

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"/> 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 checked="" 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#: 51465  
ASSIGNED  
INSPECTOR: Dom

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

Project Name: Costa Porch

Street Address: 94 Swannekin Road  
Blauvelt, NY 10913

Tax Map Designation:  
Section: 69.20 Block: 1 Lot(s): 17  
Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_

Directional Location:  
On the east side of Swannekin Rd, approximately  
200 feet North of the intersection of Cobble Place, in the  
Town of ORANGETOWN in the hamlet/village of Blauvelt.

Acreage of Parcel <u>.615</u>	Zoning District <u>R-15</u>
School District <u>South Orangetown</u>	Postal District <u>Blauvelt</u>
Ambulance District <u>South Orangetown</u>	Fire District <u>Blauvelt</u>
Water District <u>suez</u>	Sewer District <u>Orangetown</u>

Project Description: (If additional space required, please attach a narrative summary.)  
construct a front porch  
\_\_\_\_\_  
\_\_\_\_\_

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

Date: 5/26/21 Applicant's Signature: [Signature]

# APPLICATION REVIEW FORM

**Applicant:** Vincent Coasta Phone # 845-729-0998

**Address:** 94 Swannekin Road Blauvelt NY 10913  
Street Name & Number (Post Office) City State Zip Code

**Property Owner:** Vincent Costa Phone # 845-729-0998

**Address:** 94 Swannekin Road Blauvelt NY 10913  
Street Name & Number (Post Office) City State Zip Code

**Engineer/Architect/Surveyor:** Kier B. Levesque Architect Phone # 845-358-2359

**Address:** 49 Third Ave Nyack NY 10960  
Street Name & Number (Post Office) City State Zip Code

**Attorney:** \_\_\_\_\_ Phone # \_\_\_\_\_

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

**Contact Person:** Vincent Costa Phone # 845-729-0998

**Address:** 94 Swannekin Rd Blauvelt NY 10913  
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.**

\_\_\_\_\_ State or County Road

\_\_\_\_\_ Long Path

\_\_\_\_\_ Municipal Boundary

\_\_\_\_\_ State or County Park

\_\_\_\_\_ County Stream

\_\_\_\_\_ County Facility

List name(s) of facility checked above:

None

### 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 none

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? 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.

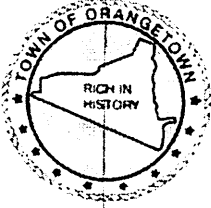
---

---

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: May 14, 2021

Applicant: Costa

Address: 94 Swannekin Rd, Blauvelt, NY

RE: Application Made at: same

Chapter 43, Table 3.12, Column 1 R-15 District, Column 2 Group M, Column 3 SFR, Column 8 Front Yard 30' w/ 25.5' proposed, Column 10 Total Side Yard 50' w/ 47.8' proposed.  
Two Variances required

Section: 69.20 Block: 1 Lot: 17

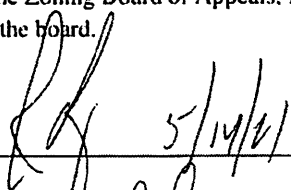
Dear Costa:

Please be advised that the Building Permit Application, which you submitted on May 11, 2021, has been denied. I have enclosed a Xerox copy of your application, where you will find at the bottom the reason for denial.

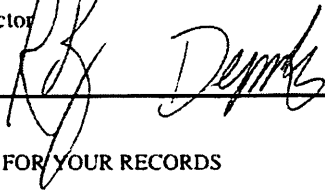
**In Accordance with Zoning, Chapter 43 Section 10.322 the time to appeal a determination of a Building Inspector or Similar administrative office is thirty (30) days from the filing of such a determination with the Town Clerk.**

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

ZONE: <u>R-15</u>	OFFICIAL USE ONLY	ACREAGE: <u>.54</u>
Inspector: <u>Dan</u>	Date App Received: <u>05-11-21</u>	Received By: <u>Liz</u>
Permit No. <u>51465</u>	Date Issued: _____	
CO No. _____	Date Issued: _____	
Permit Fee: <u>\$744</u>	Ck# <u>154</u>	Paid By <u>Costa</u>
GIS Fee: <u>\$20</u>	Ck# <u>1100</u>	Paid By _____
Stream Maintenance Fee _____	Ck # _____	Paid By _____
Additional Fee: _____	Ck# _____	Date Paid _____
1 <sup>st</sup> 6 mo. Ext.: _____	Ck # _____	Exp. Date: _____
2 <sup>nd</sup> 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 signed by the applicant.

