

Name of Municipality: TOWN OF ORANGETOWN Date Submitted: _____

2021 LAND USE BOARD APPLICATION

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 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 checked="" type="checkbox"/> Other (specify): <u>Approval to expand in CEA</u>	

PERMIT#: 51183
ASSIGNED
INSPECTOR: Mike

Referred from Planning Board: YES / NO
If yes provide date of Planning Board meeting: _____

Project Name: Michael J. Mauro

Street Address: 1079 Route 9W South, Nyack (Orangetown)

Tax Map Designation:
Section: 71.09 Block: 1 Lot(s): 8
Section: _____ Block: _____ Lot(s): _____

Directional Location:
On the east side of US Route 9W, approximately _____ feet of the intersection of _____, in the Town of ORANGETOWN in the hamlet/village of _____

Acreage of Parcel <u>0.6737</u>	Zoning District <u>R-22</u>
School District <u>Nyack Union Free CSD</u>	Postal District <u>10960 (Nyack)</u>
Ambulance District _____	Fire District <u>Nyack</u>
Water District <u>Nyack Water Department</u>	Sewer District _____

Project Description: *(If additional space required, please attach a narrative summary.)*
Proposed first and second floor additions including a 1 car garage (attached), new exterior deck and balcony

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

Date _____ Applicant's Signature Michael J. Mauro
Michael J. Mauro

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? N/A If so, what amount? N/A
- 3) Is this a standard or average density subdivision? N/A

If site plan:

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

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 Yes, the average slope for the front portion of the site averages between

Are there streams on the site? If yes, please provide the names N/A 32%-33%

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

N/A

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.

N/A

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, RA
Director**

(845) 359-8410

Fax: (845) 359-8526

Date: May 18, 2021

**To: Cheryl Coopersmith, Chief Clerk
Planning Board**

**From: Jane Slavin, RA.,
Director O.B.Z.P.A.E.**



**Subject: Mauro Site Plan
Critical Environmental Area
Prepreliminary/ Preliminary/ Final Site Plan
and SEQRA Review
1079 Route 9W, South Nyack
71.09/1/8; R-22 zoning district**

PB #21-31

Submission Reviewed:

Site Plan as prepared by AFR Engineering and Land Surveying, PC, dated 12/18/2020.

- 1) Existing undersized lot, section 5.12 applies. Minimum side yard required is 20' with 13.3' proposed and minimum total side yard required is 40' with 39.6' proposed, variance required.
- 2) The SEAF must be revised as follows;
 - a) Number 2 – should be YES, building permit required.
 - b) Number 14 – Suburban should be circled.
- 3) The applicant is reminded that no work is permitted and no permit will be issued until all comments are met from the various agencies, all approvals are obtained, the Final Site Plan is stamped by the Chief Clerk to the Board and the construction plans are reviewed and approved by the inspector.



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

Referral to the Planning Board

Date: March 15, 2021 Section: 71.09 Block: 1 Lot: 8

Applicant: Mauro

Address: 1079 Rte 9W, Orangetown, NY

RE: Application Made at: same

Referred For: **Chapter 43, Section 10.223 Paragraph G-1.**

Applications for a permit shall be made to the Inspector on forms provided by him and shall contain the following information:

(g) Applications for permit within designated critical environmental area.

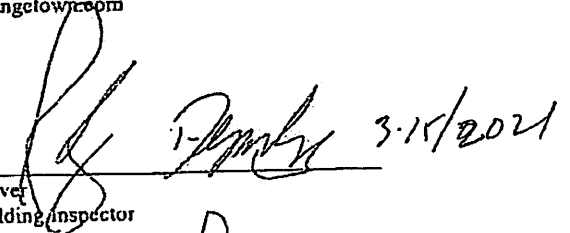
[1] Applications for a permit for new construction, additions or exterior modifications within the designated critical environmental area of Upper Grandview and environs shall be accompanied by a plot plan which shows the existing contours (at two-foot intervals), all existing trees (as hereinafter specified), construction limit lines, all proposed construction and site alterations, drainage calculations and soils data as required by the Inspector. Said applications shall be referred by the Inspector to the Planning Board for site plan approval.

Comments: Front Entry with overhang, Rear Deck, Garage Addition

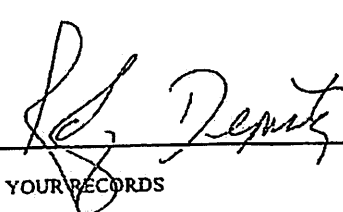
Dear Mauro:

Please be advised that the Building Permit Application, which you submitted on March 8, 2021, has been referred to the Orangetown Planning Board. I have enclosed a Xerox copy of your application, where you will find at the bottom the reason for referral. The Clerk to the Planning Board, Cheryl Coopersmith, will assist you in the preparation necessary to appear before the board. She can be reached at 845-359-8410 ext. 4330 or CCoopersmith@orangetownroom

Sincerely,


Richard Oliver
Deputy Building Inspector

Signature of Director
NOTE: PLEASE KEEP FOR YOUR RECORDS
8-12-20-CCC


Date
Liz Decort
Cheryl Coopersmith

3-15-2021

11 ENVELOPES 4 SIGNS

~~John B. Meyer
Tax Map #: 71.09-1-3
1079 Rte 9W
Upper Grandview, NY 10960~~

~~USNY LLC
Tax Map #: 71.09-1-25
1082 Rte 9W
Upper Grandview, NY 10960~~

~~Steven P. Hahn
Tax Map #: 71.09-1-1
1037 Rte 9W
Upper Grandview, NY 10960~~

~~Elizabeth Gerch
Tax Map #: 71.09-1-7
1083 Rte 9W
Upper Grandview, NY 10960~~

~~Duby Kholeghian
Tax Map #: 71.09-1-34
1086 Rte 9W
Nyack, NY 10960~~

~~Richard W. Tish
Tax Map #: 71.09-1-29
1086 Rte 9W
Nyack, NY 10960~~

~~Craig Popcorn
Tax Map #: 71.09-1-9
1075 Rte 9W
Upper Grandview, NY 10960~~

~~Jonathan E. Scherick
Tax Map #: 71.09-1-26
1072 Rte 9W
Upper Grandview, NY 10960~~

