

Name of Municipality: **TOWN OF ORANGETOWN** Date Submitted: _____

2021 LAND USE BOARD APPLICATION

Please check all that apply:

<input type="checkbox"/> Commercial	<input type="checkbox"/> Residential
<input type="checkbox"/> Planning Board	<input type="checkbox"/> Historical Board
<input type="checkbox"/> Zoning Board of Appeals	<input checked="" 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 checked="" 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#: 51325
ASSIGNED
INSPECTOR: Glenn

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

Project Name: 4 Kopac Lane Pool Installation/site Plan

Street Address: 4 Kopac Lane
Palisades, NY 10964

Tax Map Designation:
Section: 78.13 Block: 1 Lot(s): 3.2
Section: _____ Block: _____ Lot(s): _____

Directional Location:
On the north side of Kopac Lane, approximately 260 feet west of the intersection of 9w, in the Town of Orangetown in the hamlet/village of Palisades.

Acreage of Parcel <u>0.97</u>	Zoning District <u>R-40</u>
School District <u>South Orangetown Central</u>	Postal District _____
Ambulance District _____	Fire District _____
Water District _____	Sewer District _____

Project Description: (If additional space required, please attach a narrative summary.)
Installation of swimming pool in rear yard. The pool mechanicals would be "hidden" by greenery and unseen from any property line.

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

Date: 4/28/2021 Applicant's Signature: [Signature]

APPLICATION REVIEW FORM

Applicant: Katie Anders (Cool Pool) Phone # 845.352.0110
Address: 85 S. Pascack Rd. Nanuet, NY 10954

Property Owner: Sayantani + Boris Mueller Phone # 917.572.9330
Address: 4 Kopac Lane Palisades, NY 10964

Engineer/Architect/Surveyor: Tom Skrable Phone # 201.529.5010
Address: 65 Ramapo Valley Rd, Mahwah, NJ 07430

Attorney: Phone #
Address:

Contact Person: Katie Anders Phone # 845.352.0110 ext. 4
Address: Cool Pool 85 S. Pascack Rd., Nanuet, NY 10954

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? _____
- 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? _____

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.

Historical Areas Board of Review(HABR)

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

PROPERTY ADDRESS: 4 Kopac Ln, Palisades Section/Block/Lot: 78.13-1-3.2

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:	green	screening trees/shrubs	type "Phoradendron"
pool	white & blue	gunite/concrete	Cool Pool



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

HISTORICAL AREAS BOARD OF REVIEW REFERRAL LETTER

Date: April 9, 2021

Applicant: Mueller

Address: 4 Kopac Ln, Palisades, NY

RE: Application Made at: same

Subject Referral for: Chapter 12 Section 12-4 Paragraph A requires HABR Approval

Section: 78.13 Block: 1 Lot: 3.2


Dear Mueller:

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

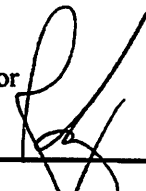
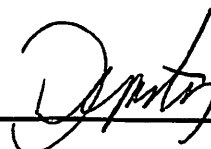
April 8, 2021, has been referred to appear before the H.A.B.R. I have enclosed a copy of your application, where you will find at the bottom the reason for denial.

The Clerk to the Historical Areas Board of Review, Debbie Arbolino, can assist you in the preparation necessary to appear before the board. Please contact her at 845-359-8410 ext. 4331 or darbolino@orangetown.com

Sincerely,


4.9.2021

Richard Oliver
Deputy Building Inspector

 
4.9.2021

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

ZONE: R-40 (OWN) **OFFICIAL USE ONLY** **ACREAGE:** .97
Inspector: Dom **Date App Received:** 4-8-21 **Received By:** CCC
Permit No. 51325 **Date Issued:** _____
CO No. _____ **Date Issued:** _____
Permit Fee: \$1,302 **Ck#** 1425 **Paid By** COOL POOL INC.
GIS Fee: 20 **Ck#** 1424 **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** _____

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.

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Property Location: 4 Kopac Lane, Palisades, NY 10964
Section: 78.13 **Block:** 1 **Lot:** 3.2

Property Owner: Sayantani + Boris DasGupta-Mueller
Mailing Address: 4 Kopac Lane, Palisades, NY 10964
Email: Michael@tersignipalachek **Phone #:** 917.572.9330

Lessee (Business Name): _____
Mailing Address: _____
Email: _____ **Phone #:** _____

Type of Business /Use: _____

Contact Person: Katie Anders (Cool Pool) **Relation to Project:** Agent
Email: Katie@coolpool.com **Phone#:** 845.352.0110 ext. 4

