

ZONING BOARD OF APPEALS

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

Date: November 29, 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: Heip, 720 Western Highway, Blauvelt NY

Section 70.05 Block 1 Lot 10; R-40 zone

This matter is scheduled for:

Chapter 43, R-40 District, Section 3.12, Group E, Columns 6, (Lot Width:: 150' required, 116.5' existing), 10 (Total Side Yard: 80' required, 73.4' proposed); Section 5.227 (Accessory Structure must be 5' from side yard: 1.8' proposed) and from Section 9.2 (degree of non-conforming bulk shall not be increased), Section 9.31(repair and alteration of non conforming use o bulk) and Section 9.34 (one time 50% or less expansion of non-conforming bulk) to rebuild a single-family residence that was damaged by fire on a lot with more than one single-family dwelling. The premises are located at 720 Western Highway, Blauvelt, New York and identified on the Orangetown Tax Map as Section 70.05, Block 1, Lot 10 in the R-40 zoning district.

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: January 17, 2024

- () 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 January 17, 2024. Kindly forward your completed review to this office by January 17, 2024**

Reviewing Agency _____

Name _____ date: _____

Signature: _____

Thank you, Deborah Arbolino

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: 11/6/23

Please check all that apply:

<input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Residential
<input checked="" 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 checked="" 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#: BDDR-4318-23
ASSIGNED _____
INSPECTOR: Glenn
Referred from Planning Board: YES / NO
If yes provide date of Planning Board meeting: _____

Project Name: PLOT PLAN OF PROPERTY FOR HIEP

Street Address: 720 N Western Highway
Blauvelt, NY 10913

Tax Map Designation:
Section: 70.05 Block: 1 Lot(s): 10
Section: _____ Block: _____ Lot(s): _____

Directional Location:

On the westerly side of Western Highway, approximately
opposite _____ feet _____ of the intersection of Sgt. Demeola Drive, in the
Town of Orangetwon in the hamlet/village of Blauvelt.

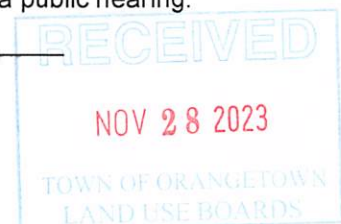
Acreage of Parcel <u>1.05</u>	Zoning District <u>R-40</u>
School District <u>S. Orangetown</u>	Postal District <u>10913</u>
Ambulance District <u>Tappan</u>	Fire District <u>Blauvelt</u>
Water District <u>Veolia NY</u>	Sewer District <u>Orangetwon</u>

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

Proposed demolition of fire damaged dwelling on multi-dwelling R-40 lot. Construction of new dwelling to replace same, and two existing dwellings are to remain. Location of replacement dwelling to be moved away from north property line to minimize non-conforming conditions.

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

Date: _____ 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? NA
- 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 2000 sf +/- removed
- 2) Total square footage New 1965 sf +/-
- 3) Number of dwelling units Ex 3, Prop 3

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

NA

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. No

Are there **wetlands** on the site? If yes, please provide the names and type:

No

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.

NA

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

NA

APPLICATION REVIEW FORM

AFFIDAVIT

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

I, Kenneth Hiep 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 720 Western Highway, Blauvelt, Rockland County, New York.

That the following are all of the owners of property 200 (distance) from the premises as to which this application is being taken.

SECTION-BLOCK-LOT NAME ADDRESS

SWIS	PRINT KEY	NAME	ADDRESS	PAGE # 1
392489	70.05-1-5	Western Highway Holding Corp	P.O. Box 205,Blauvelt, NY 10913	
392489	70.05-1-7	John DeFate	750 Western Hwy,Blauvelt, NY 10913	
392489	70.05-1-8	Jeff Johnston	790 Bradley Pkwy,Blauvelt, NY 10913	
392489	70.05-1-9	Josephine Annunziata	730 Western Hwy,Blauvelt, NY 10913	
392489	70.05-1-10	Kenneth Hiep	15 Inwood Dr,Bardonia, NY 10954	
392489	70.05-1-11	John W Macy	690 Western Hwy,Blauvelt, NY 10913	
392489	70.05-1-12	Addolorata Rinaldi	10 Leber Rd,Blauvelt, NY 10913	
392489	70.06-1-1.1	Sean Kwon	1 Sgt Demeola Rd,Blauvelt, NY 10913	
392489	70.06-1-1.2	Christine Brady	2 Sgt Demeola Rd,Blauvelt, NY 10913	
392489	70.06-1-1.9	TLV One LLC	175 E 96th St Apt PHG,New York, NY 10128	
392489	70.06-1-1.10	Binu Baby	10 Sgt Demeola Rd,Blauvelt, NY 10913	
392489	70.06-1-1.11	Robert Lovecchio	717 Western Hwy,Blauvelt, NY 10913	

