

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: X

2022 LAND USE BOARD APPLICATION

Please check all that apply:

<input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Residential
<input checked="" type="checkbox"/> Planning Board	<input checked="" 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 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#: BLDR-401-21
 ASSIGNED _____
 INSPECTOR: Dom
 Referred from Planning Board: YES / NO
 If yes provide date of Planning Board meeting: _____

Project Name: Harder Screen Porch

Street Address: 4 Justin Ct
Palisades, NY 10964

Tax Map Designation:
Section: 80-06 Block: 1 Lot(s): 6
Section: _____ Block: _____ Lot(s): _____

Directional Location:

On the NE side of Fern Rd, approximately 0 feet South of the intersection of Justin Ct & Fern Rd, in the Town of ORANGETOWN in the hamlet/village of Palisades.

Acreage of Parcel <u>.75</u>	Zoning District <u>R-40</u>
School District <u>SOCSD</u>	Postal District <u>Palisades</u>
Ambulance District <u>SOAC</u>	Fire District <u>Sparkill</u>
Water District <u>SUEZ</u>	Sewer District <u>Orangetown</u>

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

Expand existing screen porch 109 SF. Current 12'x12' to 12'x21'

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.

Date: 1/8/2022 Applicant's Signature: James P. Harder

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? No 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.

80.06 -1-6 , 80.06 -1-5
80.06 -1-8



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 11, 2022

Applicant: Harder

Address: 4 Justin Ct, Palisades, NY

RE: Application Made at: same

Chapter 43, Table 3.12, Column 1 R-40 District, Column 2 Group E, Column 3 SFR, Column 4 Max FAR 15% w/ 17.1% proposed, Column 8 Front Yrd 50' with 48'3' proposed.
One Variance required.

Section: 80.06 Block: 1 Lot: 6

Dear Harder:


Please be advised that the Building Permit Application, which you submitted on December 23, 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

