

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 Sherhardt 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 Sherhardt 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 Sherhardt 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**

**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.**

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**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:

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**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.

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

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OFFICE OF BUILDING, ZONING, PLANNING,  
ADMINISTRATION AND ENFORCEMENT

TOWN OF ORANGETOWN

20 Greenbush Road  
Orangeburg, N.Y. 10962

*New Denial*

Jane Slavin, R.A.  
Director

(845)359-8410

Fax: (845) 359-8526

**DENIAL TO THE ZONING BOARD OF APPEALS**

Date: August 26, 2021

Applicant: Martinez

Address: 29 Merritt Dr

RE: Application Made at: same

Chapter 43

-Section 6.1.(c) Driveway maximum allowable width 18' w/ 50' proposed, or on an approved STONE surface (gravel proposed)

-Section 6.332. Driveways of SFR shall be installed on 3" of binder and top wearing course of 1-1/2" of fine mix asphalt with gravel proposed

Two 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,

*[Signature]*  
Richard Oliver  
Deputy Building Inspector

*8.26.21*

*[Signature]*  
*Deputy*

*8.26.21*

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

Date  
CC: Rosanna Sfraga  
Liz Decort  
Debbie Arbolino



OFFICE OF BUILDING, ZONING, PLANNING,  
ADMINISTRATION AND ENFORCEMENT  
**TOWN OF ORANGETOWN**  
20 Greenbush Road  
Orangeburg, N.Y. 10962

*Original Denial*

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:

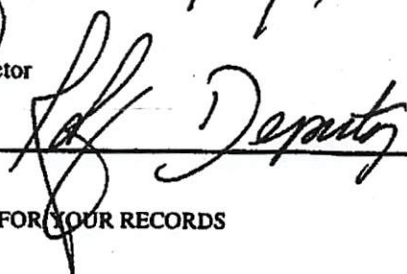
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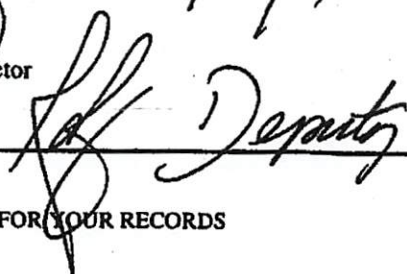
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appear before the board.

Sincerely,

  
Richard Oliver  
Deputy Building Inspector

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

2/27/21  
  
1/27/21  
Date  
CC: Rosanna Sfraga  
Liz Decort  
Debbie Arbolino

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	388 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	28 Merritt Dr, Nanuet, NY 10954
392489	64.18-1-78.5	Nunziato Miuccio	16 Merritt Dr, Nanuet, NY 10954

