

Name of Municipality: TOWN OF ORANGETOWN Date Submitted: 1/20/2022

2022 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 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#: 51867
 ASSIGNED _____
 INSPECTOR: DOM
 Referred from Planning Board: YES / NO
 If yes provide date of Planning Board meeting: _____

Project Name: ~~117 Tweed Boulevard -- Rear Decks~~ Data Control One LLC

Street Address: 117 Tweed Boulevard, Nyack, NY 10960

Tax Map Designation:

Section: 71.17 Block: 1 Lot(s): 20

Section: _____ Block: _____ Lot(s): _____

Directional Location:

On the East side of Tweed Boulevard, approximately 75 feet North of the intersection of Nike Lane, in the Town of ORANGETOWN in the hamlet/village of Nyack.

Acreage of Parcel <u>1.03</u>	Zoning District <u>R-22</u>
School District <u>Nyack</u>	Postal District _____
Ambulance District _____	Fire District _____
Water District _____	Sewer District _____

Project Description: *(If additional space required, please attach a narrative summary.)*
 "Legalization" of two elevated wooden decks constructed at rear of house in 2011.
 Total Deck Area approximately 1307 square feet.

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.
 Date: 1/19/2022 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: N/A

- 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: N/A

- 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. N/A

Environmental Constraints:

Are there slopes greater than 25%? If yes, please indicate the amount and show the gross and net area Yes. Please see site plan with topography.

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

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.

Applied for Building Permit. 51867 in August of 2021. Referred to Planning Board.

Applied to Planning Board PB#22-04 in November of 2021. Conditional Approval 1/12/2022

List tax map section, block & lot numbers for all other abutting properties in the same ownership as this project.

None.



OFFICE OF BUILDING, ZONING, PLANNING,
ADMINISTRATION AND ENFORCEMENT
TOWN OF ORANGETOWN

20 Greenbush Road
Orangeburg, N.Y. 10962

Jane Slavin, R.A.
Director

Revised

(845)359-8410

Fax: (845) 359-8526

DENIAL TO THE ZONING BOARD OF APPEALS

Date: January 20, 2022

Applicant: Data Control One LLC

Address: 117 Tweed Blvd., Nyack, NY

RE: Application Made at: same

Chapter 43, Table 3.12, Column 1 R-22 District, Column 2 Group I, Column 3 SFR, Column 8 Required Front Yard 40' w/ 11.5' & 12.3' proposed. Column 9 Required Side Yard 25' w/ 19' proposed, Column 10 Total Required Side Yard 60' w/55' proposed.
four variances required

Existing Non-Conforming (ENC) Front Yard +/- 2.5'

Section: 71.17

Block: 1

Lot: 20

Dear Data Control One LLC:


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

August 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,


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

1-20-22

Date
CC: Rosanna Sfraga
Liz Decort
Debbie Arbolino



OFFICE OF BUILDING, ZONING, PLANNING,
 ADMINISTRATION AND ENFORCEMENT
TOWN OF ORANGETOWN
 20 Greenbush Road
 Orangeburg, N.Y. 10962

Jane Slavin, R.A.
 Director

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Fax: (845) 359-8526

ZONING BOARD OF APPEALS

Date: January 20, 2022

Applicant: Data Control One LLC

Address: 117 Tweed Boulevard, Nyack, NY

Section: 71.17

Block: 1

Lot: 20

Permit# 51867

Plans Submitted: Referred from PB

Section 3.12 R-22 District, Group I, Columns 8 (Front Yard: 40' required, 2' existing, 11.5' & 12.3' proposed)

and 9 (Side Yard: 25' required, 19' proposed) for two decks

*Applicant must ADD
 set back dimension
 to decks for front yard.*

*column 10, total
 side yard reqd is 60'
 w/55' proposed.*

Data Control One LLC

Project Name: _____

*on plan labeled
 Deck layout*

RECEIVED
 JAN 20 2022
 TOWN OF ORANGETOWN
 BUILDING DEPARTMENT

January 20, 2022

Date of Submittal to Land Use Board: _____

Date of Board Meeting: TBD

RECEIVED

Sincerely,

Debbie Arbolino

Administrative Aide

TOWN OF ORANGETOWN
 BUILDING DEPARTMENT

Date/Initial of OBZPAE Review Completed: _____

117 Tweed Blvd

SWIS	PRINT KEY	NAME
392489	71.17-1-12	Ruth B Josephs
392489	71.17-1-13	Richard J Nelson
392489	71.17-1-14	Louis Wintermeyer
392489	71.17-1-16.1	Lisa Aronson
392489	71.17-1-15.2	Lisa Aronson
392489	71.17-1-16	Samuel Schwartz
392489	71.17-1-17	Lauren J. Trappe
392489	71.17-1-18	Mark Irgang
392489	71.17-1-19	119 Tweed Blvd LLC Howard Dean
392489	71.17-1-20 Applicant	Data Control One LLC
392489	71.17-1-21.1	Glenn M. Altam
392489	71.17-1-21.2	Remano LLC
392489	71.17-1-21.3	co Reiner Nowak
392489	71.17-1-22	Lewis Saperstein Maria Vincente

