

ZONING BOARD OF APPEALS

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

Date: November 26, 2025

<p>TO: OBAPAE NYS Dept of Environmental Conservation New York State Dept. of Transportation Palisades Interstate Park Commission NYS Thruway Authority ACOE NY/NJ Trail</p>	Rockland County Drainage Rockland County Health Rockland County Planning Rockland County Highway Rockland County Swr Dstrt #1 Orange and Rockland Utilities Veolia
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This matter is scheduled for: January 21, 2026

Review of Plans: Fleck/Wang, 28 Closter Road, Palisades, NY

Section 78.18 Block 2 Lot 24 ; R-22 zone

Chapter 43, Section 3.12, R-40 District, Group E, Column 9(side yard: 30’ required, 10’ proposed), Column 11(rear yard: 50’ required, 45’ proposed) for a new 24’ x 26’ exercise/storage building (accessory structure) at an existing single-family residence. The premises are located at 28 Closter Road, Palisades, New York and identified on the Orangetown Tax Map as Section 78.18, Block 2, Lot 24 in the R-40 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: January 21, 2026

- Comments attached
- Received and Comments to be provided prior to meeting date.
- 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, January 21, 2026.**
Kindly forward your completed review to this office BEFORE January 21, 2026

Reviewing Agency_____

Name:_____Date:_____

Signature: _____

Thank you, **Katlyn Bettmann (EXT. 4316)**

Name of Municipality: TOWN OF ORANGETOWN Date Submitted: _____

LAND USE BOARD APPLICATION

Please check all that apply:

<input type="checkbox"/> Commercial <input type="checkbox"/> Planning Board <input checked="" type="checkbox"/> Zoning Board of Appeals <input type="checkbox"/> Subdivision <input type="checkbox"/> Number of Lots <input type="checkbox"/> Site Plan <input type="checkbox"/> Conditional Use <input type="checkbox"/> Special Permit <input type="checkbox"/> Variance <input type="checkbox"/> Performance Standards Review <input type="checkbox"/> Use Variance <input type="checkbox"/> Other (specify): _____	<input type="checkbox"/> Residential <input type="checkbox"/> Historical Board <input type="checkbox"/> Architectural Board <input type="checkbox"/> Consultation <input type="checkbox"/> Pre-Preliminary/Sketch <input type="checkbox"/> Preliminary <input type="checkbox"/> Final <input type="checkbox"/> Interpretation
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PERMIT#: BLDR 7999-25
ASSIGNED
INSPECTOR: DOM MIANO

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

Project Name: FLECK/WANG NEW ACCESSORY STRUCTURE

Street Address: 28 CLOSTER ROAD, PALISADES, NY 10964

Tax Map Designation:
 Section: 78.18 Block: 2 Lot(s): 24
 Section: _____ Block: _____ Lot(s): _____

Directional Location:
 On the EAST side of CLOSTER ROAD, approximately
104 feet NORTH of the intersection of FERN ROAD, in the
 Town of ORANGETOWN in the hamlet/village of PALISADES.

Acreage of Parcel <u>1.046</u>	Zoning District <u>R-40</u>
School District <u>SOUTH ORANGETOWN</u>	Postal District <u>PALISADES</u>
Ambulance District <u>SOUTH ORANGETOWN</u>	Fire District <u>SPARKILL/PALISADES</u>
Water District <u>VIOLIA</u>	Sewer District <u>ORANGETOWN</u>

Project Description: (If additional space required, please attach a narrative summary.)
NEW ACCESSORY STRUCTURE IN REAR YARD

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.
 Date: 10/24/25 Applicant's Signature: [Signature]

RECEIVED

NOV 07 2025

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? N/A
- 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 564
- 3) Number of dwelling units 1

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 NO

Are there **streams** on the site? If yes, please provide the names. NO

Are there **wetlands** on the site? If yes, please provide the names and type:
 NO

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.

NONE

RECEIVED

NOV 07 2025

TOWN OF ORANGETOWN
LAND USE BOARDS



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

26 Orangeburg Road
Orangeburg, N.Y. 10962

RECEIVED

NOV 07 2025

TOWN OF ORANGETOWN
LAND USE BOARDS

(845)359-8410

Fax: (845) 359-8526

REFERRAL TO THE ZONING BOARD OF APPEALS

Date: 9/30/25 Section: 78.18 Block: 2 Lot: 24

Applicant: Fleck

Address: 28 Closter Rd. Paisades NY

RE: Application Made at: Same

Referred For: Chapter 43 sec 3.12 R-40 E (Two variances needed. See 5.227 Referanced Below))

Column #9 Side Yard Required 30' / 10' Proposed
Column #11 Rear Yard Required 50' / 45' Proposed

5.227. Accessory buildings in required rear or side yards. A building or structure, except a swimming pool, accessory to a single-family or two-family dwelling in any district, except R-80 and R-40, may be located in any required rear or side yard, provided that it does not exceed 15 feet in height, it is set back five feet from any lot line,

