

RECEIVED

MAY 15 2025

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: _____

TOWN OF ORANGETOWN
LAND USE BOARDS

Please check all that apply:

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

PERMIT#: BLDR-7015-25
 ASSIGNED _____
 INSPECTOR: Ken L.

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

Project Name: Annunziata

Street Address: 730 Western Hwy, Blauvelt

Tax Map Designation:

Section: 70.05 Block: 1 Lot(s): 9

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

Directional Location:

On the N side of Western Hwy, approximately 500 feet N of the intersection of Leber Rd., in the Town of Orangetown in the hamlet/village of Blauvelt.

Acreage of Parcel _____	Zoning District <u>R-40</u>
School District <u>SOCSO</u>	Postal District <u>Blauvelt</u>
Ambulance District <u>SOAC</u>	Fire District <u>"</u>
Water District <u>veolia</u>	Sewer District <u>septic</u>

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

ADDITION ON HOUSE FROM 1978

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

Date: 5-15-05 Applicant's Signature: [Signature]

APPLICATION REVIEW FORM

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Applicant: Vincent Annunziata Phone # TOWN OF ORANGETOWN LAND USE BOARDS

Address: 93 Buckben Rd Tomkins Cove NY 10986

Property Owner: Same Phone # 845-548-7192

Address:

Engineer/Architect/Surveyor: Roam Architecture PLLC Phone # 845-267-8479

Address: 181 Old Tappan Rd Tappan NK 10983

Attorney: Phone #

Address:

Contact Person: Same Phone #

Address:

GENERAL MUNICIPAL LAW REVIEW:

This property is within 500 feet of: (Check all that apply)

IF ANY ITEM IS CHECKED, A REVIEW MUST BE DONE BY THE ROCKLAND COUNTY COMMISSIONER OF PLANNING UNDER THE STATE GENERAL MUNICIPAL LAW, SECTIONS 239 L, M, N, AND NN.

- State or County Road, Long Path, Municipal Boundary, State or County Park, County Stream, County Facility

List name(s) of facility checked above: western hwy, uber Rd

Referral Agencies:

- RC Highway Department, RC Drainage Agency, NYS Dept. of Transportation, NYS Thruway Authority, Adjacent Municipality, Other: RC Sewer, RC Planning, ORR, Veolia, RC Division of Environmental Resources, RC Dept. of Health, NYS Dept. of Environmental Conservation, Palisades Interstate Park Commission

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FILL IN WHERE APPLICABLE.

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

TOWN OF ORANGETOWN
LAND USE BOARD

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

26 Orangeburg Road
Orangeburg, N.Y. 10962

(845)359-8410

Fax: (845) 359-8526

REFERRAL TO THE ZONING BOARD OF APPEALS

Date: 5/2/25 Section: 70.05 Block: 1 Lot: 9

Applicant: Annunziata

Address: 730 Western Highway Blauvelt, NY

RE: Application Made at: same

Referred For:

Chapter 43, Section 3.12 R-40 E Col 9 Side Yd 30' required w/ 28' proposed, Col 10 Total Side yd 80' required w/ 29' proposed

2 variances required

Comments:

Legalization of additions constructed with out permits

Dear Annunziata:

Please be advised that the Building Permit Application # 7015-25, which you submitted on 5/2/25, 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,

Glenn E. Maier
Assistant Building Inspector

RECEIVED

MAY 19 2025

**TOWN OF ORANGETOWN
BUILDING DEPARTMENT**

Signature of Director
NOTE: PLEASE KEEP FOR YOUR RECORDS
10-01-2024: emd

5/19/25

Date
CC: Katlyn Bettmann
Elizabeth Decort

PERMIT EXPIRES TWO (2) YEARS FROM DATE OF ISSUANCE.
TWO SIX (6) MONTH EXTENSIONS MAY BE GRANTED PRIOR TO EXPIRATION DATE.
IT IS THE RESPONSIBILITY OF THE OWNER TO CALL FOR INSPECTIONS
AND OBTAIN THE CERTIFICATE OF OCCUPANCY.