1.11.22

Date
CC: Rosanna Sfraga
Liz Decort
Debbie Arbolino

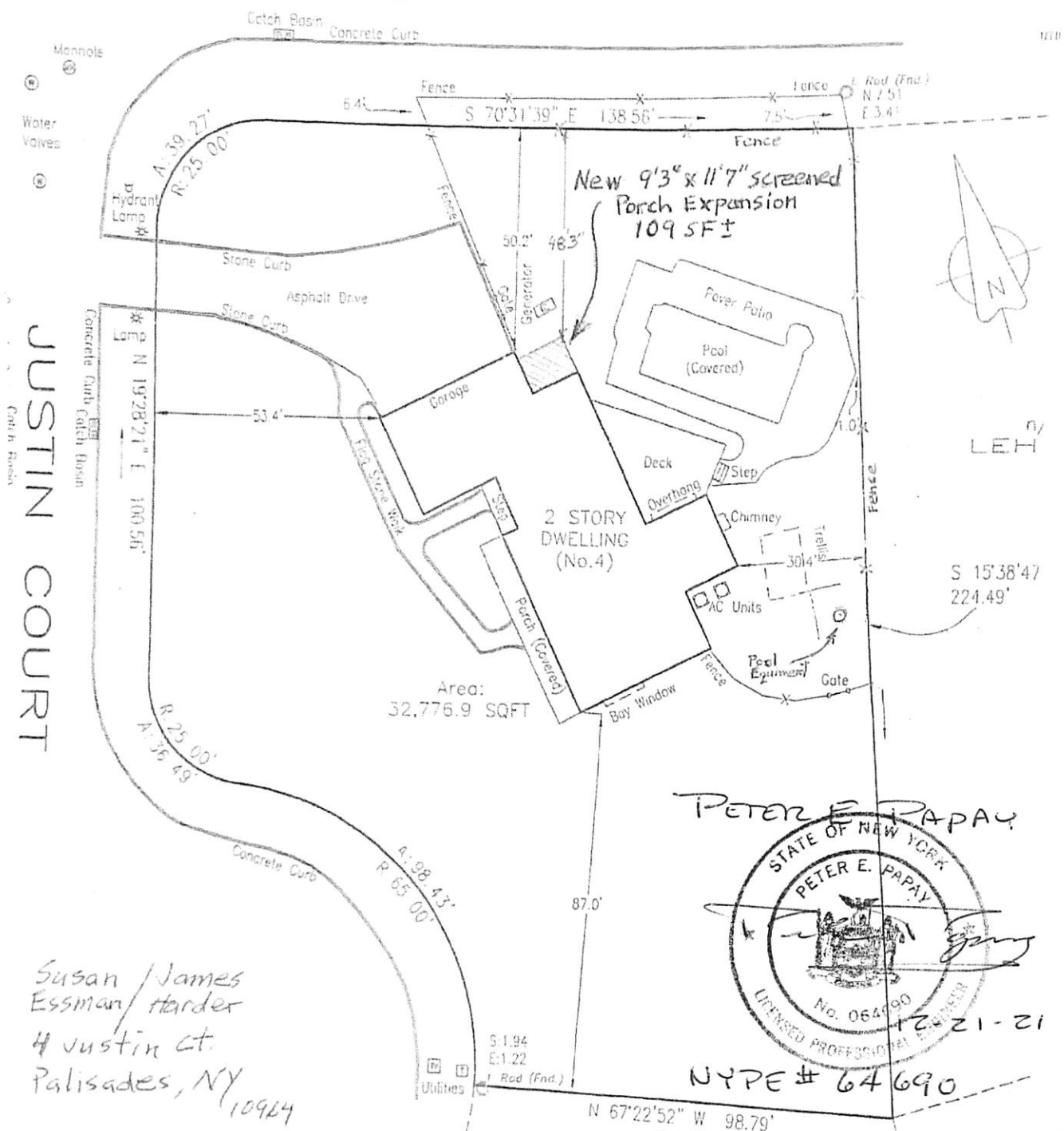
SWIS	PRINT KEY	NAME	ADDRESS
392489	78.18-2-21.1	Michael Margolin	44 Fern Rd, Palisades, NY 10964
392489	78.18-2-22	Ralph Olsen	48 Fern Rd, Palisades, NY 10964
392489	78.18-2-23	Yutaka Matsumoto	32 Closter Rd, Palisades, NY 10964
392489	80.06-1-1	Hubert Pedrol	42 Closter Rd, Palisades, NY 10964
392489	80.06-1-2	Wayne Garrison	34 Closter Rd, Palisades, NY 10964
392489	80.06-1-3	Joseph Pecorino	1 Justin Ct, Palisades, NY 10964
392489	80.06-1-4	Robert F Griffin	2 Justin Ct, Palisades, NY 10964
392489	80.06-1-5	Michael Hrynenko	P.O. Box 50, Palisades, NY 10964
392489	80.06-1-6	Susan Essman	4 Justin Ct, Palisades, NY 10964
392489	80.06-1-7	Jennifer Mandell	1 Prior Ct, Palisades, NY 10964
392489	80.06-1-8	Robert Yu	2 Prior Ct, Palisades, NY 10964
	78.18-2-21.2	Kieuoanh Nguyen	5 Prior Ct, Palisades, NY 10964
	78.18-2-20	Eric Dubbs	38 Fern Rd., Palisades, NY 10964
	80.06-1-10	Palisades Swim Club Attn: Barbara Loweree	P.O. Box 192, Palisades, NY 10964
	80.06-1-9	Matthew Baranek	8 chipman Rd., Palisades, NY 10964

