



Name of Municipality: TOWN OF ORANGETOWN Date Submitted: ORANGETOWN

2019 LAND USE BOARD APPLICATION

Please check all that apply:

<input type="checkbox"/> Commercial	<input 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 checked="" type="checkbox"/> Site Plan	<input checked="" type="checkbox"/> Preliminary
<input type="checkbox"/> Conditional Use	<input checked="" 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#: _____
 ASSIGNED _____
 INSPECTOR: _____

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

Project Name: Abel Monzon

Street Address: 44 Grand Ave.
Tappan, NY 10983

Tax Map Designation:
Section: 77.10 Block: 2 Lot(s): 36
Section: _____ Block: _____ Lot(s): _____

Directional Location:
On the west side of Grand Avenue, approximately _____ feet South of the intersection of Western Highway, in the Town of ORANGETOWN in the hamlet/village of Tappan.

Acreage of Parcel <u>0.22</u>	Zoning District <u>R-15</u>
School District <u>S. Orangetown</u>	Postal District <u>Tappan</u>
Ambulance District <u>S. Orangetown</u>	Fire District <u>Tappan</u>
Water District <u>Suez</u>	Sewer District <u>Orangetown</u>

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

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.
Date: 11/22/21 Applicant's Signature: Abel Monzon

APPLICATION REVIEW FORM

Applicant: Abel Monzon Phone #

Address: 16 Williams Street Sparkhill NY 10976
Street Name & Number (Post Office) City State Zip Code

Property Owner: same as above Phone #

Address:
Street Name & Number (Post Office) City State Zip Code

Engineer/Architect/Surveyor: Robert E. Sorace Phone # 845-638-1498

Address: 135 S. Main St. New City NY 10956
Street Name & Number (Post Office) City State Zip Code

Attorney: Donald Brenner PE, LL.B. Phone # 845-359-2210

Address: 4 Independence Ave Tappan NY 10983
Street Name & Number (Post Office) City State Zip Code

Contact Person: same as above Phone #

Address:
Street Name & Number (Post Office) City State Zip Code

GENERAL MUNICIPAL LAW REVIEW:

This property is within 500 feet of:
(Check all that apply)

IF ANY ITEM IS CHECKED, A REVIEW MUST BE DONE BY THE ROCKLAND COUNTY COMMISSIONER OF PLANNING UNDER THE STATE GENERAL MUNICIPAL LAW, SECTIONS 239 L, M, N, AND NN.

- | | |
|---|---|
| <input type="checkbox"/> State or County Road | <input type="checkbox"/> State or County Park |
| <input type="checkbox"/> Long Path | <input type="checkbox"/> County Stream |
| <input type="checkbox"/> Municipal Boundary | <input type="checkbox"/> County Facility |

List name(s) of facility checked above:

Referral Agencies:

- | | |
|--|--|
| <input type="checkbox"/> RC Highway Department | <input type="checkbox"/> RC Division of Environmental Resources |
| <input type="checkbox"/> RC Drainage Agency | <input type="checkbox"/> RC Dept. of Health |
| <input type="checkbox"/> NYS Dept. of Transportation | <input type="checkbox"/> NYS Dept. of Environmental Conservation |
| <input type="checkbox"/> NYS Thruway Authority | <input type="checkbox"/> Palisades Interstate Park Commission |
| <input type="checkbox"/> Adjacent Municipality _____ | |
| <input type="checkbox"/> Other _____ | |

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? _____

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

ZONING BOARD OF APPEALS

Date: December 14, 2021

Applicant: Abel Monzon

Address: 44 Grand Avenue, Tappan NY

Section: 77.10 Block: 2 Lot: 36

Permit# _____

Plans Submitted: Site Plan proposed dwelling for Abel Monzon dated August 6, 2021 signed and sealed
by Robert E. Sorace PLS

Project Name: Monzon

Date of Submittal to Land Use Board: Nov. 30 2021 given to me December 14, 2021 by Cheryl

Date of Board Meeting: TBD

Sincerely,

Debbie Arbolino

Administrative Aide

RECEIVED

DEC 14 2021

TOWN OF ORANGETOWN
BUILDING DEPARTMENT

Date/Initial of OBZPAE Review Completed: _____



OFFICE OF BUILDING, ZONING, PLANNING
ADMINISTRATION AND ENFORCEMENT
TOWN OF ORANGETOWN
20 GREENBUSH ROAD
ORANGETOWN, N.Y. 10962

