

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: Dam

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 (land 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**

**Applicant:** Colin Schmitt and Kristen Gronex Phone # 551-655-4046

**Address:** 35D S. Middletown RD. Pearl River NJ  
Street Name & Number (Post Office) City State Zip Code

**Email Address:** Schmittco71@yahoo.com

**Property Owner:** Colin Schmitt and Kristen Gronex Phone # 551-655-4046

**Address:** 694 Wicklow Way River Vale NJ 07675  
Street Name & Number (Post Office) City State Zip Code

**Email Address:** \_\_\_\_\_

**Engineer/Architect/Surveyor:** \_\_\_\_\_ Phone # \_\_\_\_\_

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

**Email Address:** \_\_\_\_\_

**Attorney::** \_\_\_\_\_ Phone # \_\_\_\_\_

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

**Email Address:** \_\_\_\_\_

**Contact Person:** Colin Schmitt Phone # 551-655-4046

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

**Email Address:** \_\_\_\_\_

# 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 112

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

**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.

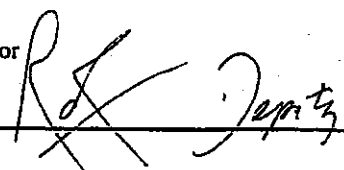
**In Accordance with Zoning, Chapter 43 Section 10.322 the time to appeal a determination of a Building Inspector or Similar administrative office is thirty (30) days from the filing of such a determination with the Town Clerk.**

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

PERMIT EXPIRES TWO (2) YEARS FROM DATE OF ISSUANCE.  
TWO SIX (6) MONTH EXTENSIONS MAY BE GRANTED PRIOR TO EXPIRATION DATE.

**APPLICATION FOR BUILDING / DEMOLITION PERMIT**

**TOWN OF ORANGETOWN**

20 Greenbush Road, Orangeburg, NY 10962 Phone: (845) 359-8410 Fax: (845) 359-8526

**ZONE:** R-15 **OFFICIAL USE ONLY** **ACREAGE:** .12  
**Inspector:** Dom **Date App Received:** 07-16-21 **Received By:** LC3  
**Permit No.** 51724 **Date Issued:** \_\_\_\_\_  
**CO No.** \_\_\_\_\_ **Date Issued:** \_\_\_\_\_  
**Permit Fee:** \$200 **Ck#** 2340 **Paid By** Schmitt & Co. Landscaping  
**GIS Fee:** \$20 **Ck#** CASH **Paid By** Collin Schmitt  
**Stream Maintenance Fee** **Ck #** \_\_\_\_\_ **Paid By** \_\_\_\_\_  
**Additional Fee:** \_\_\_\_\_ **Ck#** \_\_\_\_\_ **Date Paid** \_\_\_\_\_ **Paid By** \_\_\_\_\_  
**1<sup>st</sup> 6 mo. Ext.:** \_\_\_\_\_ **Ck #** \_\_\_\_\_ **Exp. Date:** \_\_\_\_\_ **Paid By** **RECEIVED**  
**2<sup>nd</sup> 6 mo. Ext.:** \_\_\_\_\_ **Ck #** \_\_\_\_\_ **Exp. Date:** \_\_\_\_\_ **Paid By** \_\_\_\_\_

JUL 16 2021

**APPLICANT COMPLETES:**

Note: See inside for instructions for completing this application. **PAGES 2, 3 and PAGE 4 must be reviewed and PAGES 3 & 4 must signed by the applicant.**

**Property Location:** 350 S. Middletown Rd. New Jersey Address 694 Wicklow Rd. Rivervale NJ  
**Section:** 73.09 **Block:** 1 **Lot:** 11  
**Property Owner:** Colin Schmitt  
**Mailing Address:** 694 Wicklow Way Rivervale NJ 07675  
**Email:** Schmittco71@yahoo.com **Phone #:** 551-655-4046  
**Lessee (Business Name):** \_\_\_\_\_  
**Mailing Address:** \_\_\_\_\_  
**Email:** \_\_\_\_\_ **Phone #:** \_\_\_\_\_  
**Type of Business /Use:** Tool shed  
**Contact Person:** Colin Schmitt **Relation to Project:** \_\_\_\_\_  
**Email:** \_\_\_\_\_ **Phone#:** \_\_\_\_\_  
**Architect/Engineer:** \_\_\_\_\_ **NYS Lic #** \_\_\_\_\_  
**Address:** \_\_\_\_\_ **Phone#:** \_\_\_\_\_  
**Builder/General Contractor:** \_\_\_\_\_ **RC Lic #** \_\_\_\_\_  
**Address:** \_\_\_\_\_ **Phone#:** \_\_\_\_\_  
**Plumber:** \_\_\_\_\_ **RC Lic #** \_\_\_\_\_  
**Address:** \_\_\_\_\_ **Phone#:** \_\_\_\_\_  
**Electrician:** \_\_\_\_\_ **RC Lic #:** \_\_\_\_\_  
**Address:** \_\_\_\_\_ **Phone#:** \_\_\_\_\_  
**Heat/Cooling:** \_\_\_\_\_ **RC Lic#:** \_\_\_\_\_  
**Address:** \_\_\_\_\_ **Phone#:** \_\_\_\_\_

**Existing use of structure or land:** recreational use  
**Proposed Project Description:** construction of 14' by 30' tool shed

**Proposed Square Footage:** 420 sq ft **Estimated Construction Value (\$):** 4,200  
**BUILDING DEPARTMENT COMPLETES BELOW**

**PLANS REVIEWED:** \_\_\_\_\_

**PERMIT REFERRED (DENIED) FOR:** \_\_\_\_\_  
Chapter 43, Table 3.11, Column 1 R-15, Column 2 uses by right refer to R-80, Garage/Shed not listed as a primary structure use by right. One Variance required.

