

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: 8/31/21

**2021 LAND USE BOARD APPLICATION**

Please check all that apply:

<input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Residential
<input checked="" 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 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#: 51772  
 ASSIGNED \_\_\_\_\_  
 INSPECTOR: Dom  
 Referred from Planning Board: YES / NO  
 If yes provide date of Planning Board meeting: \_\_\_\_\_

Project Name: \_\_\_\_\_

Street Address: 40 Lester Drive  
Orangeburg, New York 10962

Tax Map Designation:  
Section: 74.13 Block: 3 Lot(s): 30  
Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_

Directional Location:  
On the Southwesterly side of Lester Drive, approximately 394 feet southeast of the intersection of Hardwood Drive, in the Town of ORANGETOWN in the hamlet/village of Orangeburg.

Acreage of Parcel <u>.021</u>	Zoning District <u>R-15</u>
School District <u>South Orangetown</u>	Postal District <u>R15</u>
Ambulance District <u>South Orangetown</u>	Fire District <u>R15</u>
Water District <u>SUEZ</u>	Sewer District <u>R15</u>

Project Description: (If additional space required, please attach a narrative summary.)  
Remove the Shed and increase in size by closing in left side porch and adding an awning on the right side, keeping shed at its original location

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.  
Date: 8/31/21 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.

\_\_\_\_\_  
\_\_\_\_\_

### 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? 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: August 24, 2021

Applicant: Levine

Address: 40 Lester Dr

RE: Application Made at: same

Chapter 43, Section 5.227 Required rear or side yards is 5' with 0' Rear and Side proposed

Two variances required

Section: 74.13

Block: 3

Lot: 30

Dear Levine:

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

July 29, 2021, has been denied. I have enclosed a Xerox copy of your application, where you will find at the bottom the reason for denial.

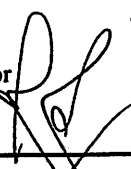
**In Accordance with Zoning, Chapter 43 Section 10.322 the time to appeal a determination of a Building Inspector or Similar administrative office is thirty (30) days from the filing of such a determination with the Town Clerk.**

The Clerk to the Zoning Board of Appeals, Debbie Arbolino, will assist you in the preparation necessary to appear before the board.

