

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: 12/29/23

Please check all that apply:

<input checked="" type="checkbox"/> Planning Board	<input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Residential
<input 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 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#: BLDR-446-25  
ASSIGNED  
INSPECTOR: Dom  
Referred from Planning Board: YES / NO  
If yes provide date of Planning Board meeting: \_\_\_\_\_

Project Name: Sabatino Pergola / VIS Family Limited Partnership

Street Address: 60 Herdwood Dr.  
Tappan N.Y. 10983

Tax Map Designation:  
Section: 74.17 Block: 4 Lot(s): 26  
Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_

**Directional Location:**

On the West side of 60 Herdwood Dr, approximately 1500 feet \_\_\_\_\_ of the intersection of Lois Dr, in the Town of Tappan in the hamlet/village of Orangeburg.

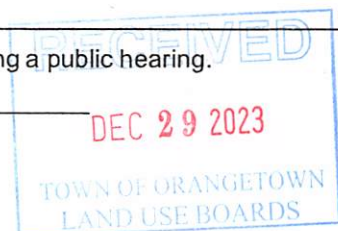
Acreage of Parcel <u>.49</u>	Zoning District <u>R-15</u>
School District <u>SOCSD</u>	Postal District <u>Tappan</u>
Ambulance District <u>SbAC</u>	Fire District <u>Tappan</u>
Water District <u>Viola</u>	Sewer District <u>Orangetown</u>

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

Pergola

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

Date: 12/2 Applicant's Signature: Jim R. B.



## 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: \_\_\_\_\_

#### 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.

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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

**REFERRAL TO THE ZONING BOARD OF APPEALS**

Date: December 12, 2023 Section: 74.17 Block: 4 Lot: 26

Applicant: VIS Family Limited Partnership

Address: 60 Hardwood

RE: Application Made at: same

Referred For:

Chapter 43, §5.153 Accessory Structures

No Accessory Building or Structure shall be closer to any principal building or structure than a distance equal to the height of such accessory structure and in no event less than 15' ...with 1' proposed.

One Variance required


Comments:

Open pergola next to house (at rear)


Dear VIS Family Limited Partnership

Please be advised that the Building Permit Application # p23-4416, which you submitted on 12.1.23, 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](mailto:darbolino@orangetown.com).

Sincerely,

  
Richard Oliver  
Deputy Building Inspector

12/12/23

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

12/13/23  
Date  
Liz DeCort  
Debbie Arbolino



STATE OF NEW YORK )  
 ) ss.:  
COUNTY OF ROCKLAND )

I, James S. Levine, being duly sworn, deposes and says that I am (Title)  
owner, an active or qualified member of the VISFLP,  
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]