Property Location: 94 Swanekin Road Blauvelt, NY 10913

Section: 69.20 Block: 1 Lot: 17

Property Owner: Vincent & Christine Costa

Mailing Address: 94 Swanekin Rd Blauvelt, NY 10913

Email: vinnymcosta@gmail.com Phone #: 845-729-0998

Lessee (Business Name): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Email: \_\_\_\_\_ Phone #: \_\_\_\_\_

Type of Business /Use: single family residence

Contact Person: Vinny Costa Relation to Project: owner

Email: vinnymcosta@gmail.com Phone#: 845-729-0998

Architect/Engineer: Kier B. Levesque Architect NYS Lic # 15,938

Address: 49 Third Ave. Nyack, NY 10960 Phone#: 845-358-2359

Builder/General Contractor: T.B.C. RC Lic # \_\_\_\_\_

Address: \_\_\_\_\_ Phone# \_\_\_\_\_

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: remove existing front covered entry and replace with covered front porch and 225 change existing bay window

Proposed Square Footage: 225 Estimated Construction Value (\$): 33,750.00

BUILDING DEPARTMENT COMPLETES BELOW

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

PERMIT REFERRED / DENIED FOR: \_\_\_\_\_

Chapter 43 Table 3.12 Col 1 R-15, Col 2 Group M, Col 3 SPK  
Column 8 Front Yard 30' w/ 25.5' proposed, Column 10 Total Side  
Yard 50' w/ 47.8' proposed.

2 variances required.

RJ Deputy 5.14.21

FOR OFFICE USE ONLY SECTION 69.20 BLOCK 1 LOT 17 NAME Costa PERMIT# 51465

**APPLICATION FOR BUILDING/DEMOLITION PERMIT**

APPLICANT MUST COMPLETE OR APPLICATION WILL NOT BE ACCEPTED

ZONING BULK REQUIREMENTS			
Zone: R-15	Group: M	Use: single family residential	
	Required	Existing	Proposed
Floor area ratio	.20	.105	.113
Lot area	15,000	26,796	
Lot width	100	100	
Street frontage	75	100	
Front yard setback	30	28.5	25.5
Side yard setback	20	21.1/27.7	
Total side yard setback	50	47.8 ZBA 5/27/1957	
Rear yard setback	35	158.5	
Maximum building height	12'11"	16.5	

Number of stories: 2 Construction Type: 5b Occupancy Class: R3

Zoning Chart Information Completed by: Kier B. Ivesque Architect

- Sewage: (circle one) Town County Private
- How many kitchens on the property? 1
- 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. **Town of Orangetown**  
 Town / Village of \_\_\_\_\_

I, Vincent Costa 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**

[Signature]  
 \_\_\_\_\_  
 94 Swanekus Road  
 Blauvelt, NY 10913  
 \_\_\_\_\_

SWORN to before me this 11th day of May, 20 21

Witness: [Signature]  
 (If not witnessed by Building Department personnel, Notary signature is required.) \_\_\_\_\_, Notary Public

OFFICIAL USE ONLY:	
Checked by: _____	Date: _____
Permit Granted for: _____	
_____	
_____	
_____	
Signature: _____	Date: _____
Director, OBZPAE	

May 24, 2021

Vincent Costa  
Christine Costa  
94 Swanekin Road  
Blauvelt, NY 10913

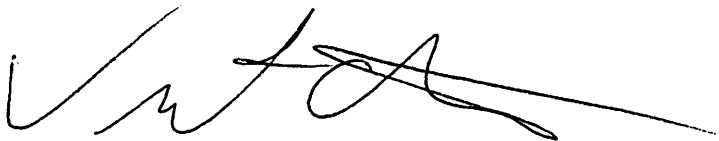
Town of Orangetown – Building Department  
20 Greenbush Road  
Orangeburg, NY 10962

RE: Written Authorization for Agent to Appear on Owner Behalf  
94 Swanekin Road  
Blauvelt, NY 10913

Dear Planning Board/Zoning Members:

I hereby authorize Kier B Levesque, Architect, to appear on our behalf before the Planning and Zoning Boards as Agent for the above referenced property.

Sincerely,

A handwritten signature in black ink, appearing to read 'Vincent Costa', with a long horizontal flourish extending to the right.

