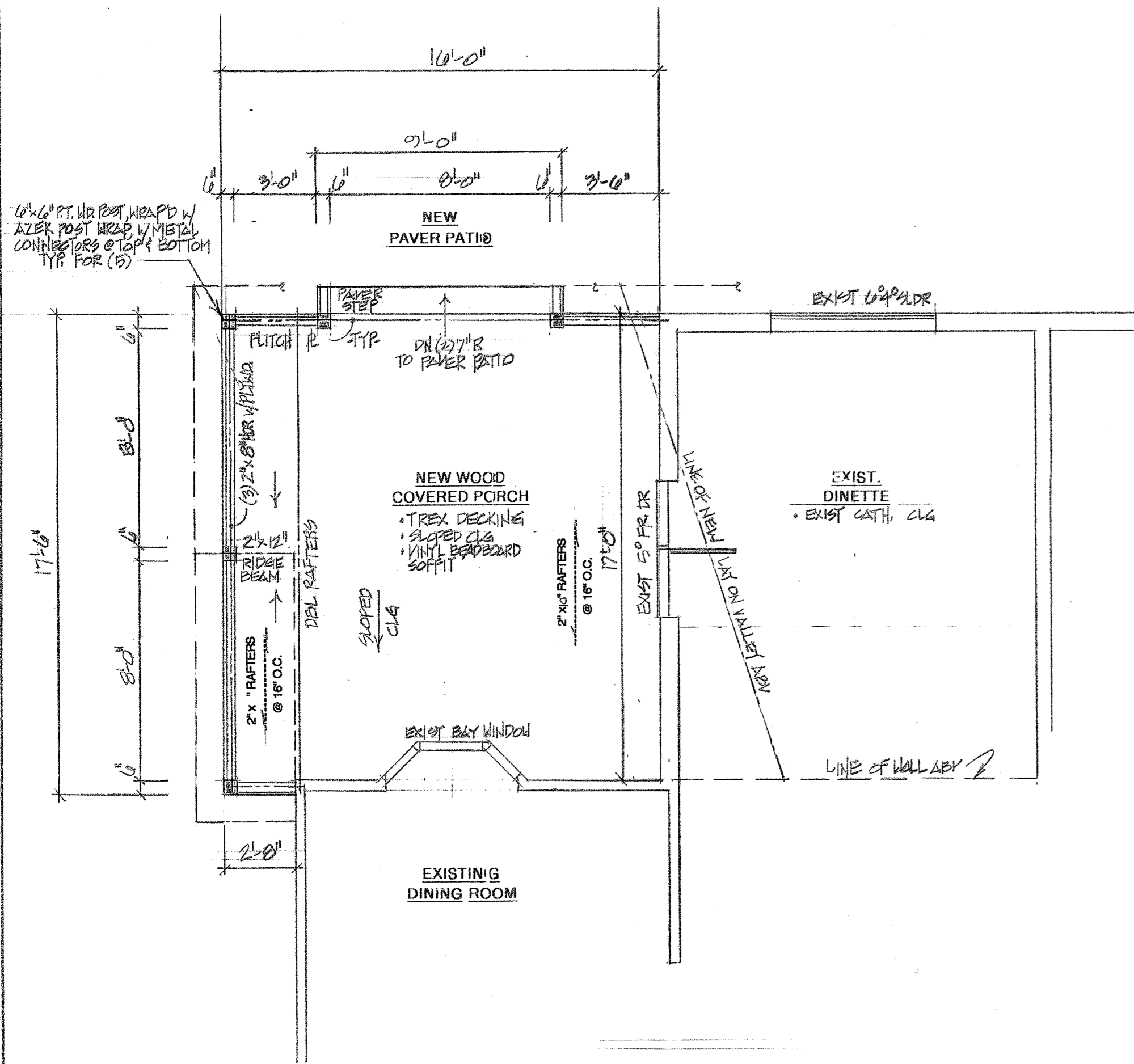
22 BLUEFIELDS LANE
BLAUVELT, NEW YORK

PROJECT 191290
FEBRUARY 12, 2020



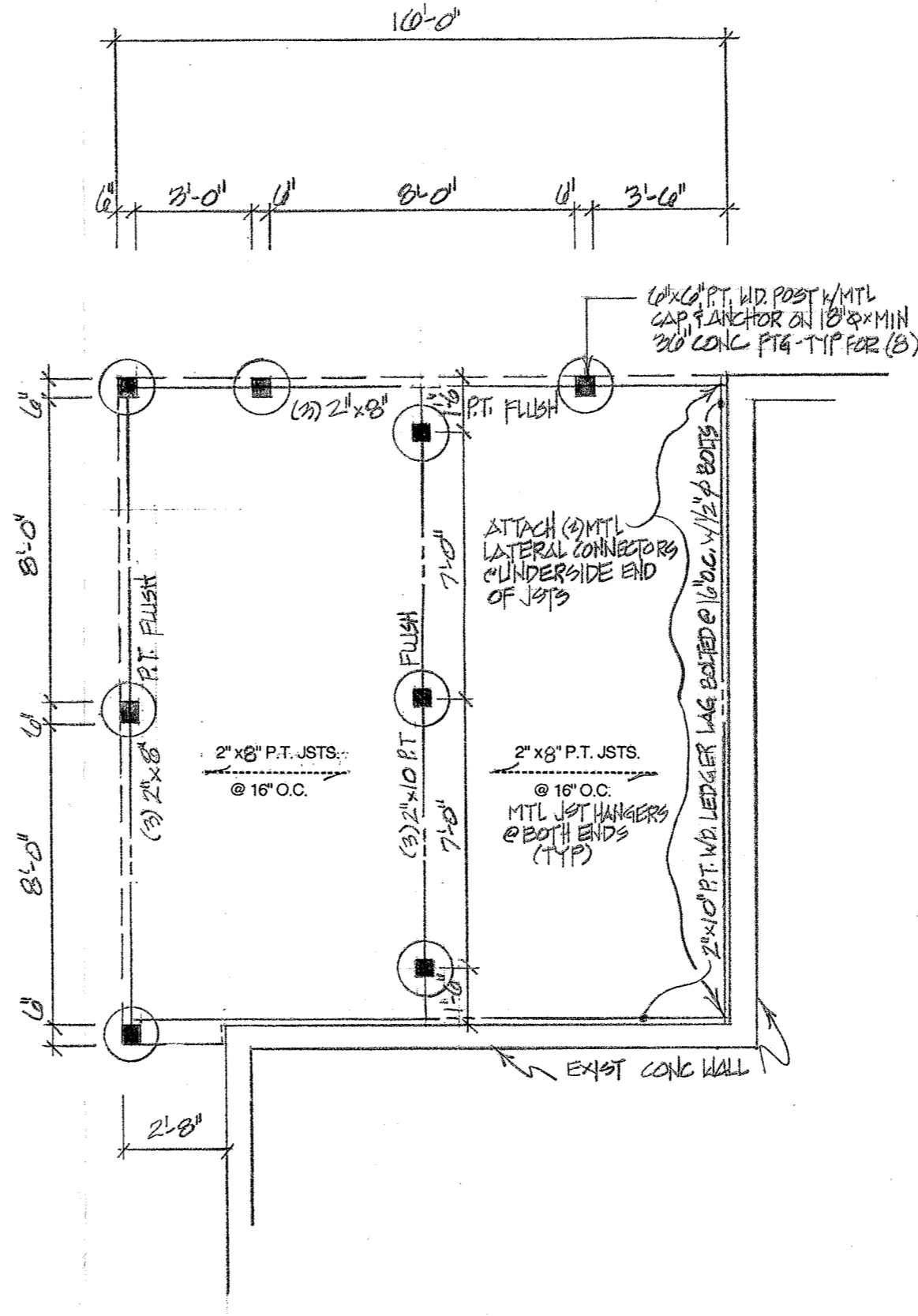
HARRY J. GOLDSTEIN
ARCHITECT
DESIGN & DEVELOPMENT

4 REGINA ROAD
MONSEY, NEW YORK 10952
(845) 356-7942 (914) 393-5787



MAIN FLOOR PLAN

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



FOOTING PLAN

GENERAL NOTES

- ALL WORK PERFORMED SHALL COMPLY WITH THE BUILDING AND ZONING ORDINANCES THE TOWN OF ORANGE TOWN AND THE N.Y.S. BUILDING AND ENERGY CODES.
- ALL ELECTRICAL WORK PERFORMED SHALL BE APPROVED BY THE NATIONAL BOARD OF FIRE UNDERWRITERS AND LOCAL UTILITY COMPANIES.
- ALL PLUMBING WORK AND SEWER HOOK-UP AND/OR SEPTIC SYSTEMS SHALL BE IN ACCORDANCE WITH LOCAL HEALTH DEPARTMENT REQUIREMENTS AND SHALL BE SUBJECT TO APPROVAL OF THE PLUMBING INSPECTOR.
- 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 CERTIFICATE 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 ARCHITECT. ALL DIMENSIONS AND LOCATIONS AS INDICATED