Harder

4 Justin Court

80.06-1-6

FERN ROAD



Area:
32,776.9 SQFT

New 9'3" x 11'7" screened
Porch Expansion
109.5F±

2 STORY
DWELLING
(No. 4)

JUSTIN COURT

Susan / James
Essman / Harder
4 Justin Ct.
Palisades, NY
10964

PETER E. PAPAY
STATE OF NEW YORK
PETER E. PAPAY
LICENSED PROFESSIONAL ENGINEER
No. 064690
12-21-21
NYPE # 64690

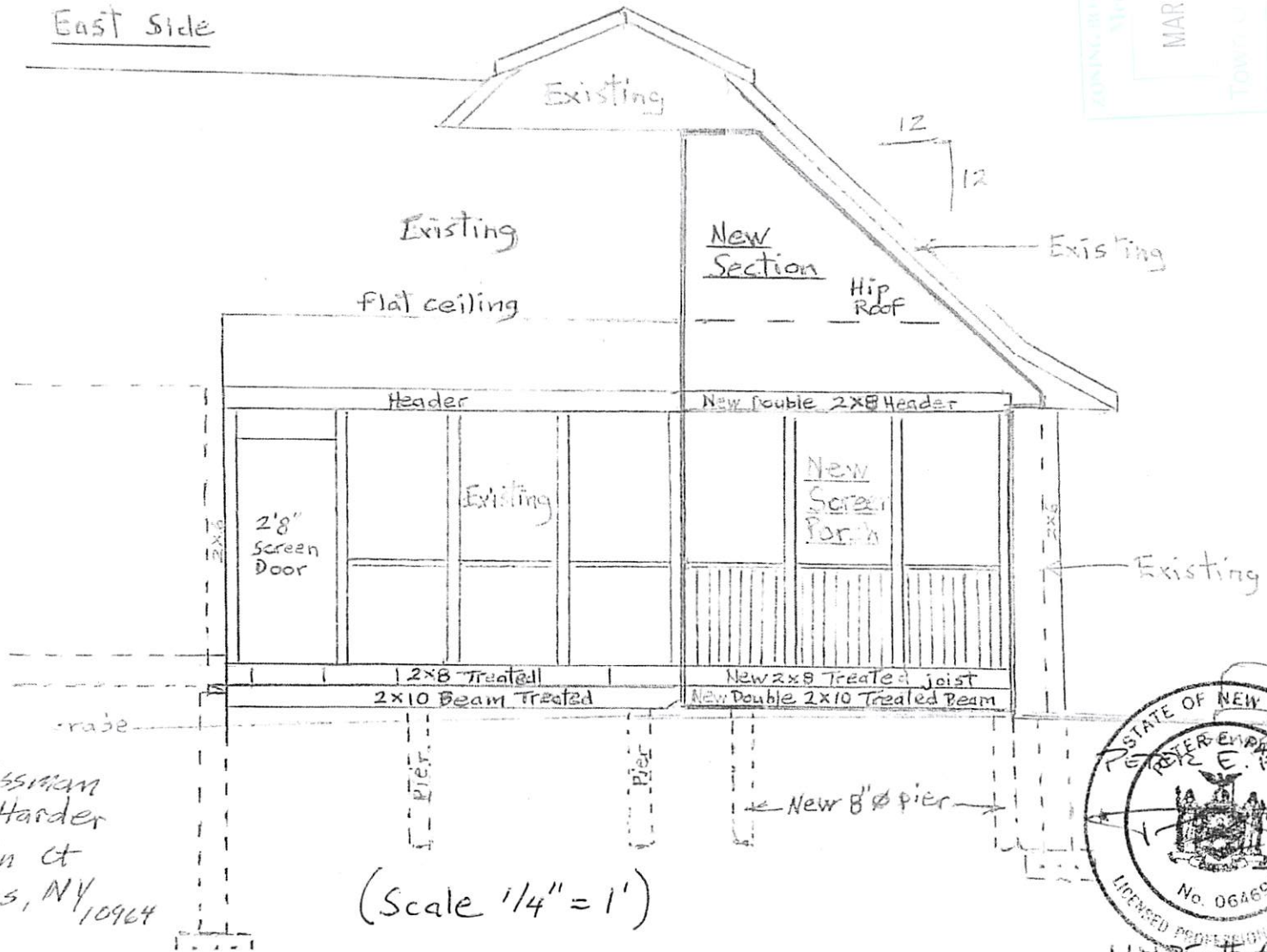
CERTIFY TO:
SUSAN ESSMAN AND JAMES HARDER
CHICAGO TITLE INSURANCE COMPANY

n/f
HRYNENKO

TOWN OF
MAR 2 2022

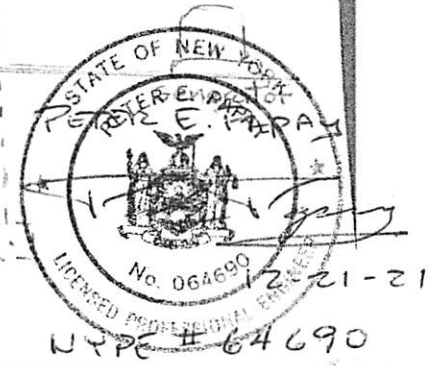
East Side

ADMINISTRATIVE SERVICES
MAR 2 2022
TOWN OF



Susan Essman
James Harder
4 Justin Ct
Palisades, NY 10964

(Scale 1/4" = 1')

