

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: _____

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 type="checkbox"/> Variance | |
| <input type="checkbox"/> Performance Standards Review | |
| <input type="checkbox"/> Use Variance | |
| <input type="checkbox"/> Other (specify): _____ | |

PERMIT#: _____

ASSIGNED

INSPECTOR: _____

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

Project Name: Nevin

Street Address: 64 RIVERSIDE TERRACE
BLAUVELT, NY, 10913

Tax Map Designation:
Section: 69.20 Block: 1 Lot(s): 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>Blauvelt</u> | Zoning District <u>R-15</u> |
| School District <u>Orangetown</u> | Postal District <u>Blauvelt</u> |
| Ambulance District <u>"</u> | Fire District <u>Blauvelt</u> |
| Water District <u>Viola</u> | Sewer District <u>Orangetown Sewer</u> |

Project Description: (If additional space required, please attach a narrative summary.)
Addition to Supt's family home

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.
Date: 10/3/23 Applicant's Signature: Kyle P. Nevin



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

REFERRAL TO THE ZONING BOARD OF APPEALS

Date: September 21, 2023 Section: 69.20 Block: 1 Lot: 2

Applicant: Nevin

Address: 64 Riverside Ter, Blauvelt, NY

RE: Application Made at: same

Referred For:

Chapter 43, Table 3.12, R-15 District
Column 10, Required Total Side Yard 50' w/ 44.7' provided

One Variance required

Comments:

Addition

Dear Nevin:

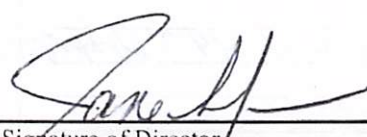
Please be advised that the Building Permit Application # p23-4018, which you submitted on September 14, 2023, has been referred to the Town of Orangetown Zoning Board of Appeals. The Clerk to the Zoning Board of Appeals, Debbie Arbolino, can assist you in the preparation necessary to appear before the board. She can be reached at 845-359-8410 ext. 4331 or darbolino@orangetown.com.

Sincerely,


Richard Oliver
Deputy Building Inspector

9/21/23





Signature of Director
NOTE: PLEASE KEEP FOR YOUR RECORDS
1-30-2023

9/22/23

Date
Liz DeCort
Debbie Arbolino

| SWIS | PRINT KEY | NAME | ADDRESS |
|--------|------------|---------------------|--|
| 392489 | 69.16-1-21 | James Connolly | 405 Blauvelt Rd,Blauvelt, NY 10913 |
| 392489 | 69.16-1-22 | Andrew Blumenthal | 139 Swannekin Rd,Blauvelt, NY 10913 |
| 392489 | 69.16-1-23 | Albert Anzalone Jr | 415 Blauvelt Rd,Blauvelt, NY 10913 |
| 392489 | 69.16-1-24 | Michael Morrison | 425 Blauvelt Rd,Blauvelt, NY 10913 |
| 392489 | 69.16-1-25 | Joseph M Taccetta | 433 Blauvelt Rd,Blauvelt, NY 10913 |
| 392489 | 69.16-1-26 | Louis P Gardini | 88 Riverside Ter,Blauvelt, NY 10913 |
| 392489 | 69.16-1-27 | Salvatore M Rinaldi | 207 Sickletown Rd,Orangeburg, NY 10962 |
| 392489 | 69.16-1-28 | John Hassett | 83 Riverside Terr,Blauvelt, NY 10913 |
| 392489 | 69.16-1-29 | Helen M Ingalls | 91 Riverside Ter,Blauvelt, NY 10913 |
| 392489 | 69.20-1-1 | Alberto Battelli | 75 Riverside Terr,Blauvelt, NY 10913 |
| 392489 | 69.20-1-2 | Kyle P Nevin | 64 Riverside Ter,Blauvelt, NY 10913 |
| 392489 | 69.20-1-3 | Kevin P Murphy | 56 Riverside Ter,Blauvelt, NY 10913 |
| 392489 | 69.20-1-4 | Gregory A Webber | 50 Riverside Ter,Blauvelt, NY 10913 |
| 392489 | 69.20-1-5 | Stephen Sweeney | 36 Riverside Terr,Blauvelt, NY 10913 |
| 392489 | 69.20-1-6 | Susan R Hanna | 26 Riverside Terr,Blauvelt, NY 10913 |
| 392489 | 69.20-1-9 | Timothy R Caulfield | 121 Swannekin Rd,Blauvelt, NY 10913 |
| 392489 | 69.20-1-10 | John M Florio | 129 Swannekin Rd,Blauvelt, NY 10913 |
| 392489 | 69.20-1-77 | Thomas Murphy | 59 Riverside Terr,Blauvelt, NY 10913 |
| 392489 | 69.20-1-78 | Krist J Lorentzen | 67 Riverside Ter,Blauvelt, NY 10913 |