Vincent Costa  
845-729-0998 (cell)  
[vinnymcosta@gmail.com](mailto:vinnymcosta@gmail.com) (email)

89 69.20-1-14  
89 69.20-1-15  
89 69.20-1-16  
89 69.20-1-17  
89 69.20-1-18  
89 69.20-1-19  
89 69.20-1-20  
89 69.20-1-21  
89 69.20-1-63  
89 69.20-1-69  
89 69.20-1-70

John Heim  
Christine Liscio  
John J Antonucci  
Vincent Costa  
John J Lafrancois  
Gerard Linehan  
Stephen Murphy  
Andrea C Perez  
Charles C Vilbig  
Paul Marino  
Jennifer G Howard

118 Swannekin Rd,Blauvelt, NY 10913  
110 Swannekin Rd,Blauvelt, NY 10913  
102 Swannekin Rd,Blauvelt, NY 10913  
94 Swannekin Rd,Blauvelt, NY 10913  
86 Swannekin Rd,Blauvelt, NY 10913  
80 Swannekin Rd,Blauvelt, NY 10913  
72 Swannekin Rd,Blauvelt, NY 10913  
64 Swannekin Rd,Blauvelt, NY 10913  
6 Cobble Pl,Blauvelt, NY 10913  
39 Theodore Roosevelt Dr,Blauvelt, NY 10913  
7 Riverside Ter,Blauvelt, NY 10913



