

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: 2/23/24

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

**PERMIT#:** P 24-4683  
**ASSIGNED** \_\_\_\_\_  
**INSPECTOR:** Richard Oliver Mike

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

Project Name: McKay

Street Address: 102 Derfuss Ln  
Blauvelt NY 10913

Tax Map Designation:  
Section: 69.20 Block: 2 Lot(s): 64  
Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_

**Directional Location:**

On the \_\_\_\_\_ side of \_\_\_\_\_, approximately \_\_\_\_\_ feet of the intersection of \_\_\_\_\_, in the Town of Blauvelt in the hamlet/village of Orangetown.

Acreage of Parcel <u>.46</u>	Zoning District <u>R-15</u>
School District <u>South Orangetown</u>	Postal District _____
Ambulance District _____	Fire District _____
Water District _____	Sewer District _____

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

Addition to SF House 2nd floor + bump out

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

Date: \_\_\_\_\_ 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.

\_\_\_\_\_  
\_\_\_\_\_

#### 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: Feb 21, 2024 Section: 69.20 Block: 2 Lot: 64

Applicant: McCoy

Address: 102 Derfuss Ln, Blauvelt, Ny

RE: Application Made at: same

Referred For:

Chapter 43, Section 5.21(e) maximum allowed height 20' with 23'10" proposed

One Variance required


Comments:

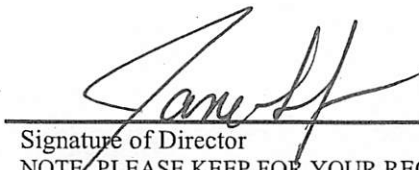
Height Variance


Dear McCoy:

Please be advised that the Building Permit Application # p24-4683, which you submitted on Feb 12, 2024, 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

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

  
Date  
Liz DeCort  
Debbie Arbolino

<u>NIS</u>	<u>PRINT KEY</u>	<u>NAME</u>	<u>ADDRESS</u>
12489	69.20-2-29	St Catharine's Church	523 Western Hwy,Blauvelt, NY 10913
12489	69.20-2-47	Joseph Paccione	75 Derfuss Ln,Blauvelt, NY 10913
12489	69.20-2-48	Edythe Puff	83 Derfuss Ln,Blauvelt, NY 10913
12489	69.20-2-49	John Bamych	91 Derfuss Ln,Blauvelt, NY 10913
12489	69.20-2-50	Alba R Stewart	97 Derfuss Ln,Blauvelt, NY 10913
12489	69.20-2-51	David Alexander	105 Derfuss Ln,Blauvelt, NY 10913
12489	69.20-2-52	Sean Lynskey	111 Derfuss Ln,Blauvelt, NY 10913
12489	69.20-2-60	Jennifer A Mulvey	130 Derfuss Ln,Blauvelt, NY 10913
12489	69.20-2-61	Keith Bradbury	122 Derfuss Ln,Blauvelt, NY 10913
12489	69.20-2-62	Ellen Sullivan	116 Derfuss Ln,Blauvelt, NY 10913
12489	69.20-2-63	Richard Stadnick	108 Derfuss Ln,Blauvelt, NY 10913
12489	69.20-2-64	Matthew Mc Coy	102 Derfuss Ln,Blauvelt, NY 10913
12489	69.20-2-65	Joel Jameson	94 Derfuss Ln,Blauvelt, NY 10913
12489	69.20-2-66	Timothy P Connolly	86 Derfuss Ln,Blauvelt, NY 10913
12489	69.20-2-67	Leonard Fiore	78 Derfuss Ln,Blauvelt, NY 10913
12489	69.20-2-68	Asher David Collins	70 Derfuss Ln,Blauvelt, NY 10913



# DERFUSS

 $\gg \times$ 

[Export Search URL](#) [Zoom All](#) [Clear](#) [Report](#)

Export All to CSV

ELECTION DISTRICT: 41



CERTIFIED TO: MATTHEW J. McCOY  
ALL NEW YORK TITLE AGENCY INC.  
WELLS FARGO BANK its successors and/or assigns, as their  
interests may appear relating to McCoy mortgage only.