Nevin Abn list

DECISION

REAR YARD VARIANCE APPROVED

To: Phillip Rozzo
64 Riverside Terrace
Blauvelt, New York 10913

ZBA # 00-122
Date: 12/6/00

FROM: ZONING BOARD OF APPEALS: Town of Orangetown

Re: ZBA #00-122: Application of Phillip Rozzo for a variance from Section 3.12, R-15 District, Group M, Column 10 (Total Side Yard: 50' required, 44.7' proposed), for a proposed addition to an existing one family dwelling. Premises are located at 64 Riverside Terrace, Blauvelt, New York and are identified on the Orangetown Tax Map as Section 69.20, Block 1, Lot 2; R-15 zoning district.

Heard by the Zoning Board of Appeals of the Town of Orangetown at a meeting held on Wednesday, December 6, 2000 at which time the Board made the determination hereinafter set forth.

Phillip and Hanna Rozzo appeared and testified.

The following documents were presented:

1. Survey, signed by Robert R. Rahnefeld, P.L.S., P.C. and dated 2/27/87.
2. Architectural plans by Miriam Martinez-Hackett dated 10/8/00.

Mr. Rozzo testified that he and his wife have resided in the house for four years; that two people reside in the house; that his wife is on a variety of different medications for her severe asthma; and that they want to construct a bathroom and bedroom and relocate the washing machine and dryer from the basement to the first floor because his wife has difficulty maneuvering the stairs.

The Board members made a personal inspection of the premises on the Sunday of December 3, 2000 and found them to be properly posted and as generally described on the application.

TOWN CLERKS OFFICE

01 JAN 10 AM 30

TOWN OF ORANGETOWN

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

FINDINGS OF FACT AND CONCLUSIONS:

After personal observation of the property, hearing all the testimony and reviewing the documents presented, the Board found and concluded that:

1. The requested variance would not produce an undesirable change in the character of the neighborhood or a detriment to nearby properties. Additions of similar size have been constructed in the area.
2. The requested variance would have no adverse effect or impact on the physical or environmental conditions in the neighborhood or district.
3. The benefits sought cannot be achieved by other means feasible for the applicant other than obtaining a variance.

DECISION: In view of the foregoing and the testimony and documents presented, the Board: **RESOLVED**, that the application 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 it is a part.

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 these conditions, if any, upon which such approval was conditioned which are hereinbefore set forth.
- (iii) The Board gives no approval of any buildings 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 the

TOWN CLERKS OFFICE

01 JAN 10 A9:30

TOWN OF ORANGE TOWN

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 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 does not constitute "substantial implementation" for the purposes hereof

The foregoing resolution to approve the application for the variance was presented and moved by Mr. Visalli, seconded by Mr. Munno, and carried as follows: Mr. Visalli, aye; Mr. Filippone, aye; Mr. Mowerson, aye; Mr. Munno, aye; and Mr. Duffy, aye.

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01 JAN 10 AM 30


TOWN OF ORANGETOWN

Phillip Rozzo
ZBA # 00-122
Page 4 of 4

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: December 6, 2000

ZONING BOARD OF APPEALS
TOWN OF ORANGETOWN

By 
LYNN GREENE
ADMINISTRATIVE AIDE

DISTRIBUTION:

APPLICANT
ZBA MEMBERS
SUPERVISOR
TOWN BOARD MEMBERS
TOWN ATTORNEY
DEPUTY TOWN ATTORNEY
OBZPAE
BUILDING INSPECTOR - B.VW.

