

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

### 2021 LAND USE BOARD APPLICATION

*Please check all that apply:*

|   |  |
|---|--|
| <input checked="" type="checkbox"/> Commercial        | <input 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:** The Filling Station

**Street Address:** 243 Route 9W  
Palisades, NY 10964

**Tax Map Designation:**  
Section: 78.18 Block: 1 Lot(s): 2  
Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_

**Directional Location:**  
On the east side of Route 9W, approximately  
490 feet north of the intersection of Closter Rd, in the  
Town of Orangetown in the hamlet/village of Palisades.

|  |  |
|--|--|
| <b>Acreage of Parcel</b> <u>0.9180</u>                 | <b>Zoning District</b> <u>RR-80</u>                    |
| <b>School District</b> <u>South Orangetown Central</u> | <b>Postal District</b> <u>Palisades</u>                |
| <b>Ambulance District</b> _____                        | <b>Fire District</b> <u>Palisades</u>                  |
| <b>Water District</b> <u>Suez Water</u>                | <b>Sewer District</b> <u>Orangetown Sewer District</u> |

**Project Description:** *(If additional space required, please attach a narrative summary.)*  
Extension of seasonal parking for an existing restaurant onsite

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

**APPLICATION REVIEW FORM**

**Applicant:** The Filling Station Phone # 845-359-9000

**Address:** 243 Route 9W Palisades NY 10964  
Street Name & Number (Post Office) City State Zip Code

**Property Owner:** 9W Agora LLC Phone # 845-358-5115

**Address:** 243 Route 9W Palisades NY 10964  
Street Name & Number (Post Office) City State Zip Code

**Engineer/Architect/Surveyor:** Civil Tec Engineering & Surveying PC Phone # 845-547-2241

**Address:** 139 Lafayette Ave Suffern NY 10901  
Street Name & Number (Post Office) City State Zip Code

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

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

**Contact Person:** Rachel Barese, PE Phone # 845-547-2241

**Address:** 139 Lafayette Avenue Suffern NY 10901  
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 checked="" 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:  
Rt 9W, Tallman State Park

**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 checked="" type="checkbox"/> Other <u>NY Parks, Recreation &amp; Historic Preservation</u> |  |

**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 1625 SF
- 2) Total square footage 1625 SF
- 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 unnamed stream

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

**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.

05-59 6/1/06  
\_\_\_\_\_  
\_\_\_\_\_

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

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

# Historical Areas Board of Review (HABR)

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

PROPERTY ADDRESS: \_\_\_\_\_ Section/Block/Lot: \_\_\_\_\_

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:                              |                            |          |              |
| Garage Door(s):                         |                            |          |              |
| Other Door(s):                          |                            |          |              |
| Lighting:                               |                            |          |              |
| Lighting:                               |                            |          |              |
| Stone or Rock being used on Structure:  |                            |          |              |
| Stone or Rock being used on walkway(s): |                            |          |              |
| Other:                                  | Pavilion Orange Paving Co. |          |              |

*Not Applicable*

referral  
↓

4-6-2021  
Jane -  
This site is  
located in the  
Palisades Historic  
Zone - do you want  
it to go there as  
well  
Yes  
Charge

