

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#: BLDR-1809-22
 ASSIGNED
 INSPECTOR: Ken L

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

Project Name: Herder Privacy Fence

Street Address: 1028 Route 9W S
Nyack, NY 10960

Tax Map Designation:
Section: 71.09 Block: 1 Lot(s): 31
Section: _____ Block: _____ Lot(s): _____

Directional Location:
On the South side of Route 9W, approximately 30-50 feet north of the intersection of Treeline Terrace, in the Town of Nyack in the hamlet/village of Nyack.

Acreage of Parcel <u>1.1</u>	Zoning District <u>R-22</u>
School District <u>Nyack</u>	Postal District <u>Nyack</u>
Ambulance District <u>Nyack</u>	Fire District <u>Nyack</u>
Water District <u>Veolia</u>	Sewer District <u>Orangetown</u>

Project Description: (If additional space required, please attach a narrative summary.)
Installation of privacy fence at bottom of property. Close to road but not in buffer zone. Aim to provide a bit of separation/privacy from busy &

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

Date: _____ Applicant's Signature: _____



APPLICATION REVIEW FORM

Applicant: Jade Herder Phone # 609-220-5767

Address: 1028 Route 9W S Nyack, NY 10960

Property Owner: Jade Herder Phone # 609-220-5767

Address: 1028 Route 9W S Nyack, NY 10960

Engineer/Architect/Surveyor: Fesco Fence Phone # 845-358-7900

Address: 237 South Route 303 West Nyack, NY 10994

Attorney: Phone #

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

Contact Person: Jade Herder Phone # 609-220-5767

Address: 1028 Route 9W S Nyack, NY 10960

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.

- State or County Road, Long Path, Municipal Boundary, State or County Park, County Stream, County Facility

List name(s) of facility checked above: Route 9W

Referral Agencies:

- RC Highway Department, RC Drainage Agency, NYS Dept. of Transportation, NYS Thruway Authority, Adjacent Municipality, Other, RC Division of Environmental Resources, RC Dept. of Health, NYS Dept. of Environmental Conservation, Palisades Interstate Park Commission

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? ~~YES~~ 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.

Denial, filing for variance

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

N/A



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: August 12, 2022
Applicant: Herder
Address: 1028 Route 9W, S Nyack, NY
RE: Application Made at: same
Chapter 43, Section 5.226 Fence not over 4.5' allowed in front yard with 6' proposed
One Variance required

Section: 71.09 Block: 1 Lot: 31

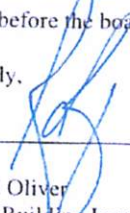
Dear Herder:

Please be advised that the Building Permit Application, which you submitted on August 5, 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

8/16/22

  8/16/22

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

Date
CC: Rosanna Sfraga
Liz Decort
Debbie Arbolino



**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

ZONE: <u>R-22 (GMD)</u> OFFICIAL USE ONLY		ACREAGE: <u>1.09</u>
Inspector: <u>Ken</u>	Date App Received: <u>08-05-22</u>	Received By: <u>Liz</u>
Permit No. <u>BUDR 1809-22</u>		Date Issued: _____
CO No. _____		Date Issued: _____
Permit Fee: <u>\$1108</u>	Ck# <u>103</u>	Paid By <u>Herder</u>
GIS Fee: <u>\$20</u>	Ck# <u>"</u>	Paid By <u>"</u>
Stream Maintenance Fee	Ck # _____	Paid By _____
Additional Fee: _____	Ck# _____	Date Paid _____ Paid By _____
1 st 6 mo. Ext.: _____	Ck # _____	Exp. Date: _____ Paid By _____
2 nd 6 mo. Ext.: _____	Ck # _____	Exp. Date: _____ Paid By <u>AUG 9 2022</u>

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 signed by the applicant.