ON THE DRAWINGS SHALL BE CONSIDERED AS REASONABLY CORRECT BUT IT SHALL BE UNDERSTOOD THAT THEY ARE SUBJECT TO MODIFICATION AS MAY BE NECESSARY OR DESIRABLE AT THE TIME OF INSTALLATION TO MEET ANY UNFORESEEN OR OTHER CONDITION.
- ARCHITECT AND RELATED CONSULTANTS HAVE NOT BEEN RETAINED FOR CONSTRUCTION INSPECTION SERVICES OR FOR APPROVAL OF SHOP DRAWINGS. ARCHITECT IS ONLY RESPONSIBLE FOR THESE WORKING DRAWINGS AND THEIR RELATED SPECIFICATIONS. ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY EXISTING STRUCTURE OR ANY UNFORESEEN PERICULUMS PRIOR TO NEW CONSTRUCTION. ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY NEW CONSTRUCTION AND/OR DEMOLITION OPERATIONS AND METHODS.
- ALL FOOTINGS TO REST ON VIRGIN SOIL HAVING A MINIMUM BEARING CAPACITY OF 7 TONS PSF @ 3' 0" MINIMUM BELOW THE FINISHED GRADE.
- EARTH UNDER CONCRETE SLAB SHALL BE THOROUGHLY COMPACTED AND CLEANED OF DEBRIS, WATER AND OTHER MATTER. THE SUB-GRADE SHALL BE BROUGHT TO A TRUE PLANE AND COMPACTED TO SOLID BEARING.
