

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"/> Planning Board <input checked="" type="checkbox"/> Zoning Board of Appeals <input type="checkbox"/> Subdivision <input type="checkbox"/> Number of Lots <input type="checkbox"/> Site Plan <input type="checkbox"/> Conditional Use <input type="checkbox"/> Special Permit <input checked="" type="checkbox"/> Variance <input type="checkbox"/> Performance Standards Review <input type="checkbox"/> Use Variance <input type="checkbox"/> Other (specify): _____	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Historical Board <input type="checkbox"/> Architectural Board <input type="checkbox"/> Consultation <input type="checkbox"/> Pre-Preliminary/Sketch <input type="checkbox"/> Preliminary <input type="checkbox"/> Final <input type="checkbox"/> Interpretation
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PERMIT#: 51478
ASSIGNED
INSPECTOR: Dom

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

Project Name: CANCRU - FENCE/WALL REPAIR

Street Address: 90 GREENBUSH RD
TAPPAN, NY 10983-2028

Tax Map Designation:
 Section: 77.10 Block: 2 Lot(s): 12
 Section: _____ Block: _____ Lot(s): _____

Directional Location:
 On the west side of Greenbush Rd., approximately 770 feet North of the intersection of Kings Hwy., in the Town of Orangetown in the hamlet/village of TAPPAN.

Acreage of Parcel <u>0.23</u>	Zoning District <u>R-15</u>
School District <u>SOCSD</u>	Postal District <u>Tappan</u>
Ambulance District <u>SOAC</u>	Fire District <u>Tappan</u>
Water District <u>suez</u>	Sewer District <u>Orangetown</u>

Project Description: (If additional space required, please attach a narrative summary.)
REPLACE EXISTING 4.5' WOOD FENCE W/A 6' ACRYLIC FENCE
+ INSTALL A 6' BLACK CHAIN LINK FENCE ON BACK
OF PROPERTY + REPAIR EXISTING RETAINING WALL IN FRONT CORNER

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

Date: 5/28/21 Applicant's Signature: [Signature]

APPLICATION REVIEW FORM

Applicant: JENNIFER CANCRO Phone # 845-598-6309
Address: 90 GREENBUSH RD TAPPAN NY 10983-2028
Street Name & Number (Post Office) City State Zip Code

Property Owner: SAME 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: SAME Phone # _____

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.

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: 90 GREENBUSH RD Section/Block/Lot: 77,10/2/12

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):	GRAY	STONE	
Other: FENCE	WHITE	ACRYLIC	CLASSIC BRAND
FENCE	BLACK	CHAIN LINK	NATIONAL FENCE

SWIS	PRINT KEY	NAME	ADDRESS
392489	77.10-2-9	Joan Biernacki	116 Greenbush Rd, Tappan, NY 10983
392489	77.10-2-10	Elizabeth Foster	98 Greenbush Rd, Tappan, NY 10983
392489	77.10-2-11	Cynthia Ann Miller	94 Greenbush Rd, Tappan, NY 10983
392489	77.10-2-12	Jennifer Cancro	90 Greenbush Rd, Tappan, NY 10983
392489	77.10-2-13	Yris Salcedo	96 Greenbush Rd, Tappan, NY 10983
392489	77.10-2-14	Meaghan E Ludas	92 Greenbush Rd, Tappan, NY 10983
392489	77.11-1-3	Raymond Virta	101 Greenbush Rd, Tappan, NY 10983
392489	77.11-1-4	Grizzly Realty LLC	16 Charles St, Nanuet, NY 10954



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: May 20, 2021

Applicant: Cancro

Address: 90 Greenbush Rd

RE: Application Made at: same

Chapter 43, Section 5.226 ...a fence or wall shall not be more than 4-1/2' in height within a front yard.

on variance required

Section: 77.10 Block: 2 Lot: 12

Dear Cancro:

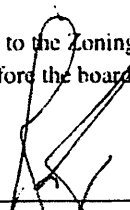
Please be advised that the Building Permit Application, which you submitted on

May 20, 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 Siraga
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: <u>R-15 (6ML)</u>	OFFICIAL USE ONLY	ACREAGE: <u>46</u>
Inspector: <u>Dem</u>	Date App Received: <u>5.12.21</u>	Received By: <u>[Signature]</u>
Permit No. <u>51478</u>	Date Issued: _____	
CO No. _____	Date Issued: _____	
Permit Fee: <u>\$470.-</u>	Ck# <u>113</u>	Paid By <u>CANCRO</u>
GIS Fee: <u>\$20.-</u>	Ck# <u>112</u>	Paid By <u>" "</u>
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 be signed by the applicant.

