

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: 8/20/2021

Please check all that apply:

<input type="checkbox"/> Commercial	<input checked="" 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 checked="" type="checkbox"/> Variance	
<input type="checkbox"/> Performance Standards Review	
<input type="checkbox"/> Use Variance	
<input type="checkbox"/> Other (specify): _____	

PERMIT#: 51724
 ASSIGNED _____
 INSPECTOR: Dom
 Referred from Planning Board: YES / NO
 If yes provide date of Planning Board meeting: _____

Project Name: ~~Tool Shed~~ Schmitt/Gronek

Street Address: 350 S. Middletown Rd.
Pearl River NY

Tax Map Designation:
Section: 73.09 Block: 1 Lot(s): 11
Section: _____ Block: _____ Lot(s): _____

Directional Location:
On the S side of Linda Ln (hand locked entrance in NJ) approximately 300 feet SE of the intersection of Linda & Middletown, in the Town of Orangetown in the hamlet/village of Pearl River.

Acreage of Parcel <u>1.22</u>	Zoning District <u>R-15</u>
School District <u>PR</u>	Postal District <u>PR</u>
Ambulance District <u>PR</u>	Fire District <u>PR</u>
Water District <u>N/A</u>	Sewer District <u>N/A</u>

Project Description: (Please attach a narrative summary.)
Tool Shed

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.

Date: 08/20/2021 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.

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. no

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

no

Project History:

Has this project ever been reviewed before? ~~yes~~ 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.

Lot 2 in block 11a

Tool Shed Construction
14' x 30'

Colin Schmitt
8/19/21

The shed is designed to be a one-story structure used for storing tools. The sub base consists of 8 inches of $\frac{3}{4}$ inch clean, crushed gravel. The floor joists are constructed with 2 x 12 pressure treated lumber, 12 inches on center. $\frac{3}{4}$ inch pressure treated plywood will be laid on top for the structures flooring. The walls will be built of 2 x 4 pressure treated lumber, 16 inches on center. The roof will be composed of 2x4 lumber, 16 inches on center with roofing paper and shingles. Two 6 foot x 6 foot manual driven garage doors, along with a single 8 foot door and two single windows will also be built into the structure. T111 siding will finish the facing of the tool shed.



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: July 23, 2021

Applicant: Schmitt

Address: 350 S Middletown Rd. Pearl River, NY

RE: Application Made at: same

Chapter 43, Table 3.11, Column 1 R-15 District, Column 2 Uses by Right, refers to R-40 which refers to R-80. Garage/shed not listed as a Use by Right.
One variance required

Section: 73.09

Block: 1

Lot: 11

Dear Schmitt:

Please be advised that the Building Permit Application, which you submitted on July 16, 2021, has been denied. I have enclosed a Xerox copy of your application, where you will find at the bottom the reason for denial.

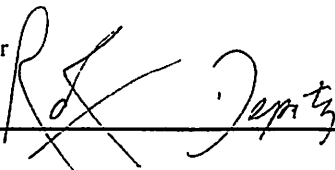
In Accordance with Zoning, Chapter 43 Section 10.322 the time to appeal a determination of a Building Inspector or Similar administrative office is thirty (30) days from the filing of such a determination with the Town Clerk.

