

2021 LAND USE BOARD APPLICATION

Please check all that apply:

<input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Residential
<input checked="" 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 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: SAMUEL RESIDENCE

Street Address: 30 CARLTON RD.  
ORANGEBURG, NY

Tax Map Designation:  
Section: 74.06 Block: 2 Lot(s): 2  
Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_

Directional Location:  
On the NORTH side of CARLTON ROAD, approximately 476 feet EAST of the intersection of PARKWAY DR S., in the Town of ORANGETOWN in the hamlet/village of ORANGEBURG.

Acreage of Parcel <u>.26</u>	Zoning District <u>RG</u>
School District <u>S. ORANGETOWN</u>	Postal District <u>ORANGEBURG</u>
Ambulance District <u>ORANGEBURG</u>	Fire District <u>ORANGEBURG</u>
Water District <u>ORANGEBURG</u>	Sewer District <u>ORANGEBURG</u>

Project Description: (If additional space required, please attach a narrative summary.)  
2<sup>ND</sup> STORY ADDITION ABOVE AN EXISTING GARAGE WITH A PORTICO AND ROOF SYSTEM ATTACHED TO EXISTING DWELLING AT THE FRONT FACADE.

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.  
Date: 3/17/21 Applicant's Signature: [Signature]

APPLICATION REVIEW FORM

Applicant: SCOTT O'NEILL Phone # (315) 506-3229
Address: 164 HIGH AVE NYACK NY 10960

Property Owner: JOHNSON SAMUEL Phone # (845) 629-8947
Address: 30 CARLETON RD ORANGETOWN, NY 10962

Engineer/Architect/Surveyor: ERIC JACOBSEN Phone # (860) 227-6303
Address: 32 CLARK RD LYME, CT 06371

Attorney: Phone #
Address:

Contact Person: SCOTT O'NEILL Phone # ABOVE
Address: ABOVE

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.

- State or County Road
Long Path
Municipal Boundary
State or County Park
County Stream
County Facility

List name(s) of facility checked above:

Referral Agencies:

- RC Highway Department
RC Drainage Agency
NYS Dept. of Transportation
NYS Thruway Authority
Adjacent Municipality
Other
RC Division of Environmental Resources
RC Dept. of Health
NYS Dept. of Environmental Conservation
Palisades Interstate Park Commission

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? YES
- 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 11,499.9 SF
- 2) Total square footage 11,499.9 SF
- 3) Number of dwelling units 1

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 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

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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.

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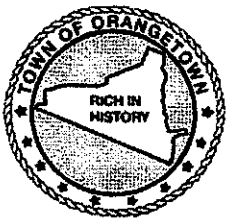
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List tax map section, block & lot numbers for all other abutting properties in the same ownership as this project.

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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: March 10, 2021

Applicant: Samuel

Address: 30 Carleton Rd, Orangeburg, NY

RE: Application Made at: same

Chapter 43, Table 3.12, Column 1 RG District, Column 2 Group Q, Column 3 SFR, Column 8 Minimum Front Yard Setback 25' with 23.09'(Roof) and 24.09' (Addition) proposed.  
2 Variances required

Section: 74.06

Block: 2

Lot: 2

Dear Samuel:

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

March 9, 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

Date  
CC: Rosanna Sfraga  
Liz Decort  
Debbie Arbolino

3.10.2021

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

<b>ZONE:</b> <u>R6</u>	<b>OFFICIAL USE ONLY</b>	<b>ACREAGE:</b> <u>.26</u>
<b>Inspector:</b> <u>Mike</u>	<b>Date App Received:</b> _____	<b>Received By:</b> _____
<b>Permit No.:</b> <u>51185</u>	<b>Date Issued:</b> _____	
<b>CO No.:</b> _____	<b>Date Issued:</b> _____	
<b>Permit Fee:</b> <u>PNAS II of Permit #51184</u>	<b>Ck#:</b> _____	<b>Paid By:</b> _____
<b>GIS Fee:</b> <u>\$70</u>	<b>Ck#:</b> <u>CASH</u>	<b>Paid By:</b> <u>MATTHEW MORRISON</u>
<b>Stream Maintenance Fee</b>	<b>Ck #</b> _____	<b>Paid By</b> _____
<b>Additional Fee:</b> _____	<b>Ck#</b> _____	<b>Date Paid</b> _____
<b>1<sup>st</sup> 6 mo. Ext.:</b> _____	<b>Ck #</b> _____	<b>Exp. Date:</b> _____
<b>2<sup>nd</sup> 6 mo. Ext.:</b> _____	<b>Ck #</b> _____	<b>Exp. Date:</b> _____