Property Location: 1028 Route 9W S, Nyack, NY 10960

Section: 11.09 Block: 1 Lot: 31

Property Owner: Jade Herder

* Contact Person: Mailing Address: 1028 Route 9W S, Nyack, NY 10960

Email: jadeuh33@gmail.com Phone #: 609-220-5767

Lessee (Business Name): Fesco Fence

Mailing Address: 237 South Route 303 West Nyack, NY 10994

Email: _____ Phone #: 845-358-7900

Type of Business / Use: build privacy fence

Contact Person: Joe Labriola Relation to Project: _____

Email: joel.fesco@gmail.com Phone#: 845-358-7900

Architect/Engineer: _____ NYS Lic # _____

Address: _____ Phone#: _____

Builder/General Contractor: FESCO Fence Inc. RC Lic # H-00491

Address: 237 S. ROUTE 303 W. NYACK NY Phone#: _____

Plumber: _____ RC Lic # _____

Address: _____ Phone#: _____

Electrician: _____ RC Lic # _____

Address: _____ Phone#: _____

Heat/Cooling: _____ RC Lic#: _____

Address: _____ Phone#: _____

Existing use of structure or land: N/A, nothing there

Proposed Project Description: build privacy fence, 116' long, 6' high

Cedar 1x6 knotty solid board w/ Annual posts

Proposed Square Footage: _____ Estimated Construction Value (\$): 1500-

BUILDING DEPARTMENT COMPLETES BELOW

PLANS REVIEWED: _____

PERMIT REFERRED / DENIED FOR:

Chapter 43, Section 5.226 fence not more than 4.5' allowed in front yard, with 6' proposed

[Signature]

Critical Envir

FOR OFFICE USE ONLY SECTION BLOCK LOT NAME PERMIT#

APPLICATION REVIEW FORM

AFFIDAVIT

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

I, Jade Herder being duly sworn deposes and says that he is the applicant, agent or attorney for applicant, in the matter of the petition before the Zoning board (board) in the town/village of Nyack affecting property located at 1028 Route 9W S, Rockland County, New York.

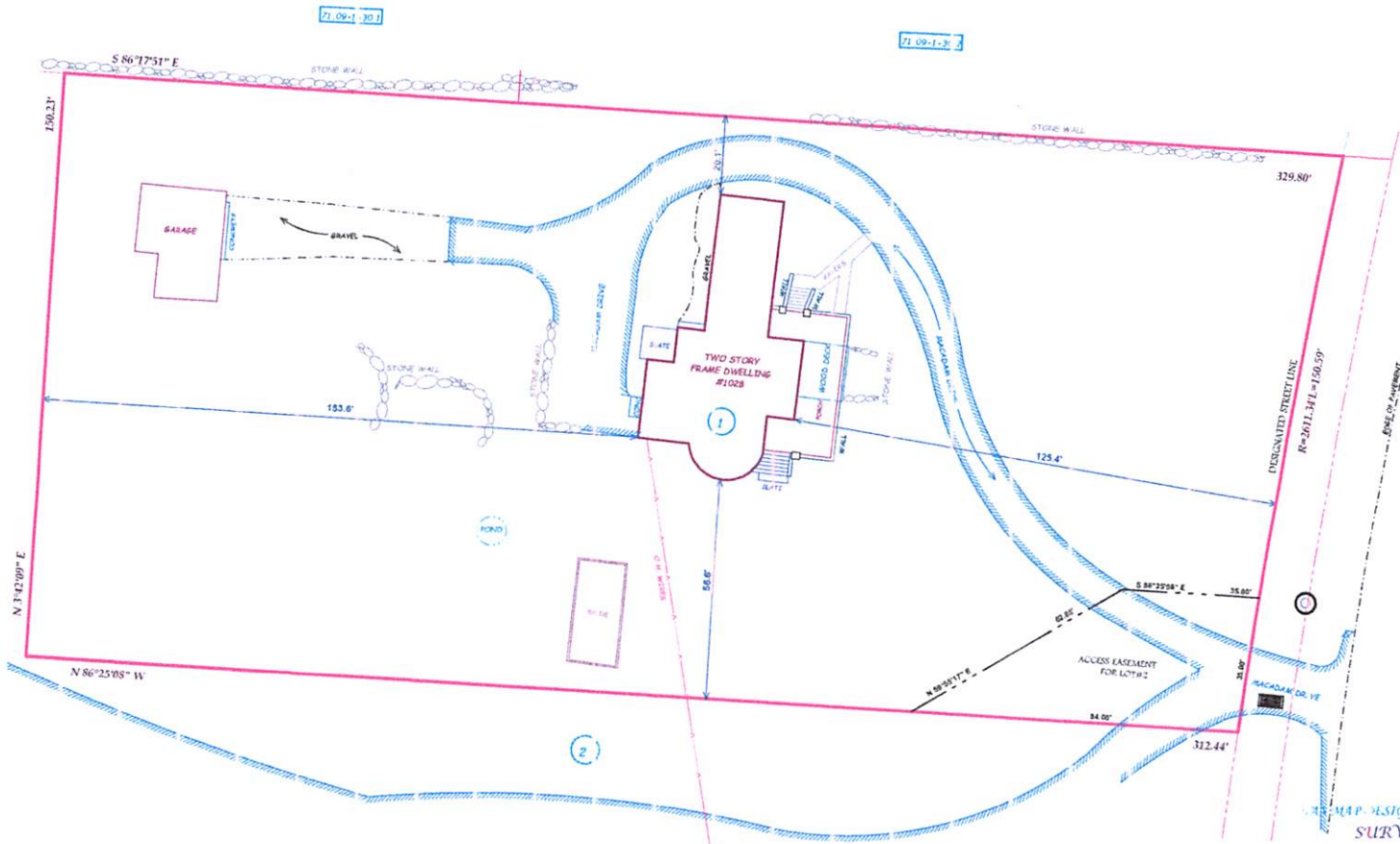
That the following are all of the owners of property 200' (distance) from the premises as to which this application is being taken.