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

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information															
Name of Action or Project: Tool Shed															
Project Location (describe, and attach a location map): On East side of 350 N. Middletown Rd.															
Brief Description of Proposed Action: Erect 14' x 30' tool shed.															
Name of Applicant or Sponsor: Colin Schmitt		Telephone: 551-655-4046													
		E-Mail: schmittc071@yahoo.com													
Address: 694 Wicklow Way															
City/PO: River Vale		State: NJ	Zip Code: 07675												
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">NO</td> <td style="width: 50%; text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>								
NO	YES														
<input checked="" type="checkbox"/>	<input type="checkbox"/>														
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">NO</td> <td style="width: 50%; text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>								
NO	YES														
<input checked="" type="checkbox"/>	<input type="checkbox"/>														
3. a. Total acreage of the site of the proposed action?		0.22 acres													
b. Total acreage to be physically disturbed?		0.04 acres													
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.712 acres													
4. Check all land uses that occur on, are adjoining or near the proposed action:															
<table style="width: 100%; border: none;"> <tr> <td style="width: 25%;">5. Urban</td> <td style="width: 25%;">Rural (non-agriculture)</td> <td style="width: 25%;">Industrial</td> <td style="width: 25%;">Commercial</td> </tr> <tr> <td><input type="checkbox"/> Forest</td> <td><input type="checkbox"/> Agriculture</td> <td><input type="checkbox"/> Aquatic</td> <td><input type="checkbox"/> Other(Specify):</td> </tr> <tr> <td><input type="checkbox"/> Parkland</td> <td></td> <td></td> <td style="text-align: center;">Residential (suburban)</td> </tr> </table>				5. Urban	Rural (non-agriculture)	Industrial	Commercial	<input type="checkbox"/> Forest	<input type="checkbox"/> Agriculture	<input type="checkbox"/> Aquatic	<input type="checkbox"/> Other(Specify):	<input type="checkbox"/> Parkland			Residential (suburban)
5. Urban	Rural (non-agriculture)	Industrial	Commercial												
<input type="checkbox"/> Forest	<input type="checkbox"/> Agriculture	<input type="checkbox"/> Aquatic	<input type="checkbox"/> Other(Specify):												
<input type="checkbox"/> Parkland			Residential (suburban)												


5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline	<input type="checkbox"/> Forest	<input type="checkbox"/> Agricultural/grasslands
<input type="checkbox"/> Wetland	<input checked="" type="checkbox"/> Urban	<input type="checkbox"/> Suburban
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?		NO YES
		<input checked="" type="checkbox"/> <input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?		NO YES
		<input checked="" type="checkbox"/> <input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?		NO YES
If Yes,		<input checked="" type="checkbox"/> <input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?		<input checked="" type="checkbox"/> <input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?		<input checked="" type="checkbox"/> <input type="checkbox"/>
If Yes, briefly describe:		

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?		NO YES
If Yes, explain the purpose and size of the impoundment: _____		<input checked="" type="checkbox"/> <input type="checkbox"/>

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?		NO YES
If Yes, describe: _____		<input checked="" type="checkbox"/> <input type="checkbox"/>

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?		NO YES
If Yes, describe: _____		<input checked="" type="checkbox"/> <input type="checkbox"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Colin Schmitt & Kristen Gronck</u>		Date: <u>8/8/21</u>
Signature: 		Title: <u>Owner</u>

TOWN OF ORANGETOWN

GUIDE FOR THE PREPARATION & FILING OF SITE DEVELOPMENT PLANS

The Final Site Plan, which must be prepared and sealed by a Licensed Land Surveyor and Professional Engineer, shall show the following:

1. Name of the site plan and section, block, and lot.
2. Name and address of record owner and signature of owner.
3. Name and address and seal of land surveyor.
4. Original date and identifying drawing and sheet numbers, revision dates with description of each revision.
5. True North arrow and scale at a minimum of 1" = 30 feet.
6. Vicinity map at a minimum scale of 1 inch = 1,000 feet, showing streets within 1,000 feet to the nearest street intersection.
7. Names of existing and new streets.
8. Districts in which located: School, Fire, Water, Lighting, Sewer (shown as "Orangetown Sewer District") and Zoning District. All district lines must be shown where districts change within the site plan.
9. Exact location of important trees and wooded areas, rock outcrops, marshes, ditches and watercourses.
10. Elevations at lot corners.
11. Land contours of the development and contiguous areas, present and final at two foot intervals.
12. Show method of draining land with direction of flow to be installed by arrows.
13. Where any drainage courses are to be established, the plan shall bear a notation stating: "Lot drainage shown shall constitute easements running with the land and are not to be disturbed."
14. Show any and all easements and dedications by metes and bounds.
15. The map must show existing and proposed street paving and sidewalks, rights-of-way and designated road widths.
16. Locations and sizes of existing sewers, water mains, gas lines, culverts and other underground utilities and structures, utility poles and fire hydrants, and/or distance to the nearest existing hydrant.
17. Exact location and use of any and all existing structures and distances of same from any newly created lot lines. Show as "existing" and indicate disposition.
18. Each plan shall bear a note stating: "All utilities, including electric and telephone service, shall be installed underground."
19. Any street lighting standards required must be shown. After preliminary approval of the site plan, two copies must be supplied to the Clerk who will submit them to Orange and Rockland Utilities for placement of the street lighting standards. These locations must be approved by the Town Board Lighting Committee before the vellum transparency or Mylar can be filed with the County Clerk.
20. Iron pins, unless otherwise required by the Planning Board, shall be shown and placed at all lot corners.

