

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"/> 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 checked="" 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#: 50771
 ASSIGNED _____
 INSPECTOR: glen
 Referred from Planning Board: YES / NO
 If yes provide date of Planning Board meeting: _____

Project Name: WWR Generator Wyandanch Realty

Street Address: 56 Woods Rd.
PALISADES NY 10964

Tax Map Designation:
Section: 78.18 Block: 1 Lot(s): 3.1
Section: _____ Block: _____ Lot(s): _____

Directional Location:
On the LEFT side of WOODS ROAD, approximately 3,000 feet NORTH of the intersection of WASHINGTON SPRING RD, in the Town of ORANGETOWN in the hamlet/village of PALISADES.

Acreage of Parcel <u>99,629 SQ FT (2+Acres)</u>	Zoning District <u>R-80</u>
School District <u>Orangetown</u>	Postal District <u>Palisades</u>
Ambulance District <u>Palisades</u>	Fire District <u>PALISADES SPARKILL</u>
Water District <u>SE WELL</u>	Sewer District <u>Septic</u>

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

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.
Date: _____ Applicant's Signature: _____

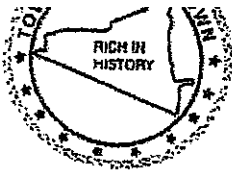
Historical Areas Board of Review(HABR)

Town of Orangetown Building Department
20 Greenbush Road, Orangeburg, New York 10962

PROPERTY ADDRESS: _____ Section/Block/Lot: _____

1. Provide a narrative summary explaining the project and including any facts pertaining to this project which applicant feels would be of interest to the Board;
2. Architectural Plans;
3. It is preferable to the HABR if the Architect would appear at the meeting with the Applicant.
4. Please bring SAMPLES of building materials to the meeting.
5. Materials checklist: (please provide the brand name, type, style, model and color numbers):

	COLOR	MATERIAL	MANUFACTURER
Roof:			
Siding:			
Decorative Siding:			
Soffits & Fascia:			
Gutters & Leaders:			
Windows:			
Trim:			
Shutters:			
Front Door:			
Back Door:			
Garage Door(s):			
Other Door(s):			
Lighting:			
Lighting:			
Stone or Rock being used on Structure:			
Stone or Rock being used on walkway(s):			
Other: <i>Emergency Generator</i>	<i>white</i>	<i>General</i>	<i>24 KW</i>



TOWN OF ORANGETOWN

20 Greenbush Road
Orangeburg, N.Y. 10962

Jane Slavin, R.A.
Director

(845)359-8410

Fax: (845) 359-8526

HISTORICAL AREAS BOARD OF REVIEW REFERRAL LETTER

Date: November 5, 2020

Applicant: Wyandanch Realty

Address: PO BOX 695, Palisades, NY

RE: Application Made at: 56 Woods Rd, Palisades, NY

Subject Referral for: Chapter 12 Section 12-4 Paragraph A requires HABR Approval

Section: 78.18

Block: 1

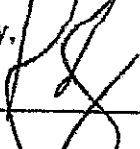
Lot: 3.1

Dear Wyandanch Realty:

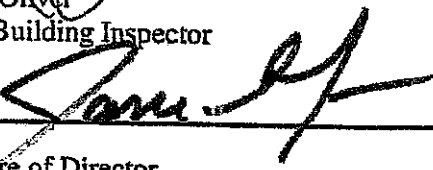
Please be advised that the Building Permit Application, which you submitted on November 3, 2020, has been referred to appear before the H.A.B.R. I have enclosed a copy of your application, where you will find at the bottom the reason for denial.

