

Name of Municipality: TOWN OF ORANGETOWN Date Submitted: _____

2020 LAND USE BOARD APPLICATION

Please check all that apply:

<input type="checkbox"/> Commercial	<input 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 checked="" 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#: 50794
ASSIGNED _____
INSPECTOR: Dom
Referred from Planning Board: YES / NO
If yes provide date of Planning Board meeting: _____

Project Name: Alexander

Street Address: 16 PINE GLEN DR

Tax Map Designation:
Section: 65.19 Block: 1 Lot(s): 48
Section: _____ Block: _____ Lot(s): _____

Directional Location:
On the NORTH side of PINE GLEN DR, approximately 1000 feet NORTH of the intersection of PINE GLEN DR +, in the Town of ORANGETOWN in the hamlet/village of BLAVERET.

Acreage of Parcel <u>2.77</u>	Zoning District <u>ORANGETOWN</u>
School District <u>SOCSD</u>	Postal District <u>Blaveret</u>
Ambulance District <u>SOUTH ORANGETOWN</u>	Fire District <u>Blaveret</u>
Water District <u>ORANGETOWN</u>	Sewer District <u>Orangetown</u>

Project Description: (If additional space required, please attach a narrative summary.)
~~STOP~~ VARIANCE FOR GAZEBO WHICH WAS INSTALLED IN 2002
AND DOES NOT COMPLY WITH SIDE SETBACK IN R-40
ZONING

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.
Date: 1/19/22 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 FORECLOSURE
DEPARTMENT OF PERMITTING
20 Greenbush Road
Orangeburg, N.C. 29062

Jane Slavin, R.A.
Director

(845)359-8410

Fax: (845) 359-8526

DENIAL TO THE ZONING BOARD OF APPEALS

Date: November 16, 2020

Applicant: Alexander

Address: 16 Pine Glen Drive

RE: Application Made at: Same

Legalization of two accessory structures.

Chapter 43, Table 3.12:

~~column 9, side yard required is 30' with 11.6' to existing shed;~~

~~column 9, side yard required is 30' with 13.8' to existing gazebo;~~

~~column 10, total side yard required is 80' with 25.4' to existing shed and gazebo;~~

~~column 11, rear yard required is 50' with 9.5' to existing shed.~~

Shed OK now
[Signature]

Section: 65.19

Block: 1

Lot: 48

Dear Mr. Alexander:

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

November 9, 2020, 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 of Jane Slavin]

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

1/12/22
~~*11/16/2020*~~

Date
CC: Rosanna Sfraga
Liz Decort
Debbie Arbolino

SWIS	PRINT KEY	NAME	ADDRESS
392489	65.15-1-3.2	Robert Zerilli	601 N Greenbush Rd,Blauvelt, NY 10913
392489	65.19-1-22	Chester F Lubeck	581 Greenbush Rd N,Blauvelt, NY 10913
392489	65.19-1-23	Anthony S Vaccaro	589 N Greenbush Rd,Blauvelt, NY 10913
392489	65.19-1-24	Vincent Carioscia Jr	583 N Greenbush Rd,Blauvelt, NY 10983
392489	65.19-1-25	Lisa M Runco	18 Pine Glen Dr,Blauvelt, NY 10913
392489	65.19-1-26	Patrick Trozzo	20 Pine Glen Dr,Blauvelt, NY 10913
392489	65.19-1-27	Carmelo Minuto	22 Pine Glen Dr,Blauvelt, NY 10913
392489	65.19-1-46	Mikalai Varabyou	23 Pine Glen Dr,Blauvelt, NY 10913
392489	65.19-1-47	Holly Rosenthal	11 Pine Glen Dr,Blauvelt, NY 10913
392489	65.19-1-48	Mark Alexander	16 Pine Glen Dr,Blauvelt, NY 10913
392489	65.19-1-49	County Of Rockland Attn: Rockland Cty Treas	County Office Building,New City, NY 10956
392489	65.19-1-50	Robert D Krych	14 Pine Glen Dr,Blauvelt, NY 10913
392489	65.19-1-51	Mario Battaglia	12 Pine Glen Dr,Blauvelt, NY 10913



Have questions about this feature? Call 1-888-293-2339 Mon-Fri: 8AM-7PM | Sat: 8:30AM-5PM EST

[Print](#) [Close](#)

10' x 14' OVAL GAZEBO

WHITE PINE STAINED FRAMING, SCREENED IN

CEDAR SHAKE ROOFING

WOOD PLANKED FLOORING

CONSTRUCTED OFF SITE,

DELIVERED AND PLACED ON GRAVEL/STONE BASE.

