

Name of Municipality: TOWN OF ORANGETOWN

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

*Please check all that apply:*

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

**PERMIT#:** BLDR-7133-25

**ASSIGNED**

**INSPECTOR:** Mike M

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

Project Name: Hayes

Street Address: 30 Milton Grant DR  
Blauvelt, NY

Tax Map Designation:  
Section: 70.09 Block: 1 Lot(s): 21  
Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_

Directional Location:  
On the \_\_\_\_\_ side of Milton Grant DR, approximately \_\_\_\_\_ feet of the intersection of \_\_\_\_\_, in the Town of Orangetown in the hamlet/village of Blauvelt  
Acreage of Parcel \_\_\_\_\_ Zoning District R40  
School District S. Orangetown Postal District Blauvelt  
Ambulance District \_\_\_\_\_ Fire District \_\_\_\_\_  
Water District Vedua Sewer District S. Orangetown

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

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.  
Date: 7/15/2025 Applicant's Signature: \_\_\_\_\_

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**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.

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

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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: 7/10/25 Section: 70.09 Block: 1 Lot: 21  
Applicant: Hayes  
Address: 30 Milton Grant Dr. Blauvelt  
RE: Application Made at: Same

Referred For:

Chapter 43, Section 3.12 R-40, Group E  
Col #8 Required FrontYard 50' / 35' Proposed

One variance needed

Comments:

Covered Front Porch

Dear Hayes:

Please be advised that the Building Permit Application # 7133-25, which you submitted on 5/1/22, 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**

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TOWN OF ORANGETOWN  
LAND USE BOARD

7-15-25

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

Date  
CC: Katlyn Bettmann  
Elizabeth Decort

**APPLICATION FOR BUILDING/DEMOLITION PERMIT**

APPLICANT MUST COMPLETE OR APPLICATION WILL NOT BE ACCEPTED

ZONING BULK REQUIREMENTS			
Zone:	Group:	Use:	
	Required	Existing	Proposed
Floor area ratio	0.15	0.089	0.090
Lot area	40,000	416,706	416,706
Lot width	150	100	100
Street frontage	100	100	100
Front yard setback	50	38' RODP/35' side	35' RODP/32' side
Side yard setback	30	36.7	36.7
Total side yard setback	80	87.6	87.6
Rear yard setback	50	92.0	92.0
Maximum building height	8"	7'2"	8"

Number of stories: \_\_\_\_\_ Construction Type: \_\_\_\_\_ Occupancy Class: \_\_\_\_\_

Zoning Chart Information Completed by: \_\_\_\_\_

1. Sewage: (circle one) Town County Private
2. How many kitchens on the property? \_\_\_\_\_
3. Are there any renters, tenants, lessees or boarders at this property? YES / NO
4. Are there any other building permits on this property? YES / NO
5. Is the property in a flood plain? YES / NO

**AFFIDAVIT**

State of New York)  
 County of Rockland) SS.:  
 Town / Village of \_\_\_\_\_)

I, Michael McNally being duly sworn, deposes and says that he/she is the (circle one) owner, lessee, engineer, surveyor, architect, builder, or agent of the owner) in fee of the premises to which this application applies; that he/she (the applicant) is duly authorized to make this application and that the statements contained in the papers submitted herein are true to the best of his/her knowledge and belief, and that the work will be performed in the manner set forth in the application and in the plans and specifications filed therewith, and in accordance with the State Uniform Building Code and all other applicable laws, ordinances and regulations of the municipality. I also declare that the structure or area described in this application will not be occupied or used until I have obtained a Certificate of Occupancy or Certificate of Compliance.

