

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"/> Planning Board <input checked="" type="checkbox"/> Zoning Board of Appeals <input type="checkbox"/> Subdivision <input type="checkbox"/> Number of Lots <input type="checkbox"/> Site Plan <input type="checkbox"/> Conditional Use <input type="checkbox"/> Special Permit <input checked="" type="checkbox"/> Variance <input type="checkbox"/> Performance Standards Review <input type="checkbox"/> Use Variance <input type="checkbox"/> Other (specify): _____	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Historical Board <input type="checkbox"/> Architectural Board <input type="checkbox"/> Consultation <input type="checkbox"/> Pre-Preliminary/Sketch <input type="checkbox"/> Preliminary <input type="checkbox"/> Final <input type="checkbox"/> Interpretation
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PERMIT#: 51572
 ASSIGNED
 INSPECTOR: Dom
 Referred from Planning Board: YES / NO
 If yes provide date of Planning Board meeting: _____

Project Name: ~~22 CLOSTER RD FRONT STAIRS~~ McCullough

Street Address: 27 CLOSTER RD
PARISADES, NY 10964

Tax Map Designation:
Section: 78.18 Block: 2 Lot(s): 25
Section: _____ Block: _____ Lot(s): _____

Directional Location:
On the EAST side of CLOSTER RD, approximately 200 feet SOUTH of the intersection of OAK TREE RD, in the Town of ORANGETOWN in the hamlet/village of PARISADES.

Acreage of Parcel _____	Zoning District <u>R40</u>
School District <u>SO</u>	Postal District <u>Palisade</u>
Ambulance District <u>SCAC</u>	Fire District <u>Spaskill - Palisades</u>
Water District <u>SJGZ</u>	Sewer District <u>Orangetown</u>

Project Description: (If additional space required, please attach a narrative summary.)
PERMIT FOR RELOCATED FRONT STAIRS

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.
Date: 6/15/2021 Applicant's Signature: [Signature]

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? N/A
- 2) Is any open space being offered? ___ If so, what amount? N/A
- 3) Is this a standard or average density subdivision? N/A

If site plan:

- 1) Existing square footage N/A
- 2) Total square footage N/A
- 3) Number of dwelling units N/A

If special permit, list special permit use and what the property will be used for.

N/A

Environmental Constraints:

Are there slopes greater than 25%? If yes, please indicate the amount and show the gross and net area N/A

Are there streams on the site? If yes, please provide the names. N/A

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

N/A

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.

HISTORIC BOARD UPLOMING MEETING ON 7/13/21.

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

ATTACHED



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 16, 2021

Applicant: McCullough

Address: 22 Closter Rd, 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 8 Front Yard 50' with 28.7' proposed, Column 9 Side Yard 20' with 17'6" proposed for new front landing and stairs to grade

Section 5.21(a) applies for undersized lots with 20' side yard allowed

Two variances required

Section: 78.18

Block: 2

Lot: 25

Dear McCullough:

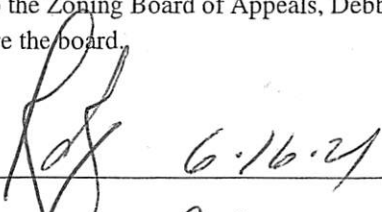
Please be advised that the Building Permit Application, which you submitted on

