

ZONING BOARD OF APPEALS

Town of Orangetown

20 Greenbush Road

Orangeburg, New York 10962

(914) 359-8410 (ex. 4331)

Date: February 22, 2021

TO: OBAPAE

Environmental Management and Engineering

Rockland County Sewer District #1

New York State Dept. of Transportation

Palisades Interstate Park Commission

Orange and Rockland Utilities

Orangetown Highway

Fire Prevention (Performance Standards)

Rockland County Drainage

Rockland County Health

Rockland County Planning

Rockland County Highway

Review of Plans: Martinez 29 Merritt Drive Nanuet, NY  
Section 64.18 Block 1 Lot 78.1 R-15 zone

This matter is scheduled for:

Chapter 43, R-15 District, Section 6.1 (Maximum Driveway width: 18 permitted, 50' proposed)

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](mailto:darbolino@orangetown.com) or
- Fax to the Town of Orangetown ZBA @845 359 8526

**Zoning Board Meeting Date: April 7, 2021**

( ) 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, April 7, 2021**. **Kindly forward your completed review to this office by April 7, 2021.**

Reviewing Agency \_\_\_\_\_

Name \_\_\_\_\_ date: \_\_\_\_\_

Signature: \_\_\_\_\_

Thank you, Deborah Arbolino

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: 2/18/2021

**2021 LAND USE BOARD APPLICATION**

*Please check all that apply:*

<input type="checkbox"/> Commercial	<input type="checkbox"/> Residential
<input type="checkbox"/> <b>Planning Board</b>	<input type="checkbox"/> <b>Historical Board</b>
<input type="checkbox"/> <b>Zoning Board of Appeals</b>	<input type="checkbox"/> <b>Architectural Board</b>
<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:** Extend driveway towards Ehrhardt Road

**Street Address:** 29 Merritt Drive  
Nanuet, NY 10954

**Tax Map Designation:**  
Section: 64.18 Block: 1 Lot(s): 78.1  
Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_

**Directional Location:**  
On the north side of 29 Merritt Drive approximately  
10 feet north of the intersection of Ehrhardt Road/Merritt in the  
Town of ORANGETOWN in the hamlet/village of \_\_\_\_\_.

<b>Acreage of Parcel</b> _____	<b>Zoning District</b> _____
<b>School District</b> _____	<b>Postal District</b> _____
<b>Ambulance District</b> _____	<b>Fire District</b> _____
<b>Water District</b> _____	<b>Sewer District</b> _____

**Project Description:** *(If additional space required, please attach a narrative summary.)*  
Extend driveway towards Ehrhardt Road (20'x50')

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.  
Date: 2/18/2021 Applicant's Signature: [Signature]

**APPLICATION REVIEW FORM**

**Applicant:** Christian Martinez Phone # [Redacted]

**Address:** 29 Merritt Drive Nanuet NY 10954  
Street Name & Number (Post Office) City State Zip Code

**Property Owner:** Christian Martinez Phone # [Redacted]

**Address:** 29 Merritt Drive Nanuet NY 10954  
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:** Christian Martinez Phone # [Redacted]

**Address:** 29 Merritt Drive Nanuet NY 10954  
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 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? \_\_\_\_\_
- 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.

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### 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? \_\_\_\_\_

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.