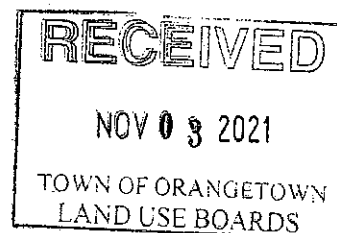
*[Signature]* 7/23/21 Deputy

FOR OFFICE USE ONLY SECTION 73.09 BLOCK 1 LOT 11 NAME Schmitt PERMIT# 51724

Continued Item from Nov. 3<sup>rd</sup> 2021

## Zoning Permit for Garden/Tool Shed Colin Schmitt & Kristen Gronek

1. The Orangetown tract of land (approximately one-quarter acre) connects to our property at 694 Wicklow Way, where we have lived since August 2019.
2. We were told by the woman from whom we purchased our home (the original owner, Kitty Higgins) that the Orangetown tract was offered to the neighbors bordering the land behind us (they live on Linda Lane). Those residents did not want the property so the Higgins purchased it. When we purchased our home from the Higgins two years ago, the Orangetown tract was included in the purchase.
3. We pay annual property taxes to Orangetown for this property.
4. Our home does not have a garage so we opted to use the Orangetown tract for a Garden/Tool Shed. We are reserving our Wicklow Way property for other projects someday, such as a pool.
5. We have beautified the Orangetown tract with a new fence, numerous shrubs and trees; and have maintained the grass, all to our enjoyment as well as that of our neighbors on Linda Lane.
6. The Garden Shed is not obtrusive to our neighbors – not on Linda Lane nor to our neighbors on Wicklow Way. It does not alter the essential character of the neighborhood whatsoever.
7. The Shed is used strictly for yard machines and tool storage.
8. We learned today (11/3/21) that a Use Variance is required for the Garden/Tool Shed.

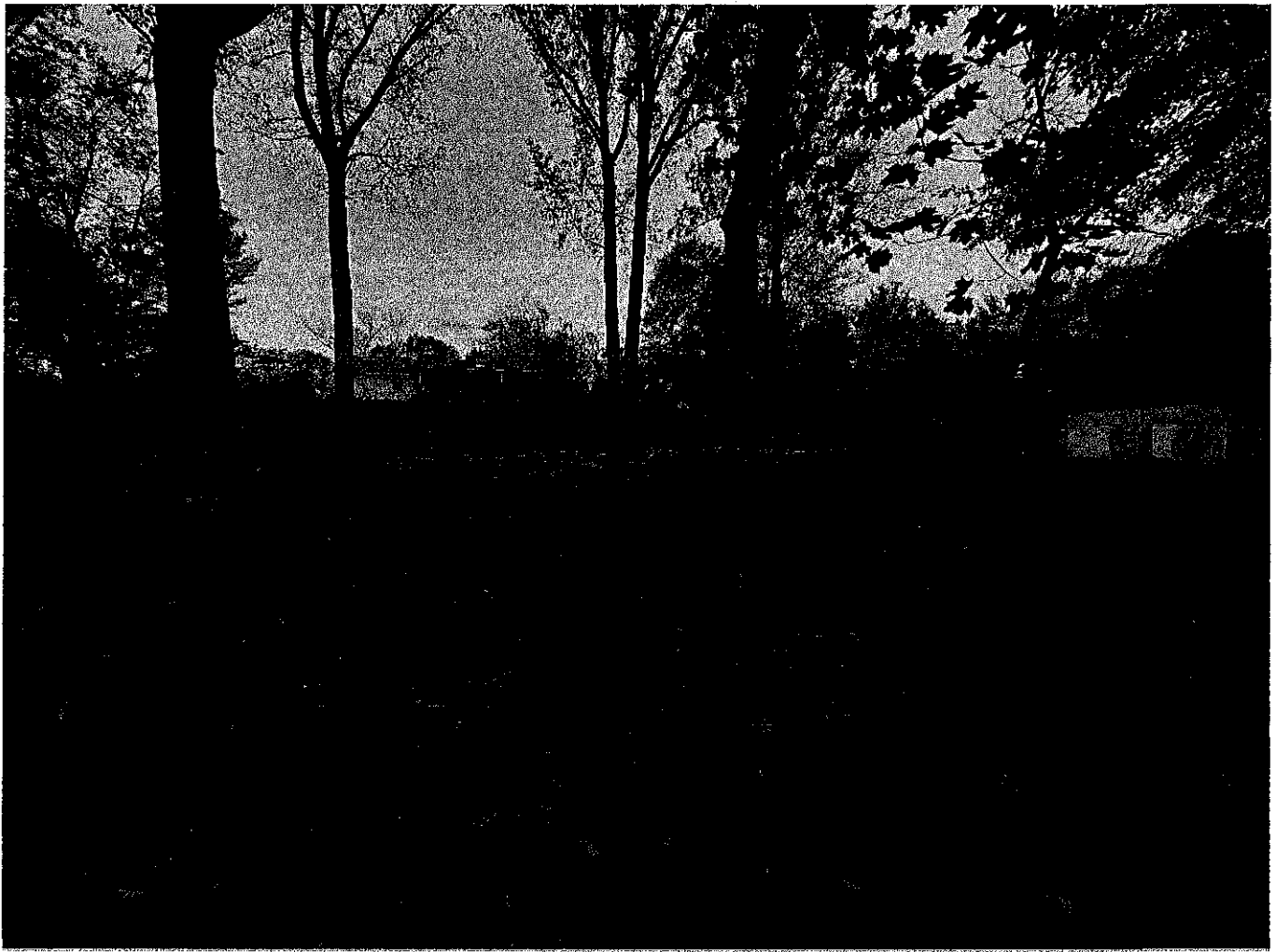




Schmitt













New items

# USE VARIANCE FINDINGS & DECISION

(Dept. of State Example)

Applicant: Colin Schmitt Jennifer Goretz

Appeal Concerns Property at the following address: 350 G. Middletown Rd. Pearl River

County Tax Map Section: \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Zoning District Classification: \_\_\_\_\_

OFFICE USE ONLY	
Application No. UV-	_____
Date of Application:	_____
(Postmarked or Hand Delivered)	
Date of Public Hearing:	_____
Date Notice Published:	_____
Date of County Referral:	_____
Date of Final Action:	_____
Date of Filing of Decision with the Municipal Clerk:	_____

Use for which Variance is Requested: Garage (14' x 30')

Applicable Section of Zoning Code: \_\_\_\_\_

Permitted Uses of Property: \_\_\_\_\_

TEST: No use variance will be granted without a showing by the applicant that applicable zoning regulations and restrictions have caused unnecessary hardship. The following tests must be met for each and every use allowed by zoning on the property, including uses allowed by special use permit.