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

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01 JAN 10 A9 30

TOWN OF ORANGETOWN

Survey No. 2044

EROSION CONTROL

Cheshire Urban land complex soil has a moderate erosion hazard contractor shall constantly monitor surface conditions and maintain soil and erosion control devices for effectiveness, silt, or damage and correct erosion conditions should they become apparent

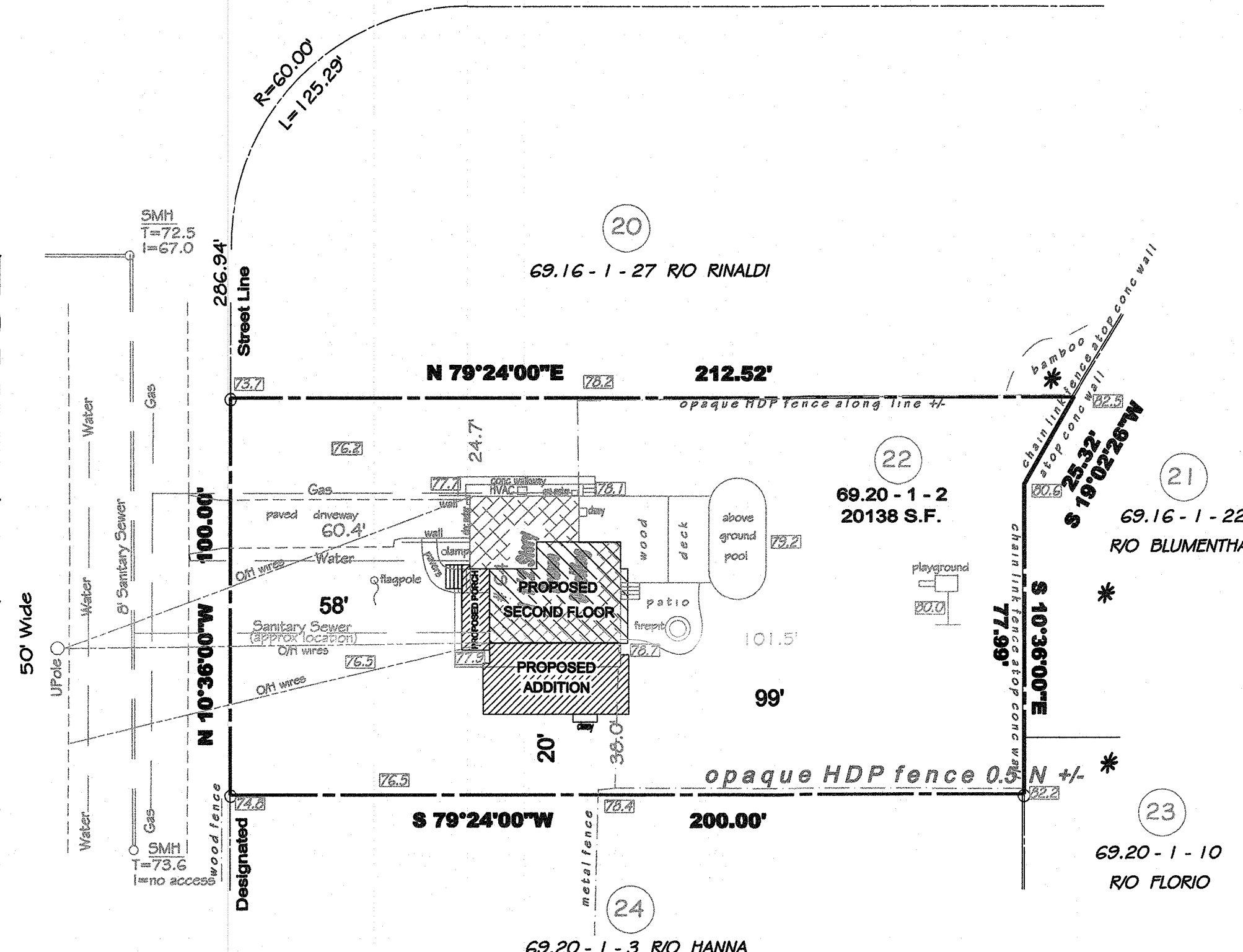
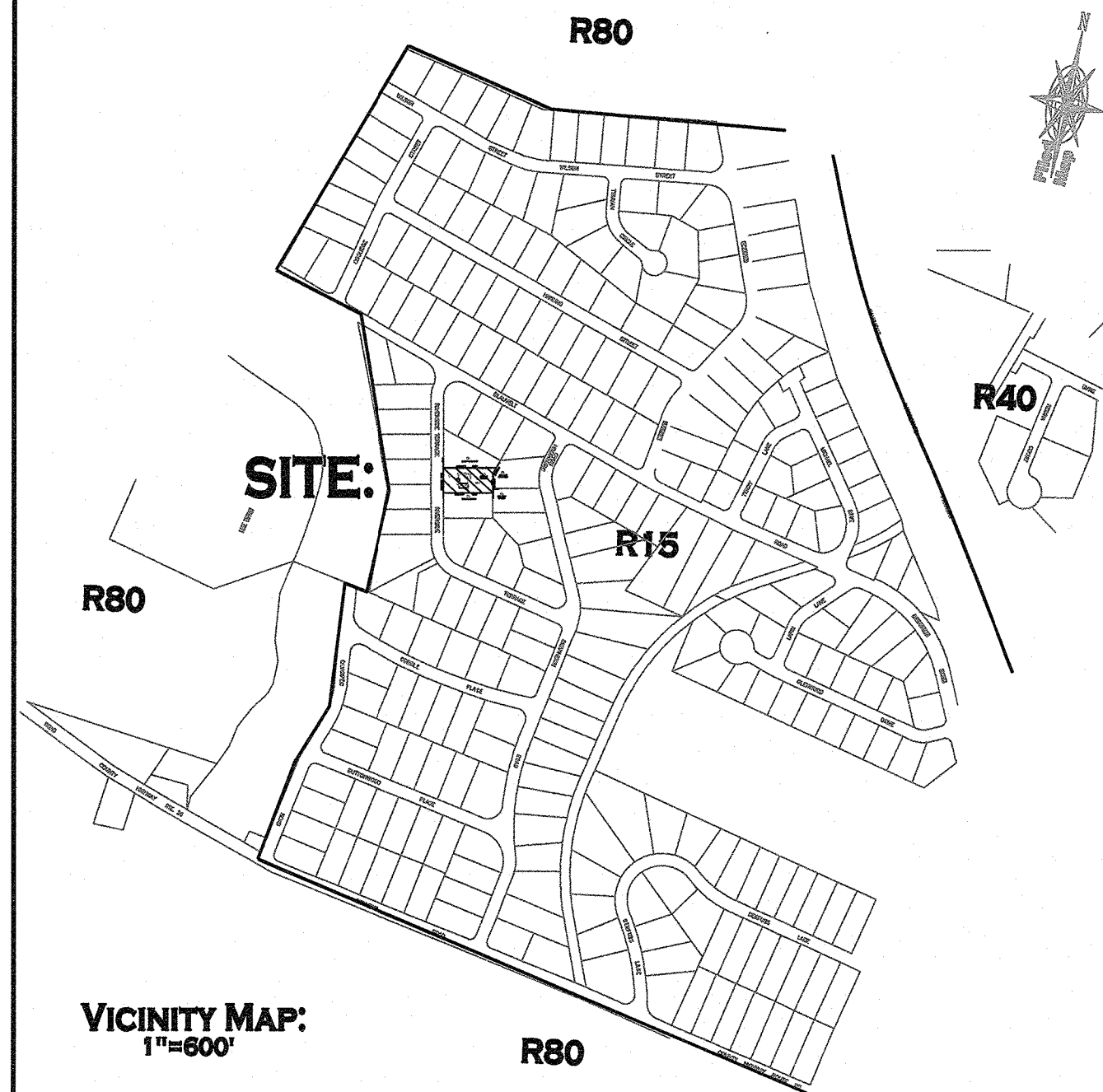
Impervious Surface Calculation