RECEIVED

NOV 9 2020

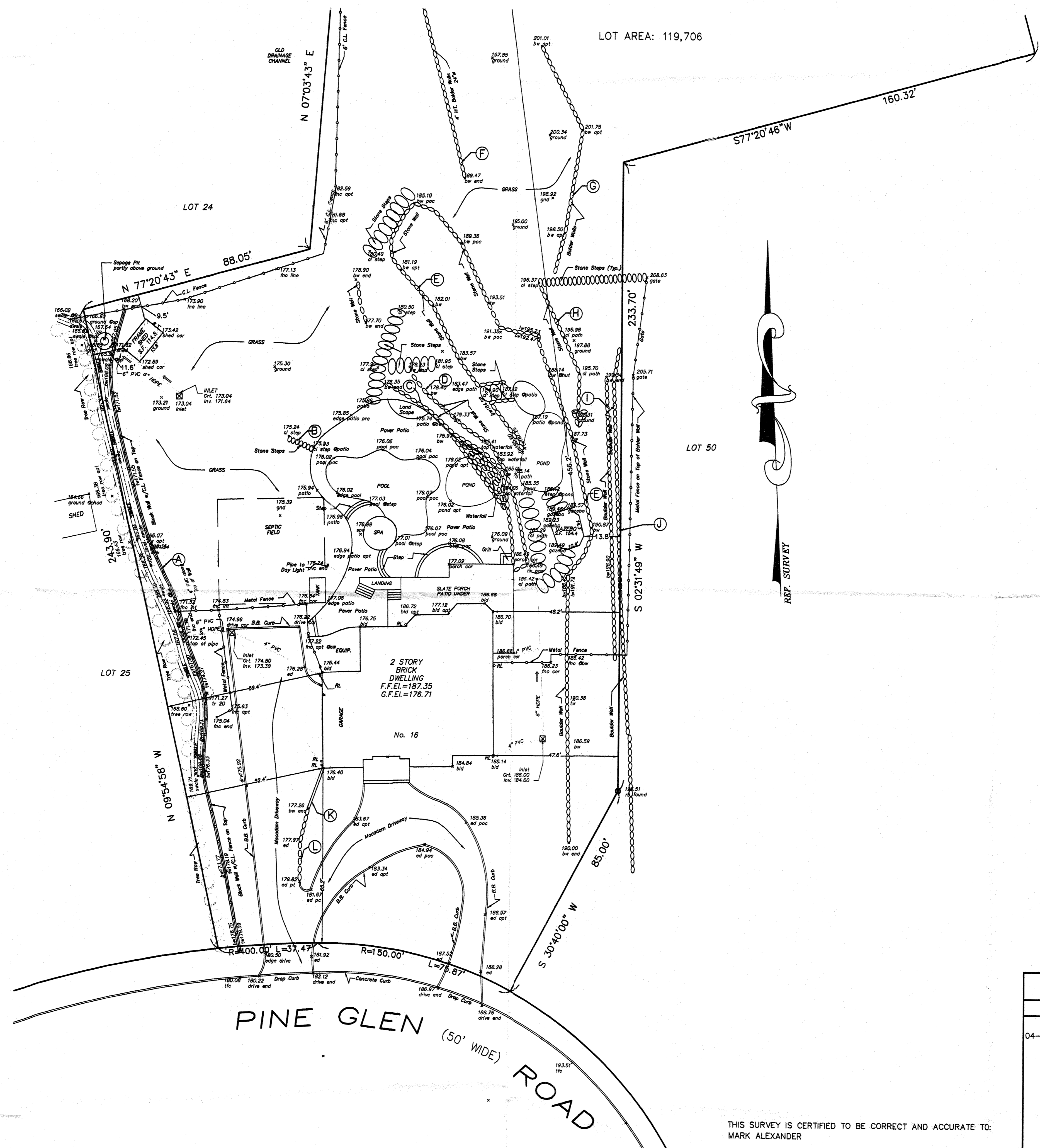
TOWN OF ORANGETOWN
BUILDING DEPARTMENT

- LEGEND**
- BM - BENCH MARK
 - CB - CATCH BASIN
 - I - INVERT
 - MH - MANHOLE
 - TC - TOP CURB
 - BC - BOTTOM CURB
 - EP - EDGE PAVEMENT
 - BW - BOTTOM WALL
 - TW - TOP WALL
 - TS - TOP SLOPE
 - BS - BOTTOM SLOPE
 - F - FENCE
 - FC - FENCE CORNER
 - G - GROUND
 - FF - FINISHED FLOOR
 - IP - IRON PIN or PIPE
 - WC - WALL CORNER
 - MON - MONUMENT
 - TBR - TO BE REMOVED
 - 000.00 - EXISTING ELEVATION
 - 000 - EXISTING CONTOUR
 - 000.00 - PROP. ELEVATION
 - 000 - PROPOSED CONTOUR
 - WV - WATER VALVE
 - GV - GAS VALVE
 - CB - CATCH BASIN
 - UP - UTILITY POLE
 - OH - OVER HEAD WIRES
 - W - WALL
 - SP - PROP. SEEPAGE PIT
 - T - TREE
 - X - TREE TO BE REMOVED
 - DATUM - NGVD 1929

NOTES:

1. C/O ISSUED 6/27/2002

MAX. WALL HEIGHTS	
A	6.5'
B	1.5'
C	7.5'
D	4.0'
E	5.5'
F	4.0'
G	4.0'
H	2.0'
I	6.5'
J	5.0'
K	3.5'
L	2.3'



LOT AREA: 119,706

REFERENCE:
 LOT 5.10 BLOCK 865 SECTION 105 ON SUBDIVISION IN TITLE "FINAL SUBDIVISION OF PROPERTY FOR PINE GLEN WOODS" MADE BY WILLIAM YOUNGBLOOD ASSOCIATES DATED JANUARY 3, 1986 AND FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON MARCH 17, 1987 IN BOOK 107 OF MAPS AT PAGES 25 AND 26 AS MAPS NUMBERS 6018 AND 6019.