Comments: Accessory Structure in R-40

Dear Fleck :

Please be advised that the Building Permit Application # 7999-25, which you submitted on 9/19/25, 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

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

10-1-25
Date
CC: Katlyn Bettman
Elizabeth Deco



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

26 Orangeburg Road
Orangeburg, N.Y. 10962

RECEIVED

NOV 07 2025

TOWN OF ORANGETOWN
LAND USE BOARDS

(845)359-8410

Fax: (845) 359-8526

REFERRAL TO THE HISTORICAL AREAS BOARD OF REVIEW

Date: 9/30//25 Section: 78.18 Block: 2 Lot: 24

Applicant: Fleck

Address: 28 Closter Rd. Palisades NY

RE: Application Made at: Same

Referred For: Ch. 12 sec. 12-4 (G) Requires HABR Approval

Comments: New 24' x 26' Excersize / Storage Building

Dear Fleck :

Please be advised that the Building Permit Application # 7999-25, which you submitted on 9/19/25, has been referred to the Historical Areas Board of Review. The Clerk to the Historical Areas Board of Review, 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

10/2/25

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

Date
CC: Katlyn Bettmann
Elizabeth Decort

APPLICATION FOR BUILDING/DEMOLITION PERMIT

RECEIVED

APPLICANT MUST COMPLETE OR APPLICATION WILL NOT BE ACCEPTED

NOV 17 2025

Zone: R-40		ZONING BULK REQUIREMENTS		TOWN OF ORANGETOWN LAND USE BOARDS
Group: E		Use: SF		
	Required	Existing	Proposed	
Floor area ratio	.15	.04	.06	
Lot area	40000	45,564		
Lot width	150'	120'		
Street frontage	100'	105.68'		
Front yard setback	50'	226' +/-		
Side yard setback	30'	39.8'	10' TO ACC. STRUCT	
Total side yard setback	80'	81'		
Rear yard setback	50'	78.8'	45'	
Maximum building height				

Number of stories: 1 Construction Type: 5B Occupancy Class: _____

Zoning Chart Information Completed by: _____

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

AFFIDAVIT
 State of New York)
 County of Rockland) SS.:
 Town / Village of ORANGETOWN/PALISADES)

I, JANE SLAVIN 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

Jane Slavin

20 JANE STREET
TAPPAN, NY 10983

SWORN to before me this 19 day of September, 2025

Witness: Thomas Cleere
 (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	

Certificate No. 4819

FORM No. 4

BUILDING INSPECTOR

Building Zone Ordinance

Town of Orangetown, Rockland County, New York

58-525-9

CERTIFICATE OF OCCUPANCY

Issued October 24 1957 To Stuart Walker of 8 E 601 St., Orangeburg, N.Y. owner of premises situated on the EAST side of Closter Road distant 300.0 feet SOUTH from the intersection of Oak Tree Road and Closter Road in the hamlet of Palisades, New York

THIS CERTIFIES that the Dwelling situated on the above mentioned premises conforms substantially to the approved plans as per application permit No. 4819 and the requirements of the Building Zone Ordinance of the Town of Orangetown, and the State Building Construction Code, and PERMISSION is hereby granted for its occupancy for the purposes specified below:

ZONE R1 - R4 PERMITTED USE New 1-Fam. Dwell.

Date October 24 1957

Edward R. Owen Building Inspector Building Zone Ordinance Town of Orangetown Rockland County New York

CERTIFICATE OF COMPLIANCE

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

**Permit Type Res. Bathroom Certificate # : 44652
Completion Date : 12/08/2015**

**Location of Property : 28 Closter Rd
Sec - Blk - Lot : 78.18-2-24**

**Owner of Property : Nilsa Barreto
Address of Owner : PO BOX 214**

Construction Type : Res. Bathroom

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 :
Repairs to fire damaged bathroom.**



Director, OBZPAE

CERTIFICATE OF COMPLIANCE

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

**Permit Type Res. Detached Apartment Certificate # : 44720
Completion Date : 09/08/2017**

**Location of Property : 28 Closter Rd
Sec - Blk - Lot : 78.18-2-24**

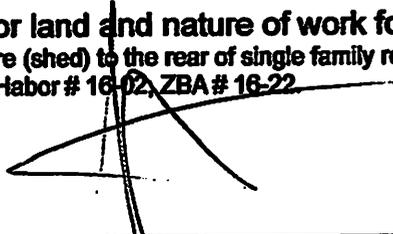
**Owner of Property : Nilsa Barreto
Address of Owner : PO BOX 214**

Construction Type : Res. Detached Apartment

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 :
Legalize existing 16' x 16' detached accessory structure (shed) to the rear of single family residence (not to be used as dwelling unit)
per Habor # 16-02, ZBA # 16-22**



Director, OBZPAE

CERTIFICATE OF OCCUPANCY

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

Permit Type : Renovation Res Certificate # : 46224
Completion Date : 06/28/2018

Location of Property : 28 Closter Rd
Sec - Blk - Lot : 78.18-2-24

Owner of Property : Nilsa Barreto
Address of Owner : PO BOX 214

Construction Type : Renovation Res

THIS CERTIFIES THAT PERMISSION is hereby granted for the OCCUPANCY 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.O. is issued :
Interior bathroom renovation in main bath.