Jane Slavin, RA
Director

(845) 359-8410

Fax: (845) 359-8526

Date: July 27, 2021

To: Cheryl Coopersmith, Chief Clerk
Planning Board

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

Subject: **Monzon Resubdivision Plan**
Prepreliminary/ Preliminary/ Final Resubdivision Plan
and SEQRA Review
40-45 Grand Avenue, Tappan;
77.10/2/36 & 44.1; R-15 zoning district



PB#21-46

Submission Reviewed:

Application as prepared by Donald Brenner, Esq. and Survey Plan as prepared by Robert E. Sorace last revised 6-10-21.

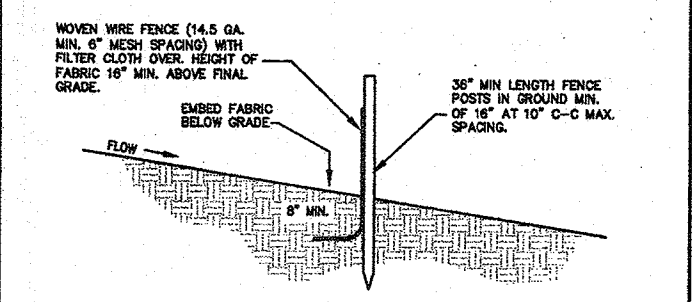
- 1) The Applicant is proposing to merge two separate undeveloped substandard tax lots to create one larger substandard lot.
- 2) Per Chapter 43, Table 3.12, R-15 Zoning District, Group M, column 5, Minimum Lot Area required is 15,000 square feet with 9,572 square feet proposed; and column 6, Minimum Lot Width, 100' required with 75' proposed. Applicant must obtain required variances from the Zoning Board of Appeals

JS-7-27-2021

PROJECT NARRATIVE

Mr. Monzon has merged the two parcel. He created one lot in where he would like to construct a dwelling that will conform to the homes which exist on Grand Avenue.

- SOIL EROSION & SEDIMENT CONTROL PLAN**
1. A temporary sediment barrier to be installed below the disturbed areas during construction.
 2. All area disturbed by on site grading that will not be constructed upon to be established to permanent vegetative cover.
 3. Fertilizer, 5-10-5 agriculture grade apply 20lbs/100 sf.
 4. Seed, 50% Pennlawn and 50% Fiesta perennial rye, apply 1lb/500 sf.
 5. Mulch, apply chopped hay as required for uniform light cover.
 6. Moisture as required for germination and growth.
 7. Excavated material to be removed from site during construction to minimize sediment run-off.
 8. Topsoil storage area to be placed in rear of lot and screened with fabric fence.