The Clerk to the Historical Areas Board of Review, Debbie Arbolino, can assist you in the preparation necessary to appear before the board. Please contact her at 845-359-8410 ext. 4331 or darbolino@orangetown.com

Sincerely,

 11/5/2020

Richard Oliver
Deputy Building Inspector



Signature of Director

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

Date

CC: Rosanna Sfraga
Liz Decort
Debbie Arbolino

11/5/2020

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: R-80 (6MU) **OFFICIAL USE ONLY** **ACREAGE:** 13.03
Inspector: blew **Date App Received:** 11-5-2020 **Received By:** [Signature]
Permit No. 50771 **Date Issued:** _____
CO No. _____ **Date Issued:** _____
Permit Fee: \$294. **Ck#:** 377 **Paid By:** Palisades, GW
GIS Fee: \$20. **Ck#:** 375 **Paid By:** _____
Stream Maintenance Fee **Ck #** _____ **Paid By** _____
Additional Fee: _____ **Ck#** _____ **Date Paid** _____ **Paid By** _____
1st 6 mo. Ext.: _____ **Ck #** _____ **Exp. Date:** _____ **Paid By** _____
2nd 6 mo. Ext.: _____ **Ck #** _____ **Exp. Date:** _____ **Paid By** _____

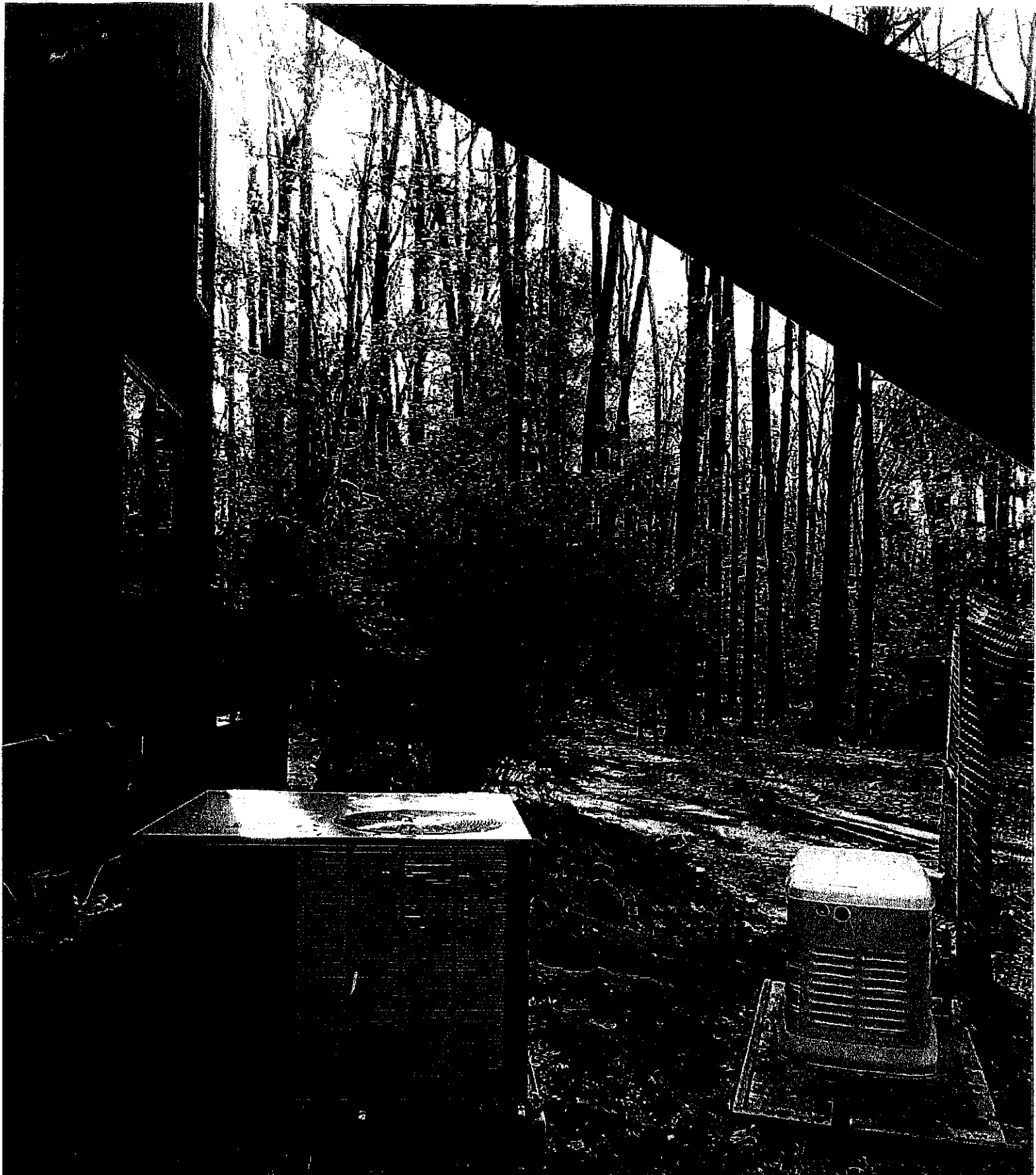
APPLICANT COMPLETES:

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: 56 WOODS ROAD PALISADES, N.Y.
Section: 78.1P **Block:** 1 **Lot:** 3.1
Property Owner: WYANDANCH WASHINGTON REALTY LLC
Mailing Address: P.O. BOX 695 PALISADES NY 10964-0695
Email: BERGSONSIMON@GMAIL.COM **Phone #:** 845 359 5551
Lessee (Business Name): _____
Mailing Address: _____
Email: _____ **Phone #:** _____
Type of Business /Use: _____
Contact Person: SIMON BERGSON **Relation to Project:** _____
Email: BERGSONSIMON@GMAIL.COM **Phone#:** 845 359 5551
Architect/Engineer: _____ **NYS Lic #** _____
Address: _____ **Phone#:** _____
Builder/General Contractor: _____ **RC Lic #** _____
Address: _____ **Phone#:** _____
Plumber: GEBCO PLUMBING + HEATING **RC Lic #** P-690 H
Address: 506 W. POND RD UPPER NYACK, NY **Phone#:** 845 222 9530
Electrician: _____ **RC Lic #:** _____
Address: _____ **Phone#:** _____
Heat/Cooling: _____ **RC Lic#:** _____
Address: _____ **Phone#:** _____
Existing use of structure or land: _____
Proposed Project Description: INSTALL GAS METER + Generator

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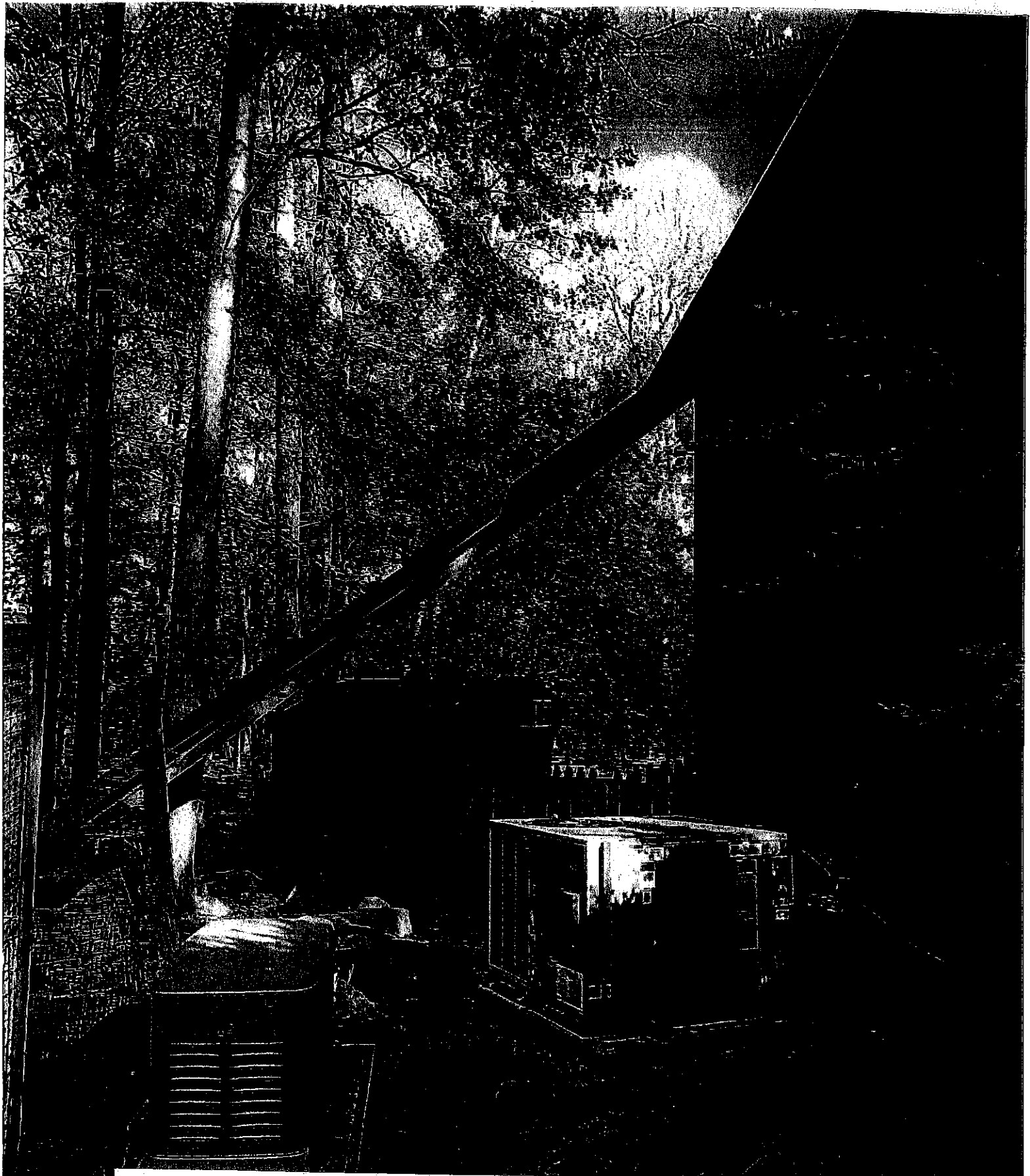
FOR OFFICE USE ONLY SECTION BLOCK LOT NAME PERM