RECEIVED

APPLICATION FOR BUILDING / DEMOLITION PERMIT

MAY 15 2025

TOWN OF ORANGETOWN

26 Orangeburg Road, Orangeburg, NY 10962 Phone: (845) 359-8410

SCANNED 5M 4-14-25

ZONE: R-40 OFFICIAL USE ONLY ACREAGE: _____

Inspector: KEN Date App Received: 4/11/25 Received By: SM

Permit No. BDR 7015-25 Date Issued: _____

CO No. _____ Date Issued: _____

Permit Fee: 1014 Ck# 161 Paid By Vincent Annuziata

GIS Fee: 20 Ck# " " Paid By _____

Stream Maintenance Fee: _____ Ck # _____ Paid By _____

Additional Fee: _____ Ck# _____ Date Paid _____ Paid By _____

1st 6 mo. Ext.: _____ Ck # _____ Exp. Date: _____ Paid By _____

2nd 6 mo. Ext.: _____ Ck # _____ Exp. Date: _____ Paid By _____

TOWN OF ORANGETOWN LAND USE BOARDS

FOR OFFICE USE ONLY

SECTION: _____

BLOCK: 7005

LOT: 9

NAME: Annuziata

PERMIT #: 70.15

APPLICANT COMPLETES:

Note: See inside for instructions for completing this application,
PAGES 2, 3 and PAGE 4 must be reviewed and PAGES 3 & 4 must signed by the applicant.

Property Location: 730 WESTERN HWY BLAUVELT NY. 10913

Section: 70.05 Block: 1 Lot: 9

Property Owner: Vincent Annuziata

Mailing Address: 730 WESTERN HWY

Email: AWINDORI@aol.com Phone #: 845-548-7192

Lessee (Business Name): _____

Mailing Address: _____

Email: _____ Phone #: _____

Type of Business / Use: _____

Contact Person: VINCENT ANNUZIATA Relation to Project: Owner

Email: AWINDORI@aol.com Phone#: 845-548-7192

Architect/Engineer: ROOM ARCHITECTURE NYS Lic # _____

Address: 181 OLD TAPPAN RD. TAPPAN NY. 10983 Phone#: 845-267-8479

Builder/General Contractor: _____ RC Lic # _____

Address: _____ Phone#: _____

Plumber: _____ RC Lic # _____

Address: _____ Phone#: _____

Electrician: _____ RC Lic # _____

Address: _____ Phone#: _____

Heat/Cooling: _____ RC Lic # _____

Address: _____ Phone#: _____

Existing use of structure or land: RESIDENTIAL (Single family)

Proposed Project Description: C/O OF RESIDENCE

18x20 CARPORT, 16x20 Addition Done 1979

Proposed Square Footage: _____ Estimated Construction Value (\$): 48025

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TOWN OF ORANGETOWN BUILDING DEPARTMENT

BUILDING DEPARTMENT COMPLETES BELOW

PLANS REVIEWED: Annuziata Site Plan Dated 4/10/25

PERMIT REFERRED / DENIED FOR: Ch 43 Sec. 3.12 R-40 E
col # 9 Side yard 30' required 28 prop.
col # 10 Total side yard 80' required 29 proposed

MAY 13 2025

TOWN OF ORANGETOWN LAND USE BOARDS

[Signature]

[Signature]

SWIS	PRINT KEY	NAME	ADDRESS
392489	70.05-1-5	Western Highway Holding Corp	P.O. Box 205,Blauvelt, NY 10913
392489	70.05-1-7	John DeFate	750 Western Hwy,Blauvelt, NY 10913
392489	70.05-1-8	Jeff Johnston	790 Bradley Pkwy,Blauvelt, NY 10913
392489	70.05-1-9	Josephine Annunziata	730 Western Hwy,Blauvelt, NY 10913
392489	70.05-1-10	Kenneth Hiep	15 Inwood Dr,Bardonia, NY 10954
392489	70.05-1-11	John W Macy	690 Western Hwy,Blauvelt, NY 10913
392489	70.06-1-1.1	Sean Kwon	1 Sgt Demeola Rd,Blauvelt, NY 10913
392489	70.06-1-1.10	Binu Baby	10 Sgt Demeola Rd,Blauvelt, NY 10913
392489	70.06-1-1.11	Robert Lovecchio	717 Western Hwy,Blauvelt, NY 10913