~~Edward J. Cohen
Tax Map #: 71.09-1-31
1073 Rte 9W
Upper Grandview, NY 10960~~

~~Mark M. Blumwaha
Tax Map #: 71.09-1-4
1097 Rte 9W
Upper Grandview, NY 10960~~

~~Village of Grand
View-On-Hudson
204 Hudson Terrace
Piermont, New York 10968~~

~~REY LLC
Tax Map #: 71.09-1-20
1085 Rte 9W
NY 10960~~

~~Alyson F. Karpel
Tax Map #: 71.09-1-10
1078 Rte 9W
Upper Grandview, NY 10960~~

~~Joseph J. Jans
Tax Map #: 71.09-1-19
1081 Rte 9W
Upper Grandview, NY 10960~~

~~Leah D. Metzger
Tax Map #: 71.09-1-12
1100 Rte 9W
Chavez, NY 10924~~

~~Francis Chisham
Tax Map #: 71.09-1-3
1091 Rte 9W
Upper Grandview, NY 10960~~

~~Thomas G. Gribben
Tax Map #: 71.09-1-1
1094 Rte 9W
Nyack, NY 10960~~

~~Paul A. Jochims
Tax Map #: 71.09-1-32-1
9 Third Blvd
Upper Grandview, NY 10960~~

~~Robert Schacht
Tax Map #: 71.09-1-11
1063 Rte 9W
Upper Grandview, NY 10960~~

~~Alma Sue Richmond
Tax Map #: 71.09-1-15-1
1047 Rte 9W
Upper Grandview, NY 10960~~

~~TWEED DAILY LLC
Tax Map #: 71.09-1-27
41 East 24th St
New York, NY 10018~~

~~Maia E. Viterola
Tax Map #: 71.09-1-13
1019 Rte 9W
Upper Grandview, NY 10960~~

~~Dan Chubbuck
Tax Map #: 71.09-1-17
1040 Rte 9W
Upper Grandview, NY 10960~~

~~James Michaelis
Tax Map #: 71.09-1-21
1104 Rte 9W
Upper Grandview, NY 10960~~

~~Daniel D. Tolson
Tax Map #: 71.09-1-12
1084 Rte 9W
Upper Grandview, NY 10960~~

~~Alma Sue Richmond
Tax Map #: 71.09-1-15-2
1047 Rte 9W
Upper Grandview, NY 10960~~

~~Steven J. Rose
Tax Map #: 71.09-1-20
1110 Rte 9W
Upper Grandview, NY 10960~~

~~Vernon J. Compton
Tax Map #: 71.09-1-4
1071 Rte 9W
Upper Grandview, NY 10960~~

~~Corporate Real Estate Tax LLC
Tax Map #: 71.09-1-23
102 Prospect St
Nyack, NY 10951~~

~~Lisa Tervey
Tax Map #: 71.09-1-17
1051 Rte 9W
Nyack, NY 10960~~

MARTIN W. KAFAFIAN (NJ, NY, DC BARS)
ADOLPH A. ROMEI (NJ, NY BARS)
JOHN J. LAMB (NJ BAR)
ANTIMO A. DEL VECCHIO (NJ, NY, DC BARS)
ROBERT A. BLASS (NJ, NY BARS)
ARTHUR N. CHAGARIS (NJ BAR)
STEVEN A. WEISFELD (NJ, NY BARS)
IRA E. WEINER (NJ BAR)
RENATA A. HELSTOSKI (NJ, NY BARS)
MICHAEL STERNLIEB (NJ BAR)
DANIELE CERVINO (NJ, NY BARS)
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MARTIN R. KAFAFIAN (NJ, NY BARS)

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IRA J. KALTMAN (NJ, NY BARS)
MARY ELLEN B. OFFER (NJ, NY BARS)
EMERY C. DUELL (NJ, NY BARS)
JOSEPH A. RIZZI (NJ BAR)
PATRICK J. MONAGHAN, JR. (NJ, NY BARS)



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PADOVANO LLC

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(201) 573-1810

www.beattielaw.com

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(845) 512-8584

May 28, 2021

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JEANETTE A. ODYNSKI (NJ, NY BARS)
CRISTIN M. KEEGAN (NJ, NY BARS)

MARIYA GONOR (NJ, NY BARS)
IAN M. EASTWICK (NJ, NY BARS)
KIMBERLEY A. BRUNNER (NJ, NY BARS)
JOSEPH A. DIPISA III (NJ, NY BARS)
JASON A. CHERCHIA (NJ, NY BARS)

RALPH J. PADOVANO (1935-2016)

Reply to New Jersey Office
Writer's Direct Access
Email: adelvecchio@beattielaw.com
Direct Dial: (201) 799-2149

Via Email and FedEx

Town of Orangetown
20 Greenbush Road
Orangeburg, New York 10962
Attention: Ms. Debbie Arbolino, Board Clerk, Zoning Board of Appeals

**Re: Variance and Approval to expand in CEA Application
Michael J. Mauro
1079 Route 9W South
Nyack (Orangetown), New York**

Dear Ms. Arbolino:

Please be advised that this firm represents Dr. Michael J. Mauro with regards to the improvements proposed to the above referenced property I enclose the following in support of Dr. Mauro's application before the Zoning Board of Appeals:

1. One (1) fully completed and signed Zoning Board of Appeals Application.
2. Eleven (11) addressed and pre-paid envelopes, each one bearing the name and address of the property owners within a 200 feet proximity of the above referenced property.
3. Beattie Padovano, LLC check number 49135 made payable to the "Town of Orangetown" in the amount of \$250.00 representing the variance fee.
4. Beattie Padovano, LLC check number 49136 made payable to the "Town of Orangetown" in the amount of \$65.00 representing the Geographic Information System Database fee.

Fifty-One Years of Service



Ms. Debbie Arbolino, Board Clerk, Zoning Board of Appeals
May 28, 2021
Page 2

5. Beattie Padovano, LLC check number 49137 made payable to the "Town of Orangetown" in the amount of \$150.00 representing the Legal Notice Advertisement fee.
6. Two (2) full size, signed and sealed, copies of the Boundary Survey Map with Limited Topography Prepared for Michael J. Mauro ("Survey"), prepared by Azzolina & Feury Engineering Inc. consisting of one (1) sheet and bearing the revision date of May 24, 2021 (a copy of the Survey in pdf format is also included with this letter); and
7. Fifteen (15) full size, signed and sealed, copies of the Site Plan prepared for Michael J. Mauro ("Plan"), prepared by Azzolina & Feury Engineering Inc. consisting of one (1) sheet and bearing the revision date of May 27, 2021 (a copy of the Plan in pdf format is also included with this letter).

