

Name of Municipality: TOWN OF ORANGETOWN Date Submitted: _____

2021 LAND USE BOARD APPLICATION

Please check all that apply:

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

PERMIT#: _____
ASSIGNED
INSPECTOR: _____

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

Project Name: Reynolds Inground Pool

Street Address: 21 Musket Rd
Tappan, NY 10983

Tax Map Designation:
Section: 77.05 Block: 3 Lot(s): 31
Section: _____ Block: _____ Lot(s): _____

Directional Location:
On the LEFT side of MUSKET RD, approximately 50 feet FROM of the intersection of Eagle Ln, in the Town of ORANGETOWN in the hamlet/village of Tappan.

Acreage of Parcel <u>.33</u>	Zoning District <u>R-15</u>
School District <u>South Orangetown</u>	Postal District <u>10983</u>
Ambulance District <u>Orangetown</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.)*
Installation of a new in-ground pool

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

APPLICATION REVIEW FORM

Applicant: Claudia Reynolds Phone # 845-323-6311

Address: 21 Musket Rd Tappan NY 10983
Street Name & Number (Post Office) City State Zip Code

Property Owner: CLaudia Reynolds Phone # 845-323-6311

Address: 21 Musket Rd Tappan NY 10983
Street Name & Number (Post Office) City State Zip Code

Engineer/Architect/Surveyor: GEO World Class Pools Phone # 973-513-9893

Address: 1438 Ridgewood Ave Ridgewood NJ
Street Name & Number (Post Office) City State Zip Code

Attorney: Phone #

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

Contact Person: Claudia Reynolds Phone # 845-323-6311

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? Yes 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.

OK
5/28/21 ~~Applied for a regular permit to install pool. Was denied due to needing a variance.~~
Case 51335 _____

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

<u>SWIS</u>	<u>PRINT KEY</u>	<u>NAME</u>	<u>ADDRESS</u>
392489	77.05-3-26	Robert Neumann	25 Liberty Rd, Tappan, NY 10983
392489	77.05-3-27	Joanne Landes	37 Liberty Rd, Tappan, NY 10983
392489	77.05-3-30	Justin Gelband	11 Musket Rd, Tappan, NY 10983
392489	77.05-3-31	Michael P Reynolds	21 Musket Rd, Tappan, NY 10983
392489	77.05-3-32	Karen Disanto	29 Musket Rd, Tappan, NY 10983
392489	77.05-3-39	John Conway	24 Musket Rd, Tappan, NY 10983
392489	77.09-1-23	Frederick R Simms	12 Musket Rd, Tappan, NY 10983



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 21, 2021

Applicant: Reynolds

Address: 21 Musket Dr, Tappan, NY

RE: Application Made at: same

Chapter 43, Section 5.227 Pools shall be set back not less than 20' from rear lot line with 15' proposed.

Section 5.153 In-ground pools shall not be closer than 8' from principle building. w/ ~~15'~~ 6' proposed.

Two Variances required

Section: 77.05

Block: 3

Lot: 31

Dear Reynolds _____:

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

April 16, 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

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

582-20

ZONE: R-11 OFFICIAL USE ONLY ACREAGE: .28
 Inspector: Jona Date App Received: 4-16-21 Received By: H.
 Permit No. 51355 Date Issued: _____
 CO No. _____ Date Issued: _____
 Permit Fee: 582- Ck# CASH Paid By Reynolds
 GIS Fee: 20- Ck# CASH 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 be signed by the applicant.

