

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: 3/23/21

2021 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#: 51213
ASSIGNED
INSPECTOR: Dom m

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

Project Name: Quevedo Residence Detached Garage

Street Address: 66 Conklin Ave
Tappan, NY 10983

Tax Map Designation: 77.11
Section: ~~77~~ Block: ~~446~~ Lot(s): ~~68~~
Section: _____ Block: _____ Lot(s): _____

Directional Location:

On the West side of Conklin, approximately 106 feet South of the intersection of Kings Highway, in the Town of ORANGETOWN in the hamlet/village of Tappan.

Acreage of Parcel <u>.46</u>	Zoning District <u>R-15</u>
School District <u>South Orangetown</u>	Postal District <u>Tappan</u>
Ambulance District <u>SOAC</u>	Fire District <u>Tappan</u>
Water District <u>Suez</u>	Sewer District <u>South Orangetown</u>

Project Description: (If additional space required, please attach a narrative summary.)
2 Car Garage with Storage & work shop area

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

Date: 3/23/21 Applicant's Signature: [Signature]

APPLICATION REVIEW FORM

Applicant: James Quevedo Phone # 917 273 7287

Address: 66 Conklin Ave Tappan NY 10983
Street Name & Number (Post Office) City State Zip Code

Property Owner: James Quevedo Phone # 917 273 7287

Address: 66 Conklin Ave Tappan NY 10983
Street Name & Number (Post Office) City State Zip Code

Engineer/Architect/Surveyor: Harry Goldstein Phone # 845 356 7942

Address: 4 Regina Rd Monsey NY 10952
Street Name & Number (Post Office) City State Zip Code

Attorney: _____ Phone # _____

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

Contact Person: James Quevedo Phone # 917 273 -7287

Address: 66 Conklin Ave 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.

_____ 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:

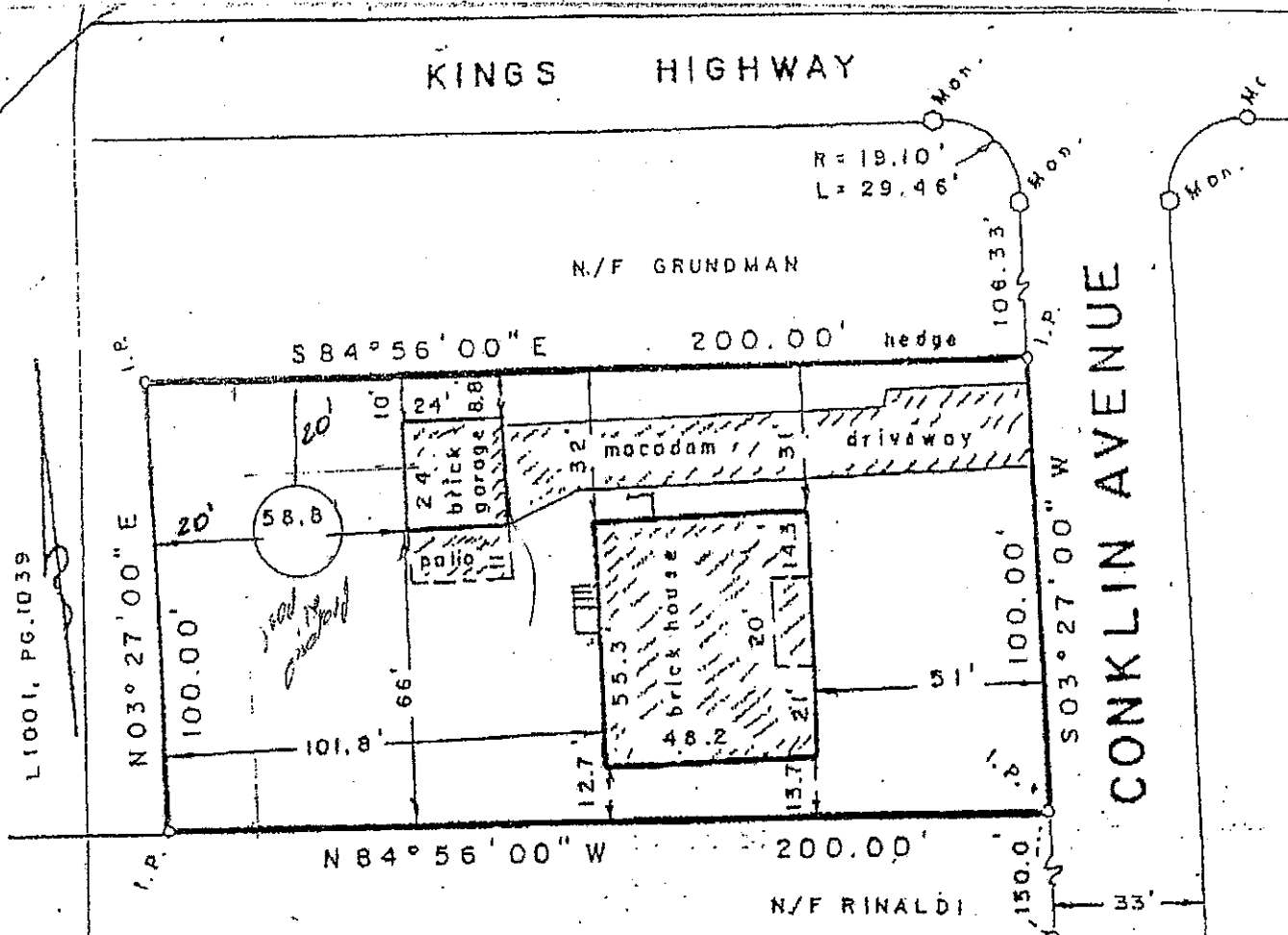
Has this project ever been reviewed before? YES

