

Bergson

Historical Areas Board of Review(HABR)

Town of Orangetown Building Department  
20 Greenbush Road, Orangeburg, New York 10962

PROPERTY ADDRESS: 56 Woods Rd Section/Block/Lot: 78.18-1-3.1-2

- 1. Provide a narrative summary explaining the project and including any facts pertaining to this project which applicant feels would be of interest to the Board;
- 2. Architectural Plans;
- 3. It is preferable to the HABR if the Architect would appear at the meeting with the Applicant.
- 4. Please bring SAMPLES of building materials to the meeting.
- 5. Materials checklist: (please provide the brand name, type, style, model and color numbers):

	COLOR	MATERIAL	MANUFACTURER
Roof:			
Siding:			
Decorative Siding:			
Soffits & Fascia:			
Gutters & Leaders:			
Windows:			
Trim:			
Shutters:			
Front Door:			
Back Door:			
Garage Door(s):			
Other Door(s):			
Lighting:			
Lighting:			
Stone or Rock being used on Structure:			
Stone or Rock being used on walkway(s):			
Other:	gravel Driveway		



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

**HISTORICAL AREAS BOARD OF REVIEW REFERRAL LETTER**

Date: July 20, 2023

Applicant: Bergson

Address: 58 Woods Rd, Palisades, NY

RE: Application Made at: same

Subject Referral for: Chapter 12 Section 12-4 Paragraph A requires HABR Approval


Section: 78.18 Block: 1 Lot: 3.13

Dear Bergson:

Please be advised that the Building Permit Application, which you submitted on  
July 7, 2023, has been referred to appear before the H.A.B.R. I have enclosed a copy of your  
application, where you will find at the bottom the reason for denial.

The Clerk to the Historical Areas Board of Review, Debbie Arbolino, can assist you in the  
preparation necessary to appear before the board. Please contact her at 845-359-8410 ext. 4331 or  
darbolino@orangetown.com

Sincerely,

 7/20/23  
Richard Oliver  
Deputy Building Inspector

  
Signature of Director

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

7/20/23  
Date  
CC: Rosanna Sfraga  
Liz Decort  
Debbie Arbolino



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: July 20, 2023

Applicant: Bergson

Address: 58 Woods Rd, Palisades, NY

RE: Application Made at: same

Chapter 43, Article VI, Section 6.1(c) ...

No off-street parking is permitted within a required front yard of a single-family or two-family residence except either on a driveway [maximum allowable width of 18 feet] or on an approved stoned area.

One Variance required

Section: 78.18

Block: 1

Lot: 3.13

Dear Bergson:

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

July 7, 2023, 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

7/20/23  
Date

CC: Rosanna Sfraga  
Liz Decort  
Debbie Arbolino



FOR OFFICE  
USE ONLY

SECTION

BLOCK

LOT

NAME

P

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: R-80 GML OFFICIAL USE ONLY ACREAGE: 2.87Inspector: Simon Date App Received: 7/7/23 Received By: SmPermit No. BLDR-3003-23 Date Issued: \_\_\_\_\_

CO No. \_\_\_\_\_ Date Issued: \_\_\_\_\_

Permit Fee: 150 Ck# 5859 Paid By Wyandanch WashingtonGIS Fee: 20 Ck# \_\_\_\_\_ Paid By Realty LLC

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 JUL - 7 20232<sup>nd</sup> 6 mo. Ext.: \_\_\_\_\_ Ck# \_\_\_\_\_ Exp. Date: \_\_\_\_\_ Paid By \_\_\_\_\_

## APPLICANT COMPLETES:

Note: See inside for instructions for completing this application,

PAGES 2, 3 and PAGE 4 must be reviewed and PAGES 3 &amp; 4 must be signed by the applicant.

