

ZONING BOARD OF APPEALS

Town of Orangetown
20 Greenbush Road
Orangeburg, New York 10962
(914) 359-8410 (ex. 4331)

Date: October 16, 2023

TO: OBAPAE

- | | |
|--|----------------------------|
| Environmental Management and Engineering | ✓ Rockland County Drainage |
| ✓ Rockland County Sewer District #1 | ✓ Rockland County Health |
| ✓ New York State Dept. of Transportation | ✓ Rockland County Planning |
| Palisades Interstate Park Commission | ✓ Rockland County Highway |
| Orange and Rockland Utilities | |
| Orangetown Highway | |

Review of Plans: Triumph Tae Kwon Do Sign, 588 Route 303, Blauvelt, NY
Section 70.14 Block 4 Lot 9 CC zone

This matter is scheduled for:

Chapter 43, Section 3.11, CC District, Column 5, #3 allows 40 sf of signage to be illuminated: 56 sf proposed) for a sign on an existing building.

Please review the information enclosed and provide comments. These comments may be mailed , e-mailed or faxed to the Zoning Board Office.

If your Agency does not have any comments at this time, please respond to this office by sending back this sheet.

- US Postal: 20 South Greenbush Road, Orangeburg, NY 10962
- Email to Zoning Board: darbolino@orangetown.com or
- Fax to the Town of Orangetown ZBA @845 359 8526

Zoning Board Meeting Date: November 15, 2023

- () Comments attached
- () No Comments at this time. Please send future correspondence for review.
- () No future correspondence for this site should be sent to this agency. Plans reviewed and this agency does not have any further comments.
- () This project is out of the jurisdiction of this agency and has no further comments.

This project is before the Zoning Board on **Wednesday, November 15, 2023**. **Kindly forward your completed review to this office by November 15, 2023.**

Reviewing Agency _____

Name _____ date: _____

Signature: _____

Thank you, Deborah Arbolino

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: _____

Please check all that apply:

<input checked="" type="checkbox"/> Planning Board	<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Residential
<input checked="" type="checkbox"/> Zoning Board of Appeals		<input type="checkbox"/> Historical Board
		<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 checked="" type="checkbox"/> Other (specify): <u>sign</u>	

PERMIT#: _____
 ASSIGNED _____
 INSPECTOR: _____

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

Project Name: Triumph Tae Kwon Do

Street Address: 588 Route 303, Blauvelt, NY

Tax Map Designation: Section: 70.14 Block: 4 Lot(s): 9
 Section: _____ Block: _____ Lot(s): _____

Directional Location:
 On the west side of Route 303, approximately 230 feet north of the intersection of E Erie St, in the Town of Orangetown in the hamlet/village of Blauvelt
 Acreage of Parcel: .4 Zoning District: CC
 School District: SOCSID Postal District: Blauvelt
 Ambulance District: SOAC Fire District: Blauvelt
 Water District: _____ Sewer District: _____

Project Description: (If additional space required, please attach a narrative summary.)
Internally illuminated channel letters over raceway
logo is black, yellow and white, letters triumph (white background w/ black trim), Tae Kwon Do (Red background + black trim).

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.
 Date: 9/8/2023 Applicant's Signature: [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? no
- 2) Is any open space being offered? no If so, what amount? no
- 3) Is this a standard or average density subdivision? no

If site plan:

- 1) Existing square footage 0
- 2) Total square footage 55-68
- 3) Number of dwelling units _____

If special permit, list special permit use and what the property will be used for.

none

Environmental Constraints:

Are there slopes greater than 25%? If yes, please indicate the amount and show the gross and net area no

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: _____

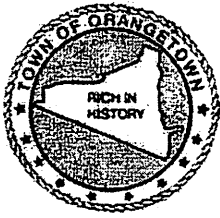
Project History:

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.

no



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 22, 2023

PERMIT # P23-3221

Applicant: Triumph Tae Kwon Do

Address: 588 Route 303, Blauvelt, NY

RE: Application Made at: same

Chapter 43, Use Table 3.11, Column 1 CC District, Column 5, #3 allows 40 sf of signag to be illuminated, with 56 sf proposed

1 Variance required

Section: 70.14 Block: 4 Lot: 9

Dear Triumph Tae Kwon Do :

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

8/22/23

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

Date
CC: Rosanna Sfraga
Liz Decort
Debbie Arbolino

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
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: Triumph Tae Kwon Do

PROPERTY ADDRESS: 588 Route 303, Blauvelt, NY 10913

TAX LOT ID: 7014 - 4 - 9

NAME OF APPLICANT: Hispana Signs

OWNER OF PROPERTY: Kyung Jin Oh

Land Use Application/Brief Description of Project: Training facility

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 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).

