ZONING BOARD OF APPEALS

Town of Orangetown 26 Orangeburg Road Orangeburg, New York 10962

(845) 359-8410 (ex. <u>4316</u>)

Date: May 1, 2025

TO: OBAPAE

NYS Dept of Environmental Conservation New York State Dept. of Transportation Palisades Interstate Park Commission

NYS Thruway Authority

ACOE CSX Rockland County Drainage Rockland County Health Rockland County Planning Rockland County Highway Rockland County Swr Dstrt #1 Orange and Rockland Utilities Veolia

This matter is scheduled for: June 4, 2025

Review of Plans: Donahue, 11 Eisenhower Court, Blauvelt, NY

Section 70.17 Block 1 Lot 20 R-15 zone

Chapter 43, R-15 District, Group M, Section 5.227 Accessory Structures...Pool required(Rear yard: 20' allowed, with 10' proposed), and from Table 3.12, R-15 District, Column 9,(Side Yard: 20' allowed, with 10' proposed) for an above ground pool in the rear yard at an existing single-family residence. The premises are located at 11 Eisenhower Court, Blauvelt, New York and identified on the Orangetown Tax Map as Section 70.17, Block 1, Lot 20 in the R-15 zoning district.

Please review the information enclosed and provide comments. These comments may be mailed, or e-mailed 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: 26 Orangeburg Road, Orangeburg, NY 10962
- Email to Zoning Board: KBettmann@orangetown.com

Zoning Board Meeting Date: June 4, 2025

- () 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 4**, **2025**

Kindly forward your completed review to this office BEFORE June 4, 2025

Reviewing Agency______

Name:______Date:_____

Signature: _____
Thank you, Katlyn Bettmann (EXT. 4316)

RECEIVED

Date Submitted:

Name of Municipality: <u>TOWN OF ORANGETOWN</u>

LAND USE BOARD APPLICATION

EAND OOL BOARD AT	ILIOATION				
Planning Board — Planning Board — Zoning Board of Appeals — Subdivision — Number of Lots — Site Plan — Conditional Use — Special Permit — Variance — Performance Standards Review — Use Variance — Other (specify):	TOWN OF ORANGETOWN LAND USE BOARDS Residential Historical Board Architectural Board Consultation Pre-Preliminary/Sketch Preliminary Final Interpretation PERMIT#: POOLR - 6956 - 25 ASSIGNED INSPECTOR: 6450 Referred from Planning Board: YES / NO If yes provide date of Planning Board meeting:				
	Double mooning.				
D . A10 1011 a					
Project Name: 0 Name					
Street Address: 11 Eisenhower C+					
Blovest, NY 1091					
15/400ETT, 10/ 10/1	3				
Tax Map Designation: Section: Section: Block: Block:	Lot(s): 20 Lot(s):				
Directional Location:					
A	3lauvelt.				
Acreage of Parcel School District Ambulance District Water District	Zoning District Postal District Fire District Sewer District Dunct Sewer District				
Project Description: (If additional space required, please in Stall a ABOVE GVOUNDE NO OFFECT ON ENVIONE Due to Droperty 2019 4	NO POOL -				
The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.					
Date: 4/21/25 Applicant's Signature:					
V					

APPLICATION REVIEW FORM



APR 2 2 2025

FILL IN WHERE APPLICABLE.

TOWN OF ORANGETOWN

(IF THE FOLLOWING DOES NOT APPLY PLEASE MOVE ON TO THE NEXT PAGE)

lf subdivis	ion:
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 p	permit , list special permit use and what the property will be used for.
<u></u>	
Environme	ental Constraints:
	lands on the site? If yes, please provide the names and type:
Project Hi	story: ct ever been reviewed before?
	a narrative, including the list case number, name, date, and the board(s) you appeared
60 LF	e status of any previous approvals.
List tax map s this project.	section, block & lot numbers for all other abutting properties in the same ownership as



