

Name of Municipality: TOWN OF ORANGETOWN Date Submitted: _____

2020 LAND USE BOARD APPLICATION

Please check all that apply:

<input type="checkbox"/> Commercial	<input type="checkbox"/> Residential
<input type="checkbox"/> Planning Board	<input type="checkbox"/> Historical Board
<input 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#: _____
ASSIGNED
INSPECTOR: _____

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

Project Name: Lanond Gazebo

Street Address: 4 Paul Ct
Tappan NY 10983

Tax Map Designation:
Section: 77.11 Block: 2 Lot(s): ~~45~~ 45
Section: _____ Block: _____ Lot(s): _____

Directional Location:
On the W side of Paul, approximately 70 feet N of the intersection of Washington, in the Town of ORANGETOWN in the hamlet/village of Tappan.

Acreage of Parcel <u>.25</u>	Zoning District <u>R15</u>
School District <u>50</u>	Postal District <u>Tappan</u>
Ambulance District <u>50</u>	Fire District <u>Tappan</u>
Water District _____	Sewer District _____

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

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.
Date: 6/4/2020 Applicant's Signature: [Signature]

APPLICATION REVIEW FORM

Applicant: Keith Leonard Phone # 201 787 5539

Address: 4 Paul Ct Tappan NY 10983
Street Name & Number (Post Office) City State Zip Code

Property Owner: _____ Phone # 201 787 5539

Address: 4 Paul Ct Tappan NY 10983
Street Name & Number (Post Office) City State Zip Code

Engineer/Architect/Surveyor: _____ Phone # _____

Address: _____
Street Name & Number (Post Office) City State Zip Code

Attorney: _____ Phone # _____

Address: _____
Street Name & Number (Post Office) City State Zip Code

Contact Person: Keith Leonard Phone # 201 787 5539

Address: 4 Paul Ct Tappan NY 10983
Street Name & Number (Post Office) City State Zip Code

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.

- | | |
|--|---|
| <input checked="" type="checkbox"/> State or County Road | <input type="checkbox"/> State or County Park |
| <input type="checkbox"/> Long Path | <input type="checkbox"/> County Stream |
| <input type="checkbox"/> Municipal Boundary | <input type="checkbox"/> County Facility |

List name(s) of facility checked above:

Referral Agencies:

- | | |
|--|--|
| <input type="checkbox"/> RC Highway Department | <input type="checkbox"/> RC Division of Environmental Resources |
| <input type="checkbox"/> RC Drainage Agency | <input type="checkbox"/> RC Dept. of Health |
| <input type="checkbox"/> NYS Dept. of Transportation | <input type="checkbox"/> NYS Dept. of Environmental Conservation |
| <input type="checkbox"/> NYS Thruway Authority | <input type="checkbox"/> Palisades Interstate Park Commission |
| <input type="checkbox"/> Adjacent Municipality | |
| <input type="checkbox"/> Other | |

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? No
- 2) Is any open space being offered? No 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.

No

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.

ZONING BOARD OF APPEALS

Town of Orangetown
20 Greenbush Road
Orangeburg, New York 10962
(914) 359-8410 (ex. 4331)

Date: June 8, 2020

TO: OBAPAE

- | | |
|--|----------------------------|
| Environmental Management and Engineering | ✓ Rockland County Drainage |
| ✓ Rockland County Sewer District #1 | ✓ Rockland County Health |
| New York State Dept. of Transportation | ✓ Rockland County Planning |
| Palisades Interstate Park Commission | ✓ Rockland County Highway |
| Orange and Rockland Utilities | |
| Orangetown Highway | |
| Fire Prevention (Performance Standards) | |

Review of Plans: Lamond Gazebo, 4 Paul Court, Tappan, NY

Section 77.11 Block 2 Lot 45 R-15 zone

This matter is scheduled for:

Chapter 43, R-15 District, Group M, Section 5.153 (accessory structure must be 15' from principal building: 10.4' proposed) for a gazebo at an existing single-family residence.

Please review the information enclosed and provide comments. These comments may be mailed, e-mailed or faxed 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: 20 South Greenbush Road, Orangeburg, NY 10962
- Email to Zoning Board: darbolino@orangetown.com or
- Fax to the Town of Orangetown ZBA @845 359 8526

Zoning Board Meeting Date: July 15, 2020

- () Comments attached
- () 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, July 15, 2020**. **Kindly forward your completed review to this office by July 15, 2020.**