Should you require additional information regarding this application, please do not hesitate to contact me. Please confirm the date that this application will be scheduled for a public hearing.

Very truly yours,

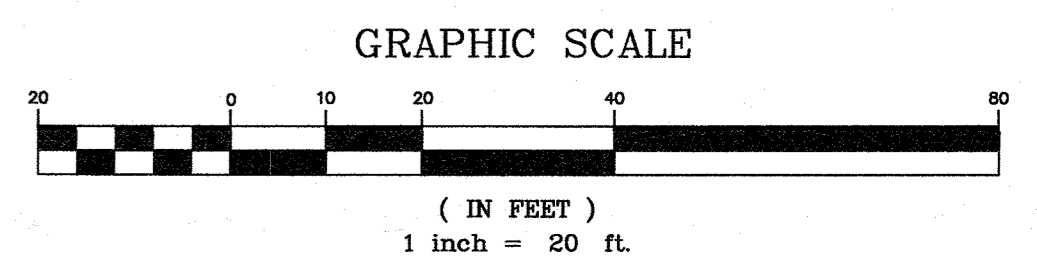
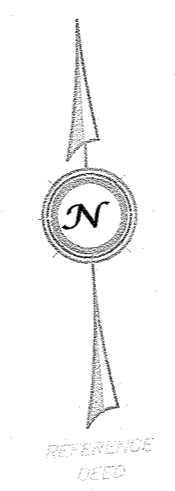
Antimo A. Del Vecchio /s/

Antimo A. Del Vecchio

ADV:rcr
Enc.



U.S. ROUTE 9W
(60' R.O.W.)



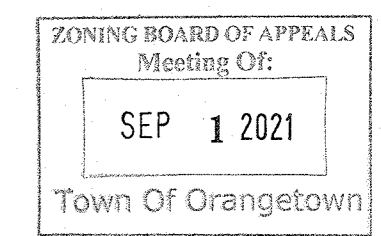
Reference:

Instrument No. 2013-00016143
Tax Sheet 71.09 - Lot 8
23,348 Sq. Ft. 40.6737 Ac.

"SURVEY INSPECTIONS" or "UPDATES" of this map are PROHIBITED.
This map MAY NOT BE COPIED in whole or in part.
This map MAY NOT BE used for other purposes or transactions.
This map was prepared for a SPECIFIC transaction involving ONLY the parties listed below
(Certified Only To)

Certified Only To:

Michael J. Mauro
Madison Dance Tile Services LLC
The Security Tile Guarantee Company of Builders



ONLY copies of this map bearing the EMBOSSED seal of John A. Loch are VALID.
Certifications are NOT transferable to additional institutions or subsequent owners.
Easements or Rights of Way on or below the surface of the ground that are NOT visible are NOT SHOWN.
Subject to the findings of a COMPLETE and UP TO DATE title search.

5/24/21	1	REVISED TREE INVENTORY	JAL
DATE	NO.	REVISION	CHK'D

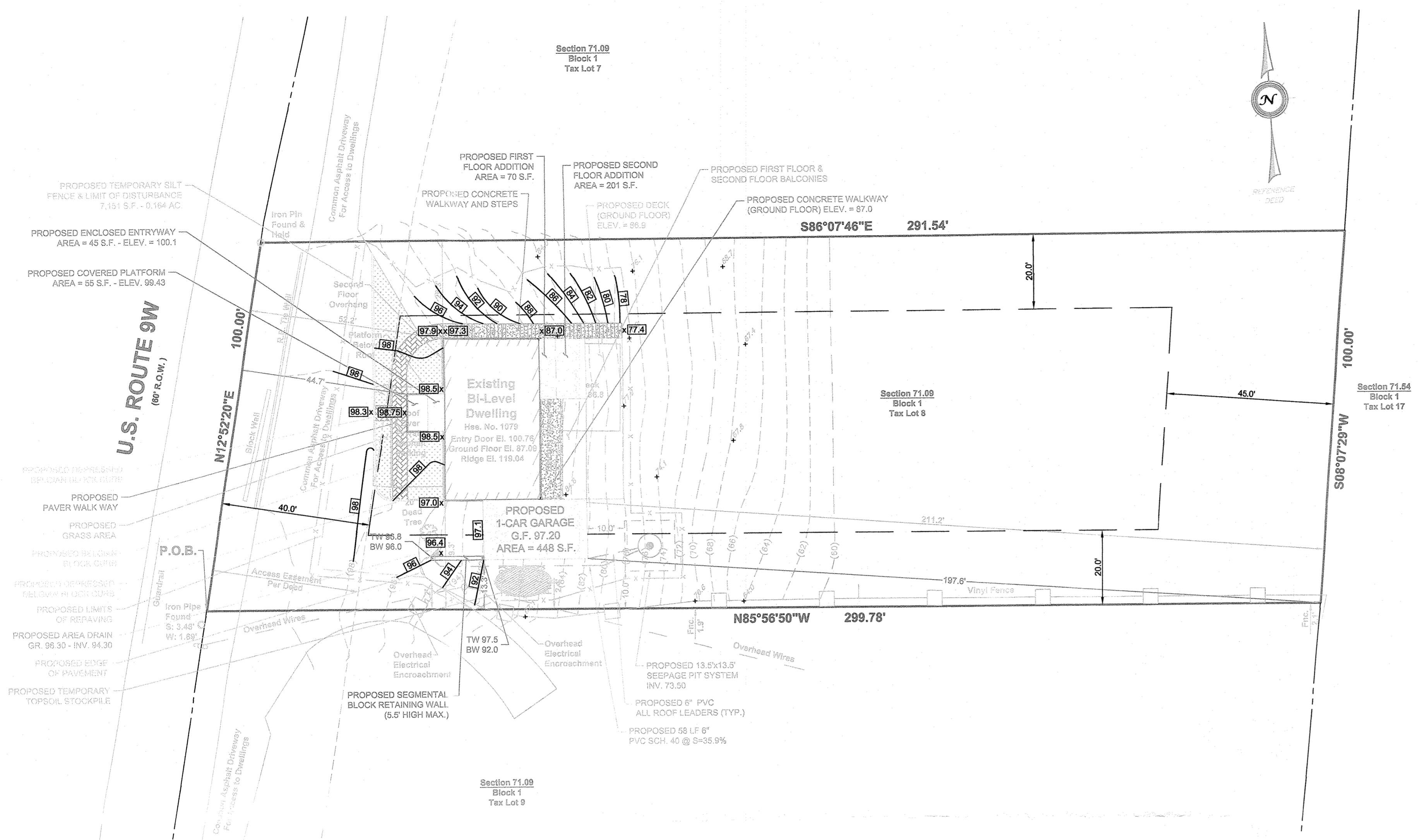
BOUNDARY SURVEY MAP
WITH LIMITED TOPOGRAPHY
PREPARED FOR
MICHAEL J. MAURO
TOWN OF ORANGETOWN
ROCKLAND COUNTY - NEW YORK

