

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: 1/10/2023

Please check all that apply:

<input type="checkbox"/> Commercial <input checked="" type="checkbox"/> <b>Planning Board</b> <input checked="" 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 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
---	--

**PERMIT#:** BLDR-2466-22  
**ASSIGNED**  
**INSPECTOR:** Ken L

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

Project Name: Buzzetta/Nolan Addition

Street Address: 73 Harding Street  
Blauvelt NY 10913

Tax Map Designation:  
Section: 69.15 Block: 2 Lot(s): 17  
Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_

Directional Location:  
On the \_\_\_\_\_ side of Harding St, approximately \_\_\_\_\_ feet \_\_\_\_\_ of the intersection of \_\_\_\_\_, in the Town of Orangetown in the hamlet/village of Blauvelt.  
Acreage of Parcel \_\_\_\_\_ Zoning District R15  
School District S. Orangetown Postal District Blauvelt  
Ambulance District \_\_\_\_\_ Fire District \_\_\_\_\_  
Water District Verba Sewer District S. Orangetown

Project Description: (If additional space required, please attach a narrative summary.)  
One-story addition with garage to single family home

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

Date: 1/6/2023 Applicant's Signature: [Signature]

**APPLICATION REVIEW FORM**

**Applicant:** Ann Nolan Phone # 914-548-6100

**Address:** 73 Harding St Blauvelt NY 10913  
Street Name & Number (Post Office) City State Zip Code

**Property Owner:** Ann Nolan and Daniel Buzzetta Phone # 914-548-6100

**Address:** 73 Harding St Blauvelt NY 10913  
Street Name & Number (Post Office) City State Zip Code

**Engineer/Architect/Surveyor:** Harry Goldstein Phone # 845-356-7942

**Address:** 4 Regina Road Monsey NY 10952  
Street Name & Number (Post Office) City State Zip Code

**Attorney:** \_\_\_\_\_ Phone # \_\_\_\_\_

**Address:** \_\_\_\_\_  
Street Name & Number (Post Office) City State Zip Code

**Contact Person:** Christine Camillieri Phone # 845-596-5257

**Address:** \_\_\_\_\_  
Street Name & Number (Post Office) City State Zip Code

**GENERAL MUNICIPAL LAW REVIEW:**

This property is within 500 feet of:  
(Check all that apply)

**IF ANY ITEM IS CHECKED, A REVIEW MUST BE DONE BY THE ROCKLAND COUNTY COMMISSIONER OF PLANNING UNDER THE STATE GENERAL MUNICIPAL LAW, SECTIONS 239 L, M, N, AND NN.**

- |   |   |
|---|---|
| <input type="checkbox"/> State or County Road | <input type="checkbox"/> State or County Park |
| <input type="checkbox"/> Long Path            | <input type="checkbox"/> County Stream        |
| <input type="checkbox"/> Municipal Boundary   | <input type="checkbox"/> County Facility      |

List name(s) of facility checked above:

\_\_\_\_\_

**Referral Agencies:**

- |  |  |
|--|--|
| <input type="checkbox"/> RC Highway Department       | <input type="checkbox"/> RC Division of Environmental Resources  |
| <input type="checkbox"/> RC Drainage Agency          | <input type="checkbox"/> RC Dept. of Health                      |
| <input type="checkbox"/> NYS Dept. of Transportation | <input type="checkbox"/> NYS Dept. of Environmental Conservation |
| <input type="checkbox"/> NYS Thruway Authority       | <input type="checkbox"/> Palisades Interstate Park Commission    |
| <input type="checkbox"/> Adjacent Municipality _____ |  |
| <input type="checkbox"/> Other _____                 |  |

**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: December 9, 2022 *11/10/23* *(LAW)*  
Applicant: Buzzetta *Nolan*  
Address: 73 Harding St, Blauvelt, NY  
RE: Application Made at: same

Chapter 43, Table 3.12, Column 1 R-15 District, Column 2 Group M, Column 3 SFR, Column 9 Required Side Yard 20' w/ 13.1' proposed, Column 10 Total Side Yard 50' Required w/ 47.9' proposed  
Two variances required

Section: 69.15 Block: 2 Lot: 17

Dear Buzzetta:

Please be advised that the Building Permit Application, which you submitted on November 29, 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,  
*[Signature]* *12-9-22*

Richard Oliver  
Deputy Building Inspector

*[Signature]*

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

Date  
CC: Rosanna Sfraga  
Liz Decort  
Debbie Arbolino

*12-14-22* *1-10-23* *[Signature]*



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: December 9, 2022

Applicant: Buzzetta

Address: 73 Harding St, Blauvelt, NY

RE: Application Made at: same

Chapter 43, Table 3.12, Column 1 R-15 District, Column 2 Group M , Column 3 SFR, Column 9 Required Side Yard 20' w/ 13.1' proposed, Column 10 Total Side Yard 50' Required w/ 47.9' proposed  
 Two variances required

Section: 69.15 Block: 2 Lot: 17

Dear Buzzetta:

Please be advised that the Building Permit Application, which you submitted on November 29, 2022, has been denied. I have enclosed a Xerox copy of your application, where you will find at the bottom the reason for denial.