1. The Applicant cannot realize a reasonable return, as shown by competent financial evidence. The lack of return must be substantial.: Yes  No \_\_\_\_\_

Proof: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- |  |
|--|
| ILLUSTRATIONS OF FINANCIAL EVIDENCE  |
| • Bill of sale for the property, present value of property, expenses for maintenance |
| • Leases, rental agreements  |
| • Tax bills  |
| • Conversion costs (for a permitted use)   |
| • Realtor's statement of inability to rent/sell                                      |

2. The alleged hardship relating to the property is unique. (The hardship may not apply to a substantial portion of the zoning district or neighborhood.): Yes \_\_\_\_\_ No \_\_\_\_\_

Proofs: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- |   |
|---|
| ILLUSTRATIONS OF UNIQUENESS   |
| • Topographic or physical features preventing development for a permitted use                       |
| • Why would it be possible to construct the applicant's proposal and not any of the permitted uses? |
| • Board member observations of the property and surrounding area.                                   |

3. The requested use variance, if granted, will not alter the essential character of the neighborhood.: Yes  No

Proof: THE GARAGE/SHED IS NOT OBTRUSIVE TO OUR NEIGHBORS - NOT ON LINDA LANE NOR TO OUR NEIGHBORS ON WICKLOW WAY. IT DOES NOT ALTER THE ESSENTIAL CHARACTER OF THE NEIGHBORHOOD.

<p><b>ILLUSTRATIVE NEIGHBORHOOD CHARACTER FACTORS</b></p> <ul style="list-style-type: none"> <li>• Board members' observations of neighborhood.</li> <li>• Expected effect of proposal on neighborhood, for example, change in parking patterns, noise levels, lighting, traffic.</li> </ul>
--

4. The alleged hardship has been self-created. : Yes  No

Proof: THERE IS NO GARAGE ON THE HOME WE PURCHASED). SINCE THIS ADJACENT PEARL RIVER PARCEL IS LAND LOCKED AND CAN NOT BE USED FOR ANY OTHER PURPOSE, WE INSTALLED THE GARAGE/SHED THERE TO BE USED AS A STORAGE AREA FOR YARD TOOLS AND A PLACE TO PERFORM MAINTENANCE TASKS.

<p><b>SELF-CREATED</b></p> <ul style="list-style-type: none"> <li>• What were the permitted uses at the time the property was purchased by the applicant?</li> <li>• Were substantial sums spent on remodeling for a use not permitted by zoning?</li> <li>• Was the property received through inheritance, court order, divorce?</li> </ul>
--

DETERMINATION OF ZBA BASED ON THE ABOVE FACTORS:

The ZBA, after reviewing the above four proofs, finds:

- That the applicant has failed to prove unnecessary hardship through the application of the four tests required by the state statutes.
- That the applicant has proven unnecessary hardship through the application of the four tests required by the state statutes. In finding such hardship, the ZBA shall grants a variance to allow use of the property in the manner detailed below, which is the minimum variance that should be granted in order to preserve and protect the character of the neighborhood and the health, safety and welfare of the community:

(USE) \_\_\_\_\_  
\_\_\_\_\_

CONDITIONS: The ZBA finds that the following conditions are necessary in order to minimize adverse impacts upon the neighborhood or community, for the reasons following:

Condition No. 1: \_\_\_\_\_

Adverse impact to be minimized: \_\_\_\_\_

Condition No. 2: \_\_\_\_\_

Adverse impact to be minimized: \_\_\_\_\_

Condition No. 3: \_\_\_\_\_

Adverse impact to be minimized: \_\_\_\_\_

Condition No. 4: \_\_\_\_\_

Adverse impact to be minimized: \_\_\_\_\_

\_\_\_\_\_  
Chairman, Zoning Board of Appeals Date



### RECORD OF VOTE

	MEMBER NAME	AYE	NAY
Chair	_____	_____	_____
Member	_____	_____	_____
Member	_____	_____	_____
Member	_____	_____	_____
Member	_____	_____	_____

## **Maintenance expenses for 350 S. Middletown Rd., Pearl River, NY** **Colin Schmitt and Kristen Gronek (owners)**

It should be noted that the property was not maintained by the prior owner and so was in complete disrepair when we purchased it in August of 2019.

- Removal of dead shrubbery and debris -\$1,800
- Level property - \$2,200
- Installed a new 5' Chainlink fence in place of the original fence that was in disrepair - \$3,500
- Install new privacy trees along property line - \$7,000
- Planted new lawn - \$2,500
- Prune dead branches from existing trees - \$1,750
- Monthly maintenance of property since purchase in August 2019 - \$5,500

**Total expenses - \$24,250**

### **Use Variance Criteria**

1. This property was purchased as part of our River Vale residence. As this was our first home together, my fiancé and I were not aware that this landlocked property could not be utilized. As our River Vale home does not have a garage, and our plans to add a garage is not feasible in the near future, we needed a Garden Shed for our tools and machines to maintain our property. We felt that the landlocked Pearl River tract would be best suited for such a structure as the property cannot be used for any other purpose. We would like to emphasize that the shed is strictly for the purpose of maintaining our property. The shed will never be used as a residence; nor will plumbing or electric ever be installed.
2. The Pearl River property is landlocked, and as it is located in New York, while our primary residence is actually located in River Vale, NJ, we are not able to sell the Pearl River tract because there is no access to it save for going through our River Vale property. We have been paying annual taxes on the Pearl River tract, and realize that this is not land that we can sell, and so would therefore like to use it for this purpose of the Shed.
3. The garage/shed is not obtrusive to our neighbors – not to our neighbors on Linda Lane, nor our neighbors on Wicklow Way (the actual address of our home). It does not alter the essential character of the neighborhood as many of the aforementioned neighbors also have garden sheds on their property. In addition, please know that because this property is landlocked and in New York, we are not able to include it under our New Jersey property tax payment. Furthermore, the proposed use (the Garden Shed) is consistent with all Residential property zones in the Town of Orangetown; and without the Use Variance being granted, the property will be rendered useless to my fiancé and I but we would still be responsible for the New York property taxes.
4. There is no garage on the home that we purchased. Since this adjacent Pearl River Parcel is landlocked and can not be used for any other purpose, we installed the garage/shed there to be used as a storage area for yard maintenance tools and a place to perform maintenance tasks.

# KW VALLEY REALTY

KELLERWILLIAMS.