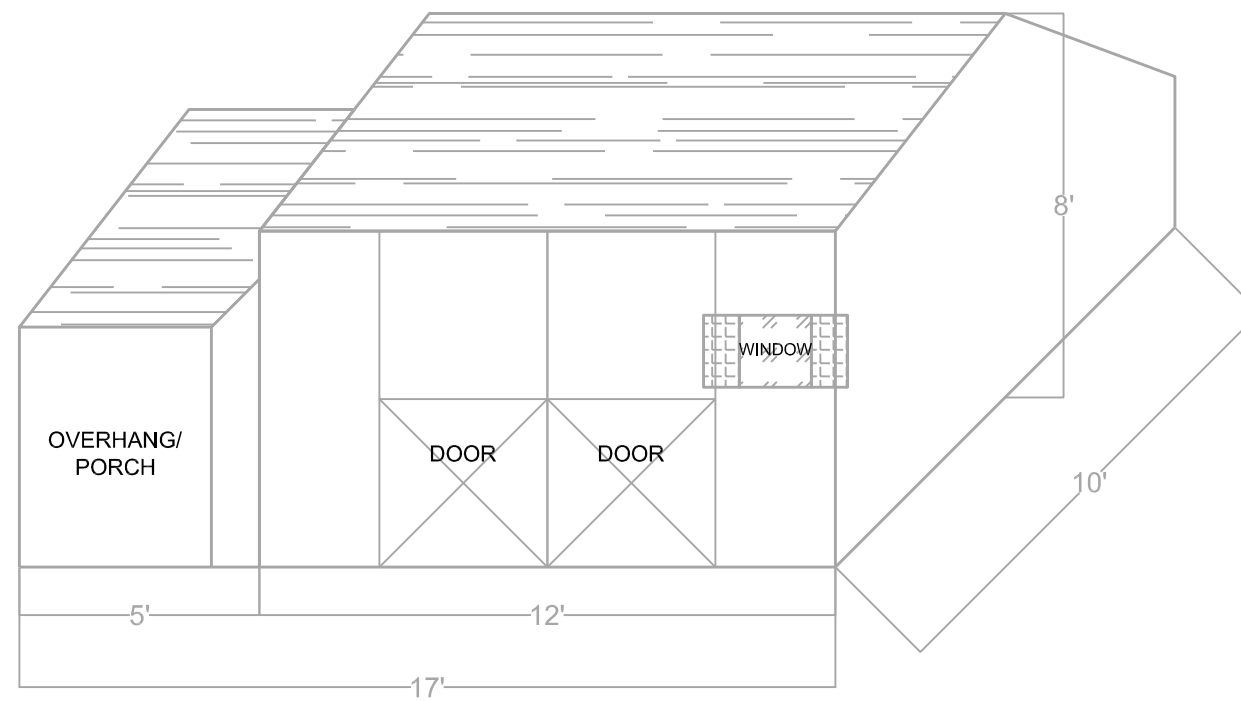
Sincerely,

  
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

<u>WIS</u>	<u>PRINT KEY</u>	<u>NAME</u>	<u>ADDRESS</u>
2489	74.13-3-28	William Chan	36 Lester Dr,Orangeburg, NY 10962
2489	74.13-3-29	David Starink	38 Lester Dr,Orangeburg, NY 10962
2489	74.13-3-30	Ada Levine	40 Lester Dr,Orangeburg, NY 10962
2489	74.13-3-31	Hong-See Lim	42 Lester Dr,Orangeburg, NY 10962
2489	74.13-3-32	Anthony Ricci	44 Lester Dr,Orangeburg, NY 10962
2489	74.13-3-37	Kevin Mc Kay	127 Hardwood Dr,Tappan, NY 10983
2489	74.13-3-38	Cynthia N Williams	133 Hardwood Dr,Tappan, NY 10983
2489	74.13-3-39	Vincent Parrotta	139 Hardwood Dr,Tappan, NY 10983
2489	74.13-3-40	George Colon	147 Hardwood Dr,Tappan, NY 10983
2489	74.14-1-39	Rajendra T Gandhi	51 Lester Dr,Orangeburg, NY 10962
2489	74.14-1-40	Corey Simpson	49 Lester Dr,Orangeburg, NY 10962
2489	74.14-1-41	David Rosenstein	47 Lester Dr,Orangeburg, NY 10962