Director, OBZPAE

Certificate of Compliance



Town of Orangetown

Permit No.: OILT-002689-2023

Property Address: 28 CLOSTER RD
PALISADES, NY 10964

Permit Type: Oil Tank
Workclass: Residential

Parcel Number: 78.18-2-24

Owner: Nilsa Barreto

Contractor: Castlton Environmental Company

Finalized Date: March 22, 2023

Zoning: R-40 - R-40

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 the C.C is issued: REMOVE 550 GALLON ABANDONED OIL TANK IN SIDE-YARD

A handwritten signature in black ink, appearing to read "S. Barreto", is written over a horizontal line.

Director, OBZPAE



Confidential Inspection Report

LOCATED AT:
78.18-2-24 - 28 Closter Road - 3/24/23
Palisades, New York

PREPARED EXCLUSIVELY FOR:

Town Of Orangetown

PLEASE CONTACT THE TOWN BUILDING DEPARTMENT AT 845-359-8410
WITH ANY INQUIRIES REGARDING THIS REPORT

INSPECTED ON:

Friday, March 24, 2023



CERTIFIED
INSPECTOR

Inspector, Jim Cotter NY 16000078100 - NJ 24GI00153600
CTR Home Inspections

Friday, March 24, 2023
Town Of Orangetown
78.18-2-24 - 28 Closter Road - 3/24/23
Palisades, New York

Dear Town Of Orangetown,

We have enclosed the report for the property inspection we conducted for you on Friday, March 24, 2023 at:

78.18-2-24 - 28 Closter Road - 3/24/23
Palisades, New York

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully.

Throughout the report, you'll find special symbols at the front of certain comments. Below are the symbols and their meanings:

-  = Item conforms to public file
-  = Possible violation, recommend further review

We thank you for the opportunity to be of service to you.

Sincerely,



Inspector, Jim Cotter
CTR Home Inspections



CTR Home Inspections

Site Inspection

Site Inspection

1: Certificate No. 4819 - New 1 Family Dwelling

Certificate No. 44652 - Repairs to fire damaged bathroom

Certificate No. 44720 - Legalize existing 16' x 16' detached accessory structure (shed) to the rear of single family residence (not to be used as dwelling unit) per Habor # 16:02,ZBA# 16-22.

Certificate No. 46224 - Interior bathroom renovation in main bath.

Certificate No. OILT-002689-2023 - REMOVE 550 GALLON ABANDONED OIL TANK IN SIDE-YARD



1



2



3. Front of property towards main dwelling



4. Left side towards rear



5. Left rear corner towards front



6. Left rear corner towards right



7. Rear of dwelling



8. Right rear corner towards left



9. Right rear corner towards front



10. Right side towards rear

2: EXPIRED APPLICATION # 45960 submitted on 11/3/2016 for " addition" was denied for Zoning Board on 2/29/2017.
Application still pending.

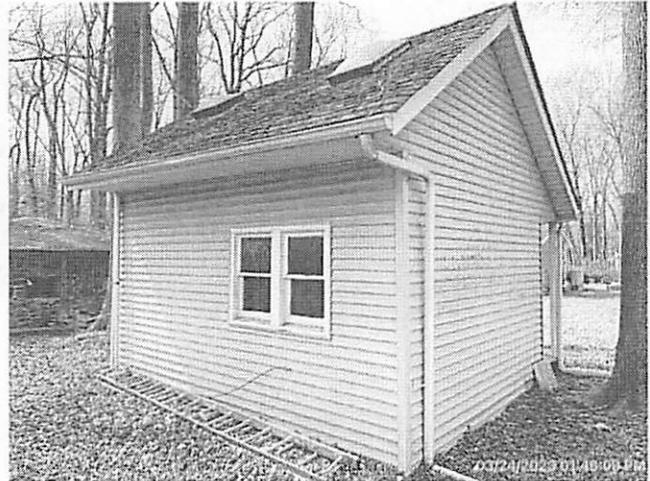
QNR 3: Structure is present in rear right corner per CO 44720 proximity to property line is unknown

On File Dimensions - 16' x 16'

Actual Dimensions Approximately - 16' x 16'



11



12

PVR 4: Multiple sheds/structures are present, proximity to property line is unknown.

Structure in rear (pictures 13, 14) is over 144 square feet.