*29 Merritt Dr*

29 Merritt Drive  
Driveway extension  
July 2021



New

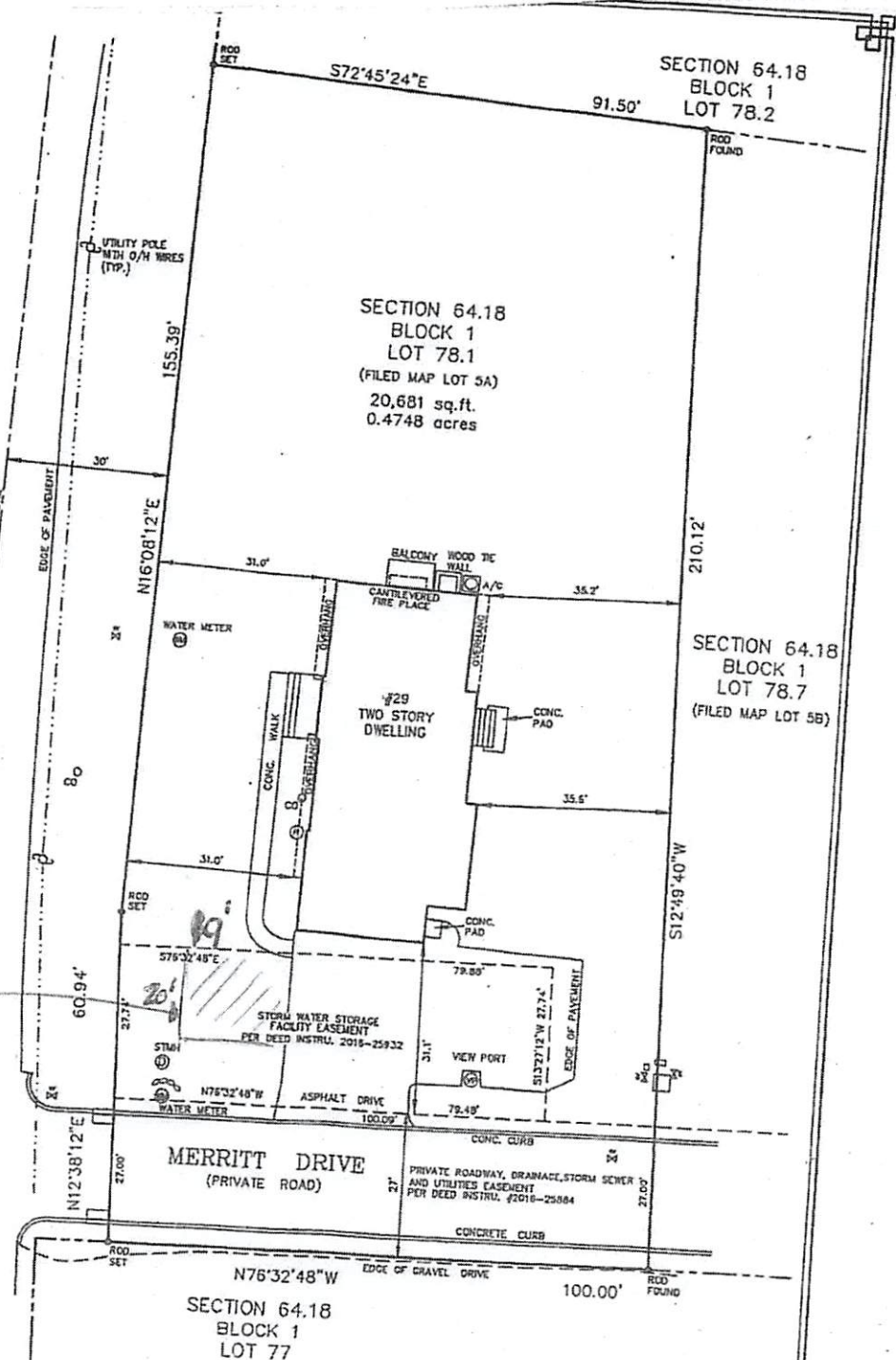
Revised  
8/26/21



EHRHARDT ROAD

Proposed  
Driveway,  
Parking only  
19' x 20'

CA  
8/26/21



CERTIFICATION:  
THIS SURVEY IS SPECIFICALLY  
CERTIFIED TO:  
First American Title Insurance Company  
Christian Martinez and Doraliza Martinez  
Hudson United Mortgage LLC  
its successors and/or assigns

- SURVEY NOTES:
1. COPIES OF THIS SURVEY NOT HAVING THE EMPRESSED SEAL OF THE LAND SURVEYOR SHALL NOT BE VALID.
  2. EASEMENTS OR RIGHTS-OF-WAYS ON OR UNDER THESE LANDS AND NOT VISIBLE ARE NOT SHOWN.
  3. THIS PROPERTY AND SURVEY ARE SUBJECT TO THE FINDINGS OF A CURRENT TITLE REPORT.
  4. MAP REFERENCE: "MINOR SUBDIVISION PLAT FOR MERRITT..." FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP #28330 ON SEPT. 23, 2016.



BOUNDARY SURVEY  
FOR  
SECTION 64.18 - BLOCK 1  
LOT 78.1  
MERRITT ESTATES  
TOWN OF ORANGETOWN - ROCKLAND COUNTY - NEW YORK

