

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 checked="" type="checkbox"/> <b>Planning Board</b>          | <input type="checkbox"/> <b>Historical Board</b>    |
| <input checked="" type="checkbox"/> <b>Zoning Board of Appeals</b> | <input type="checkbox"/> <b>Architectural Board</b> |
| <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#:** 51103

**ASSIGNED**

**INSPECTOR:** Glen

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

**Project Name:** \_\_\_\_\_

**Street Address:** 38 Central Ave  
Tappan NY 10983

**Tax Map Designation:**

Section: 77 Block: 10-2 Lot(s): 79

Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_

**Directional Location:**

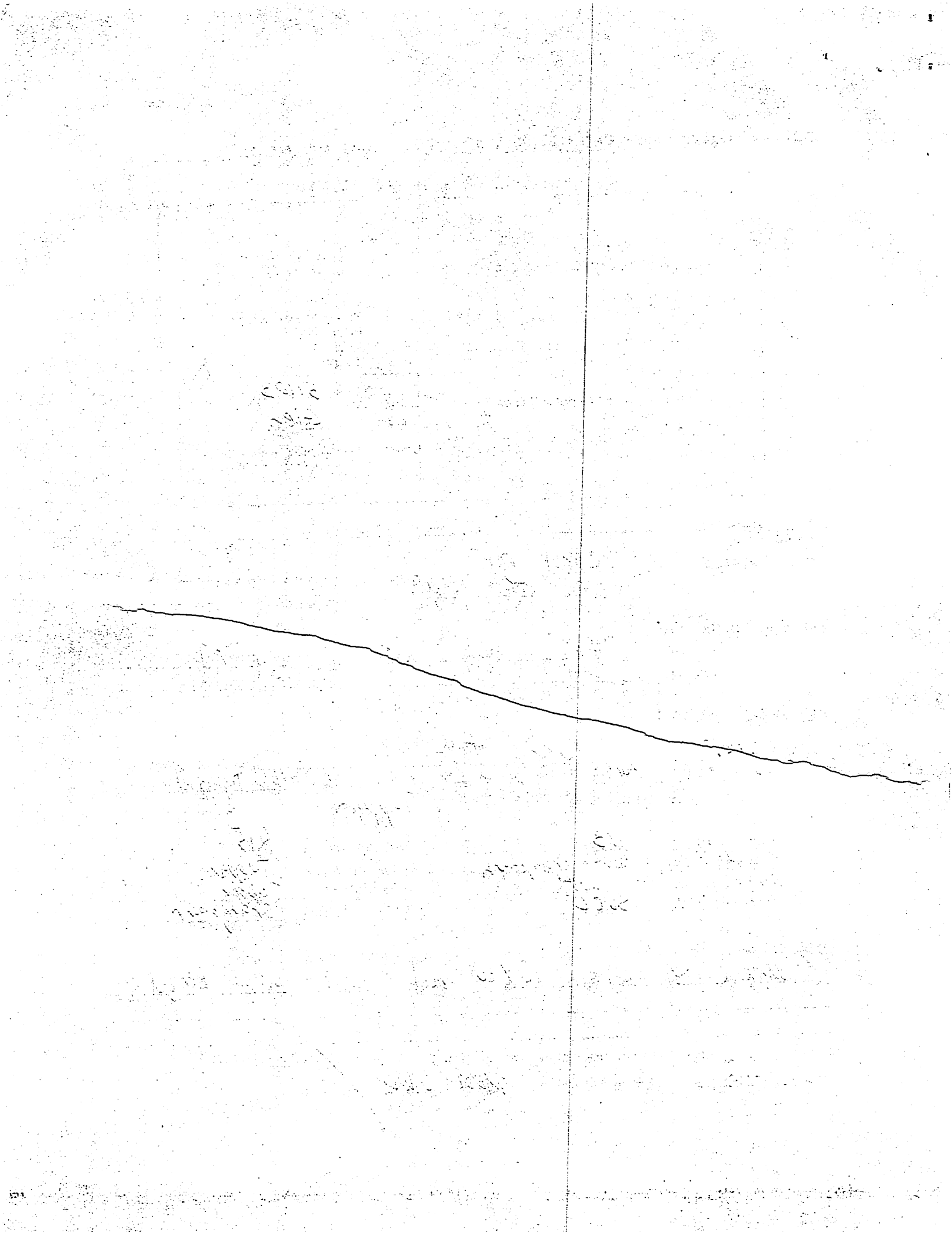
On the west side of Central Ave approximately 200 feet North of the intersection of Central Ave + Old Tappan Rd in the Town of ORANGETOWN in the hamlet/village of Tappan.

