

ZONING BOARD OF APPEALS

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

Date: November 17, 2025

OBAPAE

NYS Dept of Environmental Conservation
New York State Dept. of Transportation
Palisades Interstate Park Commission
NYS Thruway Authority
ACOE

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: January 7, 2026

Review of Plans: Murray, 53 Marycrest Road, West Nyack, NY

Section 69.06 Block 2 Lot 32 ; R-22 zone

Chapter 43, R-22 District, Section 3.12, Group I, Column 9(side yard: 25’ required, 14’ proposed), for a 38’ x 24’ in-ground pool at an existing single-family residence. The premises are located at 53 Marycrest Road, West Nyack, New York and identified on the Orangetown Tax Map as Section 69.06, Block 2, Lot 32 in the R-22 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 7, 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 7, 2026.**
Kindly forward your completed review to this office BEFORE January 7, 2026

Reviewing Agency _____

Name: _____ Date: _____

Signature: _____

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

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: _____

Please check all that apply:

<input type="checkbox"/> Commercial	<input checked="" 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#: POOL R-8248-25
 ASSIGNED
 INSPECTOR: Ken L.

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

Project Name: MURRAY - 53 MARYCREST RD

Street Address: 53 MARYCREST ROAD
WEST NYACK, NY 10994

Tax Map Designation:
Section: 69.06 Block: 2 Lot(s): 32
Section: _____ Block: _____ Lot(s): _____

Directional Location:

On the NORTH side of MARYCREST ROAD, approximately 300 feet SOUTH of the intersection of MARYCREST RD & TULIP LANE, in the Town of ORANGETOWN in the hamlet/village of WEST NYACK.
Acreage of Parcel 0.516 ACRES **Zoning District** R-22
School District PEARL RIVER **Postal District** _____
Ambulance District _____ **Fire District** _____
Water District TOWN OF ORANGETOWN **Sewer District** TOWN OF ORANGETOWN

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

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

Date: 11-4-25 Applicant's Signature: _____

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TOWN OF ORANGETOWN
LAND USE BOARDS

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? N/A
- 3) Is this a standard or average density subdivision? N/A

If site plan:

- 1) Existing square footage 22,500 SF LOT
- 2) Total square footage NO CHANGE
- 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.

N/A

List tax map section, block & lot numbers for all other abutting properties in the same ownership as this project.

<u> (51 MARYCREST ROAD) 69.06 - 2 - 31 </u>	<u> (39 MARYCREST ROAD) 69.06 - 2 - 29 </u>
<u> (55 MARYCREST ROAD) 69.06 - 2 - 33 </u>	<u> (37 MARYCREST ROAD) 69.06 - 2 - 28 </u>
	<u> (41 MARYCREST ROAD) 69.06 - 2 - 30 </u>

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NOV 07 2025

TOWN OF GRANBY
LAND USE BOARDS



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: 11/6/25 Section: 69.06 Block: 2 Lot: 32

Applicant: Murray

Address: 53 Marycrest Rd West Nyack 10994

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 line setbacks required by Chapter 43, Zoning, of the Town of Orangetown for the district in which pool is to be located.

Ch 43, § 3.12, R-22 Group I
Column #9 Side Yard Required 25' / 14' Proposed

One variance needed

Comments:

New 38' x 24' Inground pool

Dear Murray:

Please be advised that the Building Permit Application # 8248-25, which you submitted on 10/24/25, 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: emd

11-7-25

Date

CC: Katlyn Bettmann
Elizabeth Decort

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NOV 07 2025

TOWN OF ORANGETOWN
LAND USE

SECTION 69.06
BLOCK 2
LOT 30
FILED MAP LOT 18

SECTION 69.06
BLOCK 2
LOT 29
FILED MAP LOT 17

SECTION 69.06
BLOCK 2
LOT 28
FILED MAP LOT 16

- SURVEY NOTES:
- 1, COPIES OF THIS SURVEY NOT HAVING THE EMBOSSED SEAL OF THE LAND SURVEYOR SHALL NOT BE VALID.
 - 2, EASEMENTS OR RIGHTS-OF-WAYS ON OR UNDER THESE LANDS AND NOT VISIBLE ARE NOT SHOWN.
 - 3, THIS PROPERTY AND SURVEY ARE SUBJECT TO THE FINDINGS OF A CURRENT TITLE REPORT.
 - 4, DEED REFERENCE: INSTRU. #2021-18499
 - 5, MAP REFERENCE: "FINAL SUBDIVISION OF PROPERTY FOR LB PROJECT NINETY CORP. FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP #6698 ON SEPT. 20, 1992.
 - 6, DATUM: ASSUMED

