

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: 04/11/2021

2021 LAND USE BOARD APPLICATION

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#: 51317

ASSIGNED Rick Oliver

INSPECTOR: _____

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

Project Name: Liberty Road- Pekera

Street Address: 154 Liberty Road Tappan, NY 10983

Tax Map Designation:

Section: 77.05 Block: 3 Lot(s): 59
 Section: _____ Block: _____ Lot(s): _____

Directional Location:

On the West side of Liberty Road, approximately
35 feet North of the intersection of Tea Place, in the
 Town of ORANGETOWN in the hamlet/village of Tappan

Acreage of Parcel <u>.306</u>	Zoning District <u>R-15</u>
School District <u>South Orangetown</u>	Postal District <u>New York</u>
Ambulance District <u>SOAC</u>	Fire District <u>Tappan</u>
Water District <u>Orangetown</u>	Sewer District <u>Orangetown</u>

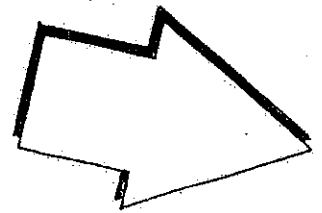
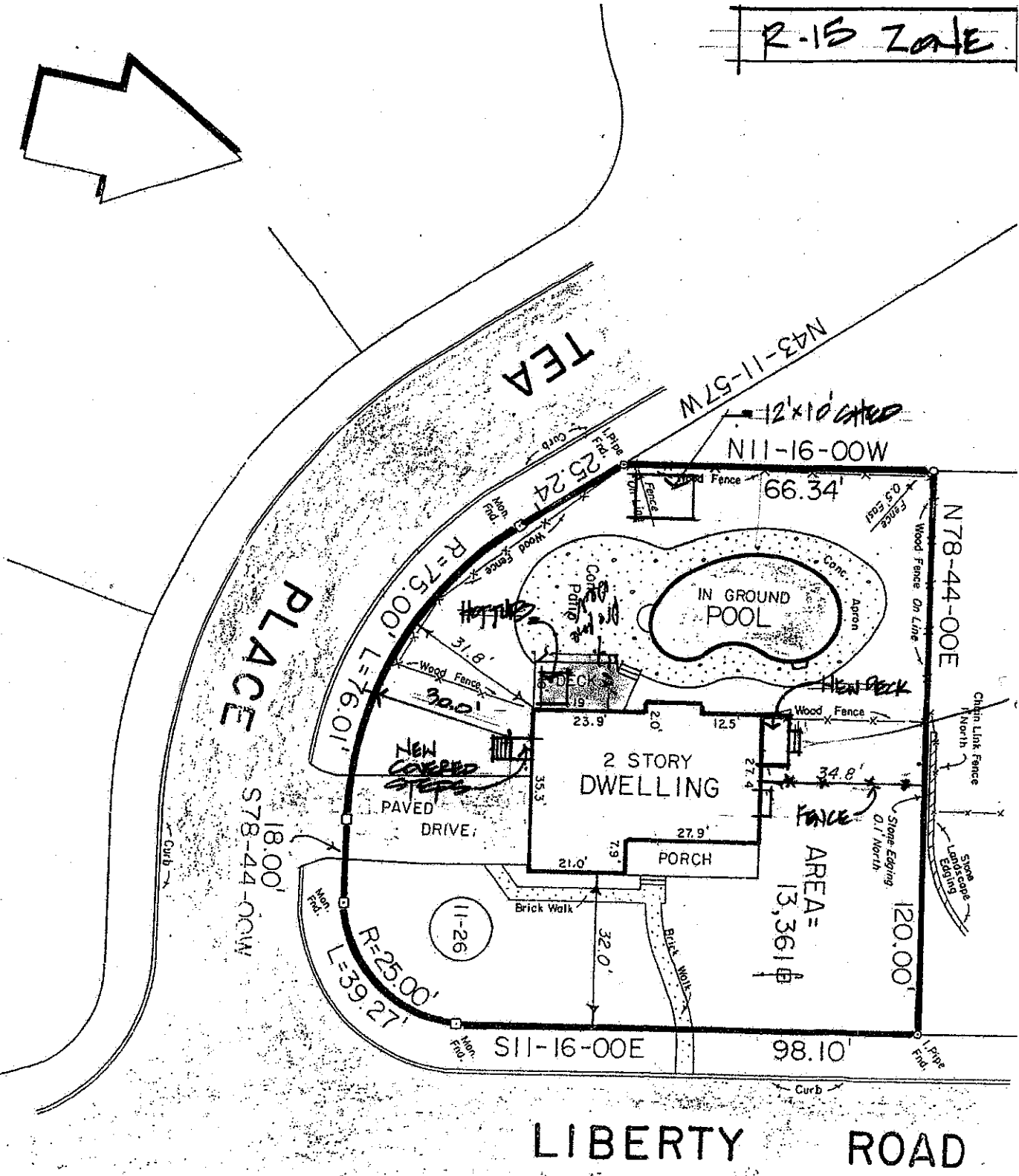
Project Description: *(If additional space required, please attach a narrative summary.)*

