

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: 3/28/2022

2022 LAND USE BOARD APPLICATION

<i>Please check all that apply:</i>	
<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Residential
<input type="checkbox"/> Planning Board	<input 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 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#: SIGN-668-22

ASSIGNED

INSPECTOR: Dom

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

Project Name: Rockland Cemetery

Street Address: 201 Kings Highway
Sparkill NY 10976

Tax Map Designation:

Section: 74.12 Block: 1 Lot(s): 14
Section: _____ Block: _____ Lot(s): _____

Directional Location:

On the right side of Kings Highway, approximately
2000 feet north west of the intersection of Hickey Street, in the
Town of ORANGETOWN in the hamlet/village of Sparkill.

Acreage of Parcel _____
School District South Orangetown
Ambulance District South Orangetown
Water District _____

Zoning District _____
Postal District Sparkill
Fire District Sparkill - Palisades
Sewer District _____

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

double sided carved post and panel sign

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

Date: 3/28/2022 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.

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 25, 2022

Applicant: Rockland Cemetery

Address: 201 Kings Highway, Sparkill, NY

RE: Application Made at: same

Chapter 43, Use Table 3.11, Column 1 R-80 District, Column 5, #12 One sign not over 20 sf with two-sided 40 sf per side sign proposed.
One Variance required.

Section: 74.12

Block: 1

Lot: 14

Dear Rockland Cemetery:

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

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

Date
CC: Rosanna Sfraga
Liz Decort
Debbie Arbolino



February 3, 2022

Architectural & Community Appearance Board of Review (ACABOR)
Town of Orangetown Building Department
20 Greenbush Road
Orangeburg, NY 10962

Re: Application to install sign at Rockland Cemetery entrance

To whom it may concern:

This letter is to inform you that I, Tim Temple, am the Treasurer of Rockland Cemetery, a Not-for-Profit company. We have professional office space at Rockland Cemetery and are applying to install a sign on the front lawn.

Rockland Cemetery, authorizes Foley Signs, Inc. to appear before ACABOR with respect to this application. Further, Foley Signs, Inc., shall have the appropriate access to the cemetery at 201 Kings Highway, Sparkill, NY 10976. To install the sign.

If you should need to contact me directly with respect to this application, I may be reached at (845)-359-0172.