Actual Dimensions Approximately -

15' x 16' (pictures 13,14)

8' x 8' (pictures 15, 16)



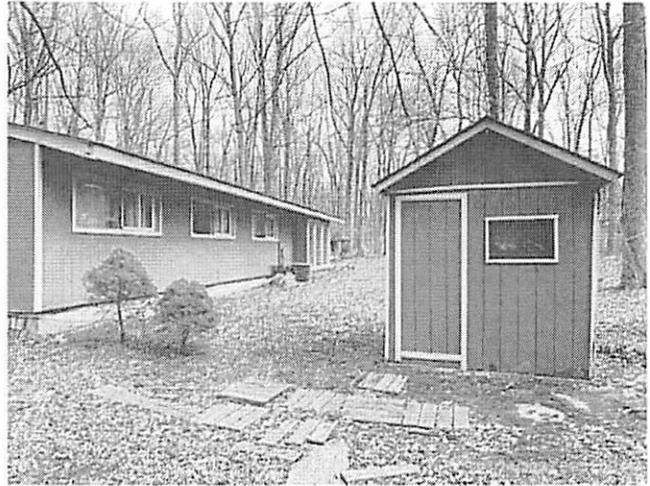
13



14



15



16

5: Swingset area is present



17

DECISION

**SIDE YARD, TOTAL SIDE YARD, AND REAR YARD VARIANCES
APPROVED**

To: Nilsa Barreto
28 Closter Road
Palisades, New York 10964

ZBA #16-22
Date: April 6, 2016

FROM: ZONING BOARD OF APPEALS: Town of Orangetown

ZBA#16-22: Application of Nilsa Barreto for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-40 District, Section 3.12, Group E, Columns 9 (Side Yard: 30' required, 26.75' proposed), 10 (Total Side Yard: 80' required, 68.45' proposed) and 11 (Rear Yard: 50' required, 24' proposed) for an existing playhouse at an existing single-family residence. The premises are located at 28 Closter Road, Palisades, New York and are identified on the Orangetown Tax Map as Section 78.18, Block 2, Lot 24; in the R-40 zoning district.

Heard by the Zoning Board of Appeals of the Town of Orangetown at a meeting held on Wednesday, April 6, 2016 at which time the Board made the determination hereinafter set forth.

Nilsa Barreto appeared and testified.

The following documents were presented:

1. Copy of plot plan with playhouse drawn on it (1 page).
2. Architectural plans labeled As-Built Drawing of a Playhouse for Nilsa Barreto" dated September 25, 2015 , signed and sealed by Bart Rodi, Engineer (1 page).

Mr. Sullivan, Chairman, made a motion to open the Public Hearing which motion was seconded by Ms. Castelli and carried unanimously.

On advice of Dennis Michaels, Deputy Town Attorney, counsel to the Zoning Board of Appeals, Mr. Sullivan moved for a Board determination that the foregoing application is a Type II action exempt from the State Environmental Quality Review Act (SEQRA), pursuant to SEQRA Regulations §617.5 (c) (9), (10), (12) and/or (13); which does not require SEQRA environmental review. The motion was seconded by Ms. Castelli and carried as follows: Ms. Castelli, aye; Ms. Salomon, aye; Mr. Bosco, aye; Mr. Quinn, aye; and Mr. Sullivan, aye.

Nilsa Barreto testified that the playhouse was built a long time ago and that she recently found out that it needed variances when she had a fire in the house; that there was a 12' x 16' shed on the property when she moved in and it was in need a repair; that she removed it and built the 12'x 16' playhouse for her four young daughters at the time; that she has been in the house for 29 years; and would like to keep the structure.

TOWN CLERK'S OFFICE
2016 APR 21 PM 12 18
TOWN OF ORANGETOWN

Public Comment:

Paul Papay, an abutting property owner, testified that the playhouse has existed for years and he is not opposed to the structure and questioned the site plan and asked if there is an additional structure in that area.

The Board members made personal inspections of the premises the week before the meeting and found them to be properly posted and as generally described on the application.

A satisfactory statement in accordance with the provisions of Section 809 of the General Municipal Law of New York was received.

Mr. Sullivan made a motion to close the Public Hearing which motion was seconded by Ms. Castelli and carried unanimously.

FINDINGS OF FACT AND CONCLUSIONS:

After personal observation of the property, hearing all the testimony and reviewing all the documents submitted, the Board found and concluded that the benefits to the applicant if the variance(s) are granted outweigh the detriment (if any) to the health, safety and welfare of the neighborhood or community by such grant, for the following reasons:

1. The requested side yard, total side yard and rear yard variances will not produce an undesirable change in the character of the neighborhood or a detriment to nearby properties. The playhouse was built many years ago and has existed without incident.
2. The requested side yard, total side yard and rear yard variances will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. The playhouse was built many years ago and has existed without incident.
3. The benefits sought by the applicant cannot be achieved by other means feasible for the applicant to pursue other than by obtaining variances.
4. The requested side yard, total side yard and rear yard variances, although somewhat substantial, afford benefits to the applicant that are not outweighed by the detriment, if any, to the health, safety and welfare of the surrounding neighborhood or nearby community. The playhouse was built many years ago and has existed without incident.
5. The applicant purchased the property subject to Orangetown's Zoning Code (Chapter 43) and is proposing a new addition and/or improvements, so the alleged difficulty was self-created, which consideration was relevant to the decision of the Board of Appeals, but did not, by itself, preclude the granting of the area variances.