12' x 10' Shed, prefabricated and assembled kit
12' x 6' Trex deck off north side of house to access playground
6' x 5' Trex deck with overhang off south side of house to access driveway

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

Date: _____ Applicant's Signature: _____

R-15 ZONE



Land Survey
 For
SCHOLL & IPPOLITO
 Tappan

own of Orangetown
 Scale: 1" = 30'

October 15, 2002

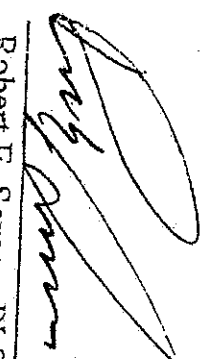
Rockland County,
 Area = 0.306 Ac

Prepared by:
 Steven C. Scholl and Catherine Ippolito,
 Staffing Title Agency, Inc.
 Staff American Title Insurance Company of New York
 1st Mutual Corp., its successors and/or assigns.

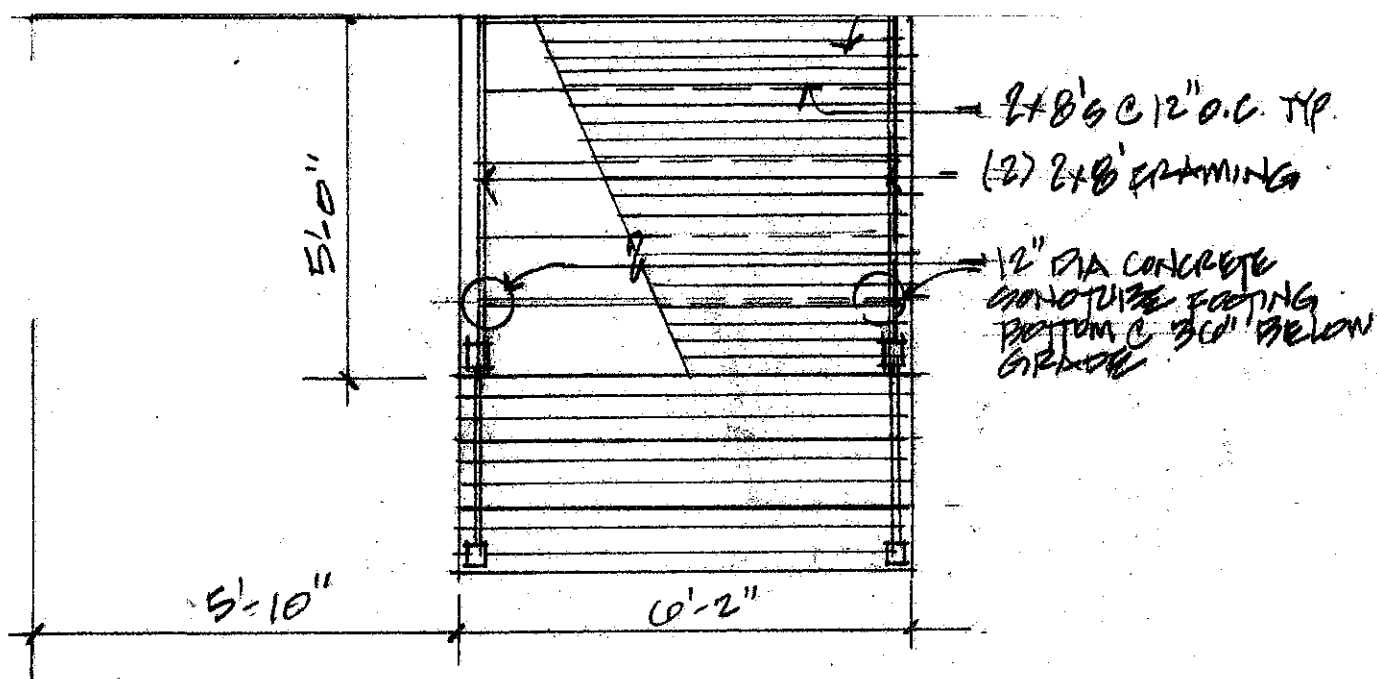
Reference: map entitled "Prel Park Section XII-1
 in the Rockland County Clerks Office May 25,
 book 71, page 41 as map # 3449.