|  |   |
|--|---|
| <b>Acreage of Parcel</b> <u>1/3</u>            | <b>Zoning District</b> <u>R15</u>       |
| <b>School District</b> <u>South Orangetown</u> | <b>Postal District</b> <u>Tappan</u>    |
| <b>Ambulance District</b> <u>SOTC</u>          | <b>Fire District</b> <u>Tappan</u>      |
| <b>Water District</b> <u>Suez</u>              | <b>Sewer District</b> <u>Orangetown</u> |

**Project Description:** (If additional space required, please attach a narrative summary.)  
Variance for existing 10x10 shed and 10x12 Pergola

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

Date: 5/4/21 Applicant's Signature: [Signature]



# APPLICATION REVIEW FORM

**Applicant:** Edward Mundy Phone # 917-816-0564  
**Address:** ~~36 Cedar~~ 36 Pine Glen Dr Blauvelt NY 10913  
Street Name & Number (Post Office) City State Zip Code

**Property Owner:** \_\_\_\_\_ Phone # \_\_\_\_\_  
**Address:** \_\_\_\_\_  
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:** Edward Mundy Phone # 917-816-0564  
**Address:** \_\_\_\_\_  
Street Name & Number (Post Office) City State Zip Code

## GENERAL MUNICIPAL LAW REVIEW:

This property is within 500 feet of:  
(Check all that apply)

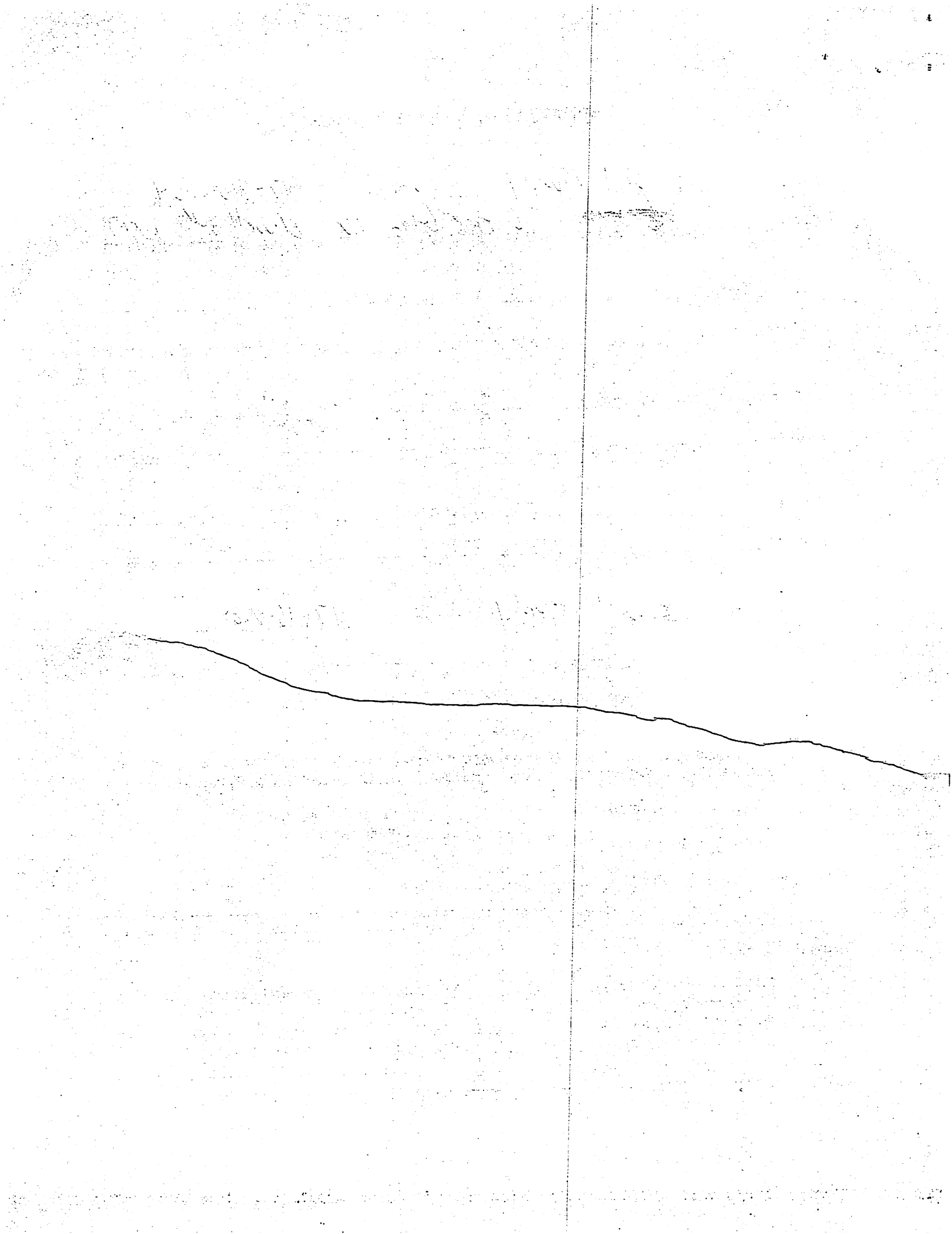
**IF ANY ITEM IS CHECKED, A REVIEW MUST BE DONE BY THE ROCKLAND COUNTY COMMISSIONER OF PLANNING UNDER THE STATE GENERAL MUNICIPAL LAW, SECTIONS 239 L, M, N, AND NN.**

