

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: \_\_\_\_\_

2021 LAND USE BOARD APPLICATION

Please check all that apply:

<input type="checkbox"/> Commercial	<input type="checkbox"/> Residential
<input checked="" type="checkbox"/> <b>Planning Board</b>	<input type="checkbox"/> <b>Historical Board</b>
<input checked="" type="checkbox"/> <b>Zoning Board of Appeals</b>	<input type="checkbox"/> <b>Architectural Board</b>
<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 type="checkbox"/> Variance	
<input type="checkbox"/> Performance Standards Review	
<input type="checkbox"/> Use Variance	
<input type="checkbox"/> Other (specify): _____	

**PERMIT#:** BLDR-60-2021  
**ASSIGNED**  
**INSPECTOR:** Mike

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

Project Name: ROBERT + EILEEN SLINGSBY

Street Address: 9 VALENZA LANE  
BLAUVELT NY 10913

Tax Map Designation: Section: 70.11 Block: 1 Lot(s): 7  
Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_

Directional Location: On the North side of Mountain View Ave, approximately 1,000 feet North of the intersection of Mountain View / Valenza, in the Town of ORANGETOWN in the hamlet/village of Blauvelt NY.

Acreage of Parcel <u>1 acre</u>	Zoning District <u>R-40</u>
School District <u>South Orange</u>	Postal District <u>Blauvelt</u>
Ambulance District <u>"</u>	Fire District <u>"</u>
Water District <u>Suez</u>	Sewer District <u>Orangetown</u>

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

- 1) VARIANCE FOR DECK BUILT APPROX 18-20 FT FROM PROPERTY LINE
- 2) VARIANCE FOR DRIVEWAY ENTRANCE ON NORTH SIDE OF PROPERTY FOR WHICH A RECORDED EASEMENT EXISTS DIMENSIONS 63' x 46' x 51' BLUVELT 1992

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing. 63' x 46' x 51'  
Date: 12/30/21 Applicant's Signature: [Signature] AS PER ATTACHED TO SURVEY<sup>1</sup> PLANS

Permit needed circular driveway + SLIGHT INCREASE DECK SIZE SINCE 1992

Permit needed for circular driveway

63' x 46' x 79 1/2'

# 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? NO
- 2) Is any open space being offered? NO If so, what amount? \_\_\_\_\_
- 3) Is this a standard or average density subdivision? NOT TO MY KNOWLEDGE

### 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.

EASEMENT FOR N VALENZA LANE  
IN SECTION 70.11 BLOCK 1 LOT 8



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: January 3, 2022

Applicant: Slingsby

Address: 9 Valenza Ln., Blauvelt, NY

RE: Application Made at: same

Chapter 43, Table 3.12, Column 1 R-40 District, Column 2 Group E , Column 3 SFR, Column 9 Side Yrd  
30' with 12.7' proposed.  
One Variance required.

Section: 70.11

Block: 1

Lot: 7

Dear Slingsby:

Please be advised that the Building Permit Application, which you submitted on  
October 27, 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,

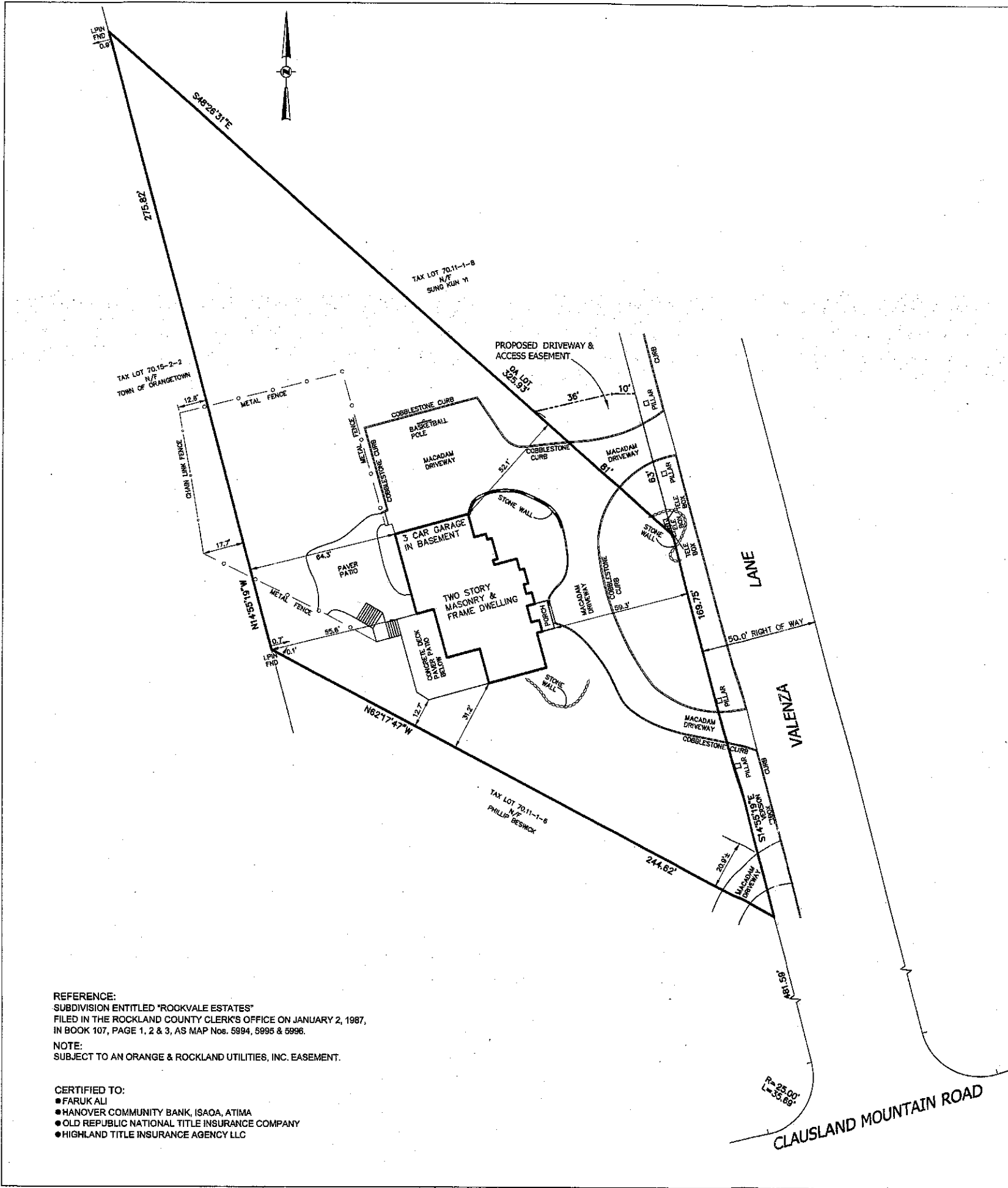
Richard Oliver  
Deputy Building Inspector