Dimensions indicated hereon signify that this survey was
 prepared in accordance with the existing code of practice for
 surveys adopted by the New York State Association of
 Professional Land Surveyors. Said certification shall run
 in favor of the person for whom the survey is prepared, and on
 to the title company, governmental agency and
 institution listed hereon, and to the assignees of the
 institution. Certifications are not transferable to
 institutions or subsequent owners."
86108

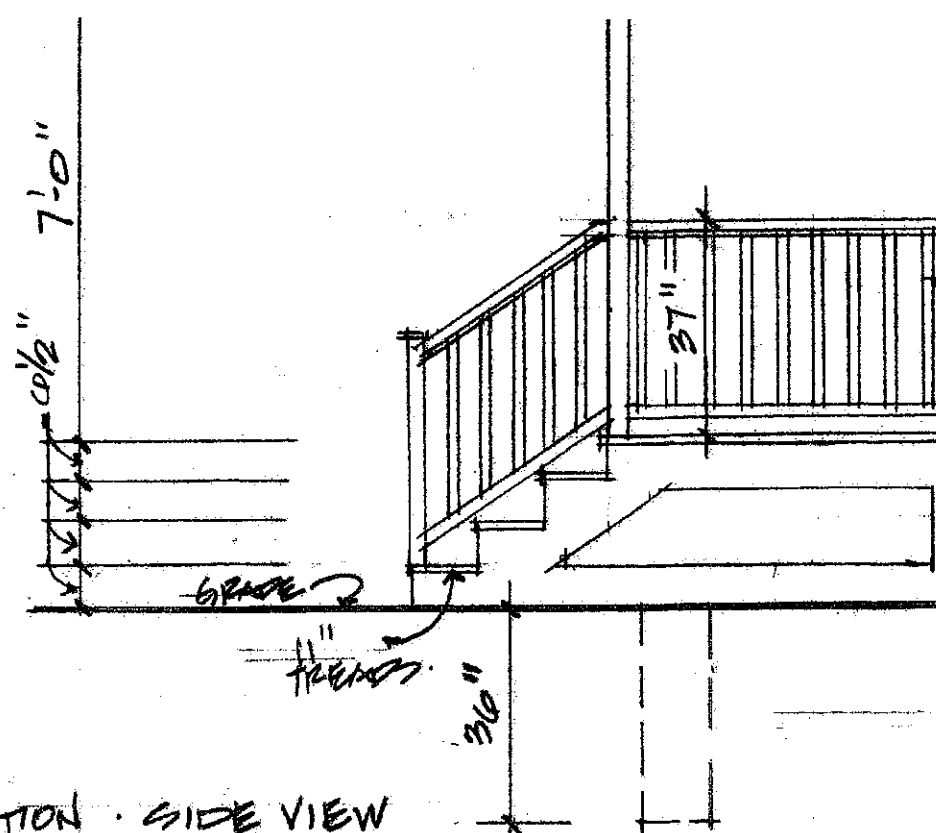
Tax Lot Designation
 Sect. 77.05 Bk. 3 Lot 59