Sincerely,

Tim Temple
Treasurer

Rockland Cemetery

PAGE # 1

SWIS	PRINT KEY	NAME	ADDRESS
392405	75.37-1-7	Rodney Clark	163 Tweed Blvd, Nyack, NY 10960
392405	75.37-1-8	James A Figg	4031 Chain Bridge Rd, Fairfax, VA 22030
		Mackell & Mackell	
392405	75.45-1-1.1	Peter Obe Management Corp	88 Spook Rock Rd, Suffern, NY 10901
392405	75.45-1-1.2	George Panayotidis	700 Rte 9W, Nyack, NY 10960
392405	75.45-1-1.3	Brenda Falcone	690 Rte 9W, Nyack, NY 10960
392405	75.45-1-1.4	Vasilos Konstantinidis	177 Tweed Blvd, Nyack, NY 10960
392405	75.45-1-2	Gregory Fleischmann	179 Tweed Blvd, Nyack, NY 10960
392405	75.45-1-4	Jeffrey M Stegman	676 Rte 9W, Nyack, NY 10960
392405	75.45-1-5	Stephen Dahmer	185 Tweed Blvd, Nyack, NY 10960
392405	75.45-1-6	Hilary R Gorenstein	191 Tweed Blvd, Nyack, NY 10960
392405	75.45-1-7	Chiwing Fung	664 Rte 9W, Nyack, NY 10960
392405	75.45-1-8	Juan Delpilar	660 Rte 9W, Nyack, NY 10960
392405	75.53-1-1	Nicolai Ouroussoff	5 E 16th St Fl 5, New York, NY 10003
392405	75.54-1-1	Eunice Gray	205 Picton Main St, Picton Ontario, CANADA K0K2T
392489	74.12-1-12.2	Alan Raftary	43 Contempra Cir, Tappan, NY 10983
392489	74.12-1-13.1	Michael Maratea	50 Mt Nebo Rd, Orangeburg, NY 10962
392489	74.12-1-13.2	Jennifer Mc Kenna	60 Mt Nebo Rd, Orangeburg, NY 10962
392489	74.12-1-14	Rockland Cemetery Attn: Eileen Kunkel	P.O. Box 337, Sparkill, NY 10976
		James R Jones	30 Mt Nebo Rd, Orangeburg, NY 10962
392489	74.12-1-16	Richard A Mc Quade	157A Kings Hwy, Orangeburg, NY 10962
392489	74.12-1-17	Susan R Ferguson	157 Kings Hwy, Orangeburg, NY 10962
392489	74.12-1-19	Mia C Pagnozzi	147 Kings Hwy, Orangeburg, NY 10962
392489	74.12-1-20	Peter Gordon	141 Kings Hwy, Orangeburg, NY 10962
392489	74.12-1-21.1	Lori Destefano	135 Kings Hwy, Orangeburg, NY 10962
392489	74.12-1-21.2	Lawrence Lepore	21 Mt Nebo Rd, Orangeburg, NY 10962
392489	74.16-1-2.2	Dowling Housing Corp	P.O. Box 278, Sparkill, NY 10976-0278
392489	74.16-1-4	Joseph Madden	159 Kings Hwy, Orangeburg, NY 10962
392489	74.16-1-5	Joel J Rhodes	165 Kings Hwy, Orangeburg, NY 10962
392489	74.16-1-6	Walter Aurell	171 Kings Hwy, Orangeburg, NY 10962
392489	74.16-1-7	Regina Fogarty	175 Kings Hwy, Orangeburg, NY 10962
392489	74.16-1-8	Camp Venture Inc	25 Smith St Ste 512, Nanuet, NY 10954
392489	74.16-1-17	NY Oratory of St Philip Neri	175 Route 340, Sparkill, NY 10976
392489	74.16-1-18	Thomas Artin	P.O. Box 206, Sparkill, NY 10976
392489	74.16-1-19	Anthony Scorziello	10 N Queens Ct, Orangeburg, NY 10962
392489	75.09-1-1	Kikun Development Group LLC	434 Andre Ave, Northvale, NJ 07647
392489	75.09-1-5	Vivian Volterre	244 Tweed Blvd, Nyack, NY 10960
392489	75.09-1-6	Jonathan Ewig	260 Tweed Blvd, Upper Grandview, NY 10960
392489	75.09-1-7.1	Jonathan Ewig	260 Tweed Blvd, Upper Grandview, NY 10960
392489	75.13-1-2	Barbara Marks	49 Castle Rd, Piermont, NY 10968
392489	75.13-1-3	Anna Zorina	334 E 73rd St Apt 4C, New York, NY 10021
392489	75.13-1-4.1	Daniel G Griffith	31 Castle Rd, Piermont, NY 10968
392489	74.16-1-3.1	Mary Kate Dillon	150 Kings Hwy, Orangeburg, NY 10962
392489	74.16-1-3.2	Kenneth L Doller	22 Trevor Lake Rd, Congers, NY 10920
392489	74.16-1-3.3	Shawn Looman	154 Kings Hwy, Orangeburg, NY 10962

392489 74.12-1-11

Stanley Warron

41 Mt Nebo Rd, Orangeburg, NY 10962

Clerk of Boards Review:

Date: _____ Initials: _____

Building Dept. (Accepted By):

Date: _____ Initials: _____

ENTITY DISCLOSURE FORM

TOWN OF ORANGETOWN
Office of Building, Zoning, Planning Administration and Enforcement (OBZPAE)
20 Greenbush Road
Orangeburg, New York 10962
Tel: (845) 359-8410
Website: www.orangetown.com

THIS FORM MUST ACCOMPANY ALL LAND USE APPLICATIONS SUBMITTED BY AN ENTITY AS DEFINED IN CHAPTER 43, ARTICLE 16 OF THE TOWN CODE OF THE TOWN OF ORANGETOWN.

PROJECT NAME: New Sign

PROPERTY ADDRESS: 201 Kings Highway, Sparkill, NY 10976

TAX LOT ID: 74.12-1-14

NAME OF APPLICANT: Tim Temple

OWNER OF PROPERTY: Rockland Cemetery

Land Use Application/Brief Description of Project: New Sign with landscaping

RECEIVED

FEB 23 2022

TOWN OF ORANGETOWN
BUILDING DEPARTMENT

PART ONE:

1. Pursuant to Section Chapter 43, Article 16 of the Town Code, the disclosure of the names and address of all persons or entities owning any interest or controlling position of any limited liability company, limited liability partnership, general or limited partnership, professional corporation, joint venture, doing business as name or venture, association, business trust, or non-publically traded corporation, (hereinafter referred to as the "Entity") is required when filing a land-use application.
2. Set forth the names of all members, officers, shareholders, directors, partners or other authorized persons of the Entity for the past year from the date of filing of any land-use board application.
3. Attach a copy of all Entity documents filed with the NYS Secretary of State, or in any other State of formation, including:
 - a. All records regarding membership interests in the Entity;
 - b. Records regarding the transfer of membership interests since the date of formation.
4. If a member of the Entity is not a natural person, please provide the name(s) and address(es) for the of the non-natural person member of that Entity, and provide the formation filing documents for such Entity.
5. Provide supplemental sheets if the information does not fit below; (kindly label the supplemental sheets).