ADDRESS

901 Rte 9W, Nyack, NY 10960
 887 Rte 9W, Upper Grandview, NY 10980
 883 Route 9W, Nyack, NY 10960
 17 Ridgewood Ter, Maplewood, NJ 07040
 17 Ridgewood Ter, Maplewood, NJ 07040
 877 Route 9W, Grandview, NY 10960
~~163 Tweed Blvd, Upper Grandview, NY 10980~~
 50 River Rd, Grandview, NY 10980
 150 White Plains Rd Ste 300, Tarrytown, NY 10591

1331 Randolph St NW, Washington, DC 20011
~~144 Tweed Blvd, Upper Grandview, NY 10980~~
 20 Spear Rd, Ramsey, NJ 07448

115 Tweed Blvd, Upper Grandview, NY 10980
 7 Finch Ln, Congers, NY 10929

71.17-1-26

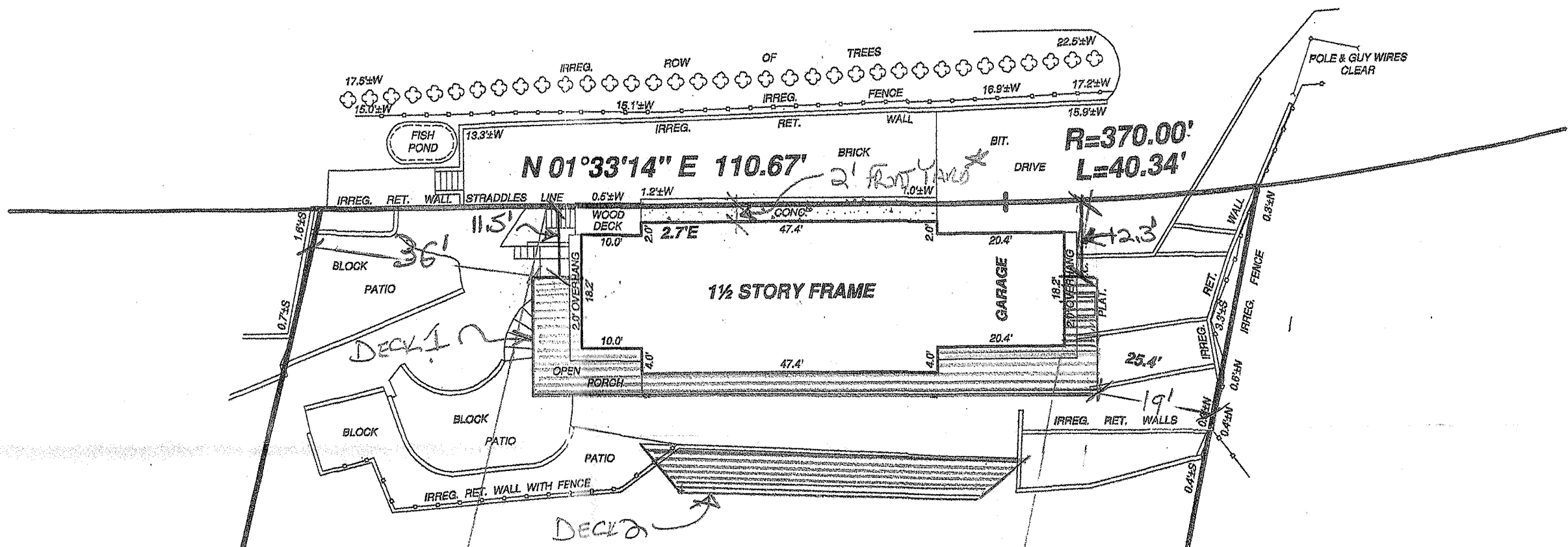
County of Rockland

18 New Hempstead Road
New City, NY 10956

11 Envelopes

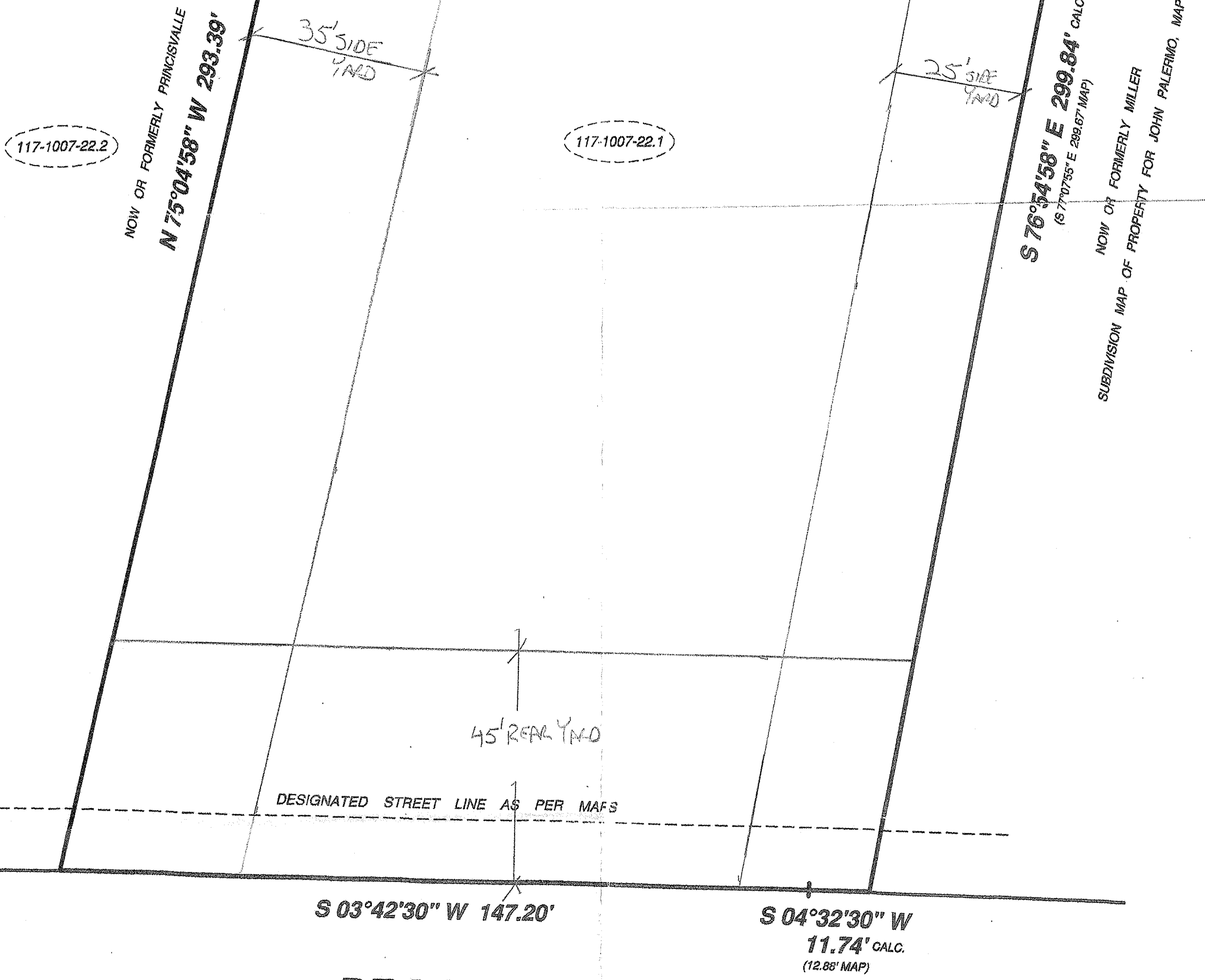
71.17-1-20

TWEED BOULEVARD
(HIGHLAND AVENUE)



Setback Regulations		
Yard	Required	Provided
Front	40	2*
Side	25	19
Total Side	60	55
Rear	45	45

* Pre-existing Condition Approved by Planning Board Decision 83-79



NOTE:
PROPERTY CONFIGURATION SHOWN
REPRESENTS A REASONABLE DETERMINATION
OF TAX SECTION 71.17 BLOCK 1 LOT 20 BASED
UPON AVAILABLE EXISTING INFORMATION.

MEASUREMENT IN U.S. STANDARD

1"=20'

BROADWAY