SECTION-BLOCK-LOT NAME ADDRESS

SWIS	PRINT KEY	NAME	ADDRESS	PAGE # 1
392489	71.09-1-16	Steven Plake	1037 Rte 9W, Upper Grandview, NY 10960	
392489	71.09-1-17	Lisa Ferrante	1031 Rte 9W, Nyack, NY 10960	
392489	71.09-1-18	Emily J Blake	1027 Rte 9W, Upper Grandview, NY 10960	
392489	71.09-1-19	Pierre Chaubard	14 Autumn Ct, Upper Saddle River, NJ 07458	
392489	71.09-1-28	Cornielle Real Estate Ent LLC	102 Princeton Dr, Tappan, NY 10983	
392489	71.09-1-29	Barbara R Todd	1046 Rte 9W, Nyack, NY 10960	
392489	71.09-1-31	Oliver Herder	1028 Rte 9W, Upper Grandview, NY 10960	
392489	71.09-1-32	Donald Henry Steinmetz	1020 Rt 9W, Nyack, NY 10960	
392489	71.09-1-33	Mark Z Solomon	1 Treeline Ter, Upper Grandview, NY 10960	
392489	71.09-1-34	Samer Danial	7 Treeline Ter, Upper Grandview, NY 10960	
392489	71.09-1-35	Jonathan Satin	6 Treeline Ter, Upper Grandview, NY 10960	
392489	71.09-1-38	Michael Penn	3 Treeline Terr, Upper Grandview, NY 10960	
392489	71.09-1-39	Bruce Reingold	2 Treeline Terr, Upper Grandview, NY 10960	
392489	71.09-1-43	Charles Bracken	31 Tweed Blvd, Upper Grandview, NY 10960	
392489	71.09-1-44	James Watson	400 E Oceanfront Apt A, Newport Beach, CA 92661	
392489	71.09-1-30.1	Winton D Rossiter	1044 Rte 9W, Upper Grandview, NY 10960	
392489	71.09-1-30.2	Stephen C Walsh	1040 Rte 9W, Upper Grandview, NY 10960	



CERTIFIED TO: OLIVER HERDER
 JADI HAMILTON
 FIRST AMERICAN TITLE INSURANCE COMPANY
 GUARANTEED RATE INC., ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR



ZONING BOARD OF APPEALS
 Meeting Of:
MAY 17 2023
 Town of Orangetown

RECEIVED
 APR 5 2023
 TOWN OF ORANGETOWN
 LAND USE BOARDS

1028 S RT 9W
 TOWN OF ORANGETOWN, ROCKLAND COUNTY
 NY 10964 NEW YORK
 MARCH 23, 2021 SCALE: 1" = 20'
 0 10 40 80

ANTHONY R. CELENTANO P.L.S.
 31 ROSMAN ROAD
 THIELLS, N.Y. 10984
 846 429 5290 FAX 429 5974
Anthony R. Celentano IC #50833

LOT AREA = 48,023.61 SQUARE FEET
 BEING LOT 1 ON A CERTAIN MAP ENTITLED
 "SUBDIVISION OF PROPERTY OF JOHN F. BRADLEY"
 FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE
 AS MAP #4532 BOOK #87 PAGE #35 ON 07/12/1974.

NOTE:
 THIS MAP IS PREPARED FOR THE TOWN OF ORANGETOWN AND IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE TOWN OF ORANGETOWN IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS MAP. THE USER OF THIS MAP SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE TOWN OF ORANGETOWN IS NOT RESPONSIBLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING OUT OF OR FROM THE USE OF THIS MAP. THE TOWN OF ORANGETOWN IS NOT RESPONSIBLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING OUT OF OR FROM THE USE OF THIS MAP.