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.

H A B R # 04-11 Approved

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

SWIS	PRINT KEY	NAME	ADDRESS
392489	77.11-1-22	Ark F Pang	121 Kings Hwy, Tappan, NY 10983
392489	77.11-1-64	Aune R Joyce	8 Yorktown Ct, Tappan, NY 10983
392489	77.11-1-65	Jose Mills	12 Yorktown Ct, Tappan, NY 10983
392489	77.11-1-66	John Maloney	52 Corkin Av, Tappan, NY 10983
392489	77.11-1-67	Andrew Varga	56 Corkin Av, Tappan, NY 10983
392489	77.11-1-68	James Quevedo	66 Corkin Av, Tappan, NY 10983
392489	77.11-1-69	Casey A Said	159 Kings Hwy, Tappan, NY 10983
392489	77.11-1-70	Ralph G Werner	101 Kings Hwy, Tappan, NY 10983
392489	77.11-1-71.1	Mark Solnick	93 Kings Hwy, Tappan, NY 10983
392489	77.11-1-71.2	Jose Barbosa	97 Kings Hwy, Tappan, NY 10983
392489	77.11-1-72	Brian Cutcl	89 Kings Hwy, Tappan, NY 10983



L1001, PG.1039

KINGS HIGHWAY

N./F GRUNDMAN

CONKLIN AVENUE

YORKTOWN CT.

(YORKTOWN ESTATES-MAP 3407)

Survey of Property for
ROBERT & JENNIE CONWAY

TAPPAN, N.Y. TOWN OF ORANGETOWN
 SCALE: 1" = 40'

ROCKLAND COUNTY
 OCTOBER 6, 1986

CERTIFIED AS ACCURATE & CORRECT TO:

1. ROBERT & JENNIE CONWAY.
2. TITLE USA INSURANCE CORPORATION OF NEW YORK.
3. CITIBANK, N.A.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7208, §06-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT HAVING THE EMBOSSED SEAL OF THE LAND SURVEYOR SHALL NOT BE VALID. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ANY OTHER PERSONS OR SUCCESSORS.

86 44 17 31P

TAX MAP DESIGNATION:
 SECT. 47, BLK. 446, LOT 2

Thomas A. Donovan
 THOMAS A. DONOVAN, P.L.S.
 WEST NYACK, N.Y.
 N.Y.S. LIC. NO. 48046



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 23, 2021

Applicant: Quenedo

Address: 66 Conklin Ave, Tappan, NY

RE: Application Made at: same

Chapter 43, Section 5.227 Accessory Structures Maximum (Mean) Height 15' with 17'6" proposed.

One Variance Required

Section: 77.11

Block: 1

Lot: 68

Dear Quenedo:

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

March 16, 2021, has been denied. I have enclosed a Xerox copy of your application, where you will find at the bottom the reason for denial.

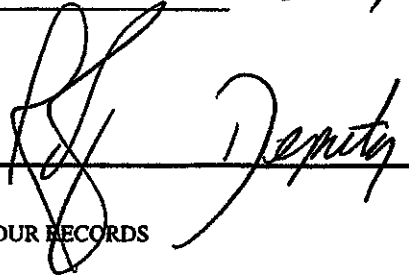
In Accordance with Zoning, Chapter 43 Section 10.322 the time to appeal a determination of a Building Inspector or Similar administrative office is thirty (30) days from the filing of such a determination with the Town Clerk.