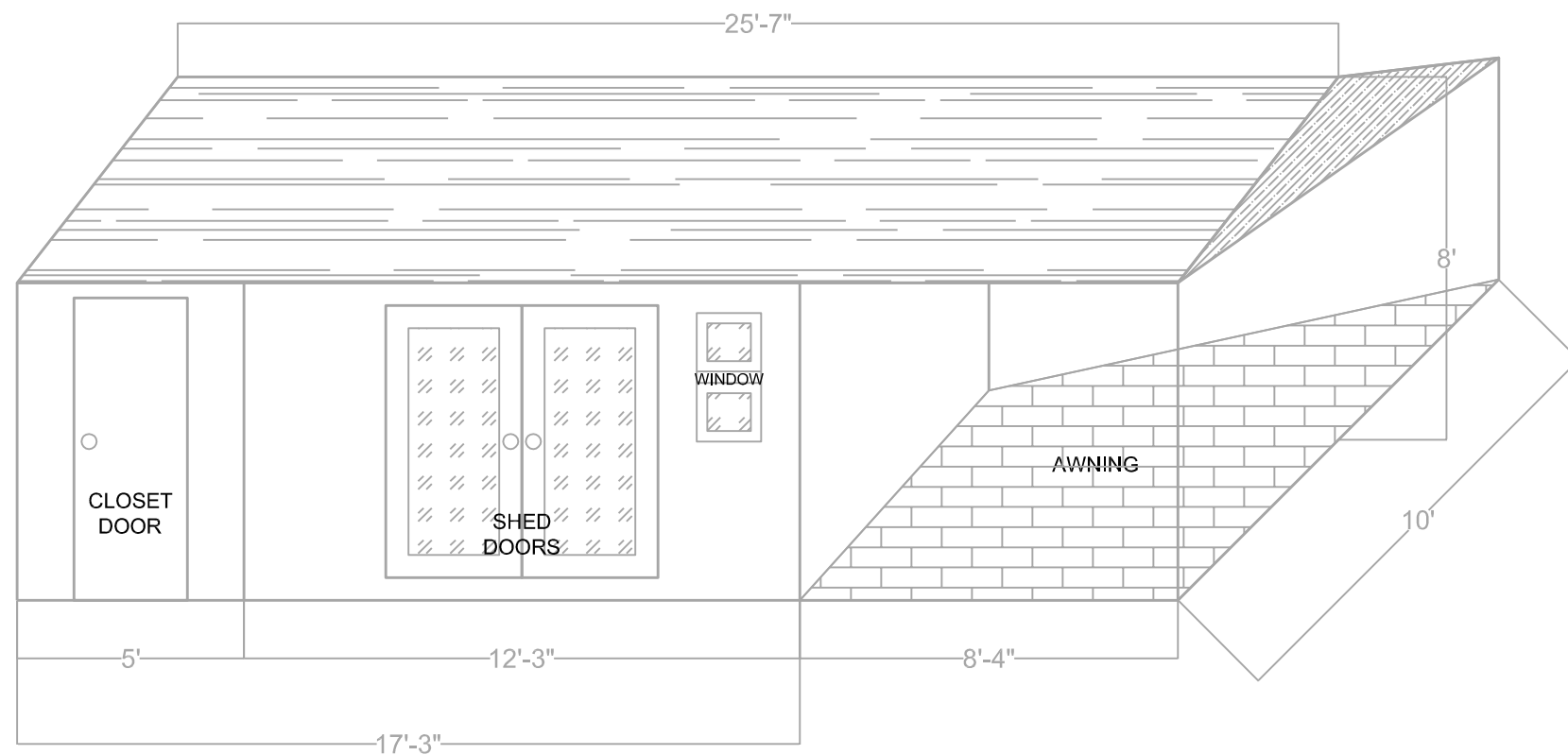
**SHED**  
 WIDTH = 12'-0"  
 DEPTH = 10'-0"  
 PEEK HEIGHT = 8'-0"

**PORCH**  
 WIDTH = 5'-0"  
 DEPTH = 10'-0"  
 PEEK HEIGHT = 6'-0"

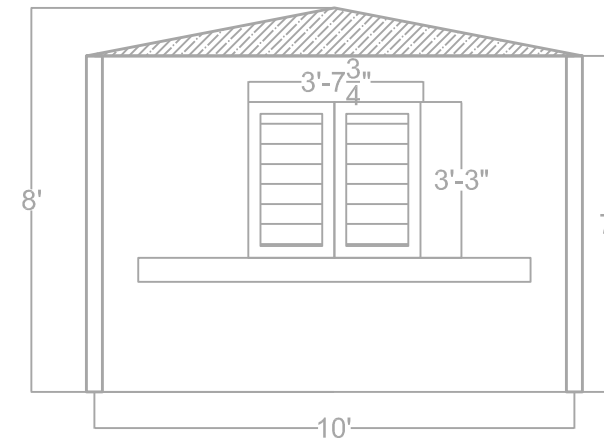
**TOTAL**  
 WIDTH = 17'-0"  
 DEPTH = 10'-0"  
 PEEK HEIGHT = 8'-0"

