

Name of Municipality: TOWN OF ORANGETOWN Date Submitted: _____

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

PERMIT#: BLDR-397-2021
 ASSIGNED _____
 INSPECTOR: Dom
 Referred from Planning Board: YES / NO
 If yes provide date of Planning Board meeting: _____

Project Name: Covered Patio Addition McCarthy

Street Address: 74 Hamilton Ave.
Tappan NY 10983

Tax Map Designation:
Section: 74.17 Block: 2 Lot(s): 23
Section: _____ Block: _____ Lot(s): _____

Directional Location:
On the north side of Hamilton Ave., approximately 378 feet east of the intersection of Key Place, in the Town of ORANGETOWN in the hamlet/village of Tappan.

| | |
|---|---|
| Acreage of Parcel <u>0.34</u> | Zoning District <u>Orangetown R15</u> |
| School District <u>South Orangetown CSD</u> | Postal District <u>Tappan</u> |
| Ambulance District <u>South Orangetown</u> | Fire District <u>Tappan Vol. Fire Dept.</u> |
| Water District <u>Suez</u> | Sewer District <u>Orangetown Sewer Dept</u> |

Project Description: (If additional space required, please attach a narrative summary.)
Desire to erect a cover for my backyard patio (existing)
approx. 20x18 ft. Attached to house and open on three other
sides.

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.
Date: 4/11/22 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.

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. _____

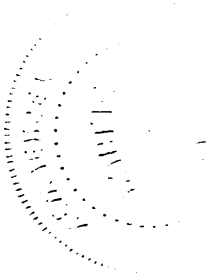
Are there **wetlands** on the site? If yes, please provide the names and type: _____

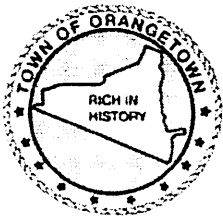
Project History:

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 17, 2022

Applicant: McCarthy

Address: 74 Hamilton Ave, Tappan, NY

RE: Application Made at: same

Chapter 43, Table 3.12. Column 1 R-15 District, Column 2 Group M, Column 3 SFR, Column 4 Max FAR 20% w/ 21.9% proposed
One variance required

Section: 74.17

Block: 2

Lot: 23

Dear McCarthy:


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.

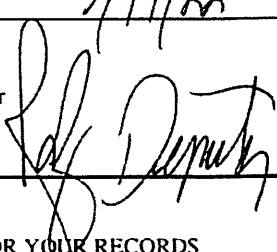
The Clerk to the Zoning Board of Appeals, Debbie Arbolino, will assist you in the preparation necessary to appear before the board.

Sincerely,


Richard Oliver
Deputy Building Inspector

3/17/22

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



3/17/22

Date
CC: Rosanna Sfraga
Liz Decort
Debbie Arbolino

APPLICATION REVIEW FORM

AFFIDAVIT

State of New York)
 County of Rockland) SS.:
 Town/Village of Tappan)

I, Christopher McCarthy being duly sworn deposes and says that he is the applicant, agent or attorney for applicant, in the matter of the petition before the Orangetown (board), in the town/village of Tappan affecting property located at 74 Hamilton Ave, Rockland County, New York.

That the following are all of the owners of property 200' (distance) from the premises as to which this application is being taken.