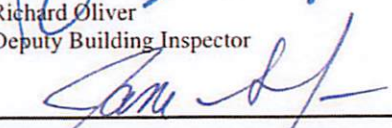
**In Accordance with Zoning, Chapter 43 Section 10.322 the time to appeal a determination of a Building Inspector or Similar administrative office is thirty (30) days from the filing of such a determination with the Town Clerk.**

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

12-14-22



PERMIT EXPIRES TWO (2) YEARS FROM DATE OF ISSUANCE.  
TWO SIX (6) MONTH EXTENSIONS MAY BE GRANTED PRIOR TO EXPIRATION DATE.

**APPLICATION FOR BUILDING / DEMOLITION PERMIT**

**TOWN OF ORANGETOWN**

20 Greenbush Road, Orangeburg, NY 10962 Phone: (845) 359-8410 Fax: (845) 359-8526

FOR OFFICE  
USE ONLY

SECTION

BLOCK

LOT

NAME

PERMIT#

ZONE: R-15 OFFICIAL USE ONLY ACREAGE: .46  
 Inspector: Ken Date App Received: 11-29-22 Received By: Liz  
 Permit No. BLDR-2416-22 Date Issued: \_\_\_\_\_  
 CO No. \_\_\_\_\_ Date Issued: \_\_\_\_\_  
 Permit Fee: \$5202 Ck# 742 Paid By Buzzetta/Nolan  
 GIS Fee: \$20 Ck# " Paid By \_\_\_\_\_  
 Stream Maintenance Fee Ck # \_\_\_\_\_ Paid By \_\_\_\_\_  
 Additional Fee: \_\_\_\_\_ Ck# \_\_\_\_\_ Date Paid \_\_\_\_\_ Paid By \_\_\_\_\_  
 1<sup>st</sup> 6 mo. Ext.: \_\_\_\_\_ Ck # \_\_\_\_\_ Exp. Date: \_\_\_\_\_ Paid By \_\_\_\_\_  
 2<sup>nd</sup> 6 mo. Ext.: \_\_\_\_\_ Ck # \_\_\_\_\_ Exp. Date: \_\_\_\_\_ Paid By \_\_\_\_\_

NOV 30 2022

RECEIVED

NOV 29 2022

**APPLICANT COMPLETES:**

Note: See inside for instructions for completing this application,  
PAGES 2, 3 and PAGE 4 must be reviewed and PAGES 3 & 4 must be signed by the applicant.

Property Location: 73 Harding Street Blauvelt NY, 10913

Section 69.15 Block: 2 Lot 17

Property Owner: Ann Nolan, Daniel Buzzetta

Mailing Address: 73 Harding Steet, Blauvelt NY, 10913

Email: anolan1@gmail.com, dbuzzetta@gmail.com Phone #: 914-548-6100

Lessee (Business Name): not applicable

Mailing Address: \_\_\_\_\_

Email: \_\_\_\_\_ Phone #: \_\_\_\_\_

Type of Business /Use: single family home

Contact Person: Ann Nolan Relation to Project: home owner

Email: anolan1@gmail.com Phone#: 914-548-6100

Architect/Engineer: Harry J. Goldstein NYS Lic # 023518

Address: 4 Regina Road, Monsey, New York 10952 Phone#: 914-393-5787

Builder/General Contractor: Gregg Smith RC Lic # H-10037

Address: 6 Redwood Ct Nanuet, NY, 10954 Phone#: 845-641-7094

Plumber: Total Plumbing Concepts RC Lic # P-1184 PH

Address: 11 3rd St New City, NY Phone#: 845-510-4123

Electrician: Mil-Mart Electric RC Lic #: E-502

Address: 19 Strawberry Hill Lane W Nyack, NY Phone#: 845-222-5348

Heat/Cooling: Riverside HVAC RC Lic#: P-01739

Address: 56 Riverside Terrace Blauvelt, NY Phone#: 845-359-1642

Existing use of structure or land: \_\_\_\_\_

Proposed Project Description: One story addition and garage to single family residence.

