

Name of Municipality: TOWN OF ORANGETOWN

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

*Please check all that apply:*

<input type="checkbox"/> Commercial	<input type="checkbox"/> Residential
<input checked="" type="checkbox"/> <b>Planning Board</b>	<input type="checkbox"/> <b>Historical Board</b>
<input checked="" type="checkbox"/> <b>Zoning Board of Appeals</b>	<input type="checkbox"/> <b>Architectural Board</b>
<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-3919-23  
**ASSIGNED**  
**INSPECTOR:** Dom

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

**Project Name:** Walther - #692 Oak Tree Road

**Street Address:** 692 Oak Tree Road, Palisades, New York 10964

**Tax Map Designation:**

Section: 78.17 Block: 2 Lot(s): 20.2  
 Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_

**Directional Location:**

Type text here

On the North side of Oak Tree Road, approximately  
0 feet of the intersection of Closter Road, in the  
 Town of Orangetown in the hamlet/village of Palisades.

<b>Acreage of Parcel</b> <u>1.01</u>	<b>Zoning District</b> <u>R-40</u>
<b>School District</b> <u>South Orangetown</u>	<b>Postal District</b> <u>Palisades</u>
<b>Ambulance District</b> <u>South Orangetown</u>	<b>Fire District</b> <u>Sparkill-Palisades</u>
<b>Water District</b> <u>Veolia</u>	<b>Sewer District</b> <u>Orangetown</u>

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

Garage Expansion

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

Date: 9/15/2023 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.

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### 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:

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### Project History:

Has this project ever been reviewed before? \_\_\_\_\_

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.

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

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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 31, 2023

PERMIT # p23-3919

Applicant: Walther

Address: 692 Oak TRee Rd. Palisades, NY

RE: Application Made at: same

Chapter 43, Section 5.153 Accessory Structures may not be closer than 15' from primary structure with 5' Proposed

One Variance Required

Section: 78.17 Block: 2 Lot: 20.2

Dear Walther:

Please be advised that the Building Permit Application, which you submitted on August 28, 2023, has been denied. I have enclosed a Xerox copy of your application, where you will find at the bottom the reason for denial.

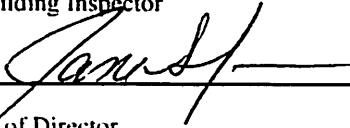
**In Accordance with Zoning, Chapter 43 Section 10.322 the time to appeal a determination of a Building Inspector or Similar administrative office is thirty (30) days from the filing of such a determination with the Town Clerk.**

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

8/31/23

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

9/1/23  
Date  
CC: 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: August 31, 2023 PERMIT # p23-3919

Applicant: Walther

Address: 692 Oak TRee Rd, Palisades, NY

RE: Application Made at: SAME

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

Section: 78.17 Block: 2 Lot: 20.2

Dear Walther:

Please be advised that the Building Permit Application, which you submitted on August 28, 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](mailto:darbolino@orangetown.com)

