

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: _____

Please check all that apply:

<input type="checkbox"/> Commercial	<input type="checkbox"/> Residential
<input 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#: PoolR-008164-25
 ASSIGNED
 INSPECTOR: Glenn M.
 Referred from Planning Board: YES / NO
 if yes provide date of Planning Board meeting: _____

Project Name: Eirand / Maura

Street Address: 19 Parkway Dr. N
Blauvelt, NY 10913

Tax Map Designation:
Section: 70.18 Block: 1 Lot(s): 50
Section: _____ Block: _____ Lot(s): _____

Directional Location:

On the East side of Parkway Dr N approximately _____ feet South of the intersection of Beechwood Rd, in the Town of Orangetown in the hamlet/village of Blauvelt.

Acreage of Parcel <u>.35</u>	Zoning District <u>R-15</u>
School District <u>SOCS</u>	Postal District <u>Blauvelt</u>
Ambulance District <u>SOAC</u>	Fire District <u>Blauvelt</u>
Water District <u>veolia</u>	Sewer District <u>municipal</u>

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

legalize fence and install in-ground pool

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

Date: 10/21/25 Applicant's Signature: [Signature]

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TOWN OF ORANGETOWN
LAND USE BOARD

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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TOWN OF ORANGETOWN
LAND USE BOARD



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: 10/22/25 Section: 70.18 Block: 1 Lot: 50

Applicant: Eirand

Address: 19 Parkway Dr North

RE: Application Made at: Same

Referred For:

Ch.33 § 33-4 Setback.

No below-ground swimming pool, shall be built, constructed or erected nearer to the side lines and lot lines than the front, rear and side setbacks required by Chapter 43, Zoning

Ch 43 § 3.12 R-15 Group M

Column #8 Front Yard Required 30' / 9.3' Proposed

Column #9 Side Yard Required 20' / 19.6' Proposed

§ 5.226. Fences and walls.

Fence in front yard 4.5' Allowed / 6' Proposed

Comments:

14'x30' In ground pool

Legalize 6' fence in front yard

Dear Eirand:

Please be advised that the Building Permit Application # 8164-25, which you submitted on 10/10/22, 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 BOARDS
10-23-25

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	70.17-3-24	William G Hennigan	20 Parkway Dr N,Blauvelt, NY 10913
392489	70.17-3-25	Michael Musich	24 Parkway Dr N,Blauvelt, NY 10913
392489	70.18-1-46	Kristopher Siriban	19 Birchwood Ct,Blauvelt, NY 10913
392489	70.18-1-48	Excellent Okonkwo	27 N Parkway Dr,Blauvelt, NY 10913
392489	70.18-1-49	John N Rubino	23 N Parkway Dr,Blauvelt, NY 10913
392489	70.18-1-50	Ryan Eirand	19 N Parkway Dr,Blauvelt, NY 10913
392489	70.18-1-51	Lawrence D Danner	23 Beechwood Rd,Blauvelt, NY 10913
392489	70.18-1-52	John Borruso	19 Beechwood Rd,Blauvelt, NY 10913
392489	70.18-1-53	Mark Pepe	15 Beechwood Rd,Blauvelt, NY 10913
392489	70.18-1-55	Stephen J Carey	8 Beechwood Rd,Blauvelt, NY 10913
392489	70.18-1-56	Louis Contino	16 Beechwood Rd,Blauvelt, NY 10913
392489	70.18-1-57	Laura Saint	20 Beechwood Rd,Blauvelt, NY 10913
392489	70.18-1-58	Joan Brosnan	15 N Parkway Dr,Blauvelt, NY 10913

392489 70.17-3-38

David Dell'Accio

28 N Parkway Dr, Blauvelt, NY 10913

Paul Piperato, County Clerk
1 South Main St., Ste. 100
New City, NY 10956
(845) 638-5070

Rockland County Clerk Recording Cover Sheet

Received From :
LEGEND ABSTRACT CORP
11 THIRD ST
NEW CITY, NY 10956

Return To :
LEGEND ABSTRACT CORP
11 THIRD ST
NEW CITY, NY 10956

Method Returned : ERECORDING

First GRANTOR

ZIGMONT, ROBERT

First GRANTEE

EIRAND, RYAN

Index Type : Land Records

Instr Number : 2014-00024802

Book : Page :