Signature

Sworn to and subscribed in my presence

This 21 day of December, 2023

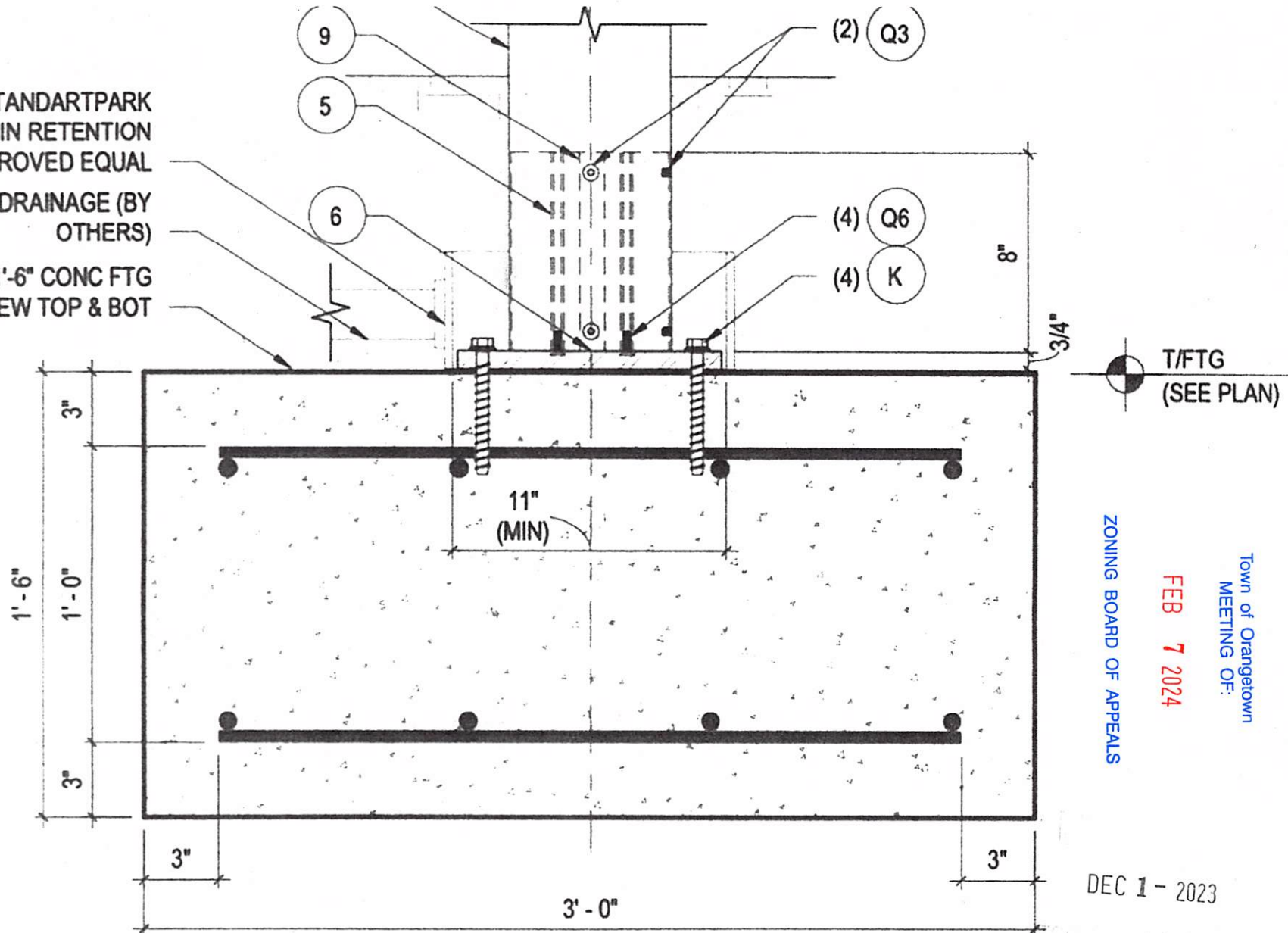
Virginia Raymond  
NOTARY PUBLIC

VIRGINIA M. RAYMOND  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01RA6222832  
Qualified in Rockland County  
Commission Expires July 20, 2026

SWIS	PRINT KEY	NAME	ADDRESS
392489	74.17-3-9	Peter Baiamonte	72 Howard Av, Tappan, NY 10983
392489	74.17-3-10	Kevin Golden	60 Howard Ave, Tappan, NY 10983
392489	74.17-4-12	Kerry Thomas	29 Wayne Ln, Tappan, NY 10983
392489	74.17-4-13	Joshua Turnoff	17 Wayne Ln, Tappan, NY 10983
392489	74.17-4-14	Timothy Sprague	55 Hardwood Dr, Tappan, NY 10983
392489	74.17-4-15	Joseph Timarchi	65 Hardwood Dr, Tappan, NY 10983
392489	74.17-4-16	Benjamin S Colobong III	75 Hardwood Dr, Tappan, NY 10983
392489	74.17-4-17	Oliver M Schoening	85 Hardwood Dr, Tappan, NY 10983
392489	74.17-4-23	Vinoy Peter	84 Hardwood Dr, Tappan, NY 10983
392489	74.17-4-24	Keith Johnson	76 Hardwood Dr, Tappan, NY 10983
392489	74.17-4-25	Richard Cardazone	68 Hardwood Dr, Tappan, NY 10983
392489	74.17-4-26	VIS Hardwood Family LP	60 Hardwood Dr, Tappan, NY 10983
392489	74.17-4-27	Theresa Warner	52 Hardwood Dr, Tappan, NY 10983
392489	74.17-4-28	Frank Allegro	40 Hardwood Dr, Tappan, NY 10983
392489	74.17-4-29	Lou Ann Magliente	16 Hancock Pl, Tappan, NY 10983
392489	74.17-4-30	Kenneth Lacey	22 Hancock Pl, Tappan, NY 10983
392489	74.17-4-31	Shajimon Vettom	25 Hancock Pl, Tappan, NY 10983
392489	74.17-4-65	Robert P Sokol	39 Howard Av, Tappan, NY 10983
392489	74.17-4-66	David M Brown	47 Howard Av, Tappan, NY 10983
392489	74.17-4-67	Robert Chen	55 Howard Av, Tappan, NY 10983
392489	74.17-4-68	Michelle Markiet	63 Howard St, Tappan, NY 10983
392489	74.17-4-69	Kevin Wholey	71 Howard Ave, Tappan, NY 10983
392489	74.17-4-70	Renee Marmelstein	79 Howard Ave, Tappan, NY 10983
392489	74.17-4-71	Rebecca Rosenzwaig	87 Howard Ave, Tappan, NY 10983
392489	74.18-1-50	Stefan Stefanoff	35 Hardwood Dr, Tappan, NY 10983
392489	74.18-1-51	Yekaterina Burbano	4 Wayne Ln, Tappan, NY 10983
392489	74.18-1-52	Allen M Goldstein	12 Wayne La, Tappan, NY 10983