Reviewing Agency _____

Name _____ date: _____

Signature: _____

Thank you, Deborah Arbolino

<u>SWIS</u>	<u>PRINT KEY</u>	<u>NAME</u>	<u>ADDRESS</u>
392489	77.11-2-40	John Shea	5 Paul Ct, Tappan, NY 10983
392489	77.11-2-41	Donald F Hepburn	3 Paul Ct, Tappan, NY 10983
392489	77.11-2-42	Joseph Crosby	1 Paul Ct, Tappan, NY 10983
392489	77.11-2-43	John & Katrina Smith	9 Carol Ln, Tappan, NY 10983
392489	77.11-2-44	Gisele Leveille	6 Paul Ct, Tappan, NY 10983
392489	77.11-2-45	Keith Lamond	4 Paul Ct, Tappan, NY 10983
392489	77.11-2-46	Diane La Greca	2 Paul Ct, Tappan, NY 10983
392489	77.11-2-47	Town Of Orangetown	26 Orangeburg Rd, Orangeburg, NY 10962
392489	77.11-2-48	Kivomars Kiarashi	700 1st St Unit 17PK, Hoboken, NJ 07030
392489	77.11-2-49	Michael S Guamieri	3 Carol Ln, Tappan, NY 10983
392489	77.11-2-50	Joseph Huber	5 Carol Ln, Tappan, NY 10983
392489	77.11-2-51	Nataliya Bazhina	7 Carol Ln, Tappan, NY 10983



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

20 Greenbush Road
Orangeburg, N.Y. 10962

Jane Slavin, R.A.
Director

(845)359-8410

Fax: (845) 359-8526

DENIAL TO THE ZONING BOARD OF APPEALS

Date: June 2, 2020

Applicant: Lamond

Address: 4 Paul Ct, Tappan, NY

RE: Application Made at: same

Chapter 43, Section 5.153 Required setback from primary structure 15' w/ 10'4" prospected

One variance required

Section: 77.11

Block: 2

Lot: 45

Dear Lamond:

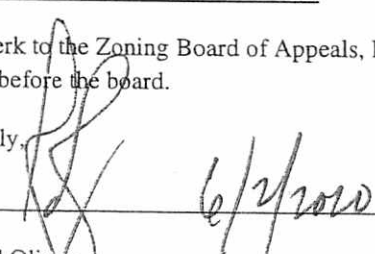
Please be advised that the Building Permit Application, which you submitted on

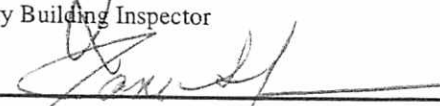
May 28, 2020, has been denied. I have enclosed a Xerox copy of your application, where you will find at the bottom the reason for denial.

In Accordance with Zoning, Chapter 43 Section 10.322 the time to appeal a determination of a Building Inspector or Similar administrative office is thirty (30) days from the filing of such a determination with the Town Clerk.

The Clerk to the Zoning Board of Appeals, Debbie Arbolino, will assist you in the preparation necessary to appear before the board.

Sincerely,


Richard Oliver
Deputy Building Inspector


Signature of Director
NOTE: PLEASE KEEP FOR YOUR RECORDS
12-31-18-CCC

6-2-2020
Date
CC: Rosanna Sfraga
Liz Decort
Debbie Arbolino

**PERMIT EXPIRES TWO (2) YEARS FROM DATE OF ISSUANCE.
TWO SIX (6) MONTH EXTENSIONS MAY BE GRANTED PRIOR TO EXPIRATION DATE.
APPLICATION FOR BUILDING / DEMOLITION PERMIT**

TOWN OF ORANGETOWN

20 Greenbush Road, Orangeburg, NY 10962 Phone: (845) 359-8410 Fax: (845) 359-8526

ZONE: <u>R-15 (OMU)</u>	OFFICIAL USE ONLY	ACREAGE: <u>0.23</u>
Inspector: <u>Dom</u>	Date App Received: <u>5-28-20</u>	Received By: <u>Bin</u>
Permit No. <u>50079</u>	Date Issued: _____	
CO No. _____	Date Issued: _____	
Permit Fee: <u>\$ 204</u>	Ck# <u>480</u>	Paid By <u>Lamond</u>
GIS Fee: <u>\$ 20</u>	Ck# <u>479</u>	Paid By <u>11</u>
Stream Maintenance Fee _____	Ck # _____	Paid By _____
Additional Fee: _____	Ck# _____	Date Paid _____
1 st 6 mo. Ext.: _____	Ck # _____	Exp. Date: _____
2 nd 6 mo. Ext.: _____	Ck # _____	Exp. Date: _____

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: 4 PAUL COURT TAPPAN, NY

Section: 77.11 Block: 2 Lot: 45

Property Owner: Keith Lamond

Mailing Address: 4 PAUL COURT TAPPANNY

Email: klamond@verizon.net Phone #: 201 787 5539

Lessee (Business Name): _____

Mailing Address: klamond17@gmail

Email: _____ Phone #: _____

Type of Business /Use: _____

Contact Person: _____ Relation to Project: _____

Email: _____ Phone#: _____

Architect/Engineer: _____ NYS Lic # _____

Address: _____ Phone#: _____

Builder/General Contractor: Homeowner 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: Existing

