

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: 6-7-21

### 2021 LAND USE BOARD APPLICATION

**RECEIVED**  
JUN 11 2021  
TOWN OF ORANGETOWN  
LAND USE BOARDS

Please check all that apply:

<input type="checkbox"/> Commercial	<input type="checkbox"/> Residential
<input type="checkbox"/> <b>Planning Board</b>	<input type="checkbox"/> <b>Historical Board</b>
<input 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 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#:** 51569

**ASSIGNED**

**INSPECTOR:** Glenn

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

**Project Name:** Legalize  
~~Approve Existing Deck~~ Gordon

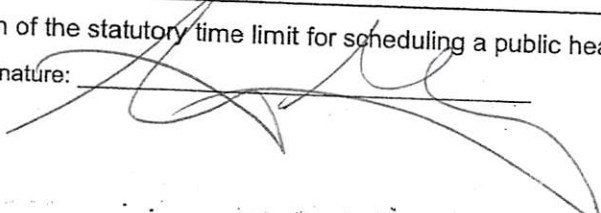
**Street Address:** 2 Post Lane  
Palisades Ny 10964

**Tax Map Designation:**  
Section: 78.17 Block: 2 Lot(s): 46  
Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_

**Directional Location:**  
On the WEST side of POST LN, approximately  
50 feet NORTH of the intersection of WILSTER RD, in the  
Town of Orangetown in the hamlet/village of PALISADES.

<b>Acreage of Parcel</b> <u>0.96</u>	<b>Zoning District</b> <u>R-40</u>
<b>School District</b> <u>S. Orangetown</u>	<b>Postal District</b> <u>Palisades</u>
<b>Ambulance District</b> <u>S. Orangetown</u>	<b>Fire District</b> <u>Spankill</u>
<b>Water District</b> <u>Suez</u>	<b>Sewer District</b> <u>S. Orangetown</u>

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

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.  
Date: 6-7-21 Applicant's Signature: 

# APPLICATION REVIEW FORM

**Applicant:** Dr. Amy Gordon Phone # (646) 591-0422  
Address: 2 Post Lane Palisades NY 10964  
Street Name & Number (Post Office) City State Zip Code

**Property Owner:** Amy Philip Greenberg Gordon Phone # (646) 591-0422 / (917) 538-8  
Address: 2 Post Lane Palisades NY 10964  
Street Name & Number (Post Office) City State Zip Code

**Engineer/Architect/Surveyor:** William James Phone # 845 566-6522  
Address: 8 Cheanda ~~Driveway~~ Lane Wallkill NY 12589  
Street Name & Number (Post Office) City State Zip Code

**Attorney:** Steven Greco Phone # (845) 357-8977  
Address: 4 Exec Blvd Suite 204 Suffern NY 10901  
Street Name & Number (Post Office) City State Zip Code

**Contact Person:** Amy Gordon Phone # (646) 591-0422  
Address: 18 Swan St Palisades NY 10964  
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? \_\_\_\_\_

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.

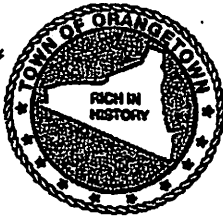
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List tax map section, block & lot numbers for all other abutting properties in the same ownership as this project.

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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: June 4, 2021

Applicant: Gordon

Address: 2 Post Ln, Palisades, NY

RE: Application Made at: same

Chapter 43, Table 3.12, Column 1 R-40 District, Column 2 Group E, Column 3 SFR, Column 9 Required Side Yard 30' w/ 24' proposed Deck #1, 24' proposed Deck #2,  
Two variances required

Section: 78.17

Block: 2

Lot: 46

Dear Gordon:

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

June 2, 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

 6-4-21  
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.