Property Location: 58 WOODS RD. PALISADES, NY 10964Section: 78.18 Block: -1- Lot: 3.13Property Owner: WYANDANCH WASHINGTON REALTY LLCMailing Address: P.O. Box 695 PALISADES NY 10964-0695Email: BERGSONSIMON@GMAIL.COM Phone #: 845 359 5551

Lessee (Business Name): \_\_\_\_\_

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

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

Type of Business /Use: \_\_\_\_\_

Contact Person: SIMON BERGSON Relation to Project: \_\_\_\_\_Email: BERGSONSIMON@GMAIL.COM Phone #: (845) 359 5551Architect/Engineer: \_\_\_\_\_ NYS Lic # cell 917 345 4785

Address: \_\_\_\_\_ Phone#: \_\_\_\_\_

Builder/General Contractor: \_\_\_\_\_ RC Lic # \_\_\_\_\_

Address: \_\_\_\_\_ Phone#: \_\_\_\_\_

Plumber: \_\_\_\_\_ RC Lic # \_\_\_\_\_

Address: \_\_\_\_\_ Phone#: \_\_\_\_\_

Electrician: \_\_\_\_\_ RC Lic #: \_\_\_\_\_

Address: \_\_\_\_\_ Phone#: \_\_\_\_\_

Heat/Cooling: \_\_\_\_\_ RC Lic#: \_\_\_\_\_

Address: \_\_\_\_\_ Phone#: \_\_\_\_\_

Existing use of structure or land: SINGLE FAMILY HOMEProposed Project Description: Stone driveway in lieu of approval

JUL 10 2023

Bergson

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: \_\_\_\_\_

## 2023 LAND USE BOARD APPLICATION

Please check all that apply:

<input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Residential
<input type="checkbox"/> Planning Board	<input checked="" type="checkbox"/> Historical Board
<input 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 type="checkbox"/> Variance	
<input type="checkbox"/> Performance Standards Review	
<input type="checkbox"/> Use Variance	
<input type="checkbox"/> Other (specify): _____	

PERMIT#: BLDR-3603-23  
ASSIGNED  
INSPECTOR: Glenn  
Referred from Planning Board: YES / NO  
If yes provide date of Planning Board meeting: \_\_\_\_\_

Project Name: WYANDANCH WASHINGTON REALTY

Street Address: 58 Woods Rd.  
PALISADES NY 10964-0695

**Tax Map Designation:**

Section: 78-18 Block: 1 Lot(s): 3.13  
Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_

**Directional Location:**

On the WEST side of WOODS RD., approximately 1000 feet \_\_\_\_\_ of the intersection of WASHINGTON SPRING RD., in the Town of Orangetown in the hamlet/village of \_\_\_\_\_.

Acreage of Parcel <u>3+</u>	Zoning District <u>R-80</u>
School District <u>ORANGETOWN</u>	Postal District <u>Palisades</u>
Ambulance District <u>"</u>	Fire District <u>"</u>
Water District _____	Sewer District <u>"</u>

**Project Description:** (If additional space required, please attach a narrative summary.)

Gravel Driveway

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

Date: \_\_\_\_\_ Applicant's 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? Yes

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.

\_\_\_\_\_  
\_\_\_\_\_

# APPLICATION REVIEW FORM

Bergon/Glickman  
7/letters

## AFFIDAVIT

State of New York )

County of Rockland ) SS.:

Town/Village of ORANGETOWN

I, WALTER AURELL being duly sworn deposes and says that he is the applicant, agent or attorney for applicant, in the matter of the petition before the HARBOR (board) in the town/village of ORANGETOWN affecting property located at WOODS RD. PALISADES, Rockland County, New York.

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

SECTION-BLOCK-LOT

NAME

ADDRESS

- 78.18-1-2	9W AGORA, LLC	243 RTE 9W
- 78.18-1-44	JEFFREY SANDHOUSE	PALISADES, NY
- 78.18-1-42	LEO KEEGAN	201 RTE 9W
		PALISADES, NY
- 78.18-1-40	MARINA HARRISON	PO. BOX 616
		PALISADES, NY
- 78.18-1-39	RICHARD COOK	PO. BOX 657
		PALISADES, NY
- 78.18-1-3.2	PALISADES 9W, LLC	PO. BOX 573
		PALISADES, NY
78.18-1-43	LISA PINEHART	PO. BOX 695
		PALISADES, NY
1-4	S. BERGSON FINANCIAL TRUST	" "
		Box 690
1-5	9MAN BERGSON	Box 695



Clerk of Boards Review:

Date: \_\_\_\_\_ Initials: \_\_\_\_\_

Building Dept. (Accepted By):