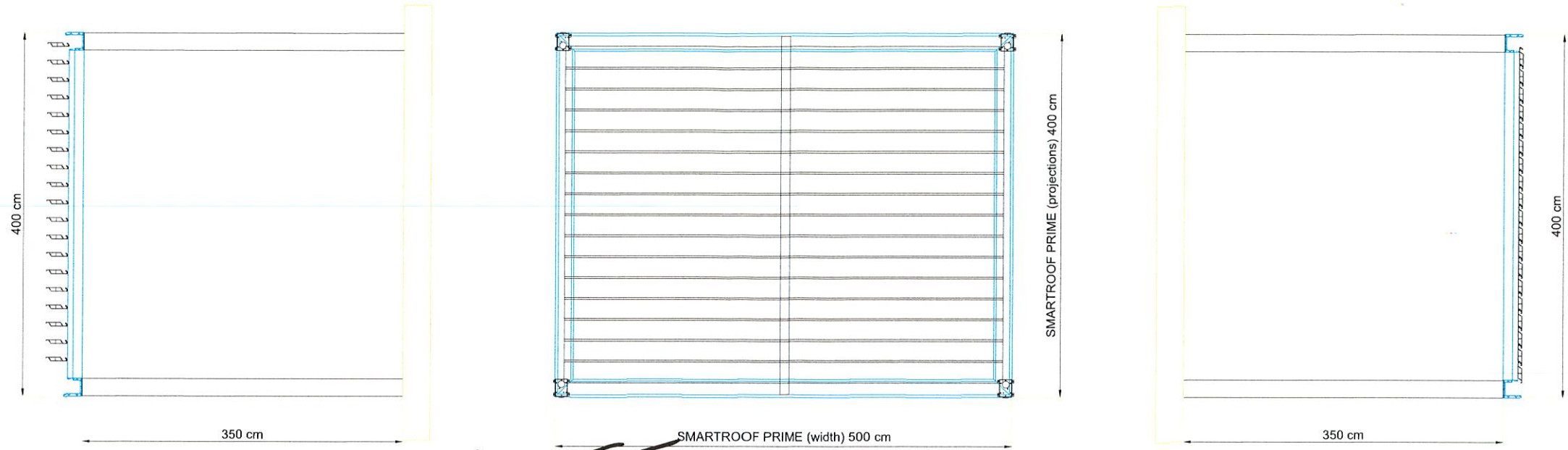
OPTIONAL STANDARTPARK  
CATCH BASIN RETENTION  
SYSTEM OR APPROVED EQUAL  
PIPE DRAINAGE (BY  
OTHERS)  
3'-0"x3'-0"x1'-6" CONC FTG  
W/ (4) #5 EW TOP & BOT



**NOTES:**

1. COLUMN CENTER LINE IS PERMITTED TO BE ECCENTRIC FROM THE FOOTING CENTER LINE BY 6" (MAXIMUM).
2. TOP REBAR SHALL BE PLACED SO THAT THERE IS NO INTERFERENCE WITH THE BASE PLATE ANCHORS.
3. CONTRACTOR'S OPTION TO POUR 2" (MAX) NON-SHRINK GROUT LAYER BETWEEN BASE PLATE AND TOP OF FOOTING. IF THIS OPTION IS PURSUED, ANCHORS SHALL BE SUBSTITUTED BY 1/2" Ø x 6" DEWALT WEDGE-BOLT 316 SS.





