

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: 7/24/23

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-3603-23
 ASSIGNED
 INSPECTOR: Clean

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 56 Woods Rd

Tax Map Designation:
 Section: 78.18 Block: 1 Lot(s): ~~3.13~~ 3.1-2
 Section: _____ Block: _____ Lot(s): _____

Directional Location:
 On the _____ side of _____, approximately _____ feet _____ of the intersection of _____, in the Town of _____ in the hamlet/village of _____

Acreage of Parcel <u>2+</u>	Zoning District <u>R-50</u>
School District _____	Postal District _____
Ambulance District _____	Fire District _____
Water District _____	Sewer District _____

Project Description: (If additional space required, please attach a narrative summary.)
Gravel driveway as opposed to asphalt.

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? 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: 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



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

Wyandanch Realty

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

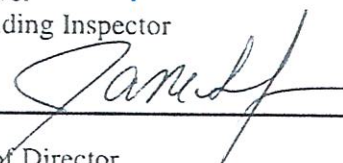
July 7, 2023, has been referred to appear before the H.A.B.R. I have enclosed a copy of your application, where you will find at the bottom the reason for denial.

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

 7/20/23

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

Date
CC: Rosanna Straga
Liz Decort
Debbie Arbolino

APPLICATION REVIEW FORM

AFFIDAVIT

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

I, SIMON BERGSON 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) in the town/village of ORANGETOWN affecting property located at 58 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
<u>78. 18-1-2</u>	<u>9W AGORA LLC</u>	<u>243 ROUTE 9W PALISADES NY.</u>
<u>78. 18 1-44</u>	<u>JEFFREY SANDHAUS</u>	<u>201 RT 9W</u>
<u>78. 18 1-42</u>	<u>LEO KEEGAN</u>	<u>P.O. BOX 616</u>
<u>78. 18 1-40</u>	<u>MARINA HARRISON</u>	<u>P.O. BOX 657</u>
<u>78. 18 1-39</u>	<u>RICHARD COOK</u>	<u>P.O. BOX 573</u>
<u>78. 18 1-43</u>	<u>LISA RINEHART</u>	<u>P.O. BOX 38</u>
<u>78. 18 1-3.2</u>	<u>PALISADES 9W LLC</u>	<u>P.O. BOX 695</u>
<u>78. 18 1-5</u>	<u>SIMON BERGSON</u>	<u>P.O. BOX 695</u>
<u>78. 18 1-4</u>	<u>S. BERGSON FINANCIAL TRUST</u>	<u>P.O. BOX 695</u>

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

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:

1. 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.
2. 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.
3. Attach a copy of all Entity documents filed with the NYS Secretary of State, or in any other State of formation, including:
 - a. All records regarding membership interests in the Entity;
 - b. Records regarding the transfer of membership interests since the date of formation.
4. 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.
5. 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>

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

- 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 ORANGETOWN

DECISION

**STREET FRONTAGE VARIANCE FOR LOTS #1, #2, AND #3 APPROVED
EXCEPTION/VARIANCE PURSUANT TO N. Y. STATE TOWN LAW SECTION 280-a
(3) GRANTED FOR LOTS #1, #2, AND #3**

To: Jay Greenwell (Bergson Subdivision)
85 Lafayette Avenue
Suffern, New York 10901

ZBA #18-11
Date: February 21, 2018
Permit # Not Assigned

FROM: ZONING BOARD OF APPEALS: Town of Orangetown

ZBA#18-11: Application of Bergson Subdivision for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, Section 3.12, R-80 District, Group A, Column 7 (Street Frontage:100' required, 50' existing & proposed for Lot #1, 0' existing & proposed for lots #2 & #3) and an exception/variance pursuant to New York State Town Law, Section 280-a(3) (Relation of structure to streets or highways for proposed lots #1, #2 & #3) for the proposed four lot residential subdivision. Proposed lot #4 shall be dedicated to NY NJ Trail Conference or to Tallman Mountain State Park. The property is located at 56 Woods Road, Palisades, New York and is identified on the Orangetown Tax Map as Section 78.18, Block 1, Lots 3.1 & 3.2; in the R-80 zoning district.