Property Location: 21 MUSKET RD TAPPAN NY 10983
 Section: X11-A 77.05 Block: # 3 Lot: 31
 Property Owner: MICHAEL REYNOLDS & CLAUDIA REYNOLDS
 Mailing Address: 21 MUSKET RD TAPPAN NY 10983
 Email: CLAUDIA.REYNOLDS 430@gmail Phone #: 845 323 6311
 Lessee (Business Name): _____
 Mailing Address: _____
 Email: _____ Phone #: _____
 Type of Business /Use: _____
 Contact Person: CLAUDIA REYNOLDS Relation to Project: _____
 Email: CLAUDIA.reynolds 430@gmail Phone#: 845-3236311
 Architect/Engineer: _____ NYS Lic # _____
 Address: _____ Phone#: _____
 Builder/General Contractor: Geo World CLASS Pools RC Lic # H-20055
 Address: 1438 Ringwood Ave Phone#: 973-513-9893
 Plumber: _____ RC Lic # _____
 Address: _____ Phone#: _____
 Electrician: A+D ELECTRIC RC Lic #: E 427
 Address: 16 ARON CT Phone#: 914 924-2798
 Heat/Cooling: _____ RC Lic#: _____
 Address: _____ Phone#: _____

Existing use of structure or land: _____
 Proposed Project Description: Construct (1) 12x24 galv. steel w/4 vinyl lined in-ground pool

Proposed Square Footage: 288 (Pool) Estimated Construction Value (\$): 25,000 -

BUILDING DEPARTMENT COMPLETES BELOW

PLANS REVIEWED: _____

PERMIT REFERRED / DENIED FOR:

Chapter 73, Section 5.227 Swimming pools shall not be located less than 20' from rear yard w/ 15' proposed. Section 5.453 Swimming pools shall not be located closer than 8' from principle building w/ 6' proposed. Two Variances Requested

By [Signature] 4.21.21

FOR OFFICE USE ONLY SECTION BLOCK LOT NAME PERMIT#



OFFICE OF BUILDING, ZONING, PLANNING,
ADMINISTRATION AND ENFORCEMENT
TOWN OF ORANGETOWN
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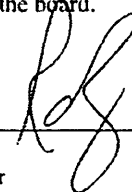
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Sincerely,


Richard Oliver
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Signature of Director
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12-31-18-CCC

 4.21.21
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.
APPLICATION FOR BUILDING / DEMOLITION PERMIT

TOWN OF ORANGETOWN

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

ZONE: R-11 **OFFICIAL USE ONLY** **ACREAGE:** .28
Inspector: Jon **Date App Received:** 4-16-21 **Received By:** A.
Permit No. 51355 **Date Issued:** _____
CO No. _____ **Date Issued:** _____
Permit Fee: 582.- **Ck#** Cash **Paid By** Reynolds
GIS Fee: 20.- **Ck#** CASH **Paid By** 1. 1.
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** _____

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Section: *H-A 77.05 **Block:** # 3 **Lot:** # 31
Property Owner: MICHAEL REYNOLDS & CLAUDIA REYNOLDS
Mailing Address: 21 MUSKET RD TAPPAN NY 10983
Email: CLAUDIA.Reynolds 430@gmail **Phone #:** 845 323 6311
Lessee (Business Name): _____
Mailing Address: _____
Email: _____ **Phone #:** _____
Type of Business /Use: _____
Contact Person: CLAUDIA REYNOLDS **Relation to Project:** _____
Email: CLAUDIA.Reynolds 430@gmail **Phone#:** 845-3236311
Architect/Engineer: _____ **NYS Lic #** _____
Address: _____ **Phone#:** _____
Builder/General Contractor: Geo World Class Pools **RC Lic #** H-20055
Address: 1438 Ringwood Ave **Phone#:** 973-513-9893
Plumber: _____ **RC Lic #** _____
Address: _____ **Phone#:** _____
Electrician: A+D ELECTRIC **RC Lic #:** E 427
Address: 16 Aron Ct **Phone#:** 914 924-2798
Heat/Cooling: _____ **RC Lic#:** _____
Address: _____ **Phone#:** _____
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[Signature] Deputy 4.21.21