| | | |
|----------|----------|-------------|
| Existing | Dwelling | 1160 SF +/- |
| | Deck | 525 SF +/- |
| | Patio | 340 SF +/- |
| | Pool | 450 SF +/- |
| | Driveway | 720 SF +/- |
| | Walkways | 180 SF +/- |
| | | 2375 SF +/- |
| PROPOSED | Dwelling | 835 SF +/- |
| | TOTAL | 3210 SF +/- |

3210 / 20138 = .15 or 15% LOT COVERAGE

BLAUVELT ROAD
41.25' Wide

RIVERSIDE TERRACE
50' Wide



GENERAL NOTES

1. BASED ON THE TOWN OF ORANGETOWN TAX MAP, THIS LOT IS 2 ON MAP 69.20 BLOCK 1
2. PROPERTY ADDRESS: 64 RIVERSIDE TERRACE, BLAUVELT, NY
3. RECORDOWNER: KYLE PATRICK NEVIN
64 RIVERSIDE TERRACE
BLAUVELT, NY, 10913
4. THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 23914M OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.
5. ALL UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE, SHALL BE INSTALLED UNDERGROUND.
6. FIRE DISTRICT - BLAUVELT
7. SCHOOL DISTRICT - SOUTH ORANGETOWN CENTRAL
8. WATER DISTRICT - WATER SUPPLY BY VEOLA
9. SEWER DISTRICT - ORANGETOWN SEWER DISTRICT
10. ZONING DISTRICT - R 15
11. ALL EXISTING UTILITIES TO BE FIELD VERIFIED.
12. ALL UNDERGROUND UTILITIES ARE SHOWN AT AN APPROXIMATE LOCATION AND MUST BE FIELD VERIFIED.
13. 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 DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING, SUPERINTENDENT OF HIGHWAYS AND THE OFFICE OF BUILDING, ZONING AND PLANNING ADMINISTRATION AND ENFORCEMENT. IT IS THE RESPONSIBILITY AND OBLIGATION OF THE PROPERTY OWNER TO ARRANGE SUCH A MEETING.
14. PRIOR TO THE COMMENCEMENT OF ANY SITE WORK, INCLUDING THE REMOVAL OF TREES, THE APPLICANT SHALL INSTALL THE SOIL EROSION AND SEDIMENTATION CONTROL AS REQUIRED BY THE PLANNING BOARD. PRIOR TO THE AUTHORIZATION TO PROCEED WITH ANY PHASE OF THE SITE WORK, THE TOWN OF ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING (DEME) SHALL INSPECT THE INSTALLATION OF ALL REQUIRED SOIL EROSION AND SEDIMENTATION CONTROL MEASURES. THE APPLICANT SHALL CONTACT DEME AT LEAST 48 HOURS IN ADVANCE OF AN INSPECTION.
15. THE UNDERSIGNED OWNER AND/OR APPLICANT AS A CONDITION OF APPROVAL OF THIS SITE PLAN HEREBY AGREES TO COMPLETE THE WITHIN SITE DEVELOPMENT PLAN AS DRAWN AND ALL IMPROVEMENTS SHOWN THEREON. APPLICANT/OWNER IS AWARE THAT NO CHANGES IN THIS PLAN MAY BE MADE UNLESS APPROVED BY THE PLANNING BOARD.
16. PRIOR TO THE COMMENCEMENT OF ANY SITE WORK, THE TOWN OF ORANGETOWN SEWER INSPECTOR SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY AND ALL CONSTRUCTION ON OR NEAR EXISTING AND PROPOSED SANITARY SEWER FACILITIES.

REFERENCE:
"Pearl Knolls"
filed in the Rockland County clerk's office 10-11-1954
Map No. 2311 Book 55 Page 64
Instrument No. 2013-45583
TAX MAP NO 69.20 - 1 - 2

THIS SURVEY MAP IS BASED ON AN ACTUAL FIELD SURVEY CONDUCTED FOR A SPECIFIC USE OF LAND AND DOES NOT CONSTITUTE A GUARANTEE FOR THE TRANSPORTATION OF ANY OTHER PROPERTY OR INTERESTS. THE USER OF THIS MAP SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS AND INFORMATION FROM THE APPROPRIATE AGENCIES. THE USER OF THIS MAP SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS AND INFORMATION FROM THE APPROPRIATE AGENCIES. THE USER OF THIS MAP SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS AND INFORMATION FROM THE APPROPRIATE AGENCIES.

CERTIFIED TO:

NOTE:
IT IS A VIOLATION OF THE STATE EMBLEM LAW, SECT 209 (2) FOR ANY PERSON UNLESS AUTHORIZED BY THE COMMISSION OF STATE EMBLEMS TO ALTER OR REPRODUCE IN ANY MANNER THE DESIGN OR APPEARANCE OF THE STATE EMBLEM OR TO USE THE DESIGN OR APPEARANCE OF THE STATE EMBLEM FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY THE COMMISSION OF STATE EMBLEMS. THE USER OF THIS MAP SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS AND INFORMATION FROM THE APPROPRIATE AGENCIES. THE USER OF THIS MAP SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS AND INFORMATION FROM THE APPROPRIATE AGENCIES. THE USER OF THIS MAP SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS AND INFORMATION FROM THE APPROPRIATE AGENCIES.

