

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: _____

Please check all that apply:

<input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Residential
<input checked="" 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#: BDR-415-2022
 ASSIGNED
 INSPECTOR: Dom

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

Project Name: ~~EXISTING GARPORT + BALCONY EXTENSION~~ McCloskey

Street Address: 262 SOUTH BOULEVARD
UPPER GRANDVIEW NY 10960

Tax Map Designation:
 Section: 66.17 Block: 1 Lot(s): 23
 Section: _____ Block: _____ Lot(s): _____

Directional Location:
 On the EAST side of SOUTH BOULEVARD, approximately 300 feet NORTH of the intersection of TOWNSEND AVENUE, in the Town of ORANGETOWN in the hamlet/village of UPPER GRANDVIEW.
 Acreage of Parcel .46 AC Zoning District R-22
 School District NYACK Postal District NYACK
 Ambulance District NCAC Fire District NYACK
 Water District SUEZ Sewer District ROCKLAND CO. #1

Project Description: (If additional space required, please attach a narrative summary.)
LEGITIMIZATION OF PRE-EXISTING CARPORT & 2ND FLOOR BALCONY EXTENSION;
VARIANCE REQUIRED FOR DISTANCE BETWEEN PRINCIPAL & ACCESSORY
STRUCTURES.

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.
 Date: 7/22/22 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 1,719
- 2) Total square footage 1,899
- 3) Number of dwelling units 1

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 NO

Are there streams on the site? If yes, please provide the names. NO

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

NO

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.

NONE



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: February 4, 2022

Applicant: McCloskey

Address: 262 South Boulevard, Upper Grandview, NY

RE: Application Made at: same

Chapter 43, Section 5.153 Requires 15' separation between accessory and principle structure, with 12'6" proposed (existing)

One Variance required

Section: 66.17 Block: 1 Lot: 23

Dear McCloskey:

Please be advised that the Building Permit Application, which you submitted on December 29, 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

Date
CC: Rosanna Sfraga
Liz Decort
Debbie Arbolino

* PLANNING
BO REVIEW
IST

2/7/22



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

Referral to the Planning Board

Date: February 4, 2022 Section: 66.17 Block: 1 Lot: 23
Applicant: Mcloskey
Address: 262 South Boulevard, Upper Grandview, NY
RE: Application Made at: same

Referred For: **Chapter 43, Section 10.223 Paragraph G-1.**

Applications for a permit shall be made to the Inspector on forms provided by him and shall contain the following information:

(g) Applications for permit within designated critical environmental area.

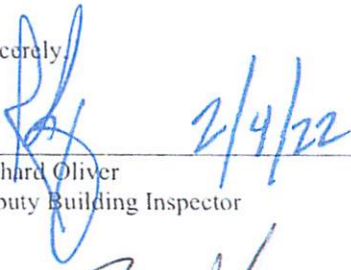
[1] Applications for a permit for new construction, additions or exterior modifications within the designated critical environmental area of Upper Grandview and environs shall be accompanied by a plot plan which shows the existing contours (at two-foot intervals), all existing trees (as hereinafter specified), construction limit lines, all proposed construction and site alterations, drainage calculations and soils data as required by the Inspector. Said applications shall be referred by the Inspector to the Planning Board for site plan approval.

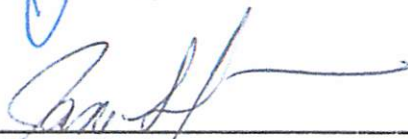
Comments: Rea carport and rear balcony extension

Dear McCloskey:

Please be advised that the Building Permit Application, which you submitted on December 29, 2022, has been referred to the Orangetown Planning Board. I have enclosed a Xerox copy of your application, where you will find at the bottom the reason for referral. The Clerk to the Planning Board, Cheryl Coopersmith, will assist you in the preparation necessary to appear before the board. She can be reached at 845-359-8410 ext. 4330 or CCoopersmith@orangetown.com