TAX MAP DESIGNATION: 69.20-2-64

# SURVEY FOR McCOY

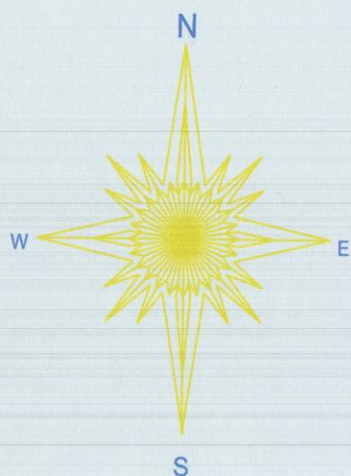
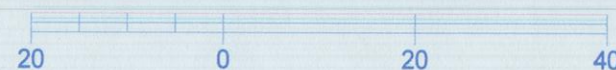
TOWN OF ORANGETOWN, ROCKLAND COUNTY

BLAUVELT,

NEW YORK

JULY 21, 2009

SCALE: 1" = 20'



69.20-2-29

S 76°00'50" E

85.20'

235.00'

LOT AREA=20,022 SQUARE FEET

151.9'

32

FRAME  
SHED

69.20-2-65

33

NOTE:  
"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  
EMBOSS OR INK 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 PURPOSES AGREED TO  
BETWEEN THE CLIENT AND THE SURVEYOR EXCEEDS  
THE SCOPE OF THE ENGAGEMENT."  
THIS SURVEY MAP IS SUBJECT TO AN ACCURATE  
ABSTRACT OF TITLE.  
EASEMENTS OR RIGHTS OF WAY ON OR BELOW THE  
SURFACE OF THE GROUND THAT ARE  
NOT VISIBLE ARE NOT SHOWN.

69.20-2-63

31

WIRE FENCE

WOOD DECK

ONE & ONE-HALF STORY  
FRAME DWELLING  
#102

25.0'

N 13°59'10" E

MACADAM DRIVE

CONCRETE

19.6'

WOOD FENCE

S 13°59'10" W

85.20'

718.93'

EDGE OF PAVEMENT

VAN WYCK ROAD

RECEIVED

FEB 12 2024

TOWN OF ORANGETOWN  
BUILDING DEPARTMENT

ANTHONY R. CELENTANO P.L.S.