REVISIONS:

| Bulk Table Zone - R-15 | | | |
|------------------------|----------|----------|----------|
| MINIMUM | REQUIRED | EXISTING | PROPOSED |
| F.A.R. | 0.20 | 0.08 | 0.12 |
| Lot Area | 15000 SF | 20138 SF | 20138 SF |
| Lot Width | 100 FT | 100 FT | 100 FT |
| Street Frontage | 75 FT | 100 FT | 100 FT |
| Front Yard | 30 FT | 60 FT | 58 FT |
| Side Yard | 20 FT | 24.7 FT | 20 FT |
| Total Side Yard | 50 Ft | 64.7 FT | 44.7 FT |
| Rear Yard | 35 FT | 101.5 FT | 99 FT |
| Bldg. Height | 1 FT | 1 FT | 1 FT |

Districts
SCHOOL DISTRICT.....SO. ORANGETOWN
FIRE DISTRICT.....BLAUVELT
WATER DISTRICT.....ORANGETOWN
LIGHT DISTRICT.....ORANGETOWN
SEWER DISTRICT.....ORANGETOWN
AMBULANCE DISTRICT..SO. ORANGETOWN

OWNERS APPROVAL

APPLICANT _____ DATE _____

OWNER _____ DATE _____

OBZPAE APPROVAL

SURVEY MAP
for
SECTION 69.20 BLOCK 1 LOT 2
64 RIVERSIDE TERRACE
BLAUVELT
TOWN OF ORANGETOWN * ROCKLAND COUNTY
NEW YORK
AUGUST 28, 2023 SCALE: 1"= 30'

*** Robert R. Rahnefeld ***
* Land & Boundary Consultant *
P.O. BOX 881, PEARL RIVER, N.Y., 10965
PHONE: (845) 735-9216 FAX 620-0752
* Licensed * Land Surveyor * Land Planner * Global Positioning
* New York * Wetland Delineation * Subdivision Design
260

ELEVATIONS:
F.F.I. 82.0 G.F.I. 77.0
Spot Elevation

* Indicates Limited Access

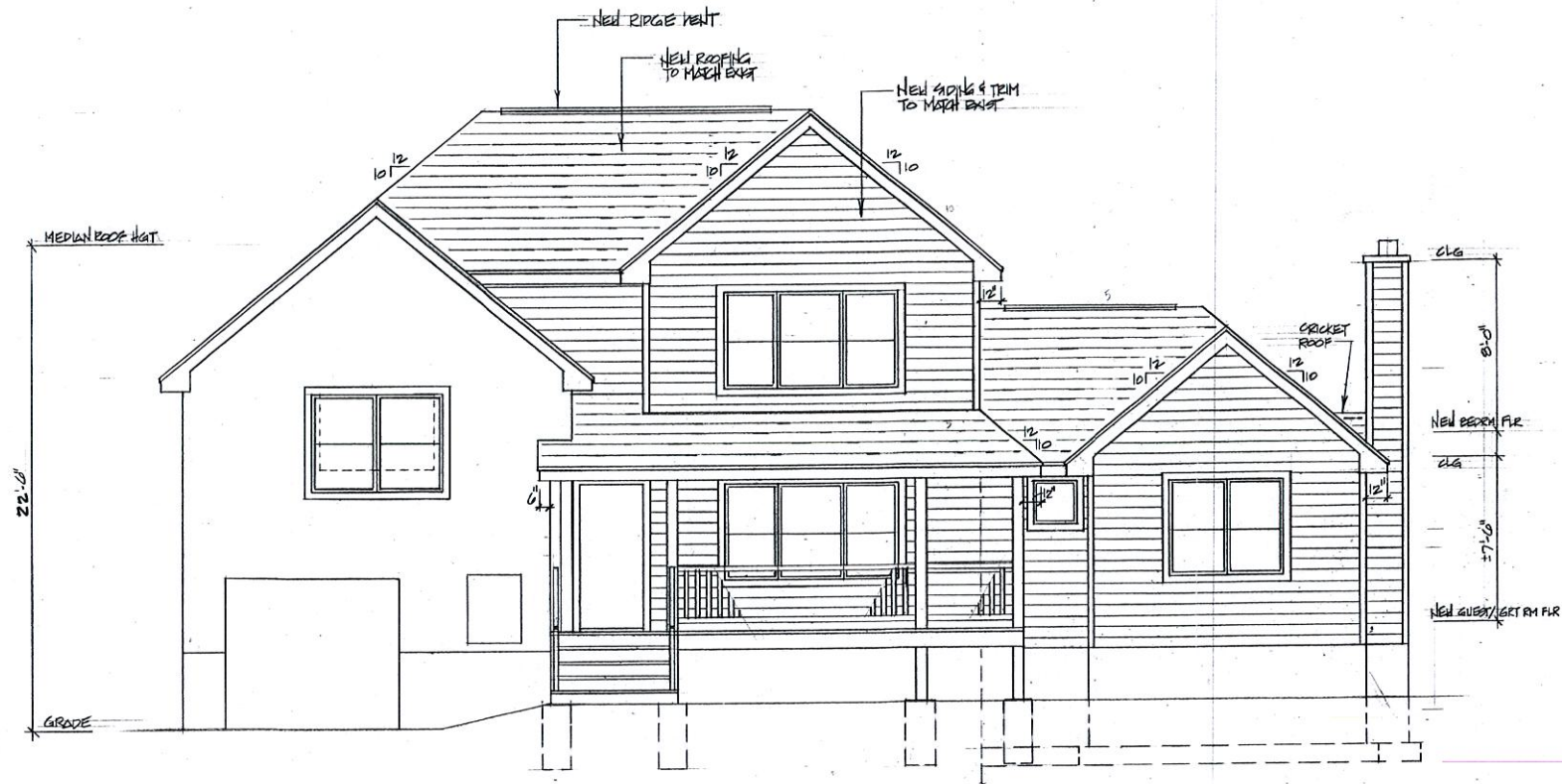
Note: Contractor shall verify the location of all utilities in the field prior to construction