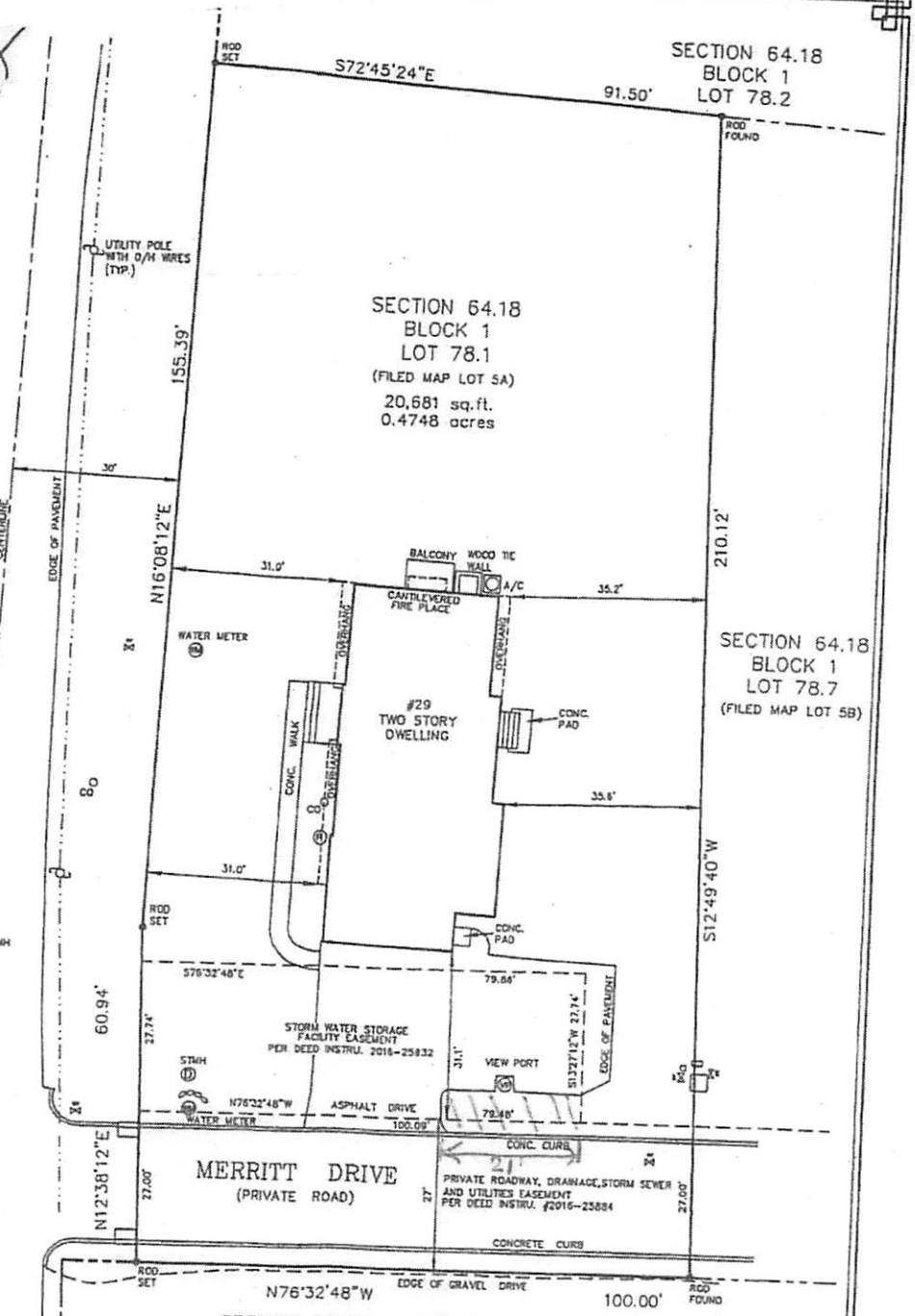
PREPARED BY  
JAMES G. SCHEUERMANN  
LAND SURVEYOR  
19 HOYT ROAD  
WARWICK, NEW YORK 10990  
(845)-987-4347 JGSCHUEERMANN@GMAIL.COM

DRAWN BY: JGS SCALE: 1"=20' DATE: SEPT. 18, 2019 JGS #2566 DWG #2566L1A

*Amended Request*



EHRHARDT ROAD



CERTIFICATION:  
THIS SURVEY IS SPECIFICALLY  
CERTIFIED TO:  
First American Title Insurance Company  
Christian Martinez and Doralizo Martinez  
Hudson United Mortgage LLC  
its successors and/or assigns

AND DOES NOT EXTEND THROUGH  
ASSIGNMENT TO ANY FUTURE  
PURCHASERS.

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  3. THIS PROPERTY AND SURVEY ARE SUBJECT TO THE FINDINGS OF A CURRENT TITLE REPORT.
  4. MAP REFERENCE: "MINOR SUBDIVISION PLAT FOR MERRITT..." FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP #8330 ON SEPT. 23, 2016.