Property Location: 90 GREENBUSH RD, TAPPAN

Section: 77.10 Block: 2 Lot: 12

Property Owner: JENNIFER CANCRO

Mailing Address: 90 GREENBUSH RD, TAPPAN, NY 10983-2028

Email: JENNIFERCANCRO24@GMAIL.COM Phone #: 845-598-6302

Lessee (Business Name): _____

Mailing Address: _____

Email: _____ Phone #: _____

Type of Business /Use: _____

Contact Person: JENNIFER CANCRO Relation to Project: OWNER

Email: JENNIFERCANCRO24@GMAIL.COM Phone#: 845-598-6302

Architect/Engineer: _____ NYS Lic # _____

Address: _____ Phone#: _____

Builder/General Contractor: ANCHOR FENCE OF ROCKLAND RC Lic # _____

Address: 499 Old Nyack Turnpike Nanuet, NY 10954 Phone#: _____

Plumber: _____ RC Lic # _____

Address: _____ Phone#: _____

Electrician: _____ RC Lic # _____

Address: _____ Phone#: _____

Heat/Cooling: _____ RC Lic#: _____

Address: _____ Phone#: _____

Existing use of structure or land: _____

Proposed Project Description: REPLACE EXISTING 4 1/2' WOOD FENCE, + 1/6' ASPHALT
INSTALL 6" BLACK CHAIN LINK FENCE ON BACK OF PROPERTY
REPAIR EXISTING RETAINING WALL IN FRONT CORNER OF PROPERTY

Proposed Square Footage: _____ Estimated Construction Value (\$): 15,000 -

BUILDING DEPARTMENT COMPLETES BELOW

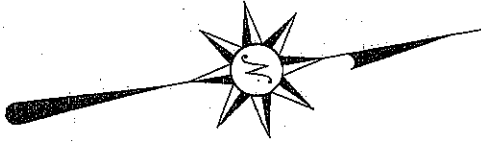
PLANS REVIEWED: _____

PERMIT REFERRED / DENIED FOR: _____

Chapter 43 Section 5.7th ... a fence or wall shall not be more than 4-1/2' in front yard
1 Variance Required

[Signature] 5.20.21

FOR OFFICE USE ONLY SECTION 77.10 BLOCK 2 LOT 12 NAME CANCRO PERMIT# 51478



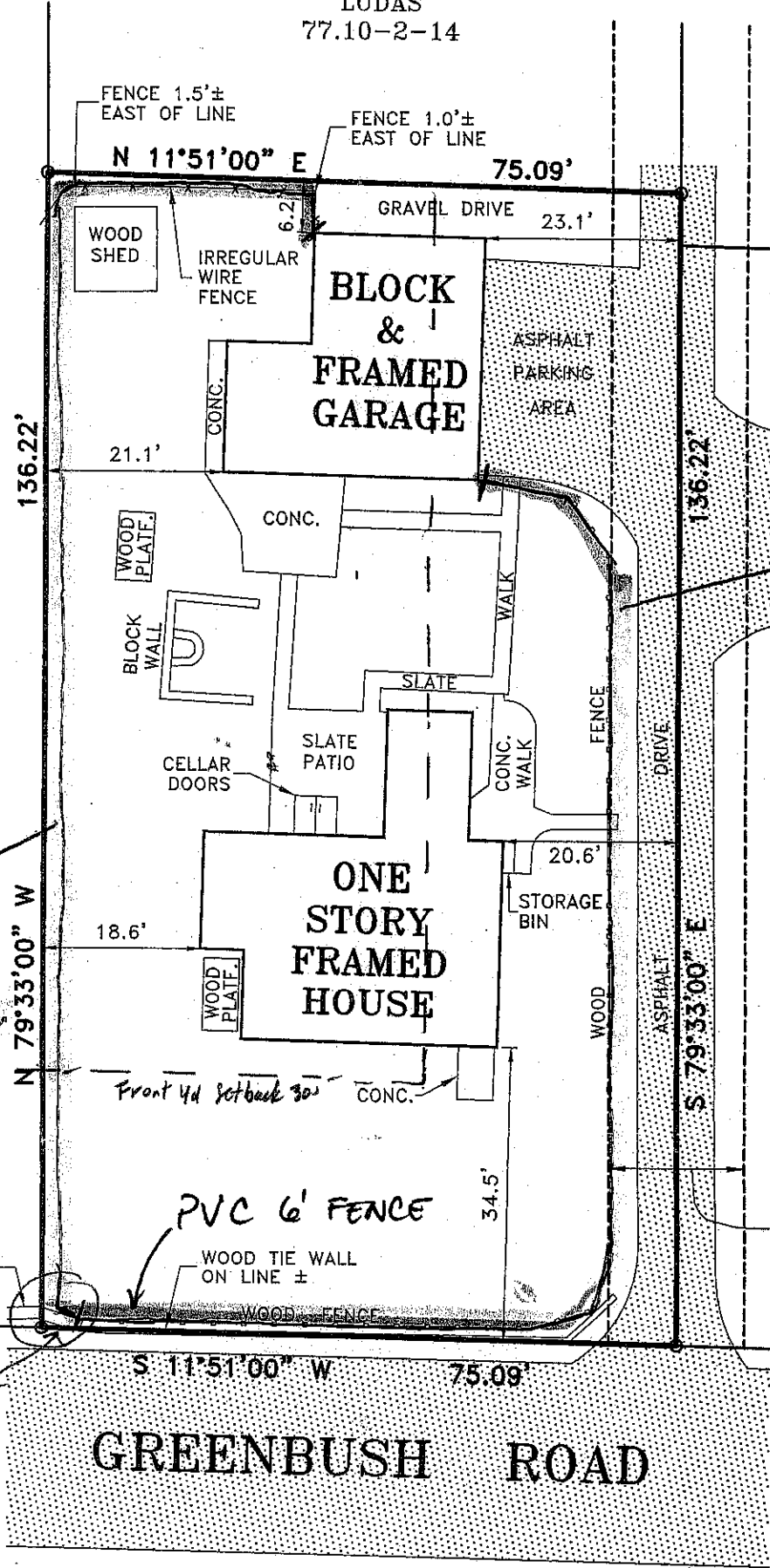
LOT AREA
 10,225.71 S.F.
 OR
 0.23 ACRES

