

RECEIVED

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: MAY 14 2021

TOWN OF ORANGETOWN
BUILDING DEPARTMENT

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#: 51395
 ASSIGNED
 INSPECTOR: Glen

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

Project Name: NEW DECK

Street Address: 2 Cara Drive
Nanuet, NY 10954

Tax Map Designation:
Section: 64.18 Block: 1 Lot(s): 11
Section: _____ Block: _____ Lot(s): _____

Directional Location:
On the Left side of Cara Drive, approximately 0' feet _____ of the intersection of Town Line Road, in the Town of ORANGETOWN in the hamlet/village of Nanuet.

Acreage of Parcel <u>11,511</u>	Zoning District <u>R-15</u>
School District <u>Nanuet Union Free</u>	Postal District <u>Orangetown</u>
Ambulance District <u>South Orangetown</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.)
NEW DECK AT REAR OF EXISTING RESIDENCE, ALIGNING WITH THE SIDE OF THE RESIDENCE.

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

Date: 5/14/21 Applicant's Signature: _____

APPLICATION REVIEW FORM

Applicant: Andrew Cullen Phone # 914-715-1689
Address: 2 Cara Drive Nanuet NY 10954

Property Owner: Andrew Cullen Phone # 914 715-1689
Address: 2 Cara Drive Nanuet NY 10954

Engineer/Architect/Surveyor: Manuel Antonio Andrade Phone # 845-369-1010
Address: 198 Orange Ave Suffern NY 10901

Attorney: Phone #
Address:

Contact Person: Andrew Cullen Phone # 914-715-1689
Address: 2 Cara Drive 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:
Townline Road County Road
Naurausbaum Brook

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? 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: April 28, 2021

Applicant: Cullen

Address: 2 Cara Dr, NY

RE: Application Made at: same

Chapter 43, Table 3.12, Column 1 R-15 District, Column 2 Group M, Column 3 SFR, Column 9 Required Side Yard 20' w/ 15.5' proposed.
One variances required

Section: 64.18

Block: 1

Lot: 11

Dear Cullen:

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

April 22, 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

600.-
20.-

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</u> <u>(OMU)</u>	OFFICIAL USE ONLY	ACREAGE: <u>.27</u>
Inspector: <u>alen</u>	Date App Received: <u>4-22-21</u>	Received By: <u>[Signature]</u>
Permit No. <u>51395</u>	Date Issued: _____	
CO No. _____	Date Issued: _____	
Permit Fee: <u>600.-</u>	Ck# <u>876</u>	Paid By <u>Cullen</u>
GIS Fee: <u>20.-</u>	Ck# <u>CASH</u>	Paid By <u>Cullen</u>
Stream Maintenance Fee	Ck # _____	Paid By _____
Additional Fee: _____	Ck# _____	Date Paid _____ Paid By _____
1 st 6 mo. Ext.: _____	Ck # _____	Exp. Date: _____ Paid By _____
2 nd 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: 2 Cara Drive Nanuet, NY
Section: 64.18 Block: 1 Lot: 11

Property Owner: ANDREW CULLEN
Mailing Address: 2 Cara Drive Nanuet NY

Email: andycullen56@hotmail.com Phone #: 914-715-1689

Lessee (Business Name): _____
Mailing Address: _____

Email: _____ Phone #: _____

Type of Business / Use: Single Family Residence

Contact Person: MARK PISCATELLI Relation to Project: contractor
Email: RIKER BORW@AOL.COM Phone#: 973-332-5387

Architect/Engineer: Manuel Antonio Andrade NYS Lic # 023786-1
Address: 198 Orange Ave Suffern NY Phone#: 845-369-1010

Builder/General Contractor: EMPIRE STATE BUILDERS & CONTRACTORS INC RC Lic # H-A-5-0075550723
Address: 318 W. RT 59 NANUET, NY. 10954 Phone#: 914-318-7313

Plumber: _____ RC Lic # _____
Address: _____ Phone#: _____

Electrician: _____ RC Lic # _____
Address: _____ Phone#: _____

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

Existing use of structure or land: Single Family Residence.

Proposed Project Description: NEW DECK

Proposed Square Footage: 320 DECK Estimated Construction Value (\$): \$25,500.00

BUILDING DEPARTMENT COMPLETES BELOW

PLANS REVIEWED: _____

PERMIT REFERRED / DENIED FOR:
Chapter 43 Table 3.17, Column 1 R-15 District, Column 2 Group 1, Column 3 SPR Column 4 9' Minimum Side yard 20' w/ 15.5' setback.
1 Variance required