Approved



Town of Orangetown  
MEETING OF:

FEB 7 2024

ZONING BOARD OF APPEALS



Türkocağı Caddesi No: 46 /A-B  
Balgat - ANKARA  
Tel: (312) 285 39 00 -  
(312) 220 04 20  
Fax:(312) 284 30 60  
e-mail: byart@byarttente.com

TYKO GROUP USA

PROJECT NAME : VINNY SABATINO

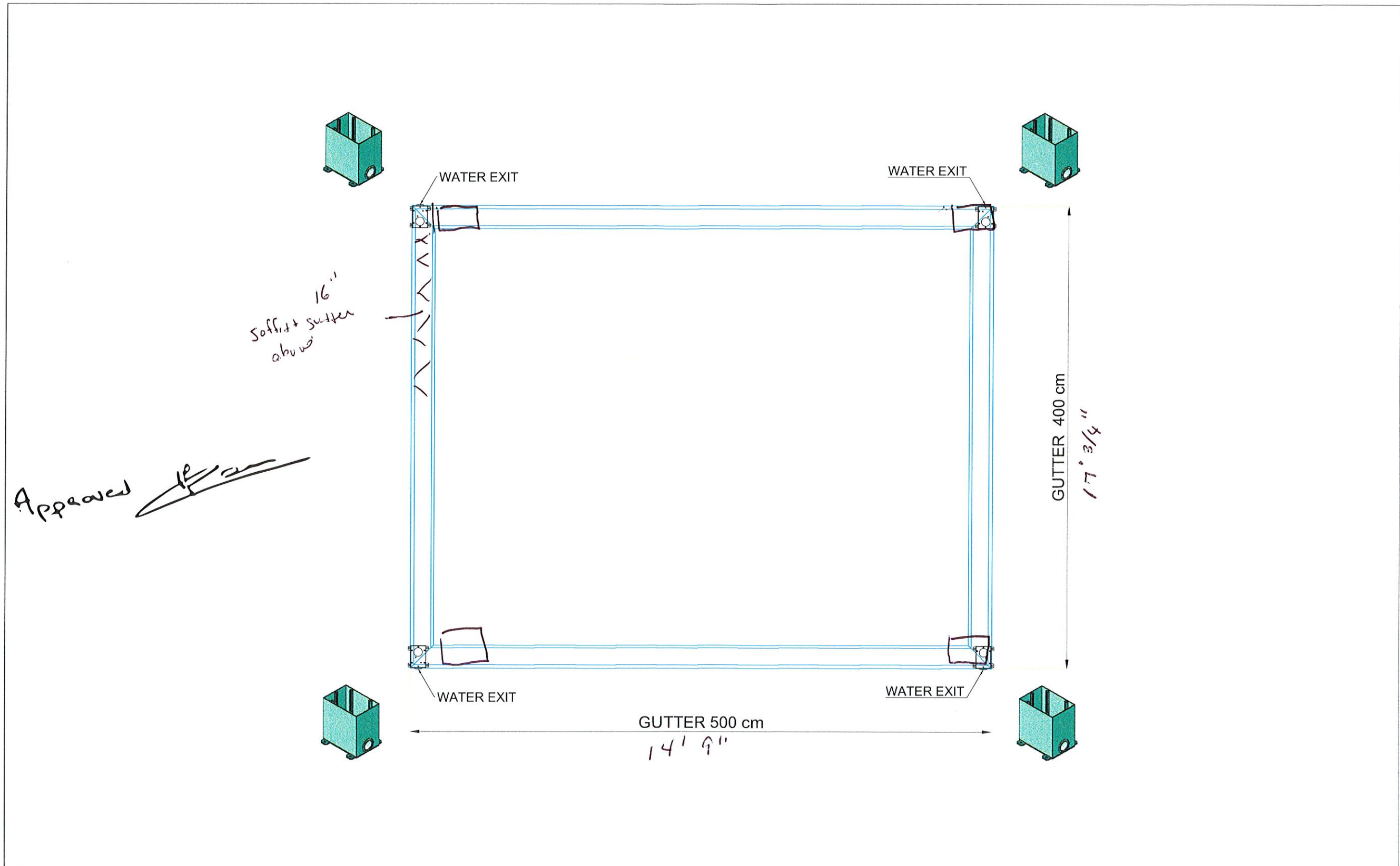
SMARTROOF  
PRIME


DATE  
22.09.2023

USA

Drawing by  
Lokman Sepet

205 728  
206 102  
207 16



 Tente Sistemleri	<p>Türkocağı Caddesi No: 46 /A-B Balgat - ANKARA Tel: (312) 285 39 00 - (312) 220 04 20 Fax:(312) 284 30 60 e-mail: byart@byarttente.com</p>	TYKO GROUP USA	PROJECT NAME : VINNY SABATINO	SMARTROOF PRIME	DATE 22.09.2023
			USA	Drawing by Lokman Sepet	