 Robert E. Sorace, PLS
 135 South Main Street
 New City, NY 10956
 (845) 638-1498

LIBERTY ROAD

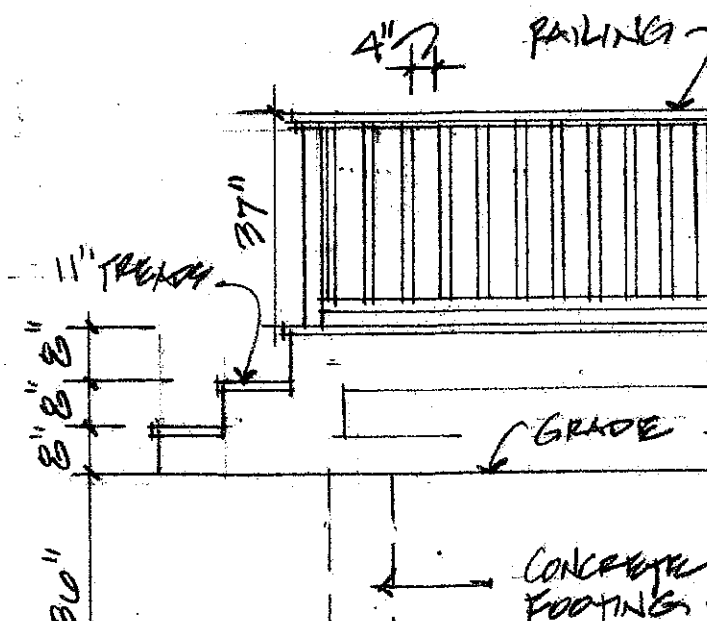
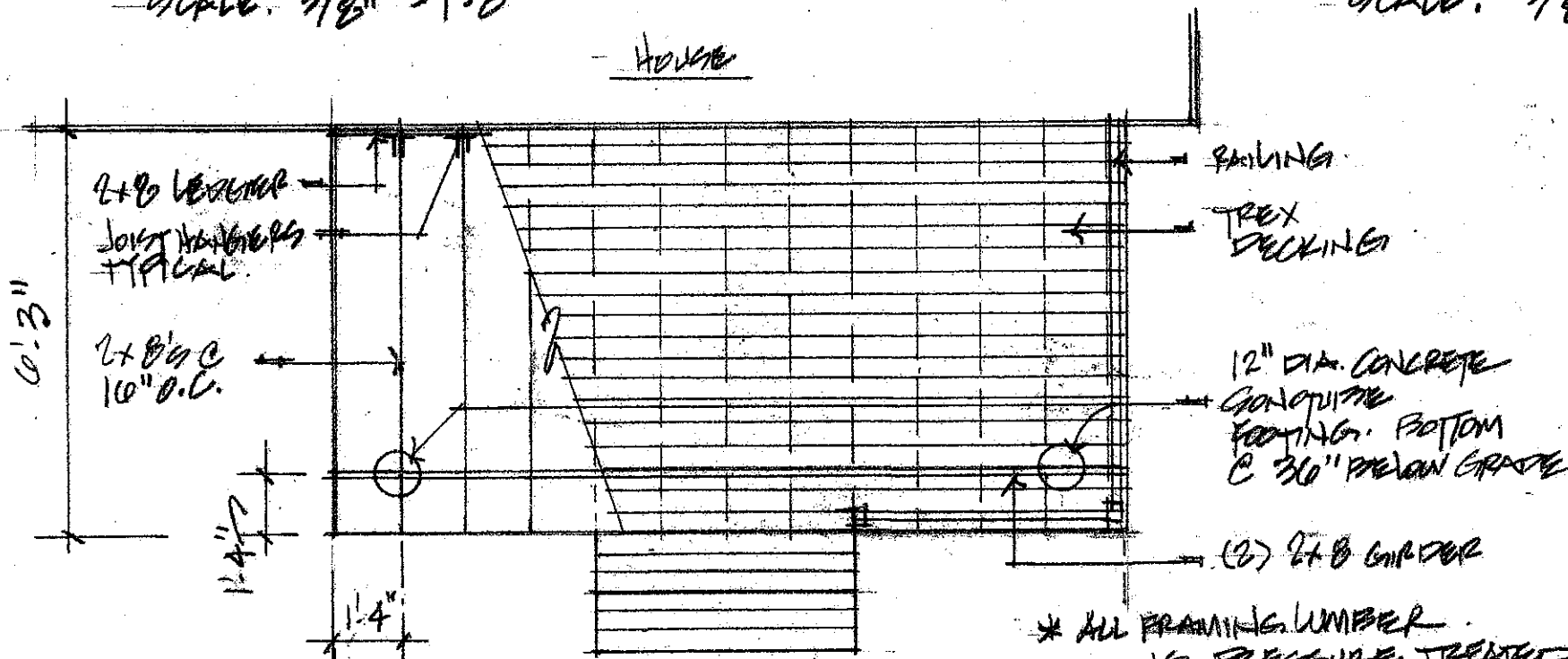