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NOV 07 2025

SECTION 69.06
BLOCK 2
LOT 33
FILED MAP LOT 21

BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY
OF
SECTION 69.06-BLOCK 2-LOT 32
53 MARYCREST ROAD
TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK

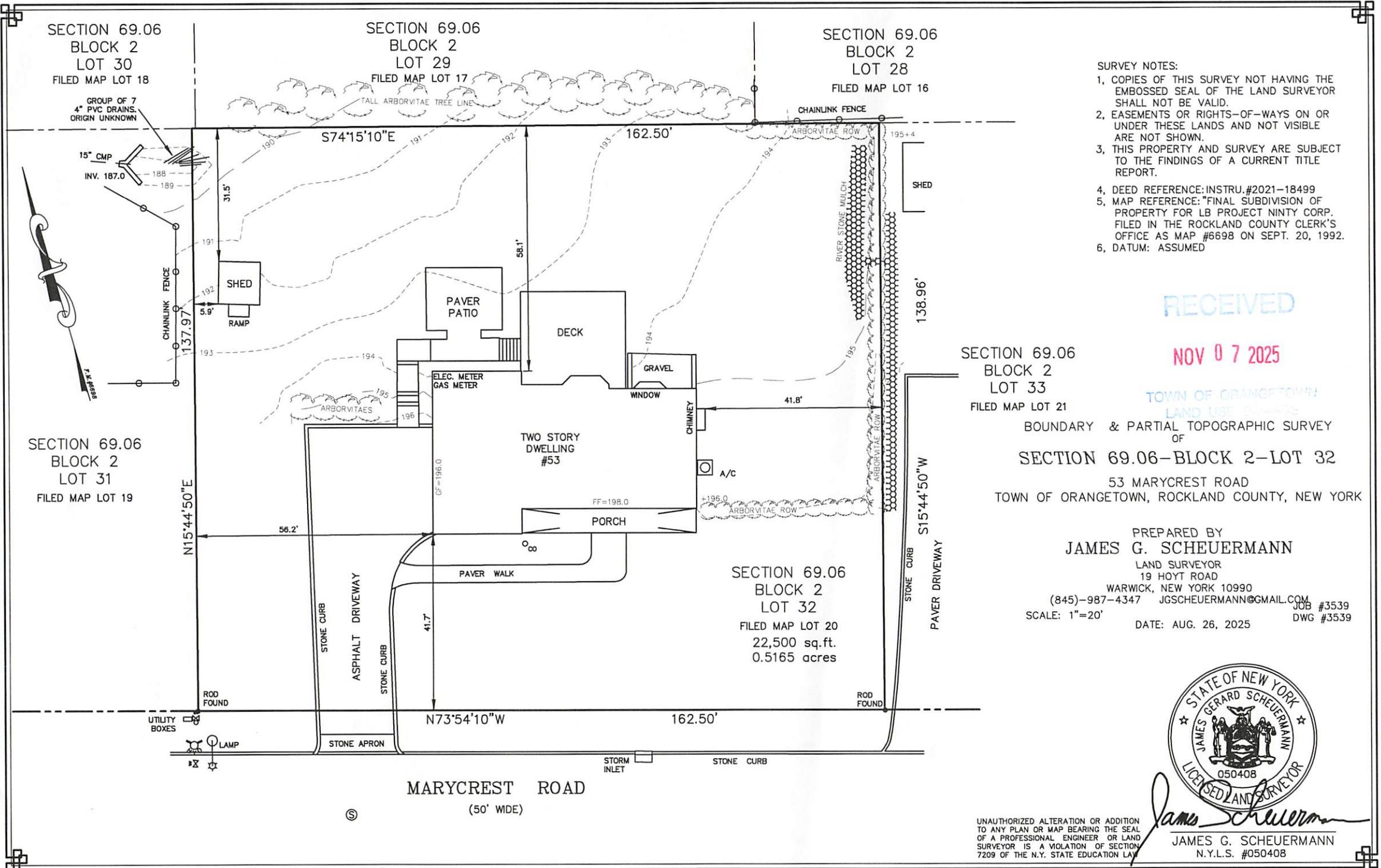
PREPARED BY