Proposed Project Description: Garage with gas fire feature

Proposed Square Footage: 135 sq ft Estimated Construction Value (\$): 4,000

BUILDING DEPARTMENT COMPLETES BELOW

PLANS REVIEWED: _____

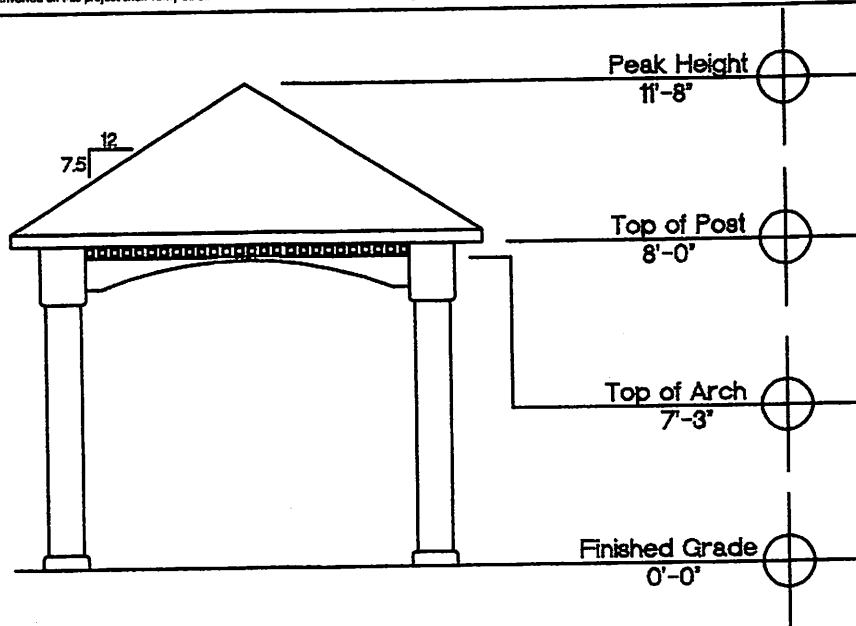
PERMIT REFERRED / DENIED FOR: _____

Chapter 43, Section 5.153 requiring 15' setback to primary structure w/ 10.9' proposed.

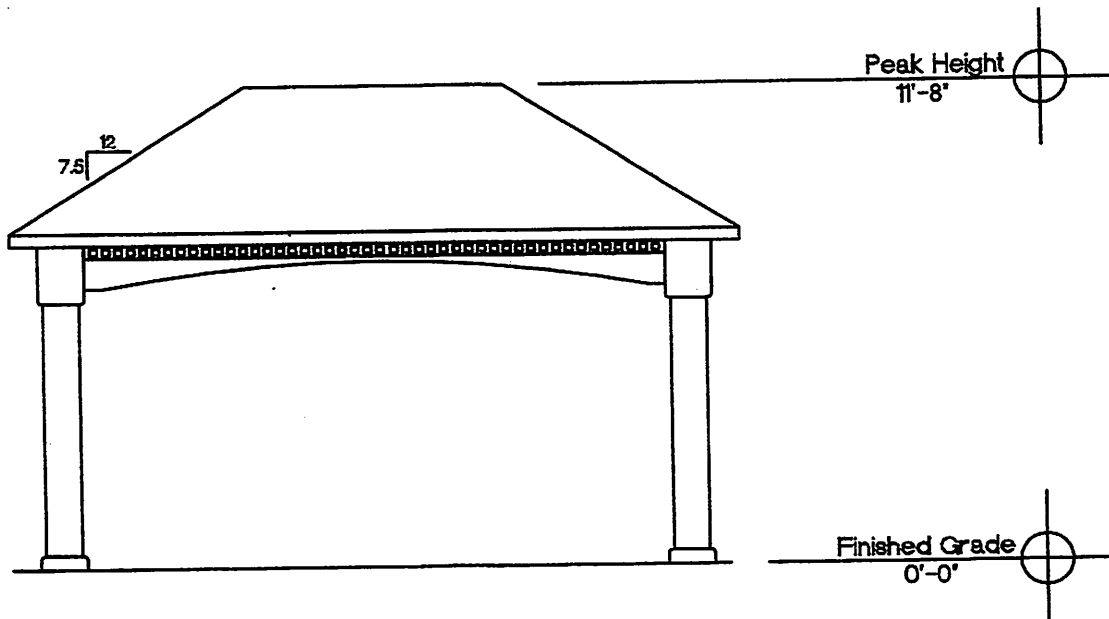
[Signature] 6/2/2020 [Signature] 6-7-2020

FOR OFFICE USE ONLY SECTION BLOCK LOT NAME PERMIT#

This drawing is the property of Country Lane Woodworking, LLC, provided by Timber Tech Engineering, Inc. and reproduction, alteration or use of this drawing without the written consent of Country Lane Woodworking, LLC is prohibited. Drawings shall not be scaled to obtain dimensions. The contractors and builders involved on this project shall verify all dimensions and conditions before starting work and any discrepancy shall be reported to the engineer in writing before starting work.