# COSTA PORCH

94 SWANNEKIN ROAD BLAUVELT, NY 10913

## INDEX TO DRAWINGS

C COVER  
A1 FLOOR PLANS & ELEVATIONS

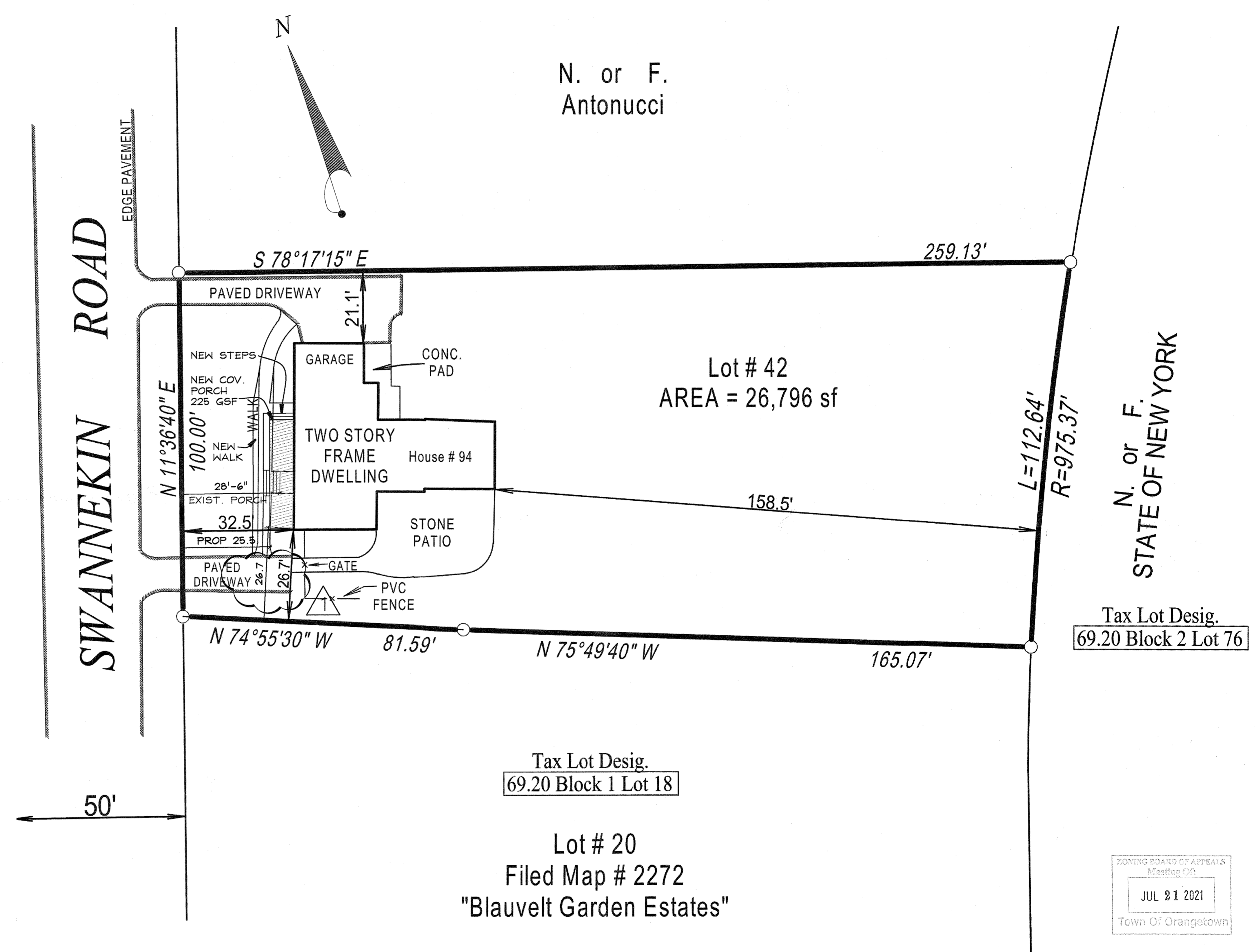
### BULK REQUIREMENTS

REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
ZONE DISTRICT: R-15 USE: M SINGLE - FAMILY RESIDENTIAL			
PRINCIPAL BUILDING:			
LOT AREA, MIN. S.F.	15,000	26,796	NO CHANGE
FAR	.20 (4,383)	.105 (2,828)	.113 (3,027)
WIDTH MIN.	100	100	NO CHANGE
STREET FRONTAGE	75	100	NO CHANGE
FRONT YARD MIN.	30	28.5	25.5**
SIDE YARD MIN.	20	21.1/26.7	NO CHANGE
TOTAL SIDE YARD MIN.	50	47.8*	47.8***
REAR YARD MIN.	35	158.5	NO CHANGE
MAX. BUILDING HEIGHT	12"/PER 1'	16.5'	

\* VARIANCE GRANTED 10/10/56 CO #4071 ISSUED MAY 21, 1957  
\*\* NON-COMFORMING VARIANCE REQUIRED  
\*\*\* PER CHAPTER 43 ARTICLE IX SEC 9.34 VARIANCE REQUIRED TO EXTEND NON-COMFORMING CONDITION

EXISTING FLOOR AREA:  
FFP 1964  
SFP 838  
PORCH 26  
CELLAR 0  
TOTAL 2828  
EXISTING FAR .105  
NEW FLOOR AREA  
COVERED PORCH 225  
REMOVED PORCH -26  
TOTAL NEW 3027  
PROPOSED FLOOR AREA 3,027 GSF  
PROPOSED FAR .113

ALL UTILITIES ARE SHOWN IN AN APPROXIMATE WAY FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL CALL THE LOCAL UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION TO HAVE ALL UNDERGROUND UTILITIES MARKED IN THE FIELD PRIOR TO ANY CLEARING OR ANY CONSTRUCTION. THE CONTRACTOR SHALL ALSO VERIFY THE LOCATION, SIZE AND INVERT OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. ANY UTILITY FOR WHICH NO EVIDENCE CAN BE SEEN ON THE SURFACE OF THE LANDS MAY NOT BE SHOWN ON THIS DRAWING.



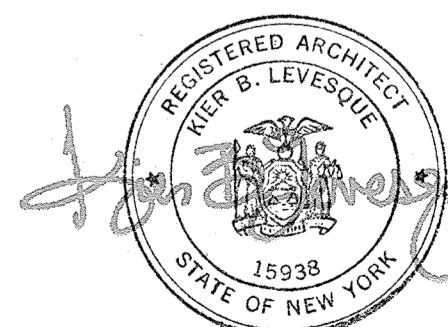
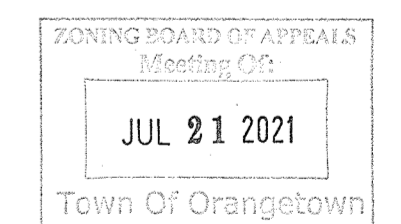
NY LIC# 15938