Sincerely

 8/31/23

Richard Oliver  
Deputy Building Inspector

 9/1/23

Signature of Director

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

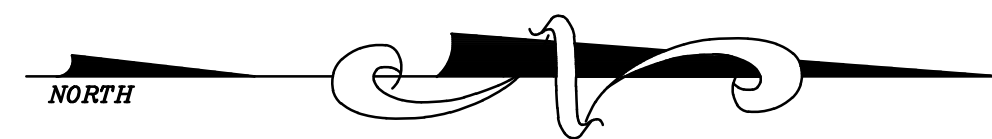
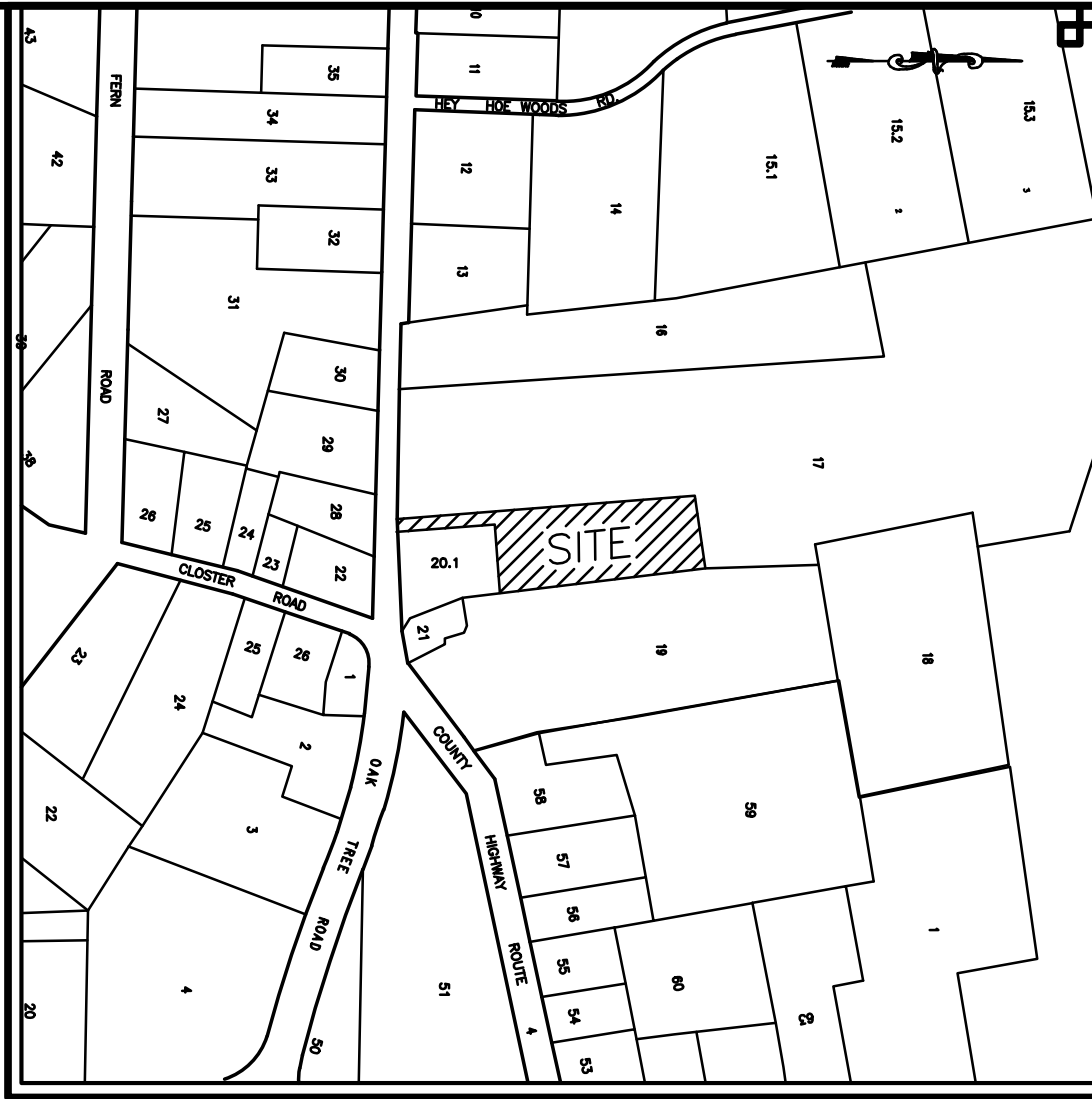
Date

