

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 type="checkbox"/> Planning Board	<input type="checkbox"/> Historical Board
<input 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 type="checkbox"/> Variance	
<input type="checkbox"/> Performance Standards Review	
<input type="checkbox"/> Use Variance	
<input type="checkbox"/> Other (specify): _____	

PERMIT#: 50481

ASSIGNED

INSPECTOR: Dom

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

Project Name: Johnston Driveway Cover and Platform Extension

Street Address: 155 Tweed Boulevard, Nyack New York, 10960

Tax Map Designation:

Section: 71.05 Block: 1 Lot(s): ~~22.4~~ 16

Section: _____ Block: _____ Lot(s): _____

Directional Location:

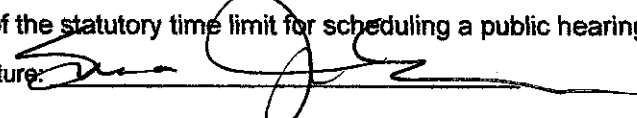
On the east side of Tweed Boulevard, approximately _____ feet of the intersection of _____^{9w} in the Town of ORANGETOWN in the hamlet/village of Orangetown.

Acreage of Parcel <u>1.66</u>	Zoning District <u>R-22</u>
School District <u>Orangetown</u>	Postal District <u>10960</u>
Ambulance District _____	Fire District _____
Water District _____	Sewer District _____

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

A portion of the existing driveway will be covered with Trex decking material. At the end of the drive there will be an overhang 6x12 feet.
The project was started and then halted. Photos are available. (narrative attached)

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

Date: 5/18/21 Applicant's Signature: 

APPLICATION REVIEW FORM

Applicant: Jefrey R. Johnston and Susan J Johnston Phone # 402 312 0927

Address: 155 Tweed Boulevard Nyack, New York. 10960
Street Name & Number (Post Office) City State Zip Code

Property Owner: Jef and Susan Johnston Phone # 4023120927

Address: 155 Tweed Boulevard Nyack, New York. 10960
Street Name & Number (Post Office) City State Zip Code

Engineer/Architect/Surveyor: Antony Celetano, Surveyor;
Cristianne Ortiz, Architect Phone # 845-500-6317
(Surveyor);
203-770-7068; Architect

Address: Cristianne Ortiz, RA, AIA, NCARB CoFractal Architects, 8 Wright Street, #107
Westport CT 06880
Street Name & Number (Post Office) City State Zip Code

Attorney: Anthony Celetano, PLS21 Rosman Road, Thiells, NY 10984 Phone # _____

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

Contact Person: Susan Johnston Phone # 402 312 0927

Address: 155 Tweed Boulevard Nyack, New York. 10960
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 checked="" 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? yes
- 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 no

Are there **streams** on the site? If yes, please provide the names. no

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

no

Project History:

Has this project ever been reviewed before? yes

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.

Planning board January 13, 2021 and May 12, 2021

Case Number: PB#21-08

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

Tax Map as Section 71.05, Block 1, Lot 22.4 in the R-22 zoning district



**OFFICE OF BUILDING, ZONING, PLANNING
ADMINISTRATION AND ENFORCEMENT
TOWN OF ORANGETOWN
20 GREENBUSH ROAD
ORANGETOWN, N.Y. 10962**

**Jane Slavin, RA
Director**

(845) 359-8410

Fax: (845) 359-8526

Date: April 30, 2021

To: Cheryl Coopersmith, Chief Clerk
Planning Board

From: Jane Slavin, RA.,
Director O.B.Z.P.A.E.

Subject: **Johnston Plan – Critical Environmental
Prepreliminary/ Preliminary/ Final Site Plan
and SEQRA Review;
155 Tweed Boulevard, Upper Grandview
75.05-1-16; R-22 zoning district**



PB#21-02

Submission Reviewed

Johnston Residence New Deck Addition as prepared by Fractal Architects, last revised 3-2-2021. Survey as prepared by Anthony R. Celentano PLS, dated 1-22-2021.

- 1) Construction of the deck was observed on 8-24-2020 and the applicant was advised that the work being performed did not have the required approvals and permits.
- 2) Variances are required as follows:
Front yard setback - 40' required with 1.2' proposed
Side yard setback – 25' required with 17.8' proposed
Total side yard setback – 60' required with 51' proposed.
- 3) The SEAF appears to be in order.
- 4) The applicant is reminded that no work is permitted and no permit will be issued until all comments are met from the various agencies, all approvals are obtained, the Final Site Plan is stamped by the Chief Clerk to the Board and the construction plans are reviewed and approved by the inspector.