Sincerely,


Richard Oliver
Deputy Building Inspector


Signature of Director
NOTE: PLEASE KEEP FOR YOUR RECORDS
8-12-20-CCC

Date
CC: Liz Decort
Cheryl Coopersmith

* ZBA
REVIEW
ALSO REQ'D

2/7/22

APPLICATION REVIEW FORM

AFFIDAVIT

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

I, ROBERT SILARSKI AIA being duly sworn deposes and says that he is the applicant, agent or attorney for applicant, in the matter of the petition before the PLANNING BOARD (board) in the town/village of ORANGETOWN affecting property located at 262 SOUTH BOULEVARD, 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
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SWIS	FRONT KEY	NAME	ADDRESS
392489	65.20-1-8 ✓	Peter Colquh	257 S Blvd, Upper Grandview, NY 10960
392489	65.20-1-12 ✓	Patrick Colgan	259 South Blvd, Upper Grandview, NY 10960
392489	68.17-1-16 ✓	Gregory Mitchell	7 Townsend Ave, Upper Grandview, NY 10960
392489	68.17-1-17 ✓	Meryl Brown	9 Townsend Ave, Upper Grandview, NY 10960
392489	68.17-1-18 ✓	Jocelyn M Moore	268 South Blvd, Upper Grandview, NY 10960
392489	68.17-1-19 ✓	Adela K Bedaride	266 South Blvd, Upper Grandview, NY 10960
392489	68.17-1-20 ✓	Suzie Rahman	1 Riverview Ave, Upper Grandview, NY 10960
392489	68.17-1-21 ✓	Michael Hatzlemauer	264 South Blvd, Upper Grandview, NY 10960
392489	68.17-1-22 ✓	Glenn Malar	3 Riverview Ln, Upper Grandview, NY 10960
392489	68.17-1-23 ✓	William L Mc Closkey	262 South Blvd, Nyack, NY 10960
392489	68.17-1-24 ✓	Allen H Lash	260 South Blvd, Nyack, NY 10960
392489	68.17-1-26 ✓	David A Carey	254 South Blvd, Upper Grandview, NY 10960
392489	68.17-1-27 ✓	252 S Blvd LLC	26 Stern St Unit 62, Spring Valley, NY 10977
392489	71.05-1-1 ✓	Pony Herman	14 Townsend Ave, Upper Grandview, NY 10960
392489	68.17-1-25.1 ✓	Josko Lucin	7 Welles Ln, Nyack, NY 10960
392489	68.17-1-25.2 ✓	Josko Lucin	7 Welles Ln, Nyack, NY 10960
392489	68.17-1-25.3 ✓	Bao Wen Yang	9 Welles Ln, Upper Grandview, NY 10960

65.20-1-7 Joseph Sapienza 253 South Blvd., Nyack, NY 10960
 65.20-1-6 FPTATSON LV Trust 249 South Blvd., Nyack, NY 10960
 65.20-1-5 US BANK NA-TR/TRUMAN 2012 247 South Blvd., Nyack, NY 10960
 TITLE TRUST

NOTE: LIST ABOVE PROVIDED BY THE TOWN OF ORANGETOWN

To Whom It May Concern:

I, William McCloskey, as the owner of the property known as 262 South Boulevard in the Hamlet of Upper Grandview, Town of Orangetown, Rockland County, New York 10960, do hereby authorize the officers of S&Co. | Architecture+Design of 41A North Broadway, Nyack NY 10960, to act as my agent for any and all matters, including appearances before all concerned Boards and Agencies, related to the legitimization of the construction of an existing attached carport and an extension of an existing balcony built without permit prior to my ownership at the property described above.