Heard by the Zoning Board of Appeals of the Town of Orangetown at a meeting held on Wednesday, February 21, 2018 at which time the Board made the determination hereinafter set forth.

Simon Bergson and Jay Greenwell, Land Surveyor, appeared and testified.

The following documents were presented:

1. Plans labeled "Subdivision of Property for Bergson" dated 01/13/2015 with the last revision date of 01/03/2017 signed and sealed by Jay A. Greenwell, PLS, LLC.
2. Cover letter dated November 15, 2017 from Jay A. Greenwell, PLS, LLC.
3. A letter dated November 14, 2017 from Edward Goodell, Executive Director NY NJ Trail Conference.
4. Planning Board Decision #16-05 dated June 14, 2017 Preliminary Subdivision Plan Approval Subject to conditions /Neg. Dec. (16 pages).
5. A letter dated February 21, 2018 from the County of Rockland Department of Planning signed by Douglas J. Schuetz, Acting Commissioner of Planning.
6. A letter dated February 14, 2018 from the County of Rockland Sewer District #1 signed by Joseph LaFiandra, Engineer II.
7. A letter dated February 7, 2018 from the Rockland County Health Center for Environmental Health signed by Elizabeth Mello, P.E., Senior Public Health Engineer.

Ms. Castelli, Acting Chair, made a motion to open the Public Hearing which motion was seconded by Mr. Quinn and carried unanimously.

On advice of Dennis Michaels, Deputy Town Attorney, counsel to the Zoning Board of Appeals, Ms. Castelli moved for a Board determination that since the Planning Board noticed its intent to declare itself Lead Agency and distributed that notice of intention to all Involved

TOWN CLERK'S OFFICE
2018 MAR 14 P 12:25
TOWN OF ORANGETOWN

Agencies, including the ZBA who consented or did not object to the Planning Board acting as Lead Agency for this application, pursuant to coordinated review under the State Environmental Quality Review Act Regulations § 617.6 (b)(3); and since the Planning conducted a SEQRA review and, on December 20, 2017, rendered an environmental determination of no significant adverse environmental impacts to result from the proposed land use action (i.e., a “Negative Declaration” or “Neg Dec”), the ZBA is bound by the Planning Board’s Neg Dec and the ZBA cannot require further SEQRA review pursuant to SEQRA Regulations § 617.6 (b)(3).

The motion was seconded by Mr. Quinn and carried as follows: Mr. Bosco, aye; Mr. Feroldi, aye; Ms. Castelli, aye; and Mr. Quinn, aye. Mr. Sullivan and Ms. Salomon were absent.

Jay Greenwell, Land Surveyor, testified that these lots are at the end of Woods Road; that they have been before the Planning Board and received a Preliminary Approval and a neg. dec. for SEQRA on December 20, 2017; that Mr. Bergson was originally requesting 4 lots but the NYNJ Trail Conference approached him and asked for a donation of property for the relocation of a portion of the Long Trail and that is why lot #4 is being dedicated to either Tallman State Park or the trail conference; that there are a couple of small cottages located on the lots and they will remain for now; that there are no plans to develop the lots presently and that is why the Planning Board is granting approval of the lots but they must all come back to Planning for drainage and other approvals at the time of development; and that presently Mr. Bergson is proposing to add sewers to the lots with individual sewer ejection pumps for each lot going to the sewer connection in Route 9W.

Mr. Bergson testified that the existing cottages are presently being rented and one of them used to be a recording studio.

Public Comment:

No public comment.

The Board members made personal inspections of the premises the week before the meeting and found them to be properly posted and as generally described on the application.

A satisfactory statement in accordance with the provisions of Section 809 of the General Municipal Law of New York was received.