AFR Engineering and Land Surveying, P.C.
PROFESSIONAL ENGINEERS AND LAND SURVEYORS
110 Stage Road, Monroe, NY 10950 - 845-782-8681 - 845-782-4212(Fax)
30 Madison Avenue, Paramus, NJ 07652
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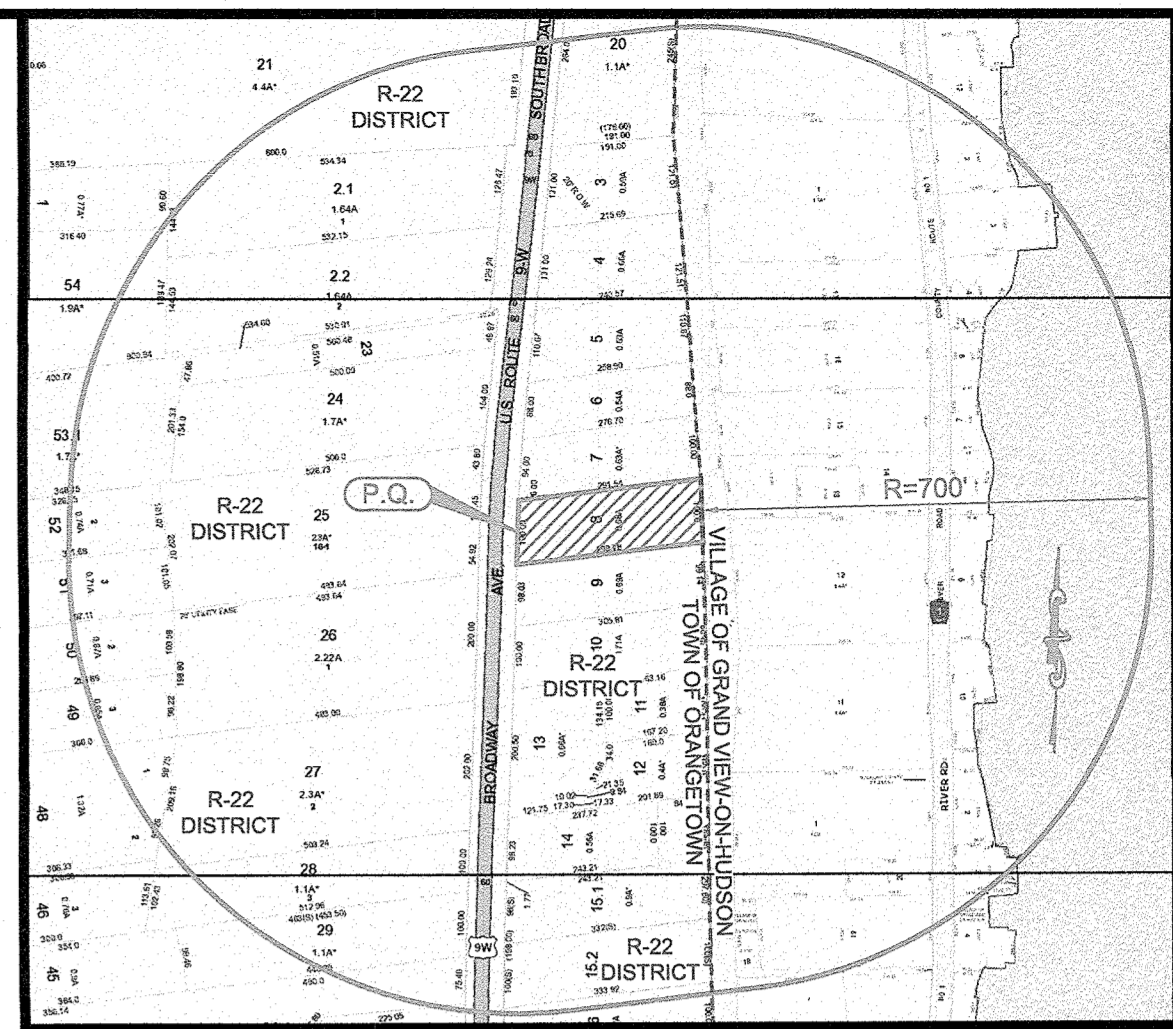
John A. Loch
John A. Loch, P.L.S.
N.Y. Professional Land Surveyor #49985

DATE: AUGUST 10, 2020 DRAWN BY: JA CHECKED BY: JAL
SCALE: 1" = 20' JOB No.: 12011 SHEET: 1 OF 1

NOTE: Lot Corners were not set as per contractual agreement with purchaser of property.



EXISTING	LEGEND	PROPOSED
	8" INLET	
	4" INLET	
	AREA DRAIN	
	STORM MANHOLE	
	STORM DRAIN LINE	
	SANITARY CLEAN OUT	
	SANITARY MANHOLE	
	SANITARY LINE	
	WATER LINE	
	WATER VALVE	
	HYDRANT	
	GAS LINE	
	GAS VALVE	
	BUILDING	
	CURB	
	DEPRESSED CURB	
	EDGE OF PAVEMENT	
	SIGN	
	CONTOUR	
	SPOT ELEVATION	



KEY MAP
Scale: 1" = 300'