William McCloskey

1/27/22
Date


Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information				
Name of Action or Project: POST-CONSTRUCTION APPROVAL OF ATTACHED CARPORT & BALCONY EXTENSION				
Project Location (describe, and attach a location map): 262 SOUTH BOULEVARD, UPPER GRANDVIEW NY 10960				
Brief Description of Proposed Action: <p>The subject property consists of a single-family home and a detached garage built c.1967-68. This project is submitted for approval because there are two (2) additional structures of long standing which the Town's records indicate were erected without a building permit. These items are 1) a wood-framed single-vehicle carport attached to the original single-vehicle garage at its southern side, and 2) an extension of an existing second-floor wood balcony to its south, at the east side of the existing house. Based on the conditions and materials observed during the field survey, it appears that the carport was likely built in the early 1980s, and the balcony extension in the mid- to late 1990s. Both structures are in sound condition, and both exhibit construction materials and methods typical of the periods mentioned above; they also appear to be in compliance with applicable building codes in effect at those times. In addition, neither structure appears to violate local zoning codes, either those then in effect or those of the present day</p>				
Name of Applicant or Sponsor: ROBERT SILARSKI AIA		Telephone: 845 550.1516		
		E-Mail: ROBS@SCDARCH.COM		
Address:  S&Co. Architecture + Design 41A North Broadway				
City/PO: Nyack NY 10960		State:	Zip Code:	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: ORANGETOWN BUILDING DEPT.			NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		<u>0.46</u> acres		
b. Total acreage to be physically disturbed?		<u>0.004</u> acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>0.46</u> acres		
4. Check all land uses that occur on, are adjoining or near the proposed action:				
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)				
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):				
<input type="checkbox"/> Parkland				

		NO	YES	N/A
5. Is the proposed action,				
a. A permitted use under the zoning regulations?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If Yes, identify: _____				
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____				
10. Will the proposed action connect to an existing public/private water supply?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If No, describe method for providing potable water: <u>NO WATER SOURCE REQ'D</u>				
11. Will the proposed action connect to existing wastewater utilities?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If No, describe method for providing wastewater treatment: <u>NONE REQ'D</u>				
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?		<input type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____				

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17 Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input type="checkbox"/>	<input type="checkbox"/>

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>ROBERT SILARSKI AIA</u> Date: <u>1/22/22</u>		
Signature: <u><i>RESIL</i></u> Title: <u>ARCHITECT</u>		