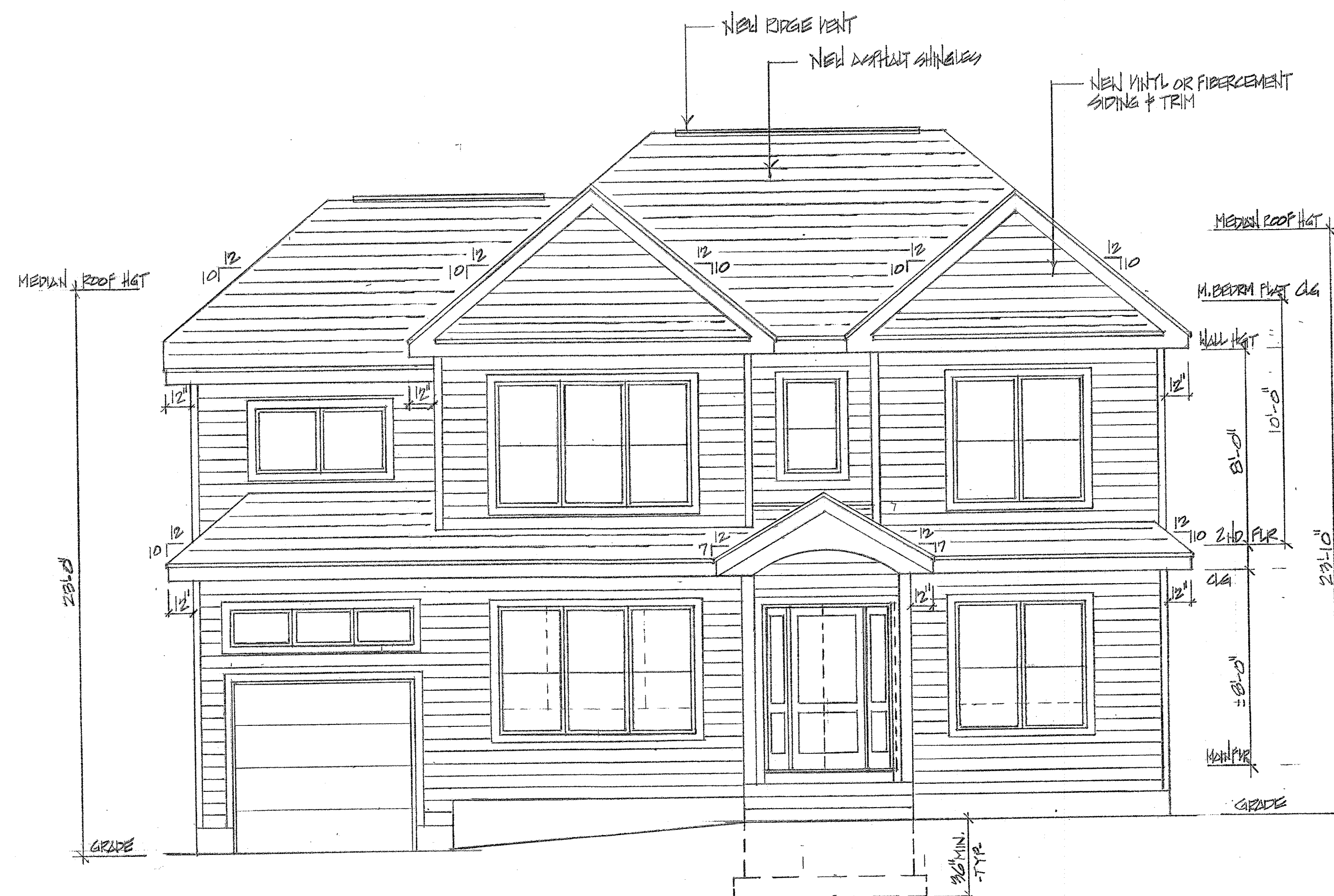
31 ROSMAN ROAD  
THIELLS, N.Y. 10984  
845 429 5290 FAX 429 5974

Anthony R. Celentano LIC#49435

BEING LOT 32 ON A CERTAIN MAP ENTITLED  
"BLAUVELT GARDEN ESTATES"  
FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE  
AS MAP #2194 BOOK #53 PAGE #1560 ON 5/22/1952.

DERFUSS LANE





FRONT ELEVATION

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



RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION

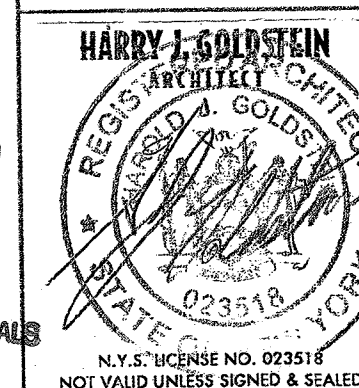
STATE OF NEW YORK ADOPTED CODES AND STANDARDS

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

MCCOY RESIDENCE  
TWO-STORY ADDITION

102 DERFUSS LANE  
BLAUVELT, NEW YORK



HARRY J. GOLDSTEIN  
ARCHITECT  
DESIGN & DEVELOPMENT  
4 REGINA ROAD  
MONSEY, NEW YORK 10952  
(845) 356-7942 (914) 393-5787

Town of Orangetown  
MEETING OF:  
MAR 20 2024  
ZONING BOARD OF APPEALS

PROJECT 231050  
NOVEMBER 8, 2023

1  
O  
F  
3



### GENERAL NOTES

- SITE NOT**

**TABLE R402.1.2** **ROCK AND/ORANGE CLIMATE**

**MCCOY RESIDENCE  
TWO-STORY ADDITION**

4 REGINA ROAD  
MONSEY, NEW YORK 10952  
(845) 356-7942 (914) 393-5787

3 NOV 8, 2023



EXIST.S.F.:1088; NEW S.F.:34  
TOTAL MAIN FLR. S.F.:1435

EXIST. ONE-CAR GARAGE S.F. :180  
NEW COVERED PORTICO S.F.:42

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