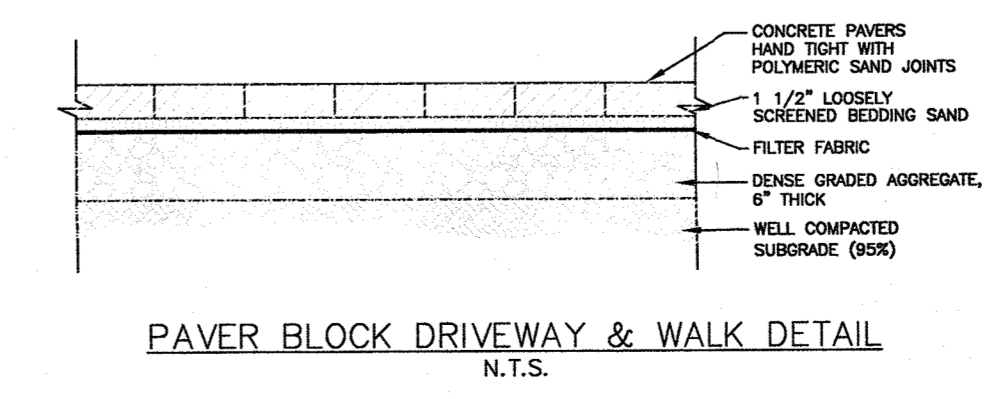
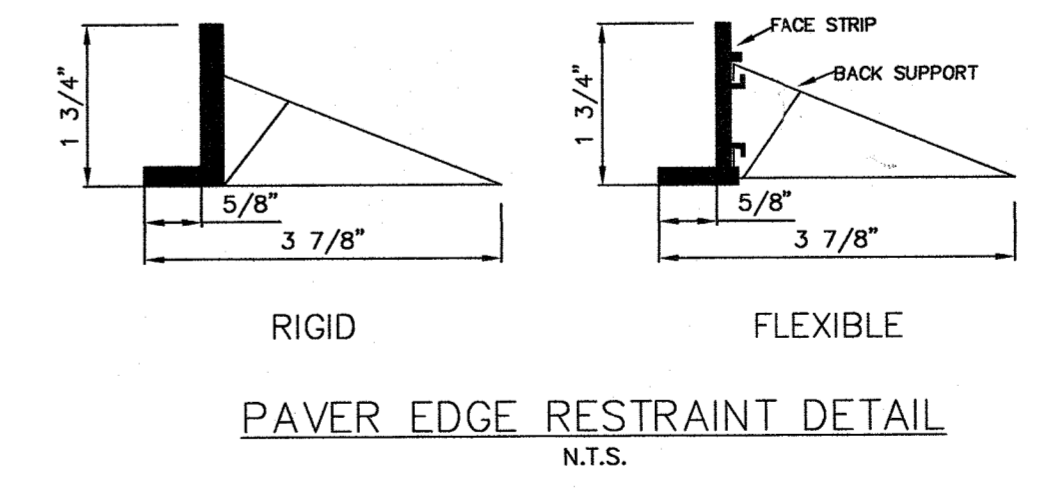
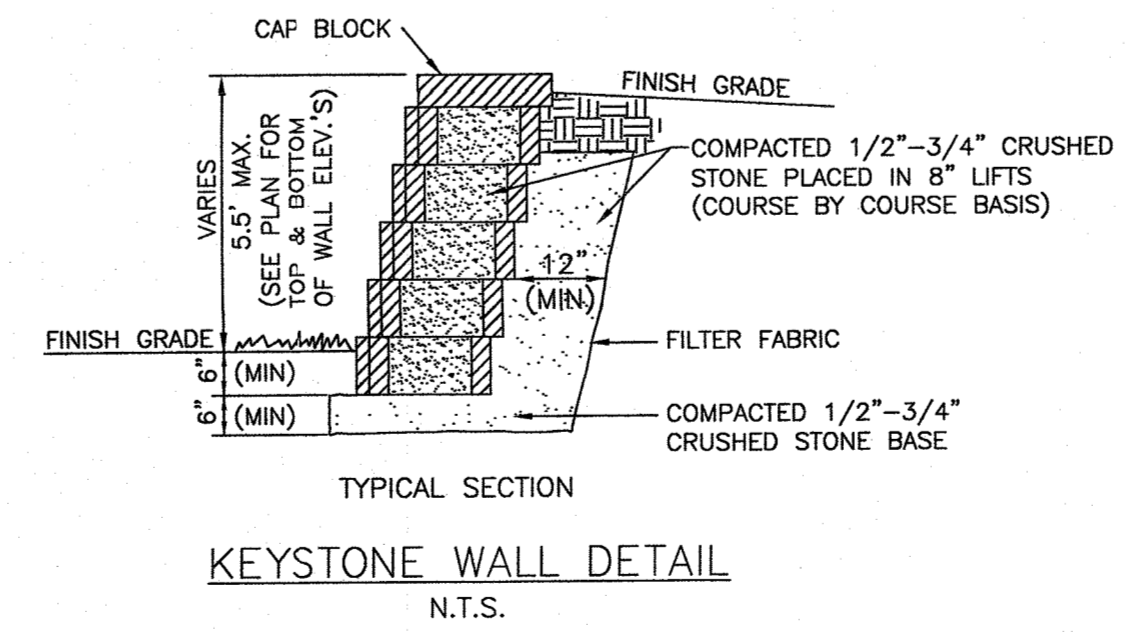
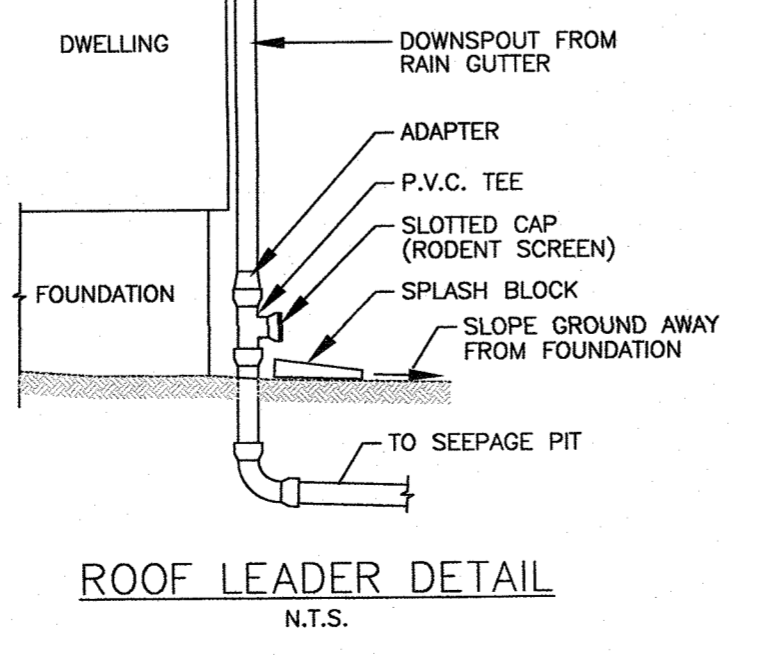
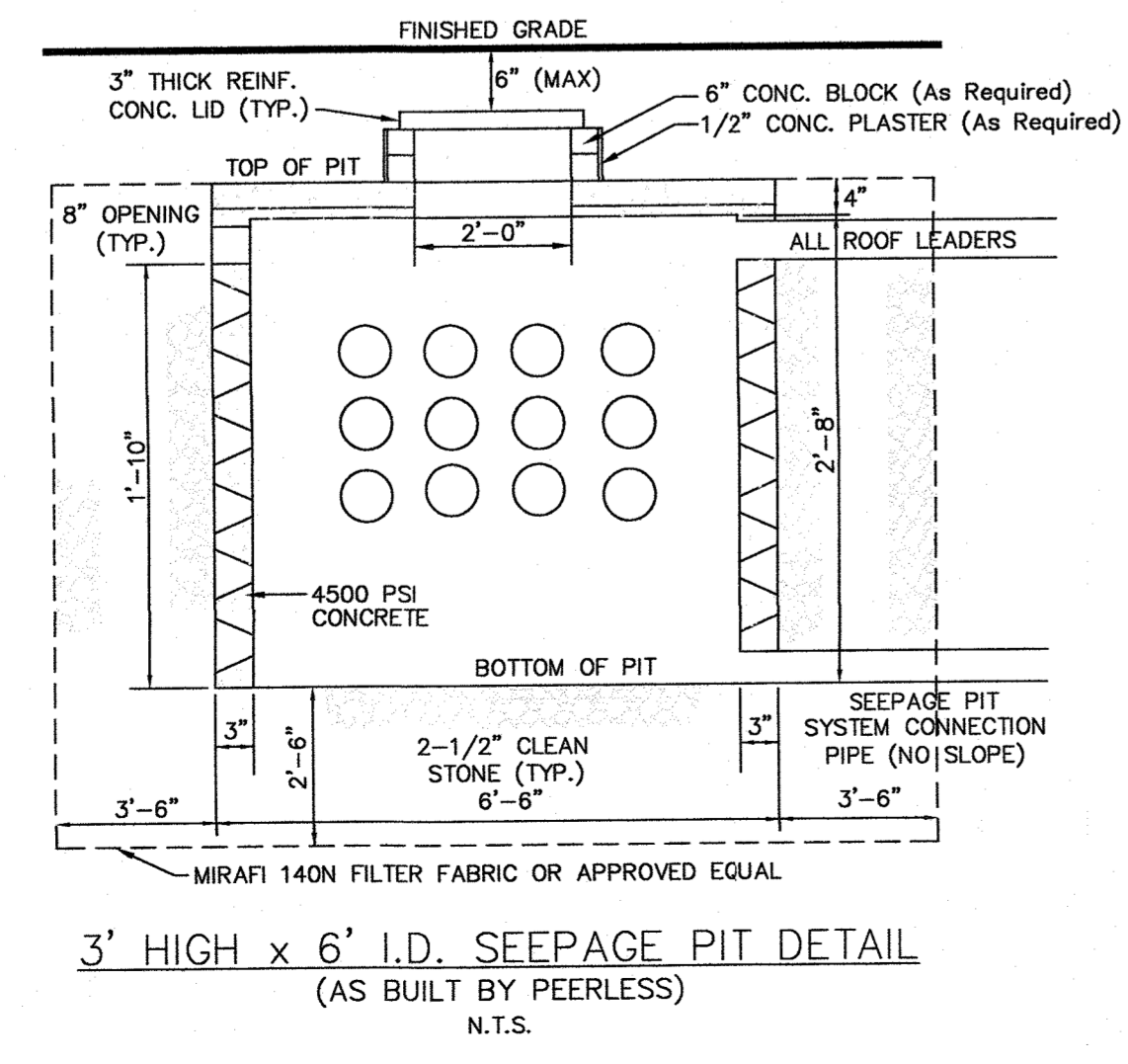