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

26 Orangeburg Road Orangeburg, N.Y. 10962

RECEIVED

APR 2 2 2025

Jane Slavin, R.A. Director

10-01-2024: emd

(845)359-8410

Elizabeth Decort

REFERRAL TO THE ZONING BOARD OF APPEALS

Date: 4.9.25 Section: 70.17 Block: 1 Lot: 20 Applicant: Donahue Address: 11 Eisenhower Ct; Oangetown, NY RE: Application Made at: Same Referred For: Chapter 43,Section 5.227 Accessory StructuresPool required rear yard 20' allowed with 10' proposed. Table 3.12, R-15 District, Column 9, Side yd allowed 20' w/ 10' proposed. 2 variances required Comments: Above Ground Pool Dear Donahue Please be advised that the Building Permit Application # 6956-25 , which you submitted on 4.3.25 , has been referred to the Town of Orangetown Zoning Board of Appeals. The Clerk to the Zoning Board of Appeals, Katlyn Bettmann can assist you in the preparation necessary to appear before the board. She can be reached at 845-359-8410 ext. 4316 or kbettmann@orangetown.com Sincerely, Richard Oliver Deputy Building Inspector Signature of Director NOTE: PLEASE KEEP FOR YOUR RECORDS Signature of Director NOTE: PLEASE KEEP FOR YOUR RECORDS										
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Richard Oliver Deputy Building Inspector Signature of Director Date	001010	ine coure.	one can cone	acined are o i.						
Richard Oliver Deputy Building Inspector Signature of Director Date										
Richard Oliver Deputy Building Inspector Signature of Director Date		Sincerely,								
Deputy Building Inspector Signature of Director Date		2.1	1	1	/					
Deputy Building Inspector Signature of Director Date			10	1	4/9/20					
Signature of Director Date				1						
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Signature of Director Date					105	/	4//9	1/250		
		Signature o	of Director	D MOUID DESC	CORDO		-7-7		nann	