CC: Rosanna Sfraga  
Liz Decort  
Debbie Arbolino

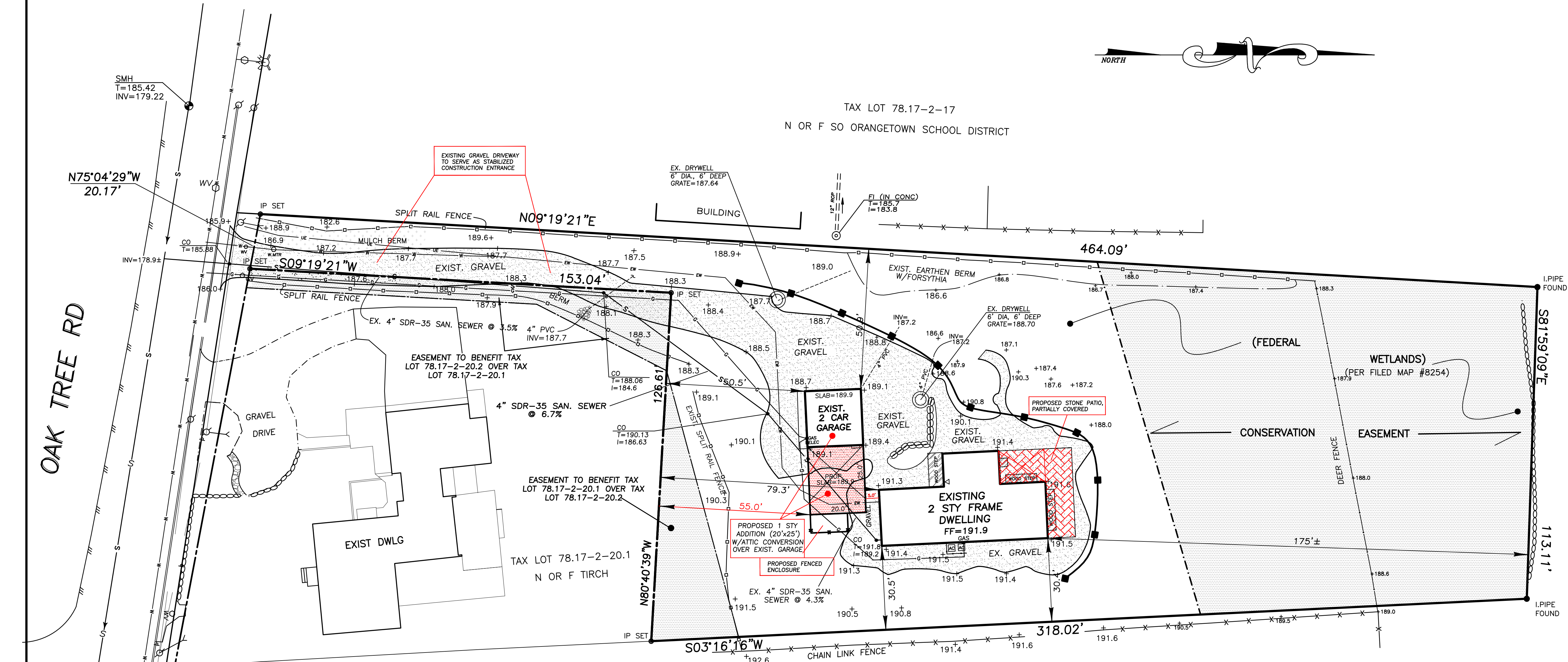
*\* ZBA APPROVAL REQUIRED FIRST*

<u>WIS</u>	<u>PRINT KEY</u>	<u>NAME</u>	<u>ADDRESS</u>
92489	78.17-2-16	Xiaoshi Xing	676 Oak Tree Rd, Palisades, NY 10964
92489	78.17-2-19	Larry Bucciarelli	700 Oak Tree Rd, Palisades, NY 10964
92489	78.17-2-21	Tracey Weigel	696 Oak Tree Rd, Palisades, NY 10964
92489	78.17-2-22	Palisades Free Library	19 Closter Rd, Palisades, NY 10964
92489	78.17-2-28	Pierre Reiland	685 Oak Tree Rd, Palisades, NY 10964
92489	78.18-1-58	Robert D Nuell	20 Clinton St Apt 6G, New York, NY 10002
92489	78.18-2-1	Robert P Lewis	194 Hook Mountain Ln, Upper Nyack, NY 10994
92489	78.17-2-20.1	Dennis Tirsch	694 Oak Tree Rd, Palisades, NY 10964
92489	78.17-2-20.2	William Walther	P.O. Box 651, Palisades, NY 10964