Keller Williams Valley Realty  
123 Tice Blvd  
Woodcliff Lake, NJ  
07677

Jillianlaga399@gmail.com  
Jillianlagarealestate.com



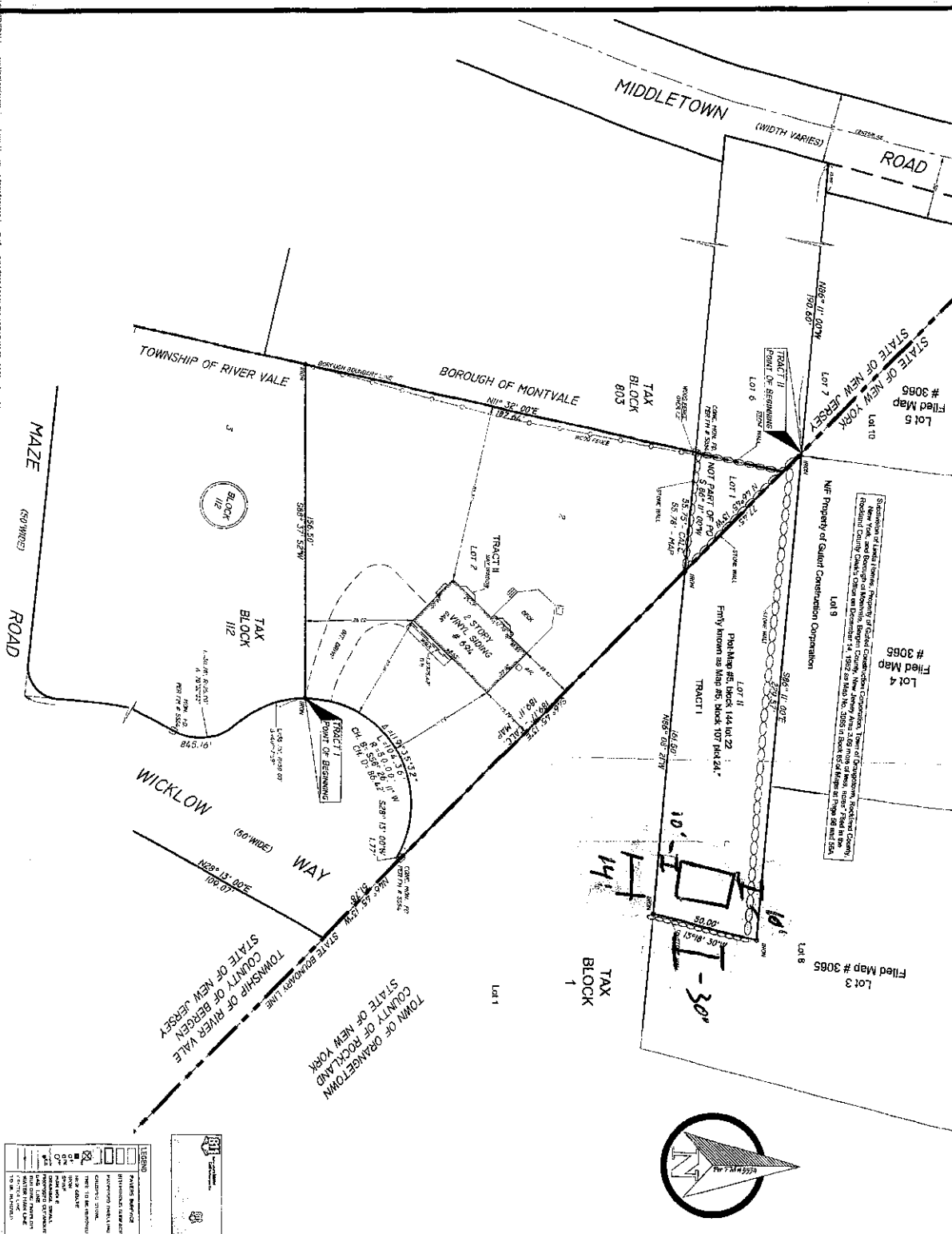
To Whom it may concern,

I am writing to inform you that the Orangeburg property owned by Colin Schmitt and Kristen Gronek, 350 S. Middletown Road, Pearl River, NY, which was purchased in tandem with their home in River Vale, is a one-quarter acre, land-locked parcel of land. As such, it cannot be used for any form of residential development; therefore, the owners wish to use it for the purpose of a Garden/Storage Shed. In my professional opinion, the land can be used for little else and so such a use - as a garden shed - is well within the parameters and expectations of this location. Thank you for your time and consideration in this matter

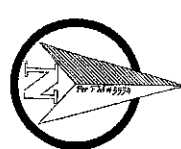
Warm regards,

**Jillian Laga**  
**Realtor Associate**





Lot 4  
 # 3085  
 Filed Map  
 N.Y. Property of Galati Construction Corporation  
 Lot 9  
 N.Y. Property of Galati Construction Corporation  
 Lot 10  
 # 3085  
 Filed Map  
 N.Y. Property of Galati Construction Corporation  
 Lot 11  
 # 3085  
 Filed Map  
 N.Y. Property of Galati Construction Corporation  
 Lot 12  
 # 3085  
 Filed Map  
 N.Y. Property of Galati Construction Corporation  
 Lot 13  
 # 3085  
 Filed Map  
 N.Y. Property of Galati Construction Corporation  
 Lot 14  
 # 3085  
 Filed Map  
 N.Y. Property of Galati Construction Corporation



**CERTIFIED TO:**  
 TOWN OF ORANGE TOWNSHIP  
 BERGEN COUNTY, NEW JERSEY  
 BY: STEVEN L. KOESTNER  
 PE & LS, N.J.C.E. # 3790 / N.Y. L.S. # 34865  
 KOESTNER ASSOCIATES, INC.  
 1000 ROUTE 208, SUITE 200  
 ROCKLAND, NEW JERSEY 07866

THIS SURVEY WAS PERFORMED FOR THE PARTIES AND PURPOSES STATED HEREON AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF KOESTNER ASSOCIATES, INC. ANY REPRODUCTION OR TRANSMISSION OF THIS SURVEY IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF KOESTNER ASSOCIATES, INC. IS STRICTLY PROHIBITED.