Type of Instrument : Deed

Type of Transaction : Deed

Recording Fee: \$191.00

Recording Pages : 5

The Property affected by this instrument is situated in Orangetown, in the County of Rockland, New York

Real Estate Transfer Tax

RETT # : 663

Deed Amount : \$365,000.00

RETT Amount : \$1,460.00

Total Fees : \$1,651.00

State of New York

County of Rockland

I hereby certify that the within and foregoing was recorded in the Clerk's office for Rockland County, New York

On (Recorded Date) : 09/15/2014

At (Recorded Time) : 4:13:00 PM



Doc ID - 033550700005

Paul Piperato

Paul Piperato, County Clerk



This sheet constitutes the Clerks endorsement required by Section 319 of Real Property Law of the State of New York

Entered By: NYROCKLANDUSER15 Printed On : 09/18/2014 At : 4:31:57PM

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TOWN OF ORANGETOWN
LAND USE BOARDS

Standard N.Y.B.T.U. Form 8002-2OM4 -Bargain and Sale Deed, with Covenants against Grantor's Acts - Individual or Corporation. (single sheet)

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT -THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 15th day of SEPTEMBER in the year 2014

BETWEEN Robert Zigmont, residing at 19 Parkway Drive North, Blauvelt, NY 10913

party of the first part, and Ryan Eirand and Kimberly Maura,
as joint tenants w/right of survivorship
residing at 301 Heritage Lane, Monroe, NY 10950

party of the second part,

WITNESSETH, that the party of the first part, in consideration of ten dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

SEE SCHEDULE "A" ATTACHED

BEING and intended to be the same premises conveyed to Robert Zigmont having acquired title by deed from Gilda Zigmont by deed dated February 8, 2012 which was recorded on March 15, 2012 in the Rockland County Clerk's Office in Instrument 2012-9584.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:



ROBERT ZIGMONT

RECEIVED

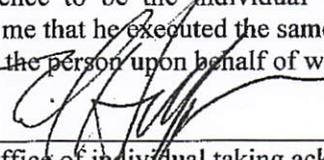
OCT 31 2025

TOWN OF ORANGETOWN
LAND USE BOARDS

Acknowledgment by a Person Within New York State (RPL § 309-a)

STATE OF NEW YORK)
COUNTY OF ROCKLAND) ss.:
)

On the 15th day of September in the year 2014, before me, the undersigned, a notary public in and for said state, personally appeared, Robert Zigmont, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



(signature and office of individual taking acknowledgment)

NEIL STEVEN HALFON
Notary Public, State of New York
No. 01HA4918916
Qualified in Rockland County
Commission Expires July 5, 2018

Acknowledgment by a Person Within New York State (RPL § 309-a)

STATE OF)
COUNTY OF) ss.:
)

On the _____ day of _____ in the year 2014, before me, the undersigned, a notary public in and for said state, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

(signature and office of individual taking acknowledgment)

BARGAIN AND SALE DEED

Robert Zigmont

TO

Ryan Eirand and Kimberly Maura,
as joint tenants with right of survivorship

SECTION 70.18
BLOCK 1
LOT 50
COUNTY/TOWN Rockland/Orangetown

RECORD & RETURN TO:
Julian Alan Schulman, Esq.
Schulman & Kissell
One Executive Blvd., Suite 202
Suffern, NY 10901

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TOWN OF ORANGETOWN
LAND USE BOARDS

Legend Abstract Corp.
LA-14-22174

SCHEDULE A

LEGAL DESCRIPTION

All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Orangetown, in the County of Rockland and State of New York, and more particularly known and designated as Lot #4 in Block 9 on a certain map entitled "Map of Rockland, Section IV at Hamlet of Blauvelt, Town of Orangetown, Rockland County, N.Y. for Robbins Contracting Co. of N.Y., Inc., Orangeburg, N.Y. (as Agent)", prepared by Michael M. Burris, Consulting Engineer & Planner, Englewood, N.J., July 10th, 1956, revised March 20th, 1958 and filed in the Office of the County Clerk of Rockland County on April 21st, 1958 as Map Number 2558, Book 58 Page 69.