PART THREE:

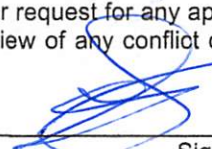
- 10. Is any person identified in Part TWO currently employed by or hold a paid or unpaid position with a department, agency or land use board of the Town of Orangetown? Please circle: YES NO
- 11. Is any person identified in PART TWO the spouse, sibling, parent, child, or grandchild of any individual who is employed by or holds a paid or unpaid position with a department, agency or land use board of the Town of Orangetown? Please circle: YES NO
- 12. Does any person identified in PART TWO perform services for or have a contract, or employed by an entity that has a contract to perform services for the Town of Orangetown? Please circle: YES NO
- 13. If the answer is "YES" to any of the above, please provide a supplement sheet and list every Board, Department, Office, agency or other position with the Town of Orangetown in which the party has a position, paid or unpaid, or provides services for, and identify the agency, title and date of hire.

PART FOUR:

- 14. The information contained herein shall be updated with the Clerk of the Boards no later than THIRTY (30) DAYS after any change in information.
- 15. **NOTE: Any person who (a) provides false or fraudulent beneficial ownership information; (b) willfully fails to provide complete or updated information; or (c) during the application process, fails to obtain or maintain credible, legible and updated beneficial ownership information shall be subject to suspension of any pending application by the applicant entity, or a "stop work" order on any work relating to the application, or both, in addition to any other applicable penalties under the Town Code, or State and Federal Statute, or both.**

STATE OF NEW YORK ^{Jersey})
 COUNTY OF ROCKLAND ^{Berg}) ss.:
)

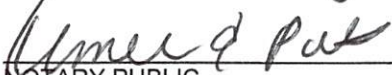
I, Kyung Jin Oh, being duly sworn, deposes and says that I am (Title) owner, an active or qualified member of the Triumph Tae Kwon Do, a business duly authorized by law to do business in the State of New York, and that the statements made in the foregoing Affidavit are true, accurate and complete. I 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.