21. Location and results of tests to ascertain subsurface soil rock and groundwater unless test pits are dry at a depth of five feet. (This is to be reviewed by the Town Consulting Engineer.)
22. Concrete sidewalks and curbs must be shown and installed (see Section 4.0 of the Zoning Code of Orangetown). The following note shall be placed on the plan to read: "Sidewalks and curbs shall be installed in accordance with the Highway Department's specifications for sidewalks and curbs."
23. The following note must be placed on all site plans: "This plan does not conflict with the County Official Map and has been approved in the manner specified by Section 239L&M of the General Municipal Law of the State of New York."
24. Where sewers are to be installed, this note must be placed on the site plan: "Certificate of Occupancy shall not be requested from the Town of Orangetown Building Department until results of infiltration and exfiltration tests for sanitary sewers are certified by a New York State licensed professional engineer and approved by the Director, Division of Sewers."
25. Proposed drainage must be approved by the Town Consulting Engineer.
26. The applicant must obtain approval from the New York State Department of Transportation, Rockland County Highway Department, or the Town of Orangetown Highway Department, whichever is appropriate.
27. Before the vellum transparency or Mylar can be signed for filing with the Town Clerk:
 - a. Any easements, dedications or restrictive covenants are to be submitted in form satisfactory to the Town Attorney and must be approved by the Town Board for filing.
 - b. Posting of bonds in amount to be determined by various departments having jurisdiction and in a form satisfactory to the Town Attorney and the Town Board.
 - c. All Planning Board requirements must be satisfied and all fees and expenses must be paid.
28. Where the decision of the Board having jurisdiction or the plan requires conveyance of an easement, streets or other interest to the Town, the applicant will be required to provide a title policy insuring the Town as to the right of the applicant to convey such interest.

GUIDE FOR THE PREPARATION & FILING OF SUBDIVISION PLATS

The Final Subdivision Plat, which must be prepared and sealed by a Licensed Land Surveyor or Professional Engineer, shall show the following:

1. Name of the subdivision including Section, Block and Lot.
2. Name, address and signature of the record owner.
3. Name and address and seal of land surveyor.
4. Original date and identifying drawing and sheet numbers, revision dates with description of each revision.
5. True North arrow and scale at a minimum of 1 inch = 30 feet.
6. Vicinity map at a minimum scale of 1 inch = 1,000 feet showing streets within 1,000 feet and at least to the nearest street intersection.
7. Total acreage and number of lots in the subdivision.
8. Location of any proposed park or recreation site.
9. Each lot to show number of square feet and bear a tax lot number. Two copies of the subdivision map signed by the Assessor showing tax lot numbers, must be filed with the Clerk of the Planning Board by the applicant.
10. Names of existing and new streets.
11. Districts in which located: school, fire, water, lighting (shown as Town of Orangetown), sewer (shown as "Orangetown Sewer District"), zoning district. All district lines must be shown where districts change within the subdivision.
12. Exact location of important trees and wooded areas, rock outcrops, marshes, ditches and watercourses.
13. Elevations at lot corners.
14. Land contours of the development and contiguous areas, present and final at two foot intervals.
15. Show method of draining land with direction of flow to be indicated by arrows.
16. Where any drainage courses are to be established, the plan shall bear a notation stating: "Lot drainage shown shall constitute easements running with the land and are not to be disturbed."
17. Show any and all easements and dedications by metes and bounds.
18. The map must show existing and proposed street paving and sidewalks, rights-of-way and designated road widths.
19. Locations and sizes of existing sewers, water mains, gas lines, culverts and other underground utilities and structures, utility poles and fire hydrants, and/or distance to the nearest fire hydrant.
20. For Major subdivisions, two copies of a marked map shall be submitted indicating the approval of the hydrant location by the appropriate fire department authorities. If no hydrants are required, the fire department authorities shall so state.
21. Exact location and use of any and all existing structures and distances of same from any newly created lot lines. Show as "existing" and disposition.
22. Each plan shall bear a note stating: "All utilities, including electric and telephone service, shall be installed underground."
23. Any street lighting standards required must be shown. After preliminary approval of the subdivision map, two copies must be supplied to the Clerk who will submit them to Orange and Rockland Utilities for placement of the street lighting standards. These locations must be approved by the Town Board lighting committee before the vellum transparency or mylar can be filed with the County Clerk.
24. Typical lot plan showing yard distances (Major Subdivisions only).