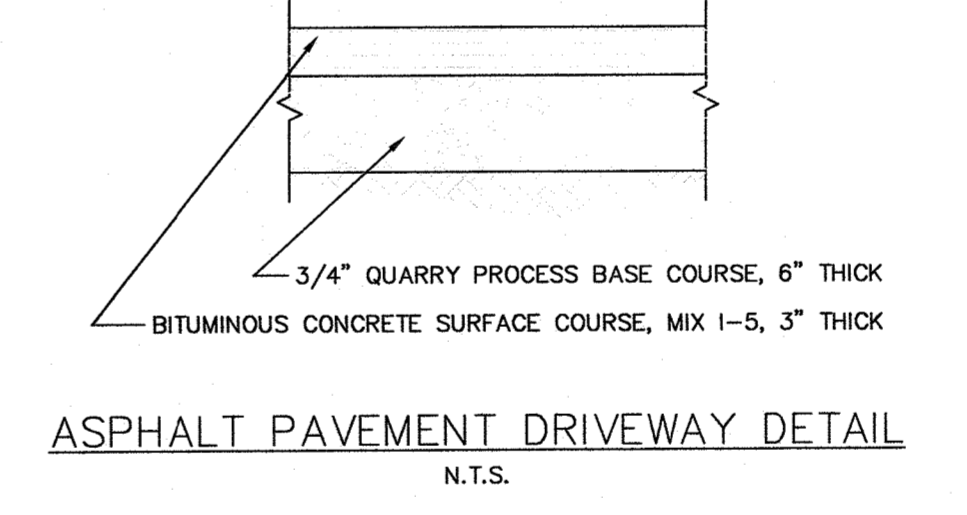
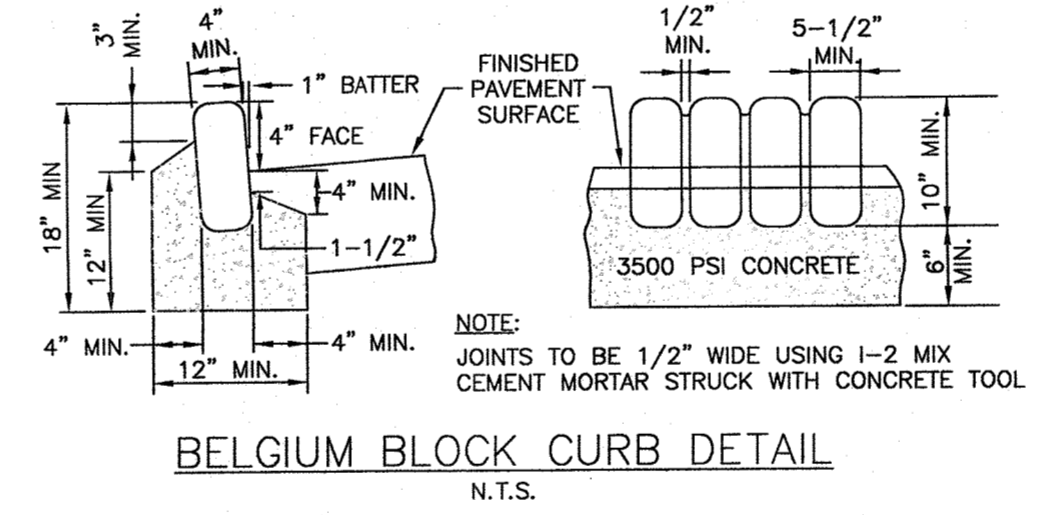
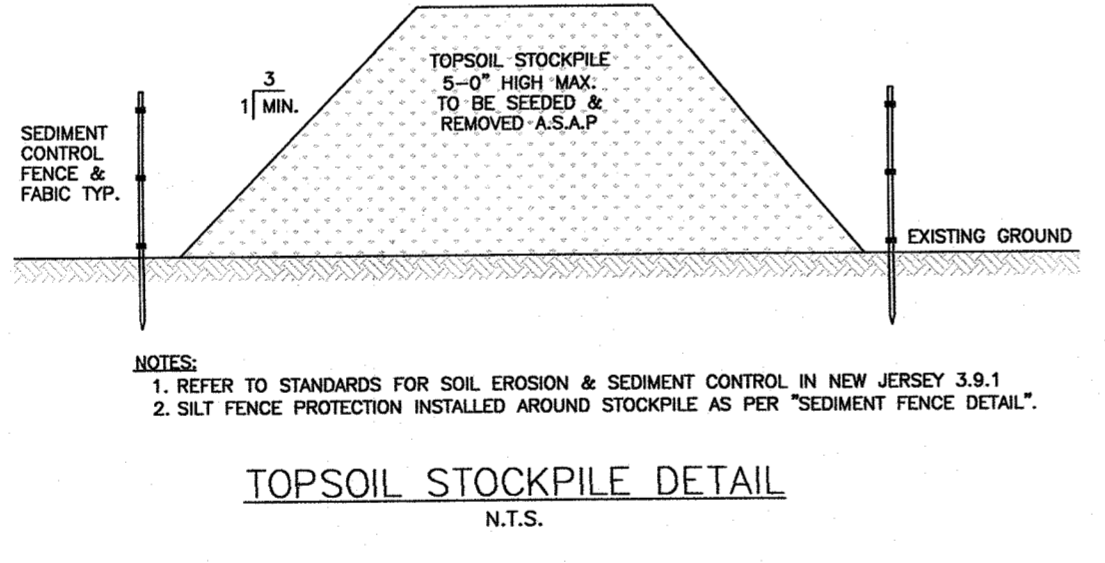
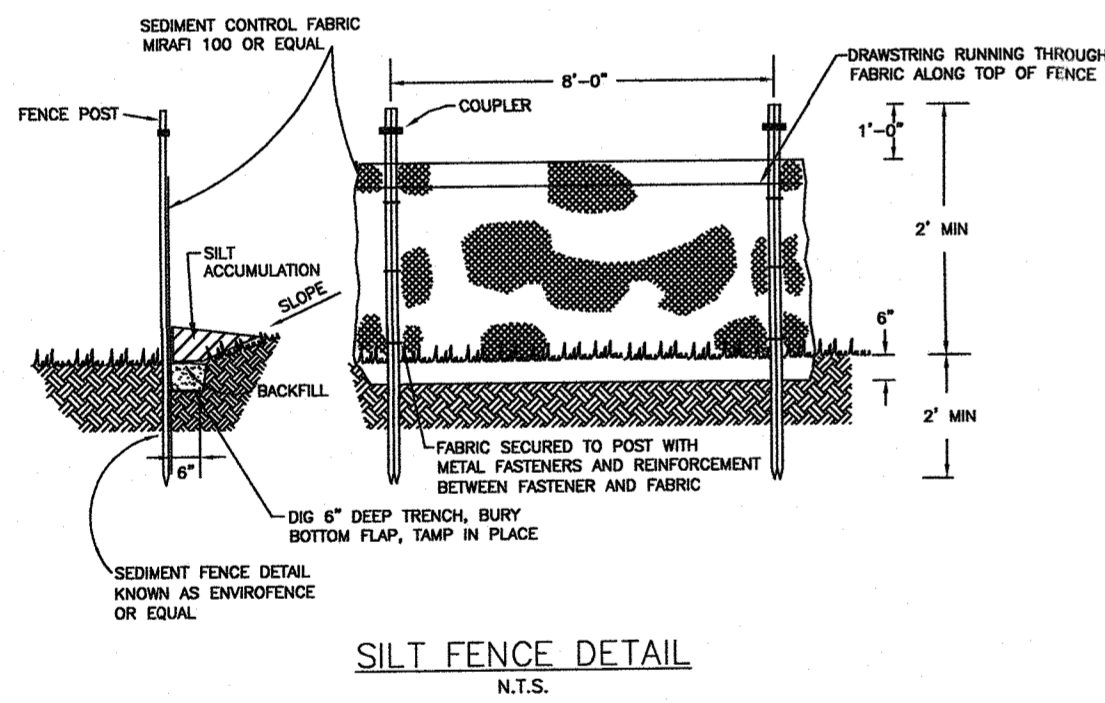
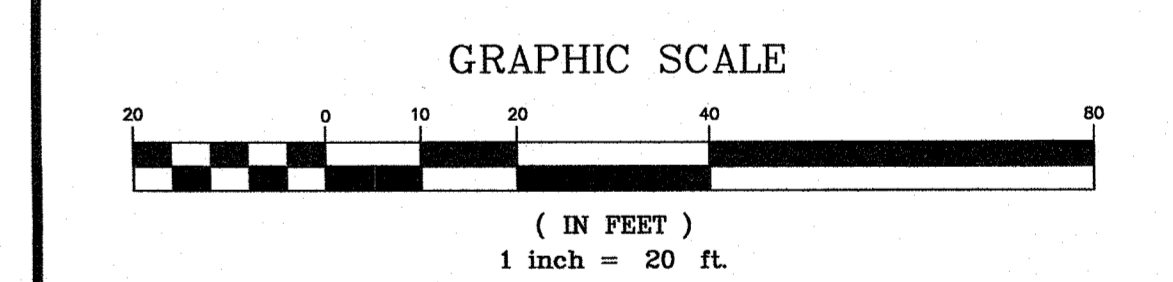
NOTES:

- PROPERTY KNOWN AS LOT 8 IN BLOCK 1 OF SECTION 71.09 AS SHOWN ON THE CURRENT TAX MAP OF THE TOWN OF ORANGETOWN.
- PROPERTY OWNER / APPLICANT: MICHAEL J. MAURO
1079 U.S. ROUTE 9W
NYACK, NY 10960
- AREA OF ENTIRE PROPERTY: 29,348 S.F. or 0.6737 ACRES
- PROPERTY LOCATED IN THE R-22 MEDIUM DENSITY RESIDENTIAL DISTRICT.
- THE VERTICAL DATUM SHOWN HEREON IS BASED ON AN ASSUMED DATUM.
- ZONING DATA:

ITEM	REQUIRED	EXISTING	PROPOSED
MAX. FLOOR AREA RATIO	0.20	0.116	0.143
MIN. LOT AREA	22,500 S.F.	29,348 S.F.	29,348 S.F.
MIN. LOT WIDTH	125.0'	100.1'	100.1'
MIN. STREET FRONTAGE	75.0'	100.0'	100.0'
MIN. FRONT YARD	40.0'	42.2'	44.7'
MIN. SIDE YARD (ONE / BOTH)	20.0' / 40.0' *	26.3' / 55.6'	13.3' / 39.6'
MIN. REAR YARD	45.0'	211.2'	197.6'
MAX. BUILDING HEIGHT	37'-7" (SEE NOTE 7)	23'-5"	23'-5"