**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:** 30 Carlton Road Orangeburg NY 10962

**Section:** 74.06 **Block:** 2 **Lot:** 2

**Property Owner:** Johnson Samuel

**Mailing Address:** 30 Carlton Road Orangeburg NY 10962

**Email:** \_\_\_\_\_ **Phone #:** \_\_\_\_\_

**Lessee (Business Name):** \_\_\_\_\_

**Mailing Address:** \_\_\_\_\_

**Email:** \_\_\_\_\_ **Phone #:** \_\_\_\_\_

**Type of Business / Use:** Scott O'Neil 315-506-5229 (Stow Design/CLS)

**Contact Person:** Matthew A Morrison **Relation to Project:** GC

**Email:** mat@hometownprobuilders.com **Phone#:** 845 664 3222

**Architect/Engineer:** Erik Jacobsen **NYS Lic #** 028858-1

**Address:** 32 Clark Rd Lyme, CT 06371 **Phone#:** (860) 227-6303

**Builder/General Contractor:** Hometown Professional Builders LLC **RC Lic #:** H-18050

**Address:** 12 Maple Ave **Phone#:** 845 664 3222

**Plumber:** EMFO Plumbing & Heating **RC Lic #** 804

**Address:** 136 Orange Turnpike Stoughton **Phone#:** 845 733 6250

**Electrician:** \_\_\_\_\_ **RC Lic #:** \_\_\_\_\_

**Address:** \_\_\_\_\_ **Phone#:** \_\_\_\_\_

**Heat/Cooling:** Superior Heating & Air Conditioning **RC Lic#:** P-19396-H-C-0

**Address:** \_\_\_\_\_ **Phone#:** \_\_\_\_\_

**Existing use of structure or land:** Single-Family Detached Dwelling

**Proposed Project Description:** 2 story addition above existing

garage New family room & master suite.

**Proposed Square Footage:** 3,384 SF **Estimated Construction Value (\$):** \$245,000

**BUILDING DEPARTMENT COMPLETES BELOW**

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

**PERMIT REFERRED / DENIED FOR:** \_\_\_\_\_

Chapter 43, Table 3.12, Column 1 R6, Column 2 (Group D),

Column 3, SPR, Column 8 Front Yard Setback 25'

w/ 23.09' (Front Porch) and 24.09' (Side Addition)

Two Variances required.