(N.Y.S. ROUTE 9W)

SUBDIVISION MAP OF SCOTCH HILL ACRES
FILED 08-09-1983 MAP NO. 5523
LOT 117-1007-22.1

KULHANEK & PLAN
LAND SURVEYORS, P.C.

1-516-431-9358
1-718-347-3533
1-914-764-0304
1-800-541-5124

MAILING ADDRESS
73 WESTCHESTER AVE.
P.O. BOX 178
POUND RIDGE, NY 10576

FAX: 1-800-242-4955
EMAIL: KP.LSPC@VERIZON.NET

UNAUTHORIZED ALTERATION OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW. GUARANTEES INDICATED HEREON 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 AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

THE EXISTENCE OF RIGHT OF WAYS AND/OR EASEMENTS OF RECORDS, IF ANY, NOT SHOWN ARE NOT GUARANTEED. THE DIMENSIONS SHOWN HEREON, FROM THE STRUCTURES TO THE PROPERTY LINE, ARE FOR A SPECIFIC PURPOSE ONLY. THEY ARE NOT INTENDED TO BE USED FOR THE ERECTION OF FENCES, STRUCTURES OR ANY OTHER IMPROVEMENT. 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.

REICHGOTT ENGINEERING
121 Laurel Road
Tuxedo Park, NY 10987
845 354 1544

ENGINEER'S SEAL CERTIFIES
DECK SIZE AND POSITION



1/20/2022

DECK LAYOUT

DATE
10-26-2010
(ORIGINAL SURVEY)
NYACK

ROCKLAND
COUNTY

JOB NO.
10-70611