

Name of Municipality: TOWN OF ORANGETOWN Date Submitted: _____

2021 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 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#: 51053
ASSIGNED
INSPECTOR: MM

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

Project Name: Ricca Decks

Street Address: 53 W Orangeburg Rd, Orangeburg, NY 10962

Tax Map Designation:
Section: 74.09 Block: 2 Lot(s): 5
Section: _____ Block: _____ Lot(s): _____

Directional Location:
On the South side of Orangeburg Road, approximately 0 feet West of the intersection of Edgewood Drive, in the Town of ORANGETOWN in the hamlet/village of Orangeburg.

Acreage of Parcel <u>.22</u>	Zoning District <u>RG</u>
School District <u>SOCSD</u>	Postal District <u>Orangeburg</u>
Ambulance District <u>SOAC</u>	Fire District <u>Orangeburg</u>
Water District <u>SUEZ</u>	Sewer District <u>Orangetown</u>

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

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

Date: 4.29.21 Applicant's Signature: Christie Ricca

APPLICATION REVIEW FORM

Applicant: Christine Ricca Phone # 914-625-8776

Address: 53 Orangeburg Road Orangeburg NY 10962
Street Name & Number (Post Office) City State Zip Code

Property Owner: Christine Ricca Phone # 914-625-8776

Address: 53 Orangeburg Road Orangeburg NY 10962
Street Name & Number (Post Office) City State Zip Code

Engineer/Architect/Surveyor: Vahid Rostami, P.E. Phone # 845-634-4694

Address: 232 N. Main Street, New City NY 10956
Street Name & Number (Post Office) City State Zip Code

Attorney: _____ Phone # _____

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

Contact Person: Christine Ricca Phone # 914-625-8776

Address: 53 Orangeburg Road Orangeburg NY 10962
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. _____

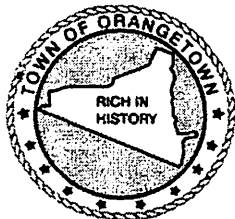
Are there **wetlands** on the site? If yes, please provide the names and type:

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: January 28, 2021

Applicant: Ricca

Address: 53 W Orangeburg Rd., Orangeburg, NY

RE: Application Made at: same

Chapter 43, Table 3.12, Column 1 RG District, Column 2 Group Q, Column 3 SFR, Column 9 Required Side yard 10' with 6.6' proposed, Column 10 Required Total Side Yard 30' w/ 22.5' proposed.
Two variances required

Section: 74.09

Block: 2

Lot: 5

Dear Ricca:


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

January 27, 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.

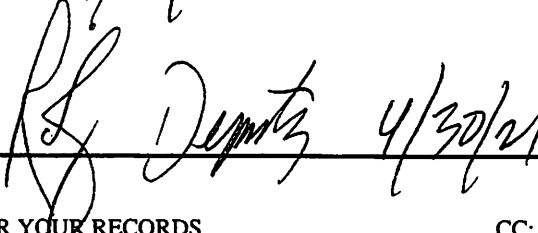
The Clerk to the Zoning Board of Appeals, Debbie Arbolino, will assist you in the preparation necessary to appear before the board.

Sincerely,


Richard Oliver
Deputy Building Inspector

4/30/21

Signature of Director
NOTE: PLEASE KEEP FOR YOUR RECORDS
12-31-18-CCC


4/30/21
Date
CC: Rosanna Sfraga
Liz Decort
Debbie Arbolino

RECEIVED

PERMIT EXPIRES TWO (2) YEARS FROM DATE OF ISSUANCE APR 27 2021
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: R6 6M OFFICIAL USE ONLY ACREAGE: .22
 Inspector: Maice Date App Received: 1-27-20 Received By: CCU
 Permit No. 51053 Date Issued: _____
 CO No. _____ Date Issued: _____
 Permit Fee: \$492. Ck# 6581 Paid By Ricca
 GIS Fee: \$20. Ck# 6583 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.

Property Location: 53 W Orangeburg Road

Section: 74.09 Block: 2 Lot: 5

Property Owner: Christine Ricca

Mailing Address: 53 W Orangeburg Road

Email: Christine.Ricca@marriott.com Phone #: 914-625-8776

Lessee (Business Name): _____

Mailing Address: _____

Email: _____ Phone #: _____

Type of Business /Use: Residential

Contact Person: Christine Ricca Relation to Project: Property Owner

Email: Christine.Ricca@marriott.com Phone#: 914-625-8776

Architect/Engineer: Vahid Rostami, P.E. NYS Lic # 101473

Address: 232 N. Main St., New City Phone#: 845-634-4694

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

Proposed Project Description: Two existing free-standing exterior wood decks in the backyard, adjacent to the dwelling and next to the above-ground pool.