**GRAPHIC SCALE**  
 1" = 100.00'  
 1" = 50.00'  
 1" = 25.00'  
 1" = 12.50'  
 1" = 6.2500'

**DETAIL SURVEY**  
 OF LOT 2 IN BLOCK 112 ON THE TAX MAP OF THE  
 TOWNSHIP OF RIVER VALE  
 BERGEN COUNTY, NEW JERSEY  
 SECTION 7250 LOT 11 IN BLOCK 112 ON THE TAX MAP OF THE  
 TOWN OF ORANGE TOWNSHIP  
 ROCKLAND COUNTY, NEW JERSEY  
 SCALE 1" = 250'

**STEVEN L. KOESTNER**  
 PE & LS, N.J.C.E. # 3790 / N.Y. L.S. # 34865  
 KOESTNER ASSOCIATES, INC.  
 1000 ROUTE 208, SUITE 200  
 ROCKLAND, NEW JERSEY 07866



# Rockland County Recording Page

Donna G. Silberman  
County Clerk  
1 South Main St., Ste. 100  
New City, NY 10956  
(845) 638-5070

**Received From :**  
SIGNATURE SETTLEMENT & TITLE AGENCY LLC  
PO BOX 7257  
FREEHOLD, NJ 07728

**First GRANTOR**  
HIGGINS, KATHLEEN A

**First GRANTEE**  
SCHMITT, COLIN

**Index Type :** Land Records

**Instr Number :** 2019-00030221

**Type of Document :** Deed

**Book :**                      **Page :**

**Recording Pages :**                      5

## Recorded Information

I hereby certify that the attached document was filed for registry and recorded in the Clerk of Court's office for Rockland County, New York

Donna G. Silberman  
County Clerk

On (Recorded Date) : 10/21/2019

At (Recorded Time) : 10:51:00AM



Doc ID - 049821730005

COUNTY CLERK  
DONNA G. SILBERMAN  
Rockland County  
I certify that this is a true copy of the attached document that was filed for registry and  
Recorded 10/21/2019 at 10:51:00  
File Number 2019-00030221  
Recorded in Book Page  
Certified 9/20/2021 at 11:37:46AM



*Donna G. Silberman*  
County Clerk

**Return To :**  
SIGNATURE SETTLEMENT & TITLE AGENCY LLC  
PO BOX 7257  
FREEHOLD, NJ 07728

THIS INDENTURE, made the 9<sup>th</sup> day of September 2019  
BETWEEN

Kathleen A. Higgins, unremarried widow

residing at 31 Hunt Rd. Orangeburg NY 10962  
party of the first part, and

Colin Schmitt, single and Kristen Elizabeth Gronck, single

residing at will be 694 Wicklow Way River Vale NJ 07675  
party of the second part,

Five Thousand Five Hundred Dollars (\$5,500.00)  
WITNESSETH, that the party of the first part, in consideration of ~~consideration~~ and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the County of Rockland, Township of Orangetown, Block I, Lot II commonly known as 350 S. Middletown Rd., Orangetown, NY 07965,

BEING THE SAME PREMISES conveyed to Francis L. Higgins and Kathleen A. Higgins, his wife by Deed from Herbert Harvey, dated January 29, 1970, recorded February 13, 1970 in the Rockland County Clerk/register's Office in Liber 873, page 68. Francis Leonard Higgins died on November 13, 2015 leaving Kathleen A. Higgins as surviving tenant by the entirety.

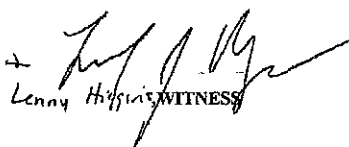
TOGETHER with all right, title and interest, if any, of the party of the first part, in and to any streets and roads abutting the above-described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

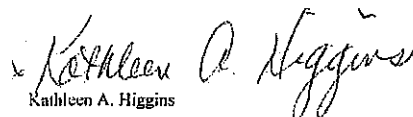
AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.  
IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

  
Lenny Higgins, WITNESS

  
Kathleen A. Higgins

Acknowledgement taken in New York State

State of New York, County of

On the day of in the year before me, the undersigned, personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument.

Acknowledgement taken in New York State

State of New York, County of

On the day of in the year before me, the undersigned, personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument.

Acknowledgement by Subscribing Witness taken in New York State

State of New York, County of

On the day of, in the year before me, the undersigned, personally appeared

the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who being by me duly sworn, did depose and say, that he/she/they reside(s) in

that he/she/they know(s) to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said

execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto.

Acknowledgement taken outside New York State

\*State of NJ, County of, Bergen

On the 9th day of September 2017 in the year before me, the undersigned, personally appeared Kathleen A. Higgins

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in the County of Bergen, State of New Jersey

[Handwritten signature]

Melissa Suarez, Esq. Attorney at Law, NJ Notary Public - Perpetual

Title No.: STAN-1052

Kathleen A. Higgins

TO

Colin Schmitt and Kristen Elizabeth Gronek



SECTION

BLOCK 11

LOT 1

COUNTY OR TOWN Orangetown

RETURN BY MAIL TO:

Judith C. Reilly, Esq. 302 Sharer Avenue Northvale, NJ 07647

Zip No.

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE



**SIGNATURE SETTLEMENT & TITLE AGENCY, LLC**

As Agent for  
**STEWART TITLE INSURANCE COMPANY**

**SCHEDULE A Description**

Title Number: STANY-1062

ALL that certain Lot, piece or land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Orangetown, County of Rockland and State of New York and more particularly bounded and described as follows:

BEGINNING at a point on the southerly line of lands of Guterl Construction Corporation, distant 190.60 feet easterly measure along said Southerly line of lands of Guterl Construction Corporation on a course of South 86 degrees 11 minutes 00 seconds east from the intersection of said southerly line of said Guterl Construction Corporation with the Easterly side of Middletown Road; running thence

1. South 86 degrees 11 minutes 00 seconds East along the southerly line of lots 3 and 4 as shown on a certain map entitled "Subdivision of Linda Homes, Property of Guterl Construction Corporation, Town of Orangetown, Rockland County, New York, and Borough of Montvale, Bergen County, New Jersey Area 3.69 more or less, acres" Filed in the Rockland County Clerk's Office on December 14, 1962 as Map No. 3065 in Book 65 of Maps at Page 56 and 56A, a distance of 229.57 feet to a point, thence

2. South 13 degrees 18 minutes 30 seconds West, 50.00 to a point, thence

3. North 86 degrees 08 minutes 21 seconds West, 161.50 to a point on the division line between the states of New York and New Jersey; thence

4. North 46 degrees 45 minutes 13 seconds West, 77.45 feet along the aforementioned division line between the states of New York and New Jersey to the point and place of BEGINNING.