Architect/Engineer: Tom Skrable **NYS Lic #** 75377
Address: 65 Ramapo Valley Rd, Mahwah **Phone#:** 201.529.5010

Builder/General Contractor: Cool Pool, Inc. **RC Lic #** H-01490
Address: 85 S. Pasrack Rd Nanuet, NY 10954 **Phone#:** 845.352.0110 ext. 4

Plumber: H+R Plumbing + Heating **RC Lic #** P-511-P-H-C-R-SM
Address: 53 Massachusetts Ave, Congers, NY **Phone#:** 845.268.7211

Electrician: EZ Electric **RC Lic #:** E-435
Address: 5 Darian Ct. Unit 1C, Pomona, NY **Phone#:** 845.290.1977

Heat/Cooling: _____ **RC Lic#:** _____
Address: _____ **Phone#:** _____

Existing use of structure or land: Spide family

Proposed Project Description: installation of swimming pool + patio

Proposed Square Footage: 2005 SF **Estimated Construction Value (\$):** 65,000

BUILDING DEPARTMENT COMPLETES BELOW

PLANS REVIEWED: _____

PERMIT REFERRED / DENIED FOR:
Chapter 12 Section 12.4 paragraph A, Required NABR Approval.

[Signature]
 Deputy 4.9.2021

FOR OFFICE USE ONLY SECTION BLOCK LOT NAME PERMIT#

IS	PRINT KEY	NAME	ADDRESS
489	78.13-1-3.1	Emilio De Felice	2 Kopac Ln, Palisades, NY 10964
489	78.13-1-3.2	Sayanam Dasgupta	4 Kopac Ln, Palisades, NY 10964
489	78.13-1-3.3	Jared Cohen	6 Kopac Ln, Palisades, NY 10964
489	78.13-1-3.4	Michael Shanahan	8 Kopac Ln, Palisades, NY 10964
489	78.13-1-3.5	Jeff Sicklick	10 Kopac Ln, Palisades, NY 10964
489	78.13-1-3.6	Jimmy S Zervoudis	12 Kopac Ln, Palisades, NY 10964
489	78.13-1-3.7	Harold J Hilderbrand	14 Kopac Ln, Palisades, NY 10964
489	78.13-1-3.8	Weihua W Liu	7 Hampton Rd, Monroe, NJ 08831
489	78.13-1-3.9	Dimitrios Katehis	21 White Hill Rd, Cold Spring Harbor, NY 11724
489	78.13-1-3.10	Gurjeet Chadha	15 Kopac Ln, Palisades, NY 10964
489	78.13-1-3.11	Glen Eisenberg	11 Kopac Ln, Palisades, NY 10964
489	78.13-1-3.12	Keith Cozza	9 Kopac Ln, Palisades, NY 10964
489	78.13-1-3.13	Benjamin Colonomos	7 Kopac Ln, Palisades, NY 10964
489	78.13-1-3.14	Jeffrey S Brodsky	5 Kopac Ln, Palisades, NY 10964
489	78.13-1-3.15	Oleg Korenfeld	3 Kopac Ln, Palisades, NY 10964
489	78.13-1-3.16	Jason Beckerman	1 Kopac Ln, Palisades, NY 10964
489	78.13-1-3.17	Lennar New York LLC Town of Orangetown	2465 Kuser Rd Fl 3, Hamilton, NJ 08690