[Signature]
4.28.21

FOR OFFICE USE ONLY SECTION BLOCK LOT NAME PERMIT #

APPLICATION FOR BUILDING/DEMOLITION PERMIT

APPLICANT MUST COMPLETE OR APPLICATION WILL NOT BE ACCEPTED

ZONING BULK REQUIREMENTS			
Zone: <u>R-15</u>	Group: <u>M</u>	Use: <u>Single Family</u>	
	Required	Existing	Proposed
Floor area ratio	<u>NA</u>	<u>NA</u>	<u>NA</u>
Lot area	<u>15000</u>	<u>11,511</u>	<u>11,511</u>
Lot width	<u>100</u>	<u>105</u>	<u>105</u>
Street frontage	<u>NA</u>	<u>NA</u>	<u>NA</u>
Front yard setback <u>Cara</u>	<u>30</u>	<u>27.5</u>	<u>27.5</u>
Side yard setback <u>Townline</u>	<u>30</u>	<u>38.6</u>	<u>38.6</u>
Total side yard setback	<u>NA</u>	<u>NA</u>	<u>NA</u>
Rear yard setback	<u>35</u>	<u>63.7</u>	<u>50.83</u>
Maximum building height	<u>NA</u>	<u>NA</u>	<u>NA</u>

Number of stories: 1 1/2 Construction Type: 5B Occupancy Class: Res.

Zoning Chart Information Completed by: Manoel Antonio Andrade AIA

- Sewage: (circle one) Town County Private
- How many kitchens on the property? ONE
- Are there any renters, tenants, lessees or boarders at this property? YES (NO)
- Are there any other building permits on this property? YES (NO)
- Is the property in a flood plain? YES (NO)

AFFIDAVIT

State of New York
 County of Rockland) SS.: Orangetown
 Town / Village of Orangetown

I, Andrew Cullen being duly sworn, deposes and says that he/she is the (circle one) owner, lessee, engineer, surveyor, architect, builder, or agent of the owner) in fee of the premises to which this application applies; that he/she (the applicant) is duly authorized to make this application and that the statements contained in the papers submitted herein are true to the best of his/her knowledge and belief, and that the work will be performed in the manner set forth in the application and in the plans and specifications filed therewith, and in accordance with the State Uniform Building Code and all other applicable laws, ordinances and regulations of the municipality. I also declare that the structure or area described in this application will not be occupied or used until I have obtained a Certificate of Occupancy or Certificate of Compliance.

Signature and Mailing Address

Andrew Cullen
2 Cara Drive
Manoet NY 10954
[Signature]

SWORN to before me this 19th day of April, 2021

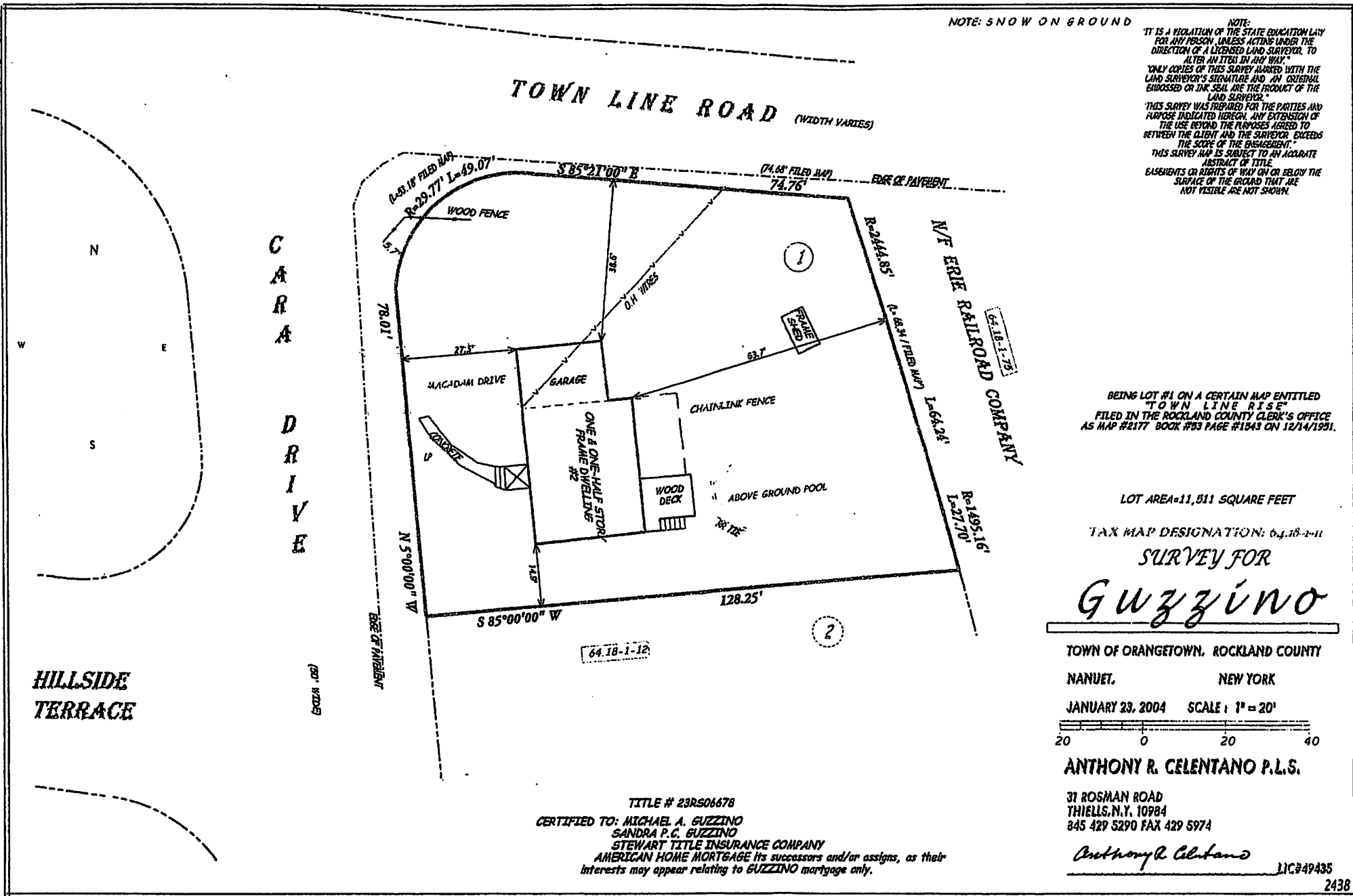
Witness:
 (If not witnessed by Building Department personnel, Notary signature is required.) Marcelline Shannon