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

3.23.2021

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-75 (644)</u>	OFFICIAL USE ONLY	ACREAGE: <u>.46</u>
Inspector: <u>Don</u>	Date App Received: <u>3-16-2021</u>	Received By: <u>CCC</u>
Permit No.: <u>51213</u>	Date Issued: _____	
CO No.: _____	Date Issued: _____	
Permit Fee: <u>\$1,176.-</u>	Ck#: <u>1352</u>	Paid By: <u>Quevedo</u>
GIS Fee: <u>20.-</u>	Ck#: <u>1350</u>	Paid By: " "
Stream Maintenance Fee: _____	Ck#: _____	Paid By: _____
Additional Fee: _____	Ck#: _____	Date Paid: _____
1st 6 mo. Ext.: _____	Ck#: _____	Exp. Date: _____
2nd 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 be signed by the applicant.

Property Location: 66 Conklin Ave Tappan NY 10983

Section: 77.11 **Block:** 1 **Lot:** 68

Property Owner: James Quevedo

Mailing Address: 66 Conklin Ave Tappan, NY 10983

Email: Jimelway@verizon.net **Phone #:** 917 273-7287

Lessee (Business Name): _____

Mailing Address: _____

Email: _____ **Phone #:** _____

Type of Business /Use: _____

Contact Person: James Quevedo **Relation to Project:** Home owner

Email: Jimelway@verizon.net **Phone#:** 917 273 7287

Architect/Engineer: Harry J Goldstein **NYS Lic #** 023518

Address: 4 Regina Rd Monsey, NY 10952 **Phone#:** 356-7942 / 914 393-5187

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: 2 Car Garage

Proposed Project Description: 2 Car Garage with workshop and storage area

Proposed Square Footage: 960 **Estimated Construction Value (\$):** 57600

BUILDING DEPARTMENT COMPLETES BELOW

PLANS REVIEWED: _____

PERMIT REFERRED / DENIED FOR:

Chapter 43, Section 5.222 Necessary Structures
Maintenance (Mean) Height is 15' w/ 17'6" proposed.
1 Variance required.

Ref Dept 3.23.2021

FOR OFFICE
USE ONLY

SECTION

BLOCK

LOT

NAME

PERMIT#

APPLICATION FOR BUILDING/DEMOLITION PERMIT

APPLICANT MUST COMPLETE OR APPLICATION WILL NOT BE ACCEPTED

ZONING BULK REQUIREMENTS			
Zone:	Group:	Use:	
		Required	Existing
		Proposed	
Floor area ratio			
Lot area			
Lot width			
Street frontage			
Front yard setback			
Side yard setback			
Total side yard setback			
Rear yard setback			
Maximum building height			

Number of stories: _____ Construction Type: _____ Occupancy Class: _____

Zoning Chart Information Completed by: _____

- Sewage: (circle one) Town County Private
- How many kitchens on the property? NA
- Are there any renters, tenants, lessees or boarders at this property? YES (NO)
- Are there any other building permits on this property? YES (NO)
- Is the property in a flood plain? YES (NO)

AFFIDAVIT

State of New York)

County of Rockland) SS.:

Town / Village of Orangetown)

I, James Quevedo being duly sworn, deposes and says that he/she is the (circle one) owner, lessee, engineer, surveyor, architect, builder, or agent of the owner) in fee of the premises to which this application applies; that he/she (the applicant) is duly authorized to make this application and that the statements contained in the papers submitted herein are true to the best of his/her knowledge and belief, and that the work will be performed in the manner set forth in the application and in the plans and specifications filed therewith, and in accordance with the State Uniform Building Code and all other applicable laws, ordinances and regulations of the municipality. I also declare that the structure or area described in this application will not be occupied or used until I have obtained a Certificate of Occupancy or Certificate of Compliance.

Signature and Mailing Address

James Quevedo
66 Conklin Ave
Tappan, NY 10983

SWORN to before me this 15 day of March, 2021

Witness: [Signature]
 (If not witnessed by Building Department personnel, Notary signature is required.) _____, Notary Public

OFFICIAL USE ONLY:	
Checked by: _____	Date: _____
Permit Granted for: _____	

Signature: _____	Date: _____
Director, OBZPAE	