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

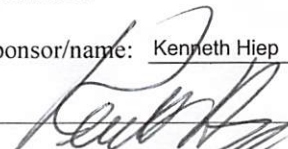
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

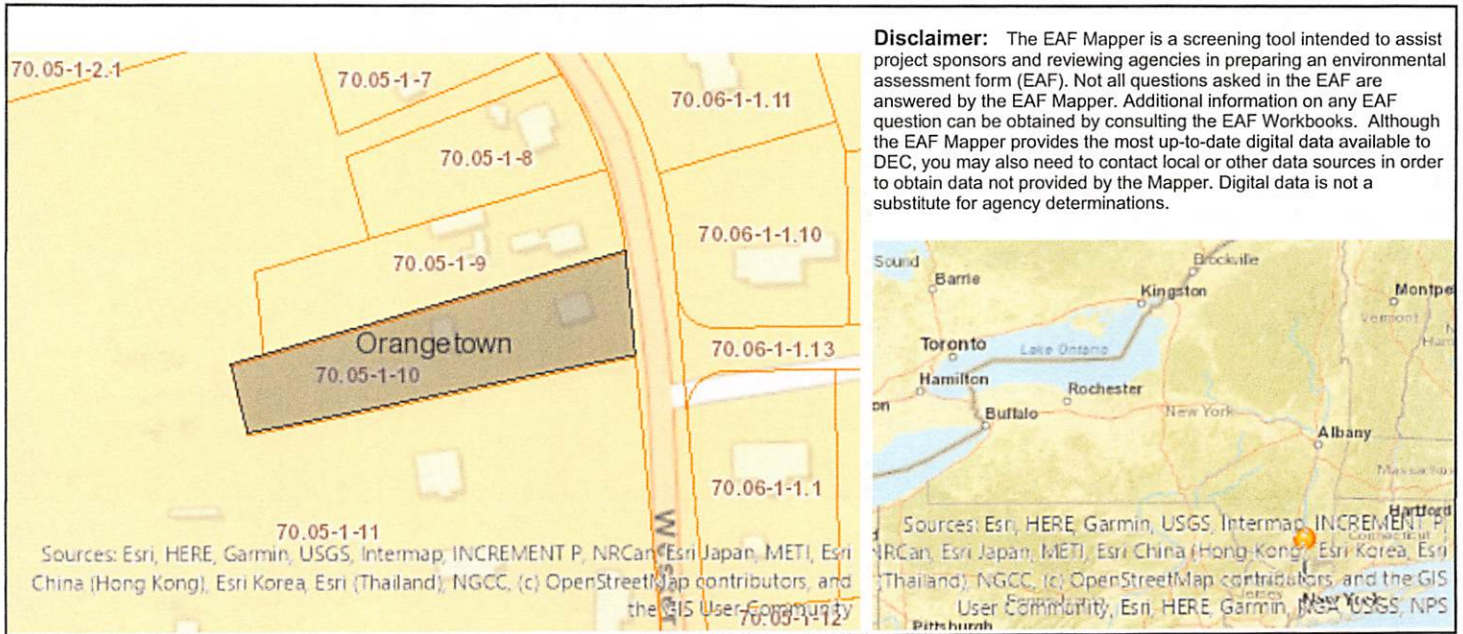
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Plot Plan of Property for Hiep			
Project Location (describe, and attach a location map): 720 Western Highway, Blauvelt, NY 10913			
Brief Description of Proposed Action: Existing site has three dwellings on 1.05 acre parcel. The middle dwelling was destroyed by fire recently, and this project includes a design for a new dwelling and a relocated driveway. The location of the replacement dwelling has been shifted south to minimize the variances and the non-conforming conditions.			
Name of Applicant or Sponsor: Kenneth and Robert Hiep		Telephone: 845-596-2535 E-Mail: info@hiepsanitation.com	
Address: 15 Inwood Drive			
City/PO: Bardonia		State: NY	Zip Code: 10954
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/> YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: ACABOR (review of house and site), RC Highway permit, RC Planning Board GML			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? 1.05 acres b. Total acreage to be physically disturbed? 0.3 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1.05 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action: 5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			