**AIR CONDITIONING UNIT and
GENERATOR**



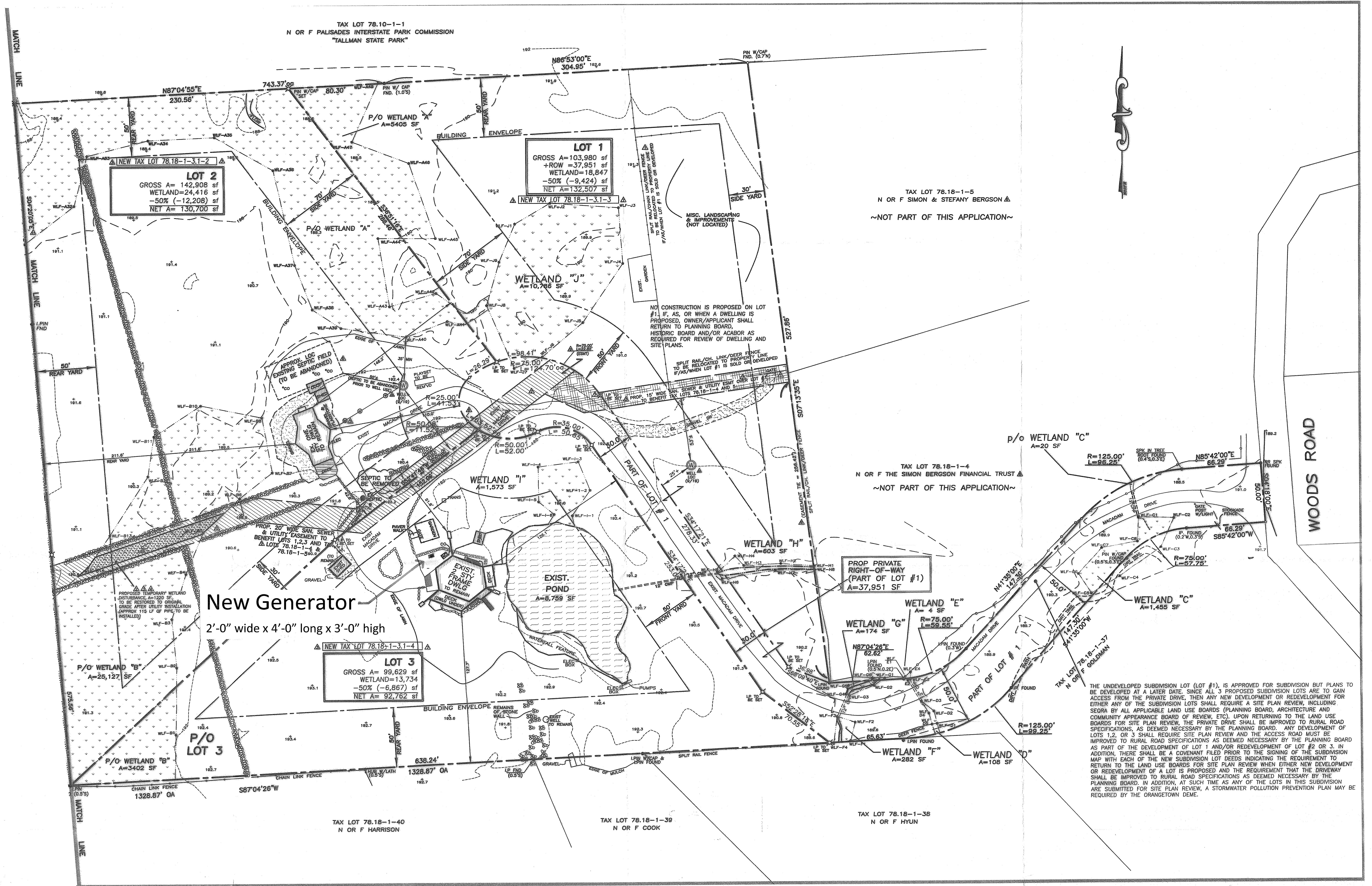
Planted Screening - NINEBARK



**AIR CONDITIONING UNIT and
GENERATOR**



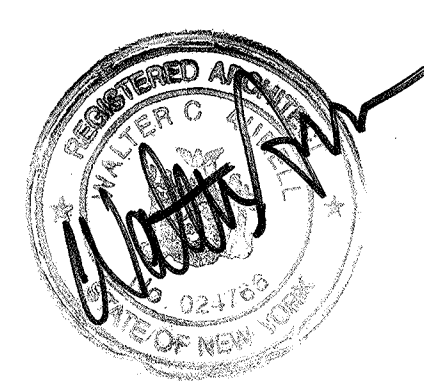
Planted Screening - NINE BARK



THE UNDEVELOPED SUBDIVISION LOT (LOT #1), IS APPROVED FOR SUBDIVISION BUT PLANS TO BE DEVELOPED AT A LATER DATE. SINCE ALL 3 PROPOSED SUBDIVISION LOTS ARE TO GAIN ACCESS FROM THE PRIVATE DRIVE, THEN ANY NEW DEVELOPMENT OR REDEVELOPMENT FOR EITHER ANY OF THE SUBDIVISION LOTS SHALL REQUIRE A SITE PLAN REVIEW, INCLUDING SEORA BY ALL APPLICABLE LAND USE BOARDS (PLANNING BOARD, ARCHITECTURE AND COMMUNITY APPEARANCE BOARD OF REVIEW, ETC). UPON RETURNING TO THE LAND USE BOARDS FOR SITE PLAN REVIEW, THE PRIVATE DRIVE SHALL BE IMPROVED TO RURAL ROAD SPECIFICATIONS, AS