Date: \_\_\_\_\_ Initials: \_\_\_\_\_

### ENTITY DISCLOSURE FORM

TOWN OF ORANGETOWN  
Office of Building, Zoning, Planning Administration and Enforcement (OBZPAE)  
20 Greenbush Road  
Orangeburg, New York 10962  
Tel: (845) 359-8410 ext. 4330  
Website: [www.orangetown.com](http://www.orangetown.com)

**THIS FORM MUST ACCOMPANY ALL LAND USE APPLICATIONS SUBMITTED BY AN ENTITY AS DEFINED IN CHAPTER 43, ARTICLE 16 OF THE TOWN CODE OF THE TOWN OF ORANGETOWN.**

PROJECT NAME: WYANDANCH WASHINGTON REALTY LLC  
PROPERTY ADDRESS: 58 WOODS RD.  
TAX LOT ID: 78-18-1-3.13  
NAME OF APPLICANT: SIMON BERGSON  
OWNER OF PROPERTY: WYANDANCH WASHINGTON REALTY LLC  
Land Use Application/Brief Description of Project: \_\_\_\_\_

#### PART ONE:

- Pursuant to Section Chapter 43, Article 16 of the Town Code, the disclosure of the names and address of all persons or entities owning any interest or controlling position of any limited liability company, limited liability partnership, general or limited partnership, professional corporation, joint venture, doing business as name or venture, association, business trust, or non-publically traded corporation, (hereinafter referred to as the "Entity") is required of both the owner and applicant (if not the same) when filing a land-use application.
- Set forth the names of all members, officers, shareholders, directors, partners or other authorized persons of the Entity for the past year from the date of filing of any land-use board application.
- Attach a copy of all Entity documents filed with the NYS Secretary of State, or in any other State of formation, including:
  - All records regarding membership interests in the Entity;
  - Records regarding the transfer of membership interests since the date of formation.
- If a member of the Entity is not a natural person, please provide the name(s) and address(es) for the of the non-natural person member of that Entity, and provide the formation filing documents for such Entity.
- Provide supplemental sheets if the information does not fit below. (kindly label the supplemental sheets).

Name of Entity:	<u>WYANDANCH WASHINGTON REALTY LLC</u>
Address:	<u>P.O. Box 695 Palisades NY 10964-0695</u>
Telephone Number:	<u>845 359 5551</u>
E-Mail Address:	<u>BERGSON.SIMON@GMAIL.COM</u>
State/Date of Formation:	<u>NY - 1997</u>
Contact Person:	<u>SIMON BERGSON</u>



STATE OF NEW YORK

COUNTY OF ROCKLAND

) ss.:  
)

Managing Member SIMON BERGSON, being duly sworn, deposes and says that I am (Title) an active or qualified member of the COYANDANCE WASHINGTON REALTY LLC, a business duly authorized by law to do business in the State of New York, and that the statements made in the foregoing Affidavit are true, accurate and complete. I further understand that Land Use Applications may have a significant impact upon the health, safety and general welfare of the Town of Orangetown and its inhabitants and visitors; and that the Town Board is required to be certain that anyone with an interest or controlling position of an Entity, who applies for any land use approval or permission must have no conflict of interest as that term is described in NYS Town Law, as well as NYS General Municipal Law, and that the disclosure of any officers, directors, members, shareholders, managers, authorized persons, beneficial owners, any other controlling parties with the above entity, and all persons with a membership or voting interest in the entity is required to be made in any land use application or request for any approval from the Town, to be certain no conflict of interest exists and without the disclosure, a full review of any conflict cannot take place.

\_\_\_\_\_  
Signature

Sworn to and subscribed in my presence

This 28 day of July, 20 23

\_\_\_\_\_  
NOTARY PUBLIC

Deborah Arbolino  
Notary Public, State of New York  
No. 01AR6199210  
Qualified in Rockland County  
Commission Expires Jan. 12, 2025

DECISION  
**NEW HOUSE APPROVED AS PRESENTED**

TO: Walter Aurell (Bergson/Gluckstern)  
171 Kings Highway  
Orangeburg, New York 10962

HABR #20-17  
October 13, 2020  
Permit #50062

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#20-17: Application of Bergson/Gluckstern for review of a single-family residence. The premises are located at 56 Woods Road, Palisades, New York. Chapter 12 of the Code of the Town of Orangetown, Section 12-4 (A), Historical Areas Board of Review.  
Tax Map Designation: 78.18 / 1 / 3.1-2; R-80 zoning district.