TOWN OF ORANGETOWN
2016 APR 21 PM 12 18
TOWN CLERK'S OFFICE

DECISION: In view of the foregoing and the testimony and documents presented, the Board: **RESOLVED**, that the application for the requested side yard, total side yard and rear yard variances are **APPROVED**; and **FURTHER RESOLVED**, that such decision and the vote thereon shall become effective and be deemed rendered on the date of adoption by the Board of the minutes of which they are a part.

General Conditions:

(i) The approval of any variance or Special Permit is granted by the Board in accordance with and subject to those facts shown on the plans submitted and, if applicable, as amended at or prior to this hearing, as hereinabove recited or set forth.

(ii) Any approval of a variance or Special Permit by the Board is limited to the specific variance or Special Permit requested but only to the extent such approval is granted herein and subject to those conditions, if any, upon which such approval was conditioned which are hereinbefore set forth.

(iii) The Board gives no approval of any building plans, including, without limitation, the accuracy and structural integrity thereof, of the applicant, but same have been submitted to the Board solely for informational and verification purposes relative to any variances being requested.

(iv) A building permit as well as any other necessary permits must be obtained within a reasonable period of time following the filing of this decision and prior to undertaking any construction contemplated in this decision. To the extent any variance or Special Permit granted herein is subject to any conditions, the building department shall not be obligated to issue any necessary permits where any such condition imposed should, in the sole judgment of the building department, be first complied with as contemplated hereunder. Occupancy will not be made until, and unless, a Certificate of Occupancy is issued by the Office of Building, Zoning and Planning Administration and Enforcement which legally permits such occupancy.

(v) Any foregoing variance or Special Permit will lapse if any contemplated construction of the project or any use for which the variance or Special Permit is granted is not substantially implemented within one year of the date of filing of this decision or that of any other board of the Town of Orangetown granting any required final approval to such project, whichever is later, but in any event within two years of the filing of this decision. Merely obtaining a Building Permit with respect to construction or a Certificate of Occupancy with respect to use does not constitute "substantial implementation" for the purposes hereof.

TOWN CLERKS OFFICE
2016 APR 21 PM 12 18
TOWN OF ORANGETOWN

Barreto
ZBA#16-22
Page 4 of 4

The foregoing resolution to approve the application for the requested side yard, total side yard and rear yard variances was presented and moved by Ms. Castelli, seconded by Ms. Salomon and carried as follows: Mr. Feroldi, aye; Mr. Quinn, aye ;Ms. Castelli, aye; Ms. Salomon, aye; and Mr. Sullivan, aye.
Mr. Bosco was absent.

The Administrative Aide to the Board is hereby authorized, directed and empowered to sign this decision and file a certified copy thereof in the office of the Town Clerk.

DATED: April 6, 2016

ZONING BOARD OF APPEALS
TOWN OF ORANGETOWN

By 
Deborah Arbolino
Administrative Aide

DISTRIBUTION:

APPLICANT
ZBA MEMBERS
SUPERVISOR
TOWN BOARD MEMBERS
TOWN ATTORNEY
DEPUTY TOWN ATTORNEY
OBZPAE
BUILDING INSPECTOR-G.M.

TOWN CLERK
HIGHWAY DEPARTMENT
ASSESSOR
DEPT. of ENVIRONMENTAL
MGMT. and ENGINEERING
FILE,ZBA, PB
CHAIRMAN, ZBA, PB, ACABOR

TOWN CLERK
2016 APR 21 PM 12 18
TOWN OF ORANGETOWN

**ZBA SEQRA FINDINGS & MOTIONS
FOR "TYPE II" EXEMPT ACTIONS:
FOR PUBLIC HEARINGS OF 04/06/2016**



ZBA #16-21 (Applicants, Ruocco), ZBA #16-22 (Applicant, Barreto) and ZBA #16-23 (Applicants, Goleman):

“Based upon the testimony heard by this Board, and the facts as presented in the application submissions and in the record, since application ZBA numbers 16-21 (Applicants, Ruocco), 16-22 (Applicant, Barreto) and 16-23 (Applicants, Goleman),

- ⇒ seek to construct or expand a single, two or three-family residence on an approved lot;
- ⇒ seek to construct, expand or place a minor accessory or appurtenant residential structure;
- ⇒ seek area or bulk variances for construction or expansion of, or relating to, a single, two or three-family residence; and/or
- ⇒ seek only setback or lot line variances;

these applications are exempt from environmental review under the State Environmental Quality Review Act pursuant to SEQRA Regulations 617.5(c)(9), (10), (12) and/or (13).