25. Monuments for both minor and major subdivisions at all corners and angle points of boundaries of original tract. Iron pins, unless otherwise required by the Planning Board, shall be shown and placed at all lot corners.
26. Location and results of tests to ascertain subsurface soil rock and groundwater conditions; depth to groundwater unless test pits are dry at a depth of five feet. (This is to be reviewed by the Town Consulting Engineer.)
27. Major Subdivisions - Approval of Rockland County Department of Health (after Preliminary Approval).
Minor Subdivisions - The following note shall be placed on the Final Map: "No building permit will be issued until sewage disposal arrangements have been approved by the Rockland County Department of Health and/or the Town of Orangetown.
28. Concrete sidewalks and curbs must be shown and installed (see Section 4.0 of the Zoning Code of the Town of Orangetown). The following note shall be placed on the plan to read: "Sidewalks and curbs shall be installed in accordance with the Highway Department specifications for sidewalks and curbs."
29. The following note must be placed on all subdivision plats: "This plat does not conflict with the County Official Map and has been approved in the manner specified by Section 239N of the General Municipal Law of the State of New York."
30. Where sewers are to be installed, this note must be placed on the subdivision plat: "Certificate of Occupancy shall not be requested from the Town of Orangetown Building Department until results of infiltration and exfiltration tests for sanitary sewers are certified by a New York State licensed professional engineer and approved by the Director, Division of Sewers." If public sewers are available within the required distance, a letter from the Orangetown Division of Sewers is required indicating that a connection may be made.
31. Proposed drainage must be approved by the Town Consulting Engineer.
32. The applicant must obtain approval from the New York State Department of Transportation, Rockland County Highway Department or the Town of Orangetown Highway Department, whichever is appropriate.
33. Before the vellum transparency or mylar can be signed for filing with the County Clerk:
 - a. Where a reservation of land for recreation purposed has been deemed by the Planning Board to be inadequate, money in lieu of land for recreation purposes must be collected in accordance with Section 21-20 of the Land Development Regulations (\$9,000.00 for every vacant residential lot).
 - b. Any easements, dedications or restrictive covenants are to be submitted in form satisfactory to the Town Attorney and must be approved by the Town Board for filing.
 - c. Posting of bonds in amount to be determined by various departments having jurisdiction and in a form satisfactory to the Town Attorney and the Town Board.
 - d. All Planning Board requirements must be satisfied and all fees and expenses must be paid.
34. Where the decision of the Boards having jurisdiction or the plan requires conveyance of an easement, streets, or other interest to the Town, the applicant will be required to provide a title policy insuring the Town as to the right of the applicant to convey such interest.
35. All major subdivision plats must be signed by the appropriate fire official, the lighting committee of the Town Board and the Clerk of the Planning Board prior to filing with the Rockland County Clerk.