*[Signature]* 3.10.2021

FOR OFFICE  
USE ONLY

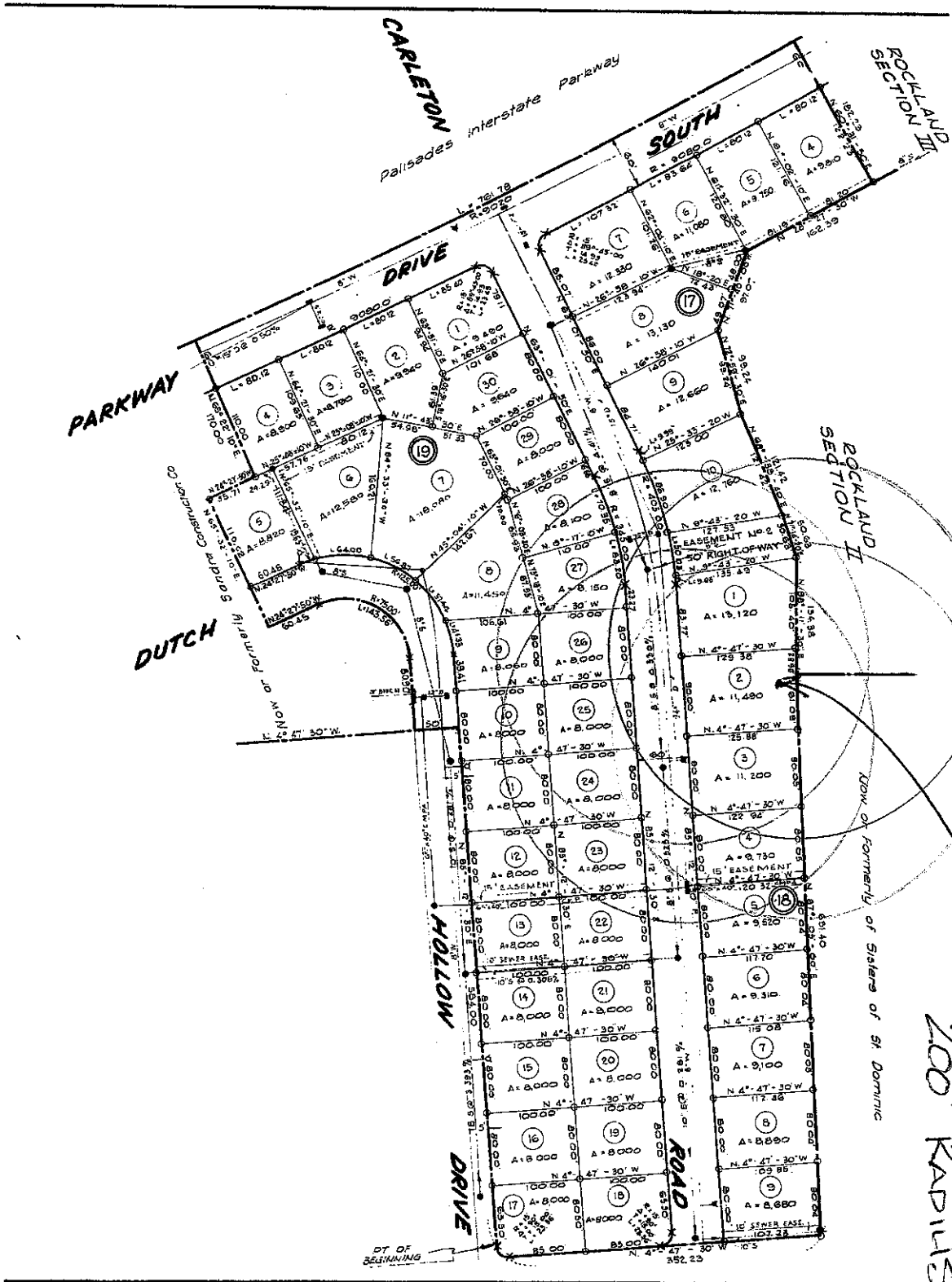
SECTION

BLOCK

LOT

NAME

PERMIT #



30 CARLETON RD.  
 74,000-2-2  
 200' RADIUS

Jay Bialek

ESQUIRE ATTORNEY FOR

Rajachikatti E Abraham  
Saramma Abraham

BLOCK 2 (300 old) LOT 2 (29 old)  
SECTION 74.06 SHEET

TITLE NO. 20721-CH-R

SURVEY OF No 30 Carlton Road  
AS SHOWN ON The Official Tax Maps  
Tax lot 2 - Block 2 - Section 74.06  
SITUATED IN Town of Orangeberg, Rockland Co., N.Y.  
FILED IN THE COUNTY CLERK'S OFFICE MAP NO.

GUARANTEED TO First Fidelity Bank, N.A. Chicago  
Abraham, Saramma Abraham

IN ACCORDANCE WITH MINIMUM STANDARDS FOR TITLE SURVEYS OF NEW YORK STATE LAND TITLE ASSOCIATION

Edward G. Mihalcz  
EDWARD G. MIHALCZO, LIC. LAND SURVEYOR  
24 BERKSHIRE RD. YONKERS, N.Y. LIC # 36181

Tel. Nos. (914) 476 1453  
(914) 969 2341 (Fax)