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, October 13, 2020 at which time the Board made the following determination:

Walter Aurell, Architect, Margaret Garcia, Architect Brianne and Miguel Gluckstern, appeared.

The following documents were presented:

1. Architectural plans labeled "Bergson/Gluckstern Residence dated 5/26/2-2- with the latest revision date of 9/7/2020 signed and sealed by Walter Aurell.
2. Materials checklist with 11 color photos of materials.

Walter Aurell, Architect, stated that this is a one-story 61,000 sq. ft. house that will be a net zero structure; that it will be super insulated with geothermal wells; that it will have solar panels to off set the electric; that the primary wood siding will be Thermory which is a modified wood that never needs to be painted; that they are planning to put a clear seal on it; that the house has matching gable ends with bluestone cladding; that this will harmonize with Mr. Bergson's house; that the paths and porches will have bluestone paving; that the windows are made by Zola and are triple pain R-7 rating and clad outside and wood inside; that the roof shall be standing seam metal and the entry porch and other porches shall be post and beam construction; and that the pictures submitted to the Board show all of the proposed details for the house.

PUBLIC COMMENT:

No public comment.

TOWN OF ORANGETOWN  
2020 OCT 20 P 12:31  
TOWN CLERK'S OFFICE



FINDINGS OF FACT:

The Board, after personal observation of the property, hearing all the testimony and reviewing all drawings and plans, and other submissions, correspondence and reports (if any), found as fact, that: The application as presented, would not adversely affect the Historical Areas and the surrounding area. The design and materials for the proposed new residence:

1. The roof shall be manufactured by Englert dove grey metal.
2. The siding shall be natural wood by Thermory.
3. The decorative siding, soffits and fascia shall be natural wood by Thermory.
4. The gutters and leaders shall be metal to match the roof in dove grey.
5. The windows shall be mahogany by Zola.
6. The doors shall match the windows by Zola.
7. The lighting shall be copper and glass by Bega.
8. The rock/stone on the house shall be grey/blue bluestone.
9. The walkways shall be bluestone.
10. The spiral staircase shall be grey powder coated finish by Kueka Studios.

THIS APPROVAL/DECISION, INCLUDING THE BOARD’S REQUIRED MODIFICATIONS TO THE APPLICANT’S DRAWINGS AND /OR PLANS, OR CONDITIONS SET FORTH HEREIN, IF ANY, IS GRANTED BY THE HISTORICAL AREAS BOARD OF REVIEW SUBJECT TO ANY SUCH CONDITIONS AND/OR

MODIFICATIONS, AND IS LIMITED TO THE SPECIFIC RELIEF REQUESTED HEREIN.

***\*\* PRE-1918 CONSTRUCTION: PLEASE BE ADVISED: IN THE HISTORIC AREA, ALL CONSTRUCTION REQUIRING A BUILDING PERMIT OR ANY EXTERIOR CHANGES (INCLUDING PAINT COLOR) TO BUILDINGS CONSTRUCTED PRIOR TO 1918, REQUIRES APPROVAL FROM THE HISTORICAL AREAS BOARD OF REVIEW.***

**PRIOR APPROVAL OF THE HISTORICAL AREA BOARD OF REVIEW IS REQUIRED PRIOR TO ANY CHANGE OR MODIFICATION OF THE REQUIREMENTS AND/OR CONDITIONS SET FORTH IN THIS DECISION, INCLUDING, BUT NOT LIMITED TO:**

- ROOFING SHINGLES (IF CHANGING COLOR)
- SIDING
- DECORATIVE SIDING
- SOFFITS & FASCIA
- GUTTERS AND LEADERS
- WINDOWS
- TRIM
- SHUTTERS
- DOORS
- LIGHTING
- LOCATION OF AIR CONDITIONING UNITS

TOWN CLERK'S OFFICE  
2020 OCT 20 P 12:31  
TOWN OF ORANGETOWN

Page 3 of 3

- WALKWAYS, PATIOS
- POOLS, SPAS AND FENCES
- SIGNS
- ANY CHANGE IN THE ABOVE LIST INCLUDING COLOR, MATERIAL AND/OR MANUFACTURER

**IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT DEBBIE ARBOLINO, CLERK  
TO THE HISTORICAL AREAS BOARD OF REVIEW AT (845) 359-8410.**

DECISION: In view of the foregoing, and after personal observation of the property, hearing all the testimony before the Board, and reviewing all drawings and plans, and other submissions, correspondence and reports ( if any), the application for new residence is APPROVED AS SUBMITTED.