PLAN. DECK & STAIR - LEFT SIDE
 SCALE: 3/8" = 1'-0"



ELEVATION - SIDE VIEW
 SCALE: 3/8" = 1'-0"

- HOUSE



APPLICATION REVIEW FORM

AFFIDAVIT

State of New York)
County of Rockland) SS::
Town/Village of Orangetown)

I, Gregory Pekera being duly sworn deposes and says that he is the applicant, agent or attorney for applicant, in the matter of the petition before the Zoning Board (board) in the town/village of Orangetown affecting property located at 154 Liberty Rd. Tappan, Rockland County, New York.

That the following are all of the owners of property 200ft (distance) from the premises as to which this application is being taken.

Table with 3 columns: SECTION-BLOCK-LOT, NAME, ADDRESS. Rows include: 77.05-1-17. Craig Schoenfeld. 22 Tea Place, Tappan, NY 10983; 77.05-3-53. Brendan R. Oprey. 149 Liberty Road, Tappan, NY 10983; 77.05-3-54. Isabel Mazen. 159 Liberty Road, Tappan, NY 10983; 77.05-3-55. Vincent Sheridan. 167 Liberty Road, Tappan, NY 10983; 77.05-3-60. Lance P Reiter. 164 Liberty Road, Tappan, NY 10983; 77.05-3-61. Rosemarie Raccioppi. 172 Liberty Road, Tappan, NY 10983; 77.09-1-2. Patricia Fitzsimmons. 21 Tea Place, Tappan, NY 10983; 77.09-1-3. Nora Buckley. 15 Tea Place, Tappan, NY 10983; 77.09-1-4. Thomas Mannion. 144 Liberty Road, 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: April 7, 2021

Applicant: Pekeera

Address: 154 Liberty Rd, Tappan, NY

RE: Application Made at: same

Chapter 43, Table 3.12, Column 1 R-15 District, Column 2 Group M, Column 3 SFR, Column 8 Required Front Yard 30' w/ 25.2' existing. Column 11 Total Rear Yd 35' with 28.8' existing. Section 5.227 Accessory Structures require 5' from any lot line with 2.1' existing.
3 variances required

Section: 77.05

Block: 3

Lot: 59

Dear Pekeera:

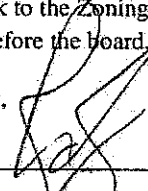
Please be advised that the Building Permit Application, which you submitted on

April 6, 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.