4 KOPAC

pool
04.28.21

TERSIGNI
PALACHEK

screening

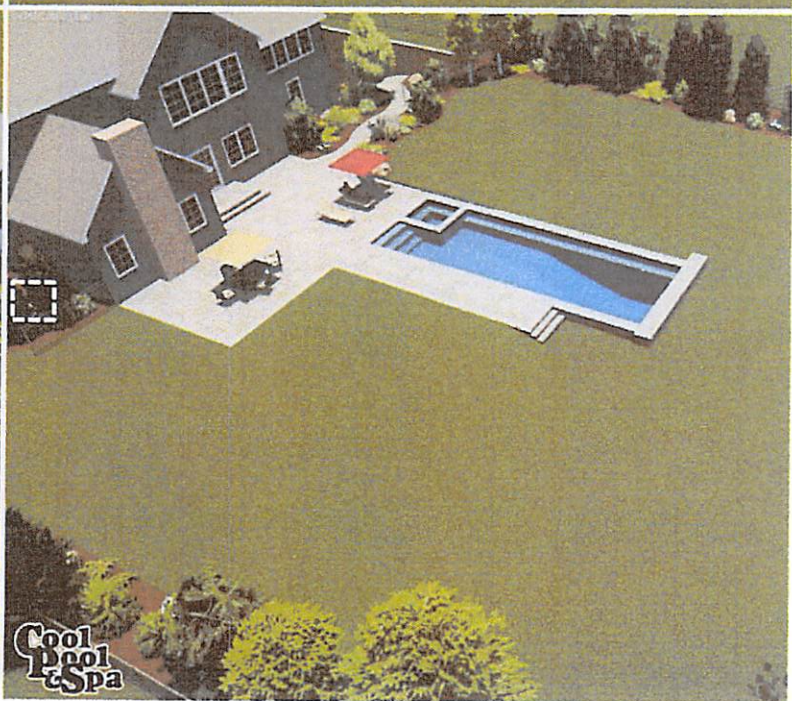
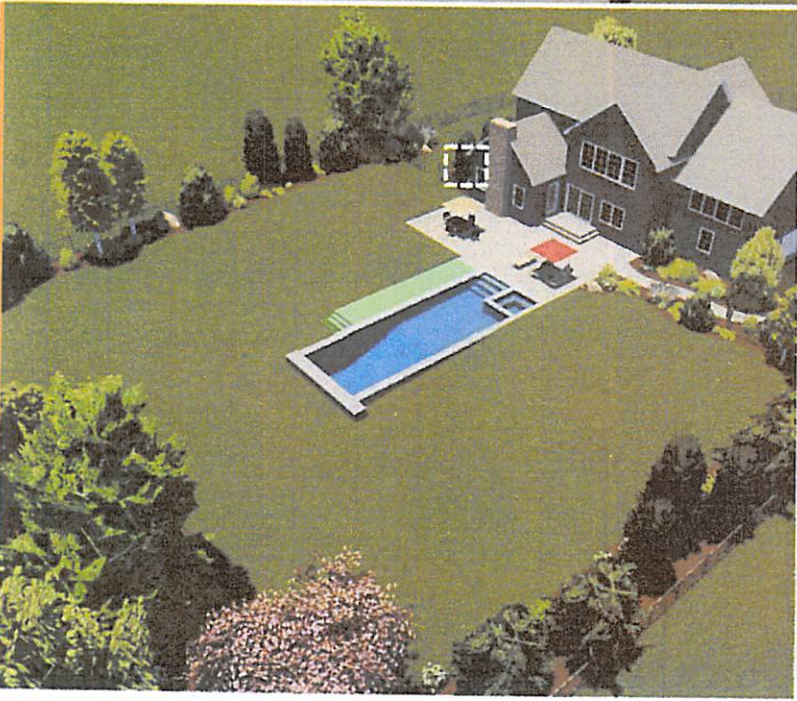
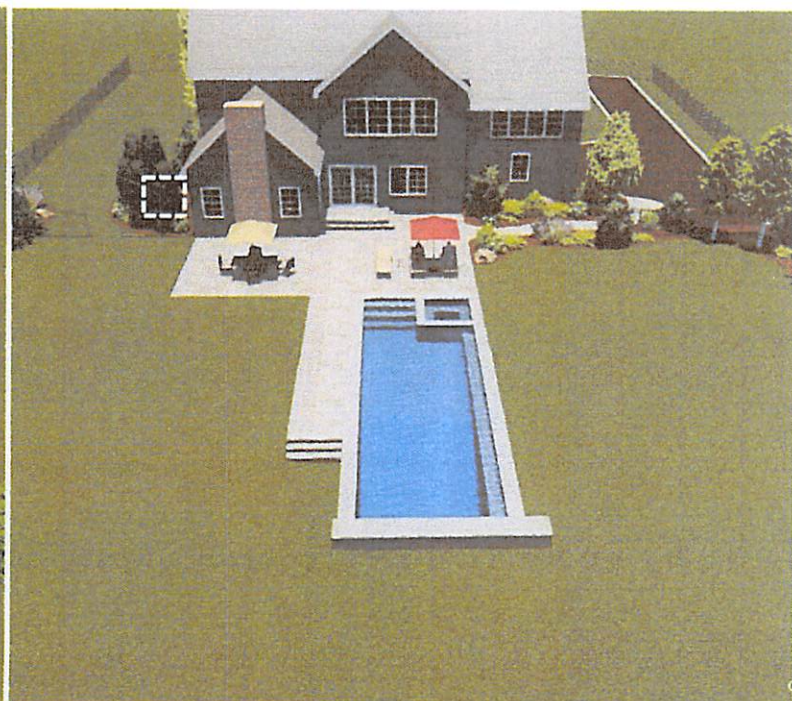
enlarged

arial

T845.519.1011 F845.519.1040
tersignipalachek.com

141 Washington Spring Road
Palisades, NY, 10964-1613





4 KOPAC

pool
04.28.21

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PALACHEK

screening
enlarged
aerial



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