If you don't have any questions or comments, any Board member may adopt my legal opinion as a motion, if you wish.”

DECISION

APPROVED AS PRESENTED

TO: Nilsa Barreto
28 Closter Road
Palisades, N.Y. 10964

HABR # 16-02
April 12, 2016

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#16-02: Application of Nilsa Barreto for review of an existing playhouse at a single-family residence located at 28 Closter Road, in the Town of Orangetown, Hamlet of Palisades, New York. Chapter 12, Section 12-4(A), Historic Areas Board of Review. Tax Numbers: 78.18 / 2 / 24; R-40 zoning district.

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday, April 12, 2016 at which time the Board made the following determination:

Nilsa Barreto appeared.

The following documents were presented:

1. Site plan with the playhouse drawn on it.
2. Architectural plans signed and sealed by Bart Rodi, P.E., dated 9/25/2015.
3. One small picture of the existing playhouse.

Nilsa Barreto stated that the playhouse has existed for many years; that she is currently using it for storage; that she had a fire in her house and the code enforcement officer told her that the playhouse was built illegally; that there had been an existing 14'x 16' shed where the playhouse is and when her girls were younger she removed the old shed and replaced it with the playhouse; that she did not know that she needed a permit to replace the shed but she has already received a variance for it.

PUBLIC COMMENT:

No public comment.

TOWN OF ORANGETOWN
2016 APR 26 AM 10 31
TOWN CLERKS OFFICE

FINDINGS OF FACT:

The Board, after personal observation of the property, hearing all the testimony and reviewing same, found as fact, that: The application as presented, would not adversely affect the Historic District and the surrounding area. The design and materials for the existing playhouse are:

1. The roof is dark grey shingles.
2. The siding is beige vinyl on the sides and the front is cedar.
3. The gutters and leaders are white.
4. The window trim is white.
5. The front door is brown.

THIS APPROVAL/DECISION, AND ANY MODIFICATIONS OR CONDITIONS SET FORTH HEREIN, IS GRANTED BY THE HISTORICAL AREA BOARD OF REVIEW AND IS LIMITED TO THE SPECIFIC RELIEF REQUESTED AND SUBJECT TO THE CONDITIONS OR MODIFICATIONS, IF ANY, SET FORTH HEREIN.

**** PRE-1918 CONSTRUCTION: PLEASE BE ADVISED: IN THE HISTORIC AREA, ALL CONSTRUCTION REQUIRING A BUILDING PERMIT OR ANY EXTERIOR CHANGES (INCLUDING PAINT COLOR) TO BUILDINGS CONSTRUCTED PRIOR TO 1918, REQUIRES APPROVAL FROM THE HISTORIC AREAS BOARD OF REVIEW.**

PRIOR APPROVAL OF THE HISTORICAL AREA BOARD OF REVIEW IS REQUIRED PRIOR TO ANY CHANGE OR MODIFICATION OF THE REQUIREMENTS AND/OR CONDITIONS SET FORTH IN THIS DECISION, INCLUDING, BUT NOT LIMITED TO:

- ROOFING SHINGLES (IF CHANGING COLOR)
- SIDING
- DECORATIVE SIDING
- SOFFITS & FASCIA
- GUTTERS AND LEADERS
- WINDOWS
- TRIM
- SHUTTERS
- DOORS
- LIGHTING
- LOCATION OF AIR CONDITIONING UNITS
- WALKWAYS, PATIOS
- POOLS, SPAS AND FENCES
- SIGNS
- ANY CHANGE IN THE ABOVE LIST INCLUDING COLOR, MATERIAL AND/OR MANUFACTURER

IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT DEBBIE ARBOLINO, CLERK TO THE HISTORIC AREA BOARD OF REVIEW AT (845) 359-8410.

TOWN CLERKS OFFICE
2016 APR 26 AM 10 31
TOWN OF DANVER

Barreto
HABR# 16-02
Page 3 of 3

DECISION: In view of the foregoing and the testimony before the Board, the application for the existing playhouse is APPROVED as presented.

The foregoing resolution to approve the existing playhouse was presented and moved by Thano Schoppell, seconded by William Walther; and carried as follows: William Walther, aye; Scott Wheatley, aye; Thano Schoppell, aye; Wayne Garrison, aye; Margaret Raso, aye; and Larry Bucciarelli, aye. Joseph Chabot was absent.

The Administrative Aide to the Board is hereby authorized, directed and empowered to sign this decision and file a certified copy thereof in the office of the Town Clerk.

Dated: April 12, 2016

HISTORIC AREAS BOARD OF REVIEW
TOWN OF ORANGETOWN

BY: 
Deborah Arbolino, Administrative Aide

DISTRIBUTION:

APPLICANT
TOWN BOARD MEMBERS
HABR MEMBERS
SUPERVISOR
TOWN ATTORNEY
DEPUTY TOWN ATTORNEY
OBZPAE
BUILDING INSPECTOR- G.M.