- |   |   |
|---|---|
| <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.

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### 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.

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

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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: April 16, 2021

Applicant: Mundy

Address: 38 Central Ave, Tappan, NY

RE: Application Made at: same

Chapter 43, Section 5.153...no accessory structure shall be closer than 15' to any principal building or to any other accessory structure...with 3' proposed for shed and .5" proposed for pergola

Section 5.227...Accessory buildings may be located in side or rear yards provided they are set back 5' from any lot line, with 4.4' proposed for shed

three variances required

Section: 77.10

Block: 2

Lot: 79

Dear Mundy:

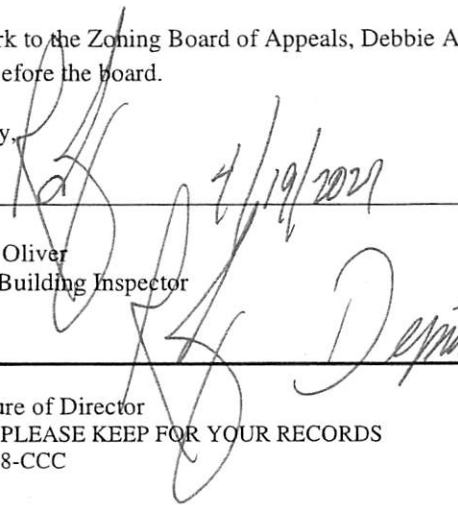
Please be advised that the Building Permit Application, which you submitted on

February 16, 2021, 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.**

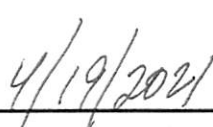
The Clerk to the Zoning Board of Appeals, Debbie Arbolino, will assist you in the preparation necessary to appear before the board.

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

**ZONE:** R-15 (6ML) **OFFICIAL USE ONLY** **ACREAGE:** .34  
**Inspector:** Gkan **Date App Received:** 02-10-21 **Received By:** U3  
**Permit No.** 51103 **Date Issued:** \_\_\_\_\_  
**CO No.** \_\_\_\_\_ **Date Issued:** \_\_\_\_\_  
**Permit Fee:** \$1108 **Ck#** 1244 **Paid By** Edward Mundy  
**GIS Fee:** \$210 **Ck#** 1245 **Paid By** \_\_\_\_\_  
**Stream Maintenance Fee** **Ck #** \_\_\_\_\_ **Paid By** \_\_\_\_\_  
**Additional Fee:** \_\_\_\_\_ **Ck#** \_\_\_\_\_ **Date Paid** \_\_\_\_\_ **Paid By** \_\_\_\_\_  
**1<sup>st</sup> 6 mo. Ext.:** \_\_\_\_\_ **Ck #** \_\_\_\_\_ **Exp. Date:** \_\_\_\_\_ **Paid By** \_\_\_\_\_  
**2<sup>nd</sup> 6 mo. Ext.:** \_\_\_\_\_ **Ck #** \_\_\_\_\_ **Exp. Date:** \_\_\_\_\_ **Paid By** \_\_\_\_\_

RECEIVED

FEB 16 2021

**APPLICANT COMPLETES:**

Note: See inside for instructions for completing this application. **TOWN OF ORANGETOWN**  
**PAGES 2, 3 and PAGE 4 must be reviewed and PAGES 3 & 4 must signed by the applicant.**