JAMES G. SCHEUERMANN

LAND SURVEYOR
19 HOYT ROAD
WARWICK, NEW YORK 10990
(845)-987-4347 JGSCHUEERMANN@GMAIL.COM JOB #3539
SCALE: 1"=20' DATE: AUG. 26, 2025 DWG #3539



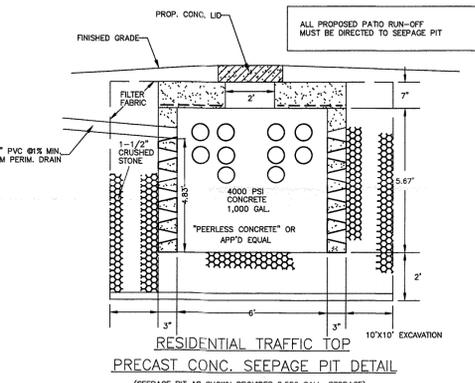
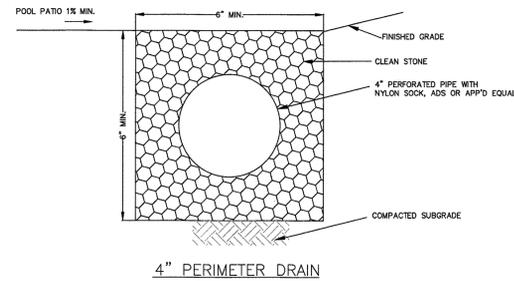
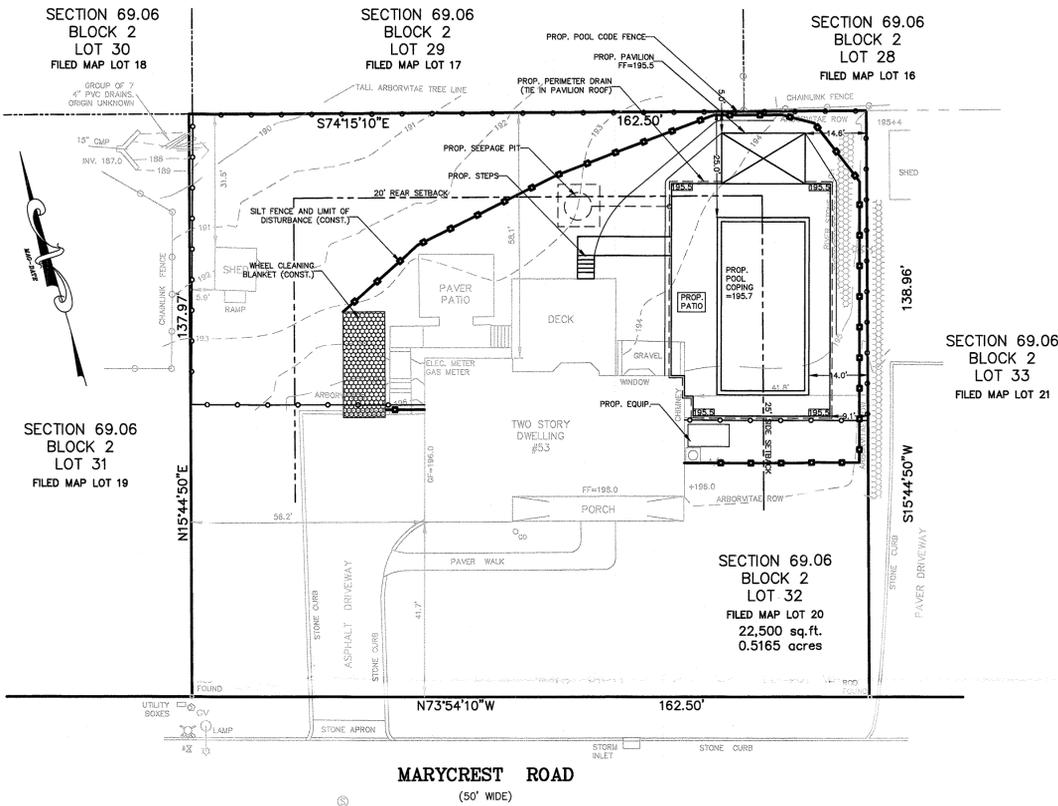
James Scheuermann
JAMES G. SCHEUERMANN
N.Y.L.S. #050408