JS
4-30-2021

75.05-1-16 J... on N LIST.pdf

Open with Google Docs

Yoshiko Rysh
Tax Map #: 75.05-1-16
155 Tweed Blvd
Nyack, NY 10960

Project site

Matthew Karp
Tax Map #: 75.05-1-17
157 Tweed Blvd
Nyack, NY 10960

Karen R Harnesk
Tax Map #: 75.05-1-15
153 Tweed Blvd
Upper Grandview, NY 10960

David A Coustoo
Tax Map #: 75.05-1-14
151 Tweed Blvd
Nyack, NY 10960

Bigelow R Green
Tax Map #: 75.05-1-13
240 Tweed Blvd
Upper Grandview, NY 10960

Peter S Karp
Tax Map #: 75.09-1-2
159 Tweed Blvd
Upper Grandview, NY 10960

Peter Karp
Tax Map #: 75.09-1-1
159 Tweed Blvd
Nyack, NY 10960

~~Mikyong Hyun
Tax Map #: 75.09-1-3
PO BOX 689
Palisades, NY 10964~~

Bruno Biondi
Tax Map #: 75.05-1-13
132 Highway Ave
Nanuet, NY 10954

~~Vinco Volterra
Tax Map #: 75.09-1-5
244 Tweed Blvd
Nyack, NY 10960~~

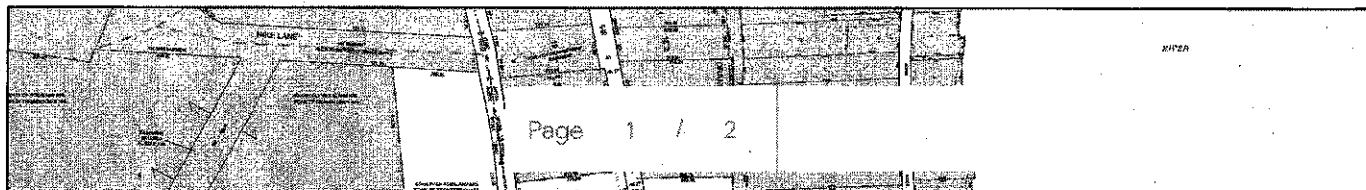
Barrington Fields
Tax Map #: 75.05-1-12
772 Rte 9W
Nyack, NY 10960

Karl S Kirohner
Tax Map #: 75.05-1-19
220 Tweed Blvd
Nyack, NY 10960

Rockland County Finance
Tax Map #: 75.05-1-11
18 New Hempstead Rd
New City, NY 10956

11 envelopes

*Village of Piermont
Village Clerk's Office
478 Piermont Road
Piermont, NY 10968*



Johnston Deck Project
155 Tweed Boulevard, Nyack, New York 10960
Owners: Jef and Susie Johnston

This project covers a 300 square foot portion of the concrete driveway with Trex decking. The driveway remains under the frame with no excavation. In addition, there is a 6 x 12 extension (at the same elevation) supported by an existing concrete retaining wall. The extension covers a natural slope that is undisturbed other than two concrete footings supporting two 4 x 4 posts.

We decided to do this project because we wished to beautify the front of our property. The driveway was unsightly and we also love the view from that end. We felt that covering our drive was much less intrusive, and less expensive than adding a deck on the back of our home or replacing the concrete driveway. We also have grandchildren living with us and we desired to have a safe and clean place for them to play.

Project History

August 18, 2020

Construction began on the framing that sits directly on the existing concrete driveway. Trex was also laid on approximately one third of the frame.

August 24

Inspector knocked on our door asking us to stop construction and advising us to file a building permit.

August 25, 2020

Contractor filed the building permit

September 3, 2020

Building permit application was denied and we were directed to complete a planning board application due to the fact that we live in an environmentally sensitive area

October 5, 2020

Plan was submitted and returned for revisions

November 2, 2020

Resubmitted and later approved for January 13 board meeting

January 13, 2021

At the board meeting our presentation was abbreviated when Ms. Slavin mentioned a communication regarding corrections to the project documents. We later learned that those notes went to our attorney on January 8th and we did not receive them prior to the meeting.