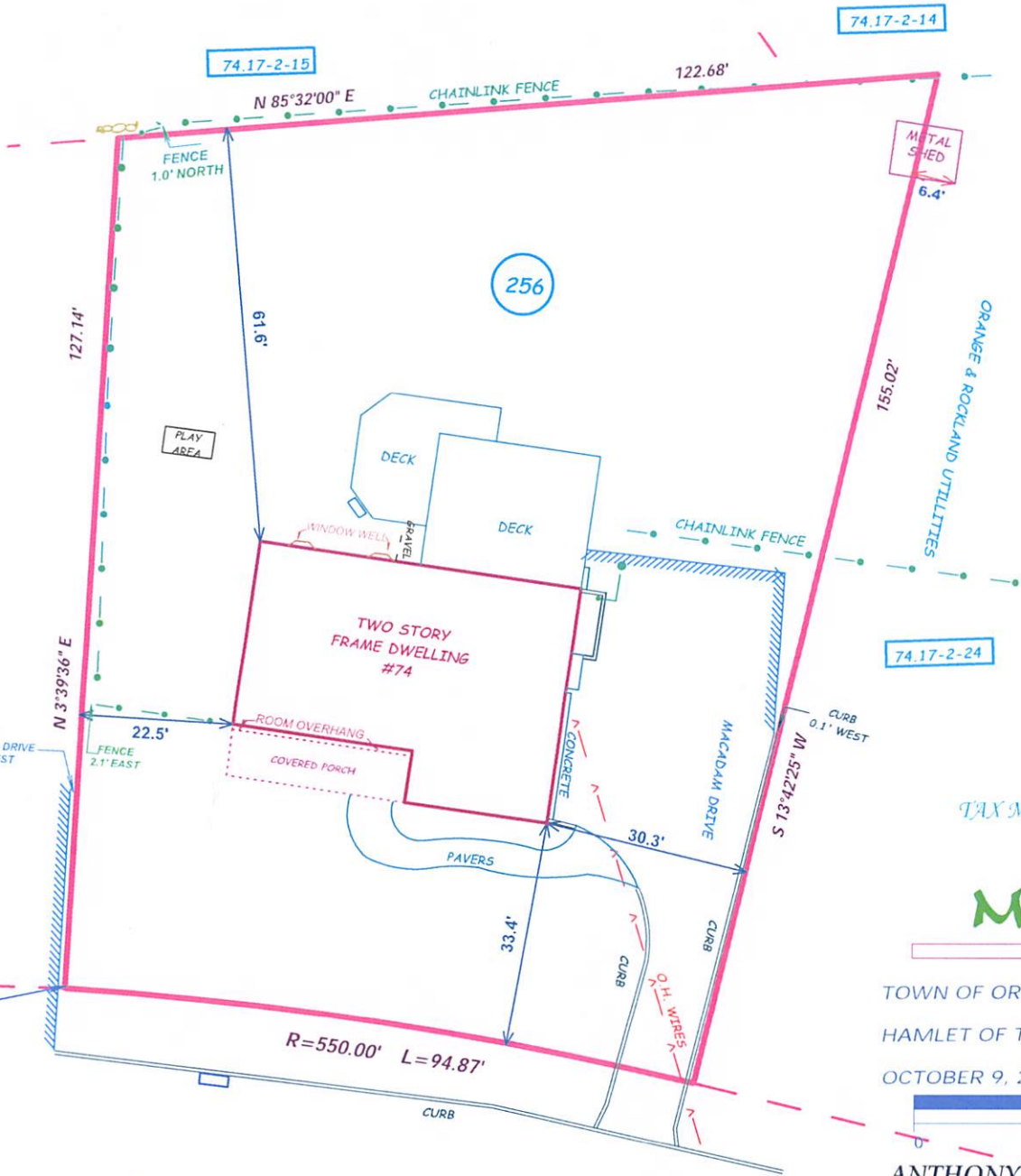
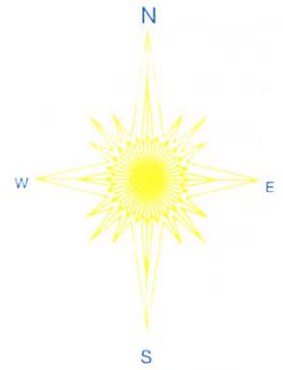
| SECTION-BLOCK-LOT | NAME | ADDRESS |
|-------------------|------|---------|
|-------------------|------|---------|