FOR INFORMATION PURPOSES ONLY: BEING Tax Lot(s) 11, Tax Block 1 on the Official Tax Map of Town of Orangetown, County of Rockland, State of New York.

FOR CONVEYANCING ONLY, IF INTENDED TO BE CONVEYED: TOGETHER WITH ALL RIGHT, TITLE AND INTEREST OF, IN AND TO ANY STREETS, ROADS, OR AVENUES ABUTTING THE ABOVE DESCRIBED PREMISES, TO THE CENTER LINE THEREOF.

FOR COUNTY USE ONLY

C1. SWS Code 392489

C2. Date Deed Recorded 10/21/2019

C3. Book 2019 C4. Page 30221



New York State Department of  
**Taxation and Finance**  
Office of Real Property Tax Services  
**RP-5217-PDF**  
Real Property Transfer Report (8/10)

PROPERTY INFORMATION

Clear Form

1. Property Location: 350 S. Middletown Road  
\*STREET NUMBER \*STREET NAME

Orangetown 10965  
\*CITY OR TOWN \*VILLAGE \*ZIP CODE

2. Buyer Name: Schmitt Colin  
\*LAST NAME \*FIRST NAME

Gronck Kristen  
\*LAST NAME \*FIRST NAME

3. Tax Billing Address: Schmitt Colin  
\*LAST NAME \*FIRST NAME

694 Wicklow Way River Vale NJ 07675  
\*STREET NUMBER AND NAME \*CITY OR TOWN \*STATE \*ZIP CODE

4. Indicate the number of Assessed Roll parcels transferred on the deed: 1 # of Parcels OR  Part of a Parcel (Only if Part of a Parcel) Check as they apply:

5. Dead Property Size: 0.22 ACRES  
\*FRONT FEET \*DEPTH \*ACRES

6. Seller Name: Higgins Kathleen  
\*LAST NAME \*FIRST NAME

\*7. Select the description which most accurately describes the use of the property at the time of sale:

C. Residential Vacant Land

Check the boxes below as they apply:

4A. Planning Board with Subdivision Authority Exists

4B. Subdivision Approval was Required for Transfer

4C. Parcel Approved for Subdivision with Map Provided

8. Ownership Type is Condominium

9. New Construction on a Vacant Land

10A. Property Located within an Agricultural District

10B. Buyer receives a disclosure notice indicating that the property is in an Agricultural District

SALE INFORMATION

11. Sale Contract Date: 08/28/2019

12. Date of S/No/Transfer: 09/10/2019

13. Full Sale Price: 5,500.00

(Full Sale Price is the total amount paid for the property including personal property. The payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

14. Indicate the value of personal property included in the sale: .00

15. Check one or more of these conditions as applicable to transfer:

A. Sale Between Relatives or Former Relatives

B. Sale between Related Companies or Partners in Business.

C. One of the Buyers is also a Seller

D. Buyer or Seller is Government Agency or Lending Institution

E. Deed Type not Warranty or Bargain and Sale (Specify Below)

F. Sale of Fractional or Less than Fee Interest (Specify Below)

G. Significant Change in Property Between Taxable Status and Sale Date

H. Sale of Business is Included in Sale Price

I. Other Unusual Factors Affecting Sale Price (Specify Below)

J. None

Comment(s) on Condition:

ASSESSMENT INFORMATION (Data should reflect the latest Final Assessment Roll and Tax Bill)

16. Year of Assessment Roll from which information taken (YY) 18

17. Total Assessed Value 5,500

18. Property Class 311

19. School District Name Pearl River

20. Tax Map Identifier(s) Roll Identifier(s) (If more than four, attach sheet with additional identifier(s))  
73.09, 1, 11

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein subjects me to the provisions of the penal law relative to the making and filing of false instruments.

SELLER SIGNATURE  
Kathleen A. Higgins  
\*SELLER SIGNATURE \*DATE

BUYER SIGNATURE  
Kristen Elizabeth Gronck  
\*BUYER SIGNATURE \*DATE

BUYER CONTACT INFORMATION

Schmitt Colin  
\*LAST NAME \*FIRST NAME

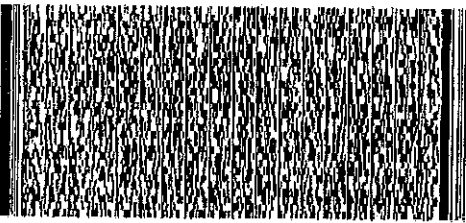
694 Wicklow Way  
\*STREET NUMBER \*STREET NAME

River Vale NJ 07675  
\*CITY OR TOWN \*STATE \*ZIP CODE

BUYER'S ATTORNEY

Reilly Judith  
\*LAST NAME \*FIRST NAME

(201) 784-0008  
\*AREA CODE \*TELEPHONE NUMBER (6+ US/300)



*Taxes*

Make Checks Payable to:  
 Rosanna Sfraga, Town Clerk  
 Town of Orangetown  
 26 W Orangeburg Rd.  
 Orangeburg, NY 10962

**2022 Town & County Tax Bill  
 Town of Orangetown**

BANK CODE	BILL NO.	SEQUENCE NO.	PAGE NO.	ROLL SECT.	ACCOUNT NO.
	011308	20598	1 OF 2	1	
FISCAL YEAR			WARRANT DATED		SWIS CODE
1/1/2022 - 12/31/2022			12/15/2021		392489
ESTIMATED STATE AID					
TOWN	3,265,000				
					SEE REVERSE SIDE FOR MORE INFORMATION
FOR YOUR INFORMATION					

\* This is NOT a BILL if you have an escrow account with a lending institution\*  
 Tax Payments are due/postmarked by Jan 31st  
 1% Penalty Feb 1st-28th. 2% Penalty Mar 1st-31st  
 DO NOT SEND payment to Binghamton after Jan 31st.  
 Send payment to Town of Orangetown. Please include Phone # and Tax Map # on check.