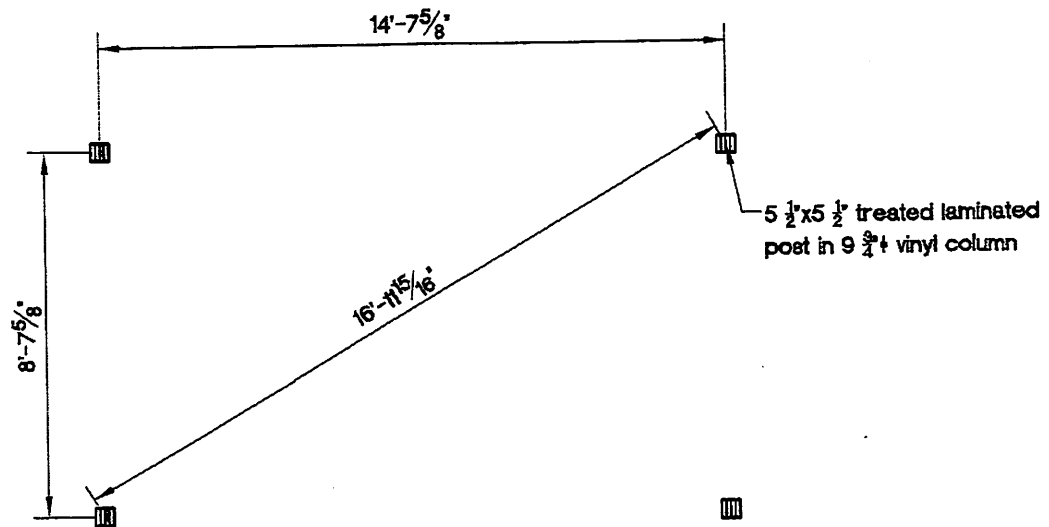


End Elevation 10'x16' Scale 1/4" = 1'-0"



Side Elevation 10'x16' Scale 1/4" = 1'-0"

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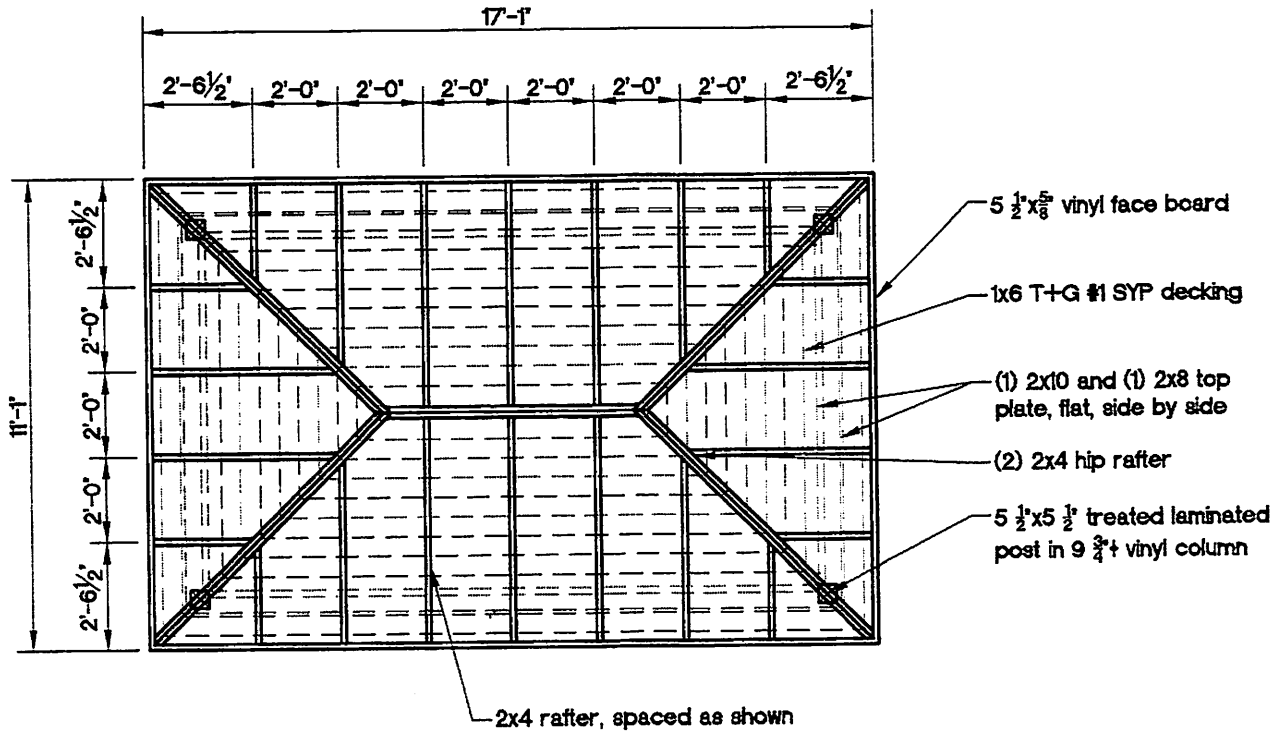
Post Layout Plan

Scale $\frac{1}{4}" = 1'-0"$

Foundation Note:

The foundation for this pavilion is to be designed according to local code requirements using the design reactions from the chart on the cover sheet of the drawings by Timber Tech Engineering, Inc. having the same job number referenced above. The general pier and slab foundation concepts shown on page 4 and 5 have been designed as per the IBC 2009 using an allowable soil bearing pressure of 2000 psf. The turn down slab concept should only be used in locations with a design frost depth equal to or less than the depth of the thickened edge. This is not a site specific design, consult your local building department for specific foundation design criteria for your area before using these details