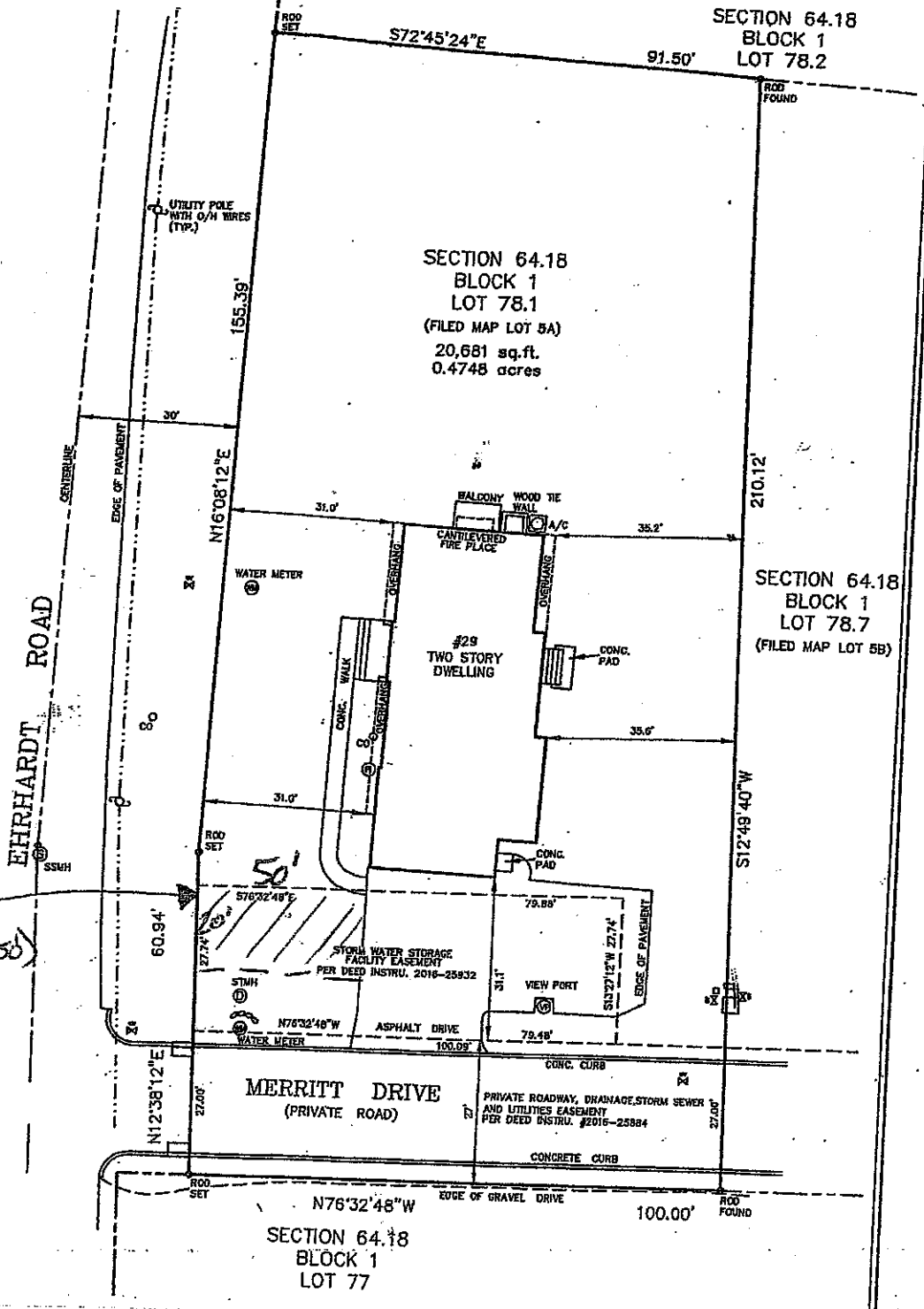
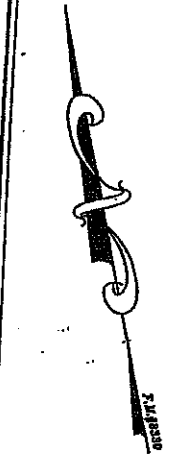
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List tax map section, block & lot numbers for all other abutting properties in the same ownership as this project.

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Proposed Driveway (20x50)  
Cw  
1/12/21

PLAN INFORMATION  
 Owner Name: Martinez  
 Address: 24 Merritt Dr  
Naples  
 Sec-Blk-Lot: 64118 - 1 - 78.1  
 Prepared By: Christian Martinez  
 Date: 1/26/2021

THIS IS A PLOT PLAN BASED ON A  
Survey  
 DONE BY  
James Schuerman  
 DATED 09-18-2019



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: January 27, 2021

Applicant: Martinez

Address: 29 Merritt Dr

RE: Application Made at: same

Chapter 43, Section 6.1 Driveway maximum allowable width 18' w/ 50' proposed  
One variances required

Section: 64.18

Block: 1

Lot: 78.1

Dear Martinez:

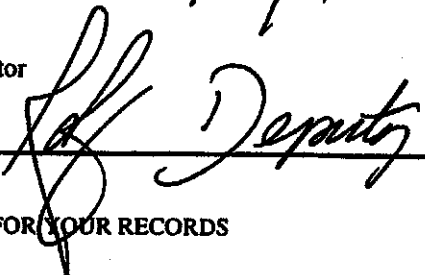
Please be advised that the Building Permit Application, which you submitted on January 26, 2021, has been denied. I have enclosed a Xerox copy of your application, where you will find at the bottom the reason for denial.