UNAUTHORIZED ALTERATION OR ADDITION TO ANY PLAN OR MAP BEARING THE SEAL OF A PROFESSIONAL ENGINEER OR LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE N.Y. STATE EDUCATION LAW

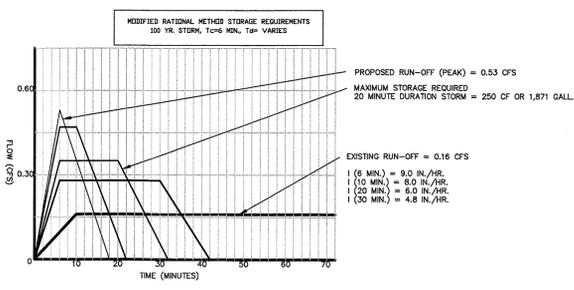
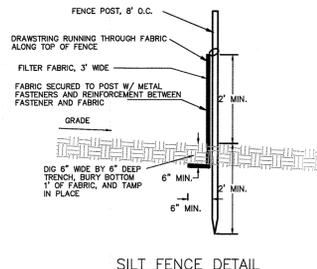


MARYCREST ROAD
(50' WIDE)

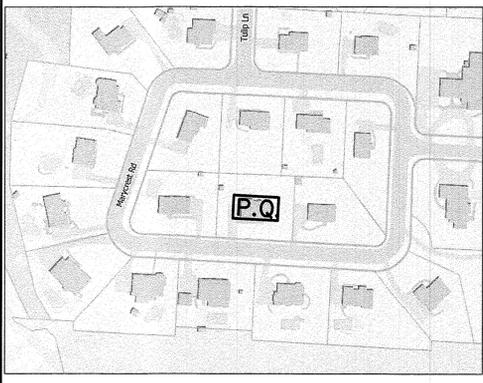
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2020 RESIDENTIAL BUILDING CODE OF NEW YORK STATE



SEEPAGE PIT MAINTENANCE NOTES
 1. SEEPAGE PITS SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS ON WHICH THEY ARE SITUATED.
 2. SAID OWNERS SHALL INSPECT SEEPAGE PITS ON A YEARLY BASIS AND AFTER ALL SIGNIFICANT RAINFALLS AND REMOVE ANY ACCUMULATED SEDIMENT.
 3. IF EVIDENCE PERMITS THAT THE SEEPAGE PITS ARE NOT FUNCTIONING PROPERLY (I.E. WATER BACKING-UP IN SYSTEM, ETC.), THE OWNERS SHALL INSPECT THE PITS AS SOON AS REASONABLY POSSIBLE AND MAKE NECESSARY REPAIRS TO ENSURE PROPER FUNCTION OF THE SYSTEM.



PROPOSED PERGOLA, POOL, PATIO, WALK, STEPS, EQUIP. = 2,443 SF (0.06 ACRES)
 C (EXISTING) = 0.30 (LAW)
 C (PROPOSED) = 0.98 (IMPERVIOUS)