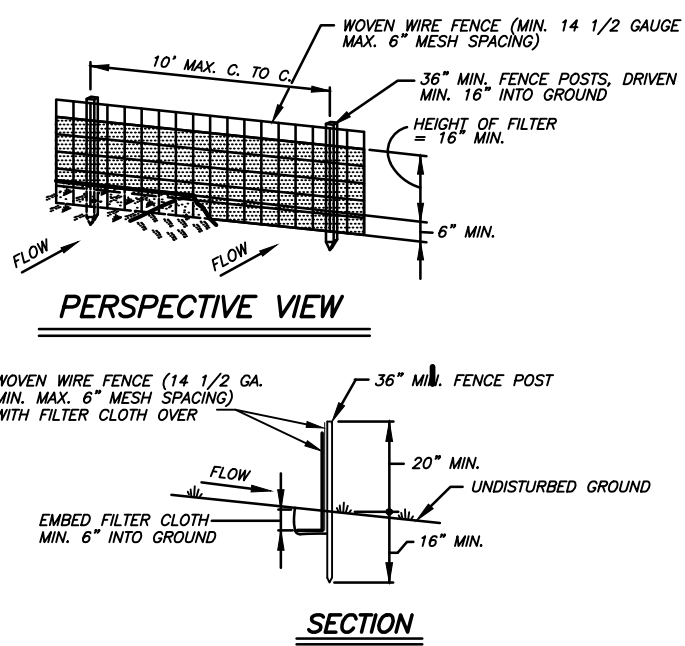
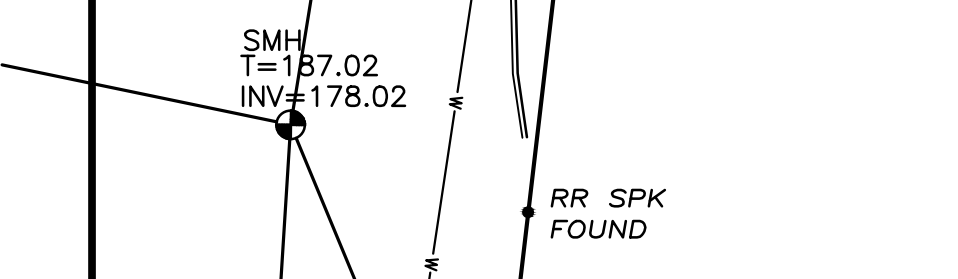