Proposed Square Footage: 806 Estimated Construction Value (\$): 20,000

BUILDING DEPARTMENT COMPLETES BELOW

PLANS REVIEWED: _____

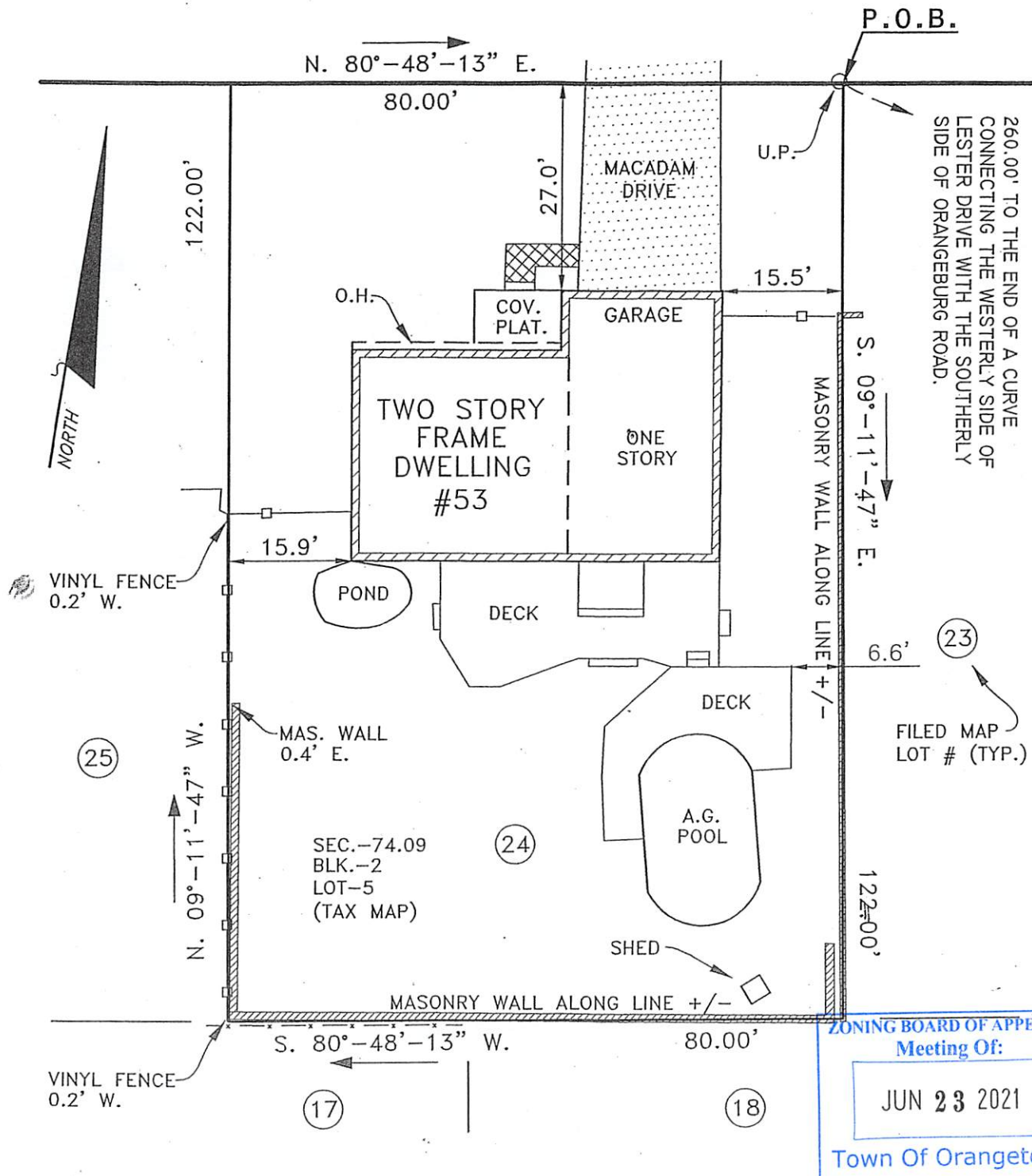
PERMIT REFERRED / DENIED FOR: _____

Table 3.12 Chapter 43, Column 1 R6 District, Column 2 Group Q Column
3 SFR Column. 8, Side Yard 10' w/ 6' 6" proposed, Column 10
Total Side Yard 30' w/ 22.5" proposed
Two Variances Requested

[Handwritten signature]
1/28/21

FOR OFFICE USE ONLY SECTION _____ BLOCK _____ LOT _____ NAME Ricca PERMIT# _____

ORANGEBURG ROAD



SURVEY OF PROPERTY 53 ORANGEBURG ROAD LOT 5, BLOCK 2, SECTION 74.09 ORANGEBURG, ROCKLAND CO., NY

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

Certified to: Claudius Lancaster and Sharon Simpkins ; Westcor Land Title Insurance Company ; Liberty Land Abstract ; United Wholesale Mortgage, its successors and/or assigns, as their interests may appear.

SCALE: 1"=20' DATE: DEC. 24, 2020
STEPHEN F. HOPPE, L.S.
LICENSED PROFESSIONAL LAND SURVEYOR
111 ROUTE 303