**Property Location:** 38 Central Ave Tappan, NY 10983  
**Section:** 77-10 **Block:** 2 **Lot:** 79  
**Property Owner:** Edward Mundy  
**Mailing Address:** 38 Central Ave Tappan NY 10983  
**Email:** Bundy25LO@AOL.COM **Phone #:** 917-816-0564  
**Lessee (Business Name):** \_\_\_\_\_  
**Mailing Address:** \_\_\_\_\_  
**Email:** \_\_\_\_\_ **Phone #:** \_\_\_\_\_  
**Type of Business /Use:** Edward  
**Contact Person:** Edward Mundy **Relation to Project:** self  
**Email:** Bundy25LO@AOL.COM **Phone#:** 917-816-0564  
**Architect/Engineer:** \_\_\_\_\_ **NYS Lic #** \_\_\_\_\_  
**Address:** \_\_\_\_\_ **Phone#:** \_\_\_\_\_  
**Builder/General Contractor:** \_\_\_\_\_ **RC Lic #** \_\_\_\_\_  
**Address:** \_\_\_\_\_ **Phone#:** \_\_\_\_\_  
**Plumber:** \_\_\_\_\_ **RC Lic #** \_\_\_\_\_  
**Address:** \_\_\_\_\_ **Phone#:** \_\_\_\_\_  
**Electrician:** \_\_\_\_\_ **RC Lic #:** \_\_\_\_\_  
**Address:** \_\_\_\_\_ **Phone#:** \_\_\_\_\_  
**Heat/Cooling:** \_\_\_\_\_ **RC Lic#:** \_\_\_\_\_  
**Address:** \_\_\_\_\_ **Phone#:** \_\_\_\_\_  
**Existing use of structure or land:** Residential - single family  
**Proposed Project Description:** 10x10 shed in place, 10x12 pergola in place  
Legalize Both  
**Proposed Square Footage:** \_\_\_\_\_ **Estimated Construction Value (\$):** 2000

**BUILDING DEPARTMENT COMPLETES BELOW**

**PLANS REVIEWED:** \_\_\_\_\_

**PERMIT REFERRED / DENIED FOR:**

Chapter 43, Section 5.153... No accessory structure shall be closer than 15' to any principal building or other accessory structure, with 3' required for shed and .5' required for pergola  
Section 5.227 accessory buildings may be located in side or rear yards provided they are set back 5' from any lot line with 4.4' required.  
3 Variances requested RB Deputy 4/19/2021

FOR OFFICE USE ONLY SECTION 77-10 BLOCK 2 LOT 79 NAME Edward Mundy PERMIT# 51103

| SWIS   | PRINT KEY  | NAME                 | ADDRESS                             |
|--------|------------|----------------------|-------------------------------------|
| 392489 | 77.10-2-67 | Stanley S Kietur     | 29 Central Av, Tappan, NY 10983     |
| 392489 | 77.10-2-68 | Anthony C Zacharakis | 35 Central Av, Tappan, NY 10983     |
| 392489 | 77.10-2-69 | Matthew G Falso      | 39 Central Ave, Tappan, NY 10983    |
| 392489 | 77.10-2-77 | Mei Be Hunkins       | 52 Central Av, Tappan, NY 10983     |
| 392489 | 77.10-2-78 | Ralph Hautau         | 1 Navajo Ln, Ossining, NY 10562     |
|        |            | Lisette Hautau       |                                     |
| 392489 | 77.10-2-79 | Edward Mundy         | 36 Pine Glen Dr, Blauvelt, NY 10913 |
| 392489 | 77.10-2-80 | Fernanda Chaves      | 18 E Erie St, Blauvelt, NY 10913    |
| 392489 | 77.10-2-81 | Connor Teahan        | 25 Van Wardt Pl, Tappan, NY 10983   |
| 392489 | 77.10-2-93 | Allan Ryff           | 37 Summit Ave, Tappan, NY 10983     |

