

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"/> <b>Planning Board</b> <input type="checkbox"/> <b>Zoning Board of Appeals</b>  <input type="checkbox"/> Subdivision <input type="checkbox"/> Number of Lots <input type="checkbox"/> Site Plan <input type="checkbox"/> Conditional Use  <input type="checkbox"/> Special Permit <input checked="" type="checkbox"/> Variance <input type="checkbox"/> Performance Standards Review <input type="checkbox"/> Use Variance <input type="checkbox"/> Other (specify): _____	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> <b>Historical Board</b> <input type="checkbox"/> <b>Architectural Board</b>  <input type="checkbox"/> Consultation <input type="checkbox"/> Pre-Preliminary/Sketch <input type="checkbox"/> Preliminary <input type="checkbox"/> Final <input type="checkbox"/> Interpretation
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**PERMIT#:** 50033  
**ASSIGNED**  
**INSPECTOR:** DOM

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

**Project Name:** ~~Proposed Deck~~ "Dizzine" Coyle

**Street Address:** 20 Goehring Curve  
Blauvelt NY 10913

**Tax Map Designation:**  
 Section: 70.18 Block: 3 Lot(s): 18  
 Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_

**Directional Location:**  
 On the \_\_\_\_\_ side of \_\_\_\_\_, approximately \_\_\_\_\_ feet \_\_\_\_\_ of the intersection of \_\_\_\_\_, in the Town of ORANGETOWN in the hamlet/village of Blauvelt.

<b>Acreage of Parcel</b> _____ <b>School District</b> _____ <b>Ambulance District</b> _____ <b>Water District</b> _____	<b>Zoning District</b> _____ <b>Postal District</b> _____ <b>Fire District</b> _____ <b>Sewer District</b> _____
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**Project Description:** (If additional space required, please attach a narrative summary.)  
Deck on back of house

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

Date: 3-24-22 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.

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### **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:

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### **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.

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

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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: ~~May 22, 2020~~ March 30, 2022 *RS*  
Applicant: Dizzine Coyle  
Address: 20 Goehring Curve, Blauvelt, NY  
RE: Application Made at: same

Chapter 43, Table 3.12, Column 1,2,3 R-15 District, Group M, Single Family Residence

Column 10 Total Side Yard 50' required with 37' proposed

Section: 70.18 Block: 3 Lot: 18

Dear Dizzine Coyle:

Please be advised that the Building Permit Application, which you submitted on May 15, 2020, 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, *RS* 5/22/2020

Richard Oliver  
Deputy Building Inspector

*Jane Slavin* 5/22/2020

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

Date  
CC: Rosanna Sfraga  
Liz Decort  
Debbie Arbolino

OFFICE OF BUILDING, ZONING AND PLANNING  
ADMINISTRATION AND ENFORCEMENT  
TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK 10962

90-823-17

**CERTIFICATE OF OCCUPANCY**

Certificate No. 15065

Issued January 30th 19 73

Owner of Property Bernard Adams

Address of Owner 20 Goehring Curve, Blauvelt, N. Y.

**FOR PROPERTY LOCATED**

Street Goehring Curve Hamlet Blauvelt, N. Y.

Section 90 Block 823 Lot 16

THIS CERTIFIES that PERMISSION is hereby granted for the OCCUPANCY of the  
Garage

situated on the above mentioned premises for the purposes specified below:

ZONE R15

PERMITTED USE New Attached 1-Car Garage

*Arthur A. Becker*  
Deputy DIRECTOR

DECISION ON APPLICATION FOR VARIANCE

Z.B.A.-72-109

S.90-B.823-L.16

FROM: ZONING BOARD of APPEALS, Town of Orangetown

TO: BERNARD and HELEN ADAMS, Owners

RE: Application for variance of the provisions of Section 5.21(c) of the Zoning Code of the Town of Orangetown to erect a 16 foot by 26 foot garage to north side of existing single family dwelling resulting in lesser side and total side yards: premises involved located at and known as #20 Goehring Curve in the Hamlet of Blauvelt and in an R-15 zoning district.  
(ZB#3-Meeting 10/18/72)

Heard by the ZONING BOARD of APPEALS, Town of Orangetown, Rockland County, New York, at meeting held Wednesday evening, OCTOBER 18, 1972, and, as of that date, determination made as follows:

FINDINGS OF FACT: This is an appeal from a denial by the Inspector and application by Chester F. Lubeck, as agent for the owners, Bernard and Helen Adams, for variances to erect a 16 foot by 26 foot garage to be attached to the north side of the existing one family dwelling. The variances required are from Section 5.21(c) of the Zoning Code of the Town of Orangetown. That section states that a side yard must be 15 feet whereas 7.2 feet is proposed by the applicant. The section also provides that total side yards shall equal 45 feet whereas the applicant proposes total side yards of 32.2 feet. The property consists of a non-conforming lot and house in an R-15 zoning district, located on the north side of Goehring Curve, approximately 205 feet west of Western Highway in Blauvelt.