**KIER B. LEVESQUE, RA**  
**ARCHITECT**  
49 THIRD AVENUE  
NYACK, NEW YORK 10960  
845-358-2359

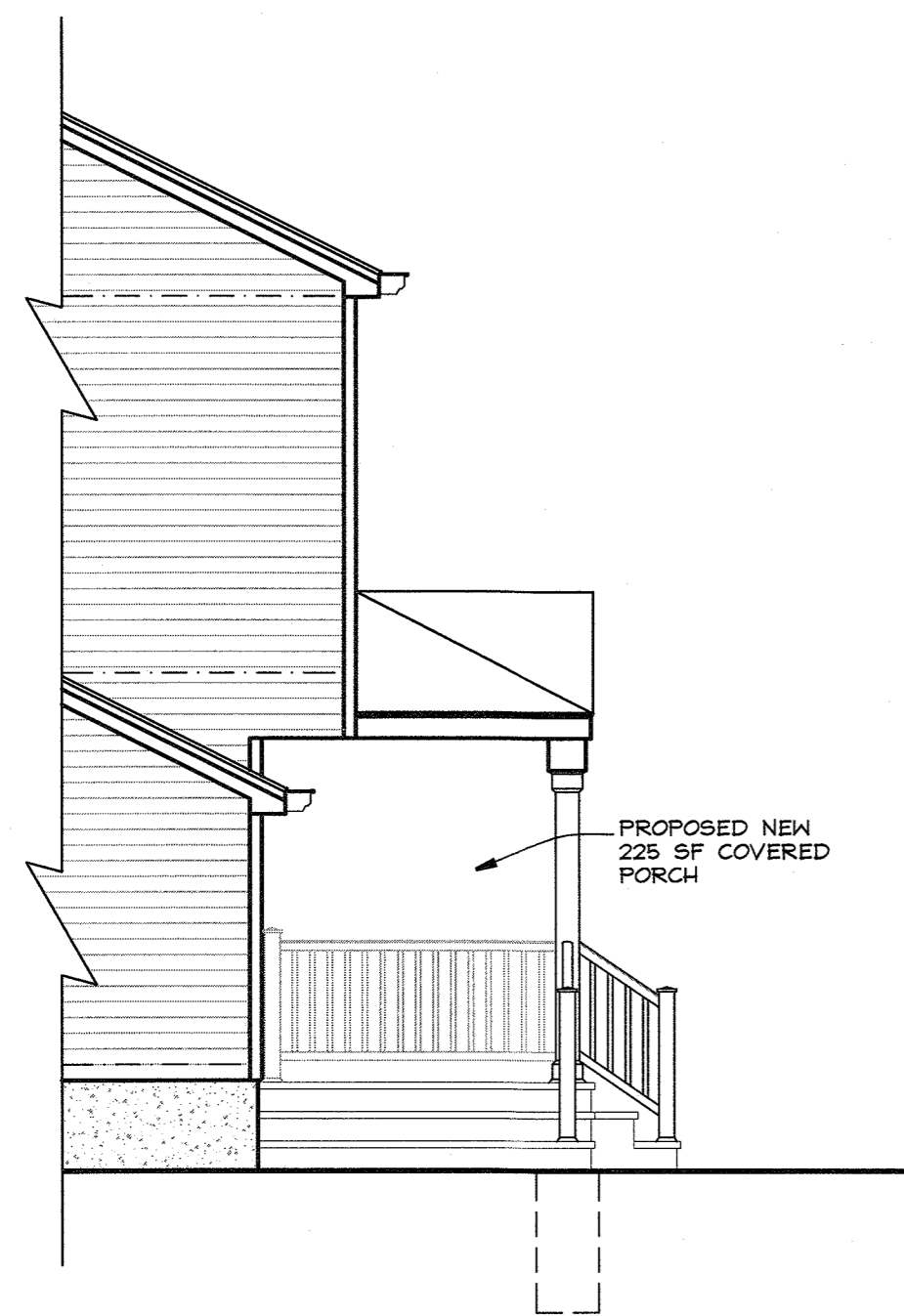
**1** SITE PLAN  
**C** 1 INCH = 20 FEET

ORANGETOWN TAX MAP NO. 69.20 - 1 - 17  
THE INFORMATION ON THIS DRAWING WAS TAKEN FROM A SURVEY FOR:

COSTA DATED: JUNE 17, 2019 REV. MARCH 26, 2021  
BY: Robert E. Sorace, PLS  
135 South Main Street  
New City, NY 10956  
845-638-1498