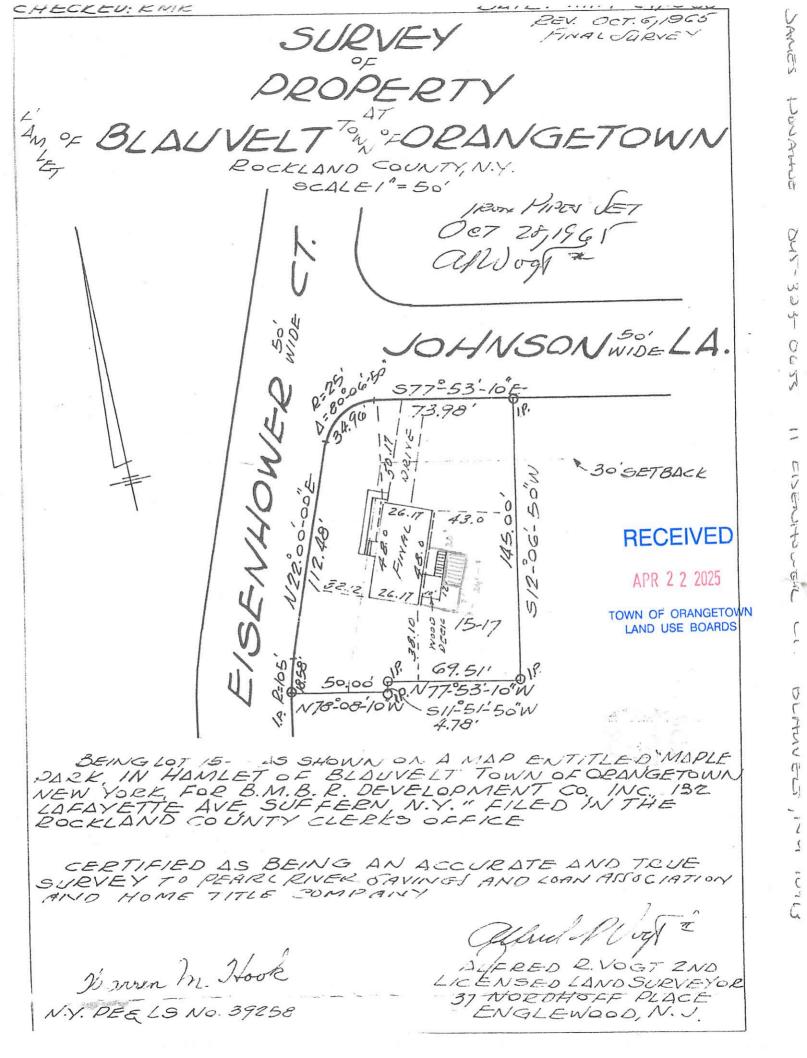
392489	70.17-1-15	Joseph M Raia	252 Convent Rd, Blauvelt, NY 10913
392489	70.17-1-16	260 Convent Road LLC	738 W Nyack Rd,W Nyack, NY 10994
392489	70.17-1-17	Varghese George	268 Convent Rd, Blauvelt, NY 10913
392489	70.17-1-18	John Dooley	276 Convent Rd, Blauvelt, NY 10913
392489	70.17-1-19	Rockland Irish American Attn: John Cawley	, 284 Convent Rd,Blauvelt, NY 10913
392489	70.17-1-20	James J Donahue	11 Eisenhower Ct, Blauvelt, NY 10913
392489	70.17-1-21	George Bassolino IV	4 Johnson Ln, Blauvelt, NY 10913
392489	70.17-1-22	Mark A Landau	6 Johnson Ln,Blauvelt, NY 10913
392489	70.17-1-23	Ernesto Reyes	8 Johnson Ln, Blauvelt, NY 10913
392489	70.17-1-27	Anthony Benz	12 John F Kennedy Dr, Blauvelt, NY 10913
392489	70.17-1-28	Nicole M Buonaiuto	7 Johnson Ln, Blauvelt, NY 10913
392489	70.17-1-29	Michael Sangiuolo	3 Johnson Ln,Blauvelt, NY 10913
392489	70.17-1-30	Philip Altomare	5 Eisenhower Ct, Blauvelt, NY 10913
392489	70.17-1-31	Matthew Mc Sorley	10 John F Kennedy Dr, Blauvelt, NY 10913
392489	70.17-1-35	Venlenthakathil J George	6 Eisenhower Ct, Blauvelt, NY 10913
392489	70.17-1-36	Jose A Arroyo	8 Eisenhower Ct, Blauvelt, NY 10913
392489	70.17-1-37	Scott Aprile	10 Eisenhower Ct,Blauvelt, NY 10913
392489	70.17-1-38	Rolando H Deguzman	12 Eisenhower Ct, Blauvelt, NY 10913
392489	70.17-1-39	Epifania Felipe	14 Eisenhower Ct, Blauvelt, NY 10913
392489	70.17-1-40	Rockland Irish American Attn: John Cawley	284 Convent Dr,Blauvelt, NY 10913
392489	70.17-1-41	Melissa Langiulli-Pfeiffer	56 S Airmont Rd, Suffern, NY 10901
392489	70.17-1-43	Mario Rinaldi Inc	207 Sickletown Rd, Orangeburg, NY 10962
392489	70.17-1-44	Mario Rinaldi Inc	207 Sickletown Rd, Orangburg, NY 10962
392489	70.17-1-45	Carl H Landgren	70 Cider HI, Upper Saddle River, NJ 07458
392489	70.17-1-46	Blauvelt Sons Of Italy	46 Van Wyck Rd,Blauvelt, NY 10913

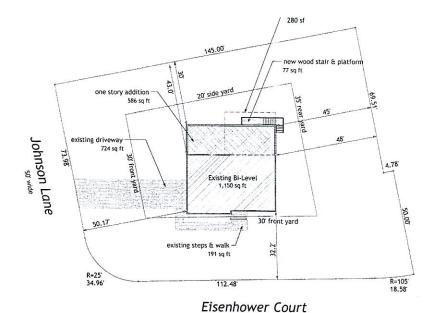
ADDRESS

SWIS

PRINT KEY

NAME





Site Plan

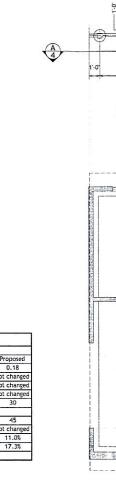
Scale: 1" = 20.0"