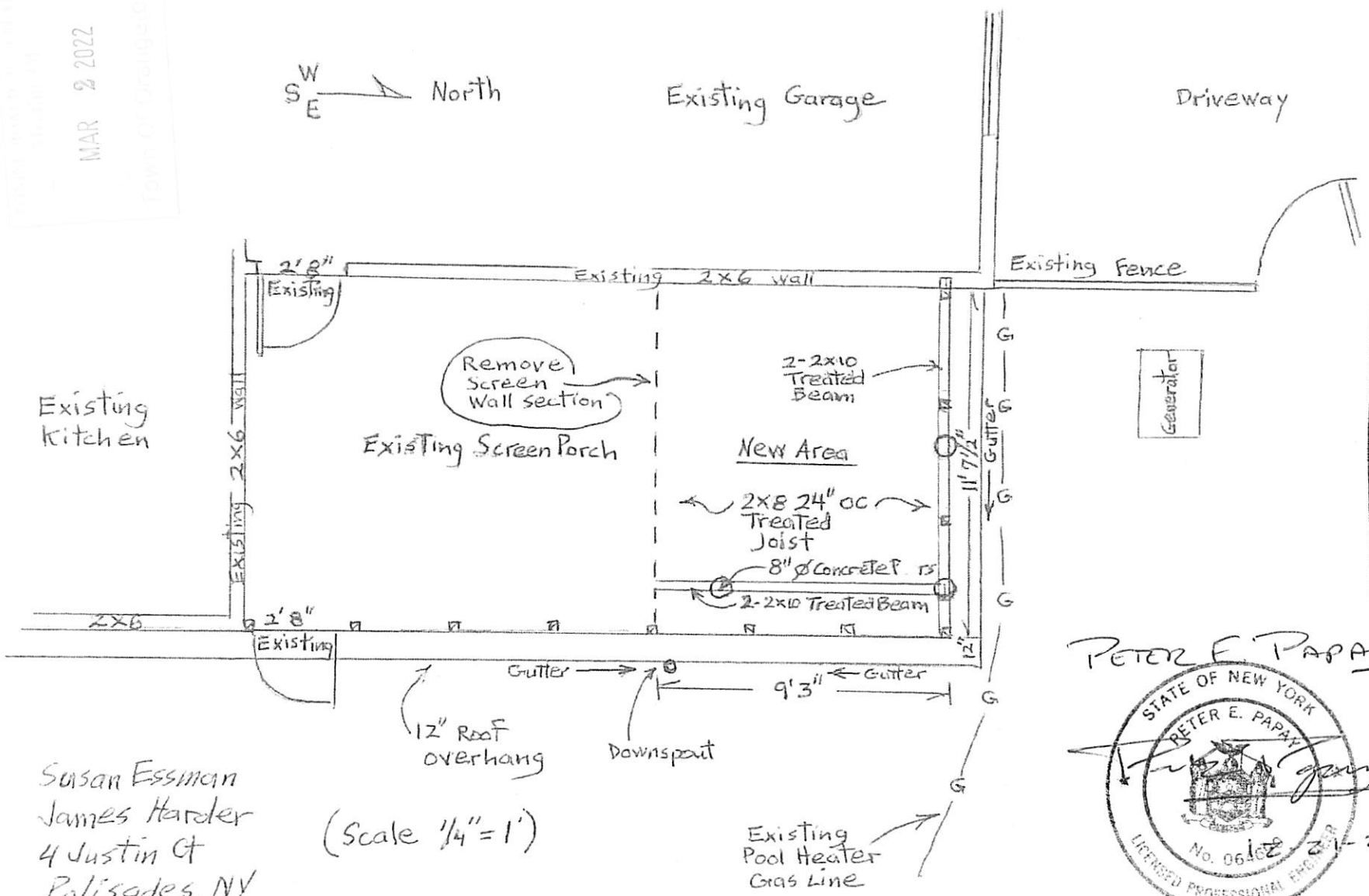


TOWN OF ORANGEDOWN
 MAR 2 2022
 TOWN OF ORANGEDOWN

W
 S ← North
 E

Existing Garage

Driveway

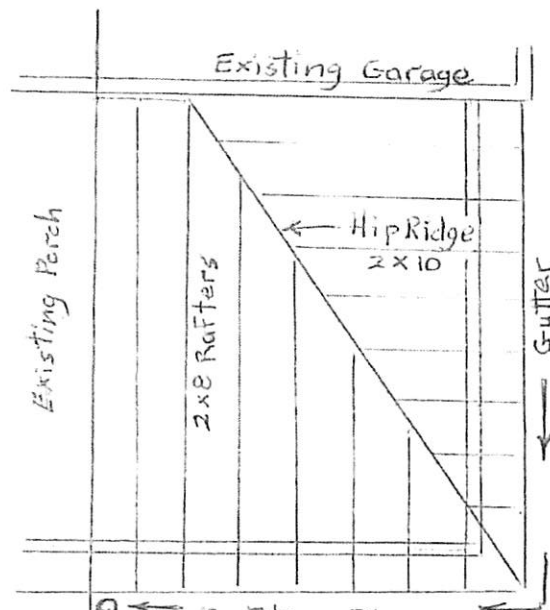


Susan Essman
 James Harder
 4 Justin Ct
 Palisades, NY
 10964

(Scale 1/4" = 1')

