

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"/> Residential
<input type="checkbox"/> Planning Board	<input checked="" 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 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#: 51179
 ASSIGNED
 INSPECTOR: Mike
 Referred from Planning Board: YES / NO
 If yes provide date of Planning Board meeting: _____

Project Name: Mundy

Street Address: 36 Pine Glen Drive
Blauvelt, New York 10913

Tax Map Designation:
Section: 65.19 Block: 1 Lot(s): 37
Section: _____ Block: _____ Lot(s): _____

Directional Location:
On the southerly side of Pine Glen Drive, approximately _____ feet _____ of the intersection of _____, in the Town of ORANGETOWN in the hamlet/village of Blauvelt.

Acreage of Parcel <u>0.92</u>	Zoning District <u>R-80</u>
School District <u>South Orangetown CSD</u>	Postal District _____
Ambulance District _____	Fire District _____
Water District _____	Sewer District _____

Project Description: (If additional space required, please attach a narrative summary.)
See attached narrative.

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.
Date: _____ Applicant's 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?
- 3) Is this a standard or average density subdivision?

If site plan:

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

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 No.

Are there streams on the site? If yes, please provide the names. Yes (name unknown).

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.

N/A



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 12, 2021

Applicant: Mundy

Address: 36 Pine Glen Dr. Blauvelt, NY

RE: Application Made at: same

Chapter 43, Section 4.5 Additional regulations for single family conversions; Sub-section 4.58 Owner who first converts must have resided in dwelling for at least 15 years, with 1 year proposed.

Table 3.11, R-80 District, Column 2, #7...additional dwelling unit to occupy not more than 600 sf, with 1018 sf proposed.

Two variances required

Section: 65.19 Block: 1 Lot: 37

Dear Mundy:

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

March 8, 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

4.12.2021
Date
CC: Rosanna Sfraga
Liz Decort
Debbie Arbolino

<u>WIS</u>	<u>PRINT KEY</u>	<u>NAME</u>	<u>ADDRESS</u>
32489	65.19-1-31	Maria Marte	30 Pine Glen Dr,Blauvelt, NY 10913
32489	65.19-1-32	Pagona C Papadacos	34 Pine Glen Dr,Blauvelt, NY 10913
32489	65.19-1-33	Dominick Marangi	32 Pine Glen Dr,Blauvelt, NY 10913
32489	65.19-1-37	Edward Mundy	36 Pine Glen Dr,Blauvelt, NY 10913
32489	65.19-1-38	Emiko Kamoda	38 Pine Glen Dr,Blauvelt, NY 10913
32489	65.19-1-39	Nanjappa Ravi	40 Pine Glen Dr,Blauvelt, NY 10913
32489	65.19-1-40	Michael Schlanger	5 Pine Glen Dr,Blauvelt, NY 10913
32489	65.19-1-41	Se Eun Yang	29 Pine Glen Dr,Blauvelt, NY 10913
32489	65.19-1-42	Joseph Chiappa	27 Pine Glen Dr,Blauvelt, NY 10913
32489	65.19-1-36.1	Barbara Lewy	864 Bradley Pkwy,Blauvelt, NY 10913
32489	65.19-1-36.2	Barbara Lewy	864 Bradley Pkwy,Blauvelt, NY 10913

PRELIMINARY STATEMENT

It is respectfully requested that the Town of Orangetown Zoning Board of Appeals (“Board”) grant the applicant Edward Mundy and Sandra Mundy (collectively, “Applicant”) the owner of 36 Pine Glen Drive, Blauvelt, New York also known as Town of Orangetown Tax Map 65.19-1-37 (“Subject Premises”) located in the R-80 Zone (**Exhibit “A”**) their request for a variance pursuant to the provisions of Town Law §4.58, Local Law #7 and the Town of Orangetown Zoning Code for the maintenance and use of an additional/second dwelling unit at the Subject Premises.

HISTORY

In or about 2020, Applicant entered into a contract for the purchase of the Subject Premises with the understanding that the home located thereon would be a suitable residence for not only Applicant, but also Edward Mundy’s mother, who is seventy-one (71) years old and suffers from orthopedic issues that make it difficult for her to navigate stairways.

Edward Mundy, who is a volunteer firefighter for the Tappan Fire Department, mistakenly believed that the Subject Premises was a legal two-family residence when Applicant entered into the aforementioned contract. This mistaken belief was based upon a physical inspection of the Subject Premises, specifically the downstairs, which appears to be set up to house someone independent from the rest of the house.