The applicant appeared in person and stated that he seeks to erect a garage. The Board was advised by the applicant that there was no existing garage and that the applicant needs the garage not only for his car but for storage facilities. The Board members made a personal inspection of the premises on Sunday, October 15, 1972, and found them to be properly posted and generally as described in the application. The Board noted that if the application for variances were approved, there would be about 25 feet to the house of the nearest neighbor on the north. This matter was referred to the Rockland County Planning Board pursuant to the provisions of Section 239 (l) and (m) of the general municipal law of the State of New York. By letter dated September 29, 1972, signed by William M. Chase, Principal Planner, the Rockland County Planning Board stated that the granting of the variances would not, in all likelihood, be detrimental to Western Highway or Convent Road, both of which are County roads. A satisfactory statement, in accordance with the provisions of Section 809 of the General Municipal Law of the State of New York, was received.

After hearing all of the testimony, the Board found that the applicant had demonstrated sufficient practical difficulty to warrant the granting of the variances requested. The granting of these variances would be in harmony with the spirit and general purpose and intent of the Zoning Code. They would not be detrimental to the public welfare; public safety and welfare would be secured and substantial justice done.

DECISION: In view of the foregoing and the testimony before this Board, the application for variances BE and HEREBY is GRANTED.

Approval of the Board is limited to specific approval of the variances requested and granted.  
The Board gives no approval to any building plans of the applicant.

The foregoing variances will lapse if the contemplated construction, for which the variances have been granted, is not substantially implemented within one year from the filing of this decision.

Motion on the foregoing made by Mr. Aakesson, seconded by Mr. Moran and unanimously carried as follows:

Leonard D. Bodkin, Aye; James L. Crosbie, Aye; James F. Moran, Aye; Kenneth A. Aakesson, Aye; A. Roger Kelly, Aye.

NOTE: The applicant is advised that no building, structure or sign shall be altered, erected, constructed, used or occupied, in whole or in part, nor may any new land or building use be permitted until a Permit or Certificate of Occupancy has been issued by the Office of Building, Zoning and Planning Administration and Enforcement.

The Clerk of the Board is hereby authorized, directed and empowered to sign this decision and file a certified copy thereof in the office of the Town Clerk.