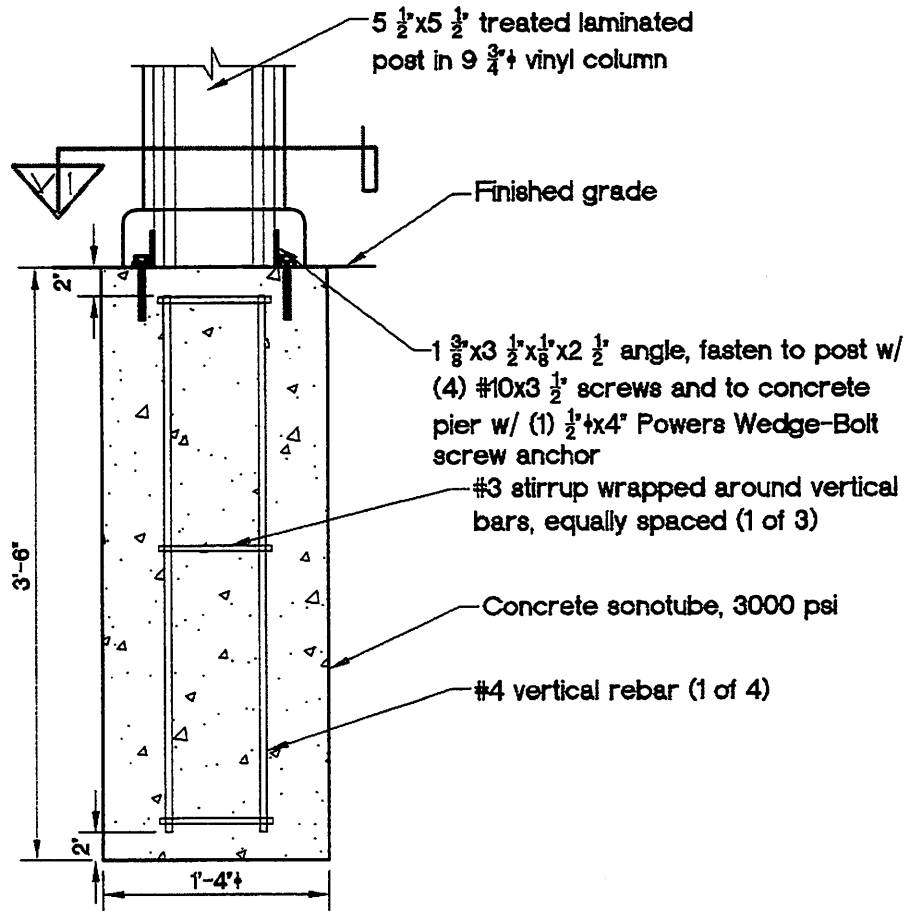
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Roof Framing Plan

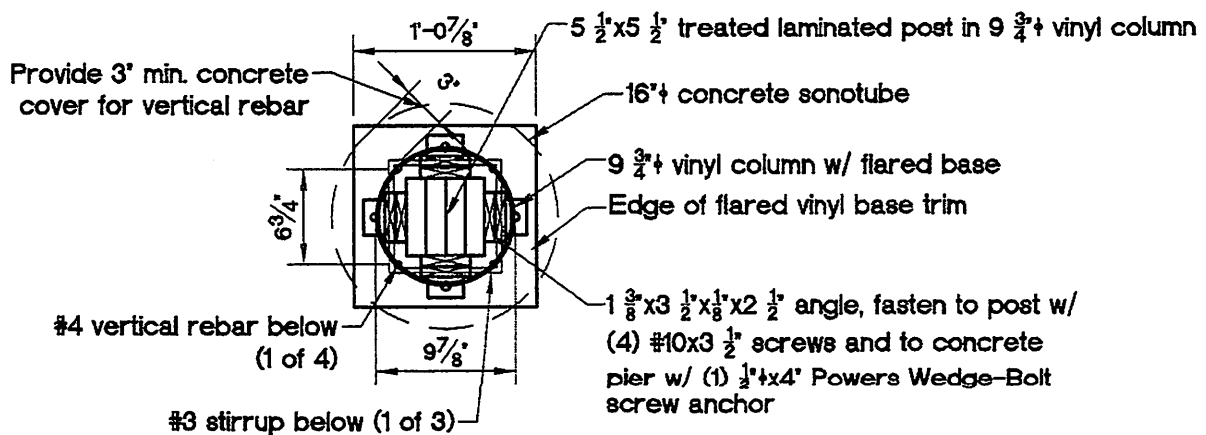
Scale $\frac{1}{4}$ " = 1'-0"

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Pier Concept

Scale 1" = 1'-0"