- Ⓢ DENOTES EXISTING NONCONFORMING CONDITION Ⓢ DENOTES VARIANCE REQUIRED
- * PER CHAPTER 43, SECTION 5.21(B)
- MAXIMUM BUILDING HEIGHT CALCULATION:**
MAXIMUM HEIGHT IN FEET AND INCHES PER FOOT FROM LOT LINE = 9' / FT.
BUILDING SETBACK FROM LOT LINE = 50'-1.5'
50'-1.5' x 9' / FT. = 37'-7" MAXIMUM BUILDING HEIGHT
 - BUILDING HEIGHT CALCULATION:**
AVG. GRADE AROUND BUILDING = 86.8497 (485.84967 = 365.414 = 91.6)
MIDPOINT OF ROOF ELEVATION = 115.00'
BUILDING HEIGHT = 115.02' - 91.6' = 23.42' ± = 23'-5"
 - BUILDING COVERAGE CALCULATIONS:**
EXISTING DWELLING = 1,739 S.F. / 29,348 = 5.9% (INCLUDES BALCONIES, OVERHANG & COVERED PARKING)
PROPOSED DWELLING = 2,216 S.F. / 29,348 = 7.6% (INCLUDES BALCONIES, OVERHANGS, AND COVERED ENTRY & LANDINGS)
 - IMPERVIOUS COVERAGE CALCULATIONS:**
EXISTING
BLDG COVERAGE = 1,739 S.F.
DRIVEWAY = 3,536 S.F.
WALK/STEPS = 141 S.F.
5,416 S.F. / 29,348 = 18.5%
PROPOSED
BLDG COVERAGE = 2,216 S.F.
DRIVEWAY = 3,347 S.F.
CONG. WALK/STEPS = 195 S.F.
PAVER WALK = 223 S.F.
5,981 S.F. / 29,348 = 20.4%
 - FLOOR AREA RATIO CALCULATIONS:**
EXISTING DWELLING = 3,414 S.F. / 29,348 S.F. = 0.116
PROPOSED DWELLING = 4,184 S.F. / 29,348 S.F. = 0.143
 - ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE TOWN'S ORDINANCES AND/OR SPECIFICATIONS.
 - APPLICANT GRANTS TOWN'S OFFICIALS AND EMPLOYEES PERMISSIONS TO ENTER PROPERTY FOR THE PURPOSE OF SURVEYS/INSPECTIONS.

ZONING BOARD OF APPEALS
Meeting Of:
SEP 1 2021
Town of Orangetown



- NOTES:**
- MINIMUM WALL EMBEDMENT IS 6" (150MM) OR HEIGHT/20, WHICHEVER IS GREATER FOR LEVEL TOE.
 - KEYSTONE BLOCKS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
 - EXACT FINISHED GRADES AT RETAINING WALL TO BE ADJUSTED TO MEET FIELD CONDITIONS.
 - 1" MIN. SETBACK PER UNIT.

APPROVED BY THE ZONING BOARD OF THE TOWN OF ORANGETOWN.

DATE _____

CHAIRMAN _____

SECRETARY _____

ENGINEER _____

5/27/21	1	FOR TOWN ZONING BOARD SUBMISSION	PEF
DATE	NO.	REVISION	CHK'D

SITE PLAN
PREPARED FOR
MICHAEL J. MAURO
TOWN OF ORANGETOWN
ROCKLAND COUNTY - NEW YORK

AFR Engineering and Land Surveying, P.C.
PROFESSIONAL ENGINEERS AND LAND SURVEYORS
110 Stage Road, Monroe, NY 10950 - 846-782-8881 - 846-282-0121 (Fax)
30 Madison Avenue, Paramus, N.Y. 10765
© Copyright 2020, AFR Engineering and Land Surveying, P.C.

John A. Loch, P.E.
N.Y. Lic. No. 049547

DATE: DECEMBER 18, 2020 DRAWN BY: CDD CHECKED BY: PEF
SCALE: 1" = 20' JOB NO.: 12011 SHEET: 1 OF 1