**ORIGINAL SHED ELEVATION**

PROJECT:	<b>40 LESTER DRIVE</b> ORANGEBURG, NY 10962	DRAWING NO: A-100
TITLE:	<b>ORIGINAL SHED DETAILS</b>	DATE: 07/27/2021
		SCALE: 1/4" = 1'-0"



**RENOVATED SHED ELEVATION**



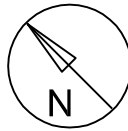
**AWNING  
ELEVATION**

SHED & CLOSET  
 WIDTH = 17'-3"  
 DEPTH = 10'-0"  
 PEEK HEIGHT = 8'-0"

AWNING  
 WIDTH = 8'-4"  
 DEPTH = 10'-0"  
 PEEK HEIGHT = 8'-0"

TOTAL  
 WIDTH = 25'-7"  
 DEPTH = 10'-0"  
 PEEK HEIGHT = 8'-0"

PROJECT:	<b>40 LESTER DRIVE</b> ORANGEBURG, NY 10962	DRAWING NO:	A-200
TITLE:	<b>RENOVATED SHED DETAILS</b>	DATE:	07/27/2021
		SCALE:	1/4" = 1'-0"



PROPERTY LINE

DISTANCE OF HOUSE TO PROPERTY LINE LENGTH  
9'-9<sup>5</sup>/<sub>8</sub>"

106.82' PROPERTY LINE LENGTH

111.65' PROPERTY LINE LENGTH

FENCE 1.3'± OVER LINE

WOOD FENCE  
89.36' PROPERTY LINE LENGTH

FENCE 1.7'± OVER LINE

# AREA OF WORK

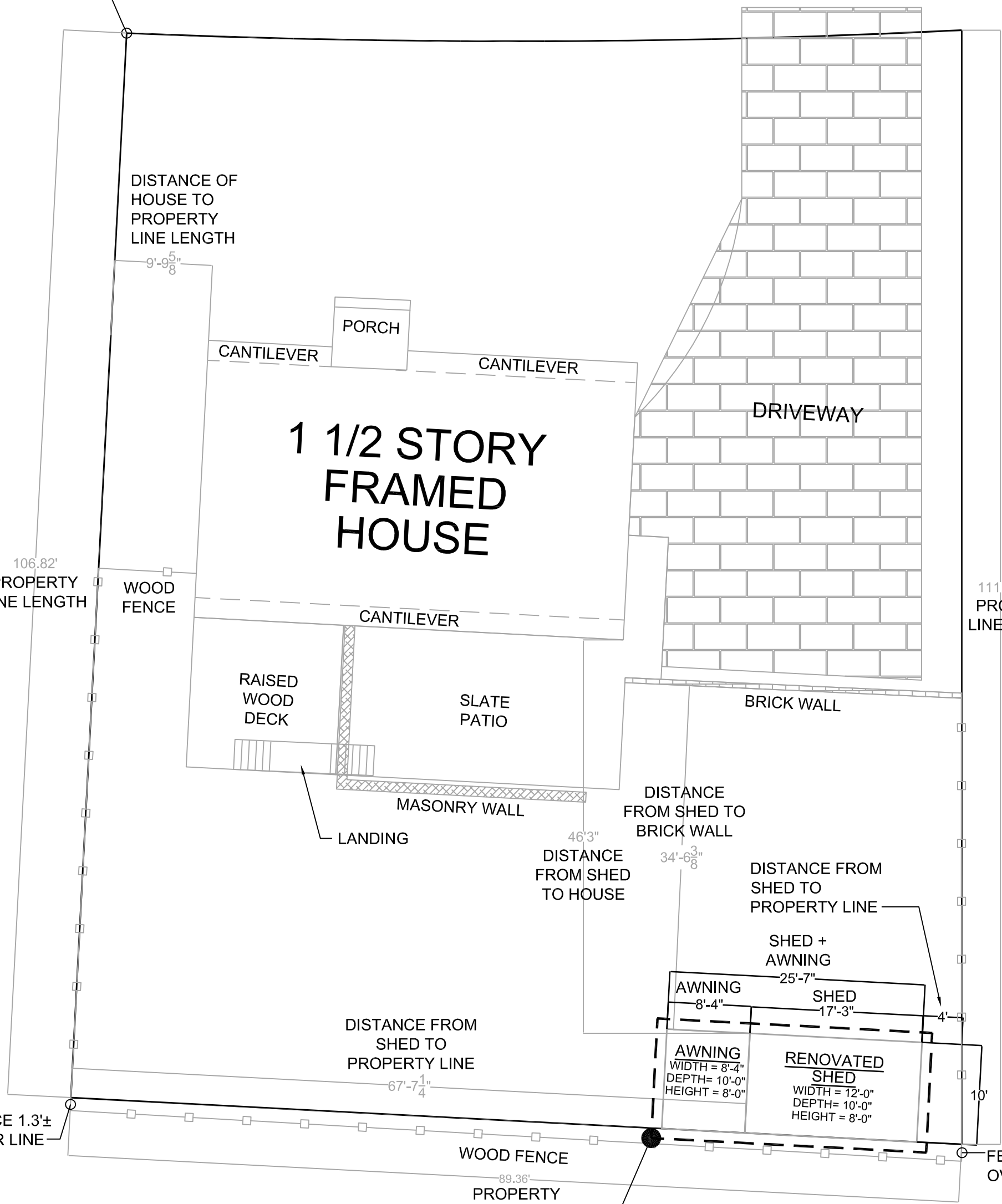
## DIMENSION NOTES:

RENOVATED SHED + AWNING:  
WIDTH = 25'-7"  
DEPTH = 10'-0"  
HEIGHT = 8'-0"

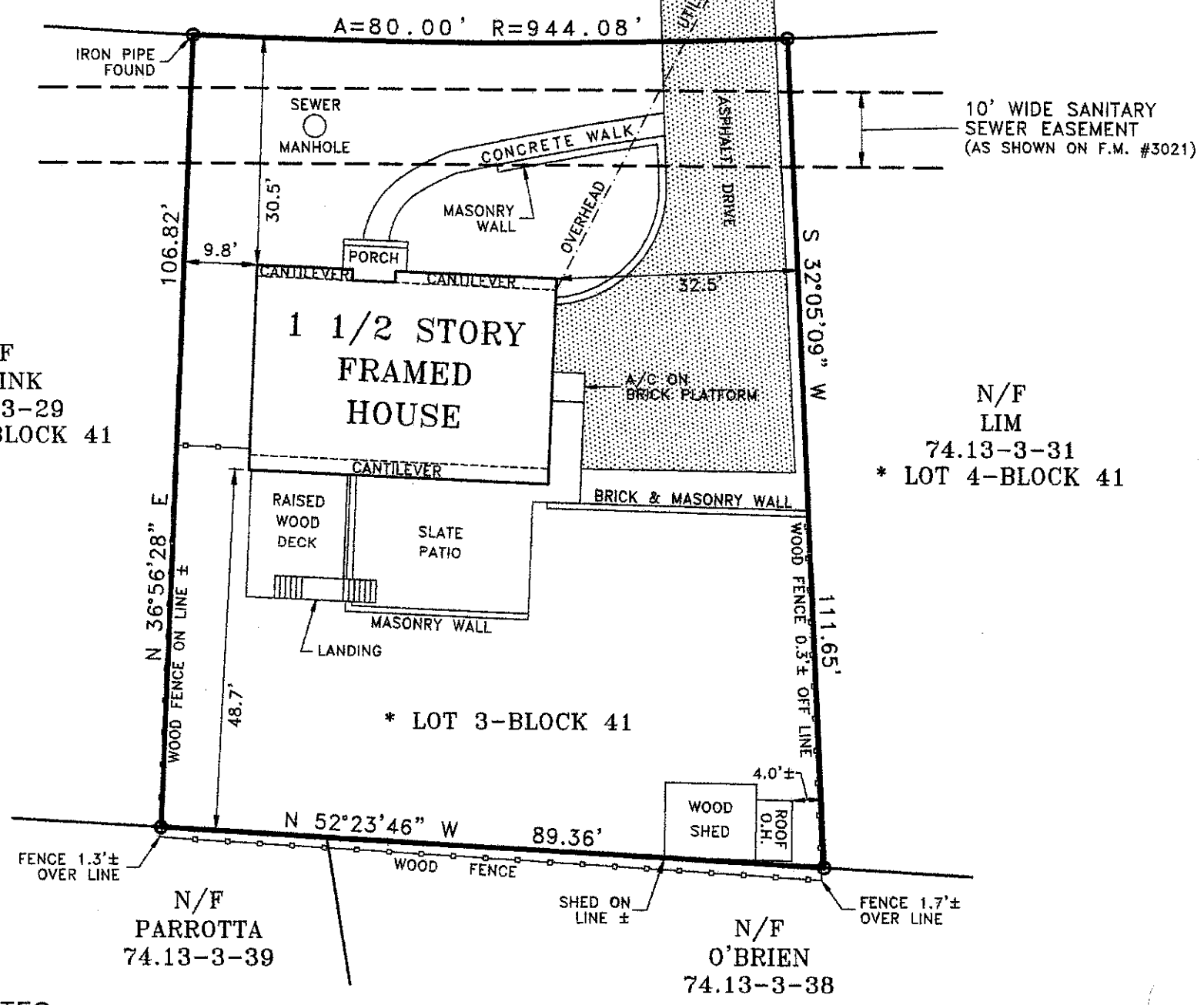
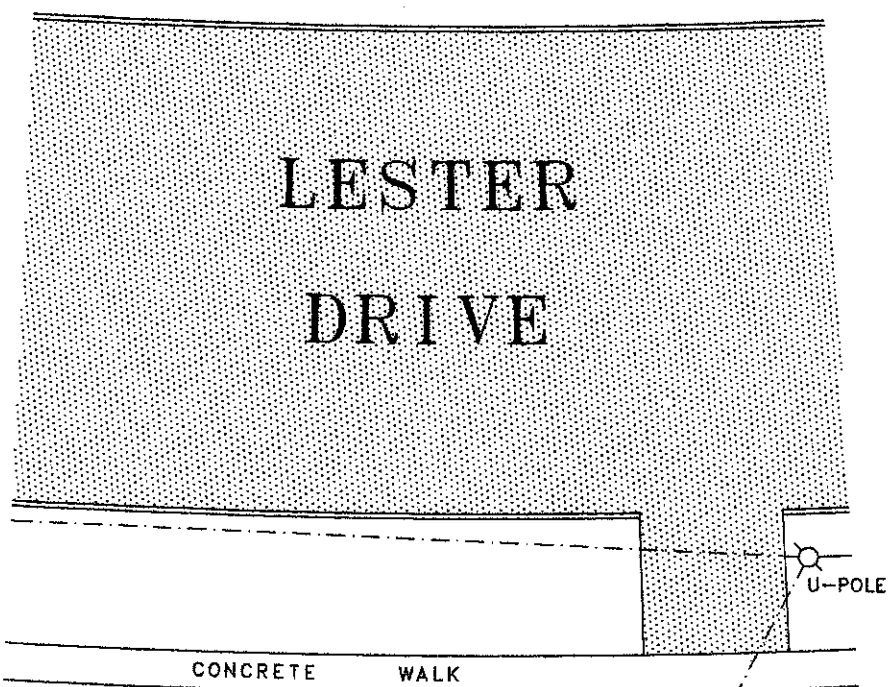
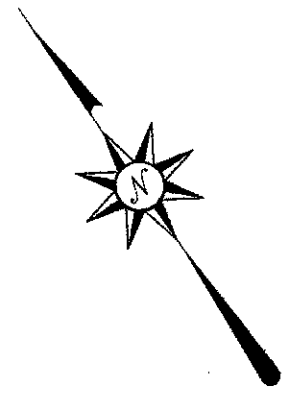
DISTANCE TO PROPERTY LINE:  
BACK OF SHED = 0'-0"  
LEFT SIDE OF SHED = 67'-7"  
RIGHT SIDE OF SHED = 4'-0"