**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

1/27/21  
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: R-15 (OML) OFFICIAL USE ONLY ACREAGE: .47  
 Inspector: Mike Date App Received: 01-26-21 Received By: UZ  
 Permit No. 51041 Date Issued: \_\_\_\_\_  
 CO No. \_\_\_\_\_ Date Issued: \_\_\_\_\_  
 Permit Fee: \$227 Ck# 124 Paid By CHRISTIAN MARTINEZ  
 GIS Fee: \$20 Ck# 123 Paid By \_\_\_\_\_  
 Stream Maintenance Fee Ck # \_\_\_\_\_ Paid By \_\_\_\_\_  
 Additional Fee: \_\_\_\_\_ Ck# \_\_\_\_\_ Date Paid \_\_\_\_\_ Paid By \_\_\_\_\_  
 1<sup>st</sup> 6 mo. Ext.: \_\_\_\_\_ Ck # \_\_\_\_\_ Exp. Date: \_\_\_\_\_ Paid By \_\_\_\_\_  
 2<sup>nd</sup> 6 mo. Ext.: \_\_\_\_\_ Ck # \_\_\_\_\_ Exp. Date: \_\_\_\_\_ Paid By \_\_\_\_\_

RECEIVED  
JAN 26 2021

**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: 29 Merritt Drive Nanuet, NY 10954  
 Section: 64.18 Block: 1 Lot: 78.1

Property Owner: Christian Martinez  
 Mailing Address: 29 Merritt Drive, Nanuet, NY 10954  
 Email: \_\_\_\_\_ Phone #: \_\_\_\_\_

Lessee (Business Name): \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 Email: \_\_\_\_\_ Phone #: \_\_\_\_\_

Type of Business /Use: \_\_\_\_\_  
 Contact Person: Christian Martinez Relation to Project: Owner  
 Email: \_\_\_\_\_ Phone#: \_\_\_\_\_

Architect/Engineer: \_\_\_\_\_ NYS Lic # \_\_\_\_\_  
 Address: \_\_\_\_\_ Phone#: \_\_\_\_\_

Builder/General Contractor: Home owner 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: Primary Residence  
 Proposed Project Description: Extend driveway towards Ehrhardt Road (20' x 50')

Proposed Square Footage: 1000 SF Estimated Construction Value (\$): \$5,000

**BUILDING DEPARTMENT COMPLETES BELOW**

PLANS REVIEWED: \_\_\_\_\_

PERMIT REFERRED / DENIED FOR:  
Chapter 43 Section 1 Maximum driveway width 18' w/ 50' max

*[Signature]* 1/27/21

FOR OFFICE USE ONLY SECTION BLOCK LOT NAME PERMIT#

SWIS	PRINT KEY	NAME	ADDRESS
392489	64.18-1-64	Richard Butler	9 Villa Dr, Nanuet, NY 10954
392489	64.18-1-75	Wayne Huyck	382 Ehrhardt Rd, Pearl River, NY 10965
392489	64.18-1-76	John Brennan	384 Ehrhardt Rd, Pearl River, NY 10965
392489	64.18-1-77	Richard J Nemeth	386 Ehrhardt Rd, Pearl River, NY 10965
392489	64.18-1-80	Thomas D Roeder	9 Merritt Dr, Nanuet, NY 10954
392489	64.18-1-82	Michael Maguire	418 Ehrhardt Rd, Pearl River, NY 10965
392489	64.18-1-78.1	Christian Martinez	29 Merritt Dr, Nanuet, NY 10954
392489	64.18-1-78.2	James Merritt	412 Ehrhardt Rd, Pearl River, NY 10965
392489	64.18-1-78.3	Paul O'Brien	17 Merritt Dr, Nanuet, NY 10954
392489	64.18-1-78.4	Julie A Cantone	26 Merritt Dr, Nanuet, NY 10954
392489	64.18-1-78.5	Nunziato Miuccio	16 Merritt Dr, Nanuet, NY 10954

*29 Merritt Dr*