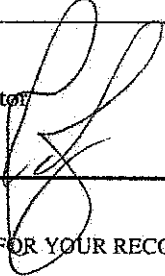
The Clerk to the Zoning Board of Appeals, Debbie Arbolino, will assist you in the preparation necessary to appear before the board.

Sincerely,


Richard Oliver
Deputy Building Inspector

4.7.2021

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


4.7.2021
Date
CC: Rosanna Siraga
Liz Decort
Debbie Arbolino



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: April 7, 2021

Applicant: Pekeera

Address: 154 Liberty Rd, Tappan, NY

RE: Application Made at: same

Chapter 43, Table 3.12, Column 1 R-15 District, Column 2 Group M, Column 3 SFR, Column 8 Required Front Yard 30' w/ 25.2' existing for deck. Section 5.227 Accessory Structures allowed in rear or side yard with front yard existing, accessory structures require 5' from any lot line with 2.1' existing. 3 variances required

Section: 77.05 Block: 3 Lot: 59

Dear Pekeera:

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

April 6, 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

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

FOR OFFICE
USE ONLY

SECTION 14-05

BLOCK 3

LOT 59

NAME Pekera

PERMIT# 51317

ZONE: R-15 OFFICIAL USE ONLY ACREAGE: .31

Inspector: lekas Date App Received: 4-6-2021 Received By: CCC

Permit No. 51317 Date Issued: _____

CO No. _____ Date Issued: _____

Permit Fee: \$400.- Ck# 1182 Paid By pekera

GIS Fee: \$20.- Ck# 1183 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: 154 Liberty Road Tappan NY 10983

Section: 77.05 Block: 3 Lot: 59

Property Owner: Gregory Pekera & Rosemarie Pigot-Pekera

Mailing Address: 154 Liberty Road Tappan, NY 10983

Email: gfuzz168@yahoo.com Phone #: 914-843-2437

Lessee (Business Name): N/A

Mailing Address: _____

Email: _____ Phone #: _____

Type of Business /Use: _____

Contact Person: Gregory Pekera Relation to Project: Home owner

Email: gfuzz168@yahoo.com Phone#: 914-843-2437

Architect/Engineer: _____ NYS Lic # _____

Address: _____ Phone#: _____

Builder/General Contractor: _____ 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: Private Residence

Proposed Project Description: 12'x6' Trex deck off north side of house to access playground. 10'x12' pre-fab shed kit. 6'x5' deck with overhang south side to access driveway. Hot tub in pre-existing deck off back of house. (Exp 1.2e)

Proposed Square Footage: _____ Estimated Construction Value (\$): \$15,000

BUILDING DEPARTMENT COMPLETES BELOW

PLANS REVIEWED: _____

PERMIT REFERRED DENIED FOR:

Chapter 43, Table 3112 Column 1 R-15 District Column 2 General Column 3 SFR Column 8 Front Yr 30' w/ 25.2' setbacks Section 5.227 Accessory Structure may be allowed in rear or side yard of front yard, sitting Accessory Structure set back 5' from any lot line w/ 2:1 sloping

R.D. Dept 7 4.7.2021 3 Variances Requested

APPLICATION REVIEW FORM

Applicant: Gregory Pekera Phone # 914-843-2437

Address: 154 Liberty Road Tappan, NY 10983
Street Name & Number (Post Office) City State Zip Code

Property Owner: Gregory Pekera Phone # 914-843-2437

Address: 154 Liberty Road 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: Gregory Pekera Phone # 914-843-2437

Address: 154 Liberty Road Tappan, NY 1098
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.

- _____ 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? _____
- 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.

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? 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.