5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ EAF Mapper indicates yes, but there are no observable wetlands on site or in close proximity _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____ Amount of impervious area is being decreased by the removal of sheds, dwelling, pavement _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
_____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
_____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
_____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Kenneth Hiep</u> Date: <u>11/6/2023</u> Signature: <u></u> Title: <u>Owner</u>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	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

REFERRAL TO THE ZONING BOARD OF APPEALS

Date: November 16, 2023 Section: 70.05 Block: 1 Lot: 10

Applicant: Heip

Address: 720 Western Hwy, Blauvelt, NY

RE: Application Made at: same

Referred For:

Chapter 43, Table 3.12 R-40 District, Column 6 Lot Width 150' w/ 116.5' proposed, Column 10, Total Side Yard 80' with 73.4' proposed.

Ch 43, Section 5.227 Accessory Structures must be 5' from side yard width 1.8' proposed.

Ch 43, Sections 9.2, 9.31, & 9.34 apply

5 Variances required

existing non-conforming...Two Detached Dwellings in Single Family Dwelling District

Comments:


Fire Damaged Home to be rebuilt @ new location on property

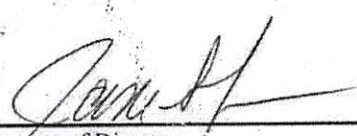
Flag Lot

Dear Heip:

Please be advised that the Building Permit Application # p23-4318, which you submitted on November 9, 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,

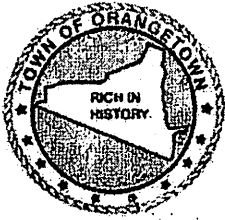

Richard Oliver
Deputy Building Inspector


Signature of Director

NOTE: PLEASE KEEP FOR YOUR RECORDS
1-30-2023

CC:

11/22/23
Date
Liz DeCort
Debbie Arbolino



OFFICE OF BUILDING, ZONING, PLANNING,
ADMINISTRATION AND ENFORCEMENT
TOWN OF ORANGETOWN

20 Greenbush Road
Orangetown, N.Y. 10962

Jane Slavin, R.A.
Director

(845)359-8410

Fax: (845) 359-8526

**REFERRAL TO THE ARCHITECTURE AND COMMUNITY
APPEARANCE BOARD OF REVIEW**

Date: November 16, 2023 Section: 70.05 Block: 1 Lot: 10

Applicant: Hiep

Address: 720 Western Hwy, Blauvelt, NY

RE: Application Made at: same

Chapter 2, Section 2-4(a)

Referred For: **§ 2-4 To review applications for building permits.**

A. Every application for a building permit for the construction, reconstruction or alteration of any structure in excess of 1,000 cubic feet of cubical contents proposed for construction, and every application for the development or subdivision of land, and any such application for a building permit, land use or any other development with the Town of Orangetown filed with the Town Board, Planning Board or Building Inspector shall be referred to the Architecture and Community Appearance Board of Review within seven days of the submission of the application, provided that it conforms in all respects to all other applicable laws and ordinances. This law shall not apply to an application for a single- or two-family residence or residential accessory structure on individual property, except that the Building Inspector, in his discretion, may refer such an application to the Board of Review if it appears, in the light of the standards set forth in § 2-5, that there is a need for such referral.

Comments: Fire damaged home rebuilt @ new location on property

flag lot

Dear Hiep:

Please be advised that the Building Permit Application # p23-4318, which you submitted on November 9, 2023, has been referred to the Orangetown Architecture and Community Appearance Board of Review, ACABOR. The Clerk to ACABOR, will assist you in the preparation necessary to appear before the board. Please call the office at 845-359-8410 ext. 4316 or email Katlyn Bettmann at kbettmann@orangetown.com.

Sincerely,


Richard Oliver
Deputy Building Inspector

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

CC: Date
Liz DeCort
Cheryl Coopersmith

34 Wayne Ave.
Suffern, NY 10901
(845) 357-0830
email greenwellpls@aol.com

Jay A. Greenwell, PLS, LLC
Land Surveying and Land Planning

November 9, 2023

Plot Plan of Property for Hiep -- Narrative Summary

The subject application involves tax lot 70.05-1-10 as shown on the Town of Orangetown tax maps, consisting of 1.05 acres in the R-40 zone, lying on the westerly side of Western Highway, opposite Sergeant Demeola Road. The lot has three single family dwellings on it, a pre-existing non-conforming condition.