- NOTES:**
- PROPERTY KNOWN AS LOT 32 BLOCK 2 SECTION 69.06 AS SHOWN ON THE CURRENT TAX MAPS OF THE TOWN OF ORANGETOWN.
 - APPLICANT/OWNER: MURRAY, JES MARYCREST ROAD, WEST NYACK, NY
 - TOTAL AREA OF LOT: 22,500 SF
 - IMPROVEMENTS ON OR UNDER THE LANDS ARE NOT VISIBLE MAY NOT BE SHOWN.
 - THERE ARE NO EXISTING OR PROPOSED CONVEYANCES OR DEED RESTRICTIONS.
 - SURVEY INFORMATION SHOWN HEREON HAS BEEN TAKEN FROM A SURVEY PREPARED BY JAMES G. SCHEUERMANN, PLS, DATED 8/26/23.
 - POOL LAYOUT BY COOL POOL.
 - THIS PLAN FOR ZONING AND GRADING/DRAINAGE PURPOSES ONLY.
 - PROPOSED UTILITIES FROM EX. DWELLING.
 - TEST PITS TO BE PERFORMED TO CONFIRM SEEPAGE PIT FUNCTION. IF GROUNDWATER ENCOUNTERED, DESIGN WILL BE MODIFIED AS REQUIRED.
 - EXISTING SEPTIC SYSTEM LOCATION, IF APPLICABLE, SHALL BE CONFIRMED PRIOR TO SEEPAGE PIT CONSTRUCTION.
 - SCHOOL DISTRICT: PEARL RIVER
 - FIRE: WEST NYACK
 - WATER: TOWN OF ORANGETOWN
 - LIGHTING: TOWN OF ORANGETOWN
 - SEWER: TOWN OF ORANGETOWN
 - LOT DRAINAGE SHOWN SHALL CONSTITUTE EASEMENTS RUNNING WITH THE LAND AND SHALL NOT BE DISTURBED.
 - ALL UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE, SHALL BE INSTALLED UNDERGROUND.
 - THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 238.6M OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.
 - AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF ANY WORK, INCLUDING THE INSTALLATION OF EROSION CONTROL DEVICES OR THE REMOVAL OF TREES AND VEGETATION, A PRE-CONSTRUCTION MEETING MUST BE HELD WITH THE TOWN OF ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING, SUPT. OF HIGHWAYS AND THE OFFICE OF BUILDING, ZONING AND PLANNING ADMINISTRATION AND ENFORCEMENT. IT IS THE RESPONSIBILITY AND THE OBLIGATION OF THE PROPERTY OWNERS TO ARRANGE SUCH A MEETING.
 - ADDITIONAL CERTIFICATION BY AN APPROPRIATE LICENSED OR CERTIFIED DESIGN PROFESSIONAL SHALL BE REQUIRED FOR ALL MATTERS BEFORE THE PLANNING BOARD INDICATING THAT THE DRAWINGS AND PROJECT ARE IN COMPLIANCE WITH THE STORMWATER MANAGEMENT PHASE II REGULATIONS.
 - ALL PATIO AREAS MUST DISCHARGE TO THE SEEPAGE PIT SYSTEM.
 - THE TREE PROTECTION AND PRESERVATION GUIDELINES ADOPTED PURSUANT TO SECTION 24-24 OF THE LAND DEVELOPMENT REGULATIONS OF THE TOWN OF ORANGETOWN WILL BE IMPLEMENTED IN ORDER TO PROTECT AND PRESERVE BOTH INDIVIDUAL SPECIMEN TREES AND BUFFER AREAS WITH MANY TREES. STEPS THAT WILL BE TAKEN TO PRESERVE AND PROTECT EXISTING TREES TO REMAIN ARE AS FOLLOWS:
 A. NO CONSTRUCTION EQUIPMENT SHALL BE PARKED UNDER THE TREE CANOPY.
 B. THERE WILL BE NO EXCAVATION OR STOCKPILING OF EARTH UNDERNEATH TREES.
 C. TREES DESIGNATED TO BE PRESERVED SHALL BE MARKED CONSPICUOUSLY ON ALL SIDES AT A 5' TO 10' H. D. THE TREE PROTECTION ZONE FOR TREES DESIGNATED TO BE PRESERVED WILL BE ESTABLISHED BY ONE OF THE FOLLOWING METHODS MUST BE EMPLOYED TO MITIGATE THE IMPACT:
 - ONE FT RADIUS FROM TRUNK PER INCH DBH
 - DRIP LINE OF TREE CANOPY METHOD CHOSEN SHOULD BE BASED ON PROVIDING MAX PROTECTION ZONE POSSIBLE A BARRIER OF SNOW FENCE OR EQUAL IS TO BE PLACED AND MAINTAINED ONE YARD BEYOND THE EST. TREE PROTECTION ZONE. IF IT IS AGREED THAT THE TREE PROTECTION ZONE OF A TREE MUST BE VIOLATED, ONE OF THE FOLLOWING METHODS MUST BE EMPLOYED TO MITIGATE THE IMPACT:
 - LIGHT TO HEAVY IMPACTS: 18 INCHES OF WOOD CHIPS INSTALLED IN THE AREA TO BE PROTECTED. REMOVE CHIPS UPON COMPLETION OF WORK.
 - LIGHT IMPACTS ONLY: INSTALLATION OF 3/4 IN. OF PLYWOOD OR BOARDS, OR EQUAL OVER THE AREA TO BE PROTECTED. THE BUILDER OR ITS AGENT MAY NOT CHANGE GRADE WITHIN THE TREE PROTECTION ZONE OF A PRESERVED TREE UNLESS SUCH GRADE CHANGE HAS RECEIVED FINAL APPROVAL FROM THE PLANNING BOARD. IF THE GRADE LEVEL IS TO BE CHANGED MORE THAN SIX INCHES, TREES DESIGNATED TO BE PRESERVED SHALL BE WELLED OR PRESERVED IN A RAISED BED, WITH THE TREE WELL A RADIUS OF THREE FEET LARGER THAN THE TREE CANOPY.