Legend: ● Property Corner Set
○ Property Corner Found

Property Corner Monuments were not placed as part of this survey

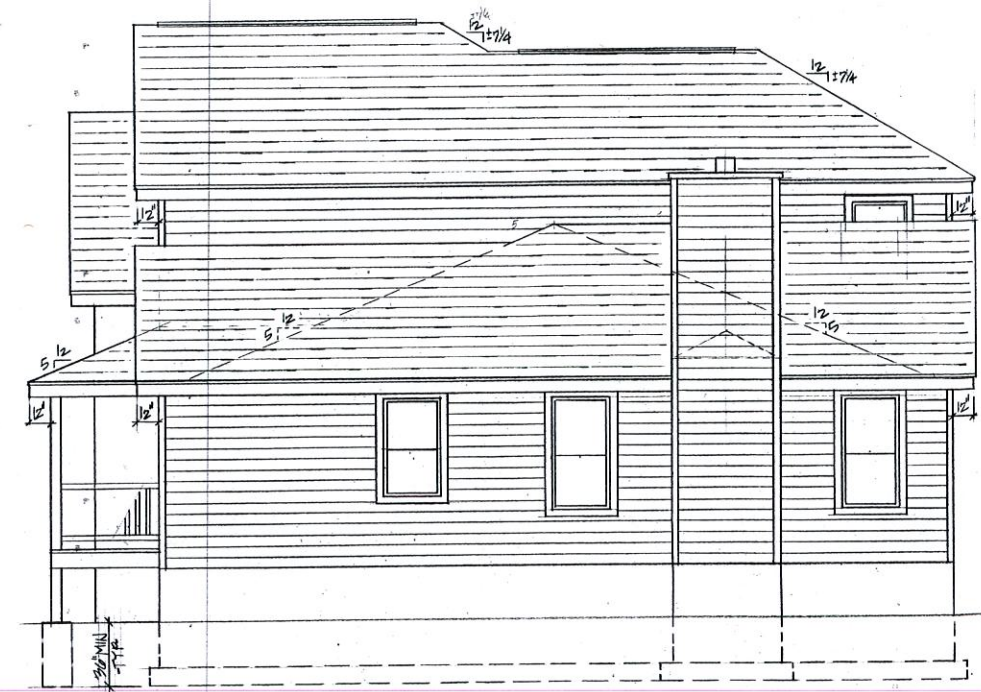
LOCATION DATA SHOWN IS BASED ON LIMITED ACCURACY MEASUREMENTS AND SHOULD NOT BE USED FOR CONSTRUCTION OF NEW IMPROVEMENTS OR FENCES