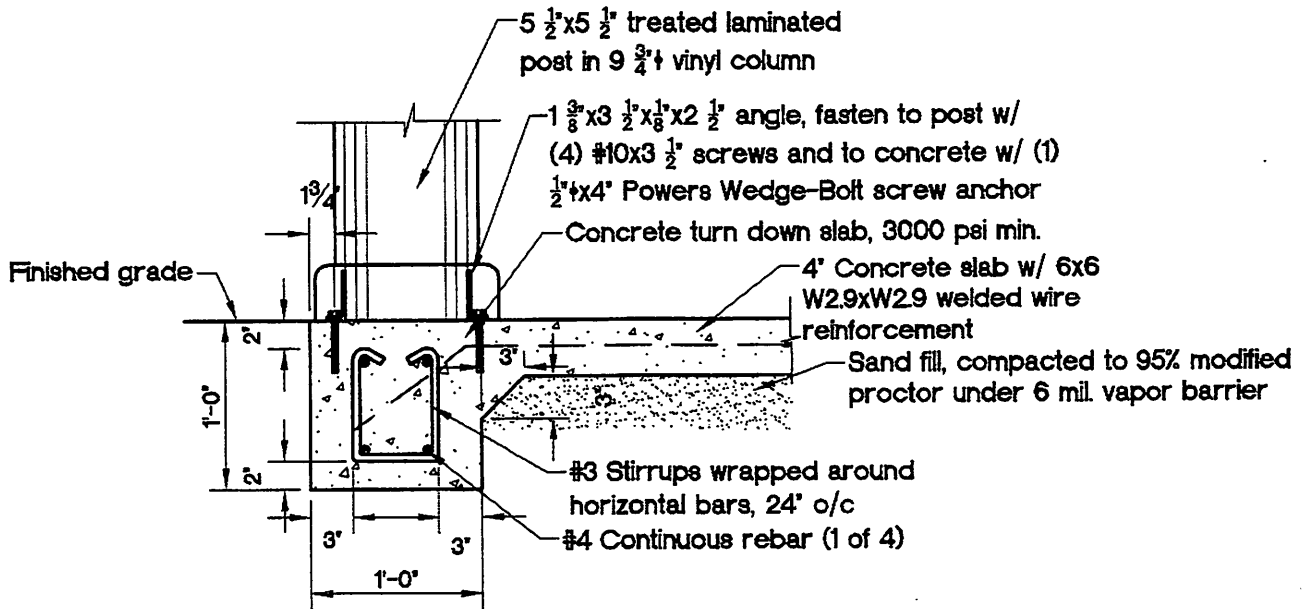


View 1 Pier Concept

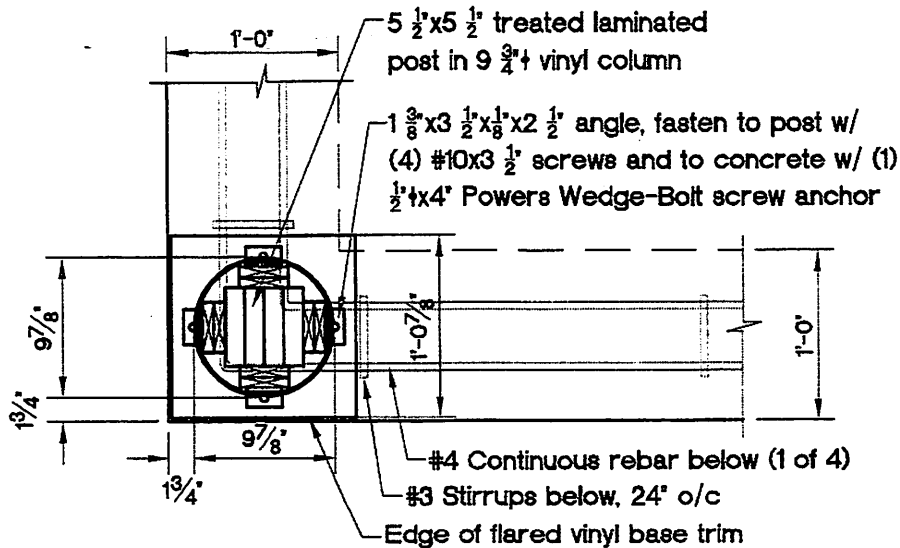
Scale 1" = 1'-0"

See foundation note on page 2 for design information

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Slab Concept Scale 1" = 1'-0"



Corner Post Top View Concept Scale 1" = 1'-0"