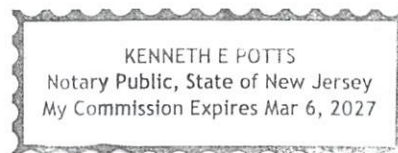


 Signature

Sworn to and subscribed in my presence

This 23 day of August, 2023

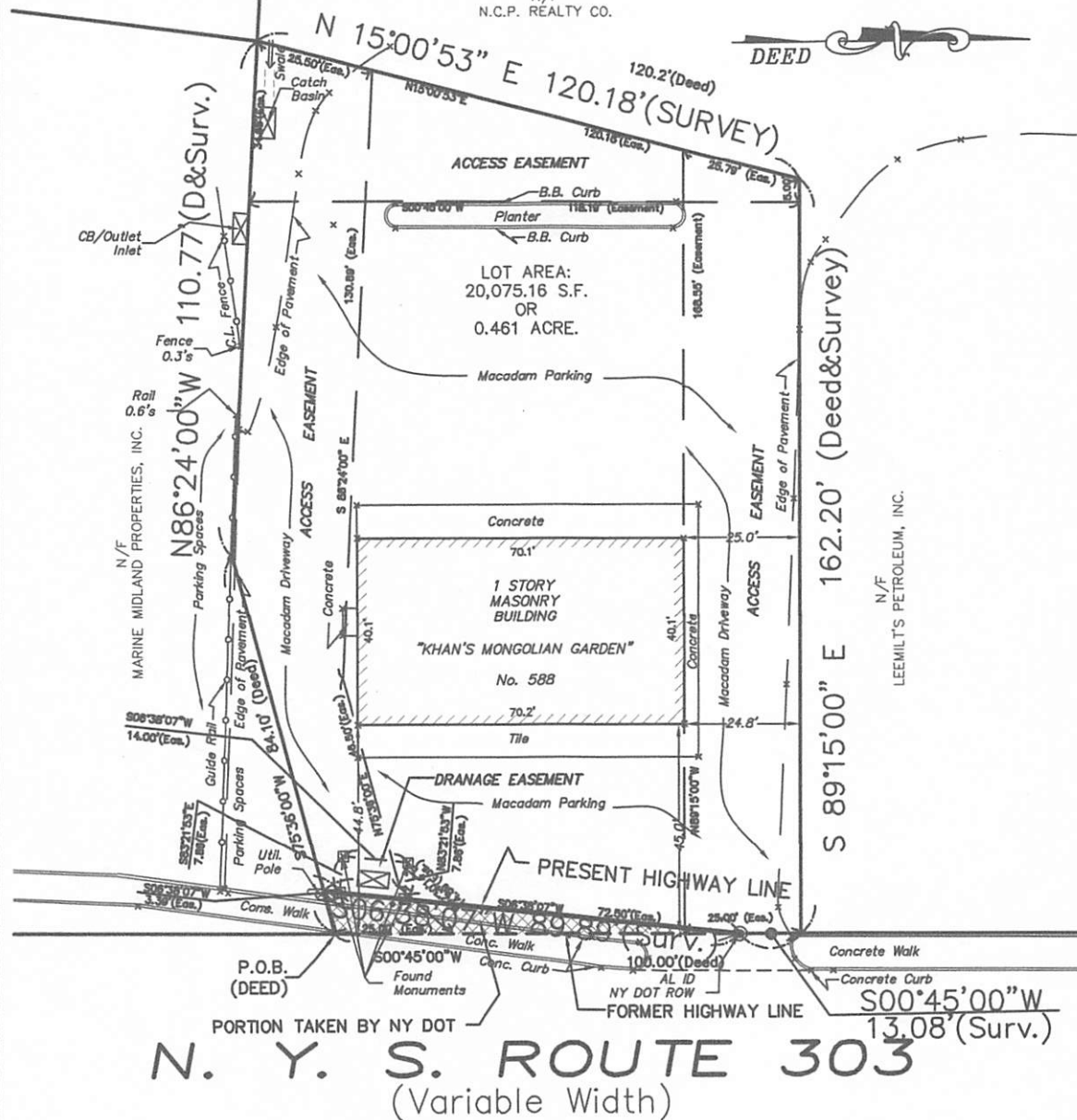

 NOTARY PUBLIC



FILE: 10,430

REFERENCE:
LOT 9 BLOCK 4 SECTION 70.14 AS SHOWN ON THE TAX MAP OF THE TOWN OF ORANGETOWN,
ROCKLAND COUNTY, NEW YORK.

N/F
N.C.P. REALTY CO.



UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7200, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
 ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
 CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 IT IS A VIOLATION OF THE STATE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY.
 ONLY COPIES OF THIS SURVEY MARKED WITH THE LAND SURVEYOR'S SIGNATURE AND AN ORIGINAL EMBOSSED OR BIKED SEAL ARE THE PRODUCT OF THE LAND SURVEYOR.
 THIS SURVEY WAS PREPARED FOR THE PARTIES AND PURPOSE INDICATED HEREON. ANY EXTENSION OF THE USE BEYOND THE PURPOSE AGREED TO BETWEEN THE CLIENT AND THE SURVEYOR EXCEEDS THE SCOPE OF THE ENGAGEMENT.
 SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE REPORT.