Name of Entity:	Rockland Cemetery
Address:	201 Kings Highway, Sparkill, NY 10976
Telephone Number:	(845) 359-0172
E-Mail Address:	info@rocklandcemetery.org
State/Date of Formation:	
Contact Person:	Chris Jones

PART TWO:

6. Please list all persons, officers, limited or general partners, directors, members, shareholders, managers, authorized persons, beneficial owners, and any others with any interest in or with the above referenced entity.
7. Please NOTE that an "authorized person" means an individual or entity, whether or not a shareholder, member, officer or director, or person identified by any other title, who is authorized to act, solely or in conjunction with others, on behalf of or for the Entity.
8. List all persons with a membership or voting interest or controlling position in the Entity. Please provide that parties' business or personal address and telephone number, email address and other contact information.
9. Provide supplemental sheets if the information does not fit below; (kindly label the supplemental sheets).

Name of Individual	Address	Telephone	Email	Interest or Role in Entity
1. Tim Temple	201 Kings Highway Sparkill, NY 10976	(845) 359-0172	info@rockland Cemetery.org	Treasurer
2. Mike Vannozzone	201 Kings Highway Sparkill, NY 10976	(845) 359-0172	Same	Vice President
3. Kevin O'Halley	201 Kings Highway Sparkill, NY 10976	(845) 359-0172	Same	Secretary
4. Chris Jones	201 Kings Highway Sparkill, NY 10976	(845) 359-0172	Same	Cemetery Supervisor
5.		3'		
6.				

PART THREE:

10. Is any person identified in Part TWO currently employed by or hold a paid or unpaid position with a department, agency or land use board of the Town of Orangetown? Please circle: YES NO
11. Is any person identified in PART TWO the spouse, sibling, parent, child, or grandchild of any individual who is employed by or holds a paid or unpaid position with a department, agency or land use board of the Town of Orangetown? Please circle: YES NO
12. Does any person identified in PART TWO perform services for or have a contract, or employed by an entity that has a contract to perform services for the Town of Orangetown? Please circle: YES NO
13. If the answer is "YES" to any of the above, please provide a supplement sheet and list every Board, Department, Office, agency or other position with the Town of Orangetown in which the party has a position, paid or unpaid, or provides services for, and identify the agency, title and date of hire.

PART FOUR:

14. The information contained herein shall be updated with the Clerk of the Boards no later than THIRTY (30) DAYS after any change in information.
15. **NOTE:** Any person who (a) provides false or fraudulent beneficial ownership information; (b) willfully fails to provide complete or updated information; or (c) during the application process, fails to obtain or maintain credible, legible and updated beneficial ownership information shall be subject to suspension of any pending application by the applicant entity, or a "stop work" order on any work relating to the application, or both, in addition to any other applicable penalties under the Town Code, or State and Federal Statute, or both.

STATE OF NEW YORK)
) ss.:
COUNTY OF ROCKLAND)

I, Tim Temple, being duly sworn, deposes and says that I am (Title) Treasurer, an active or qualified member of the Rockland Cemetery, a business duly authorized by law to do business in the State of New York, and that the statements made in the foregoing Affidavit are true, accurate and complete. I further understand that Land Use Applications may have a significant impact upon the health, safety and general welfare of the Town of Orangetown and its inhabitants and visitors; and that the Town Board is required to be certain that anyone with an interest or controlling position of an Entity, who applies for any land use approval or permission must have no conflict of interest as that term is described in NYS Town Law, as well as NYS General Municipal Law, and that the disclosure of any officers, directors, members, shareholders, managers, authorized persons, beneficial owners, any other controlling parties with the above entity, and all persons with a membership or voting interest in the entity is required to be made in any land use application or request for any approval from the Town, to be certain no conflict of interest exists and without the disclosure, a full review of any conflict cannot take place.