CERTIFICATE OF COMPLIANCE

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

Permit Type Res. - Generator Certificate # : 42675
Completion Date : 11/19/2013

Location of Property : 730 Western Hwy
Sec - Blk - Lot : 70.05-1-9

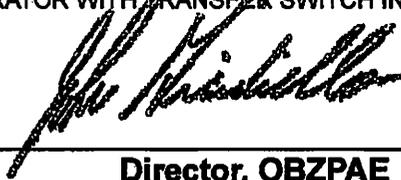
Owner of Property : Antonio Annunziata
Address of Owner : 730 Western Hwy

Construction Type : Res. - Generator

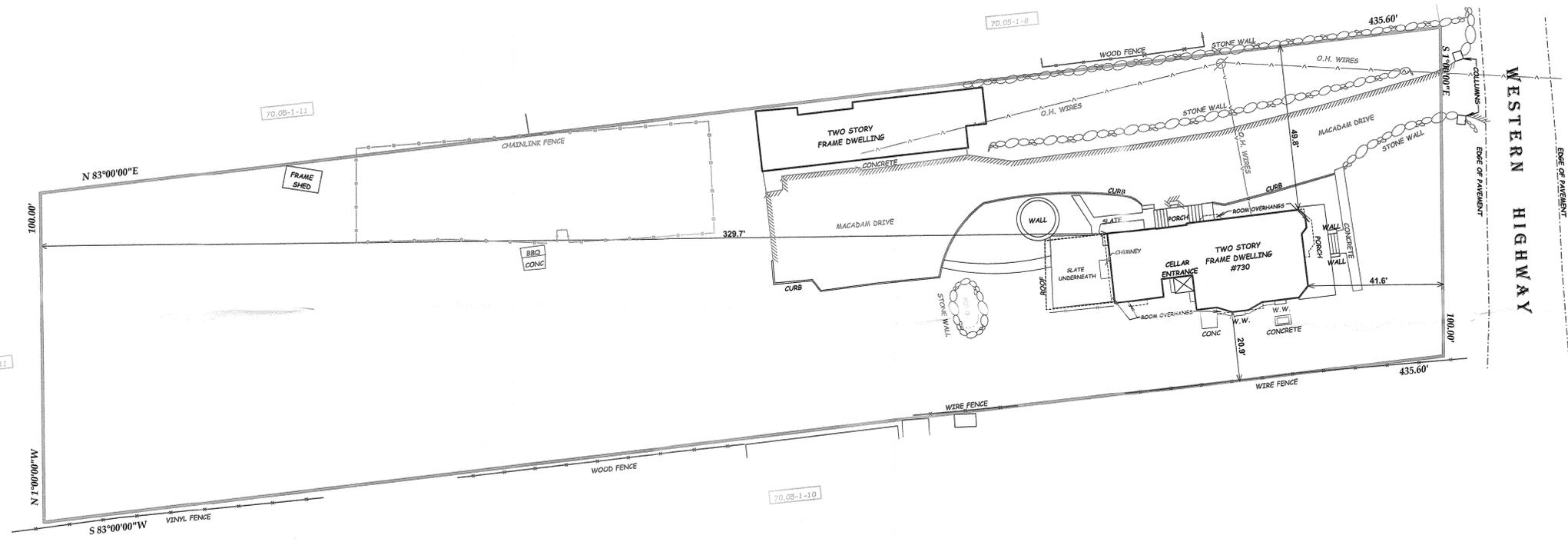
Occupancy Class :

THIS CERTIFIES THAT PERMISSION is hereby granted for the COMPLIANCE of the premises herein described, situated on the above mentioned premises for the purposes specified as follows.