Filling Station

243 Rte 9W, Palisades \*GML\* 78.18-1-2; 12-46

6 Letters  
6 Posters

✓ 392489 78.14-1-1  
State of NY  
18 New Hempstead Rd  
New City, NY 10956

✓ 392489 78.14-1-3  
Erica Y Chung  
250 Rte 9W  
Palisades, NY 10964

✓ 392489 78.14-1-4  
Young Ju Chung  
250 Route 9W  
Palisades, NY 10964

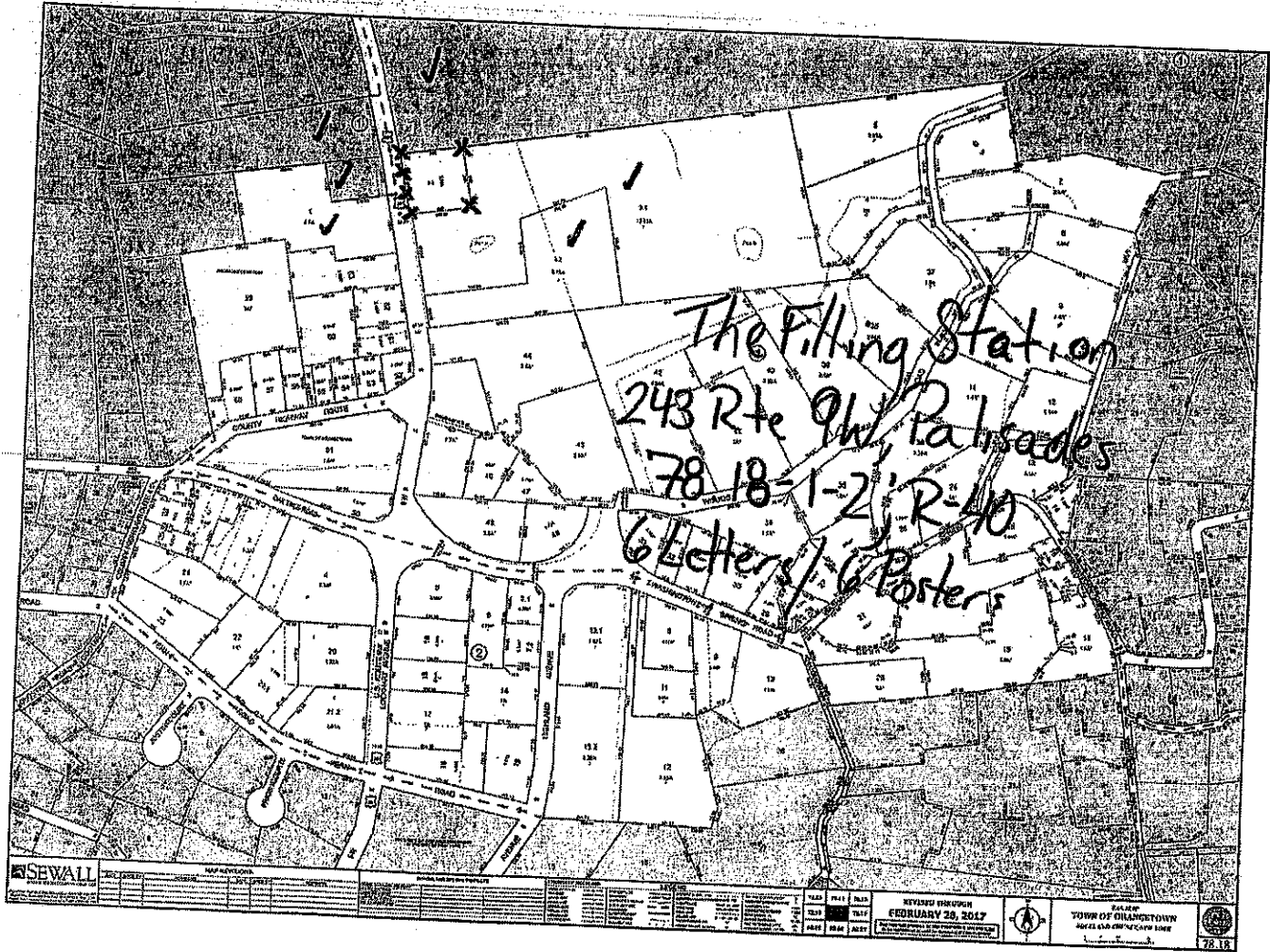
✓ 392489 78.18-1-1  
Phillip A Bauman  
P.O. Box 52  
Palisades, NY 10964

\* 392489 78.18-1-2  
Villas Properties Equities LLC  
243 Rte 9W  
Palisades, NY 10964

✓ 392489 78.18-1-3.1  
Wyandanch Washington Realty  
P.O. Box 695  
Palisades, NY 10964

NO Data Found

✓ 392489 78.18-1-3.2  
Palisades 9W LLC  
P.O. Box 695  
Palisades, NY 10964



The Filling Station  
243 Rte 91, Ralsteads  
78-18-1-2, R-40  
6 Letters / 6 Posters

SEWALL

|         |       |       |
|---------|-------|-------|
| ROAD    | PAV   | UNPAV |
| RAIL    | WATER | SEWER |
| UTILITY | POST  | PHONE |
| ...     | ...   | ...   |