The foregoing resolution to approve the new residence for Bergson/Gluckstern for property located at 56 Woods Road, Palisades, HABR#20-17, as submitted; was presented and moved by Thano Schoppel, seconded by William Walther; and carried as follows: William Walther, aye; Thano Schoppel, aye; Margaret Raso, aye; Scott Wheatley, aye; Carol Schelin, aye; Loren Plotkin, aye; and Larry Bucciarelli, aye.

The Administrative Aide to 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.

Dated: October 13, 2020

HISTORICAL AREAS BOARD OF REVIEW  
TOWN OF ORANGETOWN

BY:

Deborah Arbolino, Administrative Aide

DISTRIBUTION:

APPLICANT  
TOWN BOARD MEMBERS  
HABR MEMBERS  
SUPERVISOR  
TOWN ATTORNEY  
DEPUTY TOWN ATTORNEY  
OBZPAE  
BUILDING INSPECTOR- M.M.

TOWN CLERK  
HIGHWAY DEPARTMENT  
TOWN HISTORIAN  
DEPT. OF ENVIRONMENTAL  
ENGINEERING  
HABR, PB, FILE  
PB, ZBA, ACABOR CHAIRMAN

TOWN CLERK'S OFFICE

2020 OCT 20 P 12: 31

TOWN OF ORANGETOON



FYI

78.18-1-3.1-2

56 Woods Rd

**Debbie Arbolino**

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**From:** Jay Greenwell <greenwellpls@aol.com>  
**Sent:** Monday, August 7, 2023 5:15 PM  
**To:** Debbie Arbolino; Jim Davies; Marzella, Michele  
**Cc:** Simon Bergson  
**Subject:** Re: driveway application for Bergson

Okay--the confusion was semi self inflicted. The original property was 56, and then Simon used 58 for the new house.

I suggest that we follow the 911 info--call Lot 3 (with the pond) #54 Woods, the new house and original cottage #56 Woods, and the vacant lot #58.

Since no mail is delivered here, this should be the best and easiest fix.

Jay

**Please Note New Office Address:**

**Jay A. Greenwell, PLS, LLC**  
**34 Wayne Ave, 2nd. Floor**  
**Suffern, NY 10901**

(845) 357-0830  
email: [greenwellpls@aol.com](mailto:greenwellpls@aol.com)  
Website: [greenwellsurveying.com](http://greenwellsurveying.com)