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OCT 31 2025

TOWN OF ORANGETOWN
LAND USE BOARD

FOR COUNTY USE ONLY

392489

C1. SWIS Code

C2. Date Deed Recorded

9/15/2014

C3. Book

2014

C4. Page

24802



New York State Department of Taxation and Finance

Office of Real Property Tax Services

RP- 5217-PDF

Real Property Transfer Report (8/10)

PROPERTY INFORMATION

1. Property Location 19 Parkway Drive North

Orangetown 10913

2. Buyer Name Eirand Ryan

Maura Kimberly

3. Tax Billing Address

4. Indicate the number of Assessment Roll parcels transferred on the deed 1 # of Parcels OR Part of a Parcel

5. Deed Property Size X OR .35

6. Seller Name Zigmont Robert

7. Select the description which most accurately describes the use of the property at the time of sale:

A. One Family Residential

Check the boxes below as they apply: 8. Ownership Type is Condominium 9. New Construction on a Vacant Land 10A. Property Located within an Agricultural District 10B. Buyer received a disclosure notice indicating that the property is in an Agricultural District

SALE INFORMATION

11. Sale Contract Date 07/23/2014 12. Date of Sale/Transfer 9/15/14 13. Full Sale Price 365,000 .00

(Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

14. Indicate the value of personal property included in the sale .00

15. Check one or more of these conditions as applicable to transfer: A. Sale Between Relatives or Former Relatives B. Sale between Related Companies or Partners in Business C. One of the Buyers is also a Seller D. Buyer or Seller is Government Agency or Lending Institution E. Deed Type not Warranty or Bargain and Sale (Specify Below) F. Sale of Fractional or Less than Fee Interest (Specify Below) G. Significant Change in Property Between Taxable Status and Sale Dates H. Sale of Business is Included in Sale Price I. Other Unusual Factors Affecting Sale Price (Specify Below) J. None

Comment(s) on Condition:

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

16. Year of Assessment Roll from which information taken(YY) 14 17. Total Assessed Value 164,200 18. Property Class 210 19. School District Name South Orangetown 20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional identifier(s)) 70.18-1-50

CERTIFICATION

I Certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein subject me to the provisions of the penal law relative to the making and filing of false instruments.

SELLER SIGNATURE

BUYER CONTACT INFORMATION

Seller signatures and dates: Maura Eirand, Ryan S. Eirand, 9/15/14

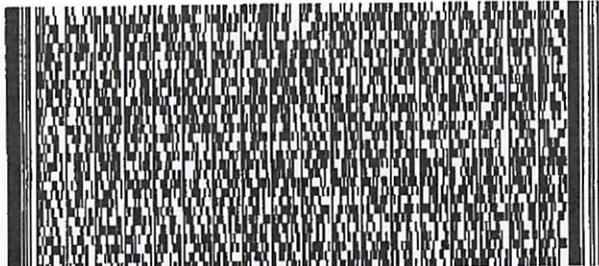
Buyer contact information: Maura Eirand, Kimberly Ryan, Parkway Drive North, Blauvelt, NY 10913

