

ZONING BOARD OF APPEALS

Town of Orangetown
20 Greenbush Road
Orangeburg, New York 10962
(845) 359-8410 (ext. 4316)
Date: **May 10, 2024**

- 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 | ✓ NY/NJ Trail Conference |
| Orangetown Highway | ✓ DOT |

Review of Plans: **Griffan, 143 Washington Spring Road, Palisades, New York, Section 68.14 Block 3 Lot 35 R-15 zone**
This matter is scheduled for: **June 19, 2024**

Chapter 43, Section 3.12, R-40 district, Group E, Column 9 (Side yard: 30' required, with 18.2' proposed) and from Section 9.2 (Degree of Non-Conforming Bulk not to be increased) for a new deck attached to an existing single-family dwelling. The premises are located at 143 Washington Spring Road, Palisades, New York and identified on the Orangetown Tax Map as Section 78.18, Block 2, Lot 6 in the R-40 zoning districts.

Please review the information enclosed and provide comments. These comments may be mailed by **June 19, 2024**, 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: Kbettmann@orangetown.com or
- Fax to the Town of Orangetown ZBA @845 359 8526

Zoning Board Meeting Date: June 19, 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, June 19, 2024**. **Kindly forward your completed review to this office by June 19, 2024.**

Reviewing Agency _____

Name _____ date: _____

Signature: _____

Thank you, Katlyn Bettmann

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: _____

Please check all that apply:

<input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Residential
<input checked="" type="checkbox"/> Planning Board	<input checked="" 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#: BLDR-4972-24
 ASSIGNED
 INSPECTOR: Ken L.

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

Project Name: Passawanti / Griffin

Street Address: 143 Washington Spring Rd, Palisades N.Y

Tax Map Designation:

Section: 78.18 Block: 2 Lot(s): 6

Section: _____ Block: _____ Lot(s): _____

Directional Location:

On the East side of Route 9W, approximately 300 feet East of the intersection of 9W + Oak Tree Rd in the Town of Orangeton in the hamlet/village of Palisades.

Acreage of Parcel _____	Zoning District <u>R-40</u>
School District _____	Postal District _____
Ambulance District _____	Fire District _____
Water District _____	Sewer District _____

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

Knock down existing platform + stair case in rear of the home approximately 5x6' and build new deck 24'-6" x 15' in the same location

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

Date: 5/9/24 Applicant's Signature: Keya Alex



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? Yes
- 2) Is any open space being offered? No If so, what amount? _____
- 3) Is this a standard or average density subdivision? No

If site plan:

- 1) Existing square footage 3485
- 2) Total square footage 3485
- 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 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:

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.

<u>78.18-1-49</u>	<u>78.18-2-5</u>	<u>78.18-2-6</u>
<u>78.18-2-7.1</u>	<u>78.18-2-7.2</u>	<u>78.18-2-14</u>
<u>78.18-2-18</u>	<u>78.18-2-19</u>	



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: May 2, 2024 Section: 78.18 Block: 2 Lot: 6

Applicant: Griffan

Address: 143 Washington Spring Rd, Palisades, NY

RE: Application Made at: same

Referred For:

Chapter 43, Table 3.12 R-40 District, Column 9, Min Side Yard 30' with 18.2' proposed.
Section 9.2 Degree of Non-Conforming Bulk not to be increased

2 Variances required

Comments:

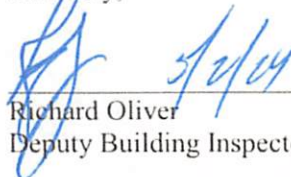
Side Yard

Expansion of non-conforming bulk

Dear Griffan:

Please be advised that the Building Permit Application # 4972-24, which you submitted on 4.3.24, 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

5/2/24
Date
Liz DeCort
Debbie Arbolino



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 HISTORICAL AREAS BOARD OF REVIEW

Date: April 19, 2024 Section: 78.18 Block: 2 Lot: 6

Applicant: Daniel Griffen

Address: 143 Washington Springs Rd, Palisades, NY

RE: Application Made at: same

Referred For: **Chapter 12, Section 12-4(E) Requires HABR approval**

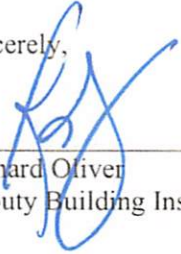
Comments:

Deck

Dear Daniel Griffen :

Please be advised that the Building Permit Application # 4972-24, which you submitted on April 3, 2024, has been referred to the Historical Areas Board of Review. The Clerk to the Historical Areas Board of Review, 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