*Extend driveway entrance 21' Asphalt 2' x 7.5' @ 7/6/2021*

BOUNDARY SURVEY  
FOR  
**SECTION 64.18 - BLOCK 1**  
**LOT 78.1**  
**MERRITT ESTATES**  
TOWN OF ORANGETOWN - ROCKLAND COUNTY - NEW YORK

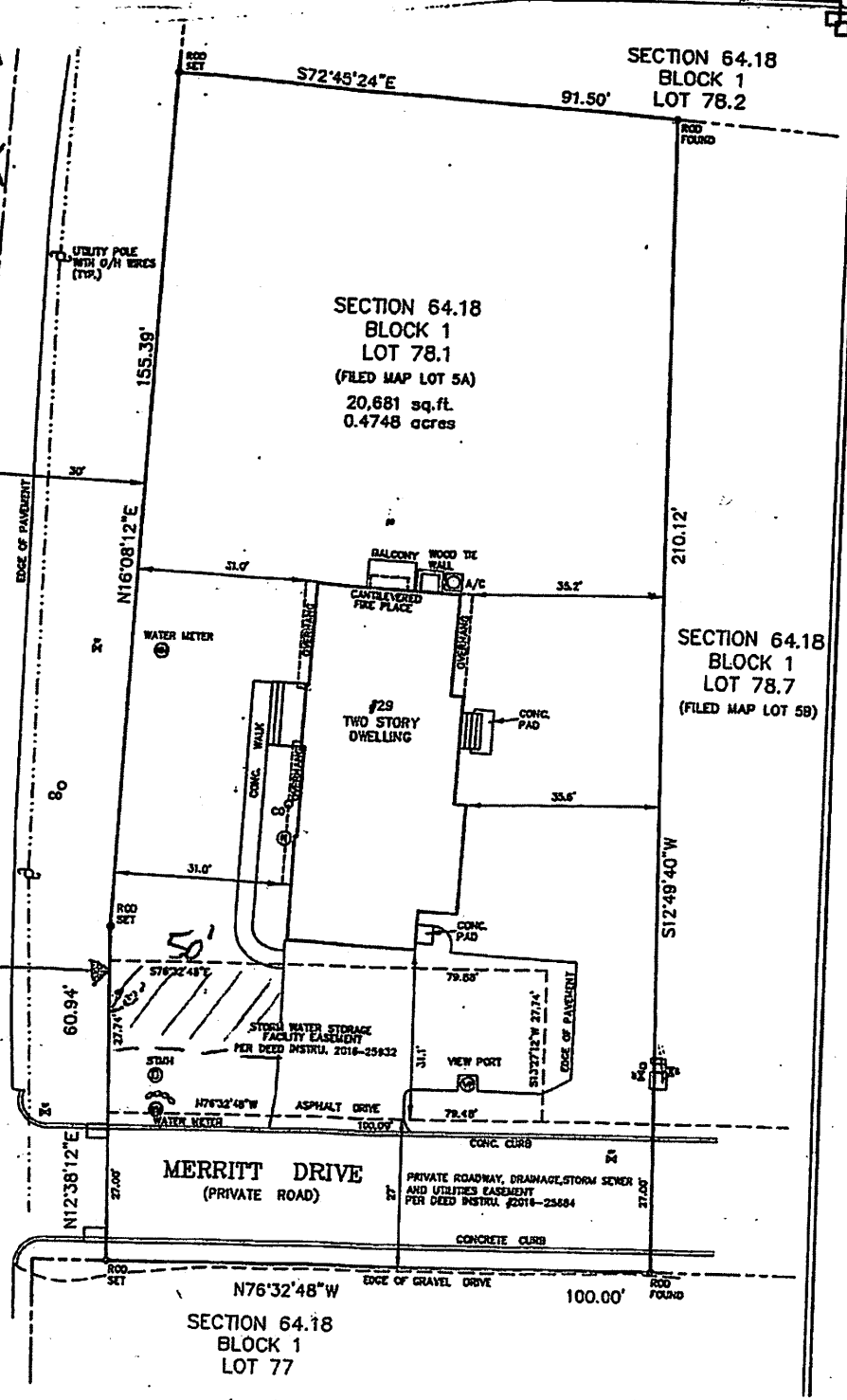
PREPARED BY  
**JAMES G. SCHEUERMANN**  
LAND SURVEYOR  
19 HOYT ROAD  
WARWICK, NEW YORK 10990  
(845)-987-4347 JGSCHEUERMANN@GMAIL.COM

DRAWN BY: JCS SCALE: 1"=20' DATE: SEPT. 18, 2019 JOB #2566, DWG #2566.1A



*Original Request*

*Proposed Driveway (20x50) @ 1/12/21*



PLAN INFORMATION  
 Owner Name: Martinez  
 Address: 24 Merritt Dr  
Narvet  
 Sec-Blk-Lot: 6418-1-78.1  
 Prepared By: Christian Martinez  
1/26/21

**THIS IS A PLOT PLAN BASED ON A**  
Survey  
**DONE BY**  
James Scheurman  
**DATED** 09-18-2019