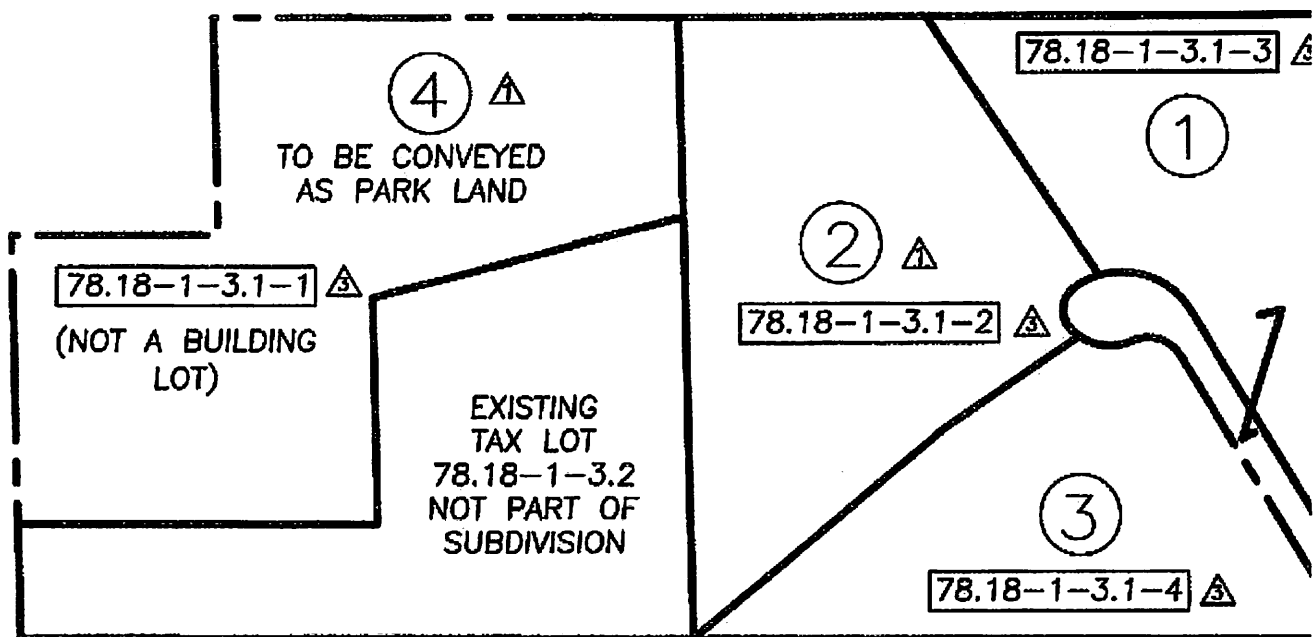
On Monday, August 7, 2023 at 01:43:16 PM EDT, Marzella, Michele <marzellm@co.rockland.ny.us> wrote:

Hi Jay,

I am confused as to what the issue is. The tax lot numbers received from Orangetown are as follows.

78.18-1-3.1-1	237	ROUTE 9W	PA	O	10964	9306
78.18-1-3.1-2	56	WOODS RD	PA	O	10964	9306
78.18-1-3.1-3	58	WOODS RD	PA	O	10964	9306
78.18-1-3.1-4	54	WOODS RD	PA	O	10964	9306
78.18-1-3.2	227	ROUTE 9W	PA	O	10964	9306

# EXISTING LOT CONFIGURATION



# PROPOSED LOT CONFIGURATION



## Debbie Arbolino

---

**From:** Jim Davies  
**Sent:** Thursday, August 3, 2023 1:44 PM  
**To:** Debbie Arbolino  
**Subject:** FW: Addresses

**From:** Marzella, Michele <MarzellM@co.rockland.ny.us>  
**Sent:** Thursday, August 3, 2023 1:26 PM  
**To:** Jim Davies <jdavies@orangetown.com>  
**Cc:** Longo, Nicholas <LongoN@co.rockland.ny.us>  
**Subject:** RE: Addresses

I have these parcels:

78.18-1-3.1	56	WOODS RD	PA
78.18-1-3.1-1	237	ROUTE 9W	PA
*78.18-1-3.1-2	56	WOODS RD	PA
78.18-1-3.1-3	58	WOODS RD	PA
78.18-1-3.1-4	54	WOODS RD	PA
78.18-1-3.2	227	ROUTE 9W	PA

Regards,

*Michele Marzella*

Rockland County Office of Fire and Emergency Services

(845) 364-8908

**From:** Jim Davies <jdavies@orangetown.com>  
**Sent:** Thursday, August 3, 2023 9:35 AM  
**To:** Marzella, Michele <MarzellM@co.rockland.ny.us>  
**Subject:** Addresses

*ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.*

Hi Michele,

Can you please confirm the street addresses for the following parcels?

78.18-1-3.12

78.18-1-3.13

78.18-1-3.14

Thank you,

Jim Davies

Real Property Appraiser

Town of Orangetown

(845) 359-5100 ext. 2264

## **Disclaimer**

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## GML Sec. 239

Select By ID Buffer Results

[Export Search URL](#) [Zoom All](#) [Clear](#) [Report](#)

Features selected: 1

[Export All to CSV](#)

PARCEL DATE: February 2022

SWIS: 392489

PRINT\_KEY: 78.18-1-3.12

OLD\_ID:

OWNER1: WYANDANCH WASHINGTON RLTY LLC

OWNER2:

ADDITIONAL OWNERS:

ADDRESS: 56 WOODS RD

ADDRESS2:

ALTERNATE ADDRESS:

CITY: PALISADES

STATE: NY

ZIP: 10964

BOOK-PAGE:

INSTRUMENT: 2012-00013595

DEED\_DATE: 04/15/2012

MUNICIPALITY: Orangetown

TOWN: Orangetown

VILLAGE: -

DEED\_ACRES:

GIS\_ACRES: 3.33359632

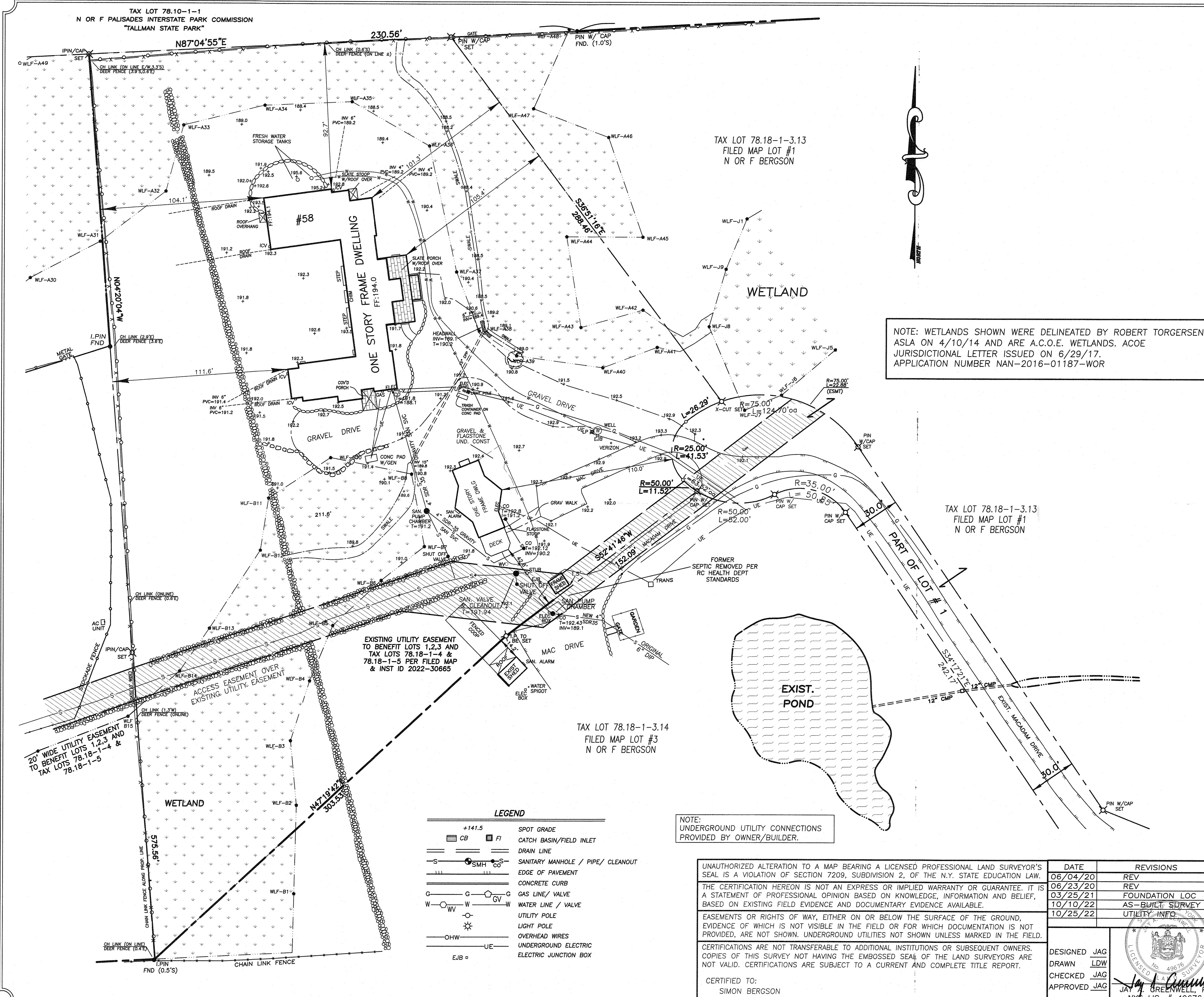
GML\_REVIEW: YES

ROW - PALISADES INTERSTATE PARKWAY: NO

ROW - NYS THRUWAY: NO

ROW - COUNTY HWY: NO





NOTE: WETLANDS SHOWN WERE DELINEATED BY ROBERT TORGENSEN, ASLA ON 4/10/14 AND ARE A.C.O.E. WETLANDS. ACOE JURISDICTIONAL LETTER ISSUED ON 6/29/17. APPLICATION NUMBER NAN-2016-01187-WOR

BEING LOT #2 AS SHOWN ON A MAP ENTITLED "SUBDIVISION FOR BERGSON" FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP #8513

TAX LOT 78.18-1-3.12	
<b>LOT 2</b>	
GROSS A=	142,908 sf
WETLAND=	24,416 sf
-50% (-12,208) sf	
NET A=	130,700 sf

Town Of Orangetown  
Meeting Of:  
SEP 12 2023  
HISTORICAL AREAS  
BOARD OF REVIEW

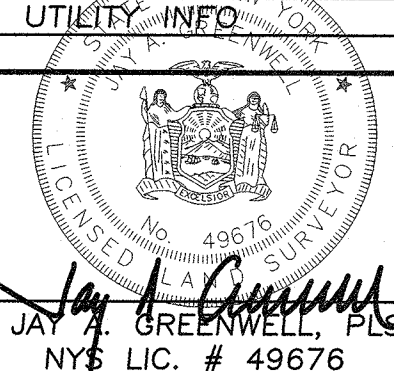
NOTE:  
UNDERGROUND UTILITY CONNECTIONS  
PROVIDED BY OWNER/BUILDER.

LEGEND	
	SPOT GRADE
	CATCH BASIN/FIELD INLET
	DRAIN LINE
	SANITARY MANHOLE / PIPE / CLEANOUT
	EDGE OF PAVEMENT
	CONCRETE CURB
	GAS LINE / VALVE
	WATER LINE / VALVE
	UTILITY POLE
	LIGHT POLE
	OVERHEAD WIRES
	UNDERGROUND ELECTRIC
	ELECTRIC JUNCTION BOX