DISCLAIMER
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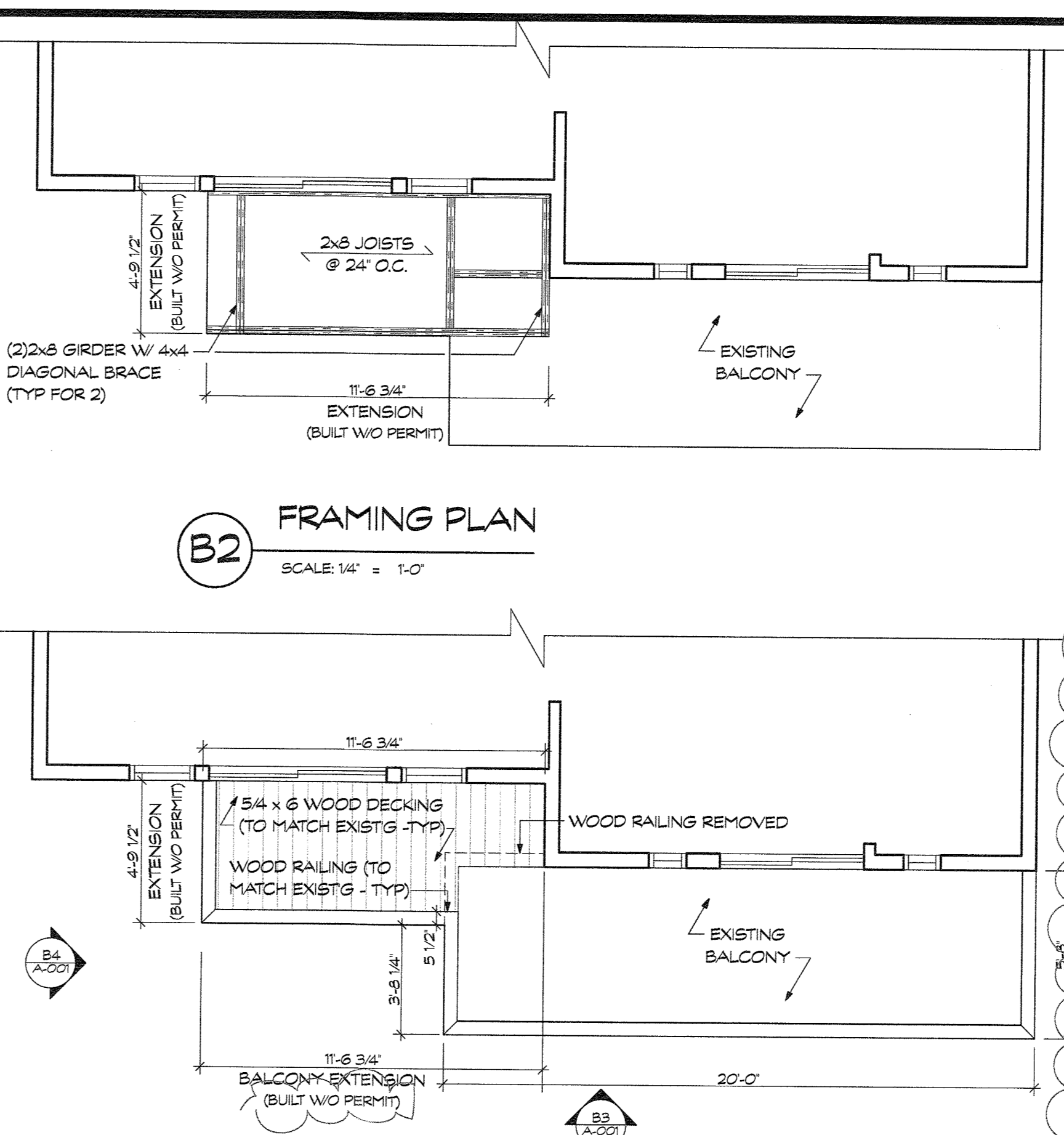
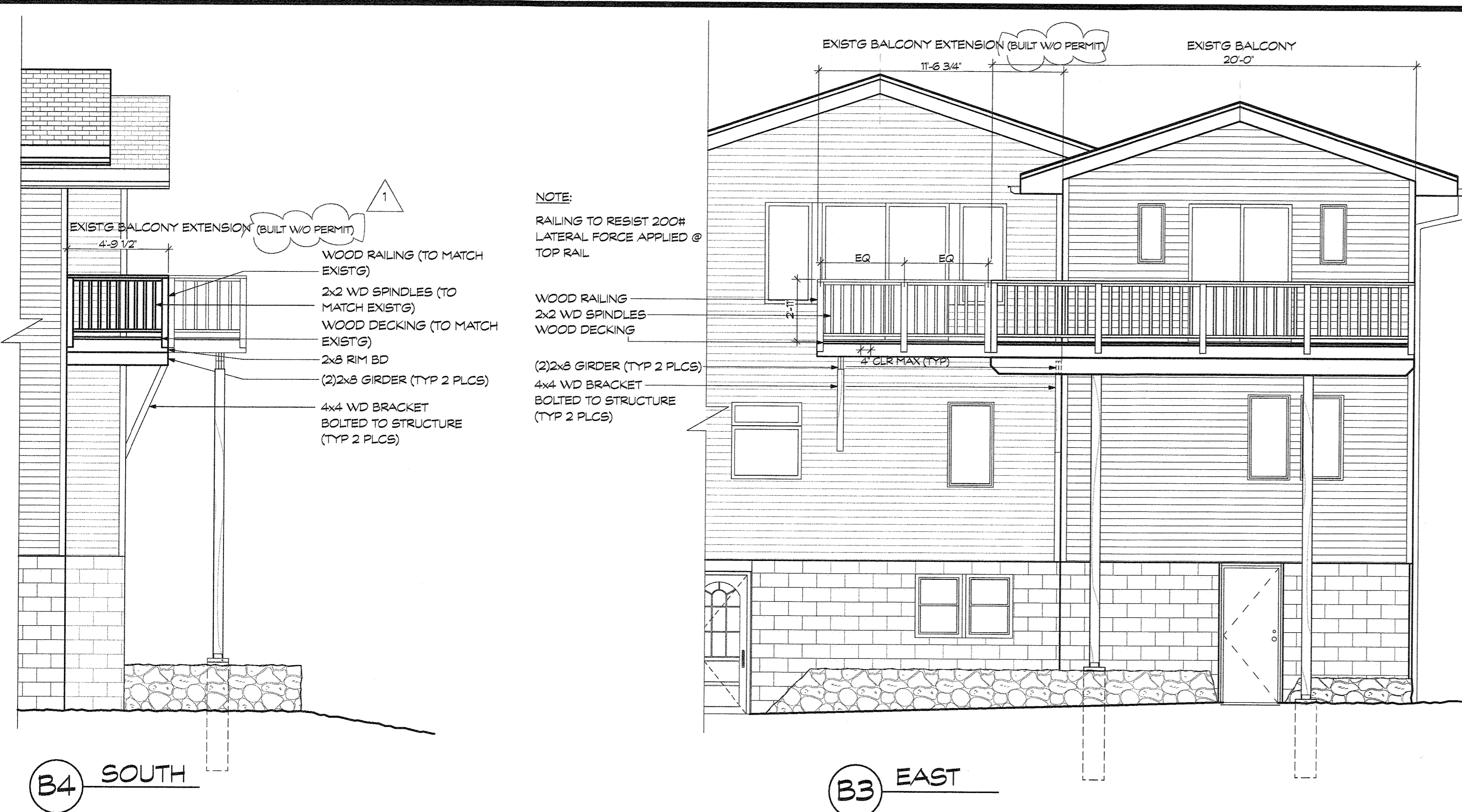
ZONING ANALYSIS
Address: 282 South Boulevard Town of Orangeburg Ct. 431A(1) State of N.Y. Bul. Regulations
Upper Grandview NY 10960
Owner: William McDevaney
Section/Block/Lot: 66.17-4-23
Zone: R-22
Group 1
Current Use: Single-Family Residential
Proposed Use: Single-Family Residential
#Stories: 2.5
Construction Type: VB
Occupancy Class: R-3