Proposed Square Footage: 2,240 total living Estimated Construction Value (\$): 285,000

**BUILDING DEPARTMENT COMPLETES BELOW**

PLANS REVIEWED: \_\_\_\_\_

PERMIT REFERRED / DENIED FOR: \_\_\_\_\_

Chapter 43, Title 3.12, Column 1 = R-15 District, Column 2 = Group M, Column 3 = SPK, Column 9 Required side yard 20' w/ 13.1' proposed. Column 10 Total Side Yard 50' w/ 47.9' proposed. 2 Variances required.

Resub, 1/9/22

8/12/14/22

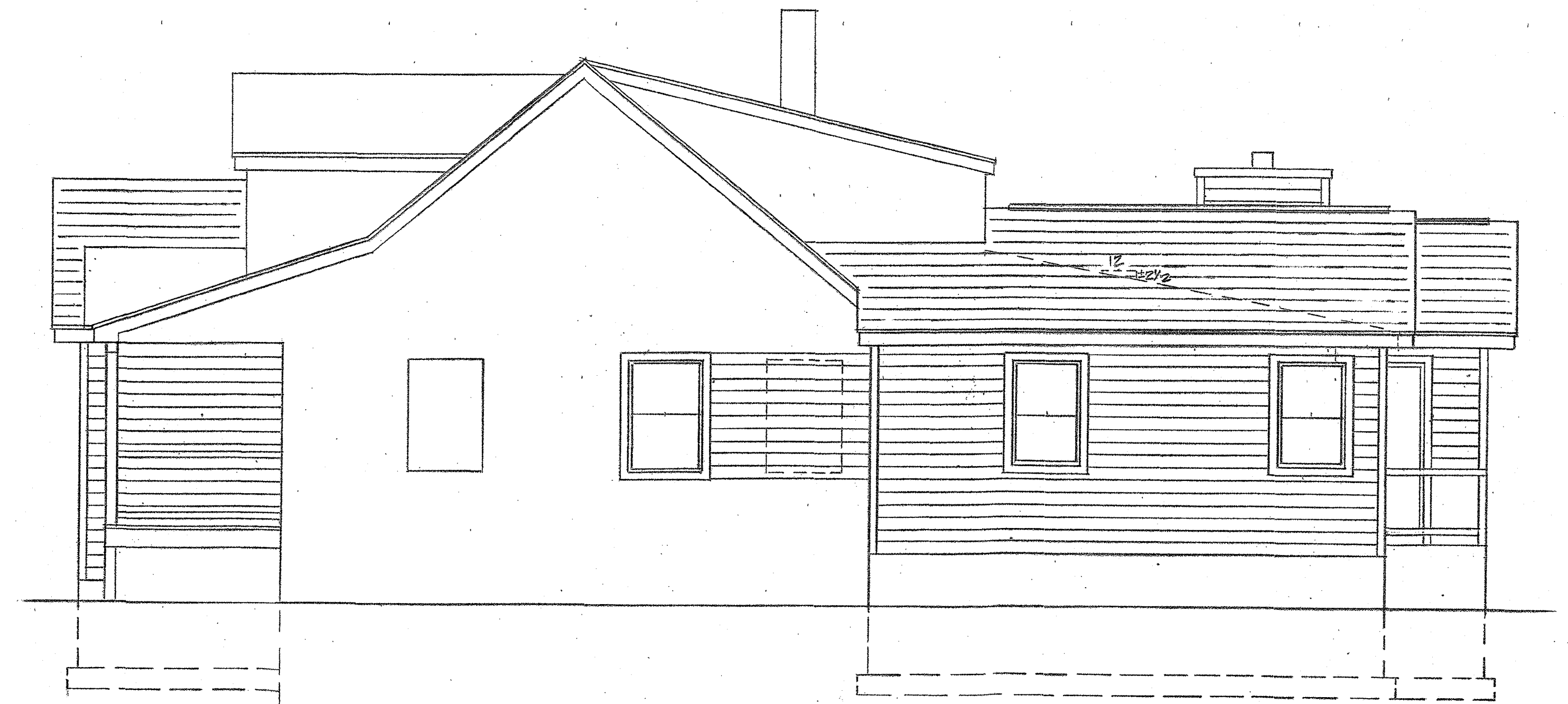
<u>SWIS</u>	<u>PRINT KEY</u>	<u>NAME</u>	<u>ADDRESS</u>
392489	69.15-2-17	Daniel Buzzetta	73 Harding St,Blauvelt, NY 10913
392489	69.15-2-18	Martha A Traynor	81 Harding St,Blauvelt, NY 10913
392489	69.15-2-19	James L Napolitano	89 Harding St,Blauvelt, NY 10913
392489	69.15-2-25	Maryellen Smith	454 Blauvelt Rd,Blauvelt, NY 10913
392489	69.15-2-26	Patricia A Sheehan	446 Blauvelt Rd,Blauvelt, NY 10913
392489	69.16-1-33	Andrew Trozzo	438 Blauvelt Rd,Blauvelt, NY 10913
392489	69.16-1-45	Senan J Clancy	57 Harding St,Blauvelt, NY 10913
392489	69.16-1-46	Michael Fehsal	65 Harding St,Blauvelt, NY 10913