Ms. Castelli made a motion to close the Public Hearing which motion was seconded by Mr. Feroldi and carried unanimously.

TOWN OF ORANGETOWN
2018 MAR 14 P 12:25
TOWN CLERK'S OFFICE

FINDINGS OF FACT AND CONCLUSIONS:

After personal observation of the property, hearing all the testimony and reviewing all the documents submitted, the Board found and concluded that the benefits to the applicant if the variance(s) are granted outweigh the detriment (if any) to the health, safety and welfare of the neighborhood or community by such grant, for the following reasons:

1. The requested street frontage variance for lots #1, #2 & #3, and for an exception/variance from NYS Town Law § 280-a(3) for lots #1, #2 & #3 will not produce an undesirable change in the character of the neighborhood or a detriment to nearby properties. An additional lot is being created by the applicant to donate to the NY NJ Trail Conference or Tallman Mountain State Park to relocate part of the Long Path. Presently, the only construction being approved is the new sewer connections for lots #1, 2 & 3. Lots #1, 2 & 3 must return to the Planning Board for full review prior to any proposed development for new structures.
2. The requested street frontage variance for lots #1, #2 & #3, and for an exception/variance from NYS Town Law § 280-a (3) for lots #1, #2 & #3 will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. An additional lot is being created by the applicant to donate to the NY NJ Trail Conference or Tallman Mountain State Park to relocate part of the Long Path. Presently the only construction being approved is the new sewer connections for lots #1, 2 & 3. Lots #1, 2 & 3 must return to the Planning Board for full review prior to any proposed development for new structures.
3. The benefits sought by the applicant cannot be achieved by other means feasible for the applicant to pursue other than by obtaining variances.
4. The requested street frontage variance for lots #1, #2 & #3, and for an exception/variance from NYS Town Law § 280-a (3) for lots #1, #2 & #3, although somewhat substantial, afford benefits to the applicant that are not outweighed by the detriment, if any, to the health, safety and welfare of the surrounding neighborhood or nearby community. An additional lot is being created by the applicant to donate to the NY NJ Trail Conference or Tallman Mountain State Park to relocate part of the Long Path. Presently the only construction being approved is the new sewer connections for lots #1, 2 & 3. Lots #1, 2 & 3 must return to the Planning Board for full review prior to any proposed development for new structures.
5. The applicant purchased the property subject to Orangetown's Zoning Code (Chapter 43) and is proposing a new addition and/or improvements, so the alleged difficulty was self-created, which consideration was relevant to the decision of the Board of Appeals, but did not, by itself, preclude the granting of the area variances.

DECISION: In view of the foregoing and the testimony and documents presented, the Board RESOLVED that the application for the requested street frontage variance for lot #1, #2 & #3, and for an exception/ variance from NYS Town Law § 280-a (3) for lots #1, #2 & #3, is APPROVED; and FURTHER RESOLVED, that such decision and the vote thereon shall become effective and be deemed rendered on the date of adoption by the Board of the minutes of which they are a part.

TOWN CLERK'S OFFICE
2018 MAR 14 P 12:25
TOWN OF ORANGETOWN

General Conditions:

(i) The approval of any variance or Special Permit is granted by the Board in accordance with and subject to those facts shown on the plans submitted and, if applicable, as amended at or prior to this hearing, as hereinabove recited or set forth.

(ii) Any approval of a variance or Special Permit by the Board is limited to the specific variance or Special Permit requested but only to the extent such approval is granted herein and subject to those conditions, if any, upon which such approval was conditioned which are hereinbefore set forth.

(iii) The Board gives no approval of any building plans, including, without limitation, the accuracy and structural integrity thereof, of the applicant, but same have been submitted to the Board solely for informational and verification purposes relative to any variances being requested.