PRINCIPAL BUILDING	REQUIRED / ALLOWABLE	EXISTING	PROPOSED
Maximum Floor Area Ratio	0.2	0.17	0.17
Minimum Lot Area	22,500 sq ft	19,994 sq ft	19,994 sq ft
Minimum Lot Width	125'	100.12'	100.12'
Minimum Street Frontage	75'	107.26'	107.26'
Required Front Yard	40'	69'	69'
Required Side Yard	75'	22.8'	22.8'
Required Rear Yard	60'	52.1'	52.1'
Maximum Building Height	37' ± 5.75'	26.0'	26.0'

** Indicates existing nonconformity not to be made worse*

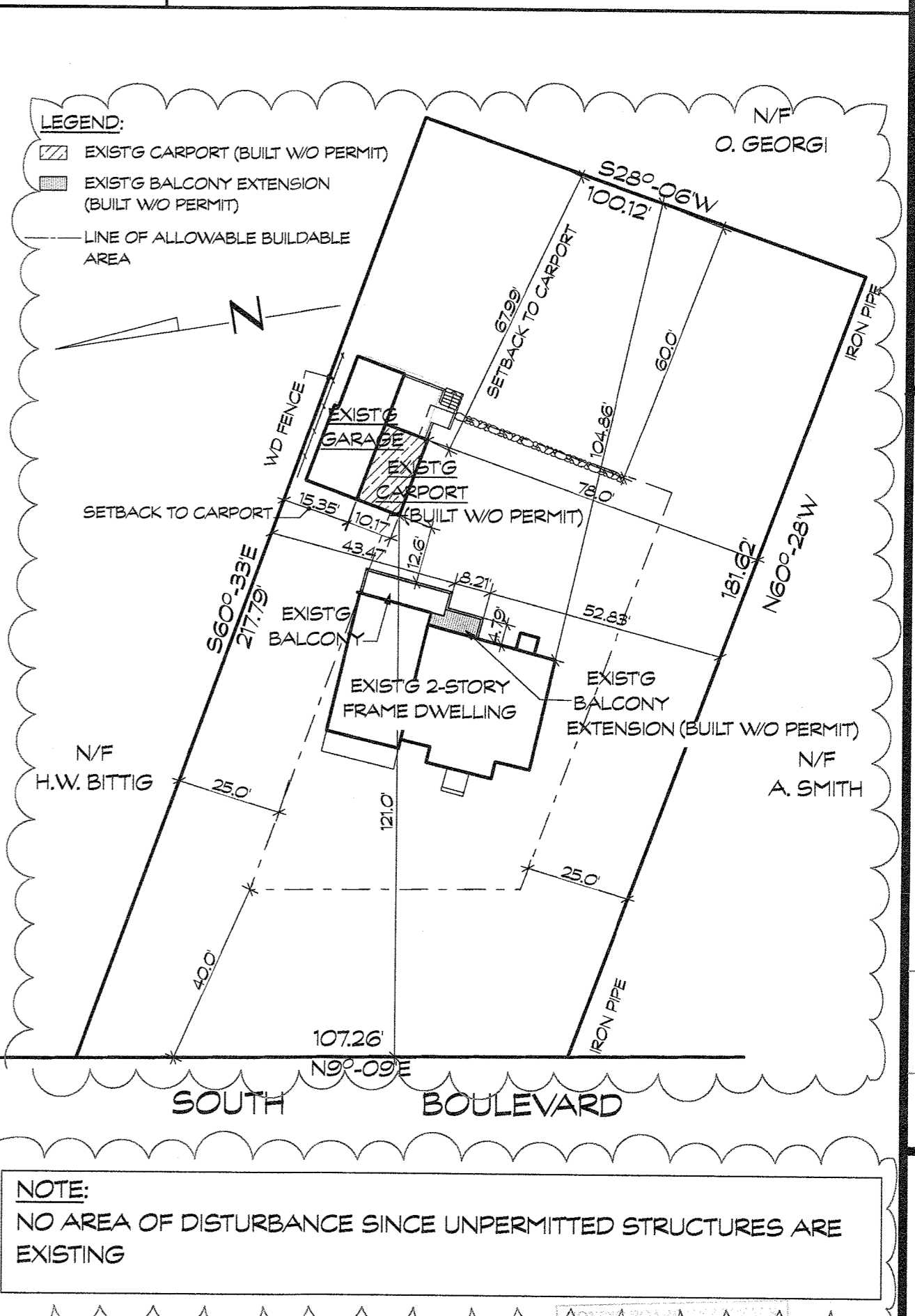