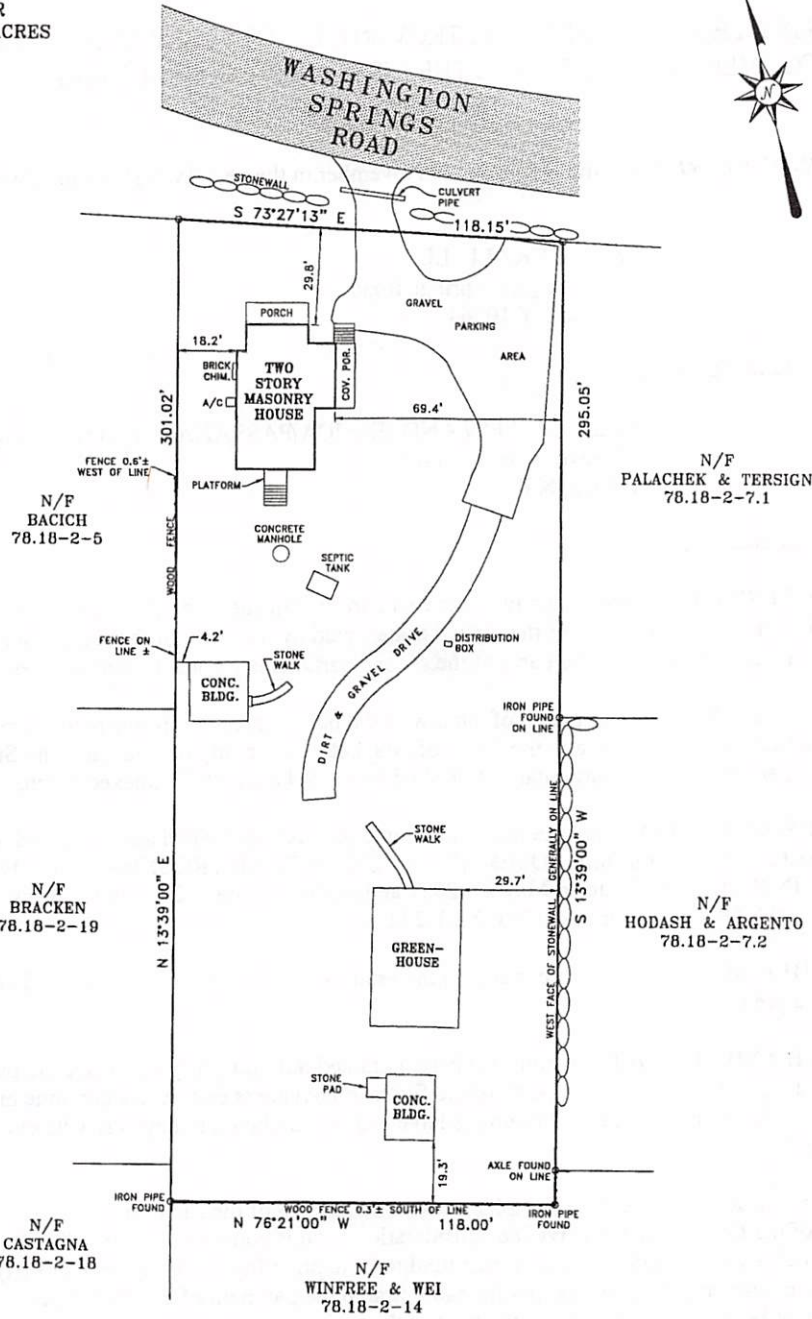
4/19/24

VIS	PRINT KEY	NAME	ADDRESS
2489	78.18-1-49	David Seeger	160 Washington Spring Rd, Palisades, NY 10964
2489	78.18-2-5	Cathleen A Bacich	400 W 12th St Unit 10B, New York, NY 10014
2489	78.18-2-6	Daniel Griffin	143-145 Washington Spring Rd, Palisades, NY 10964
2489	78.18-2-7.1	David Palachek	141 Washington Spring Rd, Palisades, NY 10964
2489	78.18-2-7.2	William M Hodash	60 Highland Ave, Palisades, NY 10964
2489	78.18-2-14	Christopher Winfree	54 Highland Ave, Palisades, NY 10964
2489	78.18-2-18	Judy Castagna	1671 Choptank Rd, Middletown, DE 19709
2489	78.18-2-19	Donagh Bracken	P.O. Box 598, Palisades, NY 10964

RECEIVED
MAY 10 2024
TOWN OF ORANGETOWN
LAND USE BOARDS

Deed

LOT AREA
35,168.13 S.F.
OR
0.81 ACRES



GENERAL NOTES:

1. THE PREMISES SHOWN HEREON IS GENERALLY AS DESCRIBED IN DEED INSTRUMENT #2021-23233 RECORDED IN THE ROCKLAND COUNTY CLERK'S OFFICE.
2. SURVEYED AS PER RECORD DESCRIPTIONS AND EXISTING MONUMENTATION.
3. SUBJECT TO ANY EASEMENTS AND/OR RIGHT OF WAYS THAT AN ACCURATE UP TO DATE ABSTRACT OF TITLE MAY SHOW.
4. THE LOCATION OF ANY SUBSURFACE EASEMENTS, RIGHT OF WAYS, ENCROACHMENTS, AND/OR IMPROVEMENTS, IF ANY EXIST, ARE NOT CERTIFIED OR SHOWN HEREON.
5. ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE ORIGINAL SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON.
6. ANY ALTERATIONS OR ADDITIONS TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PER SECTION 7209, SUBDIVISION 2.
7. PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY.

RECEIVED
MAY 10 2024
TOWN OF ORANGETOWN
LAND USE BOARDS

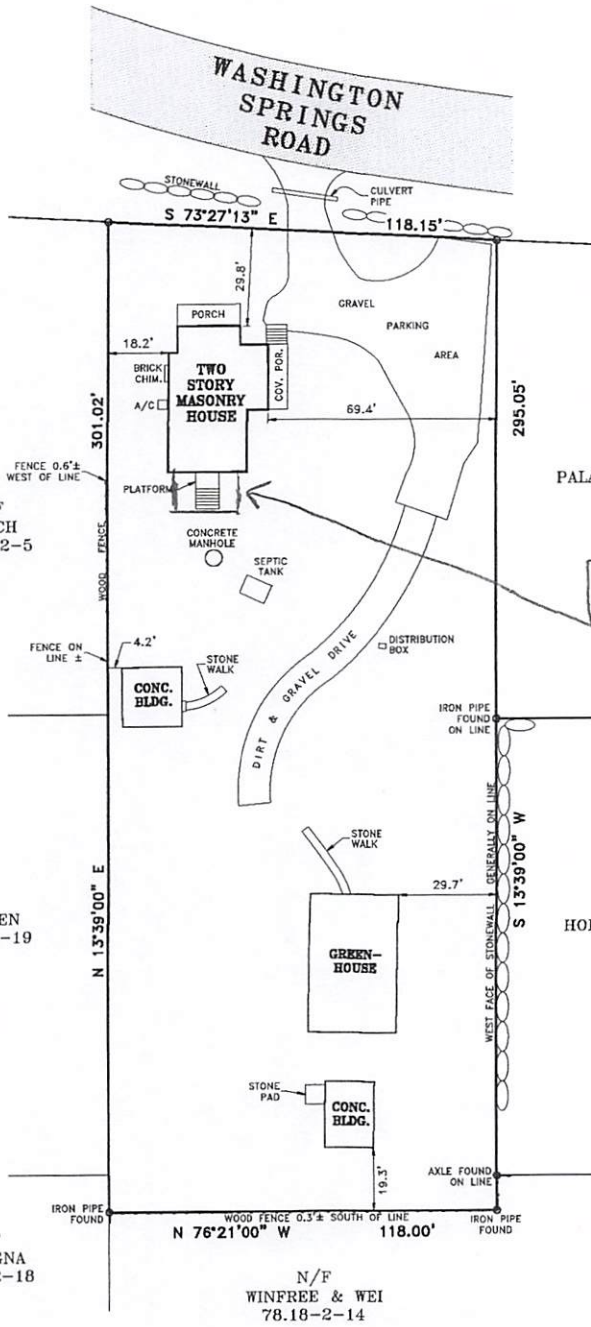
<p>W.E. James Engineering and Land Surveying, PLLC</p> <p>8 CHEANDA LANE WALLKILL, NEW YORK 12589 PHONE: (845) 568-8522 FAX: (845) 568-8525 EMAIL: WEJames@optonline.net www.wjamesassoc.com</p>	<p><small>COPY OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A TRUE AND CORRECT COPY. GUARANTEE OR CERTIFICATION INDICATED HEREON SHALL APPLY ONLY TO THE REGION FOR WHICH THE SURVEY IS PREPARED, AND ON THE REVALUATION TO THE TITLE COMPANY, GOVERNMENT AGENCY AND LENDING INSTITUTION UNDER WRITING, AND TO THE SIGNATURE OF THE LEADING INSTITUTION. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTRUMENTS OR SUBSEQUENT OWNERS.</small></p> <p>I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON OCTOBER 12, 2023</p> <p>CERTIFIED ONLY BY:</p> <ol style="list-style-type: none"> 1. JESSICA PASSANANTI AND DANIEL GRIFFIN 2. UBS BANK USA, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR 3. STEWART TITLE INSURANCE COMPANY <p><i>William E. James</i> WILLIAM E. JAMES, P.E., P.L.S. NY STATE PROFESSIONAL LAND SURVEYOR LICENSE #050508</p>	<p>PROJECT TITLE: SURVEY PREPARED FOR Jessica Passananti and Daniel Griffin</p> <p>TAX MAP SECTION 78.18, BLOCK 2, LOT 8 TOWN OF ORANGETOWN ROCKLAND COUNTY, NEW YORK</p> <p>SCALE: 1" = 30' DATE: OCTOBER 17, 2023 SHEET NO: 1 OF 1</p> <p>PROJECT CAD REFERENCE: ROCKLAND COUNTY/DRAWN BY ORANGETOWN/WASHINGTON SPRINGS ROAD/PASSANANTI</p>
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RECEIVED