Prepared with information taken from "Survey of Property at Blauvelt Town of Orangetown Rockland County, N.Y." by Alfred R. Vogt 2nd dated Oct 28, 1965

RECEIVED

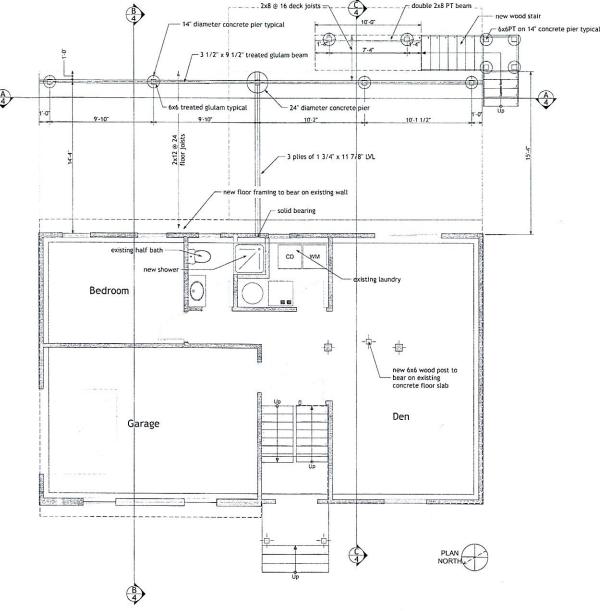
APR 2 2 2025

TOWN OF ORANGETOWN LAND USE BOARDS



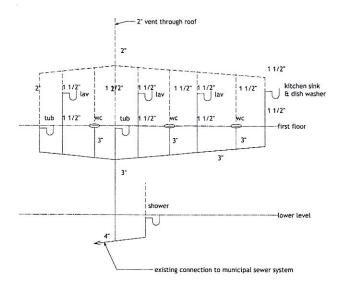
Ordinance	Existing	Proposed
0.23	0.14	0.18
15,000	15,759	not changed
100	150	not changed
30	32.2	not changed
20	43	30
40	na	
35	48.0	45
35	22	not changed
11.5%	7.3%	11.0%
23%	14.9%	17.3%
	0.23 15,000 100 30 20 40 35 35 11.5%	Ordinance Existing 0.23 0.14 15,000 15,759 100 150 30 32.2 20 43 40 na 35 48.0 35 22 11.5% 7.3%

Floor Areas			
First Floor	1,150	1,736	sf
Lower Level	1,071	1,071	sf
Accessory Buildings			sf
Total Building Coverage	1,150	1,736	sf
Total Floor Area	2,221	2,807	st
Driveway	724	724	sf
Deck	280	77	st
Front Steps & Walk	191	191	st
 Total Lot Coverage	2,345	2,728	sf



Lower Level & Foundation Plan

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



Sanitary Riser Diagram SCALE: 1/4" = 1'-0"

JOHN J **GILCHRIST ARCHITECT**

A Professional Corporation

Design Data

2020 Residential Code of New York State Area Largest Floor Existing 920 sf Addition 308 sf Total 1,2228 sf Use Group R-5 Construction Type VB Two Stories, 25' height Volume of Addition 7,400 cf First Floor Live Load 40 psf Second Fl Live Load 30 psf Ground Snow Load 30 psf

Climate Zone 5A Fenestration U 0.30 max Ceiling uncompressed @ eaves R38 Wall R13 + R5 or R20

Framing design based upon #2 or better Douglas Fir. New headers shall be double 2x10 unless noted otherwise.