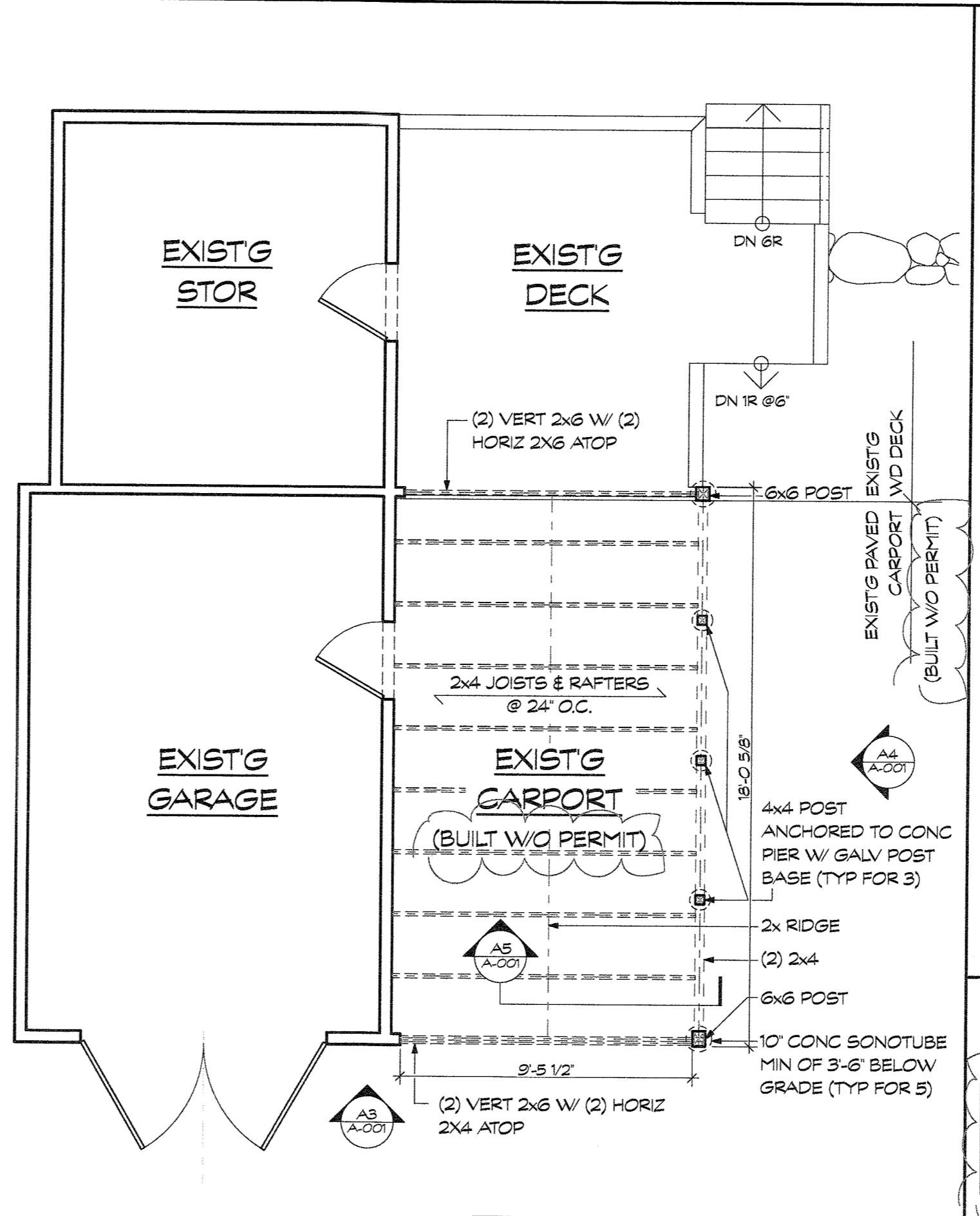
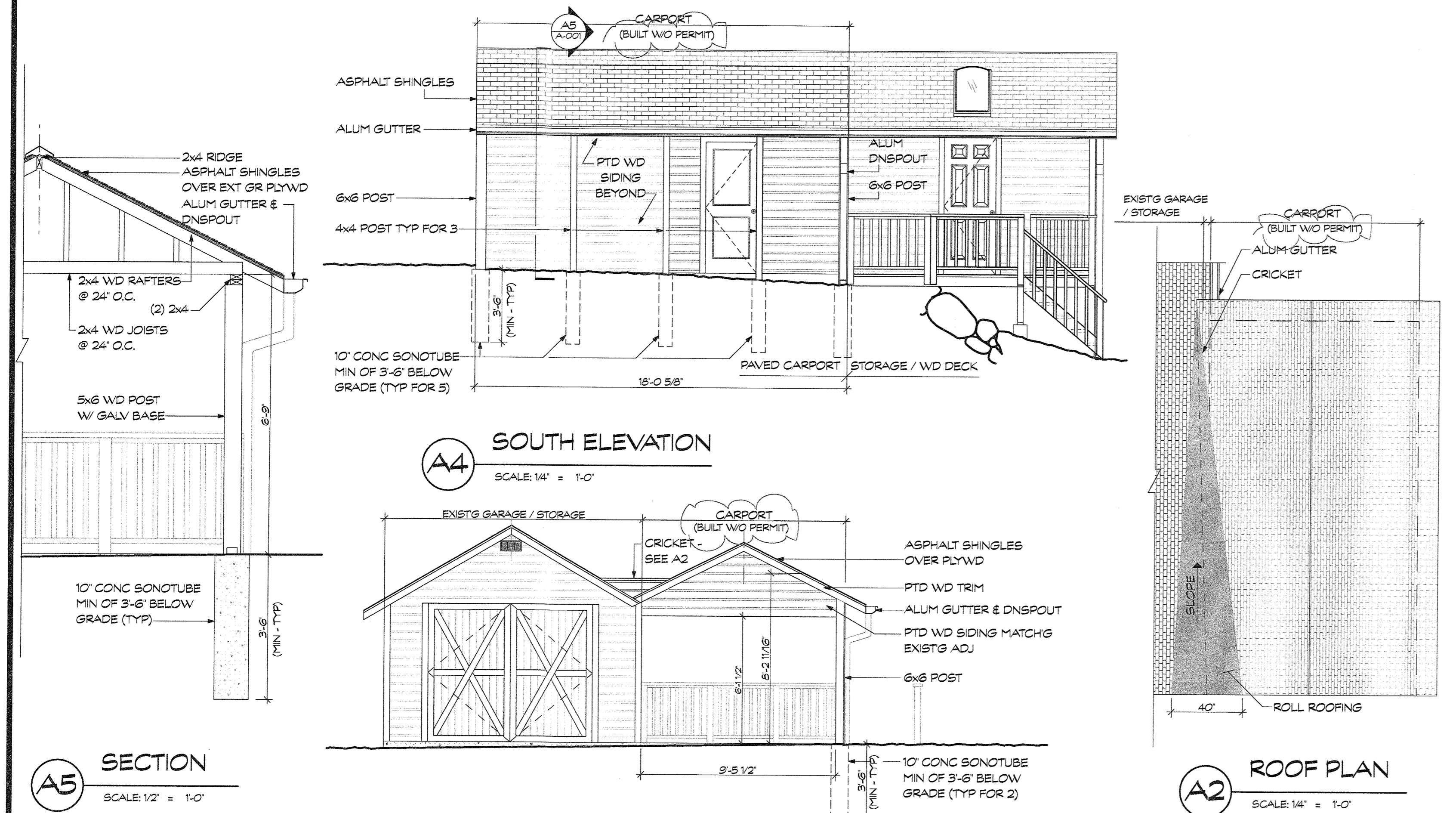
ACCESSORY BLDG: CARPORT	REQUIRED / ALLOWABLE	EXISTING	PROPOSED
Distance between Principal & Accessory Building	15' minimum	12.6' ±	12.6' ±
Required Front Yard	40'	121.0'	121.0'
Required Side Yard	5'	15.35'	15.35'
Required Rear Yard	10'	55.35'	55.35'
Maximum Building Height	5'	67.99'	67.99'
% Side Yard Area Occupied by Accessory Bldg	30%*	6.3%	6.3%

** Indicates existing nonconformity not to be made worse*



ELEVATIONS (PARTIAL)
SCALE: 1/4" = 1'-0"

NOTE: EXISTING LOWER DECK NOT SHOWN



EXISTING CARPORT & BALCONY EXTENSION
282 SOUTH BOULEVARD | UPPER GRANDVIEW NEW YORK
S/B/L: 66.17/4-23R3

DATE DESCRIPTION
06/14/2022 ORANGE TOWN BUILDING DEPT COMMENTS
03/09/2022 ORANGE TOWN BUILDING DEPT PLANNING BOARD

SCALE AS NOTED
A-001
S&CO, # 219