THIS SURVEY IS CERTIFIED TO BE CORRECT AND ACCURATE TO:
 YEN SHENG LI AND YENRU LIN
 MIR BLAUVELT, LLC
 NEW MILLENNIUM BANK
 HUDSON ONE TITLE AGENCY
 STEWART TITLE INSURANCE COMPANY

SURVEY OF PROPERTY
588 ROUTE 303
 SITUATED IN THE
 TOWN OF ORANGETOWN - BLAUVELT
 ROCKLAND COUNTY, NEW YORK

COLLAZUOL ENGINEERING & SURVEYING ASSOC., LLC
 PROFESSIONAL ENGINEERS AND LAND SURVEYORS

120 1/2 NO. BROADWAY
 NYACK, N.Y.
 845-358-1510



1610 CENTER AVE
 FORT LEE, N.J.
 201-944-7774

Steven J. Collazuol
STEVEN J. COLLAZUOL
 PROFESSIONAL ENGINEER AND LAND SURVEYOR
 NEW YORK LIC. NO. 70,688 and 49,882

SCALE 1" = 20' | SEPTEMBER 21, 2022 | FILE: 10,430
 DRN. BY: I.G. | CALC. BY: I.G.

FOR COUNTY USE ONLY

C1. SWS Code _____
 C2. Date Deed Recorded _____
Month Day Year
 C3. Book _____ C4. Page _____



New York State Department of
Taxation and Finance
 Office of Real Property Tax Services
RP- 5217-PDF
 Real Property Transfer Report (8/10)

PROPERTY INFORMATION

1. Property Location 588 Route 303
* STREET NUMBER * STREET NAME
Orangetown 10913
* CITY OR TOWN * ZIP CODE

2. Buyer Name MIR BLAUVELT, LLC
* LAST NAME/COMPANY * FIRST NAME
_____ _____
* LAST NAME/COMPANY * FIRST NAME

3. Tax Billing Address
 Indicate where future Tax Bills are to be sent if other than buyer address (at bottom of form)
* LAST NAME/COMPANY * FIRST NAME
_____ _____
* STREET NUMBER AND NAME * CITY OR TOWN * STATE * ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the deed 1 # of Parcels OR Part of a Parcel (Only if Part of a Parcel) Check as they apply:
 4A. Planning Board with Subdivision Authority Exists
 4B. Subdivision Approval was Required for Transfer
 4C. Parcel Approved for Subdivision with Map Provided

5. Deed Property Size X 0.49
* FRONT FEET * DEPTH * ACRES
 4B. Subdivision Approval was Required for Transfer
 4C. Parcel Approved for Subdivision with Map Provided

6. Seller Name Li Yen Sheng
* LAST NAME/COMPANY * FIRST NAME
Lin Yenru
* LAST NAME/COMPANY * FIRST NAME

*7. Select the description which most accurately describes the use of the property at the time of sale:
 F. Commercial
 Check the boxes below as they apply:
 8. Ownership Type is Condominium
 9. New Construction on a Vacant Land
 10A. Property Located within an Agricultural District
 10B. Buyer received a disclosure notice indicating that the property is in an Agricultural District

SALE INFORMATION

11. Sale Contract Date 06/06/2022
 * 12. Date of Sale/Transfer 09/28/2022
 *13. Full Sale Price 700,000.00
(Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

14. Indicate the value of personal property included in the sale 0.00

16. Check one or more of these conditions as applicable to transfer:
 A. Sale Between Relatives or Former Relatives
 B. Sale between Related Companies or Partners in Business
 C. One of the Buyers is also a Seller
 D. Buyer or Seller is Government Agency or Lending Institution
 E. Deed Type not Warranty or Bargain and Sale (Specify Below)
 F. Sale of Fractional or Less than Fee Interest (Specify Below)
 G. Significant Change in Property Between Taxable Status and Sale Dates
 H. Sale of Business is Included in Sale Price
 I. Other Unusual Factors Affecting Sale Price (Specify Below)
 J. None
 Comment(s) on Condition: _____

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

18. Year of Assessment Roll from which information taken(YY) 22 *17. Total Assessed Value 183,700
 *18. Property Class 421 *19. School District Name South Orangetown CSD
 *20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional Identifier(s))
70-14-4-9

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein subject me to the provisions of the penal law relative to the making and filing of false instruments.