FOR OFFICE USE ONLY SECTION BLOCK LOT NAME PERMIT#

SURVEY: RAG-PAR-PC.GY
DRAWN: AJM
CHECKED: RMR

TOWN: ORANGETOWN
STREET: MUSKET RD.
DATE: MARCH 11, 1966

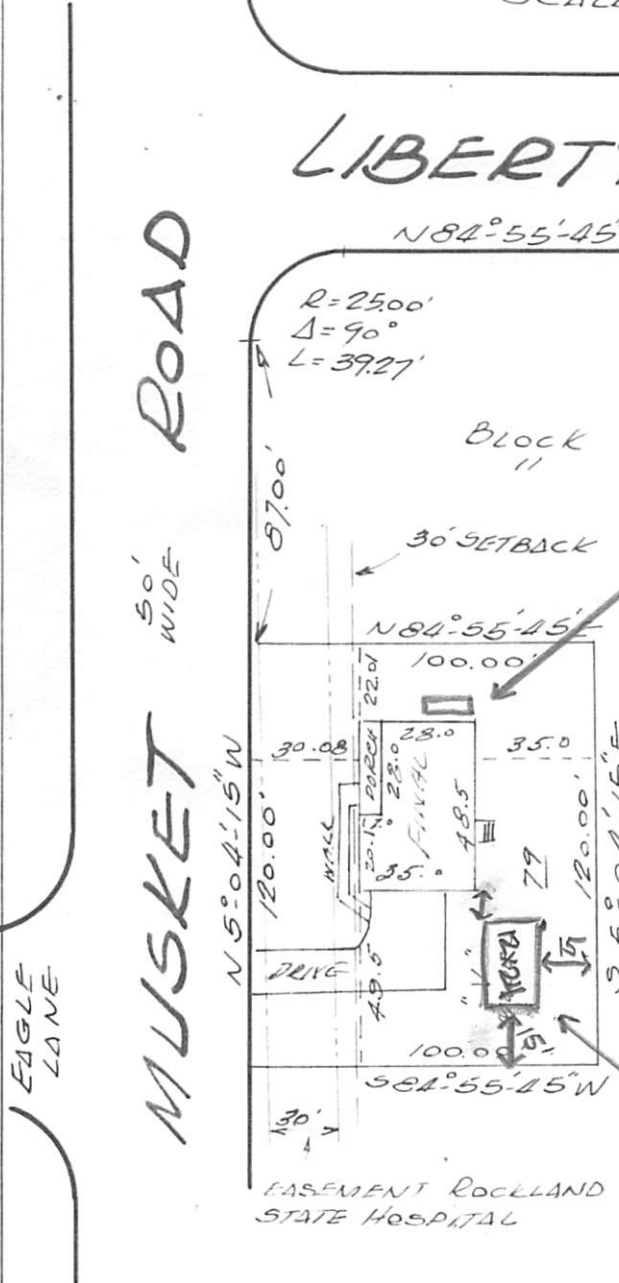
SURVEY OF PROPERTY

REV. SEPT. 20, 1966
FINAL SURVEY

HAMLET OF TAPPAN AT TOWN OF ORANGETOWN
ROCKLAND COUNTY, N.Y.
SCALE 1"=50'

LIBERTY 50' WIDE RD.
N84°55'45"E

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



BEING LOT 79 IN BLOCK 11
AS SHOWN ON A MAP ENTITLED,
"PREL PARK, SECTION XII-A
HAMLET OF TAPPAN, IN TOWN
OF ORANGETOWN, NEW YORK"
FILED IN THE ROCKLAND
COUNTY CLERK'S OFFICE AT
MAP NO. 3373 IN BOOK 79, PAGE 18

CERTIFIED AS BEING AN
ACCURATE AND TRUE SURVEY
TO COUNTY FEDERAL SAVINGS AND
LOAN ASSOCIATION & HOME TITLE
DIVISION, CHICAGO TITLE COMPANY

Proposed 12x24
In-ground Pool

Warren M. Hook
NY PE & LS No. 39258

Alfred R. Vogt 2nd
ALFRED R. VOGT 2ND
LICENSED LAND SURVEYOR
37 NORDHOFF PLACE
ENGLEWOOD, N.J.