APR - 3 2024

TOWN OF ORANGETOWN
BUILDING DEPARTMENT

LOT AREA
35,168.13 S.F.
OR
0.81 ACRES



N/F
BACICH
78.18-2-5

N/F
PALACHEK & TERSIGN
78.18-2-7.1

N/F
BRACKEN
78.18-2-19

N/F
HODASH & ARGENTO
78.18-2-7.2

N/F
CASTAGNA
78.18-2-18

N/F
WINFREE & WEI
78.18-2-14

Remove Existing Stairs

Build new deck in its place (24x15)

Town of Orangetown
MEETING OF:

JUN 19 2024

ZONING BOARD OF APPEALS

GENERAL NOTES:

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3. SUBJECT TO ANY EASEMENTS AND/OR RIGHT OF WAYS THAT AN ACCURATE UP TO

THIS IS A PLOT PLAN BASED ON

A SURVEY DONE BY

**W.E. JAMES ENGINEERING &
LAND SURVEYING, PLLC**

DATED

Oct 17, 2023

PLAN INFORMATION

Owner Name: DANIEL GRIFFEN

Address: 143 WASHINGTON SPRING
PALISADES NY 10964

Sec-Blk-Lot: 64.17-2-1

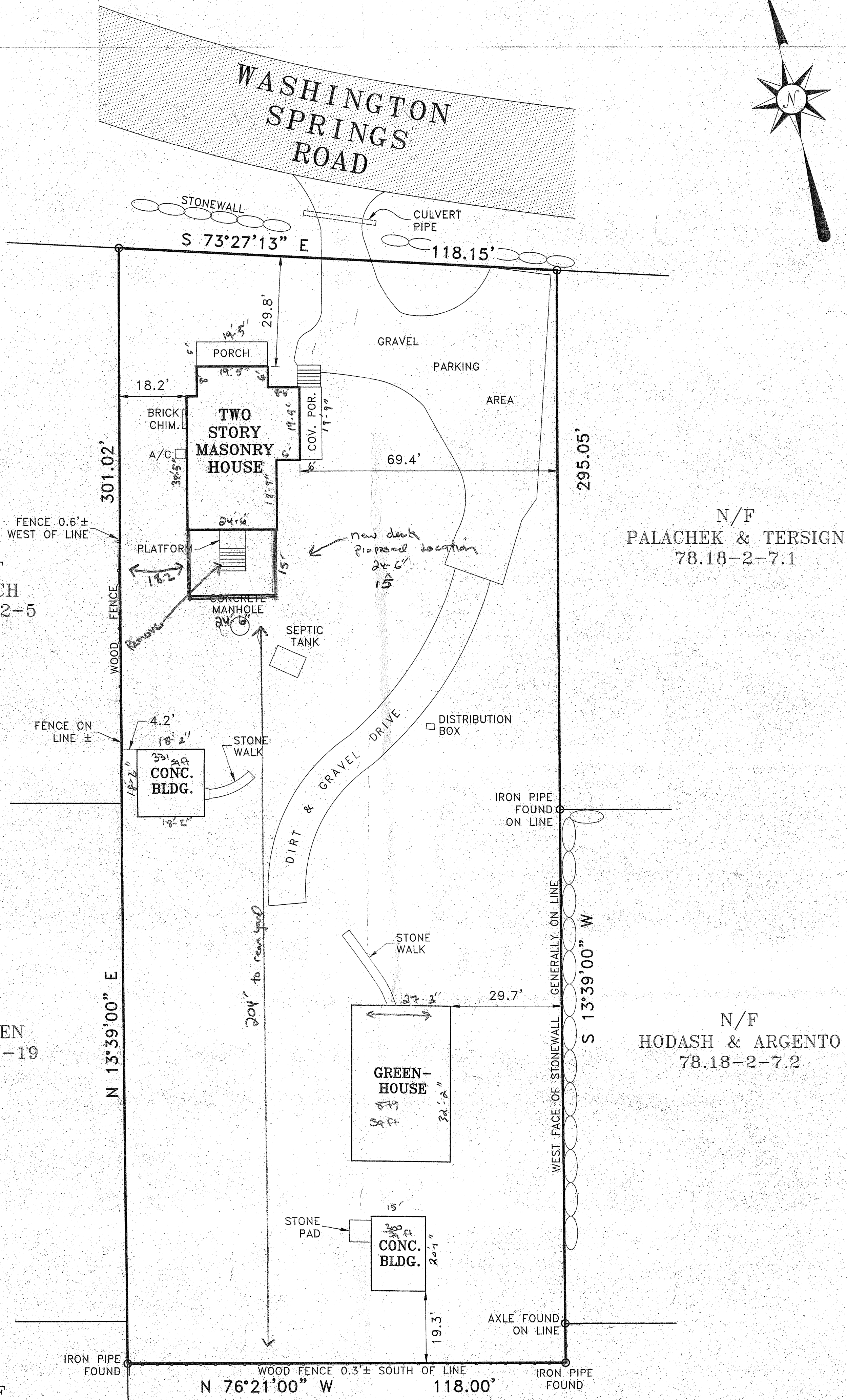
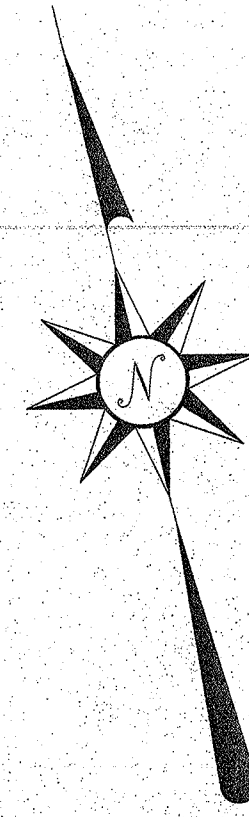
Prepared By:

GEORGE ALATAS

Date: 4/1/24

LOT AREA

35,168.13 S.F.
OR
0.81 ACRES



N/F
BACICH
78.18-2-5

N/F
BRACKEN
78.18-2-19

N/F
CASTAGNA
78.18-2-18

N/F
PALACHEK & TERSIGN
78.18-2-7.1

N/F
HODASH & ARGENTO
78.18-2-7.2

N/F
WINFREE & WEI
78.18-2-14

Bulk Table

Zone	Minimum Lot Area	Lot Width	Front Yard	Side Yard	Total Side Yard	Rear Yard	FAR	MAX Bulk Height	Minimum Street 100
Required	40,000	150	50	30	80	50	.15	8' max	100
Existing	35,168.13	118	29.8	18.2	87.6	228	.12		118.15
Proposed				18.2		219			

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Pre Existing Non Conforming Lot Section
Chapter 43
Article 5
Sub Section 5.21 Applies for under size lot.

RECEIVED
MAY 1 2024
TOWN OF ORANGETOWN
BUILDING DEPARTMENT

W.E. James
Engineering
and
Land Surveying, PLLC
8 CHEANDA LANE
WALKKILL, NEW YORK 12589
PHONE: (845) 566-6522 FAX: (845) 566-6525
EMAIL: WEJames@optonline.net
www.wejamesassociates.com

COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A TRUE VALID COPY. GUARANTEES OR CERTIFICATIONS INDICATED HEREON 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, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
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CERTIFIED ONLY TO:
1. JESSICA PASSANANTI AND DANIEL GRIFFIN
2. UBS BANK USA, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR
3. STEWART TITLE INSURANCE COMPANY
William E. James
WILLIAM E. JAMES, P.E., P.L.S.
NY STATE PROFESSIONAL LAND SURVEYOR LICENSE #050506

PROJECT TITLE:
SURVEY PREPARED FOR
Jessica Passananti
&
Daniel Griffin
TAX MAP SECTION 78.18, BLOCK 2, LOT 6
TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK
SCALE: 1" = 30'
DATE: OCTOBER 17, 2023
SHEET NO: 1 OF 1
PROJECT CAD REFERENCE:
ROCKLAND COUNTY/TOWN OF ORANGETOWN/WASHINGTON SPRINGS ROAD/PASSANANTI.DWG

Town of Orangetown
MEETING OF:
JUN 19 2024
ZONING BOARD OF APPEALS