- SOIL EROSION AND SEDIMENT CONTROL NOTES:**
- TEMPORARY SEDIMENTATION ENTRAPMENT AREAS SHALL BE PROVIDED AT KEY LOCATIONS TO INTERCEPT AND CLARIFY SILT LADEN RUNOFF FROM THE SITE. THESE MAY BE EXCAVATED OR MAY BE CREATED UTILIZING EARTHEN BERMS, RIP-RAP OR CRUSHED STONE DAMS, HAY BALES OR OTHER SUITABLE MATERIALS. DIVERSION SWALES, BERMS, OR OTHER CHANNELIZATION SHALL BE CONSTRUCTED TO INSURE THAT ALL SILT LADEN WATERS ARE DIRECTED INTO THE ENTRAPMENT AREAS, WHICH SHALL NOT BE PERMITTED TO BE FILLED IN, BUT SHALL BE CLEANED PERIODICALLY DURING THE COURSE OF CONSTRUCTION. THE COLLECTED SILT SHALL BE DEPOSITED IN AREAS SAFE FROM FURTHER EROSION.
 - ALL DISTURBED AREAS, EXCEPT ROADWAYS, WHICH WILL REMAIN UNFINISHED FOR MORE THAN THIRTY (30) DAYS, SHALL BE SEEDING WITH 1/2 LB OF RYEGRASS OR MULCHED WITH 100 LBS. OF STRAW OR HAY PER 1000 SQUARE FEET. ROADWAYS SHALL BE STABILIZED AS PRACTICABLE BY INSTALLATION OF THE BASE COURSE.
 - SILT THAT LEAVES THE SITE IN SPITE OF THE REQUIRED PRECAUTIONS SHALL BE COLLECTED AND REMOVED AS DIRECTED BY APPROPRIATE MUNICIPAL AUTHORITIES.
 - AT THE COMPLETION OF THE PROJECT, ALL TEMPORARY SILTATION DEVICES SHALL BE REMOVED AND THE AFFECTED AREAS RESEED, REPAIRED OR TREATED IN ACCORDANCE WITH THE APPROVED SITE PLANS.
 - THE SEED MIXTURE FOR PERMANENT SEEDINGS SHALL BE:
 KENTUCKY BLUEGRASS - 40 LBS./AC. (0.92 #/1000 SF)
 CREeping RIEE FESCUE - 140 LBS./AC. (3.21 #/1000 SF)
 PERENNIAL RYEGRASS - 50 LBS./AC. (1.15 #/1000 SF)
 - THE FOLLOWING FERTILIZER RATES ARE TO BE USED FOR PERMANENT SEEDINGS:
 LIME IS TO BE APPLIED TO ATTAIN A PH OF AT LEAST 5.5 TO 6.0, OR AT A RATE OF 2 TONS/ACRE. FERTILIZER IS TO BE APPLIED AT A RATE OF 600 LBS. PER ACRE OR EITHER 5-10-10 OR 10-10-10.
 - SEED CAN BE SEED INSTEAD OF SEED.
 - CONSTRUCTION SEQUENCE FOR EROSION CONTROL:
 A. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE.
 B. INSTALL SEDIMENT BARRIERS AS PER NOTE #1 ABOVE.
 C. CLEAR EXISTING TREES AND VEGETATION FROM AREAS TO BE EXCAVATED OR FILLED, SITE AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE DISTURBED.
 D. PERFORM NECESSARY EXCAVATION OR FILL OPERATIONS TO BRING SITE TO DESIRED GRADE.
 E. INSTALL SEDIMENT BARRIERS AROUND ALL STORM DRAIN INLETS.
 F. SEED ALL DISTURBED AREAS WHICH WILL REMAIN UNDISTURBED FOR A PERIOD OF 30 DAYS AS PER NOTE #2 ABOVE.
 G. AFTER COMPLETION OF THE SITE CONSTRUCTION, FINE GRADE AND SPREAD TOPSOIL ON ALL LAWN AREAS AND SEED AS PER NOTE #6 AND #8 ABOVE.
 H. REMOVE SEDIMENT BARRIERS AS PER NOTE #4 ABOVE.
 - MAINTAIN ALL SEEDING AND PLANTED AREAS TO INSURE A VIABLE STABILIZED VEGETATIVE COVER.