IN Town of Orangetown Clerk's Office  
 PERSON Drop Box Available in Town Hall Lobby  
 PAYMENT 26 W Orangeburg Rd, Orangeburg, NY

\*392489 73.09-1-11 011308  
 Schmitt Colin  
 Gronek Kristen  
 694 Wicklow Way  
 Rivervale, NJ 07675

PROPERTY DESCRIPTION & LOCATION	
TAX MAP NO.	392489 73.09-1-11
LOCATION	350 S Middletown Rd
DIMENSIONS	ACRES: 0.22
SCHOOL DIST	Pearl River Union
PROPERTY CLASS	Res vac land

EXEMPTION	TAX PURPOSE	VALUE	EXEMPTION	TAX PURPOSE	VALUE
THE ASSESSOR ESTIMATES THE FULL MARKET VALUE OF THIS PROPERTY AT:					12899
THE UNIFORM PERCENTAGE OF VALUE USED TO ESTABLISH ASSESSMENTS IS:					42.64%
THE ASSESSED VALUE OF THIS PROPERTY IS:					5500

LEVY DESCRIPTION	TOTAL TAX LEVY	% CHANGE PRIOR YEAR	TAXABLE ASSESSED VALUE	TAX RATE PER \$1,000	TAX AMOUNT
**HOMESTEAD PARCEL**					T
STATE AND COUNTY	130,770,100	0.0	5,500.00	7.168410	39.43
TOWNWIDE SERVICES	7,217,628	-18.7	5,500.00	1.592400	8.76
TOWN & NYACKS POLICE	28,827,485	6.9	5,500.00	7.413990	40.78
TOWN BLDG. SERVICES	2,553,068	6.7	5,500.00	.759748	4.18
TOWN OUTSIDE HIGHWAY	6,381,721	-0.5	5,500.00	1.899090	10.45
Pearl River Fire	1,750,758	2.0	5,500.00	1.339770	7.37
Paramedic	1,277,341	8.5	5,500.00	.377170	2.07
Sewer Debt Service	3,389,242	-4.2	5,500.00	.768630	4.23
R C Solid Waste	2,748,966	1.9			44.17
R C Transfer Station			0.00	23.010000	0.00
Pearl River Hydrant	626,263	21.5	5,500.00	.491560	2.70
<b>TOTAL TAX</b>					<b>164.14</b>

INSTALLMENT OPTION SCHEDULE					TOTAL TAX	DUE BY:
IF PAID BY						
PENALTY						
TOTAL DUE						

2nd, 3rd, 4th Payable to Rockland County Commissioner of Finance  
 SEE REVERSE SIDE FOR INSTALLMENT OPTION PLAN

Remit bottom portion with payment, keep top portion  
 TAXES PAID BY CHECK ARE SUBJECT TO COLLECTION

DUE BY	AMOUNT
	164.14

INSTALLMENT OPTION SCHEDULE				
IF PAID BY				
PENALTY				
TOTAL DUE				

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SCHOOL DIST	Pearl River Union
PROPERTY CLASS	Res vac land

**2022 Town & County Tax Bill Town of Orangetown**

MAKE CHECKS, DRAFTS OR MONEY ORDERS PAYABLE TO:

Rosanna Sfraga, Town Clerk  
 Town of Orangetown Processing  
 Department 116063  
 PO Box 5211  
 Binghamton, NY 13902

\*392489 73.09-1-11 011308  
 Schmitt Colin  
 Gronek Kristen  
 694 Wicklow Way  
 Rivervale, NJ 07675

0011308392489073009000101100000000000000000164143924006

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Town of Orangetown**

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BANK CODE	BILL NO.	SEQUENCE NO.	PAGE NO.	ROLL SECT.	ACCOUNT NO.
	011308	20599	2 OF 2	1	
FISCAL YEAR		WARRANT DATED		SWIS CODE	
1/1/2022 - 12/31/2022		12/15/2021		392489	
ESTIMATED STATE AID					
TOWN	3,285,000				SEE REVERSE SIDE FOR MORE INFORMATION
FOR YOUR INFORMATION					

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Schmitt Colin  
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10,406

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THE ASSESSED VALUE OF THIS PROPERTY IS:					5500

LEVY DESCRIPTION	TOTAL TAX LEVY	% CHANGE PRIOR YEAR	TAXABLE ASSESSED VALUE	TAX RATE PER \$1,000	TAX AMOUNT
Part Payment					8.21

INSTALLMENT OPTION SCHEDULE					TOTAL TAX	DUE BY:
IF PAID BY PENALTY TOTAL DUE	01/31/2022 43.08	04/15/2022 43.09	07/15/2022 43.09	10/15/2022 43.09	164.14	01/31/2022

2nd, 3rd, 4th Payable to Rockland County Commissioner of Finance

SEE REVERSE SIDE FOR INSTALLMENT OPTION PLAN

Remit bottom portion with payment, keep top portion  
TAXES PAID BY CHECK ARE SUBJECT TO COLLECTION

DUE BY	AMOUNT
01/31/2022	164.14

INSTALLMENT OPTION SCHEDULE				
IF PAID BY PENALTY TOTAL DUE	01/31/2022 43.08	04/15/2022 43.09	07/15/2022 43.09	10/15/2022 43.09