Marcelline Shannon
 Notary Public, State of New York
 No. 04 SH8138245
 Notary Public in Rockland County
 Commission Expires December 13, 2021

OFFICIAL USE ONLY:	
Checked by: _____	Date: _____
Permit Granted for: _____	

Signature: _____	Date: _____
Director, OBZPAE	

<u>SWIS</u>	<u>PRINT KEY</u>	<u>NAME</u>	<u>ADDRESS</u>
392489	64.18-1-10	Robert Wentland	2 Hillside Terr,Nanuet, NY 10954
392489	64.18-1-11	Tricia Cullen	2 Cara Dr,Nanuet, NY 10954
392489	64.18-1-12	Geoffrey Gaiss	4 Cara Dr,Nanuet, NY 10954
392489	64.18-1-13	James Molloy	6 Cara Dr,Nanuet, NY 10954
392489	64.18-1-55	James J Mc Cabe Jr	1 Hillside Ter,Nanuet, NY 10954
392489	64.18-2-1	55-61 East Townline Road LLC Christopher O'Rourke	646 Gilbert Ave,Pearl River, NY 10965



NOTE: SNOW ON GROUND

NOTE:
 IT IS A VIOLATION OF THE STATE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY.
 ONLY COPIES OF THIS SURVEY MARKED WITH THE LAND SURVEYOR'S SIGNATURE AND AN ORIGINAL EMPRESSED OR INK SEAL ARE THE PRODUCT OF THE LAND SURVEYOR.
 THIS SURVEY WAS PREPARED FOR THE PARTIES AND PURPOSE INDICATED HEREON. ANY EXTENSION OF THE USE BEYOND THE PURPOSES AGREED TO BETWEEN THE CLIENT AND THE SURVEYOR, EXCEEDS THE SCOPE OF THE ENGAGEMENT.
 THIS SURVEY MAP IS SUBJECT TO AN ACCURATE ABSTRACT OF TITLE.
 EASEMENTS OR RIGHTS OF WAY ON OR BELOW THE SURFACE OF THE EGRESS THAT ARE NOT VISIBLE ARE NOT SHOWN.

BEING LOT #1 ON A CERTAIN MAP ENTITLED "TOWN LINE RISE" FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP #2177 BOOK #253 PAGE #1543 ON 12/14/1991.

LOT AREA=11,511 SQUARE FEET

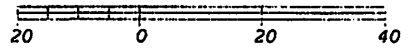
TAX MAP DESIGNATION: 04.18-2-11

SURVEY FOR
Guzzino

TOWN OF ORANGETOWN, ROCKLAND COUNTY

NANUET, NEW YORK

JANUARY 23, 2004 SCALE: 1" = 20'



ANTHONY R. CELENTANO P.L.S.

37 ROSMAN ROAD
 THIELLS, N.Y. 10984
 845 429 5290 FAX 429 5974

Anthony R. Celentano

LIC#49435
 2438

TITLE # 23RS06678
 CERTIFIED TO: MICHAEL A. GUZZINO
 SANDRA P.C. GUZZINO
 STEWART TITLE INSURANCE COMPANY
 AMERICAN HOME MORTGAGE Its successors and/or assigns, as their interests may appear relating to GUZZINO mortgage only.

HILLSIDE
 TERRACE

C
A
R
R
A

D
R
I
V
E

TOWN LINE ROAD (WIDTH VARIES)

N/F ERIE RAILROAD COMPANY
 64.18-1-75
 64.18-1-12
 64.18-1-16

64.18-1-12

64.18-1-12

2

1