Recently, the middle dwelling was destroyed by fire, along with a pool and several accessory sheds. All of the fire damaged structures are being removed.

It is proposed to construct a new single family dwelling to replace the fire damaged house, but the location is being moved off the north property line and being situated in the middle of the lot. This will reduce the degree of non-compliance with the R-40 side setbacks, eliminating the original 0' setback to the north property line.

In order to accommodate the new dwelling location, the existing driveway is being moved slightly to the north. An ejector pump and sewer line is proposed for the new dwelling, replacing the original septic system that was serving the fire damaged house.

The resulting configuration actually reduces the amount of impervious surface area, so no new drainage mitigation is proposed.

Variances are required to confirm several existing non-conforming bulk items, but the resulting total FAR does not exceed the permitted.

Existing non-conforming conditions requiring variances:

- Lot width
- Front yard to Designated Street Line to front house
- Side yard for rear house
- Total side yard for rear house
- Rear yard for rear house

Existing non-conforming conditions being eliminated

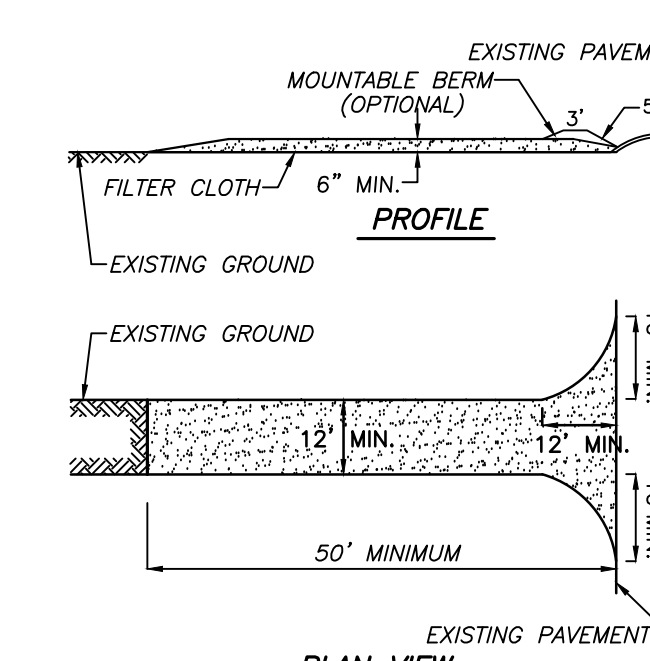
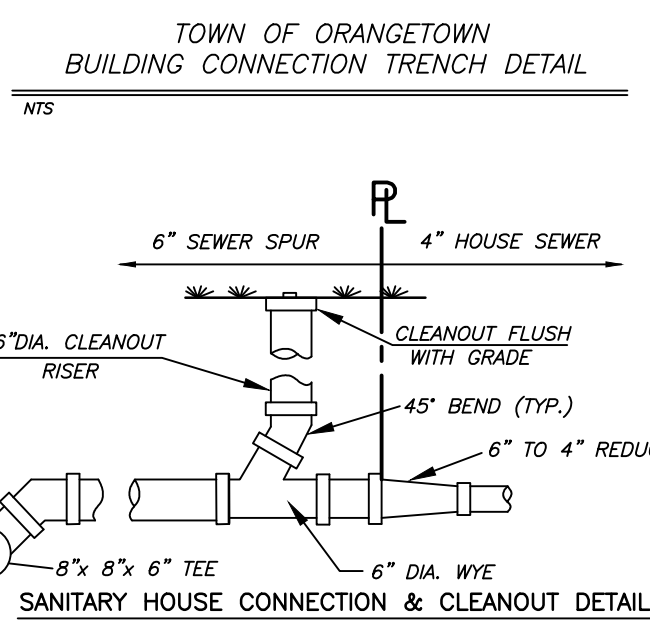
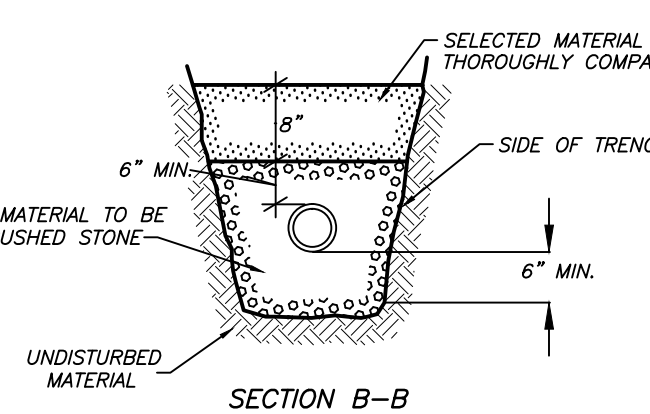
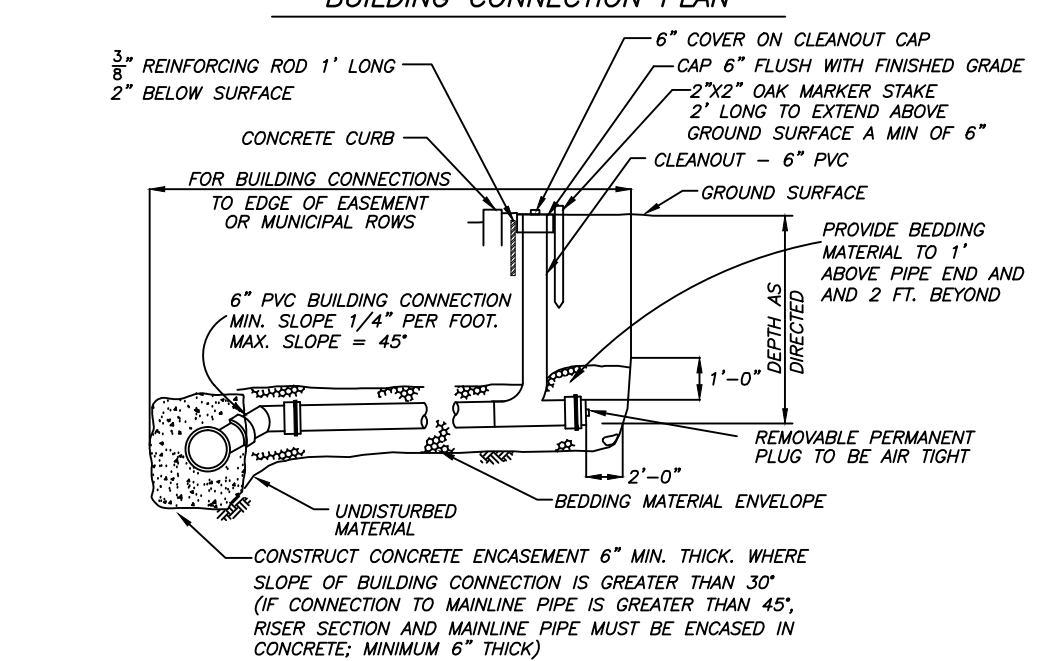
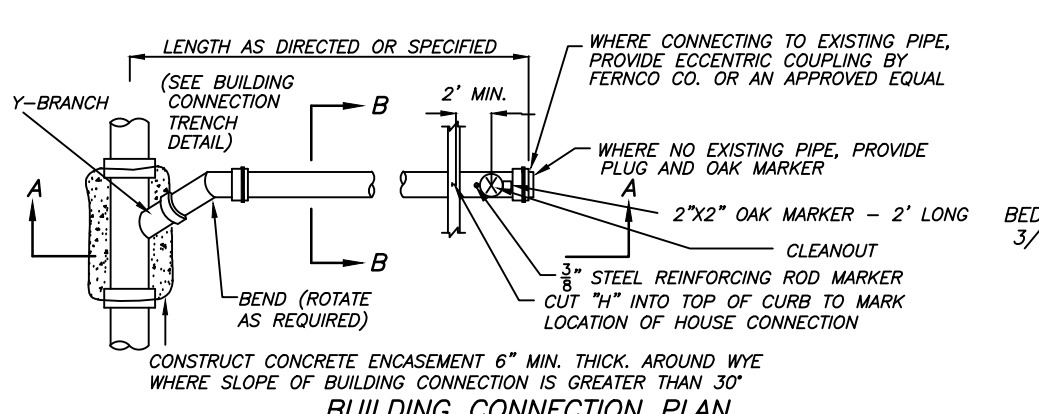
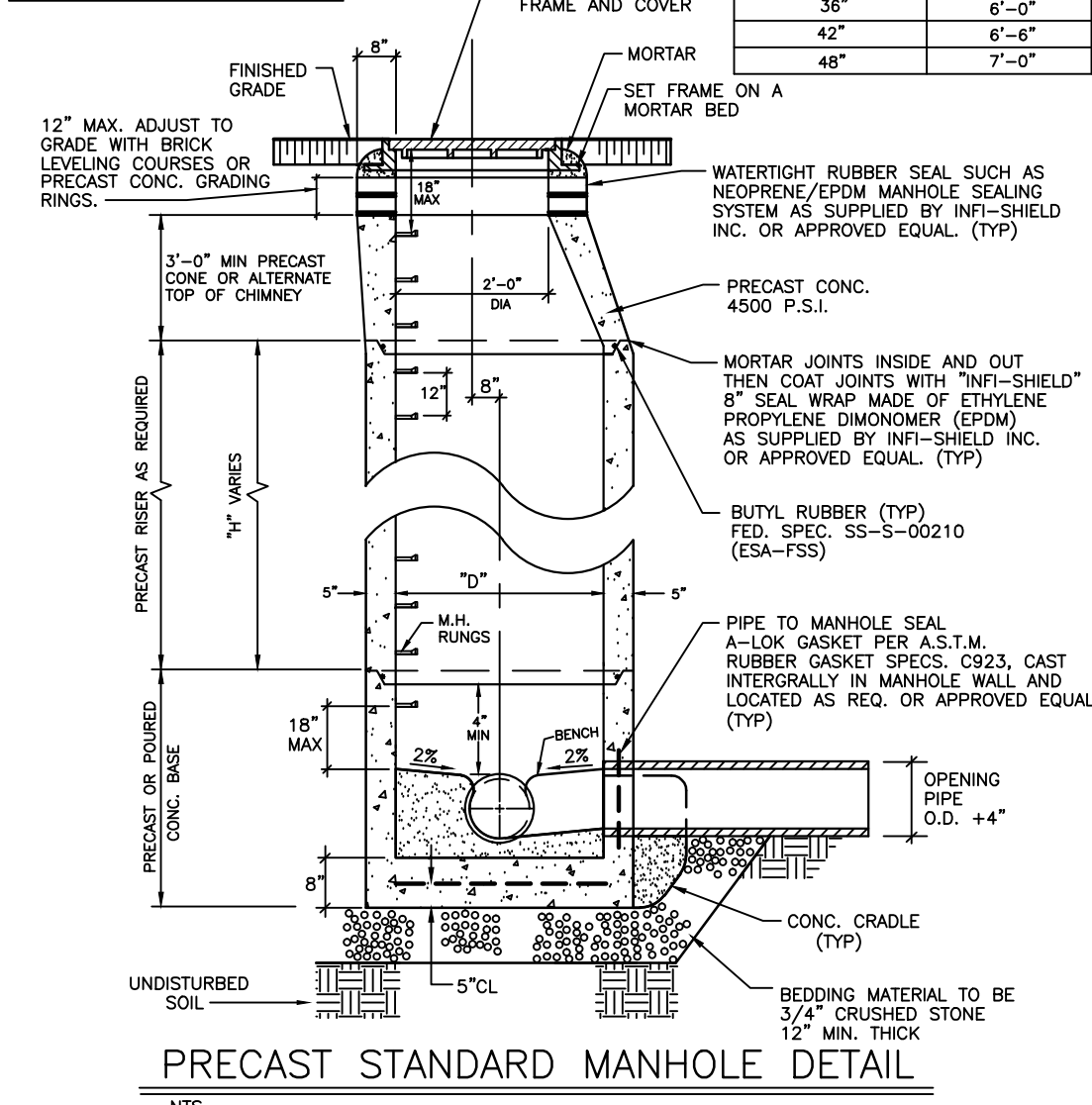
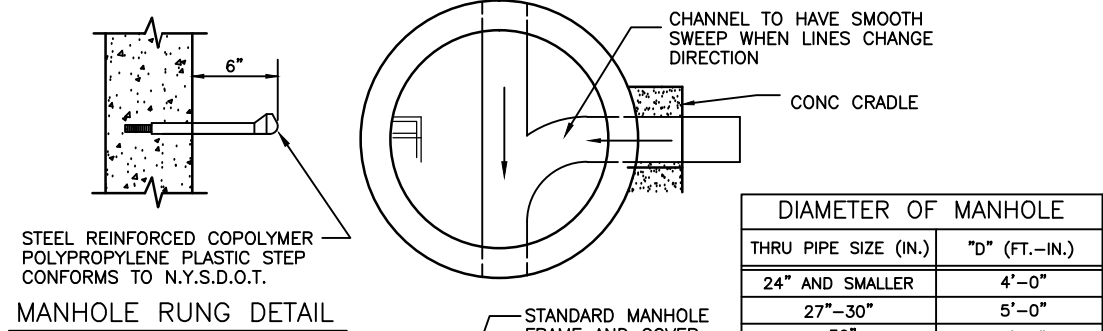
- Side yard for middle house
- Total side yard for middle house