UNAUTHORIZED ALTERATION TO A MAP BEARING A LICENSED PROFESSIONAL LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE N.Y. STATE EDUCATION LAW.  
THE CERTIFICATION HEREON IS NOT AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE. IT IS A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE.  
EASEMENTS OR RIGHTS OF WAY, EITHER ON OR BELOW THE SURFACE OF THE GROUND, EVIDENCE OF WHICH IS NOT VISIBLE IN THE FIELD OR FOR WHICH DOCUMENTATION IS NOT PROVIDED, ARE NOT SHOWN. UNDERGROUND UTILITIES NOT SHOWN UNLESS MARKED IN THE FIELD.  
CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. COPIES OF THIS SURVEY NOT HAVING THE EMBOSSED SEAL OF THE LAND SURVEYORS ARE NOT VALID. CERTIFICATIONS ARE SUBJECT TO A CURRENT AND COMPLETE TITLE REPORT.

CERTIFIED TO:  
SIMON BERGSON

DATE	REVISIONS	
	REV	
06/04/20	REV	
06/23/20	REV	
03/25/21	FOUNDATION LOC	
10/10/22	AS-BUILT SURVEY	
10/25/22	UTILITY INFO	
DESIGNED JAG		
DRAWN LDW		
CHECKED JAG		
APPROVED JAG		



**SURVEY OF LOT #2**  
**SUBDIVISION - BERGSON**  
58 WOODS ROAD  
TOWN OF ORANGETOWN  
ROCKLAND COUNTY, NEW YORK  
**JAY A. GREENWELL, PLS, LLC**  
LAND SURVEYING - LAND PLANNING  
34 WAYNE AVENUE, SUFFERN, NEW YORK, 10901  
PHONE 845-357-0830 GREENWELLPLS@AOL.COM

TAX LOT #  
see above  
AREA  
see above  
FILE  
9231AB2  
SCALE  
1"=30'  
DATE  
5/29/20  
JOB NO.  
9231