TOWN CLERK
HIGHWAY DEPARTMENT
TOWN HISTORIAN
DEPT. OF ENVIRONMENTAL
ENGINEERING
HABR, PB, FILE
PB, ZBA, ACABOR CHAIRMAN

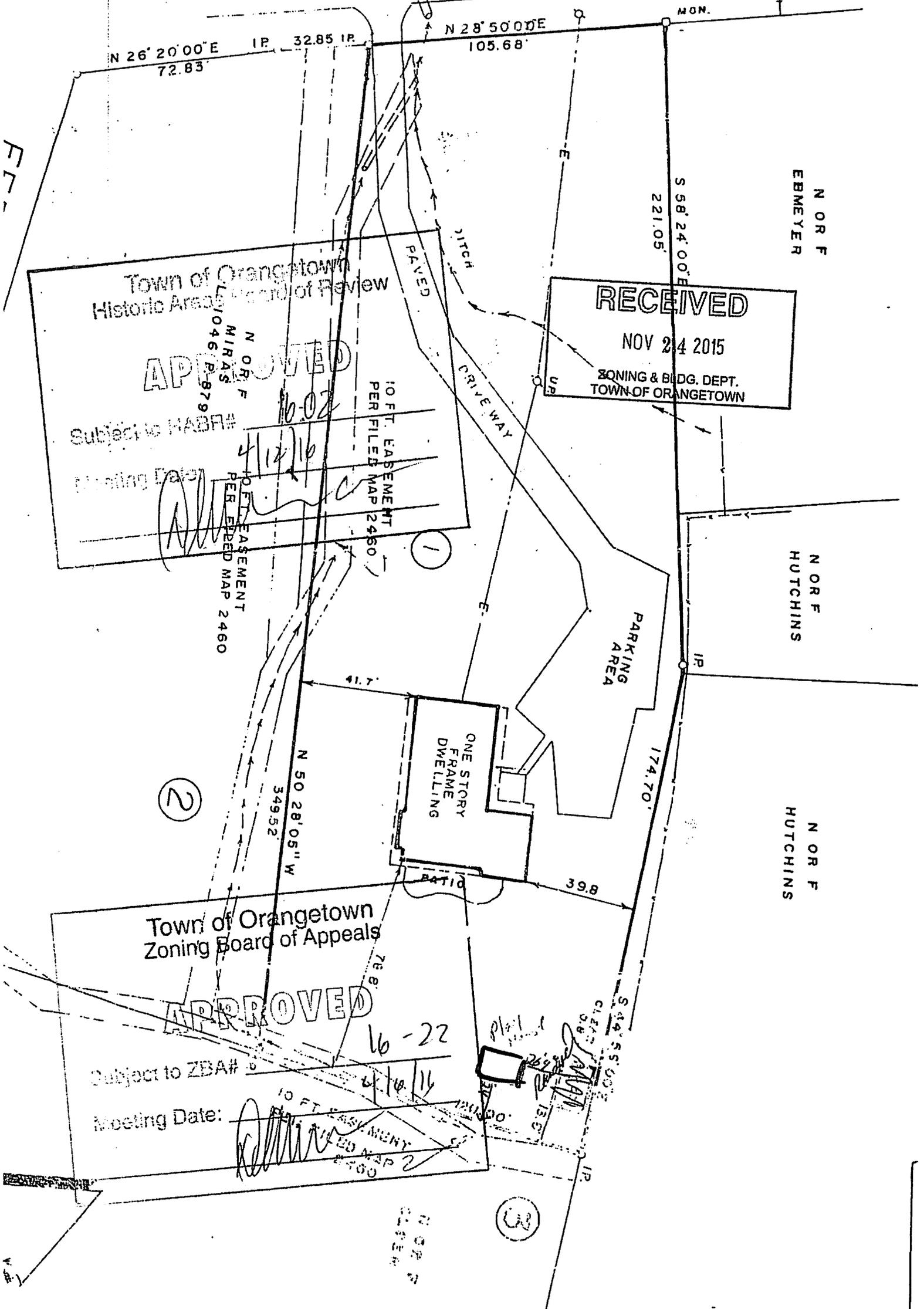
TOWN CLERK'S OFFICE
2016 APR 26 PM 10 31
TOWN OF ORANGETOWN

78.18.2.24
28 Closter Rd
Palisades, NY

ZONING BOARD OF APPEALS

Date APR 16 2016

CLOSTER ROAD



Town of Orangetown
Historic Area Board of Review

APPROVED

Subject to HABR#

Meeting Date:

[Signature]
4/12/16

N OR F
MIRAS
L/046 P. 979
10 FT. EASEMENT
PER FILED MAP 2460

10 FT. EASEMENT
PER FILED MAP 2460

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②

Town of Orangetown
Zoning Board of Appeals

APPROVED

Subject to ZBA#

Meeting Date:

[Signature]
6/16/16

10 FT. EASEMENT
PER FILED MAP 2460

[Signature]
6/16/16

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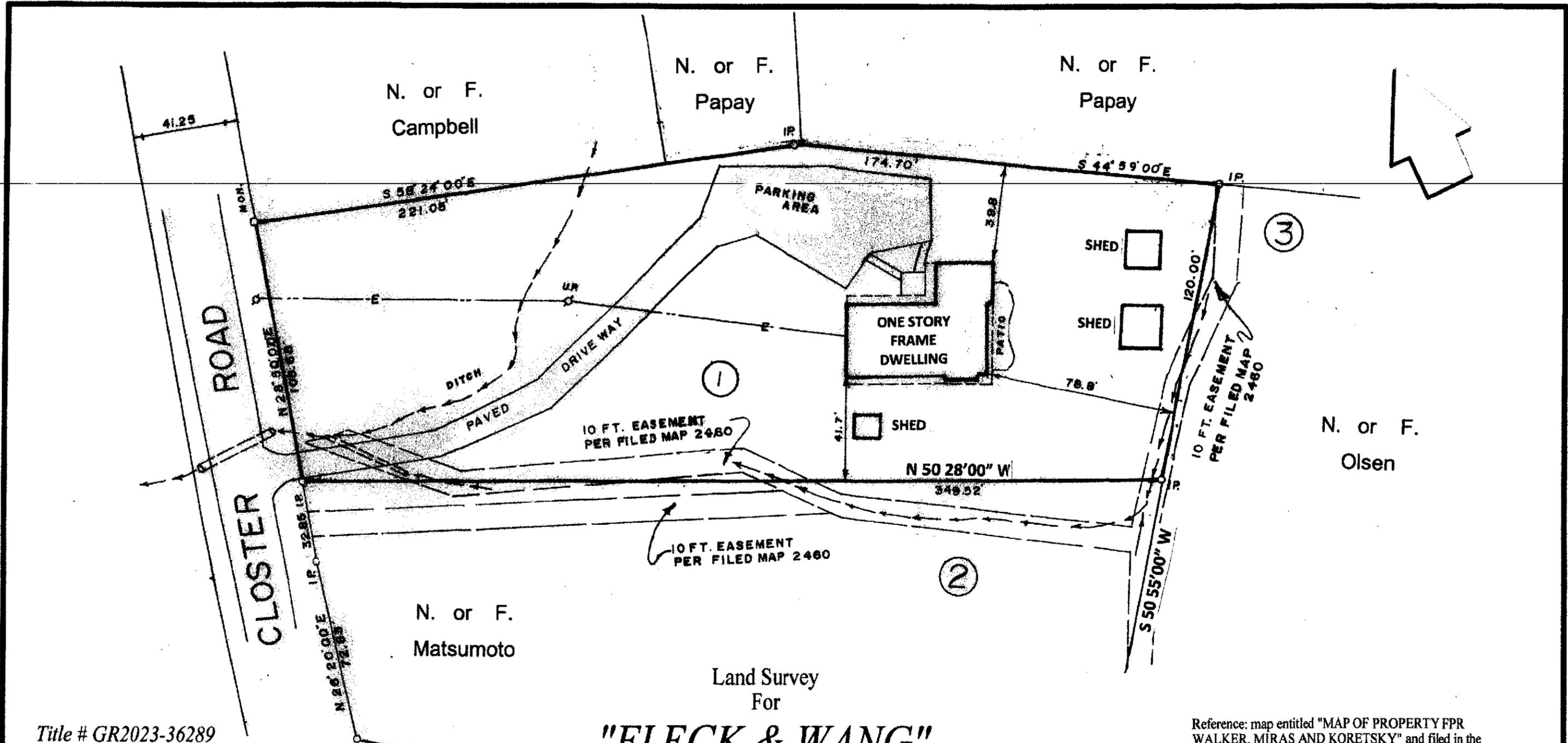
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ZONING & BLDG. DEPT.
TOWN OF ORANGETOWN

N OR F
EBMEYER

N OR F
HUTCHINS

N OR F
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N OR F
CLEM



Title # GR2023-36289

- Certified to:
- * Jesse Fleck
 - * Dawn Wang
 - * Citibank N.A., its successors and/or assigns.
 - * Fidelity National Title Insurance Company
 - * National Granite Title Insurance Agency, Inc.

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."

Land Survey
For
"FLECK & WANG"

Palisades
Town of Orangetown Rockland County, NY
Scale: 1" = 40' Area = 1.046 Ac.

May 22, 2023

Tax Lot Designation
Section 78.18 Block 2 Lot 24

Reference: map entitled "MAP OF PROPERTY FPR WALKER, MIRAS AND KORETSKY" and filed in the Office of the Clerk of the County of Rockland, New York, on October 1, 1956 in Book 57, Page 32 as Map No. 2460


Robert E. Sorace, PLS
135 South Main Street
New City, NY 10956
845-638-1498

RO 8791-FW