January 14, 2021

Ms. Slavin agreed to review our corrections saving us from further embarrassment. We proceeded to respond to Ms. Slavin's notes, including hiring a surveyor and additional hours from our architect.

January 22, 2021

Resubmitted addressing the notes from January 8, 2021

February 13, 2021

Submission was returned with additional notes

March 7, 2021

Resubmitted with corrections from February 13

March 30, 2021

Received email approval from Cheryl Coopersmith to provide documents for a future board meeting

Supporting images to be screen-shared during the meeting:

1. Project site before construction showing end of the concrete drive to be framed and covered with Trex
2. Side view of deck extension showing slope
3. Side view of deck extension showing existing retaining wall supporting the extension,
4. Side view of deck extension showing slope.
5. Slope detail
6. Portion of deck completed at time of stop order
7. Portion of deck unfinished at time of stop order

Additional Printed Documents:

Survey by ANTHONY R. CELENTANO P.L.S.

Site Plan T10. By Cristianne Ortiz, Fractal Architects, Principal, RA, AIA, NCARB

Contacts:

Jef Johnston

Mobile: (402) 575-8111

Jefjohnston53@gmail.com

Susie Johnston

Mobile: (402) 312-0927

sjohnston53@gmail.com

Cristianne Ortiz, Fractal Architects, Principal, RA, AIA, NCARB

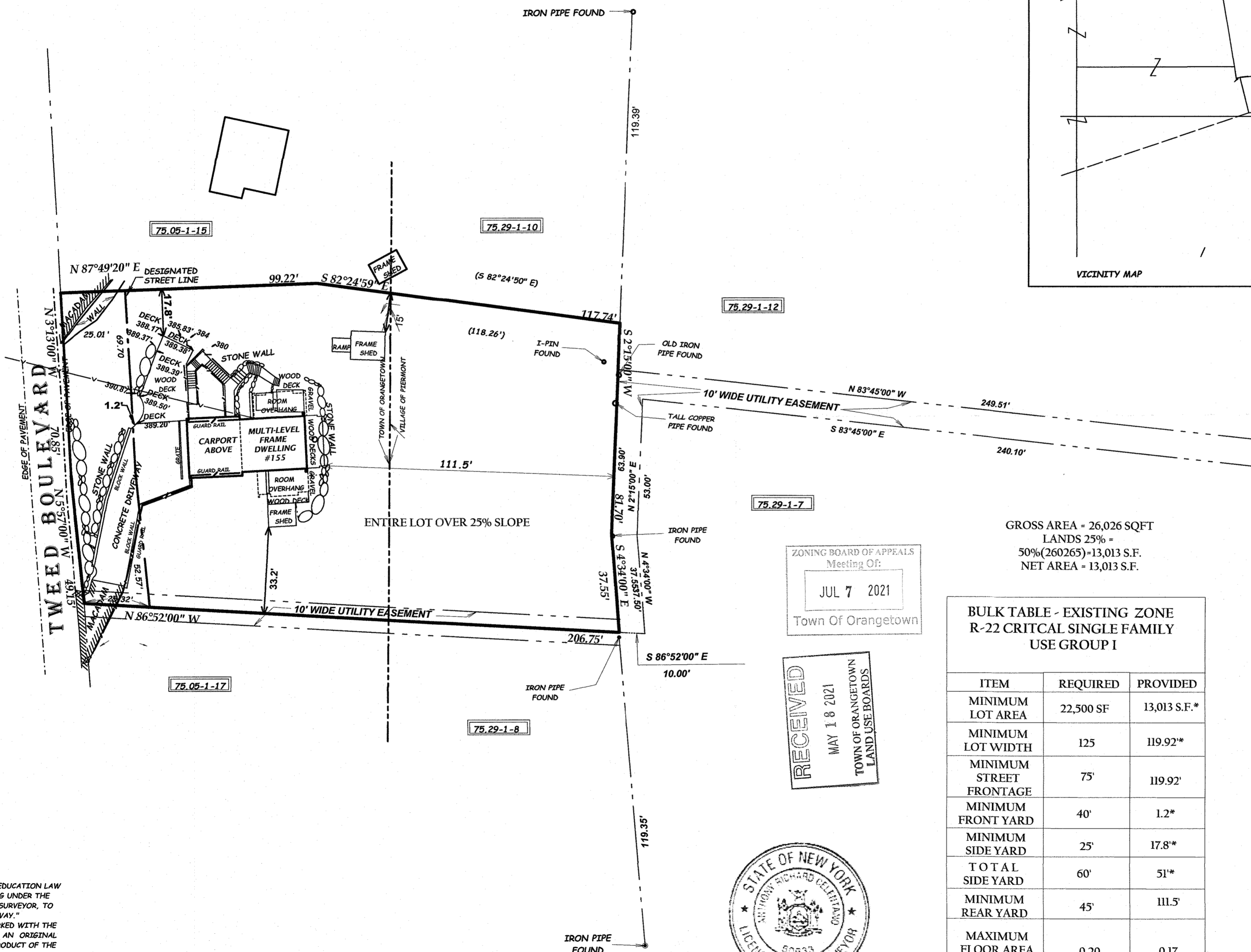
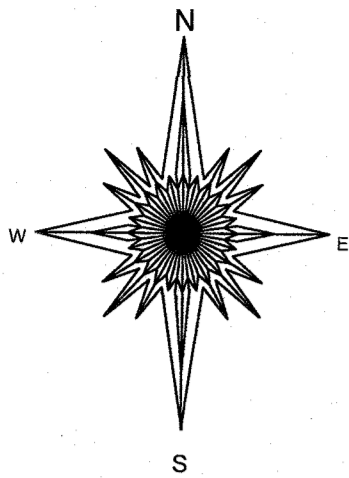
Mobile: (203) 770-7068