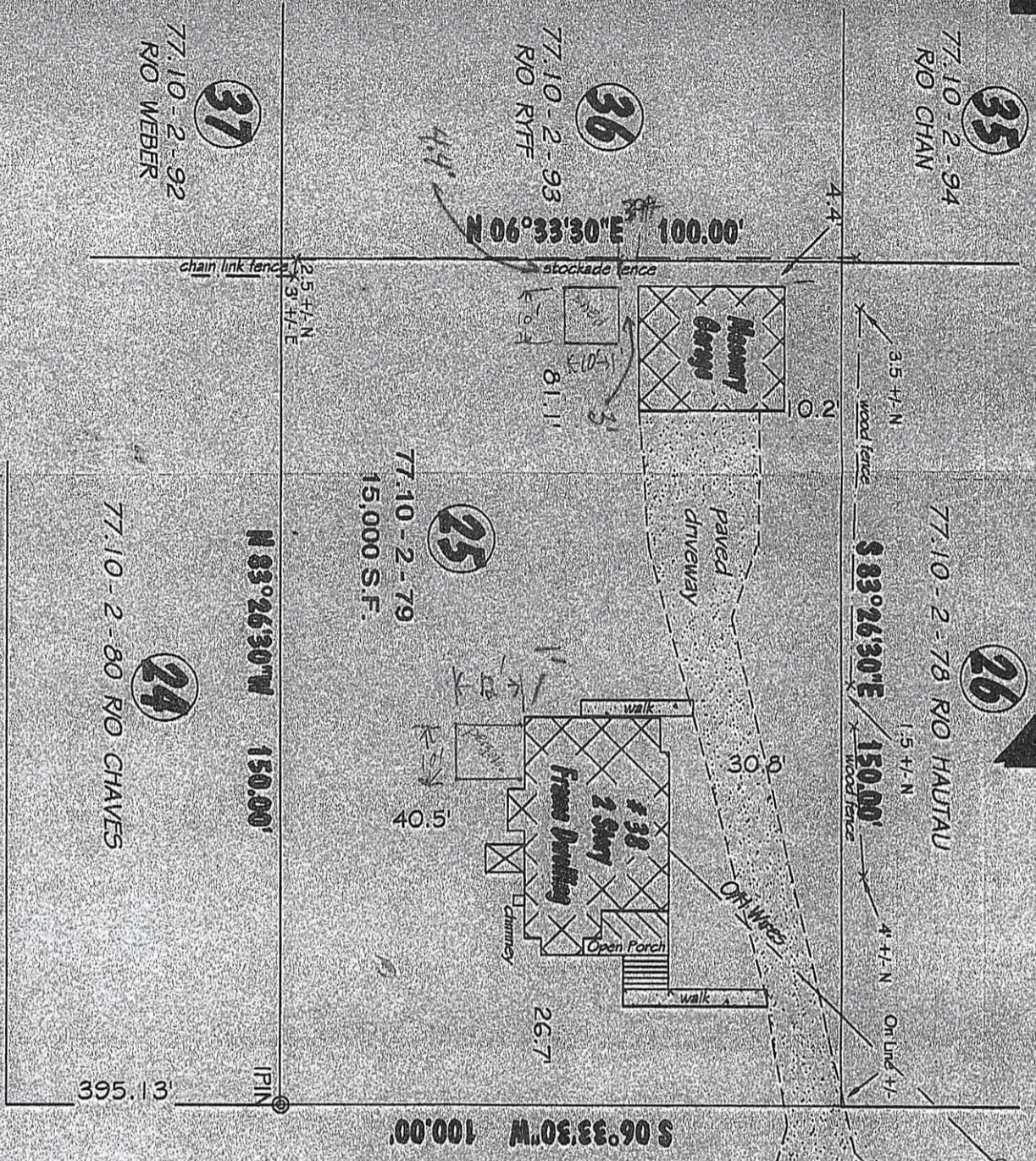
Mundy  
38 Central Ave  
PR



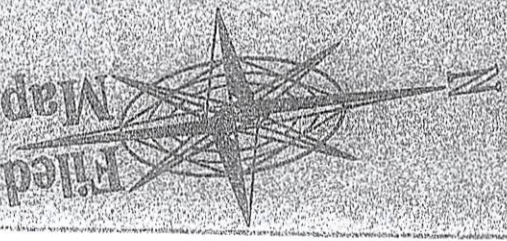
DEUTERONOMY 19:14 "THOU SHALT NOT REMOVE THY NEIGHBOR'S LANDMARK" DEUTERONOMY 27:17 "CURSED BE HE THAT REMOVETH HIS NEIGHBOR'S LANDMARK"

Survey No. 4710

# OLD TAPPAN 50.625' Wide ROAD



# CENTRAL 50' Wide AVENUE



**Legend:**

- Property Corner Set
- Property Corner Found

Property Corner Monuments were not placed as part of this survey



ZONING BOARD OF APPEALS  
Meeting Of:  
**JUN 23 2021**  
Town Of Orangetown

RECEIVED  
FEB 16 2021  
TOWN OF ORANGETOWN  
BUILDING DEPARTMENT

THIS IS A PLOT PLAN BASED ON A

Survey  
DONE BY  
Robert R. Rahnefeld  
DATED 01/14/2004

PLAN INFORMATION

Owner Name: Mundy  
Address: 35 Central Ave Tappan  
Sec-Bk-L: 1110-2-79  
Prepared By: Edward Mundy  
Date: 02-10-21

SCALE = 1" = 30'

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