It was subsequently revealed that the Subject Premises was not a legal two-family residence. The prior owner hired Bart Rodi to submit plans to the Town of Orangetown in order to obtain the necessary certificate of occupancy.

Based upon the foregoing, Applicant and Edward Mundy's mother sold their respective homes and Applicant proceeded with the purchase of the Subject Premises. The transaction closed on January 8, 2021.

PROPOSED USE

The within application is made because the fact that Edward Mundy's mother Charlotte Mundy must currently reside in the upstairs portion of the Subject Premises causes her a substantial hardship, in that she suffers from orthopedic issues that make it difficult, if not dangerous, for her to utilize stairways.

Applicant purchased the Subject Premises with the specific intent of housing Charlotte Mundy in the downstairs portion of the Subject Premises, which residence would be more comfortable and safer for her to live in.

It is respectfully requested that the Board grant the within application and permits to allow Applicant to offer a safe and comfortable home to Charlotte Mundy.

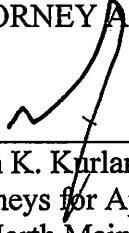
CONCLUSION

It is respectfully requested that the Board grant Applicant their request for a variance pursuant to the provisions of Town Law §4.58, Local Law #7 and the Town of Orangetown Zoning Code for the maintenance and use of an additional/second dwelling unit at the Subject Premises.

Dated: New City, New York
July 8, 2021

ADAM K. KURLAND,
ATTORNEY AT LAW, P.C.

By: _____


Adam K. Kurland, Esq.
Attorneys for Applicant
337 North Main Street, Suite 11
New City, New York 10956
(845) 638-4700

===== EXISTING WALL TO BE REMOVED
 ===== EXISTING WALL TO BE REMAIN
 _____ NEW WALL

- ELECTRIC FIXTURE LEGEND**
- - DUPLEX OUTLET
 - - GROUND FAULT CIRCUIT (GFCI)
 - - DEREGATED CIRCUIT OUTLET
 - - SMOKE & CARBONMONOXIDE DETECTOR
 - - EXHAUST FAN W/ LIGHT (2-BATCHETS)
 - - EXHAUST FAN
 - - CEILING MOUNTED FIXTURE (30 W INCHES/HEIGHT)
 - - WALL MOUNTED FIXTURE (30 W INCHES/HEIGHT)
 - - ACCESSIBLE CEILING FIXTURE
 - - SWITCH
 - - THREE WAY SWITCH
 - - SWITCH TO FIXTURE / OUTLET DIMING

ELECTRICAL NOTES

1. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL ORDINANCES AND REGULATIONS.

2. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN AND SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF ORANGEBROWN.

3. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL ORDINANCES AND REGULATIONS.

4. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN AND SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF ORANGEBROWN.

LIGHTING NOTE:

THE COMBINATION OF NATURAL LIGHT AND ARTIFICIAL LIGHTING EXCEEDS AN AVERAGE ILLUMINATION OF 10 FOOT-CANDELES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FINISHED FLOOR.