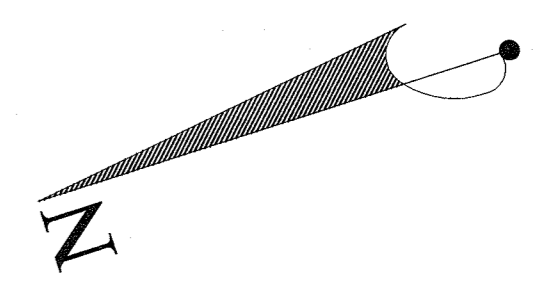
**1** MAY 12, 2021  
MAY 4, 2021  
JOB# 202137



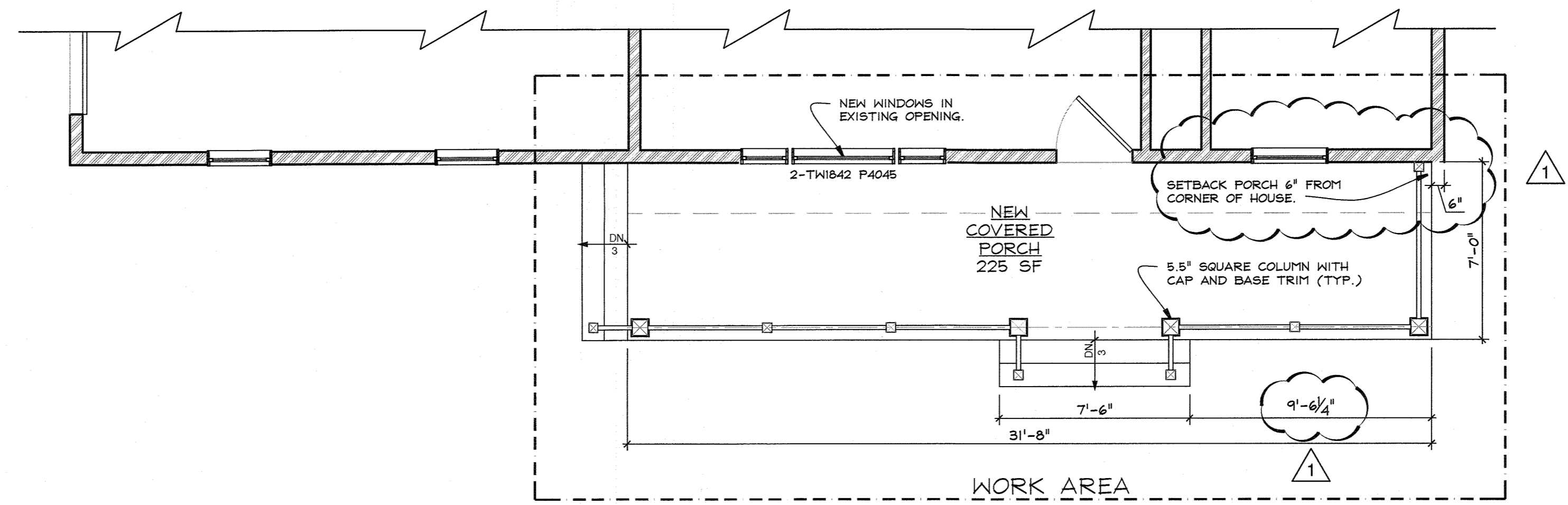
2 PARTIAL SIDE ELEVATION  
 AI 1/4" = 1 FOOT



3 FRONT ELEVATION  
 AI 1/4" = 1 FOOT



CONSTRUCTION LEGEND	
	NEW CONSTRUCTION
	EXISTING WALLS TO BE DEMOLISHED
	EXISTING MASONRY WALL
	EXISTING STUD WALL TO REMAIN
	SHEET NOTES CALL: SEE NOTES THIS SHEET
	HARDWIRED CARBON MONOXIDE DET.
	HARDWIRED SMOKE DETECTOR



1 PARTIAL 1st. FLOOR PLAN  
 AI 1/4" = 1 FOOT

**COSTA PORCH**  
 94 SWANNEKIN RD.  
 BLAUVELT, N.Y. 10913

NY LICENSE # 15938  
**KIER B. LEVESQUE, R.A.**  
 ARCHITECT  
 49 THIRD AVENUE  
 NYACK, NEW YORK 10960  
 845-358-2359

**PLAN & ELEVATIONS**

SCALE AS SHOWN  
 DATE MAY 4, 2021  
 JOB NO. 202137  
 REVISIONS: SHEET NO.

MAY 12, 2021

**A-1**