All dimensions subject to verification in field

3-1-22 revised per plan review JJG 2-7-22 JJG for review Date Initial Issue Residential Addition & Renovations

Mr & Mrs J Donahue 11 Eisenhower Court Blauvelt Town of Orangetown ockland County New York 10913 Lot Block

Basement & Foundation Plan

MJ 10567 NY 024343-1 John J Gilchrist

Architect

A Professional Corporation 8 Coach Lane Upper Saddle River New Jersey 07458 Phone 201 573 1877 JGilchristAIA@aol.com

1/4" = 1'-0" 1 of 4 211104



Project Donahue Addition

2020 NYStretch - 2018 IECC Blauvelt, New Yo Single-family Addition 5 (5199 HDD)

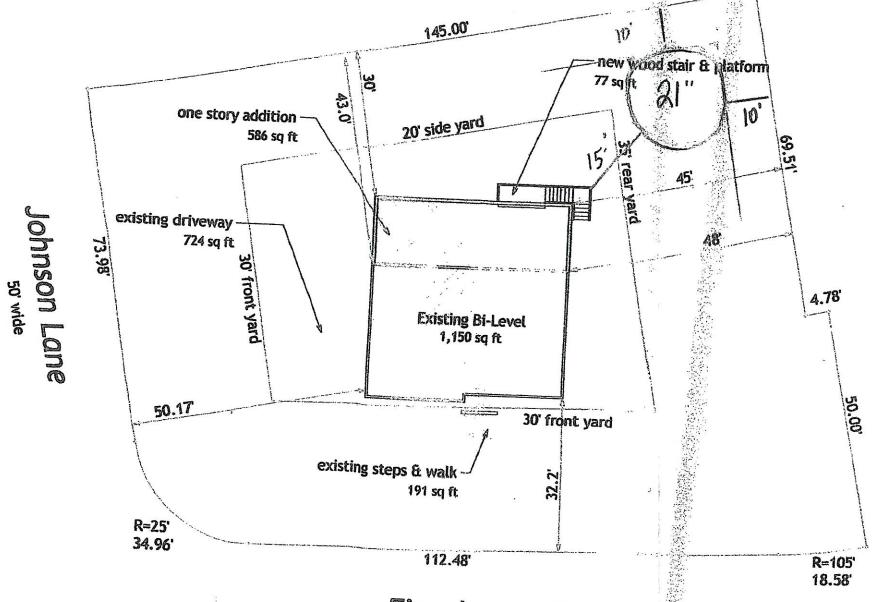
Slab-on-grade tradeoffs are no longer considered in the UA or performance compliance path in REScheck. Each slab-on-grade assembly in the specified climate zone must meet the minimum energy code insulation R-value and depth requirements.

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity	Cont. R-Value	Prop. U-Factor	Req. U-Factor	Prop. UA	Req. UA
Ceiling: Cathedral Ceiling	586	38.0	0.0	0.027	0.026	16	1
Wall: Wood Frame, 24" o.c.	600	21.0	5.0	0.042	0.045	21	2:
Door: Glass Door (over 50% glazing) SHGC: 0.19	42			0.300	0.270	13	1
Windows: Vinyl Frame SHGC: 0.21	66			0.300	0.270	20	1
Floor: All-Wood Joist/Truss	586	38.0	0.0	0.026	0.033	15	1

R-15 20-51de

21' ROUND POOL POOL 20.17-1-20



This is a plot plan based on a survey done by: Dated

Owner Naime: DONAHUE Addressin 11 Edsenhower C

Sec-Blk-Lot: 90

Prepared By: "Date:

Eisenhower Court 50' wide

Site Plan

Scale: 1" = 20.0'

PLAN. NORTH

Prepared with information taken from "Survey of Property at Blauvell Town of Orangetown Rockland County, N.Y." by Alfred R. Vogt 2nd dated Oct 28, 1965

APR 2 2 2025

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TOWN OF ORANGETOWN

Zoning Schedu	ıle		
Zone R-15 Group: I Single Lamily Residence	Ordinance	Existing	Proposcul
Maximum Floor Area Batho	0.23	0.14	0.111
Minimum LoLAvoa	15,000	16,759	hand a faculture of