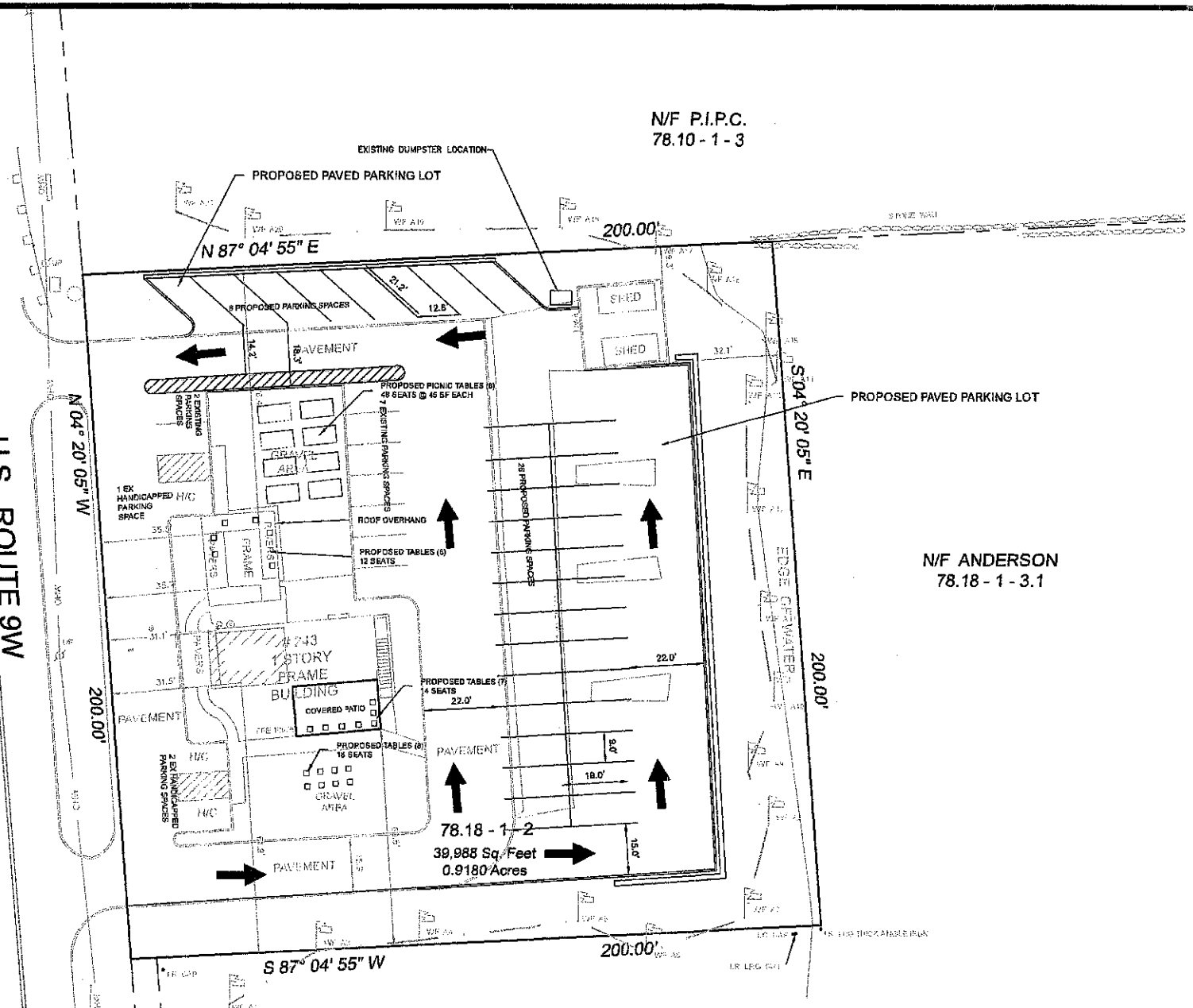
REVISED VERSION  
FEBRUARY 20, 2017

TOWN OF CHALMERS  
SCALE 1/4" = 100' (AS SHOWN)