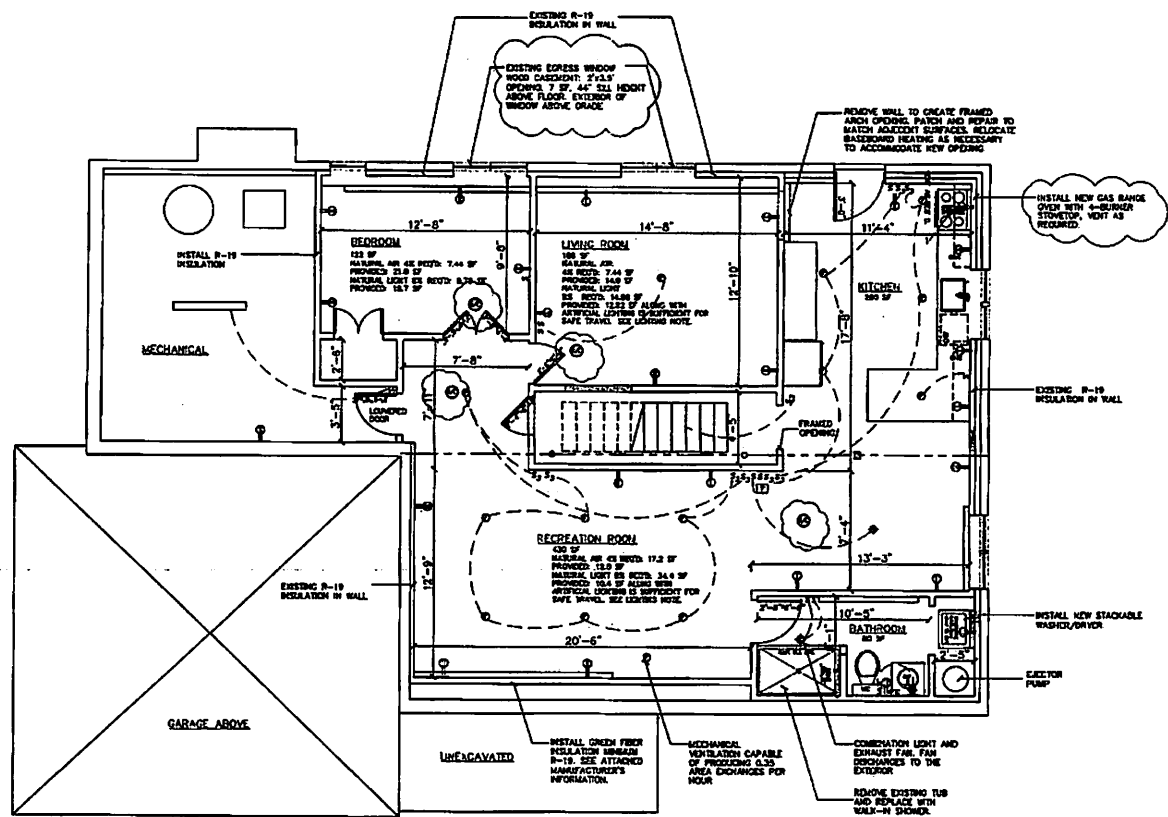
GENERAL NOTES:

1. FORMERLY UNINHABITABLE SPACE CONVERTED TO BEDROOM AND LIVING ROOM WITH ENERGY COMPLIANCE ENERGY COMPLIANCE PRESCRIPTIVE.

2. AS FOR THE TOWN OF ORANGEBROWN ZONING CODE (CHAPTER 40), USE TABLE 3.11 R-19 DISTRICT, COLUMN 1, PARAGRAPH 2), THE CONVERSION OF A DETACHED, OWNER-OCCUPIED, SINGLE-FAMILY DWELLING SO AS TO ADD ADDITIONAL DWELLING UNIT CLOSERLY SUBORDINATE TO THE MAIN 1-FAMILY USE TO OCCUPY NOT MORE THAN 800 SQUARE FEET OF FLOOR AREA, SUBJECT TO 84.5, ONE VARIANCE SHALL BE REQUIRED.

BEDROOM:	122 SF
LIVING ROOM:	158 SF
RECREATION ROOM:	430 SF
KITCHEN:	200 SF
BATHROOM:	80 SF
TOTAL:	1,010 SF

3. AS FOR 84.56, THE OWNER WHO FIRST CONVERTS THE DWELLING SUBSEQUENT TO THE EFFECTIVE DATE OF THIS LOCAL LAW MUST HAVE RESIDED IN SAID DWELLING FOR AT LEAST 15 YEAR. A SECOND VARIANCE IS REQUIRED.



BASEMENT FLOOR PLAN
 SCALE: 1/8" = 1'-0"

ZONING BOARD OF APPEALS
 Meeting Of:
OCT 6 2021
 Town Of Orangebrown

DATE: _____

DATE: 10 FEBRUARY 2021

DATE: 23 MARCH 2021

DATE: 23 MARCH 2021

SCALE: AS NOTED

SHEET: A-1

DO NOT SCALE PRINTS

MUNDY RESIDENCE

36 FINE CLEN DRIVE
 ORANGEBROWN, NJ
 TOWN OF ORANGEBROWN

BASEMENT FLOOR PLAN

BART L. ROO - ENGINEER
 RESIDENTIAL & COMMERCIAL
 234 SOUTH CROFT AVE
 ORANGEBROWN, NJ 07020
 (949) 268-6663

FOR THE RECORD
 FILE NO. 2021-0000