

ZONING BOARD OF APPEALS

Town of Orangetown
20 Greenbush Road
Orangeburg, New York 10962
(914) 359-8410 (ex. 4331)

Date: February 22, 2021

TO: OBAPAE

Environmental Management and Engineering
Rockland County Sewer District #1
New York State Dept. of Transportation
Palisades Interstate Park Commission
Orange and Rockland Utilities
Orangetown Highway
Fire Prevention (Performance Standards)

Rockland County Drainage
Rockland County Health
Rockland County Planning
Rockland County Highway

Review of Plans: Martinez 29 Merritt Drive Nanuet, NY
Section 64.18 Block 1 Lot 78.1 R-15 zone

This matter is scheduled for:

Chapter 43, R-15 District, Section 6.1 (Maximum Driveway width: 18 permitted, 50' proposed)

Please review the information enclosed and provide comments. These comments may be mailed , e-mailed or faxed to the Zoning Board Office.

If your Agency does not have any comments at this time, please respond to this office by sending back this sheet.

- US Postal: 20 South Greenbush Road, Orangeburg, NY 10962
- Email to Zoning Board: darbolino@orangetown.com or
- Fax to the Town of Orangetown ZBA @845 359 8526

Zoning Board Meeting Date: April 7, 2021

- () Comments attached
- () No Comments at this time. Please send future correspondence for review.
- () No future correspondence for this site should be sent to this agency. Plans reviewed and this agency does not have any further comments.
- () This project is out of the jurisdiction of this agency and has no further comments.

This project is before the Zoning Board on **Wednesday, April 7, 2021**. **Kindly forward your completed review to this office by April 7, 2021.**

Reviewing Agency _____

Name _____ date: _____

Signature: _____

Thank you, Deborah Arbolino

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: 2/18/2021

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#: _____

ASSIGNED

INSPECTOR: _____

Referred from Planning Board: YES / NO

If yes provide date of Planning Board meeting: _____

Project Name: Extend driveway towards Ehrhardt Road

Street Address: 29 Merritt Drive
Nanuet, NY 10954

Tax Map Designation:
Section: 64.18 Block: 1 Lot(s): 78.1
Section: _____ Block: _____ Lot(s): _____

Directional Location:
On the north side of 29 Merritt Drive approximately
10 feet north of the intersection of Ehrhardt Road/Merritt in the
Town of ORANGETOWN in the hamlet/village of _____.

Acreage of Parcel _____	Zoning District _____
School District _____	Postal District _____
Ambulance District _____	Fire District _____
Water District _____	Sewer District _____

Project Description: (If additional space required, please attach a narrative summary.)
Extend driveway towards Ehrhardt Road (20'x50')

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.
Date: 2/18/2021 Applicant's Signature: [Signature]

APPLICATION REVIEW FORM

Applicant: Christian Martinez Phone # [REDACTED]

Address: 29 Merritt Drive Nanuet NY 10954
Street Name & Number (Post Office) City State Zip Code

Property Owner: Christian Martinez Phone # [REDACTED]

Address: 29 Merritt Drive Nanuet NY 10954
Street Name & Number (Post Office) City State Zip Code

Engineer/Architect/Surveyor: _____ Phone # _____

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

Attorney: _____ Phone # _____

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

Contact Person: Christian Martinez Phone # [REDACTED]

Address: 29 Merritt Drive Nanuet NY 10954
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. _____

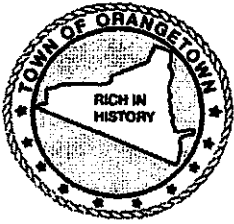
Are there **wetlands** on the site? If yes, please provide the names and type: _____

Project History:

Has this project ever been reviewed before? _____

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: January 27, 2021

Applicant: Martinez

Address: 29 Merritt Dr

RE: Application Made at: same

Chapter 43, Section 6.1 Driveway maximum allowable width 18' w/ 50' proposed
One variances required

Section: 64.18

Block: 1

Lot: 78.1

Dear Martinez:

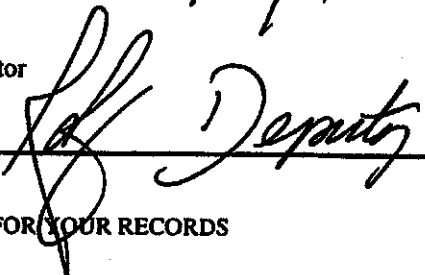
Please be advised that the Building Permit Application, which you submitted on January 26, 2021, has been denied. I have enclosed a Xerox copy of your application, where you will find at the bottom the reason for denial.

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

1/27/21
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-15 (OML) OFFICIAL USE ONLY ACREAGE: .47
 Inspector: Mike Date App Received: 01-26-21 Received By: UZ
 Permit No. 51041 Date Issued: _____
 CO No. _____ Date Issued: _____
 Permit Fee: \$227 Ck# 124 Paid By CHRISTIAN MARTINEZ
 GIS Fee: \$20 Ck# 123 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 _____

RECEIVED
JAN 26 2021

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: 29 Merritt Drive Nanuet, NY 10954
 Section: 64.18 Block: 1 Lot: 78.1
 Property Owner: Christian Martinez
 Mailing Address: 29 Merritt Drive, Nanuet, NY 10954
 Email: _____ Phone #: _____

Lessee (Business Name): _____
 Mailing Address: _____
 Email: _____ Phone #: _____

Type of Business /Use: _____
 Contact Person: Christian Martinez Relation to Project: Owner
 Email: _____ Phone#: _____

Architect/Engineer: _____ NYS Lic # _____
 Address: _____ Phone#: _____

Builder/General Contractor: Home owner 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: Primary Residence

Proposed Project Description: Extend driveway towards Ehrhardt Road (20' x 50')

Proposed Square Footage: 1000 SF Estimated Construction Value (\$): \$5,000

BUILDING DEPARTMENT COMPLETES BELOW

PLANS REVIEWED: _____

PERMIT REFERRED / DENIED FOR:
Chapter 43 Section 1 Maximum driveway width 18' w/ 50' max

[Signature] 1/27/21

FOR OFFICE USE ONLY SECTION BLOCK LOT NAME PERMIT#

SWIS	PRINT KEY	NAME	ADDRESS
392489	64.18-1-64	Richard Butler	9 Villa Dr, Nanuet, NY 10954
392489	64.18-1-75	Wayne Huyck	382 Ehrhardt Rd, Pearl River, NY 10965
392489	64.18-1-76	John Brennan	384 Ehrhardt Rd, Pearl River, NY 10965
392489	64.18-1-77	Richard J Nemeth	386 Ehrhardt Rd, Pearl River, NY 10965
392489	64.18-1-80	Thomas D Roeder	9 Merritt Dr, Nanuet, NY 10954
392489	64.18-1-82	Michael Maguire	418 Ehrhardt Rd, Pearl River, NY 10965
392489	64.18-1-78.1	Christian Martinez	29 Merritt Dr, Nanuet, NY 10954
392489	64.18-1-78.2	James Merritt	412 Ehrhardt Rd, Pearl River, NY 10965
392489	64.18-1-78.3	Paul O'Brien	17 Merritt Dr, Nanuet, NY 10954
392489	64.18-1-78.4	Julie A Cantone	26 Merritt Dr, Nanuet, NY 10954
392489	64.18-1-78.5	Nunziato Miuccio	16 Merritt Dr, Nanuet, NY 10954

29 Merritt Dr