78-18



U.S. ROUTE 9W  
VARIABLE WIDTH



N/F P.I.P.C.  
78.10 - 1 - 3

N/F ANDERSON  
78.18 - 1 - 3.1

N/F ANDERSON  
78.18 - 1 - 3.1

| Bulk Requirements: Zone RR-80 |               |                |                 |                |                      |                |          |                 |                      |
|-------------------------------|---------------|----------------|-----------------|----------------|----------------------|----------------|----------|-----------------|----------------------|
| Use Group D                   | Min. Lot Area | Min. Lot Width | Min. Front Yard | Min. Side Yard | Min. Total Side Yard | Min. Rear Yard | Max. FAR | Max Bldg Height | Min. Street Frontage |
| Required                      | 160,000 SF    | 300 FT         | 100 FT          | 100 FT         | 200 FT               | 100 FT         | 0.1      | NONE            | 150 FT               |
| Provided                      | 40,000 SF*    | 200 FT*        | 16.4 FT*        | 62 FT*         | 138 FT*              | 115 FT         | 0.04     | NONE            | 200 FT               |

\*Variances Previously Granted as case no. 05-59 6/1/06

SEATS:  
50 SEATS PROVIDED

EXISTING:  
DOUBLE TABLES (4 TABLES @ 2 SEATS/TABLE) 8 SEATS  
4 TOP TABLES (2 TABLE @ 4 SEATS/TABLE) 8 SEATS

PROPOSED (PART OF ANNUAL PERMIT FOR OUTDOOR SEATING)  
DOUBLE TABLES (21 TABLES @ 2 SEATS/TABLE) 42 SEATS  
PICNIC TABLES (6 TABLES @ 8 SEATS/TABLE) 48 SEATS

TOTAL: 106 SEATS

PARKING SPACES REQUIRED:  
106 SPACES \* (1 SPACE/3 SEATS)  
= 21.1  
= 22 PARKING SPACES REQUIRED  
22 < 50 DK

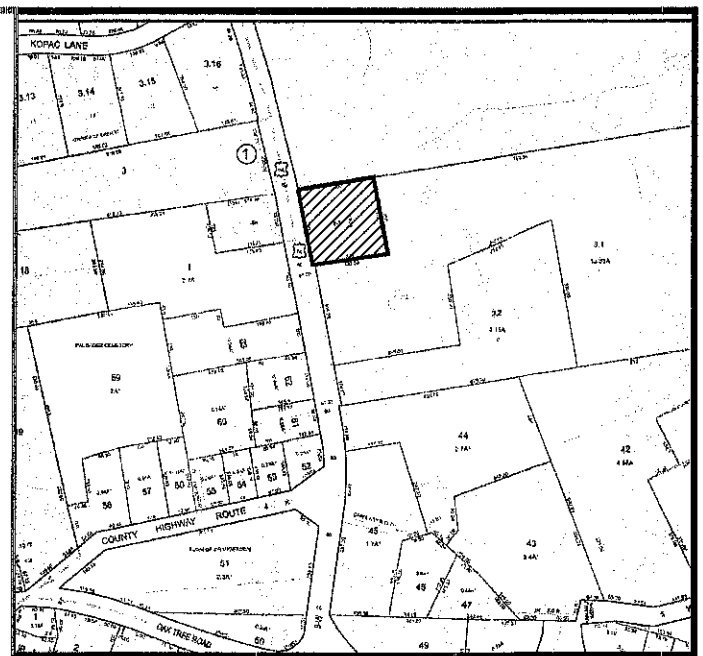
1,291 SF \* (1 SPACE/200 SF BUILDING AREA)  
= 6.5  
= 7 PARKING SPACES REQUIRED  
7 < 50 DK

HANDICAPPED PARKING SPACES:  
25-50 SPACES, 2 HANDICAPPED SPACES REQUIRED  
3 SPACES PROVIDED  
2 < 3 DK

**REFERENCES**

- BEING SECTION 78.18, BLOCK 1, LOT 2 OF THE TOWN OF ORANGETOWN TAX MAPPING.
- LOT DESCRIBED BY DEED INSTRUMENT NO. 2010 AT PAGE 35835 AT THE ROCKLAND COUNTY CLERKS OFFICE.
- TOTAL AREA = 39,988 SQUARE FEET OR 0.9180 ACRES.