ZONING BOARD OF APPEALS
Meeting Of:
NOV 1 2023
Town Of Orangetown

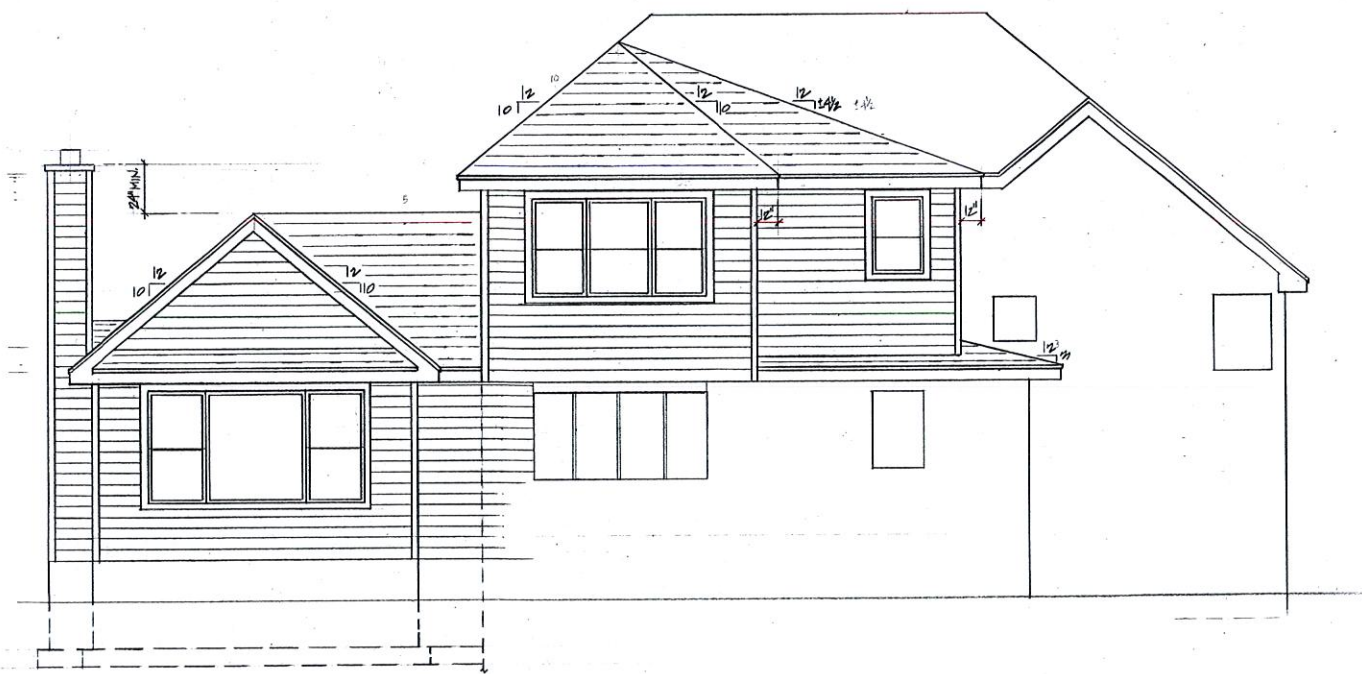


FRONT ELEVATION

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



RIGHT SIDE ELEVATION



REAR ELEVATION

STATE OF NEW YORK ADOPTED CODES AND STANDARDS

- INTERNATIONAL RESIDENTIAL CODE- NY EDITION, 2020
- NATIONAL ELECTRIC CODE, 2020
- NATIONAL STANDARD PLUMBING CODE, 2020
- INTERNATIONAL ENERGY CONSERVATION CODE, 2020 (RESIDENTIAL)
- INTERNATIONAL MECHANICAL CODE, 2020
- INTERNATIONAL FUEL GAS CODE, 2020
- 2020 RESIDENTIAL PRESCRIPTIVE PACKAGE

NOTE: TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, PLANS ARE IN COMPLIANCE WITH THE 2020 IECC & NYS ENERGY CODE

ZONING BOARD OF APPEALS
Meeting Of:
NOV. 1 2023
Town Of Orangetown

NEVIN RESIDENCE
TWO-STORY ADDITION

64 RIVERSIDE TERRACE
BLAUVELT, NEW YORK

HARRY J. GOLDSTEIN
ARCHITECT

HARRY J. GOLDSTEIN
ARCHITECT
DESIGN & DEVELOPMENT

N.Y.S. LICENSE NO. 03318
NOT VALID UNLESS SIGNED & SEALED

4380NA ROAD
MONKNEY, NEW YORK 10952
(845) 956-7942 (914) 393-5787

PROJECT NUMBER
AUGUST 15, 2023

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