SWIS	PRINT KEY	NAME	ADDRESS
392489	73.09-1-4	Junichi Nakashima	342 So Middletown Rd,Pearl River, NY 10965
392489	73.09-1-5	Carlos L Once	5 Bolger Ln,Airmont, NY 10901
392489	73.09-1-6	Jennifer Moroz	15 Linda Ln,Pearl River, NY 10965
392489	73.09-1-7	Richard Urban	27 Linda Ln,Pearl River, NY 10965
392489	73.09-1-8	Eduardo Cacas Jr	20 Linda Ln,Pearl River, NY 10965
392489	73.09-1-9	Ouseph & Aleyamma George	12 Linda Ln,Pearl River, NY 10965
392489	73.09-1-10	Jonathan Johnson	6 Linda Ln,Pearl River, NY 10965
392489	73.09-1-11	Colin Schmitt	694 Wicklow Way,Rivervale, NJ 07675

ZONING BOARD OF APPEALS
 Meeting Of:
 NOV 3 2021
 Town of Orangetown



CERTIFIED TO:
 COLIN SCHMITT, KRISTIN ELIZABETH GRIER
 BANK OF AMERICA, N.A., ITS SUCCESSORS AND/OR ASSIGNS AT/MA,
 FIRST AMERICAN TITLE INSURANCE COMPANY
 BUSINESS TITLE ASSURANCE, INC.
 JARITH C. REALL, ESQ. TO BE CORRECT

BEING KNOWN AND DESIGNATED AS LOT 2 IN BLOCK 112 AS SHOWN ON A CERTAIN MAP ENTITLED "SUBDIVISION PLAT 1ST SECT. NO. 3 RIVERVALE WOODS TOWNSHIP OF RIVER VALE, BERGEN COUNTY - NEW JERSEY" FILED IN THE BERGEN COUNTY CLERK'S OFFICE ON JUNE 21, 1990 AS MAP NO. 5554 - ADJACENT PROPERTY TO THE NORTH

PROPERTY INFORMATION
 STREET ADDRESS: 694 WICKLOW WAY
 OWNER NAME: HIGGINS, FRANCIS L S K A
 MAILING ADDRESS: 694 WICKLOW WAY, RIVER VALE, NJ 07675
 BLOCK 112 LOT 2

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 200A, SUB-DIVISION 2 OF THE NEW YORK STATE EDUCATION LAW. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

IT IS A VIOLATION OF THE STATE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY. ONLY COPIES OF THIS SURVEY MARKED WITH THE LAND SURVEYOR'S SIGNATURE AND ORIGINAL EMBOSSED OR ENKED SEAL ARE THE PRODUCT OF THE LAND SURVEYOR.

THIS SURVEY WAS PREPARED FOR THE PARTIES AND PURPOSE INDICATED HEREON, ANY EXTENSION OF THE LINE BEYOND THE PURPOSE AGREED TO BETWEEN THE CLIENT AND THE SURVEYOR EXCEEDS THE SCOPE OF THE ENGAGEMENT.

SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE REPORT.



DETAIL SURVEY
 OF LOT 2 IN BLOCK 112 ON THE TAX MAP OF THE
TOWNSHIP OF RIVER VALE
BERGEN COUNTY, NEW JERSEY
 SECTION 73.09 LOT 11 IN BLOCK 1 ON THE TAX MAP OF THE
TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW JERSEY

SCALE: 1" = 20'
 DATE: 08/14/2019

STEVEN L. KOESTNER
 P.E. & L.S. N.J. LIC. # 27901 / NY LIC. # 50865
KOESTNER ASSOCIATES
 PROFESSIONAL ENGINEER & LAND SURVEYOR
 P.O. BOX 814 ROCKYHACK, N.J. 07866
 Phone: 201 342 6544
 Fax: 201 342 4816
 www.koestnerassociates.com

LEGEND

[Symbol]	PAVERS SURFACE
[Symbol]	BITUMINOUS SURFACE
[Symbol]	PROPOSED DWELLING
[Symbol]	CHANGED OTHER
[Symbol]	TO BE REMOVED
[Symbol]	NEW GRATE
[Symbol]	SPIN
[Symbol]	PLAN HOLE
[Symbol]	UNGRAINED DRAIN
[Symbol]	PROPOSED CLEANOUT
[Symbol]	GAZ. LINE
[Symbol]	BUILDING EGRESS PIPE
[Symbol]	WATER MAIN LINE
[Symbol]	CENTER LINE
[Symbol]	TO BE REMOVED