LEGEND	
	WOODEN FENCE
	AREA OF WORK
	BRICK WALL
	DRIVEWAY
	MASONRY WALL
	PROPERTY LINE

PROJECT:	<b>40 LESTER DRIVE</b> ORANGEBURG, NY 10962	DRAWING NO: A-000
TITLE:	<b>RENOVATED SHED PLOT PLAN</b>	DATE: 07/27/2021
		SCALE: 3/32" = 1'-0"



LOT AREA  
9,187.90 S.F.  
OR  
0.21 ACRES



**GENERAL NOTES:**

1. THE PREMISES SHOWN HEREON IS GENERALLY AS DESCRIBED IN DEED INSTRUMENT #2005-3746 RECORDED IN THE ROCKLAND COUNTY CLERK'S OFFICE.
2. SURVEYED AS PER RECORD DESCRIPTIONS, RECORD FILED MAP, AND EXISTING MONUMENTATION.
3. SUBJECT TO ANY EASEMENTS AND/OR RIGHT OF WAYS THAT AN ACCURATE UP TO DATE ABSTRACT OF TITLE MAY SHOW.
4. THE LOCATION OF ANY SUBSURFACE EASEMENTS, RIGHT OF WAYS, ENCROACHMENTS, AND/OR IMPROVEMENTS, IF ANY EXIST, ARE NOT CERTIFIED OR SHOWN HEREON.
5. ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE ORIGINAL SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON.
6. ANY ALTERATIONS OR ADDITIONS TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PER SECTION 7209, SUBDIVISION 2.
- \* 7. REFERENCE: 'MAP OF ROCKLAND, SECTION IX B' FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON AUGUST 29, 1962 AS MAP #3021, IN BOOK 65, AT PAGE 10.
8. AT TIME OF SURVEY, THE GROUND WAS COVERED WITH APPROX. 12" OF SNOW. ALL IMPROVEMENTS DEPICTED HEREON ARE SHOWN AS BEST AS COULD BE DETERMINED DUE TO THE SNOW PACK.

**W.E. JAMES ASSOCIATES**

ENGINEERING,  
SURVEYING &  
PLANNING

8 CHEANDA LANE  
WALLKILL, NEW YORK 12589  
PHONE: (845) 566-6522 FAX: (845) 566-6525  
EMAIL: WEJames@optonline.net  
www.wejamesassociates.com

COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A TRUE VALID COPY. GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON: FEBRUARY 11, 2015

**CERTIFIED ONLY TO:**

1. JONATHAN LEVINE AND ADA LEVINE

*William E. James*

**WILLIAM E. JAMES, P.E., P.L.S.**  
NY STATE PROFESSIONAL LAND SURVEYOR LICENSE #050506

PROJECT TITLE:  
SURVEY PREPARED FOR  
**Jonathan & Ada Levine**

TAX MAP SECTION 74.13, BLOCK 3, LOT 30  
TOWN OF ORANGETOWN  
ROCKLAND COUNTY, NEW YORK

SCALE: 1" = 20'	DATE: FEBRUARY 13, 2015	SHEET NO: 1 OF 1
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PROJECT CAD REFERENCE:  
ROCKLAND COUNTY/TOWN OF ORANGETOWN/LESTER DRIVE/LEVINE.DWG