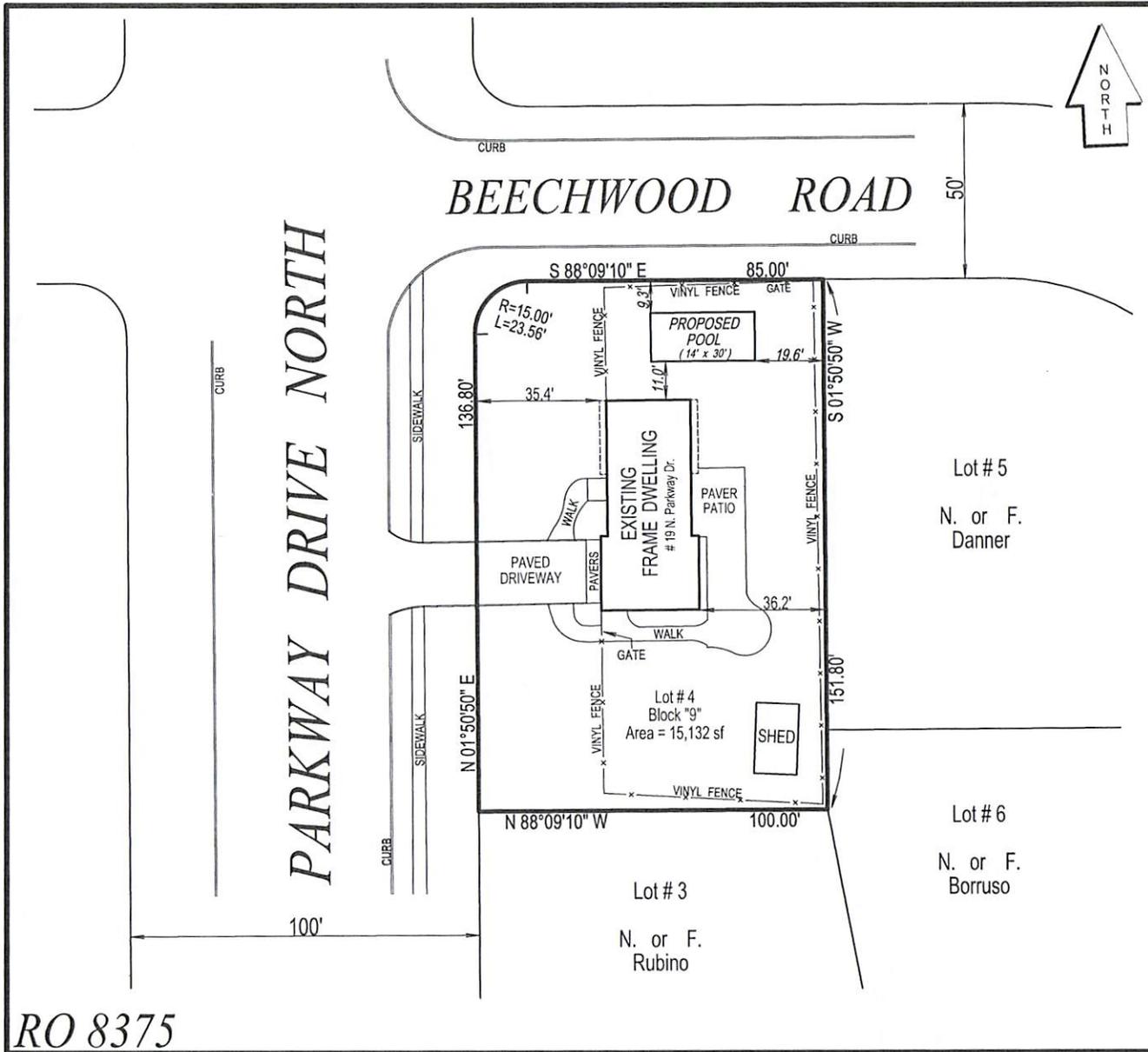
BUYER'S ATTORNEY

Buyer's attorney: Schulman, Julian Alan, (845) 368-0104

OCT 31 2025

TOWN OF ORANGETOWN LAND USE BOARDS





RO 8375

PROPOSED POOL

Land Survey
For
"EIRAND & MAURA"
Blauvelt
Town of Orangetown Rockland County, NY
Scale: 1" = 30' Area = 0.35 Ac.

September 5, 2025

Tax Lot Desig.: Section 70.18 Block 1 Lot 50

Reference: map entitled "MAP OF ROCKLAND, SECTION IV",
Filed in the Rockland County Clerks Office April 121 1958
in book 58 page 69 as map # 2558.

Certified to:
* Ryan Eirand
* Kimberly Maura

Certifications indicated hereon signify that this survey was prepared in accordance with the existing code of practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certification shall run only to the person for whom the survey is prepared, and on behalf to the title company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners."