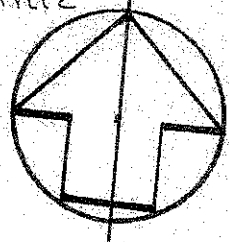
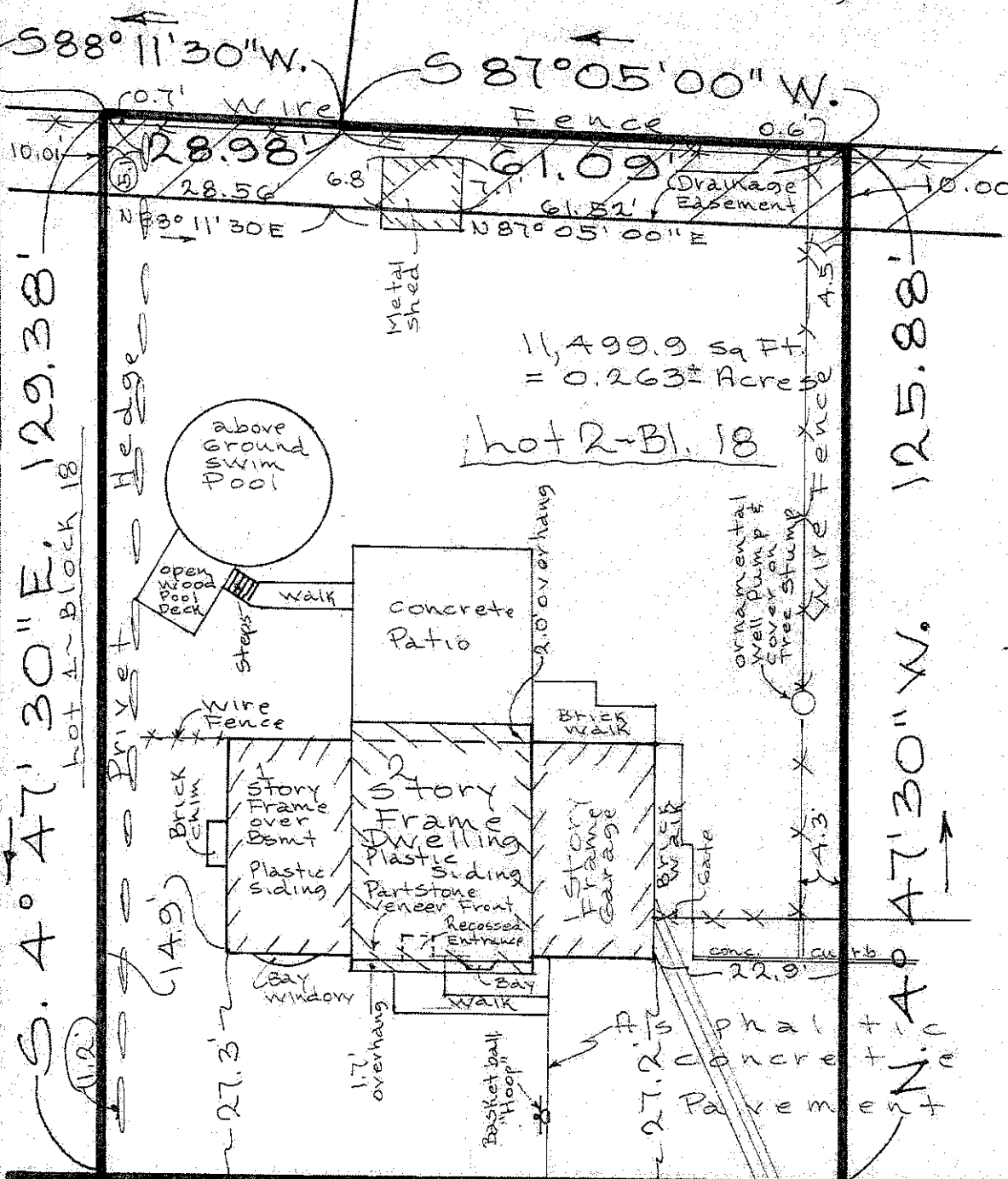
June 27<sup>th</sup>, 1995

"All certifications hereon are valid for the map and copies thereof only if said map or copies bear the impressed seal of the surveyor whose signature appears hereon."

GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

hot 2 Block  
14- Section II  
Map of Rockland etc

hand Now or Formerly of  
Sisters of St. Dominic



hot 2 Block 18

hot 3 Block 18

Note Number 30 Carlton Road is shown as hot 2 - Block 18 on Map of Rockland Section I at Hamlet of Orange town Rockland Co. NY, etc. and filed in Rockland County Clerk's office on July 16<sup>th</sup>, 1957 as Map No 2517, Book 58, Pg 27

Carlton Road

Overhead Elec. Tel. Cable T.V. House Service Wires

UNAUTHORIZED ALTERATION OF THIS DOCUMENT, IN ANY WAY, CONSTITUTES A VIOLATION OF THE NEW YORK STATE EDUCATION LAW § 7209 (2).

SCALE 1" = 20'

( ) = ELEVATION IN ASSUMED DATA