[Signature] SELLER SIGNATURE
[Signature] BUYER SIGNATURE
9/28/2022 DATE
9/28/2022 DATE

BUYER CONTACT INFORMATION

(Enter information for the buyer. Note: If buyer is LLC, society, association, corporation, joint stock company, estate or entity that is not an individual agent or fiduciary, then a name and contact information of an individual/responsible party who can answer questions regarding the transfer must be entered. Type or print clearly.)

Jin Oh Kyoung
* LAST NAME * FIRST NAME
_____ _____
* AREA CODE * TELEPHONE NUMBER (Eg. 800XXXX)

588 Route 303
* STREET NUMBER * STREET NAME
Orangetown NY 10913
* CITY OR TOWN * STATE * ZIP CODE

BUYER'S ATTORNEY
Song Michael W.
* LAST NAME * FIRST NAME
(201) 568-3136
* AREA CODE * TELEPHONE NUMBER (Eg. 800XXXX)



This Indenture, made the 27th day of September Two Thousand Twenty Two

Between

Yen Sheng Li and Yenru Lin, husband and wife, 6 Silvestro Way, Garnerville, NY 10923

party of the first part, and

MIR BLAUVELT, LLC, with its principal place of business being 588 Route 303, Blauvelt, NY 10913

party of the second part,

Witnesseseth, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs and successors and assigns of the party of the second part forever,

All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Orangetown, County of Rockland, and State of New York being more particularly bounded and described as follows:

SEE ATTACHED SCHEDULE "A"

Being and intended to be the same premises conveyed to the party of the first part in a certain deed from Chih-Lo Hwang, dated 11/22/2022, and recorded on 01/08/2003 in the Office of the Rockland County Clerk as Instrument #2003-00001480.


Together with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; Together with the appurtenances and all the estate and rights of the party of the first part in and to said premises; To Have And To Hold the premises herein granted unto the party of the second part, the heirs and successors and assigns of the party of the second part forever.


And the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

And the part of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.
The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

In Witness Whereof, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:



Yen Sheng Li


Yenru Lin

State of New York County of Rockland ss:

State of New York County of _____ ss:

On the 24 day of September in the year 2022 before me personally appeared

On the _____ day of _____ in the year _____ before me personally appeared _____

Yen Sheng Li and Yenru Lin

personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

NOTARY

NOTARY

WALTER ROBERT SEVASTIAN
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 02SE5033492
Qualified In Rockland County
Commission Expires Sept. 19, 2028

Bargain and Sale Deed

With Covenant Against Grantor's Acts

SECTION 70.14

BLOCK 4

Title No. _____

LOT 9

TOWN Orangetown

COUNTY Rockland

TO

RETURN BY MAIL TO:

Michael W. Song, Esq.
100 Sylvan Avenue, Suite 106B
Englewood Cliffs, NJ 07632

■ Front-Lit LED Channel Letters with raceway

SCALE: NOT TO SCALE

PAGE NUMBER

1 of 1

DESCRIPTION

1. Front Lit LED Channel Letters With Raceway
2. Illuminated Outdoor Pole Sign

PROJECT NAME

TRIUMPH
TAE KWON DO

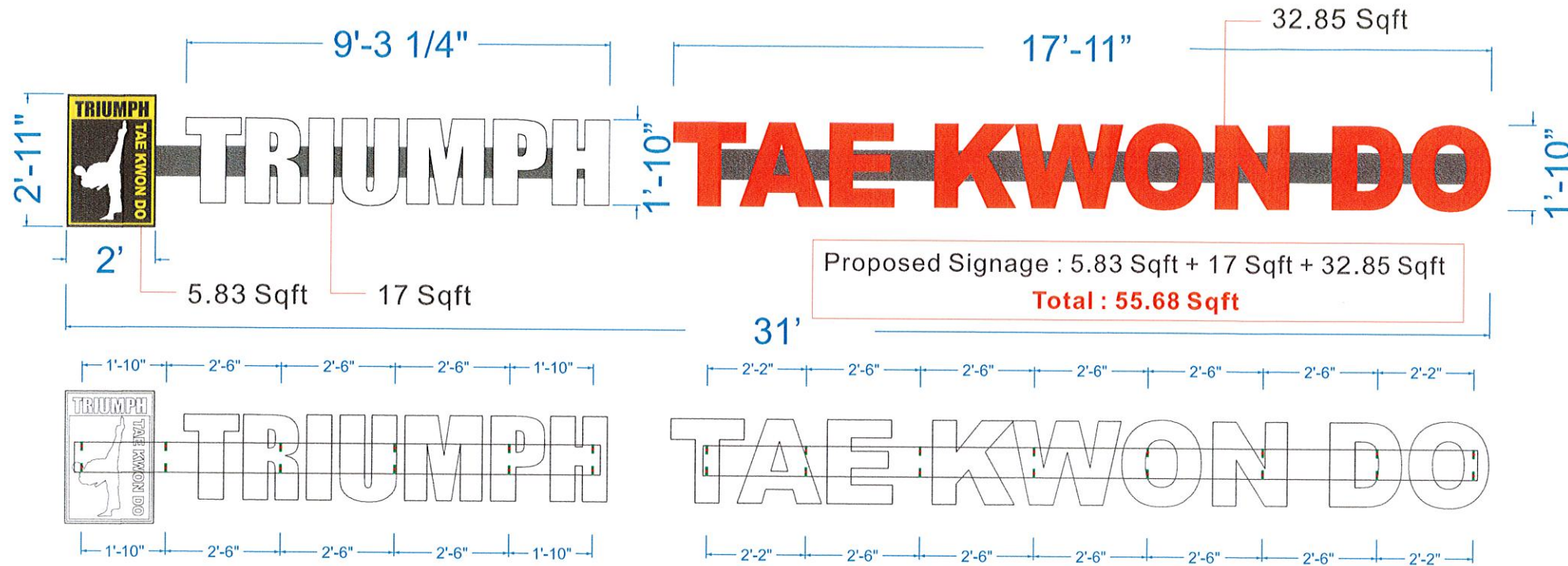
588 NY-303
Blauvelt,
NY 10913

REV. DATE

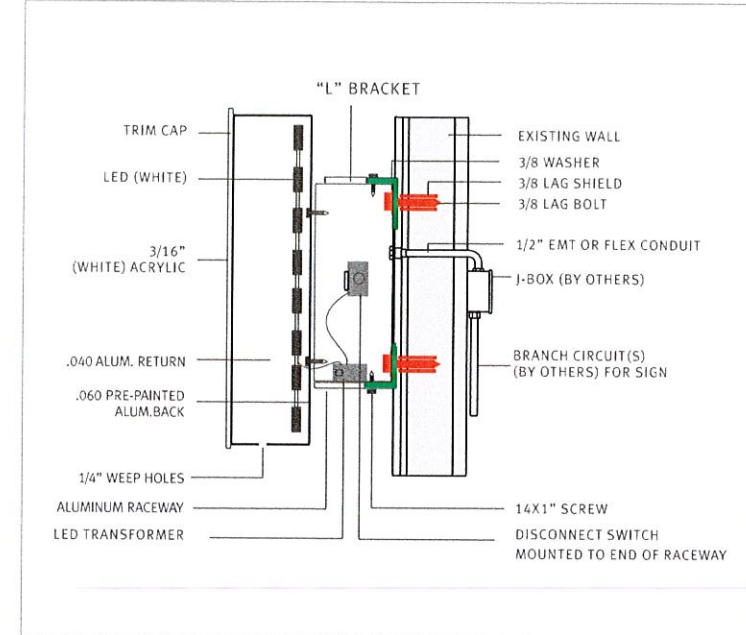
08/22/23

DRAWN BY