See foundation note on page 2 for design information

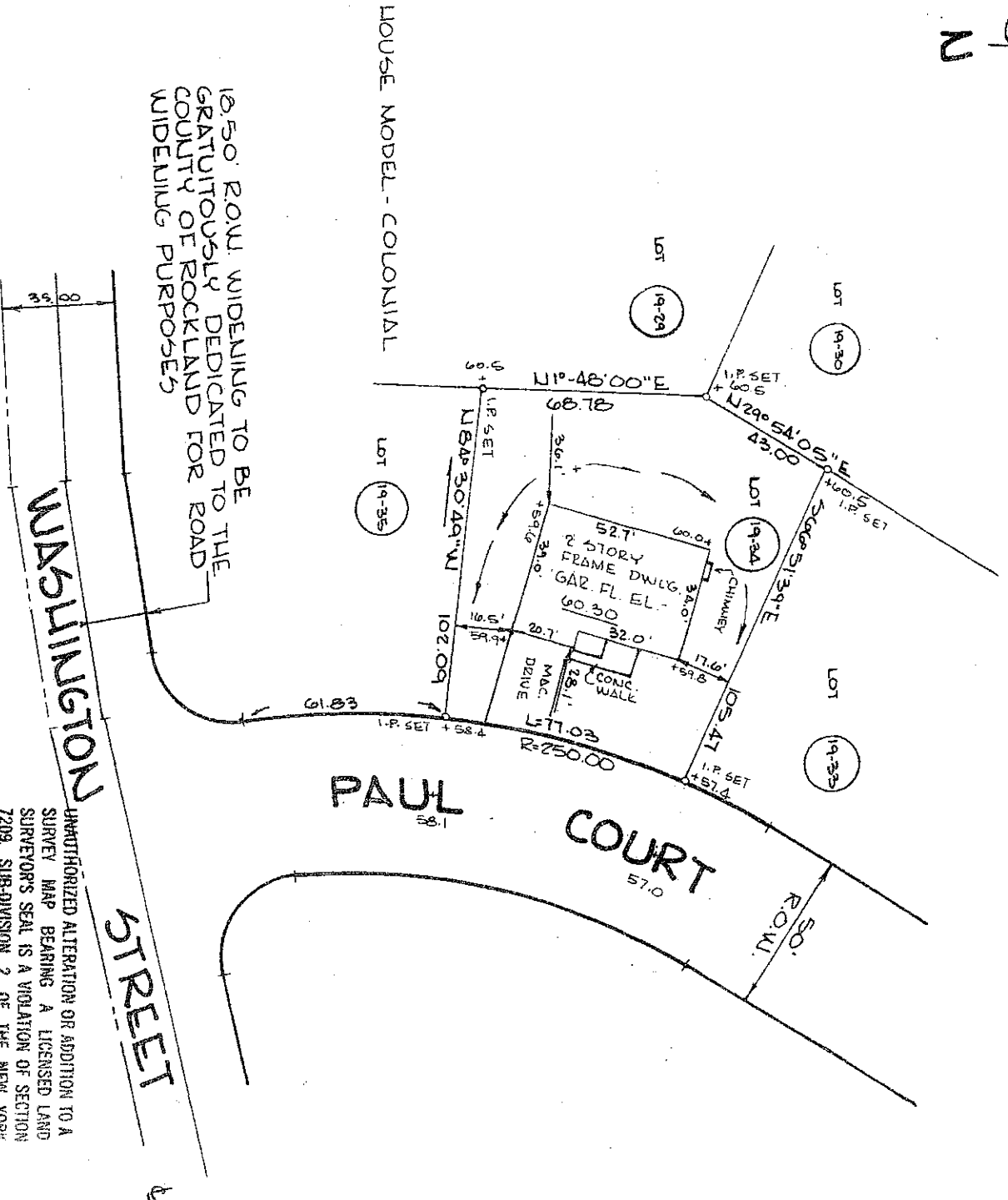
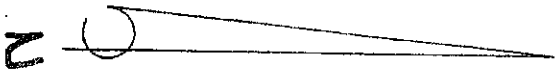
SURVEY OF PROPERTY

AT
TAPPAN

TOWN OF ORAUGETOWN

ROCKLAND COUNTY

NEW YORK



10.50' ROW WIDENING TO BE
GRATUITOUSLY DEDICATED TO THE
COUNTY OF ROCKLAND FOR ROAD
WIDENING PURPOSES

CERTIFIED CORRECT AND ACCURATE TO
BEACON FEDERAL SAVINGS AND LOAN
ASSOCIATION AND CHICAGO TITLE
INSURANCE COMPANY

UNAUTHORIZED ALTERATION OR ADDITION TO A
SURVEY MAP BEARING A LICENSED LAND
SURVEYOR'S SEAL IS A VIOLATION OF SECTION
7209, SUB-DIVISION 2, OF THE NEW YORK
STATE EDUCATION LAW.
COPIES OF THIS SURVEY MAP NOT HAVING THE
EMBOSSSED SEAL OF THE LAND SURVEYOR SHALL
NOT BE VALID.
GUARANTEES OR CERTIFICATIONS ARE NOT
TRANSFERABLE TO ADDITIONAL INSTITUTIONS
OR SUBSEQUENT OWNERS.

BEING LOT 19-34 BLOCK
MAP OF WASHINGTON MEWS

FILED IN THE OFFICE OF THE
ROCKLAND COUNTY CLERK
ON 11/07/88 AS MAP NO. 49993
BOOK 93 PAGE 49

SCALE: 1"=50'

DATE

DWG. NO.

REV.