\_\_\_\_\_  
 Signature and Mailing Address  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

SWORN to before me this 1 day of May, 20 25

Witness: Viggo Raymond  
 (If not witnessed by Building Department personnel, Notary signature is required.) \_\_\_\_\_, Notary Public

OFFICIAL USE ONLY:	
Checked by: _____	Date: _____
Permit Granted for: _____	
_____	
_____	
_____	
Signature: _____	Date: _____
Director, OBZPAE	

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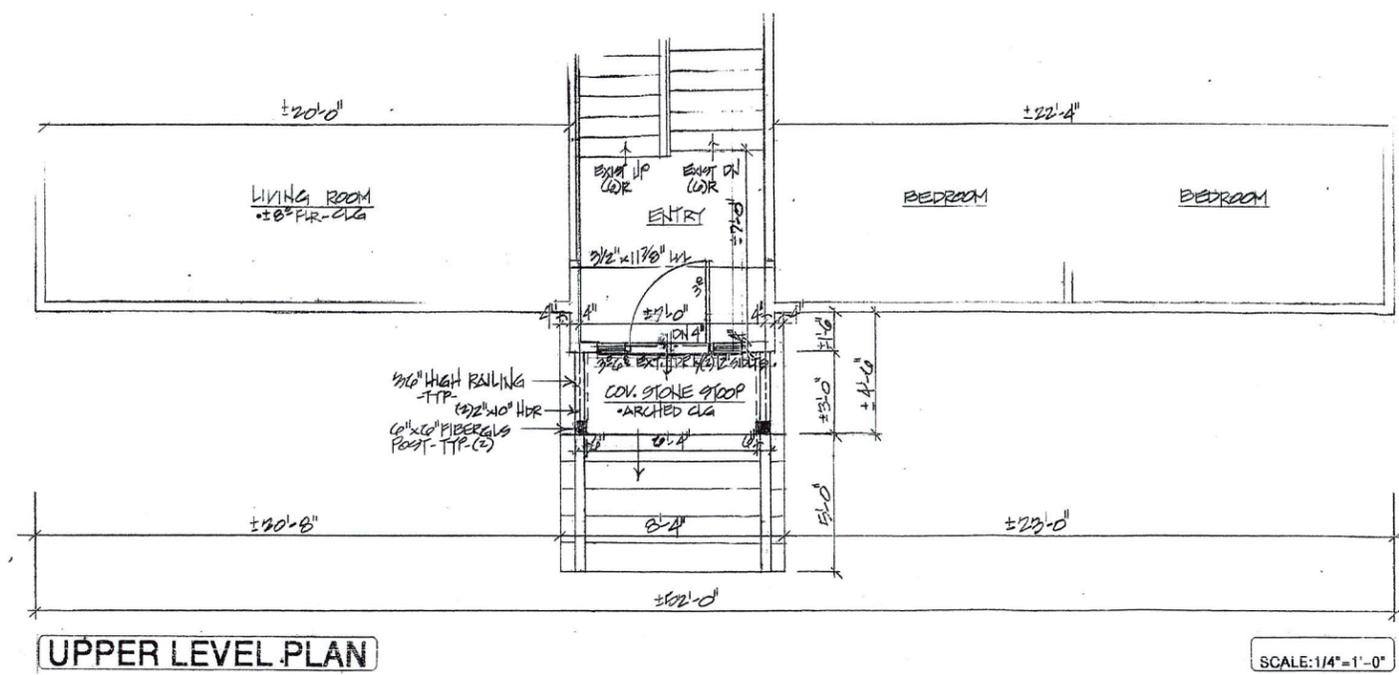
SWIS	PRINT KEY	NAME	ADDRESS
392489	70.09-1-19	Thiri B Myint	23 Milton Grant Dr,Blauvelt, NY 10913
392489	70.09-1-20	Lalu Varughese	27 Milton Grant Dr,Blauvelt, NY 10913
392489	70.09-1-21	James J Hayes Jr	30 Milton Grant Dr,Blauvelt, NY 10913
392489	70.09-1-22	Ralph Giordano	26 Milton Grant Dr,Blauvelt, NY 10913
392489	70.09-1-23	Robert Chiapperino	20 Milton Grant Dr,Blauvelt, NY 10913
392489	70.09-1-27	Eliseo B Moreno	80 Sunset Rd,Blauvelt, NY 10913
392489	70.09-1-28	Rachel B Sirota	72 Sunset Rd,Blauvelt, NY 10913
392489	70.09-1-29	60 Sunset Road Realty LLC	75 Algonquin Trl,Oakland, NJ 07436
392489	70.09-1-30	Gregg Pernick	54 Sunset Rd,Blauvelt, NY 10913
392489	70.09-1-31	Amanda A Westcott	48 Sunset Rd,Blauvelt, NY 10913
392489	70.09-1-32	Abel Monzon	16 William St,Sparkill, NY 10976
392489	70.09-1-33	Laurence DeCaro	19 Ellsworth Dr,Blauvelt, NY 10913
392489	70.09-1-34	Ronald J Harmon	25 Ellsworth Dr,Blauvelt, NY 10913
392489	70.09-1-35	Anton Usic	33 Ellsworth Dr,Blauvelt, NY 10913
392489	70.09-1-36	John C Fitzpatrick	35 Ellsworth Dr,Blauvelt, NY 10913
392489	70.09-1-37	Dennis Buckley	36 Ellsworth Dr,Blauvelt, NY 10913
392489	70.09-1-38	Thomas Shalvey	34 Ellsworth Dr,Blauvelt, NY 10913
392489	70.09-1-39	James J Mc Caffrey Jr	28 Ellsworth Dr,Blauvelt, NY 10913
392489	70.09-1-40	Joseph Kennedy	18 Ellsworth Dr,Blauvelt, NY 10913