TAX LOT 78.17-2-17  
N OR F SO ORANGETOWN SCHOOL DISTRICT



- NOTES:
- THIS IS A SITE PLAN OF TAX LOT 78.17-2-20.2, AS SHOWN ON THE TOWN OF ORANGETOWN TAX MAPS AND BEING LOT #2 AS SHOWN ON A MAP ENTITLED "SUBDIVISION FOR WALTHER" FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP #8254.
  - RECORD OWNER: WILLIAM & SUE WALTHER, 694 OAK TREE RD, PALISADES, NY
  - APPLICANT: SAME
  - LOT AREA: 44,117 SF (GROSS)
  - ALL NEW UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE SHALL BE INSTALLED UNDERGROUND.
  - THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP, AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239-L & N OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.
  - THIS PLAN IS SUBJECT TO DETAILS OF GRADING, ROADS AND UTILITIES AS SHOWN ON CONSTRUCTION PLANS APPROVED BY THE PLANNING BOARD AND FILED WITH THE TOWN CLERK.
  - LOT DRAINAGE SHOWN ON SUCH PLANS SHALL CONSTITUTE EASEMENTS RUNNING WITH THE LAND AND SHALL NOT BE DISTURBED.
  - ANY EXISTING UTILITIES (POLES, HYDRANTS, ETC.) AFFECTED BY CONSTRUCTION OF THIS SITE PLAN SHALL BE RELOCATED AT THE DEVELOPER'S EXPENSE PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.
  - IRON PINS HAVE BEEN SET AT ALL CORNERS OF THE ORIGINAL PARCEL.
  - ALL AREAS DISTURBED BY ON-SITE GRADING WILL BE LIMED AND FERTILIZED PRIOR TO SEEDING.
  - SIDEWALKS AND CURBS, WHERE REQUIRED, SHALL BE INSTALLED IN ACCORDANCE WITH THE HIGHWAY DEPT.
  - NO BUILDING PERMIT SHALL BE ISSUED UNTIL RESULTS OF TEST PITS HAVE BEEN SUBMITTED TO THE BUILDING DEPT.
  - NO BUILDING PERMIT SHALL BE ISSUED UNTIL SITE PLANS HAVE BEEN APPROVED BY ACABOR.
  - WATER SUPPLY: VEOLIA NY
  - DATUM: NAVD 88
  - ALL SEWER CONNECTIONS SHALL BE APPROVED BY THE TOWN OF ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING. THE TOWN OF ORANGETOWN SEWER INSPECTOR SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO ANY AND ALL CONSTRUCTION RELATING TO THE PROPOSED SANITARY HOUSE CONNECTION.
  - AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF ANY WORK, INCLUDING THE INSTALLATION OF EROSION CONTROL DEVICES OR THE REMOVAL OF TREES AND VEGETATION, A PRE-CONSTRUCTION MEETING MUST BE HELD WITH THE TOWN OF ORANGETOWN DEME, SUPT. OF HIGHWAYS AND THE OFFICE OF BUILDING, ZONING & PLANNING ADMINISTRATION AND ENFORCEMENT. IT IS THE RESPONSIBILITY AND OBLIGATION OF THE PROPERTY OWNER TO ARRANGE SUCH A MEETING.
  - ALL LANDSCAPING SHOWN ON THE SITE PLAN SHALL BE MAINTAINED IN A VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF THE USE OF THIS SITE. ANY PLANTS NOT SO MAINTAINED SHALL BE REPLACED WITH NEW PLANTS AT THE BEGINNING OF THE NEXT IMMEDIATELY FOLLOWING GROWING SEASON.
  - PRIOR TO THE COMMENCEMENT OF ANY SITE WORK, INCLUDING THE REMOVAL OF TREES, THE APPLICANT SHALL INSTALL SOIL EROSION & SEDIMENTATION CONTROL AS REQUIRED BY THE PLANNING BOARD. PRIOR TO THE AUTHORIZATION TO PROCEED WITH ANY PHASE OF THE SITE WORK, THE TOWN DEME SHALL INSPECT THE INSTALLATION OF ALL REQUIRED SOIL EROSION & SEDIMENTATION CONTROL MEASURES. THE APPLICANT SHALL CONTACT DEME AT LEAST 48 HOURS IN ADVANCE FOR AN INSPECTION.
  - THE CONTRACTOR'S TRAILER, IF ANY IS PROPOSED, SHALL BE LOCATED AS APPROVED BY THE PLANNING BOARD.