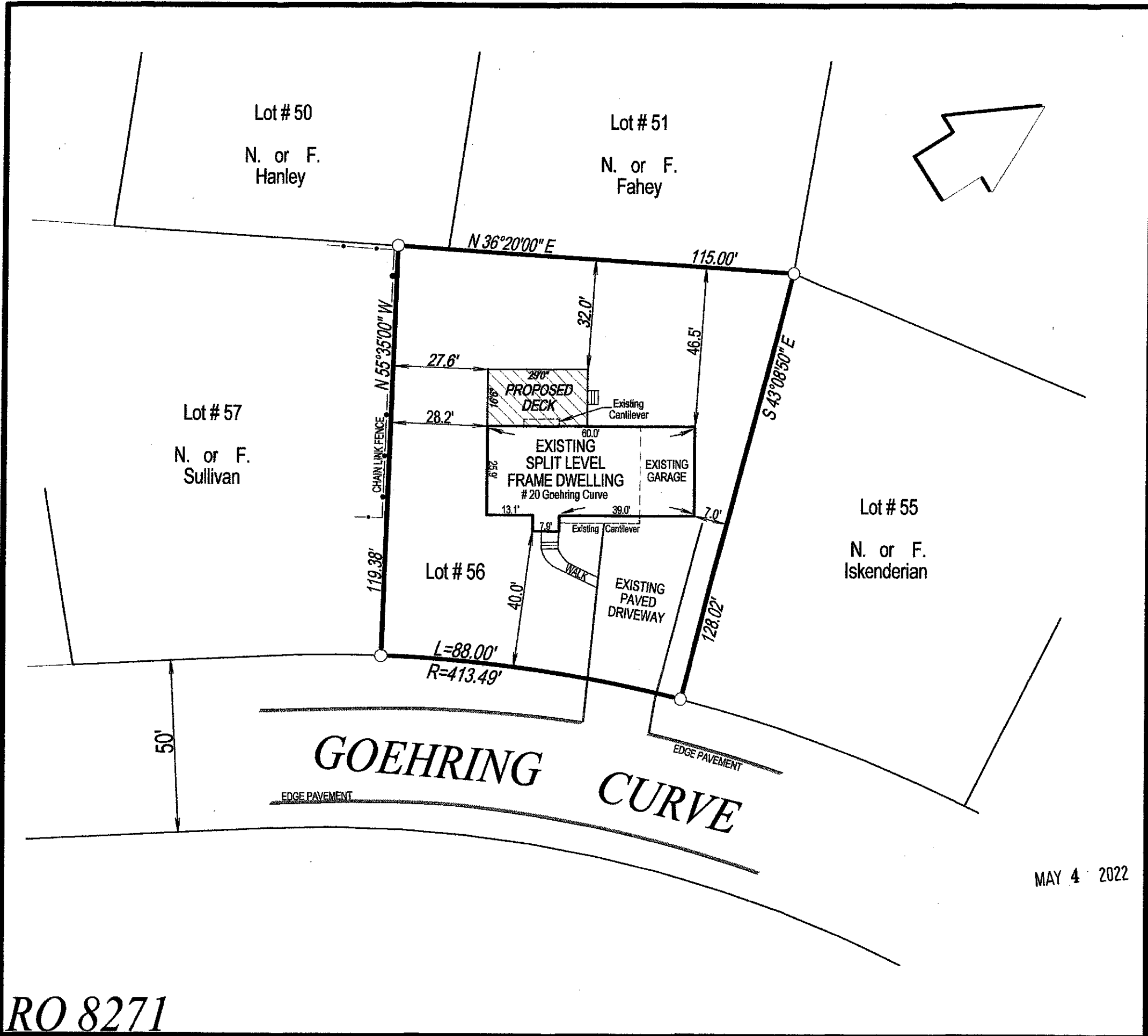
ZONING BOARD OF APPEALS  
TOWN OF ORANGETOWN -

By: Herbert Heiling  
Herbert Heiling, Clerk

Distribution:

Town Clerk  
Wm. Snair, Esq.  
Geo. Bergerman, Esq.  
Mr. J. J. Komar, Spvr.  
Mr. R. J. DiFiore  
Mr. H. Heiling  
Property File-OBZPAE  
Assessor's Office  
S. Orangetown School Disct.  
Mr. C. F. Lubeck  
R. C. Planning Bd.  
Members Zoning Bd.  
Members Town Bd.  
Chrmn. & Secy., Planning Bd.

Dated: October 19, 1972



**Z.B.A. APPEAL**

PROPOSED DECK

Land Survey  
For

**"DIZZINE"**

Blauvelt

Town of Orangetown      Rockland County, NY  
Scale: 1" = 30'              Area = 0.28 Ac.

March 14, 2022

Tax Lot Desig.: Section 70.18 Block 3 Lot 18

Reference: map entitled "SECTION 5, BRUNARD VILLAGE, INC.", Filed in the Rockland County Clerks Office February 1, 1954 in book 55 page 23 as map # 2270.

**Zone R-15 Bulk Regulations Group M**

Item	Required	Existing	Proposed
Lot Area	15,000 sf	** 12,313 sf	No Change
Lot Width	100 ft.	** 95 ft.	No Change
Street Frontage	75 ft.	88 ft.	No Change
Front Yard	30 ft.	40.0 ft.	No Change
Side Yard	20 ft.	* 7.0 ft.	No Change
Total Side Yard	50 ft.	* 35.2 ft.	*** 34.6 ft.
Rear Yard	35 ft.	46.5 ft.	*** 32.0 ft.
Max.F.A.R.	0.20	0.18	No Change
Max Bldg. Height	1 ft. per ft. from lot line	6" per ft. fr. lot line 20 ft.	No Change

\* Denotes Variance Granted and C. O. issued on Jan. 30, 1973  
\*\* Denotes Pre-existing Non-conforming  
\*\*\* Denotes Variance Required

MAY 4 2022

RO 8271



*[Signature]*  
Lic. 49162

Robert E. Sorace, PLS  
135 South Main Street  
New City, NY 10956  
845-638-1498