DEEMED NECESSARY BY THE PLANNING BOARD. ANY DEVELOPMENT OF LOTS 1, 2, OR 3 SHALL REQUIRE SITE PLAN REVIEW AND THE ACCESS ROAD MUST BE IMPROVED TO RURAL ROAD SPECIFICATIONS AS DEEMED NECESSARY BY THE PLANNING BOARD. IN ADDITION, THERE SHALL BE A COVENANT FILED PRIOR TO THE SIGNING OF THE SUBDIVISION MAP WITH EACH OF THE NEW SUBDIVISION LOT DEEDS INDICATING THE REQUIREMENT TO RETURN TO THE LAND USE BOARDS FOR SITE PLAN REVIEW WHEN EITHER NEW DEVELOPMENT OR REDEVELOPMENT OF A LOT IS PROPOSED AND THE REQUIREMENT THAT THE DRIVEWAY SHALL BE IMPROVED TO RURAL ROAD SPECIFICATIONS AS DEEMED NECESSARY BY THE PLANNING BOARD. IN ADDITION, AT SUCH TIME AS ANY OF THE LOTS IN THIS SUBDIVISION ARE SUBMITTED FOR SITE PLAN REVIEW, A STORMWATER POLLUTION PREVENTION PLAN MAY BE REQUIRED BY THE ORANGETOWN DEME.