Tim Temple
Signature

Sworn to and subscribed in my presence

This 3rd day of February, 2022

Christine B. Rivera
NOTARY PUBLIC

Christine B. Rivera
Notary Public, State of New York
No. 01R012632
Qualified in Bronx County
Commission Expires May 2, 2025

Carved post and panel sign, double sided



A Full Service Sign Company
20-H Mountainview Ave

Carved
Post and panel sign
48"H x 120"W x 3" deep
40 sq. ft. total

double sided

6" x 6" aluminum
posts,
powder coated
black

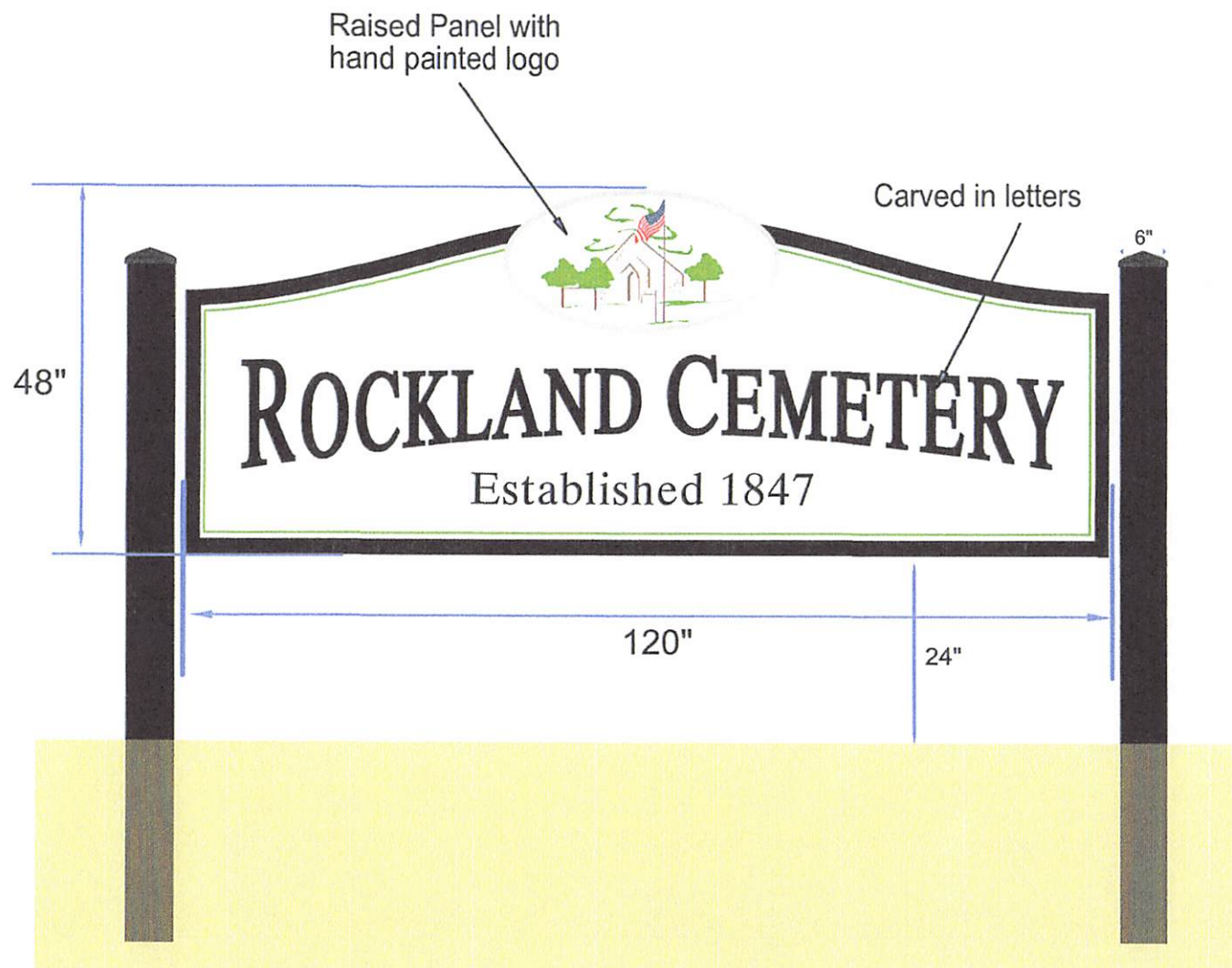
installed on
raised stone base



Ru 2
3/9/22



A Full Service Sign Company
20-H Mountainview Ave



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Post and panel sign
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R 2
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