

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: _____

2022 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 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 type="checkbox"/> Variance	
<input type="checkbox"/> Performance Standards Review	
<input type="checkbox"/> Use Variance	
<input type="checkbox"/> Other (specify): _____	

PERMIT#: BLDR-660-22
ASSIGNED: _____
INSPECTOR: Glenn

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

Project Name: to foot fence in front of Park Avenue Umana

Street Address: 51 Maroney Avenue
Palisades, NY 10964

Tax Map Designation:
Section: 77.20 Block: 2 Lot(s): 73
Section: _____ Block: _____ Lot(s): _____

Directional Location: Corner of Maroney & Park
On the 80 feet east side of _____, approximately 340 feet, in the Town of ORANGETOWN in the hamlet/village of Orangetown.

Acreage of Parcel _____	Zoning District _____
School District <u>Orangetown</u>	Postal District <u>Palisades</u>
Ambulance District <u>Palisades Sparkill</u>	Fire District <u>Palisades</u>
Water District <u>Well Water</u>	Sewer District <u>Orangetown</u>

Project Description: (If additional space required, please attach a narrative summary.)
Installing to foot fence in front of park avenue approximately 90 feet of fence.

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.
Date: 03/01/2022 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:

- 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.

Installing 6-foot fence to keep dogs from
jumping over the fence

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.



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: March 1, 2022

Applicant: Umana

Address: 57 Muroney Ave, Palisades, NY

RE: Application Made at: same

Chapter 43, Section 5.226 Fences not more than 4.5' allowed in front yard with 6' proposed.

One variance required

Section: 77.20

Block: 2

Lot: 73

Dear Umana:


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

February 23, 2022, 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

3/1/22

Signature of Director

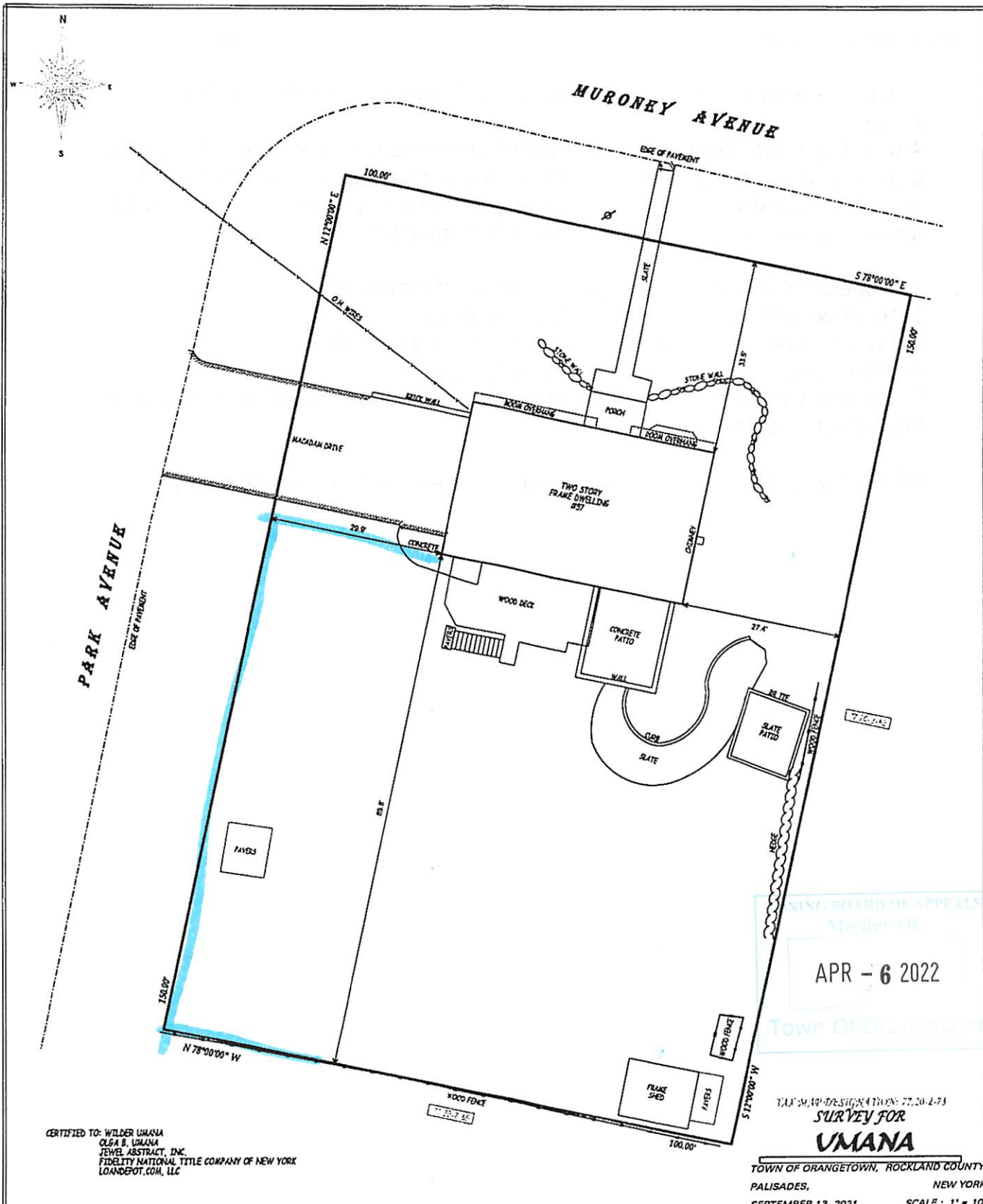
NOTE: PLEASE KEEP FOR YOUR RECORDS
12-31-18-CCC

Date

CC: Rosanna Sfraga
Liz Decort
Debbie Arbolino

SWIS	PRINT KEY	NAME	ADDRESS
392489	77.20-2-2	Joseph Savattieri	162 Park Av,Palisades, NY 10964
392489	77.20-2-4	Francis E Pawlowski	165 Park Ave,Palisades, NY 10964
392489	77.20-2-5	John Hughes	26 Muroney Ave,Palisades, NY 10964
392489	77.20-2-6	Joong Jo Yoo	20 Muroney Av,Palisades, NY 10964
392489	77.20-2-7	Peter Modafferi	P.O. Box 186,Palisades, NY 10964
392489	77.20-2-64	Cory T Seeley	33 Muroney Ave,Palisades, NY 10964
392489	77.20-2-65	James Scaccia	155 Broad Ave,Palisades, NY 10964
392489	77.20-2-66	Vasile Iliocai	145 Broad Ave,Palisades, NY 10964
392489	77.20-2-71	Gregg M Scaglione	150 Broad Ave,Palisades, NY 10964
392489	77.20-2-72	Richard D Adamo	45 Muroney Ave,Palisades, NY 10964
392489	77.20-2-73	Wilder Umana	57 Muroney Ave,Palisades, NY 10964
392489	77.20-2-74	Doris Burge	145 Park Ave,Palisades, NY 10964
392489	77.20-2-79	Richard Smith	156 Park Av,Palisades, NY 10964
392489	77.20-2-80	Helena Power	152 Park Ave,Palisades, NY 10964
392489	77.20-2-81	Karl Tubo	146 Park Ave,Palisades, NY 10964
392489	77.20-2-86	Bluefield Contracting Corp	17 Bluefields Ln,Blauvelt, NY 10913
392489	77.20-2-87	Kevin G Driscoll	5 Bergen Av,Palisades, NY 10964
392489	77.20-2-89	Joanne Connelly	13 Muroney Ave,Palisades, NY 10964

* 57 Muroney Ave



CERTIFIED TO: WILDER UMANA
 OLGA B. UMANA
 JEWEL ABSTRACT, INC.
 FIDELITY NATIONAL TITLE COMPANY OF NEW YORK
 LOANDEPOT.COM, LLC

NOTE
 THIS IS A VOUCHER OF THE STATE (REGULATION LAW
 FOR ANY PERSON SHALL BE AVOIDING THE
 SECTION OF A LICENSED LAND SURVEYOR TO
 BE THE ONLY ONE IN ANY STATE
 ONLY COPIES OF THIS SURVEY MADE WITH THE
 LAND SURVEYOR'S SIGNATURE AND ANY OTHER
 TABLES OR MAPS ARE THE PROPERTY OF THE
 LAND SURVEYOR
 THIS SURVEY WAS PREPARED FOR THE PARTIES AND
 PURPOSES SET FORTH AND NO INTENTION OF
 THE SURVEYOR TO PROVIDE ANY OTHER SERVICE
 TO THE CLIENT AND THE SURVEYOR ACCEPTS
 THE SCOPE OF THE ENGAGEMENT
 THIS SURVEY MAP IS SUBJECT TO AN ACCURATE
 ABSTRACT OF TITLE
 EASEMENTS OR RIGHTS OF WAY OR OR BELOW THE
 SURFACE OF THE LAND THAT ARE
 NOT CLEARLY SHOWN

LOT AREA = 15,000.00 SQUARE FEET
 BEING LOTS 13, 14, 15, 16, 17 & 18 BLOCK 8 ON A CERTAIN
 MAP ENTITLED
 "PALISADES MANOR CO. INC."
 FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE
 AS MAP #283 BOOK #17 PAGE #258 ON 07/1/1926.

TOWN BOARD OF APPEALS
 Meeting Of
APR - 6 2022
 Town Of Orangetown

TAX MAP DESIGNATION: 27.20-2-75
**SURVEY FOR
 UMANA**

TOWN OF ORANGETOWN, ROCKLAND COUNTY
 PALISADES, NEW YORK
 SEPTEMBER 13, 2021 SCALE: 1" = 10'

0 10 20 30 40

ANTHONY R. CELENTANO P.L.S.
 31 ROSMAN ROAD
 THIELLS, N.Y. 10984
 845 429 6200 FAX 429 5974

Anthony R. Celentano LIC#50633