COLGAN PERRY LAWLER AURELL ARCHITECTS
171 KINGS HIGHWAY
ORANGETOWN, NEW YORK 10962
845-680-6670 INFO@CPA.ARCH.COM

Generator Location
Recorded 11/6/20 by
Walter Aurell, Architect



Town of Orangetown Planning Board
APPROVED FOR FILING
Date: July 29, 2020
By: Cheryl Cooper Smith

TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE BOARD OF REVIEW
APPROVED
- Completed July 17
SUBJECT TO: ALABE 18-25

OWNERS APPROVAL FOR FILING: [Signature] 7/16/20

OWNER	DATE
SEE ABOVE	
CHAIRMAN	DATE
APPROVAL - ROCKLAND COUNTY DRAINAGE AGENCY	
[Signature]	7/31/20
CHAIRMAN	DATE

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED BY ME AND WAS MADE FROM AN ACTUAL SURVEY COMPLETED BY ME ON 5/21/14.
[Signature] JAY A. GREENWELL, PLS NYS LIC.# 49676

- 06/10/20 M&B
- 09/30/19 WELL LOCATIONS
- 06/18/19 PROP. WELL LOCATIONS
- 06/06/19 EASEMENTS
- 02/25/19 REV FOR CHECKSET
- 07/25/18 MM/LJA
- 07/11/18 REV
- 06/07/18 WETLAND DISTURBANCE
- 05/17/18 WETLAND DISTURBANCE
- 02/20/18 RELOCATED SEWER EASEMENT/FORCE MAIN
- 10/30/17 REV. FOR RESUBMISSION

AREA : TAX LOT 78.18-1-3.1 = 567,766 SF
TOTAL AREA WITHIN WETLANDS = 228,186 SF (50% REDUCTION)
NET AREA = 453,673 SF

DATE	REVISIONS
07/06/17	4 LOT SUBD
01/03/17	3 LOT LAYOUT
03/29/18	REV LAYOUT
03/11/18	REV LAYOUT
11/18/15	REVS
10/13/15	REVS
11/6/20	NEW GENERATOR

SUBDIVISION OF PROPERTY FOR BERGSON		TAX LOT # 78.18-1-3.1
TOWN OF ORANGETOWN ROCKLAND COUNTY, NEW YORK		FILE 9231SUBD
JAY A. GREENWELL, PLS, LLC		SCALE 1"=30'
LAND SURVEYING - LAND PLANNING 85 LAFAYETTE AVENUE, SUFFERN, NEW YORK, 10901 PHONE 845-357-0830 FAX 845-357-0758		DATE 10/14/14
		JOB NO. 9231

LEGEND

- 142 CONTOUR
- +141.5 SPOT GRADE
- CB FI CATCH BASIN/FIELD INLET
- DRAIN LINE
- SANITARY MANHOLE / PIPE
- EDGE OF PAVEMENT
- CONCRETE CURB
- GAS LINE / VALVE
- WATER LINE / VALVE
- UTILITY POLE
- LIGHT POLE
- OVERHEAD WIRES
- UNDERGROUND ELECTRIC
- GAS/ELEC/TEL/CABLE

NOTE: WETLANDS SHOWN WERE DELINEATED BY ROBERT TORGENSEN, ASLA ON 4/10/14 AND ARE A.C.O.E. WETLANDS. ACOE JURISDICTIONAL LETTER ISSUED ON 6/29/17. APPLICATION NUMBER NAN-2016-01187-WOR

8/21/20
MAP FILED
ROCKLAND COUNTY CLERK'S OFFICE
DOWN TOWN SUITE 200, 1000 COUNTY GATE
By Deputy [Signature]