N/F
 LUDAS
 77.10-2-14

N/F
 SALCEDO
 77.10-2-13

MAY 12 2021

N/F
 CEMETARY OF THE
 MINISTERS ELDERS &
 DEACONS OF THE REFORMED
 PROTESTANT DUTCH CHURCH
 OF TAPPAN
 77.10-2-15



*INSTALL A 6'
 BLACK CHAIN LINK FENCE*

*REPLACE EXISTING
 WOOD FENCE W/ 6'
 ACACIA FENCE*

N/F
 MILLER
 77.10-2-11

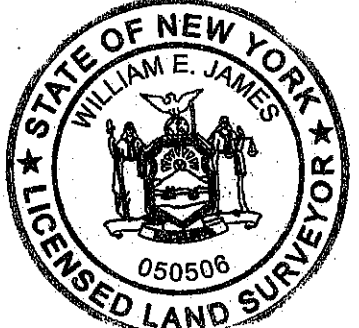
PLAN INFORMATION

Owner Name: _____
 Address: _____
 Site: _____
 Prepared By:
Homeowner

*REPAIR
 RETAINING
 WALL
 (~7')*

GENERAL NOTES:

1. THE PREMISES SHOWN HEREON IS GENERALLY AS DESCRIBED IN DEED INSTRUMENT #2015-27339 RECORDED IN THE ROCKLAND COUNTY CLERK'S OFFICE.
2. SURVEYED AS PER RECORD DESCRIPTIONS, RECORD FILED MAP, AND EXISTING MONUMENTATION.
3. SUBJECT TO ANY EASEMENTS AND/OR RIGHT OF WAYS THAT AN ACCURATE UP TO DATE ABSTRACT OF TITLE MAY SHOW.
4. THE LOCATION OF ANY SUBSURFACE EASEMENTS, RIGHT OF WAYS, ENCROACHMENTS, AND/OR IMPROVEMENTS, IF ANY EXIST, ARE NOT CERTIFIED OR SHOWN HEREON.
5. ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE ORIGINAL SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON.
6. ANY ALTERATIONS OR ADDITIONS TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PER SECTION 7209, SUBDIVISION 2.
7. PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY.



COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S EMBOSSED SEAL NOT BE CONSIDERED TO BE A TRUE VALID COPY. GUARANTEES OR CERTIFICATIONS HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY

PROJECT TITLE:
 SURVEY PREPARED FOR
Jennifer Cancro
 TAX MAP SECTION 77.10, BLOCK 2, LOT 12
 TOWN OF ORANGETOWN
 ROCKLAND COUNTY, NEW YORK
SCALE: 1" = 20'
DATE: NOVEMBER 24, 2020
SHEET NO: 1 OF 1
PROJECT CAD REFERENCE:
 ROCKLAND COUNTY/TOWN OF ORANGETOWN/GREENBUSH ROAD/CANCRO.DWG

THIS IS A PLOT PLAN BASED ON A
Jennifer Cancro
DONE BY
WE James Engineering + Land Surveying
DATED *11/24/20*

THIS IS A PLOT PLAN BASED ON

DONE BY

DATED _____