**Use and designation for the structure or land and nature of work for which this C.C. is issued :
INSTALL 14 KW STANDBY GENERATOR WITH TRANSFER SWITCH IN LEFT SIDE YARD. SINGLE FAMILY HOME.**



Director, OBZPAE



Town of Orangetown
 MEETING OF:
 JUL 8 0 2025
 ZONING BOARD OF APPEALS

LOT AREA = 43,321.37 SQUARE FEET
 TAX MAP DESIGNATION: 70.05-1-9

SURVEY FOR

730 WESTERN HWY

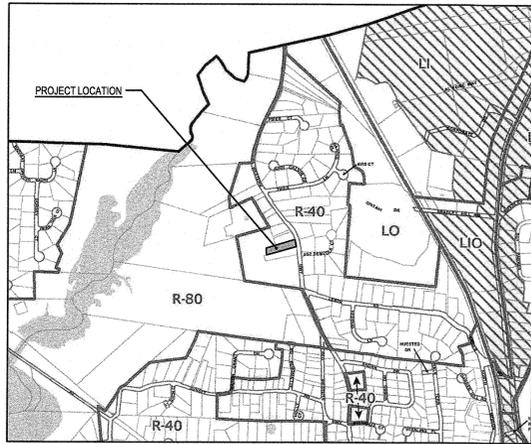
TOWN OF ORANGETOWN, ROCKLAND COUNTY
 BLAUVELT, NEW YORK
 MARCH 1, 2025 SCALE: 1" = 20'



ANTHONY R. CELENTANO P.L.S.
 31 ROSMAN ROAD
 THIELLS, N.Y. 10984
 845 429 5290 FAX 429 5974

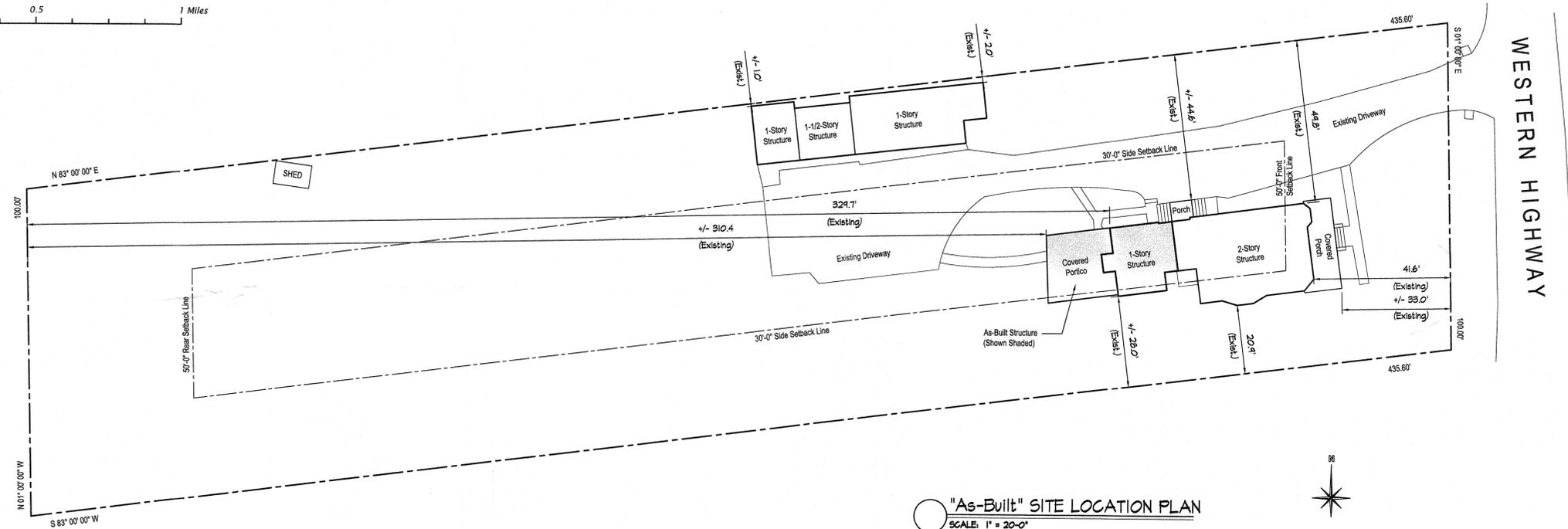
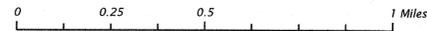
Anthony R. Celentano LIC#50633

VICINITY MAP



Legend

- Zoning District
- R-40 Zoning District Label
- Orangetown Critical Environmental Area
- Route 303 Zone Overlay
- Sparkill Hamlet Center Overlay
- Historic Districts
- Town Boundary
- Village Boundary
- Road Right-of-Way
- Parcel



"As-Built" SITE LOCATION PLAN
SCALE: 1" = 20'-0"

* INFORMATION FOR THIS SITE PLAN DATA TAKEN FROM THE SURVEY OF THE PROPERTY BY ANTHONY CELENTANO P.L.S., DATED: MARCH 1, 2025.