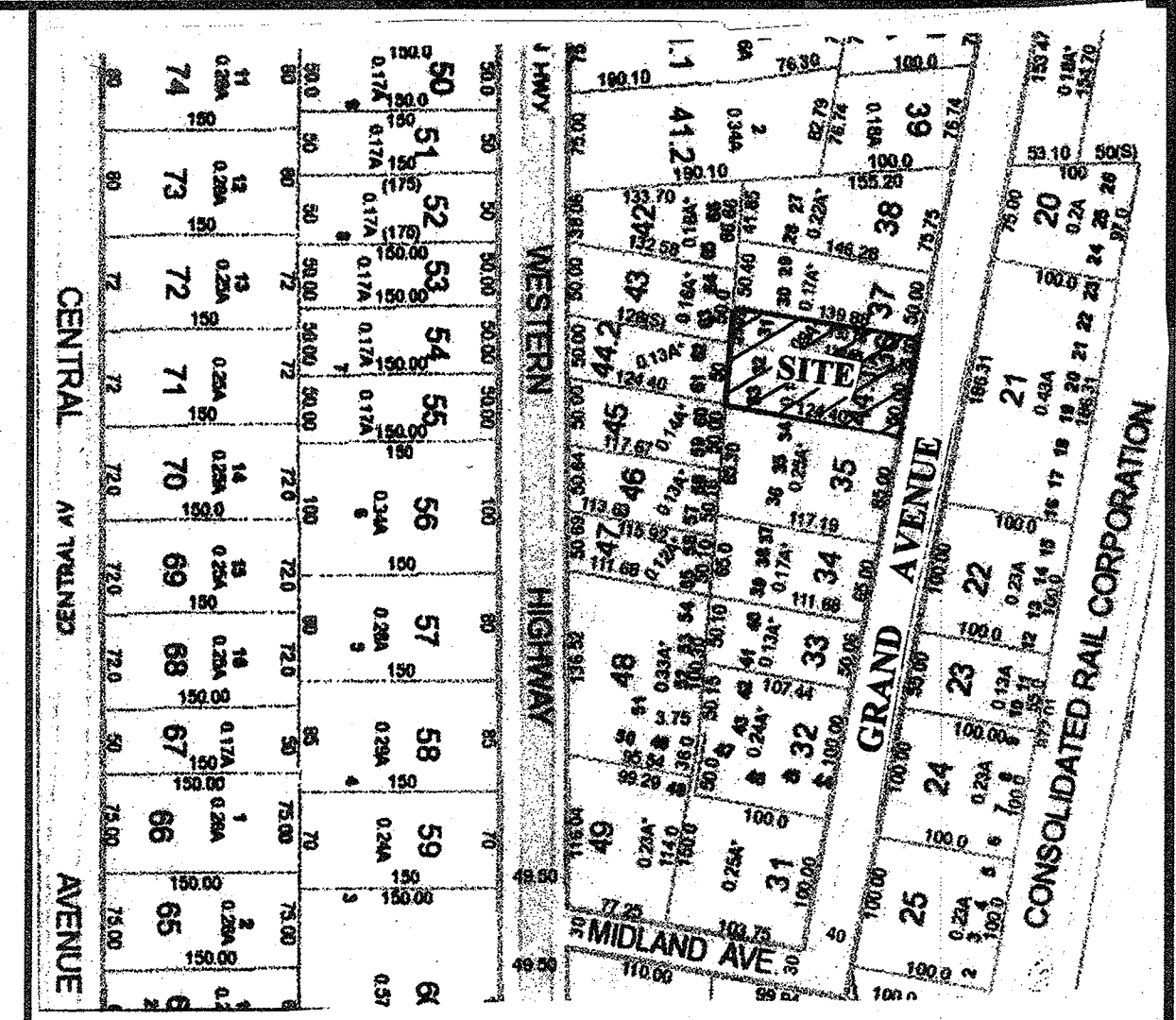
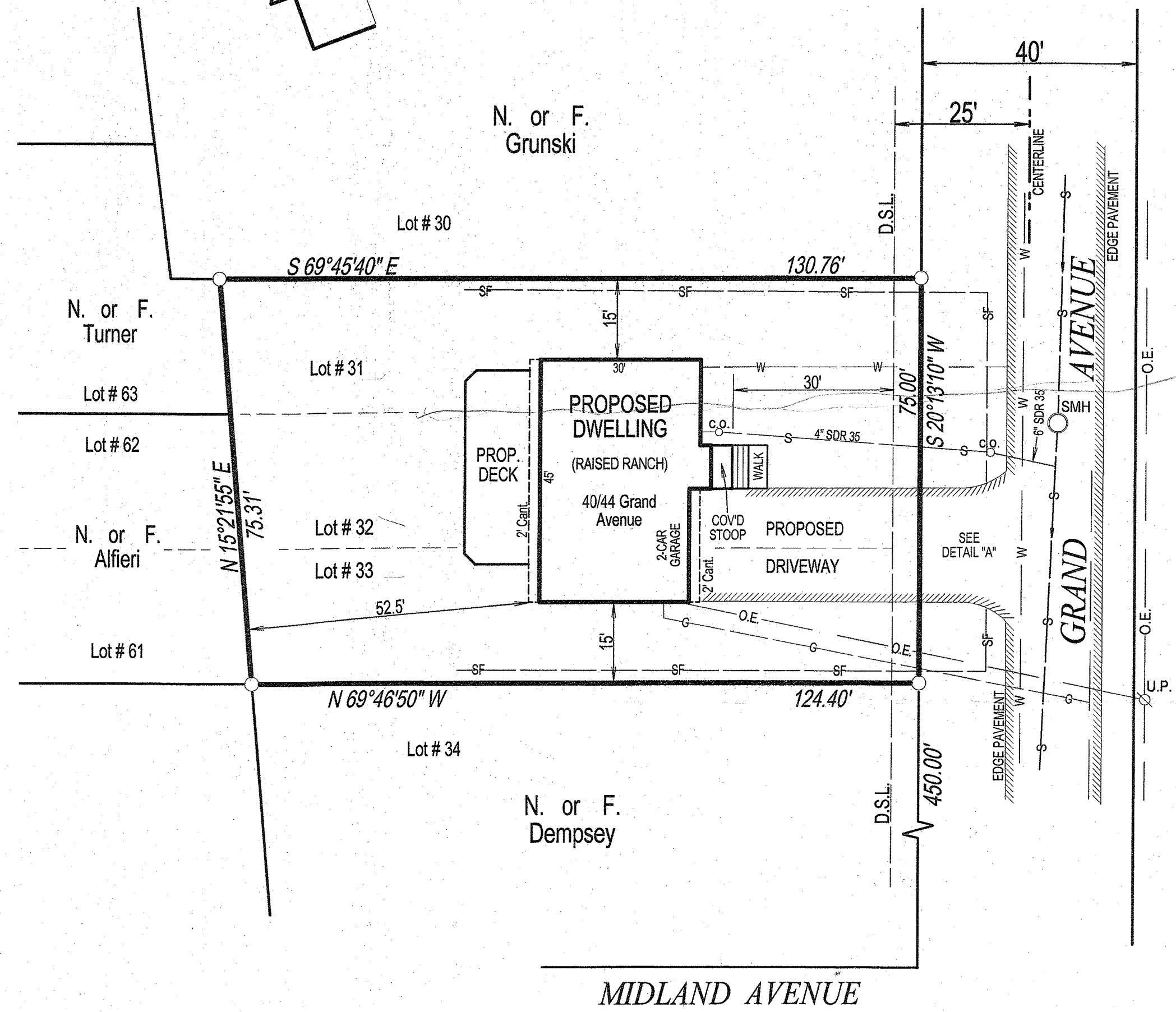
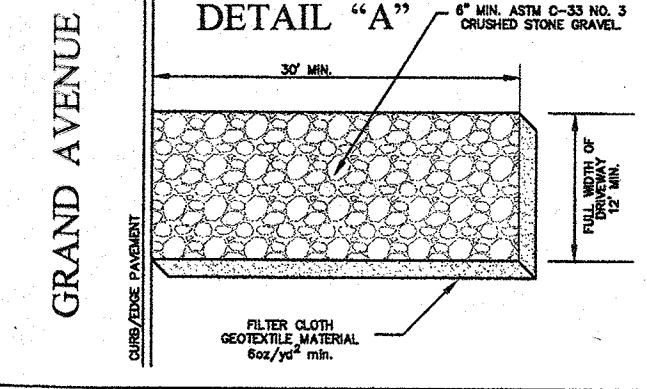