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

Date  
CC: Rosanna Sfraga  
Liz Decort  
Debbie Arbolino

<u>SWIS</u>	<u>PRINT KEY</u>	<u>NAME</u>	<u>ADDRESS</u>
392489	70.11-1-6	J Phillip C Beswick	7 Valenza Ln,Blauvelt, NY 10913
392489	70.11-1-7	Eileen Slingsby	9 Valenza Ln,Blauvelt, NY 10913
392489	70.11-1-8	Sung Kun Yi	11 Valenza Ln,Blauvelt, NY 10913
392489	70.11-1-9	Salvatore Valenza	13 Valenza Ln,Blauvelt, NY 10913
392489	70.11-1-19	Bolissa Savery	24 Valenza Ln,Blauvelt, NY 10913
392489	70.11-1-20	Frank Kapiti	22 Valenza Ln,Blauvelt, NY 10913
392489	70.11-1-22	Edward J Meyers II	12 Valenza Ln,Blauvelt, NY 10913
392489	70.11-1-23	Brian Holmes	10 Valenza Ln,Blauvelt, NY 10913
392489	70.11-1-24	Matthew Akdemir	8 Valenza Ln,Blauvelt, NY 10913
392489	70.11-1-25	Aydin Akdemir	6 Valenza Ln,Blauvelt, NY 10913
392489	70.15-2-4	Robert Uhl	5 Valenza Ln,Blauvelt, NY 10913

500-ft.  
70.11-1-7



JAN 19 2022

REFERENCE:  
 SUBDIVISION ENTITLED "ROCKVALE ESTATES"  
 FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON JANUARY 2, 1987,  
 IN BOOK 107, PAGE 1, 2 & 3, AS MAP Nos. 5894, 5895 & 5896.

NOTE:  
 SUBJECT TO AN ORANGE & ROCKLAND UTILITIES, INC. EASEMENT.

CERTIFIED TO:  
 ● FARUK ALI  
 ● HANOVER COMMUNITY BANK, ISAOA, ATIMA  
 ● OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
 ● HIGHLAND TITLE INSURANCE AGENCY LLC

TAX MAP REFERENCE:  
 TOWN OF ORANGETOWN TAX MAP  
 SECTION 70.11, BLOCK 1, LOT 7  
 AREA:  
 40,098 SQ. FT.

UNLAWFUL ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S REGISTERED SEAL IS A VIOLATION OF SECTION 7006, SUBSECTION 2 OF THE NEW YORK STATE REAL PROPERTY LAW.  
 ANY COPIES FROM THE ORIGINAL PLAT OF THIS SURVEY MAP SHOWN WITH THE LAND SURVEYOR'S REGISTERED SEAL SHALL BE CONSIDERED TO BE VALID. THIS SURVEY MAP CONFORMS TO ALL STATE AND LOCAL REQUIREMENTS AND IS ACCURATE TO THE BEST OF THE SURVEYOR'S KNOWLEDGE AND BELIEF. THIS SURVEY MAP IS PREPARED IN ACCORDANCE WITH THE LEGAL CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE COURSE & ADMINISTRATION BOARD, STATE OF NEW YORK, AND THE SURVEYOR HAS BEEN QUALIFIED BY THE COURSE & ADMINISTRATION BOARD, STATE OF NEW YORK. THIS SURVEY MAP IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR AND/OR ASSOCIATES OR SUCCESSORS THEREOF.



REVISION	DATE	DESCRIPTION
2	10-27-21	ADD ACCESS EASEMENT
1	10-18-21	DIM. TO ENCROACH

**AN&Z** **ATZL, NASHER & ZIGLER P.C.**  
 ENGINEERS-SURVEYORS-PLANNERS  
 232 North Main Street  
 New City, New York 10958  
 Tel: (845) 634-4694  
 Fax: (845) 634-5543  
 E-mail: info@anzny.com  
 Web: www.ANZNY.com

PROJECT:  
**FARUK ALI**

TOWN OF ORANGETOWN  
 ROCKLAND COUNTY, NEW YORK

TITLE:  
**BOUNDARY SURVEY**

DRAWN BY: VC	CHECKED BY: JRA
DATE: SEPTEMBER 28, 2021	SCALE: 1 IN. = 30 FT.
PROJECT NO: <b>4931</b>	DRAWING NO: <b>1</b>