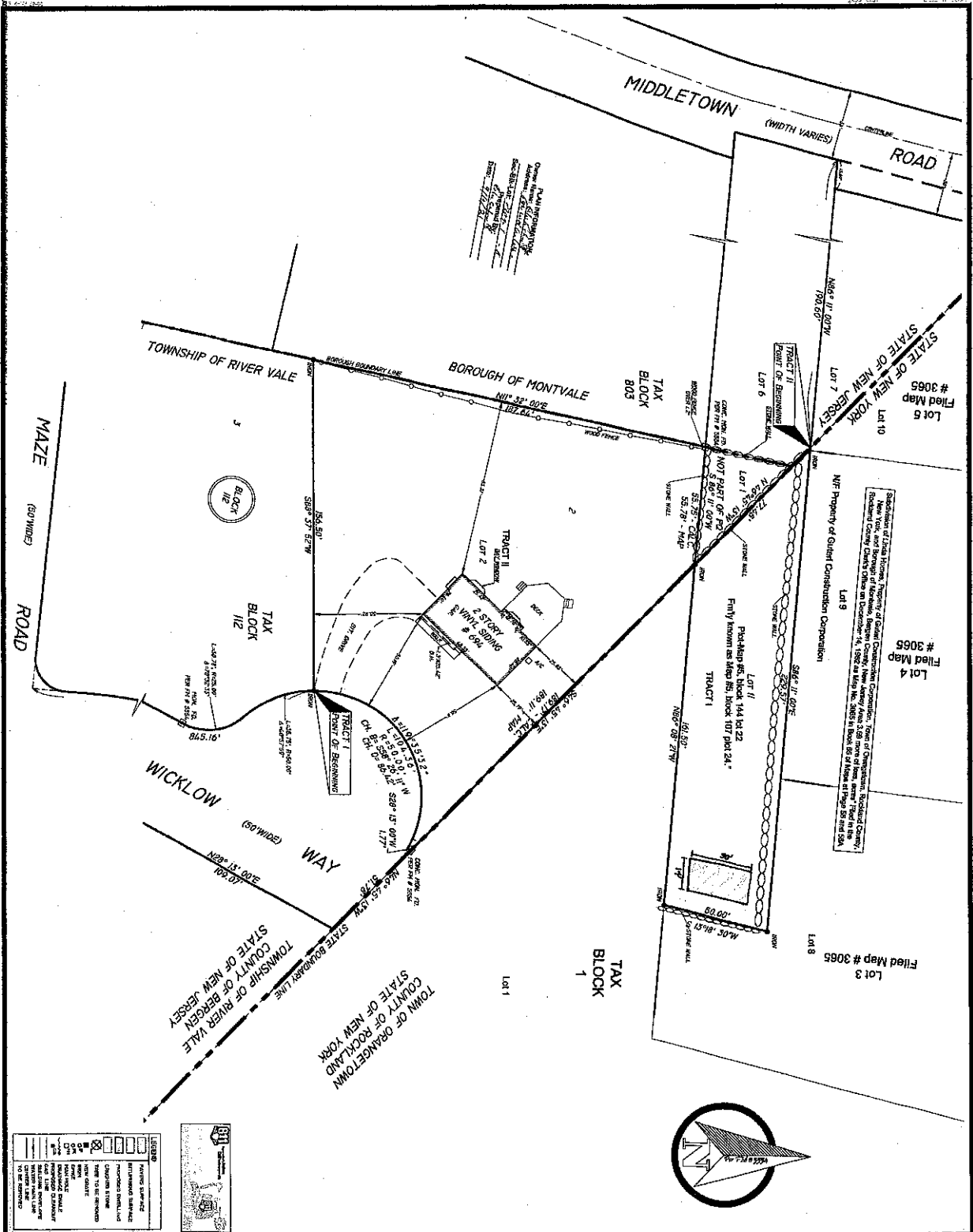
PROPERTY DESCRIPTION & LOCATION	
TAX MAP NO.	392489 73.09-1-11
LOCATION	350 S Middletown Rd
DIMENSIONS	ACRES: 0.22
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PROPERTY CLASS	Res vac land

**2022 Town & County Tax Bill Town of Orangetown**

MAKE CHECKS, DRAFTS OR MONEY ORDERS PAYABLE TO:

Rosanna Sfraga, Town Clerk  
Town of Orangetown Processing  
Department 116063  
PO Box 5211  
Binghamton, NY 13902

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Schmitt Colin  
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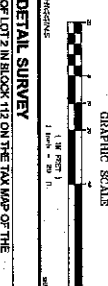


ZONING BOARD OF APPEALS  
Meeting On:  
**NOV 3 2021**  
Town Of Orangetown

CERTIFIED TO:  
State of Florida, having the Signature of  
State of Florida, U.S.A. its sections and subdivisions  
From the Commission on Planning and  
Development, to be CONSIDERED  
As of this date.

BEING SIGNED AND SUBSCRIBED AS OF THIS 2nd day of October 2021 by me, the undersigned, a certain  
Notary Public for the State of Florida, in and for the County of Orange, State of Florida, my  
commission expires on June 21, 2024. My Notary Public Commission No. 101000010101010101  
to the State of Florida.  
Notary Public  
JAMES M. KELLEY  
101000010101010101

UNLAWFUL ALTERNATIVE OR ADDITION TO A BERRY MAP BEARING A  
CERTAIN LAND INTEREST, AS TO A PORTION OF SECTION 17, TOWNSHIP 30  
SOUTH, RANGE 21 EAST, 18TH PRINCIPAL MERIDIAN, COUNTY OF ORANGE, FLORIDA  
ONLY CHASE FROM THE ORIGINAL OF THIS BERRY MAPS WITH AN  
ORIGINAL FROM THE ORIGINAL RECORDERS OFFICE SHALL BE  
CONSIDERED AS VALID. THIS BERRY MAPS SHOULD BE KEPT IN  
A SAFE PLACE AND SHOULD BE AVAILABLE FOR THE PUBLIC TO VIEW.  
IT IS THE POLICY OF THE STATE OF FLORIDA TO PROTECT THE PUBLIC  
AND TO ENSURE THE ACCURACY OF ALL LAND RECORDS. THIS BERRY MAPS  
SHOULD BE KEPT IN A SAFE PLACE AND SHOULD BE AVAILABLE FOR THE  
PUBLIC TO VIEW.  
THIS BERRY MAPS BEING RECORDED FOR THE PARTIES AND THOSE INDICATED  
HEREIN, ANY EXTENSION OF THE TIME PERIOD FOR THE REVISION OF THE  
BERRY MAPS SHALL BE THE RESPONSIBILITY OF THE PARTIES TO THE BERRY  
MAPS.  
PROPERTY TO THE RECORD OF AN ACCESSORY TO THE BERRY MAPS



DETAIL SURVEY  
OF LOT 2 BLOCK 13 ON THE TAX MAP OF THE  
TOWNSHIP OF RIVER VALE  
BERGEN COUNTY, NEW JERSEY  
SECTION 23, 24, 25, 26, 27, 28, 29, 30 OF THE  
TOWNSHIP OF RIVER VALE, COUNTY OF  
ROCKLAND COUNTY, NEW JERSEY  
SCALE 1" = 20'  
**STEVEN I. KOESTNER**  
REGISTERED PROFESSIONAL SURVEYOR  
NO. 12574  
ROCKLAND COUNTY, NEW JERSEY  
1535 PINE STREET, SUITE 100  
MILLSBORO, NEW JERSEY 08261