FABRICATED SILT FENCE

NOTES

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY AT LEAST 6" AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN BULGES DEVELOP IN THE SILT FENCE.
5. POSTS: STEEL T OR U SECTION OR 2" HARDWOOD.
6. FENCE: WOVEN WIRE 14 GA 6" MESH OPENING.
7. FILTER CLOTH: FILTER X MIRAFI 100X STABILINKA OR APPROVED EQUAL.
8. STANDARD SYMBOL: — SF — SF

STABILIZED CONSTRUCTION ENTRANCE



SITE PLAN
PROPOSED DWELLING
For
ABEL MONZON

Tappan
Town of Orangetown Rockland County, NY
Scale: 1" = 20' Area = 0.22 Ac.

August 6, 2021

RO 7942

Reference: map entitled "PLAN OF PROPERTY OWNED BY LUCY D. ZENER", Filed in the Rockland County Clerks Office July 10, 1909 in book 34 page 794 as map # 999.

Zone R-15 Bulk Regulations Group M

Item	Required	Proposed
Lot Area	15,000 sf	9,572 sf
Lot Width	100 ft.	75 ft.
Street Frontage	75 ft.	75 ft.
Front Yard	30 ft.	30 ft.-DSL
Side Yard	** 15 ft.	15 ft.
Total Side Yard	** 30 ft.	30 ft.
Rear Yard	35 ft.	52.5 ft.
Max.F.A.R.	0.20	* 0.21
Max Bldg. Height	1 ft. per ft from lot line	21'6" - 8.6" per ft from lot line.

* Denotes Variance Required
** Denotes Exception for Side Yard Reduction for undersized lot.



Robert E. Sorace
Robert E. Sorace, PLS
135 South Main Street
New City, NY 10956
845-638-1498
Lic. 49162