RECEIVED

APR 5 2023

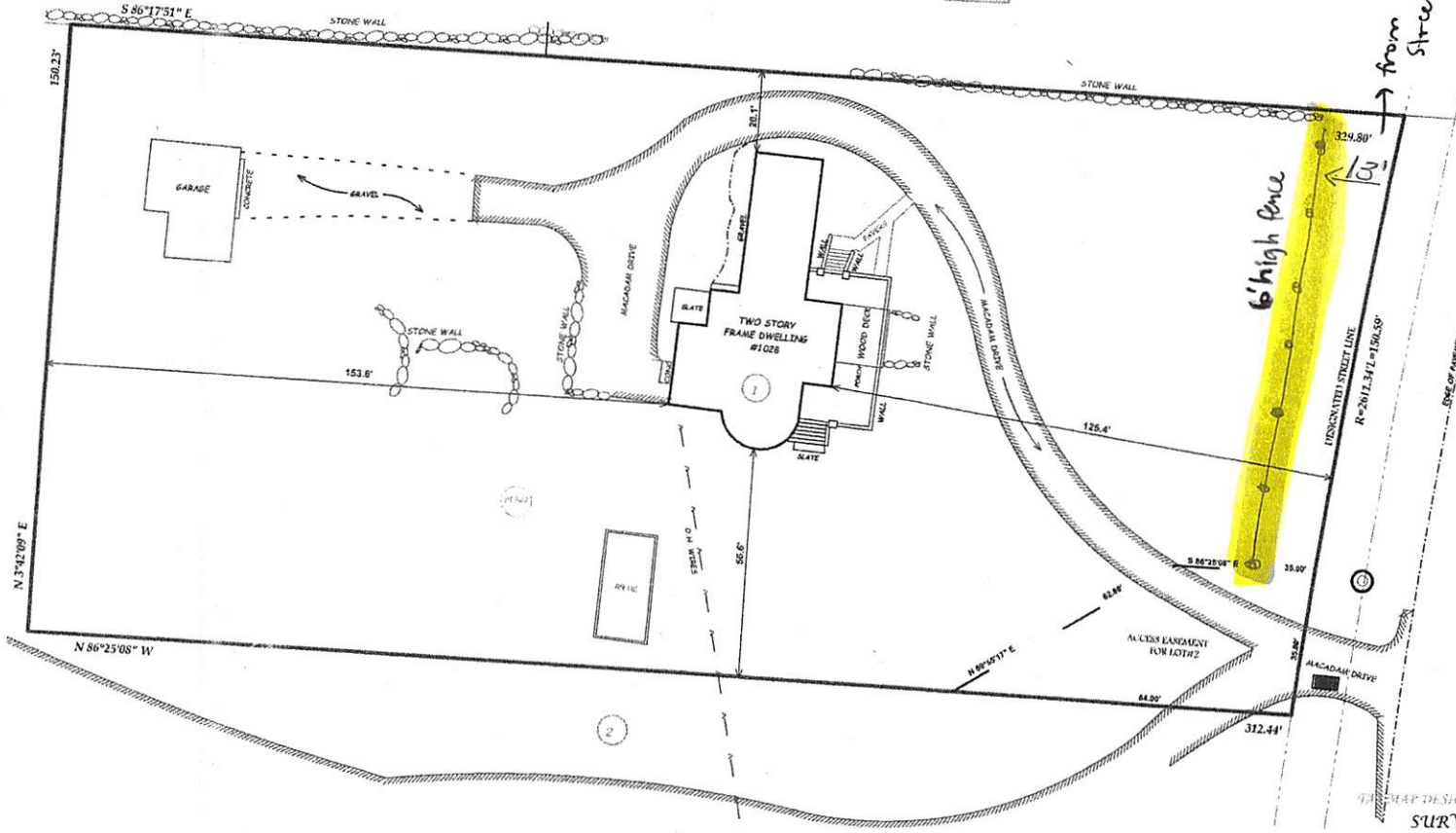
TOWN OF ORANGETOWN
LAND USE BOARDS

RECEIVED

AUG 5 2022

TOWN OF ORANGETOWN
BUILDING DEPARTMENT

CERTIFIED TO: OLIVER HERDER
JADE HAMILTON
FIRST AMERICAN TITLE INSURANCE COMPANY
GUARANTEED RATE INC., ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR



ZONING BOARD OF APPEALS
Meeting Of:
MAY 17 2023
Town Of Orangetown

SOUTH ROUTE 9W

MAP DESIGNATION: 71.09-1-31
SURVEY FOR
1028 S RT 9W

TOWN OF ORANGETOWN, ROCKLAND COUNTY
NYACK NEW YORK
MARCH 23, 2021 SCALE: 1" = 20'
0 20 40 60

ANTHONY R. CELENTANO P.L.S.
31 ROSMAN ROAD
THIELLS, N.Y. 10984
845 429 5290 FAX 429 5974
Anthony R. Celentano IC#50633

LOT AREA = 48,023.68 SQUARE FEET
BEING LOT 1 ON A CERTAIN MAP ENTITLED
"SUBDIVISION OF PROPERTY OF JOHN F. BRADLEY"
FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE
AS MAP #4532 BOOK #87 PAGE #35 ON 07/12/1974.

NOTE:
THIS IS A REPRODUCTION OF THE ORIGINAL SURVEY MAP FOR ANY PARTIAL OR FULLY UNRECORDED THE CORNER OF A LOT OR LAND SURVEY TO BE MADE BY ANY PARTY SHALL BE THE RESPONSIBILITY OF THE PARTY MAKING THE SAME. THE SURVEYOR'S LIABILITY IS LIMITED TO THE ACCURACY OF THE ORIGINAL SURVEY MAP AND ANY OMISSIONS OR ERRORS THEREIN ARE THE RESPONSIBILITY OF THE PARTY MAKING THE SAME. THE SURVEYOR'S LIABILITY IS LIMITED TO THE ACCURACY OF THE ORIGINAL SURVEY MAP AND ANY OMISSIONS OR ERRORS THEREIN ARE THE RESPONSIBILITY OF THE PARTY MAKING THE SAME.

TOWN OF ORANGETOWN
BUILDING DEPARTMENT

AUG 9 2022

RECEIVED

71.09-1-31
1028 Rt. 9W

Privacy Fence Proposal



FESCO FENCE, INC. 237 South Route 303
West Nyack, NY 10994 (845) 358-7900
www.fescofence.com info@fescofence.com

PROPOSAL/CONTRACT

Page 1
04/16/2022

Customer Information:

HERDER JADE
1028 RT 9W
NYACK , NY

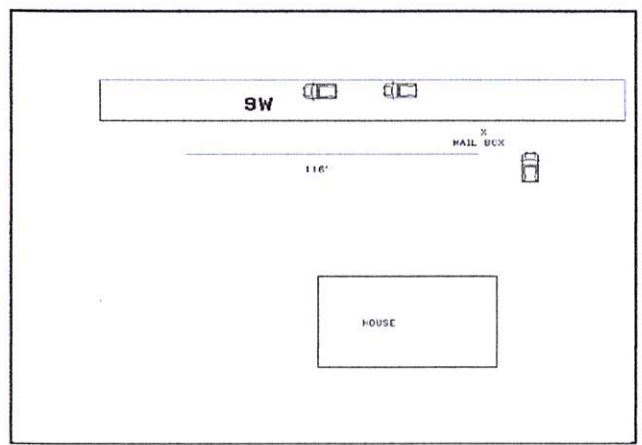
Job Information:

609-220-5767

Notes:

SUPPLY AND INSTALL AS PER DRAWING

116' 6' high Fencing CEDAR 1X6 KNOTTY
SOLID BOARD WITH #1 FINIAL EXPOSED POSTS



FESCO FENCE, INC. WARRANTIES
All workmanship is warranted for a minimum of 1 year.
All material is warranted by the respective manufacturers.
Defective material covered by the manufacturers warranty will be replaced by FESCO FENCE, INC. at NO CHARGE to the customer!

Residential prefab wood fence workmanship is warranted for 1 year.
Residential custom Fescospec wood fence workmanship is warranted for 3 years.
Residential Vinyl, Aluminum, Steel and Chain Link are warranted for 5 years.

All of the above items may be eligible for the FESCO FENCE, INC. optional LIFETIME WORKMANSHIP WARRANTY. Fesco Fence, Inc. warrants residential products to be free of any substantial defects from improper workmanship for the LIFETIME of the product provided our FESCO FENCE, INC. sign remains visibly attached.

Commercial/Municipal work is warranted for 1 year.
Warranties will only be honored after completed installation is paid in full.
Original contract must be presented when making a warranty claim.
Please refer to our website www.FESCOFENCE.com for further details and full explanation of the warranty.

Changes to original contract must be in writing and signed by customer and FESCO FENCE, INC.

PAYMENT OBLIGATION:
Any Delivered or Installed Materials remain the property of FESCO FENCE, INC. until customer has PAID IN FULL for contracted products.
Full payment of any balance is to be provided to FESCO FENCE, INC. Foreman or Project Manager upon completion of installation.

For Work In Progress: Every Friday, Customer will make progress payments. Cumulative progress payments must be equal to the percentage of completion of job plus 100% of entire project material cost.

Unpaid balances, commencing from date due, will accrue a service charge of 2% per month.

Customer is liable for all Collection and Legal fees that may occur from non-payment.
Refunds on payments made by credit card will be subject to 5% credit card fee.

*Customer has the right to cancel this contract within 3 business days of signing. This can be done by e-mail, registered mail or personally in our office by writing it on the original signed contract.

This Price is good for 10 days from date of proposal
ON-LINE CREDIT/DEBIT CARD PAYMENTS CAN BE MADE AT www.FESCOFENCE.com.

CUSTOMER AGREES TO BE RESPONSIBLE FOR:
*Obtaining all Permits/Permissions to allow installation.
*Clearing obstructions.
*Conforming with applicable rules, regulations and zoning ordinances
*Damage to any underground wires, pipes, sprinklers, pool lines etc., not marked prior to excavation.
*Having Survey Stakes, Pins or Markers denoting property lines in place. Customer is fully responsible for location of fence. FESCO FENCE, INC. may assist Customer in determining where fence is to be erected, however under no circumstances does FESCO FENCE, INC. assume responsibility concerning Property Lines, or in any way guarantee their accuracy without Property Markers. If Markers cannot be located, it is recommended Customer has property Surveyed.
*Customer is responsible for damage if Customer requests FESCO FENCE, INC. digs in vicinity of marked Utilities or all other marked underground items

Approved & Accepted for Customer:

Contract Amount: \$ 11279.14
Down Payment: \$ _____
Balance Due: \$ _____

Customer _____ Date _____

Accepted for FESCO FENCE, INC.: _____

Project Manager Joe Labriola _____ Date _____