348-20

**APPLICATION FOR BUILDING / DEMOLITION PERMIT**

**TOWN OF ORANGETOWN**

20 Greenbush Road, Orangeburg, NY 10962 Phone: (845) 359-8410 Fax: (845) 359-8526

H  
J  
S  
T  
O  
R  
I  
C

**ZONE:** R-40 **OFFICIAL USE ONLY** **ACREAGE:** 96  
**Inspector:** Glenn **Date App Received:** 6-2-2021 **Received By:** [Signature]  
**Permit No.:** 51569 **Date Issued:** \_\_\_\_\_  
**CO No.:** \_\_\_\_\_ **Date Issued:** \_\_\_\_\_  
**Permit Fee:** 348.- **Ck#:** 1332 **Paid By:** Gordon  
**GIS Fee:** 20.- **Ck#:** 1333 **Paid By:** Gordon  
**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.**

~~Section:~~ 2 Post Lane, Palisades 10964  
**Section:** 79.17 **Block:** 2 **Lot:** 46

~~Applicant:~~ Amy Gordon - Phil Greenberg  
**Mailing Address:** Same address above  
**Email:** \_\_\_\_\_ **Phone #:** \_\_\_\_\_

~~Lessee (Business Name):~~ \_\_\_\_\_  
**Mailing Address:** \_\_\_\_\_  
**Email:** \_\_\_\_\_ **Phone #:** \_\_\_\_\_

**Type of Business / Use:** \_\_\_\_\_  
**Contact Person:** Amy Gordon **Relationship:** Owner  
**Email:** amygordon333@gmail.com **Phone #:** 646-591-0422

~~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/land:** Residential  
**Proposed Project Description:** Legalize existing Decks

**Proposed Square Footage:** \_\_\_\_\_ **Estimated Construction Value (\$):** 12,000.00

**BUILDING DEPARTMENT COMPLETES BELOW**

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

**PERMIT REFERRED / DENIED FOR:**

- Chapter 43, Table 3.12 Column 1 R-40, Column 2 Group B, Column 3 SPR, Column 4 Required deck yard 30' w/ 24' proposed deck #1, 24' proposed deck #2. Two variances required.
  - Chapter 12, Section 12-4 requires NABR approval.
- [Signature] 6-4-21

FOR OFFICE USE ONLY SECTION BLOCK LOT NAME PERMIT#

SWIS	PRINT KEY	NAME	ADDRESS
392489	78.17-2-41	Andrew C Nelson	7 Post Ln, Palisades, NY 10964
392489	78.17-2-45	Michael Veytsman	3 Post Ln, Palisades, NY 10964
392489	78.17-2-46	Philip Greenberg	2 Post Ln, Palisades, NY 10964
392489	78.17-2-47	George Cooke	1 Post Ln, Palisades, NY 10964
392489	80.05-1-17	Kim Sullivan	69 Closter Rd, Palisades, NY 10964
392489	80.05-1-18	Frank S Umbrino	P.O. Box 18, Palisades, NY 10964

*Garden list*

20' WIDE DRAINAGE EASEMENT

N 66° 24' 29" E

313.35' (313.56' FILED MAP)

Based on Survey by Henry Horowitz,

SEP 1 2021

PLAN INFORMATION

Owner Name: Dr. Amy Gordon-Greenberg  
Address: 2 Post Lane  
Palisades, NY 10964  
Sec-Blk-Lot: 78.17.2-46  
Prepared By:  
Date: 6-2-21

BASMT ENT.

2 CAR GARAGE

PROPOSED DRIVEWAY

WOOD DECK UPPER  
DECK SLATE PATIO DECK BELOW

2 STORY DWELLING

CHIMNEY

CONC. WALK

POST LANE  
(50' ROW)

S 55° 30' 00" W 69.78'

RECEIVED

JUN 2 2021

RECEIVED

JUN 11 2021

TOWN OF ORANGETOWN  
LAND USE BOARD

S 76° 51' 14" W

SMH

E = 287.62'

L = 54.76'

MON. SET

51.3'

S 34° 30' 00" E

104.00'

5