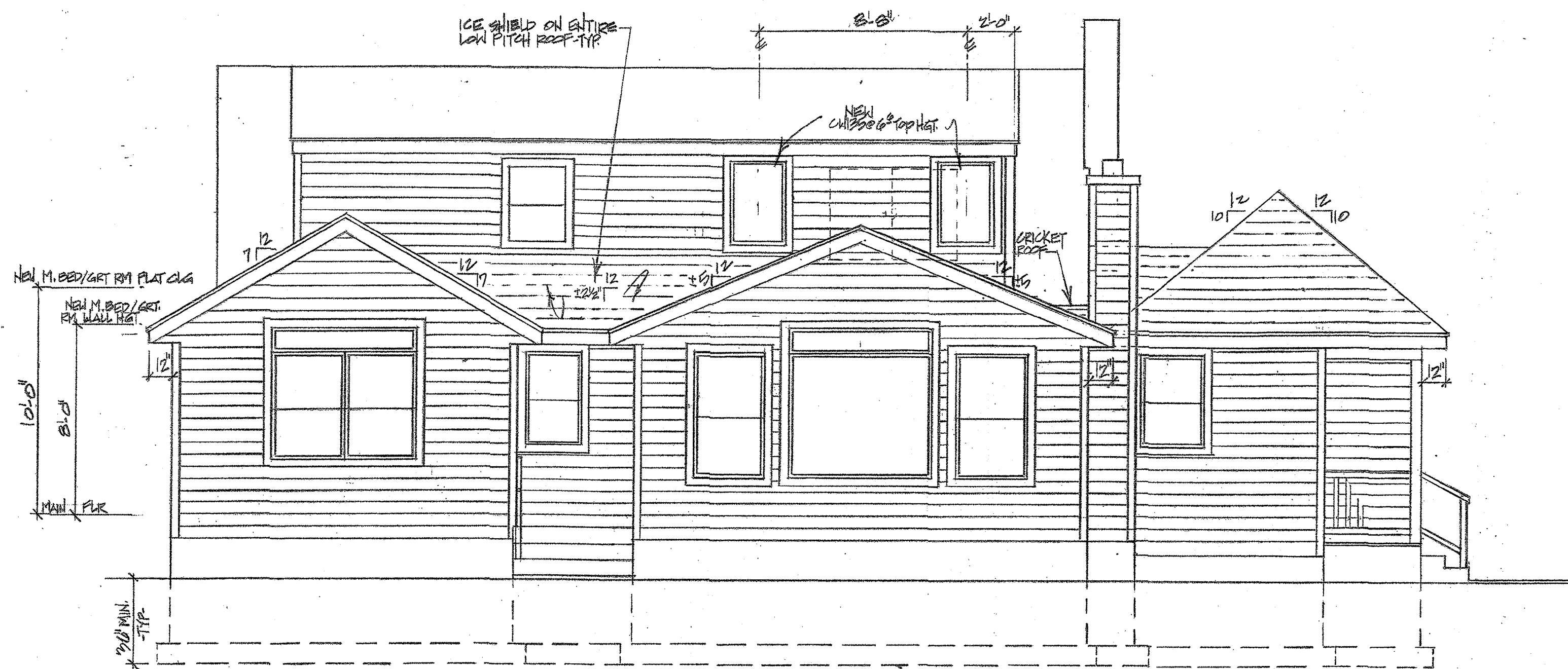


FRONT ELEVATION

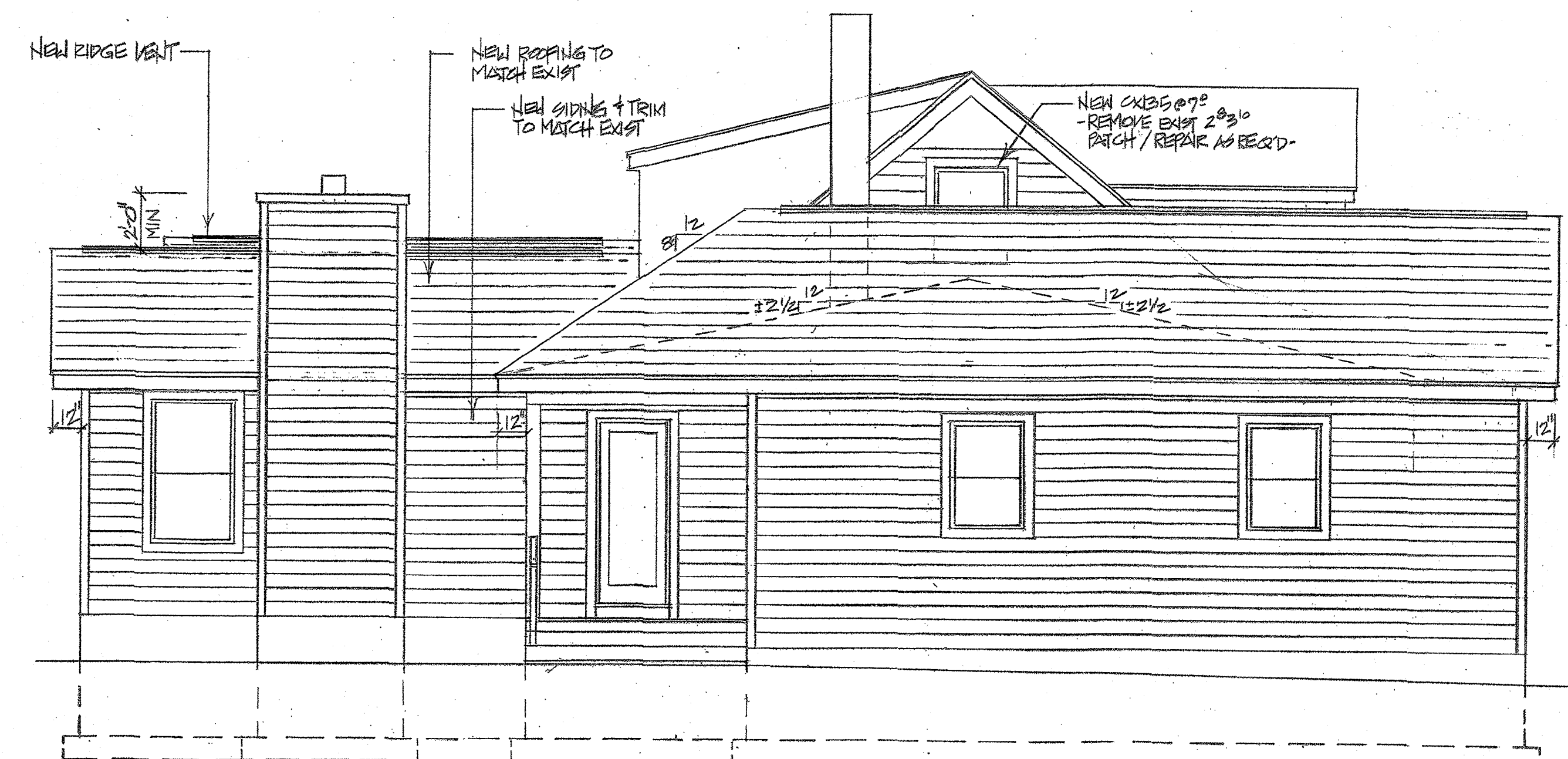
SCALE: 1/4"=1'-0"



RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION

RECEIVED

NOV 29 2022

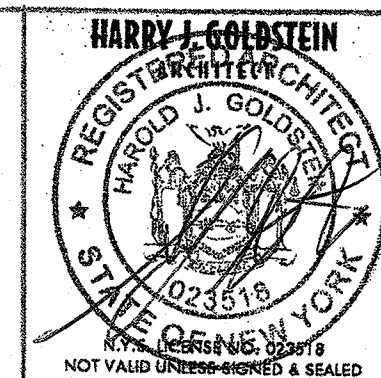
TOWN OF ORANGETOWN  
BUILDING DEPARTMENT

FEB 1 2023

Town Of Orangetown

BUZZETTA/NOLAN RESIDENCE  
ONE-STORY ADDITION

73 HARDING STREET  
BLAUVELT, NEW YORK



HARRY J. GOLDSTEIN  
ARCHITECT  
DESIGN & DEVELOPMENT

48EGINA ROAD  
MONSEY, NEW YORK 10952  
(845) 356-7942 (914) 393-5767

PROJECT 220558  
JULY 6, 2022

1  
O  
T  
3







