

**ZONING BOARD OF APPEALS**

Town of Orangetown  
26 Orangeburg Road  
Orangeburg, New York 10962  
**(845) 359-8410 (ex. 4316)**  
**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](mailto: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

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: \_\_\_\_\_

APR 22 2025

LAND USE BOARD APPLICATION

TOWN OF ORANGETOWN  
LAND USE BOARDS

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

PERMIT#: POOLR-6956-25

ASSIGNED

INSPECTOR: Glen

Referred from Planning Board: YES / NO

If yes provide date of Planning Board meeting: \_\_\_\_\_

Project Name: \_\_\_\_\_

Donahue

Street Address: \_\_\_\_\_

11 Eisenhower Ct  
Blauvelt, NY 10913

Tax Map Designation:

Section: 70.17 Block: 1 Lot(s): 20

Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_

Directional Location:

On the \_\_\_\_\_ side of Blauvelt Eisenhower Ct., approximately  
0 feet \_\_\_\_\_ of the intersection of Johnson Ln., in the  
Town of ORANGETOWN in the hamlet/village of Blauvelt.

Acreage of Parcel 0.36

School District Orangetown

Ambulance District Orangetown

Water District Orangetown

Zoning District R-15

Postal District Blauvelt

Fire District Blauvelt

Sewer District Orangetown

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

install a Above ground pool -  
NO affect ON ENVIRONMENT OR neighbors  
Due to property zoning & size this is the only place

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

Date: 4/21/25 Applicant's Signature: [Signature]

for  
pool

# APPLICATION REVIEW FORM

RECEIVED

APR 22 2025

## FILL IN WHERE APPLICABLE.

TOWN OF ORANGETOWN  
LAND USE BOARD

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

### If subdivision:

- 1) Is any variance from the subdivision regulations required? N/A
- 2) Is any open space being offered? \_\_\_\_ If so, what amount? N/A
- 3) Is this a standard or average density subdivision? N/A

### If site plan:

- 1) Existing square footage N/A
- 2) Total square footage N/A
- 3) Number of dwelling units N/A

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 N/A

Are there **streams** on the site? If yes, please provide the names. N/A

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

### 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**

26 Orangeburg Road  
Orangeburg, N.Y. 10962

RECEIVED

APR 22 2025

Jane Slavin, R.A.  
Director

(845)359-8410

TOWN OF ORANGETOWN  
Fax: (845) 359-8536  
LAND USE BOARD

**REFERRAL TO THE ZONING BOARD OF APPEALS**

Date: 4.9.25 Section: 70.17 Block: 1 Lot: 20

Applicant: Donahue

Address: 11 Eisenhower Ct, ~~Orangetown~~, NY

RE: Application Made at: same

Referred For:

Chapter 43, Section 5.227 Accessory Structures...Pool 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:

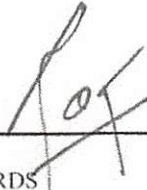
Above Ground Pool

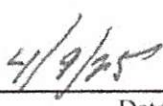
Dear Donahue:

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  
10-01-2024: emd

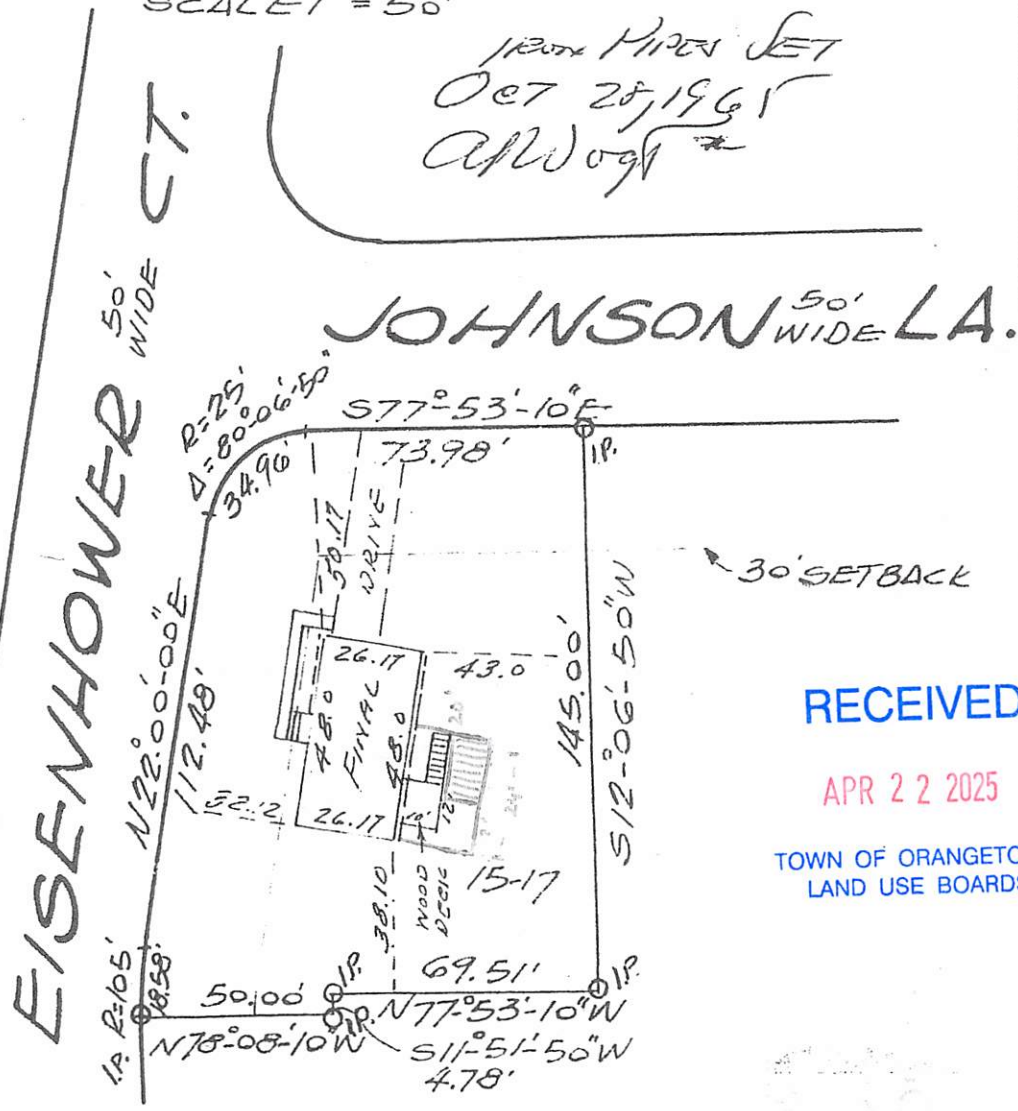
  
Date  
CC: Katlyn Bettmann  
Elizabeth Decort

SWIS	PRINT KEY	NAME	ADDRESS
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,Orangeburg, NY 10962
392489	70.17-1-45	Carl H Landgren	70 Cider Hl,Upper Saddle River, NJ 07458
392489	70.17-1-46	Blauvelt Sons Of Italy	46 Van Wyck Rd,Blauvelt, NY 10913

# SURVEY OF PROPERTY

L. 4M OF BLAUVELT TOWN OF ORANGETOWN  
AT  
ROCKLAND COUNTY, N.Y.  
SCALE 1" = 50'

IRON PIPES SET  
OCT 28, 1965  
ALVOGT



RECEIVED

APR 22 2025

TOWN OF ORANGETOWN  
LAND USE BOARDS

BEING LOT 15- AS SHOWN ON A MAP ENTITLED "MAPLE  
DARK IN HAMLET OF BLAUVELT TOWN OF ORANGETOWN  
NEW YORK, FOR B.M.B.R. DEVELOPMENT CO., INC., 132  
LAFAYETTE AVE SUFFERN, N.Y." FILED IN THE  
ROCKLAND COUNTY CLERK'S OFFICE

CERTIFIED AS BEING AN ACCURATE AND TRUE  
SURVEY TO PEARL RIVER SAVINGS AND LOAN ASSOCIATION  
AND HOME TITLE COMPANY

Warren M. Hook  
N.Y. DEELS No. 39258

Alfred R. Vogt 2nd  
LICENSED LAND SURVEYOR  
37 NORTHOFF PLACE  
ENGLEWOOD, N.J.