June 3, 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

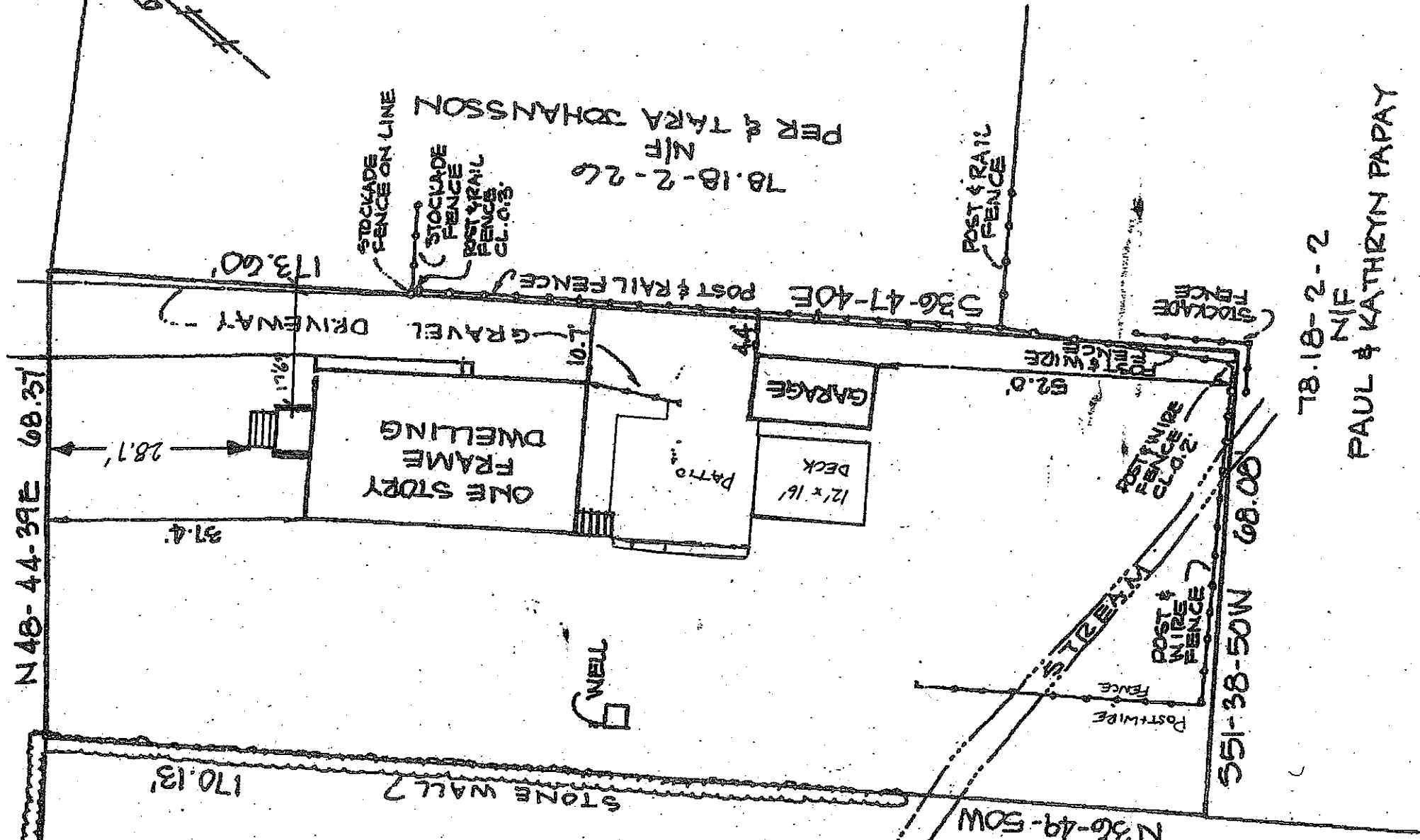
Signature of Director
NOTE: PLEASE KEEP FOR YOUR RECORDS
12-31-18-CCC


Date
CC: Rosanna Sfraga
Liz Decort
Debbie Arbolino

ISS	PRINT KEY	NAME	ADDRESS
489	78.17-2-21	Tracey Weigel	696 Oak Tree Rd, Palisades, NY 10964
489	78.17-2-22	Palisades Free Library	19 Closter Rd, Palisades, NY 10964
489	78.17-2-23	Teri R Zehentner	21 Closter Rd, Palisades, NY 10964
489	78.17-2-24	Jennifer A Crosby	23 Closter Rd, Palisades, NY 10964
489	78.17-2-25	Diane Donnelly	25 Closter Rd, Palisades, NY 10964
489	78.17-2-26	Charles Hyun Choi	P.O. Box 54, Palisades, NY 10964
489	78.17-2-28	Pierre Rolland	685 Oak Tree Rd, Palisades, NY 10964
489	78.18-2-1	Robert P Lewis	194 Hook Mountain Ln, Upper Nyack, NY 10994
489	78.18-2-2	Paul Papay	709 Oak Tree Rd, Palisades, NY 10964
489	78.18-2-3	Paul Papay	709 Oak Tree Rd, Palisades, NY 10964
489	78.18-2-23	Yutaka Matsumoto	32 Closter Rd, Palisades, NY 10964
489	78.18-2-24	Nilsa Barreto	P.O. Box 214, Palisades, NY 10964
489	78.18-2-25	John Mc Cullough	22 Closter Rd, Palisades, NY 10964
489	78.18-2-26	James Adams	P.O. Box 682, Palisades, NY 10964

13 letters

CLOSTER ROAD



SURVEY UPDATED ON
6/15/2021 TO SHOW LOCATION
OF FRONT ENTRY STAIRS + LANDING
AND REAR 12' x 16' DECK.
BY JOHN MCCULLOUGH

78.18-2-24
N/F
NILSA BARETO

BASED ON SURVEY
FROM 4/30/2008
BY ATZL, SCATASSA +
ZIGNER, P.C.

BY
JOHN MCCULLOUGH
22 CLOSTER RD.
PALISADES, NY 10964
845-709-7845

78.18-2-2
N/F
PAUL & KATHRYN PAPAY

SURVEY OF PROPERTY FOR
LAURA EBMAYER-TRUST
PALISADES - TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK
APRIL 30, 2008 SCALE 1"=20'

AREA = 11,706 SQ. FT.
TAX LOT: 78.18-2-25