  - IF THE APPLICANT, DURING THE COURSE OF CONSTRUCTION, ENCOUNTERS SUCH CONDITIONS AS FLOOD AREAS, UNDERGROUND WATER, SOFT OR SILTY AREAS, IMPROPER DRAINAGE OR ANY OTHER UNUSUAL CIRCUMSTANCES OR CONDITIONS NOT FORESEEN IN THE ORIGINAL PLANNING, SUCH THAT THE CONDITIONS SHALL BE REPORTED IMMEDIATELY TO DEME. THE APPLICANT SHALL SUBMIT THEIR RECOMMENDATIONS AS TO THE SPECIAL TREATMENT TO BE GIVEN SUCH AREAS TO SECURE ADEQUATE PERMANENT AND SATISFACTORY CONSTRUCTION. DEME SHALL INVESTIGATE THE CONDITION(S), AND SHALL EITHER APPROVE THE APPLICANT'S RECOMMENDATIONS TO CORRECT THE CONDITION(S) OR ORDER A MODIFICATION THEREOF. IN THE EVENT OF THE APPLICANT'S DISAGREEMENT WITH THE DECISION OF DEME, OR IN THE EVENT OF A SIGNIFICANT CHANGE RESULTING TO THE SITE PLAN OR ANY CHANGE THAT INVOLVES A WETLAND REGULATED AREA, THE MATTER SHALL BE DECIDED BY THE AGENCY WITH JURISDICTION IN THAT AREA (i.e. WETLANDS-US ARMY CORPS OF ENGINEERS).
  - PERMANENT VEGETATIVE COVER OF DISTURBED AREAS SHALL BE ESTABLISHED ON THE SITE WITHIN THIRTY (30) DAYS OF THE COMPLETION OF CONSTRUCTION.
  - THE PLANNING BOARD SHALL RETAIN JURISDICTION OVER LIGHTING, LANDSCAPING SIGNS, AND REFUSE CONTROL.
  - NO BUILDING PERMIT WILL BE ISSUED UNTIL SEWAGE DISPOSAL ARRANGEMENTS HAVE BEEN APPROVED BY THE ROCKLAND COUNTY DEPT. OF HEALTH, AND/OR THE TOWN OF ORANGETOWN.
  - A TREE PROTECTION PROGRAM WILL BE IMPLEMENTED IN ORDER TO PROTECT AND PRESERVE BOTH INDIVIDUAL SPECIMEN TREES AND BUFFER AREAS WITH TREES. STEPS THAT WILL BE TAKEN TO PRESERVE AND PROTECT EXISTING TREES TO REMAIN ARE AS FOLLOWS:
    - NO CONSTRUCTION EQUIPMENT SHALL BE PARKED UNDER THE TREE CANOPY.
    - THERE WILL BE NO EXCAVATION OR STOCKPILING OF EARTH UNDERNEATH TREES.
    - TREES DESIGNATED TO BE PRESERVED SHALL BE MARKED CONSPICUOUSLY ON ALL SIDES AT A 5 TO 10 FOOT HEIGHT.
    - THE TREE PROTECTION ZONE FOR TREES DESIGNATED TO BE PRESERVED WILL BE ESTABLISHED BY ONE OF THE FOLLOWING METHODS:
      - ONE (1) FOOT RADIUS FROM TRUNK PER INCH DBH
      - DRIP LINE OF THE TREE CANOPY. THE METHOD CHOSEN SHOULD BE BASED ON PROVIDING THE MAXIMUM PROTECTION ZONE POSSIBLE. A BARRIER OF SNOW FENCE OR EQUAL IS TO BE PLACED AND MAINTAINED ONE YARD BEYOND THE ESTABLISHED TREE PROTECTION ZONE. IF IT IS AGREED THAT THE TREE PROTECTION ZONE OF A SELECTED TREE MUST BE VIOLATED, ONE OF THE FOLLOWING METHODS MUST BE EMPLOYED TO MITIGATE THE IMPACT:
        - LIGHT TO HEAVY IMPACTS - MINIMUM OF EIGHT INCHES OF WOOD CHIPS INSTALLED IN THE AREA TO BE PROTECTED. CHIPS SHALL BE REMOVED UPON COMPLETION OF WORK.
        - LIGHT IMPACTS ONLY - INSTALLATION OF 3/4 INCH OF PLYWOOD OR BOARDS, OR EQUAL OVER THE AREA TO BE PROTECTED. THE BUILDER OR ITS AGENT MAY NOT CHANGE GRADE WITHIN THE TREE PROTECTION ZONE OF A PRESERVED TREE UNLESS SUCH GRADE CHANGE HAS RECEIVED FINAL APPROVAL FROM THE PLANNING BOARD. IF THE GRADE LEVEL IS TO BE CHANGED MORE THAN SIX (6) INCHES TREES DESIGNATED TO BE PRESERVED SHALL BE WELLED AND/OR PRESERVED IN A RAISED BED, WITH THE TREE WELL RADIUS OF THREE (3) FEET LARGER THAN THE TREE CANOPY.
  - ALL OF THE CONDITIONS OF THIS DECISION, SHALL BE BINDING UPON THE OWNER OF THE SUBJECT PROPERTY, ITS SUCCESSORS AND/OR ASSIGNS, INCLUDING THE REQUIREMENT TO MAINTAIN THE PROPERTY IN ACCORDANCE WITH THE CONDITIONS OF THIS DECISION AND THE REQUIREMENT IF ANY, TO INSTALL IMPROVEMENTS PURSUANT TO TOWN CODE §21A-9. FAILURE TO ABIDE BY THE CONDITIONS OF THIS DECISION AS SET FORTH HEREIN SHALL BE CONSIDERED A VIOLATION OF SITE PLAN APPROVAL PURSUANT TO TOWN CODE § 21A-4.