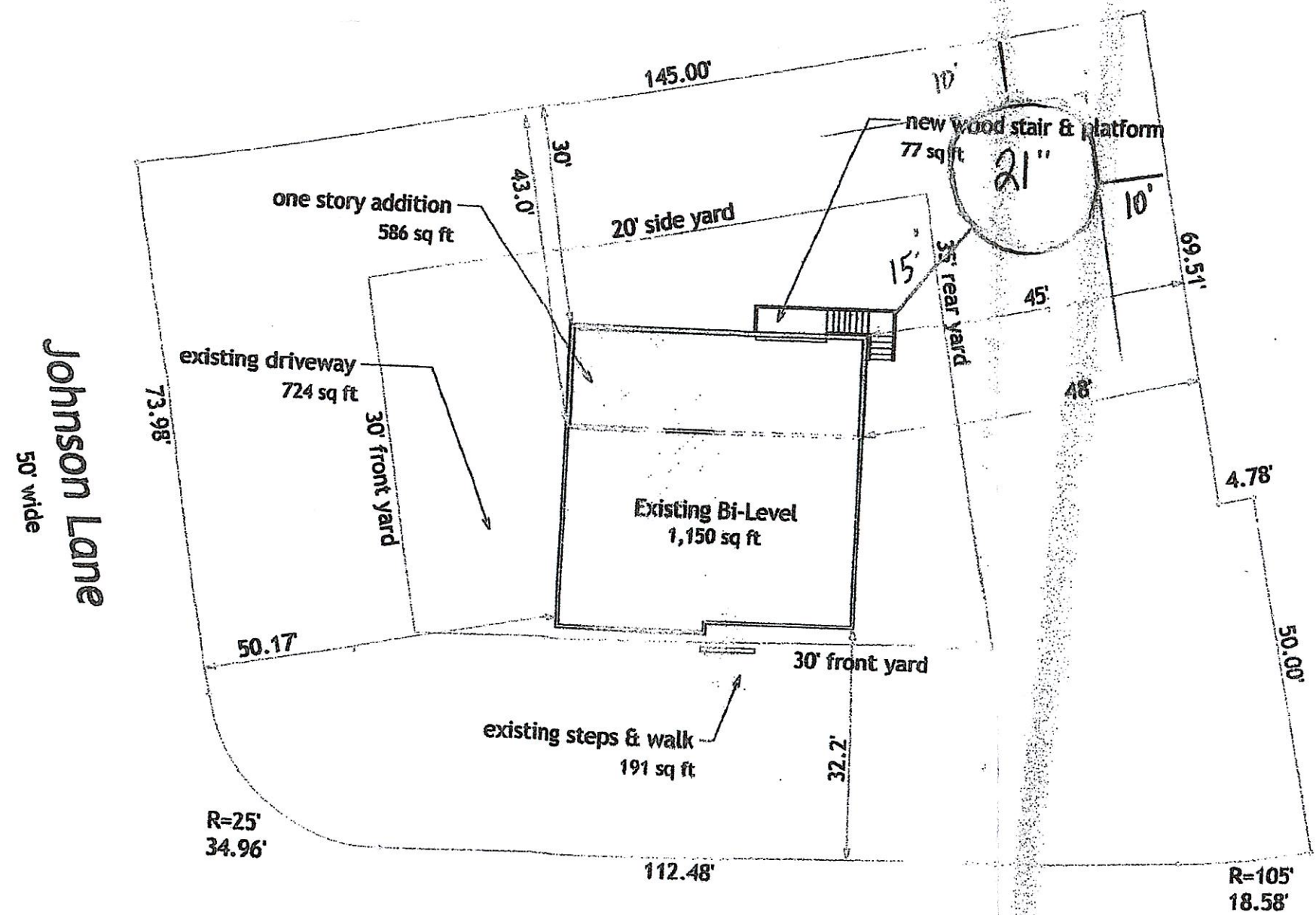




R-15 20-side

21' ROUND  
ABOVE GROUND  
POOL

70.17-1-20



This is a plot plan based on a  
survey done by: Architect  
Gilchrist  
Dated 2022

PLAN INFORMATION  
Owner Name: Donahue  
Address: 11 Eisenhower Ct  
Blauvelt  
Sec-Blk-Lot: 20-1-70.17  
Prepared By: Chad S.  
Date: 3/31/25

Eisenhower Court  
50' wide

### Site Plan

Scale: 1" = 20.0'  
0 10' 20' 40'



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 22 2025

TOWN OF ORANGETOWN  
LAND USE BOARDS

### Zoning Schedule

	Ordinance	Existing	Proposed
Zone R-15 Group 1 Single Family Residence			
Maximum Floor Area Ratio	0.23	0.14	0.14
Minimum Lot Area	14,000	14,750	not changed