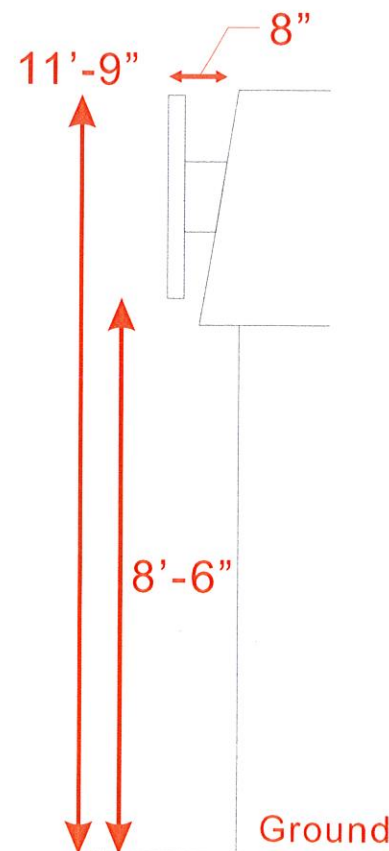
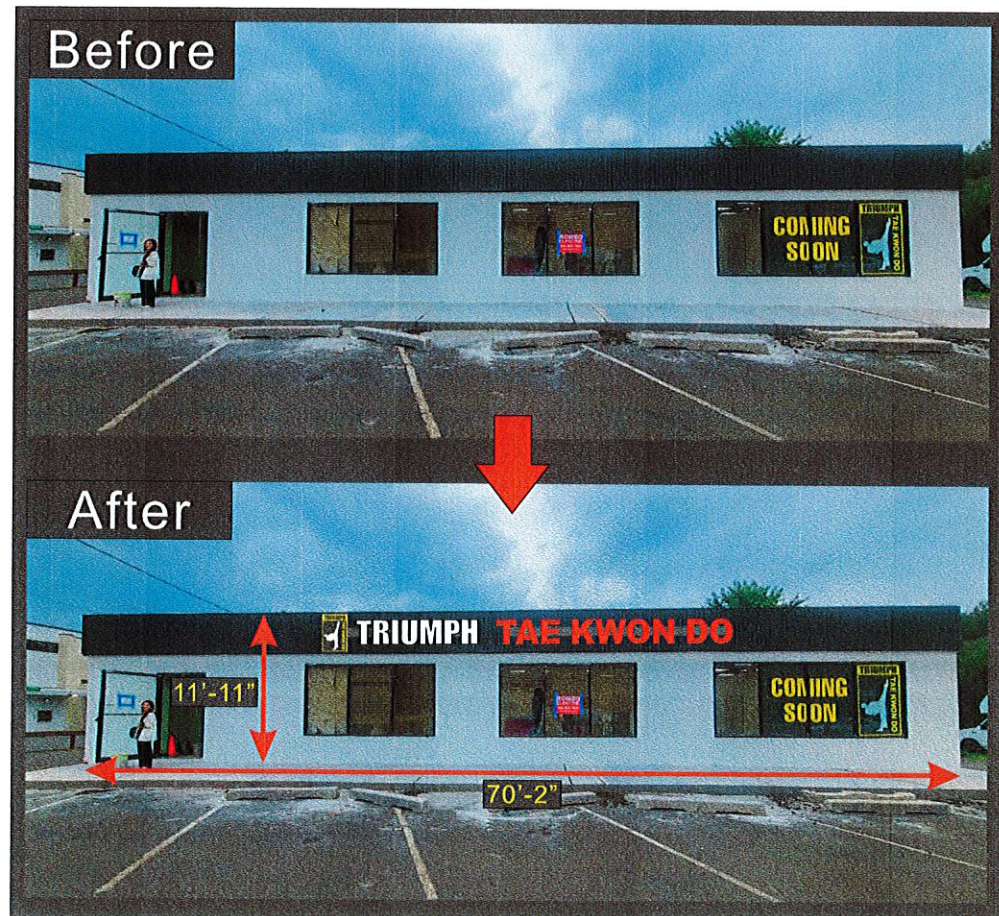
HOJUN CHUNG, RA, LEED AP
NY LIC.# 033840-1
HOJUN ARCHITECTURE AND DESIGN, LLC
600 W. MAIN ST., SUITE 200, ALBANY, NY 12206
TEL: 518-496-6242



■ Install Detail



■ Site Map



NOTE
WIND LOAD: ALL SIGNS ARE TO BE DESIGNED TO RESIST 110 MPH PRESSURES CAUSED BY WIND IN ANY DIRECTION
SNOW LOAD: ALL SIGNS ARE TO BE DESIGNED TO WITHSTAND 35LB/SF SNOW LOAD