- CONSTRUCTION SEQUENCE:**
- INSTALL ALL SOIL EROSION AND SEDIMENT CONTROL DEVICES AS PER PLAN, INCLUDING SILT FENCE AND WHEEL CLEANING BLANKET PER PLAN.
 - EXCAVATE AND INSTALL FOUNDATION.
 - CONSTRUCT DRAINAGE SYSTEM.
 - COMPLETE POOL/PATIO CONSTRUCTION.
 - INSTALL LANDSCAPING AND SOO.
 - TOPSOIL, FERTILIZE, SEED AND HAY MULCH ALL OTHER DISTURBED AREAS.
 - REMOVE SOIL EROSION AND SEDIMENT CONTROL DEVICES UPON FINAL STABILIZATION.

THOMAS W. SKRABLE, P.E.
 STATE OF NEW YORK
 PROFESSIONAL ENGINEER
 No. 10/23/25
 PROFESSIONAL ADDRESS: 65 RAMAPO VALLEY ROAD, SUITE 213, MAHWAH, NJ 07648
 PHONE: 201-529-5010

POOL AND SEEP PLAN
 SECTION 69.06 BLOCK 2 LOT 32
 #53 MARYCREST ROAD
 TOWN OF ORANGETOWN
 ROCKLAND COUNTY OCT 24 2025 NEW YORK

THOMAS W. SKRABLE, P.E., P.P., C.M.E.
 CONSULTING ENGINEER
 65 RAMAPO VALLEY ROAD, SUITE 213, MAHWAH, NJ
 201-529-5010

DRAWN BY: T.S.
 SURVEYED BY: J.S.
 DESIGNED BY: T.S.
 CHECKED BY: T.S.
 D'WG NO. 2512PPO
 JOB NO. 25-152
 SHEET 1 OF 1
 1" = 20' H

REVISION NO.	DATE	DESCRIPTION

BULK TABLE		
ZONE: R-22-RESIDENTIAL	REQUIRED	PROPOSED
MAXIMUM FLOOR AREA RATIO	0.20	NO CHANGE
MINIMUM LOT AREA (SF)	22,500	22,500
MINIMUM LOT WIDTH (FT.)	125.0	162.50
MINIMUM STREET FRONTAGE (FT.)	75.0	162.50
MINIMUM FRONT YARD (FT.)	40.0	41.7
MINIMUM SIDE YARD (FT.) (POOL)	25.0	14.0**
MINIMUM TOTAL SIDE YARD (FT.)	60.0	98.00
MINIMUM REAR YARD (FT.) (POOL)	20.0	25.0
MAXIMUM BUILDING HEIGHT (FT./FT.)	0.75	NO CHANGE

** - VARIANCE REQUIRED