ROBERT R. RAHEFELD  
N.Y. LIC. NO. 49459



VICINITY MAP

**GENERAL NOTES**

- BASED ON THE TOWN OF ORANGETOWN TAX MAP, THIS LOT IS 2 ON MAP 78.18 BLOCK 1.
- RECORD OWNER: VILLAS PROPERTIES EQUITIES LLC  
243 RT 9W  
PALISADES, NY 10964
- THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239(AM) OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.
- ALL UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE, SHALL BE INSTALLED UNDERGROUND.
- FIRE DISTRICT - PALISADES
- SCHOOL DISTRICT - SOUTH ORANGETOWN CENTRAL SCHOOL DISTRICT
- WATER DISTRICT - WATER SUPPLY BY SUEZ WATER
- SEWER DISTRICT - ORANGETOWN SEWER DISTRICT
- ZONING DISTRICT - RR-80
- SIDEWALKS AND CURBS SHALL BE INSTALLED IN ACCORDANCE WITH THE HIGHWAY DEPARTMENT'S SPECIFICATIONS FOR SIDEWALKS AND CURBS.
- AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF ANY WORK, INCLUDING THE INSTALLATION OF EROSION CONTROL DEVICES OR THE REMOVAL OF TREES AND VEGETATION, A PRE-CONSTRUCTION MEETING MUST BE HELD WITH THE TOWN OF ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING, SUPERVISOR OF HIGHWAYS AND THE OFFICE OF BUILDING, ZONING AND PLANNING ADMINISTRATION AND ENFORCEMENT. IT IS THE RESPONSIBILITY AND OBLIGATION OF THE PROPERTY OWNER TO ARRANGE SUCH A MEETING.
- ALL EXISTING UTILITIES TO BE FIELD VERIFIED.
- ACDE WETLANDS WERE DELINEATED BY PETER TORGENSEN, WETLAND SPECIALIST, ON JANUARY 28, 2016.
- SURVEY BASED ON NAVD 88 DATUM, WHICH WAS OBTAINED BY GPS AND THE NEW YORK STATE NETWORK SYSTEM.
- ANY DISITE WELLS ARE TO BE DECOMMISSIONED IN ACCORDANCE TO ARTICLE II OF THE ROCKLAND COUNTY SANITARY CODE UNLESS OTHERWISE APPROVED BY THE ROCKLAND COUNTY DEPARTMENT OF HEALTH.

| DATE              | ISSUE | DESCRIPTION                       | CHKD. BY |
|-------------------|-------|-----------------------------------|----------|
| APRIL 1, 2021     | REV 5 | REV PER TOWN'S COMMENTS           |          |
| MARCH 7, 2019     | REV 4 | REV PER TOWN'S COMMENTS           |          |
| JANUARY 2, 2019   | REV 3 | REV TO UPDATE PARKING CALCULATION |          |
| DECEMBER 31, 2018 | REV 2 | REV TO DIMENSION GRAVEL AREA      |          |
| JULY 15, 2016     | REV 1 | REV PARKING                       |          |

S.B.L. 78.18 - 1 - 2

**SITE PLAN**  
FOR  
**THE FILLING STATION**  
TOWN OF ORANGETOWN - ROCKLAND COUNTY - NEW YORK

**CIVIL TEC** Engineering & Surveying PC

139 Lafayette Avenue, 2nd Fl.  
Suffern, NY 10981  
845-547-2341 - 845-547-2343 (fax)  
www.civil-tec.com

55 Brookside Avenue  
Chester, NY 10918  
845-610-3621

RACHEL B. BARESE, P.E.  
N.Y. LIC. NO. 90143

DATE: 4/1/21  
DRAWN BY: SB  
CHKD BY: RB  
JOB No.: 2552  
SCALE: 1"=20'  
DWG No.: 1 OF 7

**LEGEND**

|  |                             |  |                             |
|--|-----------------------------|--|-----------------------------|
|  | EXISTING BUILDING           |  | PROPOSED BUILDING           |
|  | EXISTING CONCRETE CURB      |  | PROPOSED CONCRETE CURB      |
|  | EXISTING SIDEWALK           |  | PROPOSED SIDEWALK           |
|  | EXISTING SIGN               |  | PROPOSED SIGN               |
|  | EXISTING TRASH ENCLOSURE    |  | PROPOSED TRASH ENCLOSURE    |
|  | EXISTING FIRE LANE STRIPING |  | PROPOSED FIRE LANE STRIPING |
|  | EXISTING FENCE              |  | PROPOSED FENCE              |
|  | EXISTING PROPERTY LINE      |  | PROPOSED PROPERTY LINE      |
|  | EXISTING EASEMENT           |  | PROPOSED EASEMENT           |

**GRAPHIC SCALE**

( IN FEET )  
1 inch = 20 ft