(iv) A building permit as well as any other necessary permits must be obtained within a reasonable period of time following the filing of this decision and prior to undertaking any construction contemplated in this decision. To the extent any variance or Special Permit granted herein is subject to any conditions, the building department shall not be obligated to issue any necessary permits where any such condition imposed should, in the sole judgment of the building department, be first complied with as contemplated hereunder. Occupancy will not be made until, and unless, a Certificate of Occupancy is issued by the Office of Building, Zoning and Planning Administration and Enforcement which legally permits such occupancy.

(v) Any foregoing variance or Special Permit will lapse if any contemplated construction of the project or any use for which the variance or Special Permit is granted is not substantially implemented within one year of the date of filing of this decision or that of any other board of the Town of Orangetown granting any required final approval to such project, whichever is later, but in any event within two years of the filing of this decision. Merely obtaining a Building Permit with respect to construction or a Certificate of Occupancy with respect to use does not constitute "substantial implementation" for the purposes hereof.

TOWN OF ORANGETOWN
2018 MAR 14 P 12:25
TOWN CLERK'S OFFICE

Bergson Subdivision
ZBA#18-11
Page 5 of 5


Permit # Not Assigned

The foregoing resolution to approve the application for the requested street frontage variance for lot #1, #2 & #3, and for an exception/variance from NYS Town Law § 280-a (3) for lots #1, #2 & #3, is APPROVED; was presented and moved by Mr. Bosco, seconded by Mr. Quinn and carried as follows: Ms. Castelli, aye; Mr. Bosco, aye; Mr. Quinn, aye; and Mr. Feroldi, aye. Mr. Sullivan and Ms. Salomon were absent.

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: February 21, 2018

ZONING BOARD OF APPEALS
TOWN OF ORANGETOWN

By 
Deborah Arbolino
Administrative Aide

DISTRIBUTION:

APPLICANT
ZBA MEMBERS
SUPERVISOR
TOWN BOARD MEMBERS
TOWN ATTORNEY
DEPUTY TOWN ATTORNEY
OBZPAE
BUILDING INSPECTOR-N.A.

TOWN CLERK
HIGHWAY DEPARTMENT
ASSESSOR
DEPT. of ENVIRONMENTAL
MGMT. and ENGINEERING
FILE,ZBA, PB
CHAIRMAN, ZBA, PB, ACABOR

TOWN CLERK'S OFFICE
2018 MAR 14 P 12:25
TOWN OF ORANGETOWN

FYI

78.18-1-3.1-2

56 Woods Rd

Debbie Arbolino

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
Website: greenwellsurveying.com

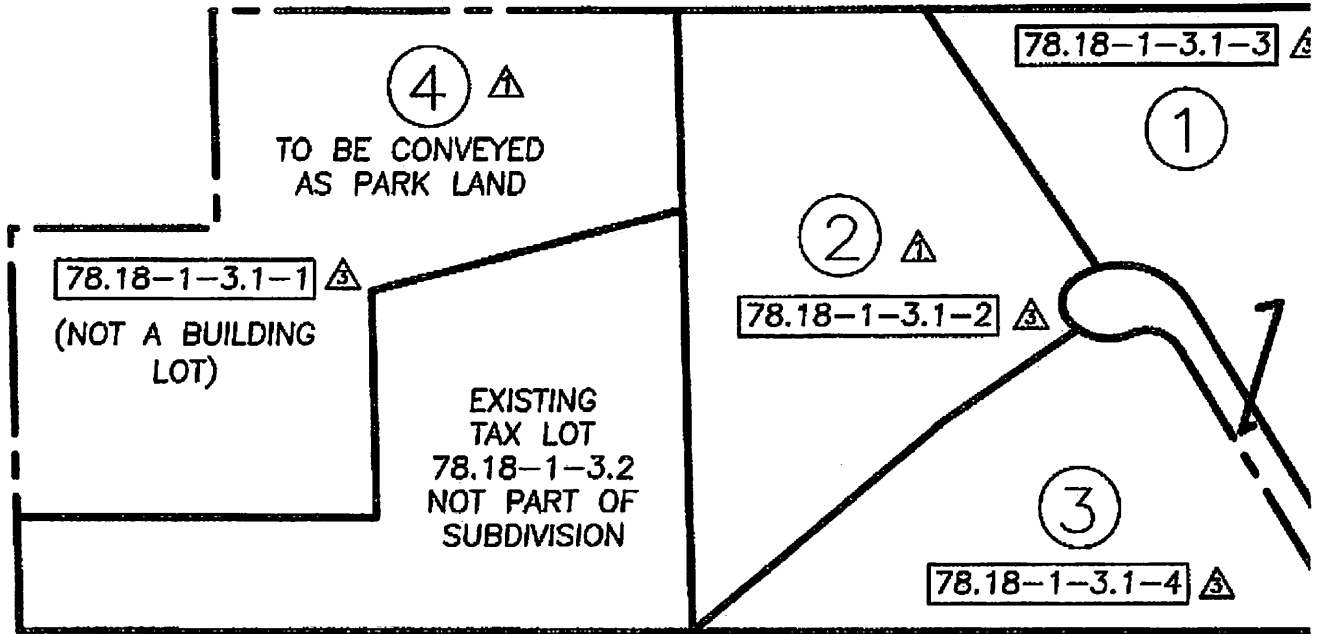
On Monday, August 7, 2023 at 01:43:16 PM EDT, Marzella, Michele <marzellm@co.rockland.ny.us> wrote:

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

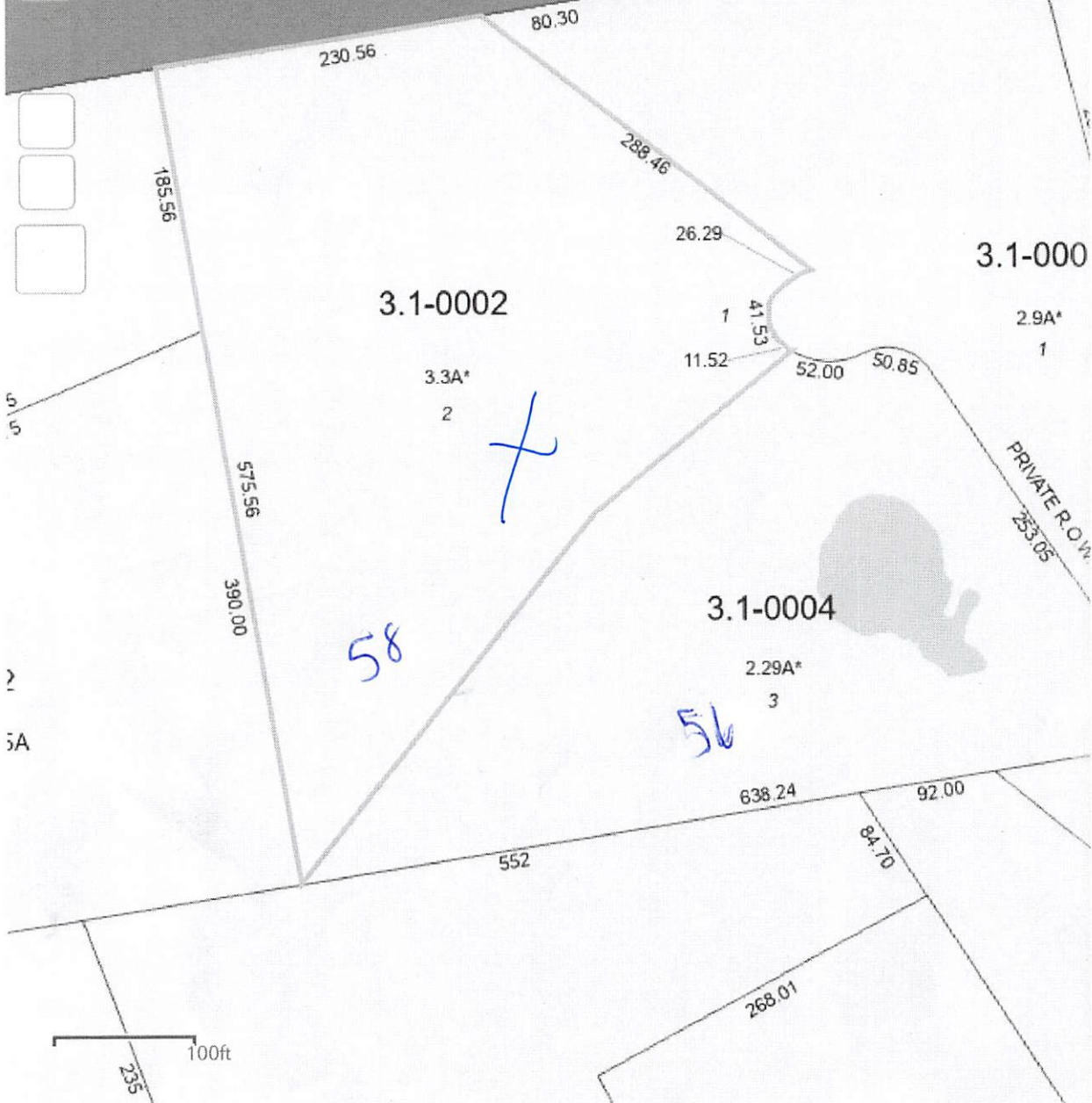
Town of Orangetown

(845) 359-5100 ext. 2264

Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

This email has been scanned for viruses and malware, and may have been automatically archived by **Mimecast Ltd**, an innovator in Software as a Service (SaaS) for business. Providing a **safer** and **more useful** place for your human generated data. Specializing in; Security, archiving and compliance. To find out more [Click Here](#).