New conditions requiring variance

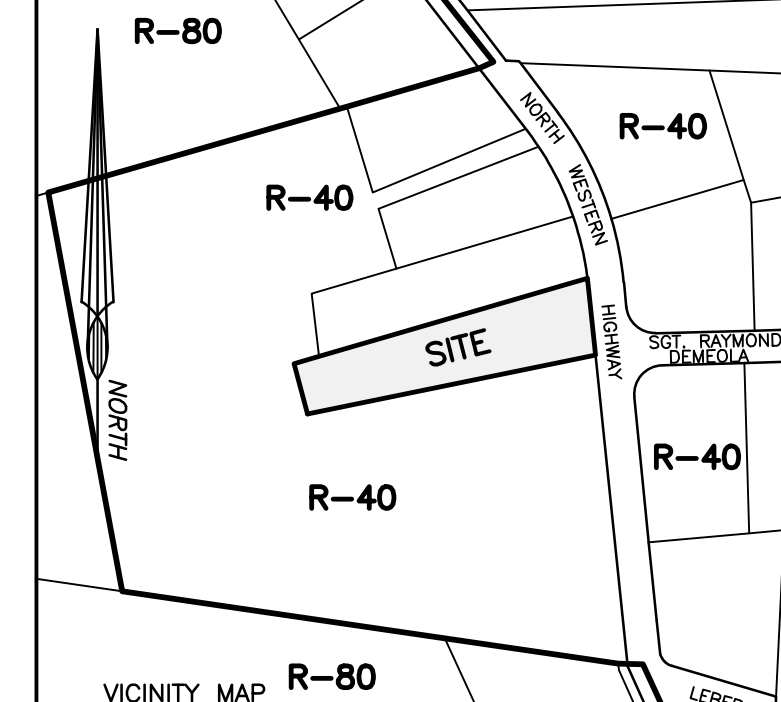
- Total side yard for new middle house



Jay A. Greenwell Date 11/9/23



- ### CONSTRUCTION SPECIFICATIONS
- STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 - LENGTH - NOT LESS THAN 50 FEET EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.)
 - THICKNESS - NOT LESS THAN (6) INCHES.
 - WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
 - FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
 - SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTING BERM WITH 5:1 SLOPES WILL BE PERMITTED.
 - MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
 - WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
 - PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



LEGEND

DRAINAGE INLET W/PIPES	DMH
DRAIN MANHOLE/ WITH PIPES	DMH
TOP CURB @ CATCH BASIN	TCCB
TOP GRATE FIELD INLET	TGFI
REINFORCED CONCRETE PIPE	RCP
CORRUGATED PLASTIC PIPE	CPP
UTILITY POLE	UP
UTILITY POLE WITH LIGHT	UP/L
WATER VALVE	WV
HYDRANT	HYD
GAS VALVE	GV
OVERHEAD WIRES	OHW
GAS LINE	G
GAS, ELEC, TEL	GET
WATER LINE	W
CONTOUR LINE	-520-
SPOT ELEVATION	521.3
PROPOSED CONTOUR LINE	522
PROPOSED SPOT GRADE	524.0