 ALSO KNOWN AS LOT 48 BLOCK 1 SECTION 65.19 AS SHOWN ON THE TAX MAP OF THE TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, 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.

CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF

PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS 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. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

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 AN ORIGINAL EMBOSSED OR INKED SEAL ARE THE PRODUCT OF THE LAND SURVEYOR.

THIS SURVEY WAS PREPARED FOR THE PARTIES AND PURPOSE INDICATED HEREON. ANY EXTENSION OF THE USE 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.



THIS SURVEY IS CERTIFIED TO BE CORRECT AND ACCURATE TO:
 MARK ALEXANDER

PARTIAL BOUNDARY & TOPOGRAPHIC SURVEY		
ADDITIONS 02-05-19 04-04-19-ACC STR.	16 PINE GLEN DRIVE SITUATED IN THE TOWN OF ORANGETOWN - HAMLET OF BLAUVELT ROCKLAND COUNTY, N.Y.	DRAWN BY I.G.
	COLLAZUOL ENGINEERING & SURVEYING ASSOC., LLC PROFESSIONAL ENGINEERS & LAND SURVEYORS	CHECKED BY S.C.
	120 1/2 NO. BROADWAY NYACK, NEW YORK 845-358-1510	SCALE 1" = 20'
	1610 CENTER AVENUE FORT LEE, NEW JERSEY 201-944-7774	DATE 12-14-18
	STEVEN J. COLLAZUOL PROFESSIONAL ENGINEER AND LAND SURVEYOR NEW YORK LIC. NO. 70,688 and 49,882	FILE No. 9,059
	<i>Mark Alexander</i>	SHEET No. 1 OF 1