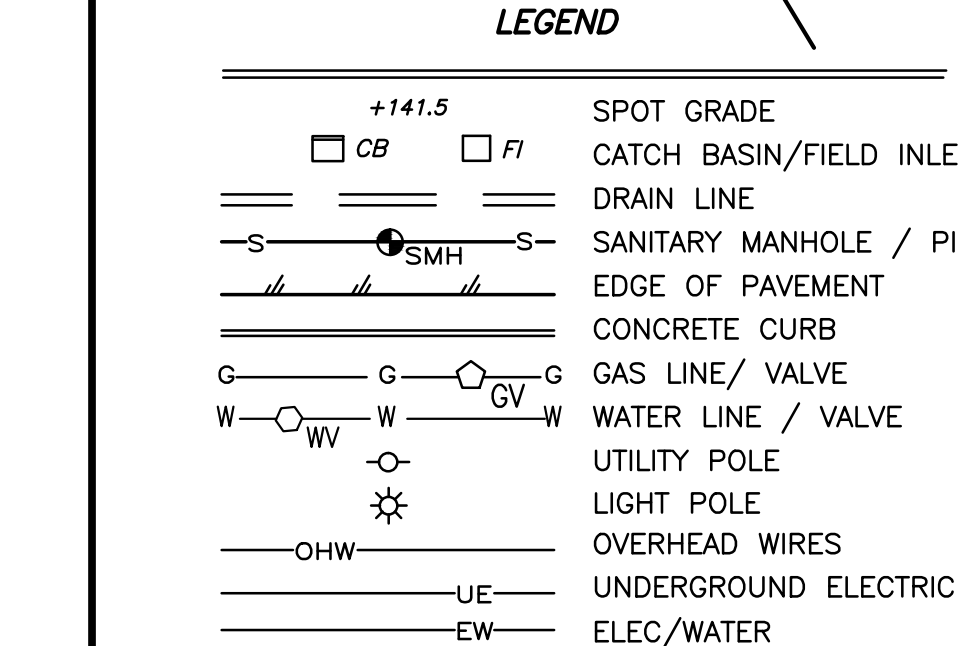


**CONSTRUCTION NOTES FOR FABRICATED SILT FENCE**

- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
- FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

**WIRE REINFORCED SILT FENCE**

- NTS
- SYMBOL



BULK REGULATIONS ZONE R-40										
GROUP E	MIN. LOT AREA	MIN. LOT WIDTH	MIN. STREET FRONTAGE	MIN. FRONT YARD	MIN. SIDE YARD	TOTAL SIDE YARD	MIN. REAR YARD	MAX. BLDG. HT	MAX. F.A.R.	DISTANCE BETWEEN STRUCTURES
REQUIRED	40,000 SF	150 FT	100 FT	50 FT	30 FT	80 FT	50 FT	8'/FT = 20.4' PERMITTED	0.15	15' MIN
PROVIDED	32,450 SF NET	135'± *	20.17' *	50.5' TO GAR 79.3' TO DWLG	30.4'	81.3'	175'+	EXIST DWLG 20'± PROP. GAR 16'±	0.08±	⊕ 5.0'

\* VARIANCE GRANTED ZBA #13-37; 6/5/13  
VARIANCE ALSO GRANTED FOR GRAVEL DRIVEWAY

⊕ VARIANCE REQUIRED

APPROVED FOR FILING:

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

PLANNING BOARD \_\_\_\_\_ DATE \_\_\_\_\_

DATE \_\_\_\_\_ REVISIONS \_\_\_\_\_

DESIGNED JAG  
DRAWN LDW  
CHECKED JAG  
APPROVED JAG

JAY A. GREENWELL, PLS  
NYS LIC. # 49676

SITE PLAN FOR GARAGE EXPANSION

TAX LOT # 78.17-2-20.2

AREA SEE ABOVE

FILE 21214GAR2

SCALE 1"= 20'

DATE 05/20/22

JOB NO. 21214

LOT AREA

GROSS A = 44,117 SF  
-50 % WETLAND AREA = 11,584 SF  
-50 % AREA W/IN DSL = 83 SF  
NET AREA = 32,450 SF

WALTHER  
#692 OAK TREE ROAD, PALISADES  
TOWN OF ORANGETOWN  
ROCKLAND COUNTY, NEW YORK

JAY A. GREENWELL, PLS, LLC  
LAND SURVEYING - LAND PLANNING  
85 LAFAYETTE AVENUE, SUFFERN, NEW YORK, 10901  
PHONE 845-357-0830 FAX 845-357-0756