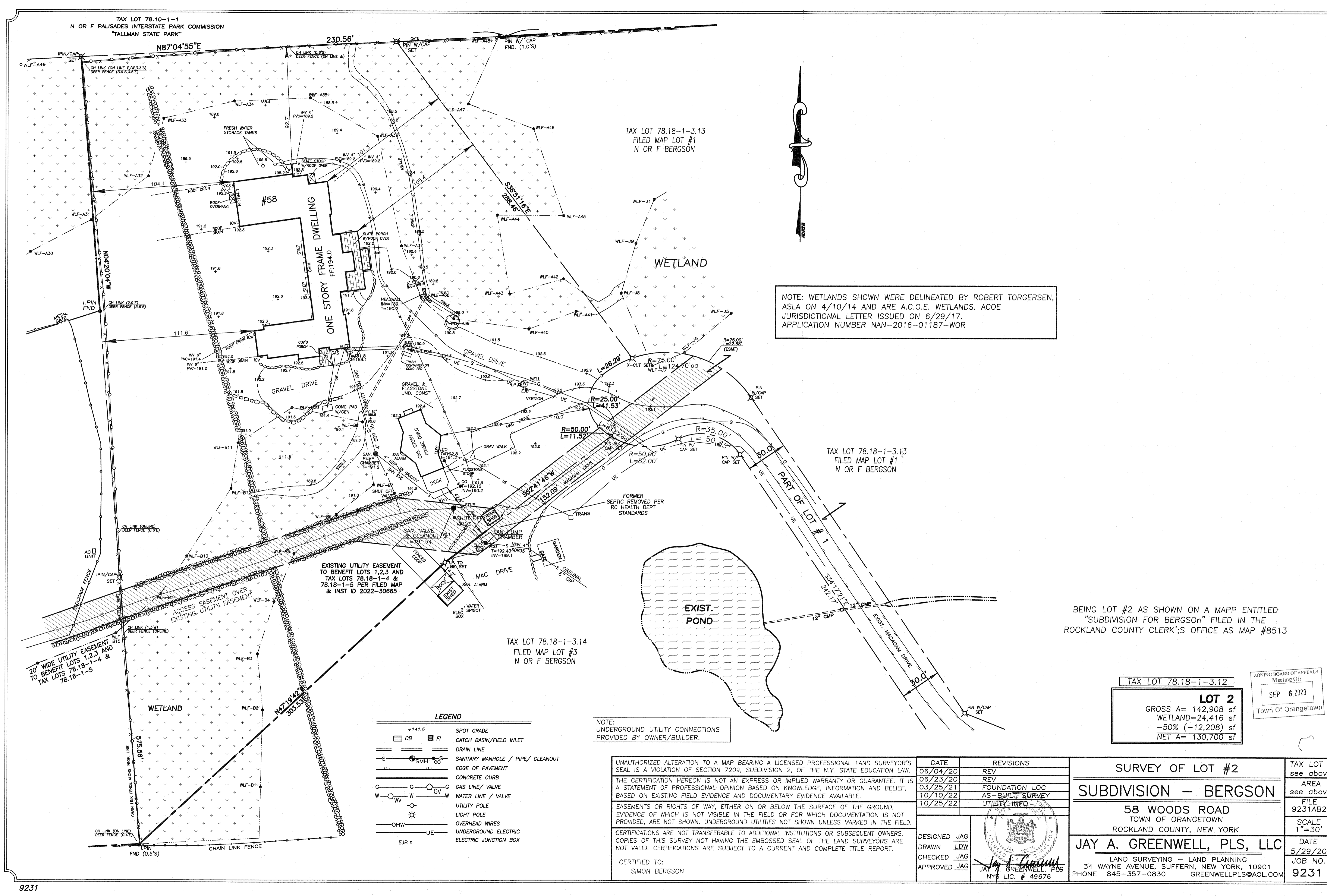
GML Sec. 239

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



TAX LOT 78.10-1-1
N OR F PALISADES INTERSTATE PARK COMMISSION
"TALLMAN STATE PARK"

TAX LOT 78.18-1-3.13
FILED MAP LOT #1
N OR F BERGSON

NOTE: WETLANDS SHOWN WERE DELINEATED BY ROBERT TORGERSEN, 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

TAX LOT 78.18-1-3.13
FILED MAP LOT #1
N OR F BERGSON

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

TAX LOT 78.18-1-3.12

LOT 2
GROSS A= 142,908 sf
WETLAND=24,416 sf
-50% (-12,208) sf
NET A= 130,700 sf

ZONING BOARD OF APPEALS
Meeting Of:
SEP 6 2023
Town Of Orangetown

LEGEND

SPOT GRADE	+	+141.5
CATCH BASIN/FIELD INLET	CB	FI
DRAIN LINE	---	---
SANITARY MANHOLE / PIPE / CLEANOUT	SMH	CO
EDGE OF PAVEMENT	---	---
CONCRETE CURB	---	---
GAS LINE / VALVE	G	GV
WATER LINE / VALVE	W	WV
UTILITY POLE	○	○
LIGHT POLE	☆	☆
OVERHEAD WIRES	OHW	OHW
UNDERGROUND ELECTRIC	UE	UE
ELECTRIC JUNCTION BOX	EJB	EJB

NOTE: UNDERGROUND UTILITY CONNECTIONS PROVIDED BY OWNER/BUILDER.

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
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

JAY A. GREENWELL, PLS, LLC
NO. 49676
NY LIC. # 49676

SURVEY OF LOT #2		TAX LOT #
SUBDIVISION - BERGSON		see above
58 WOODS ROAD TOWN OF ORANGETOWN ROCKLAND COUNTY, NEW YORK		AREA see above
JAY A. GREENWELL, PLS, LLC		FILE 9231AB2
LAND SURVEYING - LAND PLANNING 34 WAYNE AVENUE, SUFFERN, NEW YORK, 10901 PHONE 845-357-0830 GREENWELLPLS@AOL.COM		SCALE 1"=30'
DATE 5/29/20		JOB NO. 9231