| SWIS | PRINT KEY | NAME | ADDRESS |
|--------|------------|-----------------------------|--|
| 392489 | 74.17-2-14 | Vinod Palal | 30 Pulaski Ct, Orangeburg, NY 10962 |
| 392489 | 74.17-2-15 | Brian Koonan | 29 Pulaski Ct, Orangeburg, NY 10962 |
| 392489 | 74.17-2-16 | Charles L Dever | 22 Ethan Allen Ct, Orangeburg, NY 10962 |
| 392489 | 74.17-2-21 | Steven Heffernan | 90 Hamilton Av, Tappan, NY 10983 |
| 392489 | 74.17-2-22 | Michael Pellegrino | 82 Hamilton Ave, Tappan, NY 10983 |
| 392489 | 74.17-2-23 | Christopher Mc Carthy | 74 Hamilton Ave, Tappan, NY 10983 |
| 392489 | 74.17-2-24 | Orange & Rockland Utilities | 1 Blue Hill Plz Fl 19, Pearl River, NY 10965 |
| 392489 | 74.17-2-26 | Won Jon Kim | 79 Hamilton Av, Tappan, NY 10983 |
| 392489 | 74.17-2-27 | Lawrence Mc Carron | 89 Hamilton Av, Tappan, NY 10983 |
| 392489 | 74.17-3-54 | Bryan Wright | 63 Hamilton Ave, Tappan, NY 10983 |
| 392489 | 74.17-3-61 | Robert Dwyer | 62 Hamilton Av, Tappan, NY 10983 |
| 392489 | 74.17-3-70 | Mary A Maneri | 26 Revere Pl, Tappan, NY 10983 |

NOTARY PUBLIC FOR NEW JERSEY
 ROBERT A. AMOR
 888-999-1111
 My Commission Expires 12/31/2015

BEING LOT 256 BLOCK 9 ON A CERTAIN MAP ENTITLED
 "PREL PARK, SECTION XIV-B"
 FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE
 AS MAP #3409 BOOK #70 PAGE #74 ON 1/7/1966.

CERTIFIED TO: CHRISTOPHER McCARTHY
 MAUREEN McCARTHY
 THE SECURITY TITLE GUARANTEE CORPORATION OF BALTIMORE
 WELLS FARGO BANK, N.A, its successors and/or assigns, as their
 interests may appear relating to McCARTHY mortgage only.



NOTE
 "IT IS A VIOLATION OF THE STATE EDUCATION LAW
 FOR ANY PERSON UNLESS ACTING UNDER THE
 DIRECTION OF A LICENSED LAND SURVEYOR, TO
 ALTER AN ITEM IN ANY WAY."
 "ONLY COPIES OF THIS SURVEY MARKED WITH THE
 LAND SURVEYOR'S SIGNATURE AND AN ORIGINAL
 EMBOSSED OR INK SEAL ARE THE PRODUCT OF THE
 LAND SURVEYOR."
 "THIS SURVEY WAS PREPARED FOR THE PARTIES AND
 PURPOSE INDICATED HEREON. ANY EXTENSION OF
 THE USE BEYOND THE PURPOSES AGREED TO
 BETWEEN THE CLIENT AND THE SURVEYOR EXCEEDS
 THE SCOPE OF THE ENGAGEMENT."
 THIS SURVEY MAP IS SUBJECT TO AN ACCURATE
 ABSTRACT OF TITLE
 EASEMENTS OR RIGHTS OF WAY ON OR BELOW THE
 SURFACE OF THE GROUND THAT ARE
 NOT VISIBLE ARE NOT SHOWN.

AREA=14,905.5 SQFT

TAX MAP DESIGNATION: 74.17-2-23

SURVEY FOR
McCarthy

TOWN OF ORANGETOWN, ROCKLAND COUNTY
 HAMLET OF TAPPAN, NEW YORK

OCTOBER 9, 2014 SCALE: 1" = 20'



ANTHONY R. CELENTANO P.L.S.
 31 ROSMAN ROAD
 THIELLS, N.Y. 10984
 845 429 5290 FAX 429 5974

Anthony R. Celentano LIC#49435

(50' WIDE)
 KEY PLACE

R=25.00'
 L=38.52'

74.17-2-22

257

74.17-2-24

HAMILTON AVENUE
 (50' WIDE)