co@fractal-architects.com

Cole Ruby, Owner, Contract Action

contractaction@aol.com

Mobile: (201) 316-5155



GROSS AREA = 26,026 SQFT
 LANDS 25% =
 50%(26026)=13,013 S.F.
 NET AREA = 13,013 S.F.

ZONING BOARD OF APPEALS
 Meeting Of:
JUL 7 2021
 Town Of Orangetown

RECEIVED
 MAY 18 2021
 TOWN OF ORANGETOWN
 LAND USE BOARDS



**BULK TABLE - EXISTING ZONE
 R-22 CRITICAL SINGLE FAMILY
 USE GROUP I**

ITEM	REQUIRED	PROVIDED
MINIMUM LOT AREA	22,500 SF	13,013 S.F.*
MINIMUM LOT WIDTH	125	119.92*
MINIMUM STREET FRONTAGE	75'	119.92'
MINIMUM FRONT YARD	40'	1.2*
MINIMUM SIDE YARD	25'	17.8*
TOTAL SIDE YARD	60'	51*
MINIMUM REAR YARD	45'	111.5'
MAXIMUM FLOOR AREA RATIO	0.20	0.17
BUILDING HEIGHT	35'	<35'

- 1) ELECTRIC DISTRICT: ORANGE AND ROCKLAND
- 2) SEWER DISTRICT: RCSB#1
- 3) WATER DISTRICT: SUEZ
- 4) FIRE DISTRICT: SOUTH ORANGETOWN
- 5) AMBULANCE DISTRICT: SOUTH ORANGETOWN
- 6) POLICE DISTRICT: ORANGETOWN
- 7) SCHOOL DISTRICT: SOUTH ORANGETOWN CENTRAL SCHOOL DISTRICT

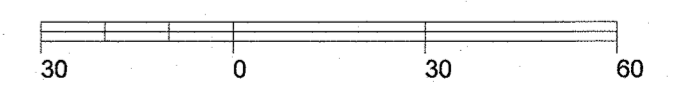
LOT AREA=26,026.5 SQUARE FEET

TAX MAP DESIGNATION:
 75.05-1-16 & 75.29-1-9

**SURVEY FOR
 155 TWEED BLVD**

TOWN OF ORANGETOWN, ROCKLAND COUNTY
 REV 3/4/2021
 UPPER GRANDVIEW & VILLAGE OF PIERMONT, N.Y.

JANUARY 22, 2021 SCALE: 1" = 30'



ANTHONY R. CELENTANO P.L.S.
 31 ROSMAN ROAD
 THIELLS, N.Y. 10984
 845 429 5290 FAX 429 5974

Anthony R. Celedano LIC#50633

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 EMBOSSED 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.
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