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TOWN OF ORANGETOWN  
LAND USE BOARDS

ZONING BULK REQUIREMENTS			
Zone: R-40	Group: E	Use: SINGLE-FAMILY RES.	
	Required	Existing	Proposed
Floor area ratio	0.15	0.089	0.090
Lot area	40,200	46,766	46,766
Lot width	150	100	100
Street frontage	100	100	100
Front yard setback	50	38' R.O.C. / 35' 2" STEP	35' R.O.C. / 32' 2" STEP
Side yard setback	30	36.7	36.7
Total side yard setback	80	87.6	87.6
Rear yard setback	50	92.0	92.0
Maximum building height	8'	7 1/2'	8'



UPPER LEVEL PLAN

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

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LAND USE BOARDS

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JUN 30 2025  
TOWN OF ORANGETOWN  
BUILDING DEPARTMENT

HAYES RESIDENCE  
FRONT ENTRY AS-BUILT

30 MILTON GRANT DR.  
BLAUVELT, NEW YORK

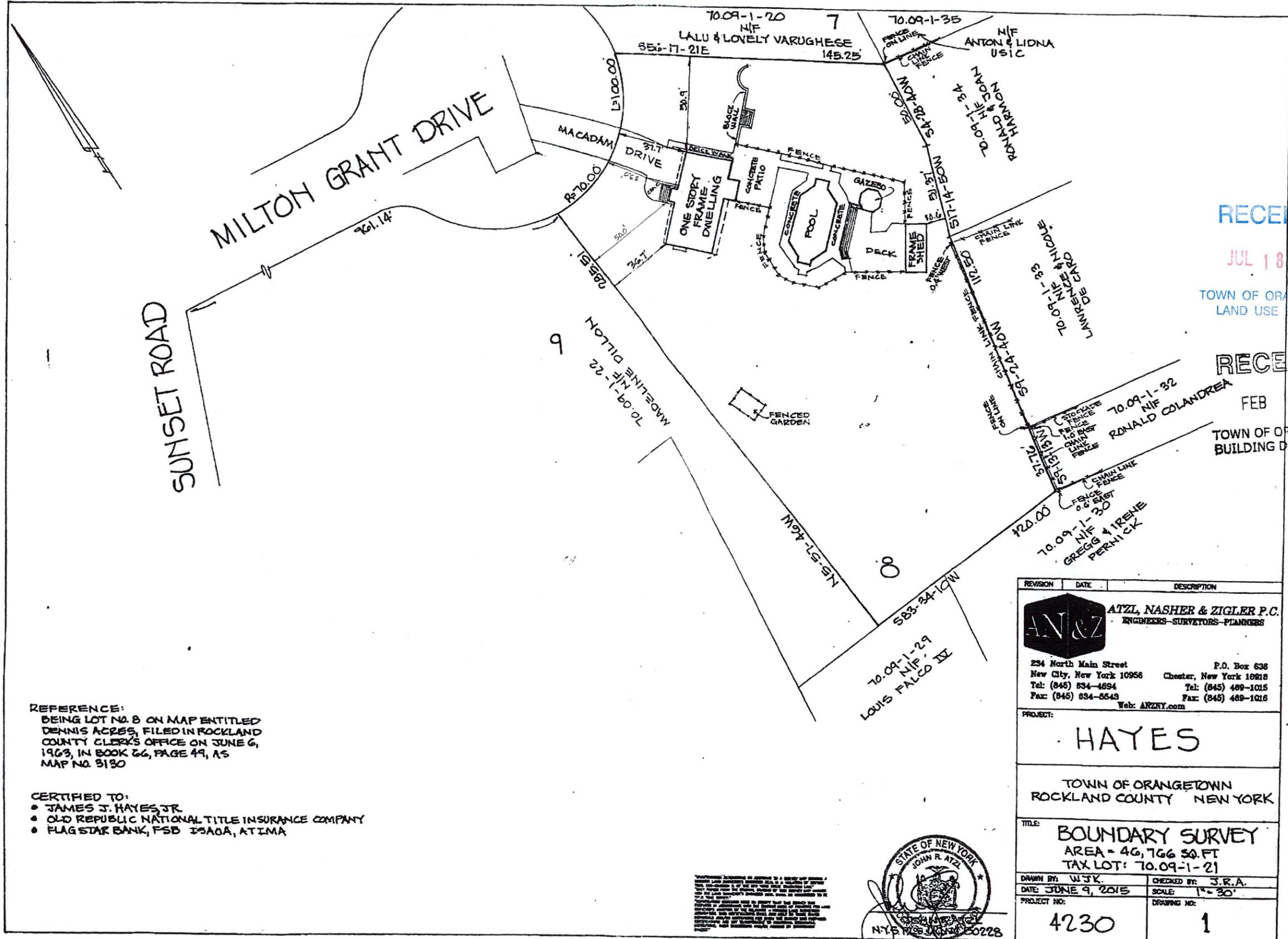
PROJECT 21-0313  
APRIL 30, 2025



HARRY J. GOLDSTEIN  
ARCHITECT  
DESIGN & DEVELOPMENT

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

1  
O  
F  
1



REFERENCE:  
 BEING LOT NO. 8 ON MAP ENTITLED  
 DENNIS ACRES, FILED IN ROCKLAND  
 COUNTY CLERK'S OFFICE ON JUNE 6,  
 1963, IN BOOK 26, PAGE 49, AS  
 MAP NO. 3130

CERTIFIED TO:  
 • JAMES J. HAYES, JR.  
 • OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
 • FLAG STAR BANK, FSB ISAQA, ATIMA

Professional Engineer and Surveyor License No. 150228  
 State of New York  
 JOHN R. ATZL  
 N.Y.S. REG. ENGINEER & SURVEYOR



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TOWN OF ORANGETOWN  
 LAND USE BOARDS

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TOWN OF ORAN  
 BUILDING DEPA

REVISION	DATE	DESCRIPTION
 <b>ATZL, NASHER &amp; ZIGLER P.C.</b> ENGINEERS-SURVEYORS-PLANNERS 234 North Main Street P.O. Box 636 New City, New York 10956 Chester, New York 10918 Tel: (845) 634-4694 Tel: (845) 489-1015 Fax: (845) 634-5543 Fax: (845) 489-1016 Web: ANZY.com		
PROJECT: HAYES		
TOWN OF ORANGETOWN ROCKLAND COUNTY NEW YORK		
TITLE: BOUNDARY SURVEY AREA = 46,766 SQ. FT TAX LOT: 70.09-1-21		
DRAWN BY: W.J.K.		CHECKED BY: J.R.A.
DATE: JUNE 9, 2015		SCALE: 1" = 30'
PROJECT NO: 4230	DRAWING NO: 1	

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JUN 19 2025

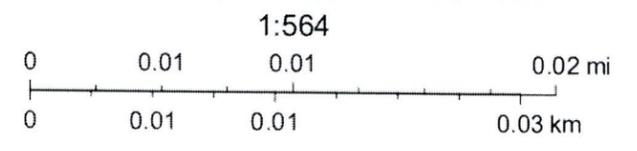
TOWN OF ORANGETOWN  
 BUILDING DEPARTMENT

# ArcGIS Web Map



7/15/2025, 3:04:17 PM

- Address Label
- Zoning District
- Parcel Layer



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TOWN OF ORANGETOWN  
LAND USE BOARDS