Compliance Statement:

To the best of my knowledge, belief and professional judgment, the existing addition and covered portico, completed in 1974, to the single-family residential property located at 730 N. Western Highway, Blauvelt, New York was designed and constructed in full compliance with the New York State Building Construction Code in effect at the time. Specifically, the construction adhered to the 1973A Edition, New York State Building Construction Code, which governed all design and construction requirements for residential properties at that time.

While there were no specific, comprehensive energy code requirements in effect in 1974, general building practices at the time, including basic energy considerations, were followed.

All relevant standards and requirements of the building code were adhered to during the original construction of the addition.

ROAM Architecture PLLC

ZONING DATA: SECTION: 70.05, LOT: 1, BLOCK: 9			
730 N. WESTERN HIGHWAY, BLAUVELT, NY 10913			
RESIDENTIAL DISTRICT: R-40, GROUP E (SINGLE FAMILY DETACHED RESIDENCES)			
CATEGORY	REQUIRED / ALLOWED	EXISTING / "AS-BUILT"	COMMENTS
MINIMUM LOT AREA	40,000 SQ. FT.	43,321.37 SQ.FT.	NO CHANGE
MINIMUM LOT WIDTH	150 FEET	100.00 FEET	EXISTING NON-CONFORMING
MAXIMUM FLOOR AREA RATIO	0.15 (15%)	0.106 (10.6%)	
FRONT YARD SETBACK	50 FEET MINIMUM	*33.0 FEET	EXISTING NON-CONFORMING
SIDE YARD SETBACK	30 FEET MINIMUM	20.9 FEET + *44.6 FEET	EXISTING NON-CONFORMING
TOTAL SIDE YARD SETBACK	80 FEET MINIMUM	20.9 + *44.6 = *65.5 FEET	EXISTING NON-CONFORMING
REAR YARD SETBACK	50 FEET MINIMUM	310.4 FEET	
BUILDING HEIGHT	8" PER FOOT (35 FEET MAX.)	N/A	

FAR Calculations	
Existing:	
Accessory Bldg's:	1,544 Sq.Ft.
Cellar:	0 Sq.Ft. *
First Floor:	1,266 Sq.Ft.
Second Floor:	1,015 Sq.Ft.
"As-Built" Area:	787 Sq.Ft.
Total:	4,612 Sq.Ft.
4,612 / 43,321.37 = 0.106 (10.6%) *	
* Attic & Cellar Areas Not Included in FAR Calculations As Noted in Definitions. (Zoning Code: Chapter 43, Article XI, Section 11.2)	

* INFORMATION FOR THIS ZONING DATA TAKEN FROM THE SURVEY OF THE PROPERTY BY ANTHONY CELENTANO P.L.S., DATED: MARCH 1, 2025.

Town of Orangetown
MEETING OF:
JUL 9 0 2025
ZONING BOARD OF APPEALS

ROAM ARCHITECTURE
181 OLD TAPPAN RD. TAPPAN, NY 10983
t. 845.267.8479 www.roamarch.com

NOTE: Dimensions on this drawing shall be dimensions directly off of this drawing. Contractor shall verify and be responsible for all dimensions and conditions on the ground. ROAM ARCHITECTURE, P.C. is not responsible for any variations from the dimensions and conditions shown on this drawing.

RECORD OF ISSUES

ISSUE	DATE	DESCRIPTION
1	04-10-2025	For Bldg. Dept.
2	05-30-2025	For ZBA Meeting

Sunroom + Porch Addition "As-Built"
ANNUNZIATA RESIDENCE
730 N. WESTERN HIGHWAY
BLAUVELT, NEW YORK 10913

Zoning Information +
Site Location Plan
"As-Built"



DATE: 04-10-25
DRAWN BY: RP
SCALE: As Noted
JOB NO.: 2025.03

A-0

DO NOT SCALE DRAWINGS