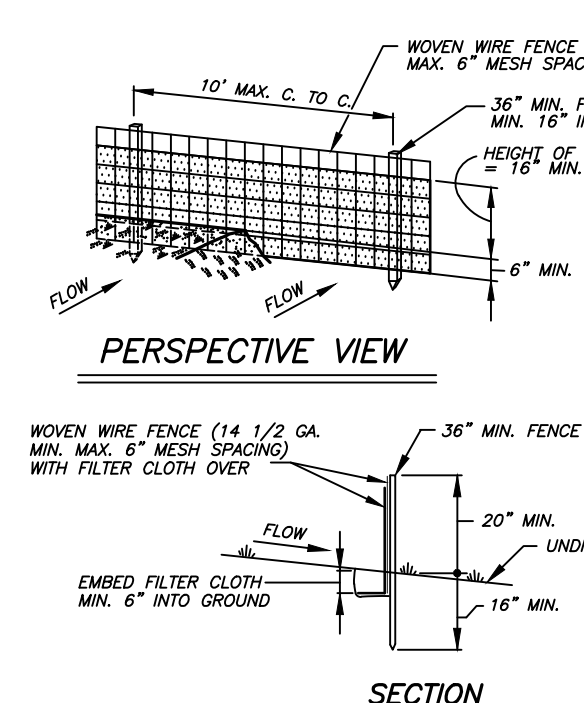
DISTRICTS:
SCHOOL: SO ORANGETOWN
AMB: TAPPAN
FIRE: BLAUVELT
WATER: VEOLIA NY

REFERENCES:
1. DEEDS ON FILE IN THE ROCKLAND COUNTY CLERK'S OFFICE AS FOLLOWS: INST# 2004-26488, INST3 1998-24866, INST# 199-48956, INST# 2009-39715, L917 P30
2. ROCKLAND COUNTY HIGHWAY MAPS ENTITLED "WESTERN HIGHWAY ORANGETOWN M282", AND "WESTERN HIGHWAY ORANGETOWN M283."

PER CHAPTER 43, SECTION 9.34
NOTE: FIRE DAMAGED DWELLING WAS 2,068 SF (INC. GARAGE).
PROPOSED DWELLING IS 1,965 SF.
THIS PROPOSAL INDICATES A 103 SF DECREASE (-4.98%)

	REQUIRED	MIN LOT AREA	MIN LOT WIDTH	MIN STREET FRONTAGE	MIN FRONT YARD TO DSL	MIN SIDE YARD	TOTAL SIDE YARD	MIN REAR YARD	MAX F.A.R.	BUILDING HEIGHT
		40,000 SF	>150 FT	100 FT	>50 FT	>30 FT	80 FT	>50 FT	0.15	8' FT FROM PROP LINE
EXIST (A) (B) (C)	45,544 SF	116.5'	117.7'	(A) 25.0' (B) 155.8' TBR (C) 387.5'	(A) 31.1' (B) 0.0' (C) 4.0'	(A) 80.6' (B) 60.0' (C) 31.8'	(A) 379.6' (B) 228.0' TBR (C) 17.3'	(A) 0.138± (B) TO BE REM'D (C) TO BE REM'D		NO CHANGE
PROPOSED (D)	NO CHANGE	NO CHANGE	NO CHANGE	(D) 150.4' bldg 145.0' porch	(D) 35.3'	(D) 73.4'	(D) 250'+	(A) (C) (D) 0.114		25'±

(A) = EXIST NON-CONFORMITY
(B) = VARIANCE REQUIRED
TBR = TO BE REMOVED



- ### 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 JOIN 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

	EXISTING	PROPOSED
(A)	1,997 SF	1,997 SF
(B)	3,072 SF	TO BE REM'D
(C)	1,237 SF	1,237 SF
(D)	-	1,965 SF
TOTALS	6,306 SF	5,199 SF

IMPERVIOUS BREAKDOWN
EXIST IMPERVIOUS 13,112 SF
PROPOSED IMPERVIOUS 12,328 SF
NO MITIGATION REQUIRED

GDANSKI CONSULTANTS, INC.
633 WOODMONT LANE
SLOATSBURG, NEW YORK, 10974

PAUL GDANSKI, PE
NYS LIC. 075890

11/20/23
11/06/23
10/16/23

FAR NOTE
SANITARY
REV. DWLG

DATE

STATE OF NEW YORK
PAUL GDANSKI
LICENSED PROFESSIONAL ENGINEER
No. 075890

STATE OF NEW YORK
JAY A. GREENWELL
LICENSED PROFESSIONAL SURVEYOR
No. 49676

PLOT PLAN OF PROPERTY FOR
HIEP
#720 NORTH WESTERN HIGHWAY
TOWN OF ORANGETOWN, ROCKLAND COUNTY
STATE OF NEW YORK

JAY A. GREENWELL, PLS, LLC
SURVEYING - LAND PLANNING
34 WAYNE AVENUE, SUFFERN, NEW YORK, 10901
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TAX LOT #
70.05-1-10

AREA
45,544 SF

FILE
22332 SURV

SCALE
1"= 20'

DATE
8/21/23

JOB NO.
22332