SURVEY

PLOT

CHECK

Joseph J. Adler P.L.S. 49336
ADLER, CARUSO & YOUNG, P.C.
PROFESSIONAL ENGINEERS

82 DEMAREST MILL RD.
HAUNGET, NY

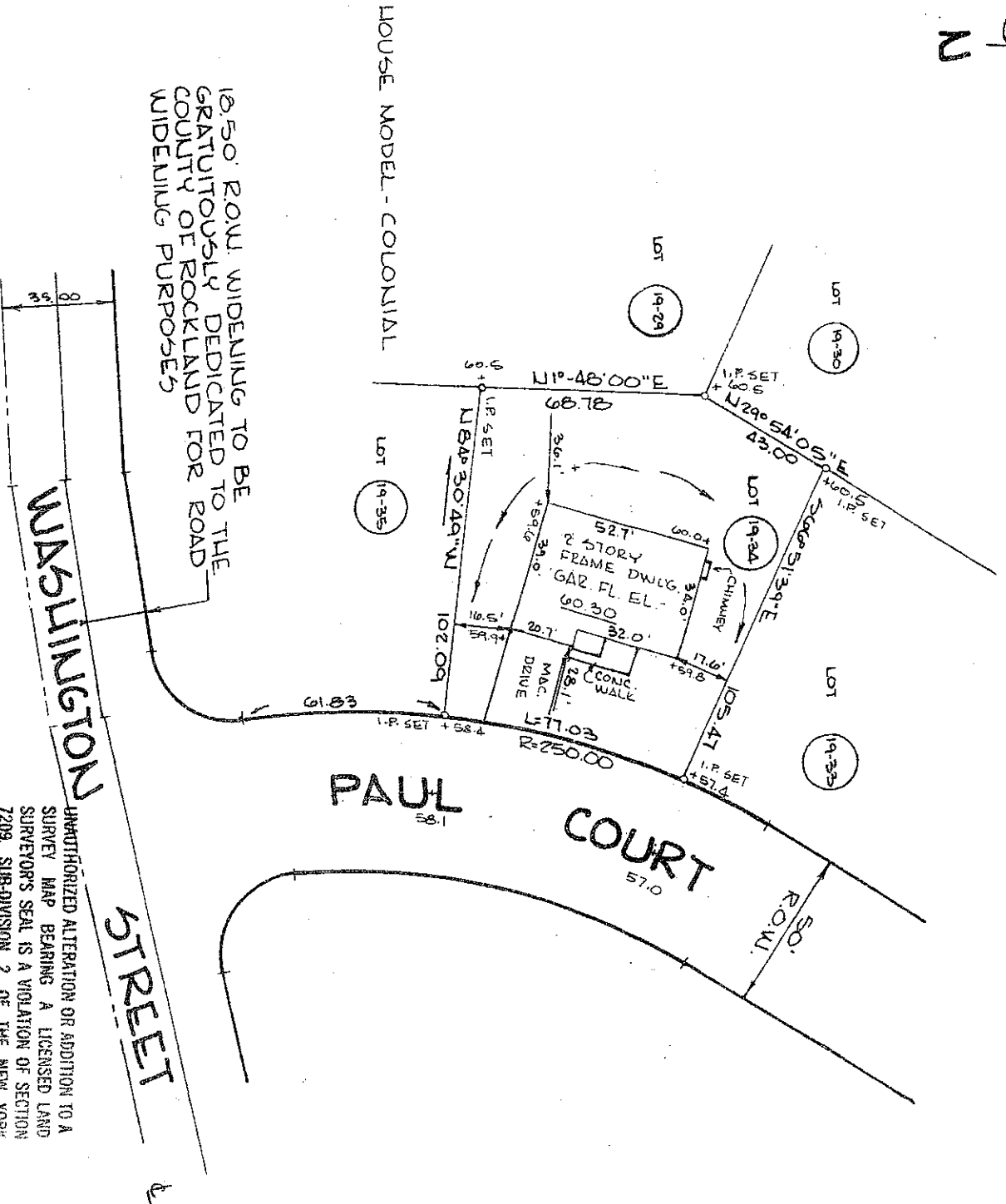
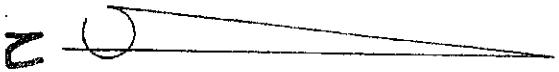
FOUNDATION LOCATION - 8/6/81
FINAL SURVEY & I.P.S. SET - 9/13/81

SURVEY OF PROPERTY

AT
TAPPAN
ROCKLAND COUNTY

TOWN OF ORAUGETOWN

NEW YORK



10.50' ROW WIDENING TO BE
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UNAUTHORIZED ALTERATION OR ADDITION TO A
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EMPOWERS SEAL OF THE LAND SURVEYOR SHALL
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BEING LOT 19-34 BLOCK
MAP OF WASHINGTON MEWS

FILED IN THE OFFICE OF THE
ROCKLAND COUNTY CLERK
ON 11/10/88 AS MAP NO. 49993
PAGE 49

SCALE: 1"=50'

DATE

DWG. NO.

REV.

SURVEY

PLOT

CHECK

Joseph A. Adler P.L.S. 49336
ADLER, CARUSO & YOUNG, P.C.
PROFESSIONAL ENGINEERS

FOUNDATION LOCATION - 8/6/81
FINAL SURVEY & I.P.'S SET - 9/13/81

82 DEMAREST MILL RD.
HAUSET, NY