Town of Orangetown
MEETING OF:

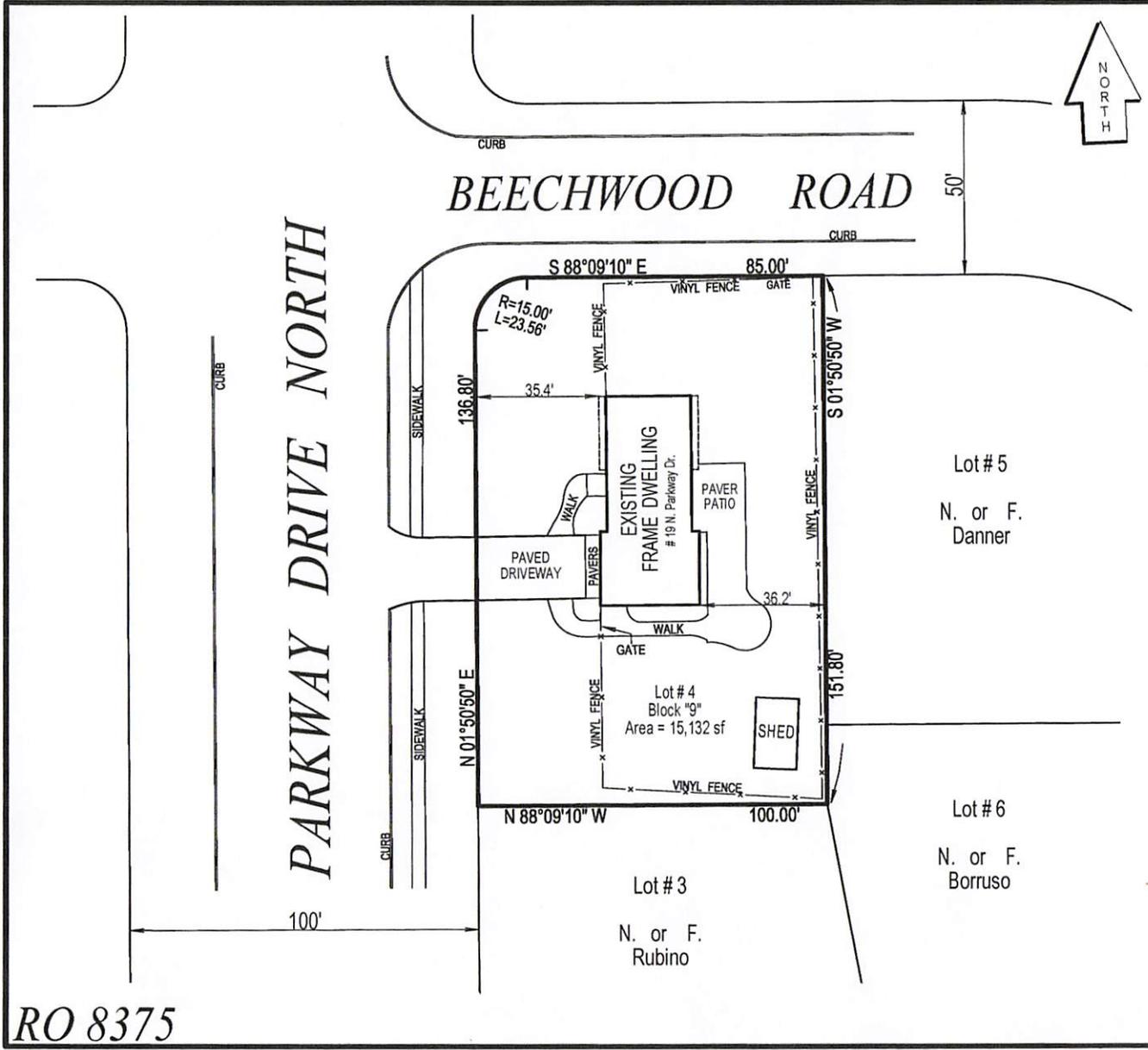
NOV 19 2025



Robert E. Sorace, PLS
P.O. Box 189
New City, NY 10956
845-638-1498

OCT 31 2025

TOWN OF ORANGETOWN
LAND USE BOARDS



Land Survey
For
"EIRAND & MAURA"
Blauvelt
Town of Orangetown Rockland County, NY
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TOWN OF ORANGETOWN
MEETING OF:

NOV 19 2025

BOARD OF APPEALS

STATE OF NEW YORK
ROBERT E. SORACE, PLS
LICENSED LAND SURVEYOR
551264

Robert E. Sorace, PLS
P.O. Box 189
New City, NY 10956
845-638-1498
Lic. 51264

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LAND USE BOARDS