- ALL POURED CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AFTER 28 DAYS.
- BACKFILL AGAINST 8" POURED CONCRETE WALLS SHALL BE A MAXIMUM OF 7' 0" AND 1" CONCRETE BLOCK WALLS MAXIMUM 6' 0" ABOVE SLAB TO ADJACENT GRADE.
- FOOTING DRAINS SHALL BE PROVIDED WHERE REQUIRED. THEY SHALL BE LAID APPROVED MANNER AND PROTECTED AT TOP WITH BUILDING PAPER AND PROVIDE POSITIVE OUTFLOW TO STORM DRAIN OR DRY WELL.
- FINISHED GRADE AND DRIVEWAY SHALL PITCH AWAY FROM THE BUILDING SO THAT A SURFACE WATER FLOWS AWAY FROM IT.
- ALL LUMBER MATERIALS USED IN THE BUILDING SHALL BE GOOD, SOUND, DRY MATERIAL FREE FROM ROT, LARGE AND LOOSE KNOTS, SHAKES AND OTHER IMPERFECTIONS WHEREBY THE STRENGTH MAY BE IMPAIRED, AND OF SIZES INDICATED ON DRAWINGS. STUDS, SILL POSTS, LINTELS AND RAFTERS SHALL BE HEM-FIR (19% MAX. MOISTURE CONTENT). ALLOW 75% NO. 1 GRADE AND 25% NO. 2 GRADE EXCEPT IF NOTED OTHERWISE HEREINAFTER IN THE SPECIFICATION OR ON THE DRAWINGS: THE MIN. UNIT STRESS FOR HEM-FIR SHALL BE:

FIBER STRESS (F _b)	= 1,500 PSI
HORIZONTAL SHEAR (F _v)	= 95 PSI
MODULUS OF ELASTICITY (E)	= 1,400,000 PSI

 WHERE INDICATED ON THE DRAWINGS WITH THE NOTATION $E = 1,500$ ONLY DOUGLAS FIR LARCH-NORTH (19% MAX. MOISTURE) NO. 1 GRADE SHALL BE USED WITH THE FOLLOWING MIN. UNIT STRESSES:

FIBER STRESS (F _b)	= 1,500 PSI
HORIZONTAL SHEAR (F _v)	= 95 PSI
MODULUS OF ELASTICITY (E)	= 1,800,000 PSI
- CALCULATED DESIGN LOADS (ADD 10 PSF DEAD LOAD - ALL SPANS)

ROOF	30 PSF LIVE LOAD (40)
FLOORS	40 PSF LIVE LOAD (50)
ATTIC	20 PSF LIVE LOAD (30)
DECKS	60 PSF LIVE LOAD (70)
- DOUBLE JOISTS UNDER ALL PARTITIONS RUNNING PARALLEL WITH SPANS AND AROUND ALL FLOOR OPENINGS. DOUBLE STUDS AROUND ALL WALL OPENINGS. ONE ROW OF SOL BRIDGING AT MID-HEIGHT OF ALL INTERIOR BEARING WALLS. DOUBLE FRAMING AROUND ALL SKYLIGHTS. ROOF AND FLOOR TRUSSES (TJ) AND L.V.L. (MICRO-LAM) TO BE INSTALLED STRICT COMPLIANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
- ALL GYPSUM BOARD SHALL BE SCREWED ON CEILINGS AND/OR NAILED TO WALLS. IT RECEIVE THREE COATS OF SPACKLE. FINISHED TO RECEIVE TWO COATS OF PAINT.
- FLOORING, TRIM, CLOSET SHELVING, CABINETRY, APPLIANCES, FIXTURES, HARDWARE ETC. SHALL BE SELECTED BY OWNER AND INSTALLED BY BUILDER IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- WINDOWS SHALL BE SIZE, TYPE AND MFG. AS INDICATED ON PLANS, WITH SCREENS PROVIDED. GLAZING LESS THAN 18" ABOVE FLOOR SHALL BE TEMPERED. OPTIONS SUCH AS GLAZING, GRILLES, COLORS, ETC. SHALL BE SELECTED BY OWNER AND/OR BUILDER PRIOR TO CONSTRUCTION.
- ALL EXTERIOR OPENINGS SHALL BE PROPERLY FLASHED, CAULKED, WEATHER STRIPPED OR OTHERWISE SEALED.
- ALL DOORS SHALL BE 6' - 8" HIGH UNLESS OTHERWISE NOTED. PROVIDE WEATHER STRIP SADDLE ON ALL EXTERIOR DOORS.
- GUTTERS AND DOWNSPOUTS SHALL BE INSTALLED AS REQUIRED.

**TAMPAKIS RESIDENCE
COVERED PORCH ADDITION**

**22 BLUEFIELDS LANE
BLAUVELT, NEW YORK**

**HARRY J. GOLDSTEIN
ARCHITECT**

[Signature]

N.Y.S. LICENSE NO. 023518
NOT VALID UNLESS SIGNED & SEALED

**HARRY J. GOLDSTEIN
ARCHITECT**
DESIGN & DEVELOPMENT

4 REGINA ROAD
MONSEY, NEW YORK 10952
(845) 356-7942 (914) 393-5787

PROJECT 191280
FEBRUARY 12, 2020

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