PETER E. PAPA
 STATE OF NEW YORK
 PETER E. PAPA
 LICENSED PROFESSIONAL ENGINEER
 No. 06102
 NYPE # 64690

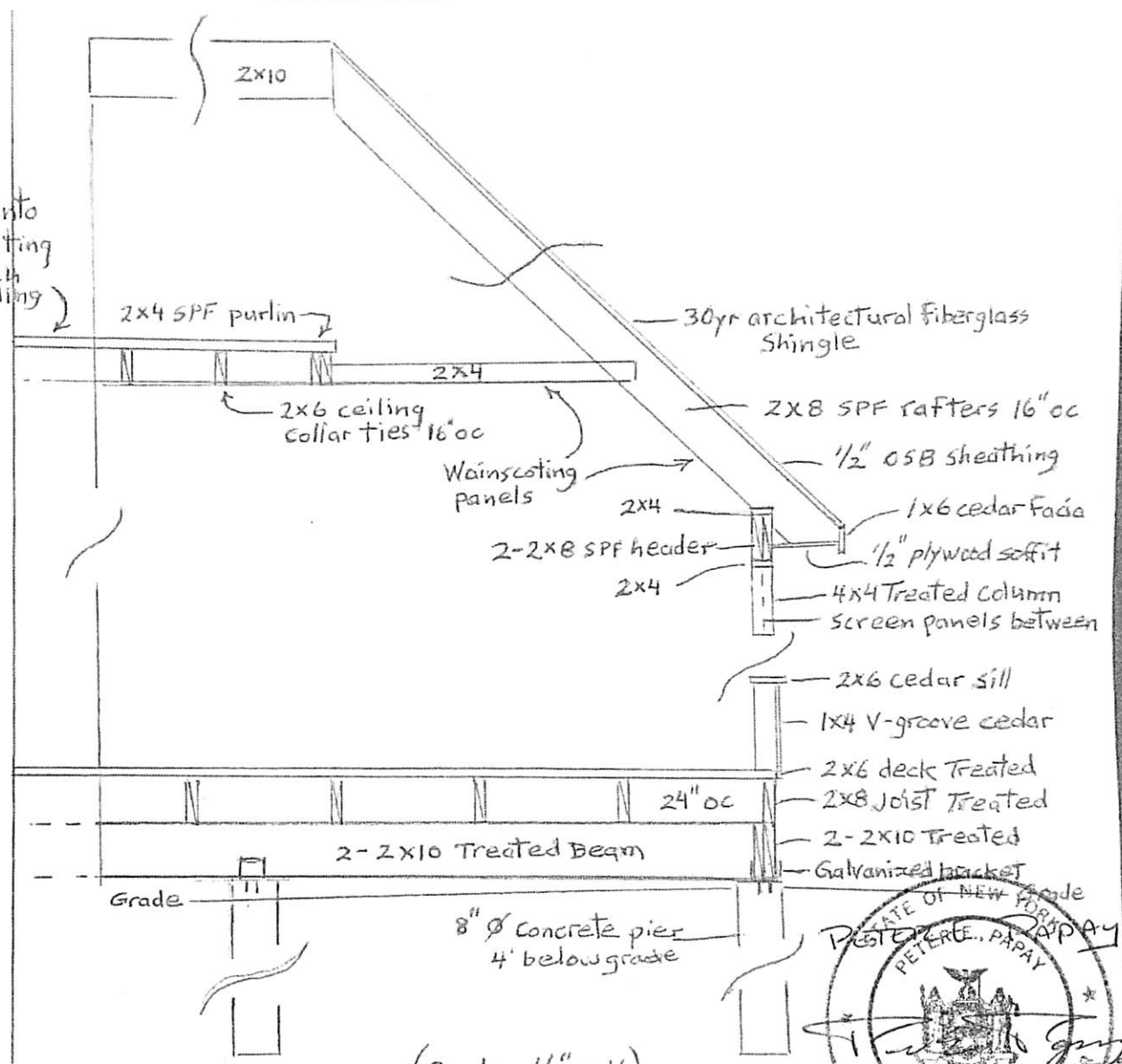
STATE OF NEW YORK
 PROFESSIONAL ENGINEER
 MAR 2 2022
 PETER P. PAPAY



Rafter Plan
 (Scale 1/4" = 1')

Down Spout

Susan Essman
 James Harder
 4 Justin Ct.
 Palisades, NY 10964



(Scale 1/2" = 1')



NYPE # 64690

