

Name of Municipality: TOWN OF ORANGETOWN Date Submitted: _____

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#: 51274
 ASSIGNED _____
 INSPECTOR: GM
 Referred from Planning Board: YES / NO
 If yes provide date of Planning Board meeting: _____

Project Name: Strochansky Residence

Street Address: 10 Sterling Place
Bauveit, NY 10913

Tax Map Designation:
Section: 70.10 Block: 1 Lot(s): 604
Section: _____ Block: _____ Lot(s): _____

Directional Location:
On the North side of Sterling Place, approximately 350 feet West of the intersection of Yale Terrace, in the Town of ORANGETOWN in the hamlet/village of Bauveit.

| | |
|--------------------------------------|-----------------------------------|
| Acreage of Parcel <u>.34</u> | Zoning District <u>Orangetown</u> |
| School District <u>Orangetown</u> | Postal District <u>Orangetown</u> |
| Ambulance District <u>Orangetown</u> | Fire District <u>Orangetown</u> |
| Water District <u>SUP2</u> | Sewer District <u>SUP2</u> |

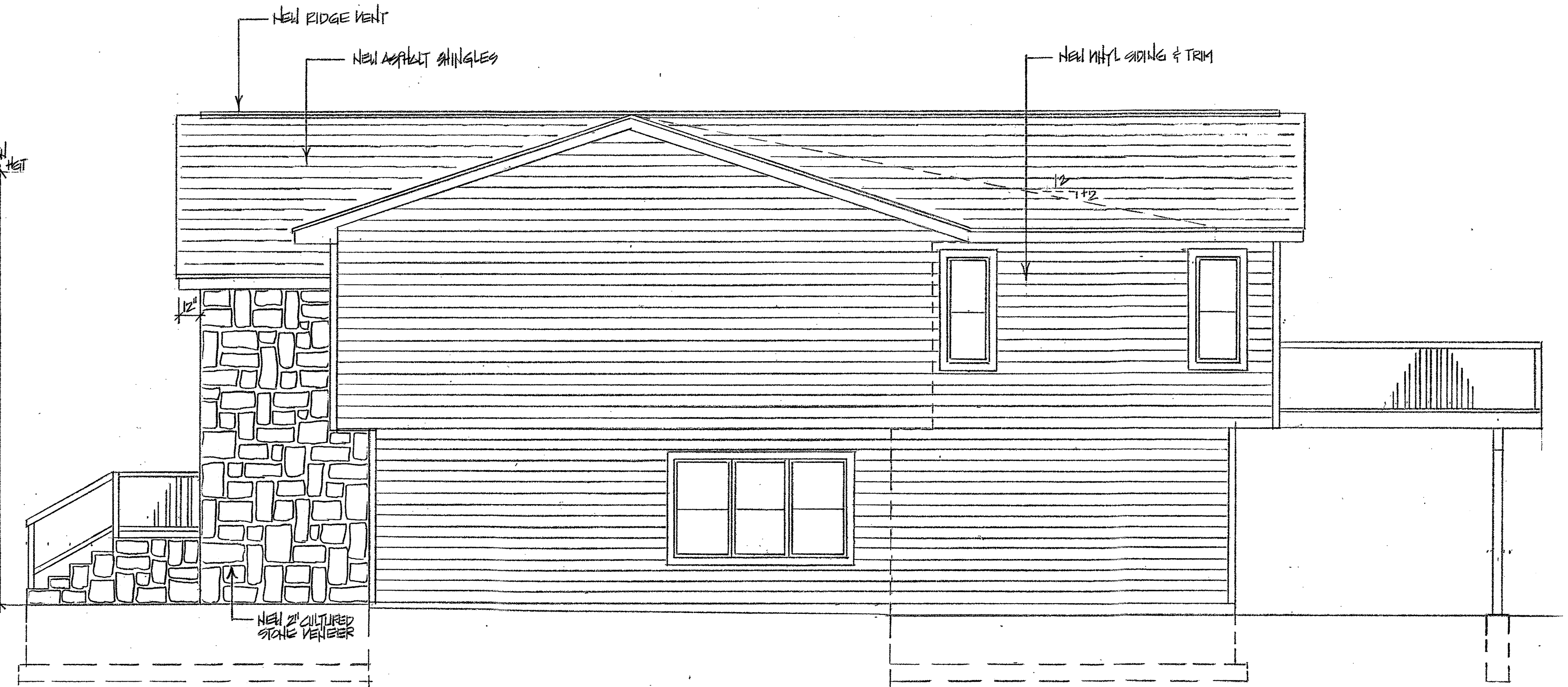
Project Description: (If additional space required, please attach a narrative summary.)
Two story extension and front partico.

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.
Date: 4.4.21 Applicant's Signature: [Signature]

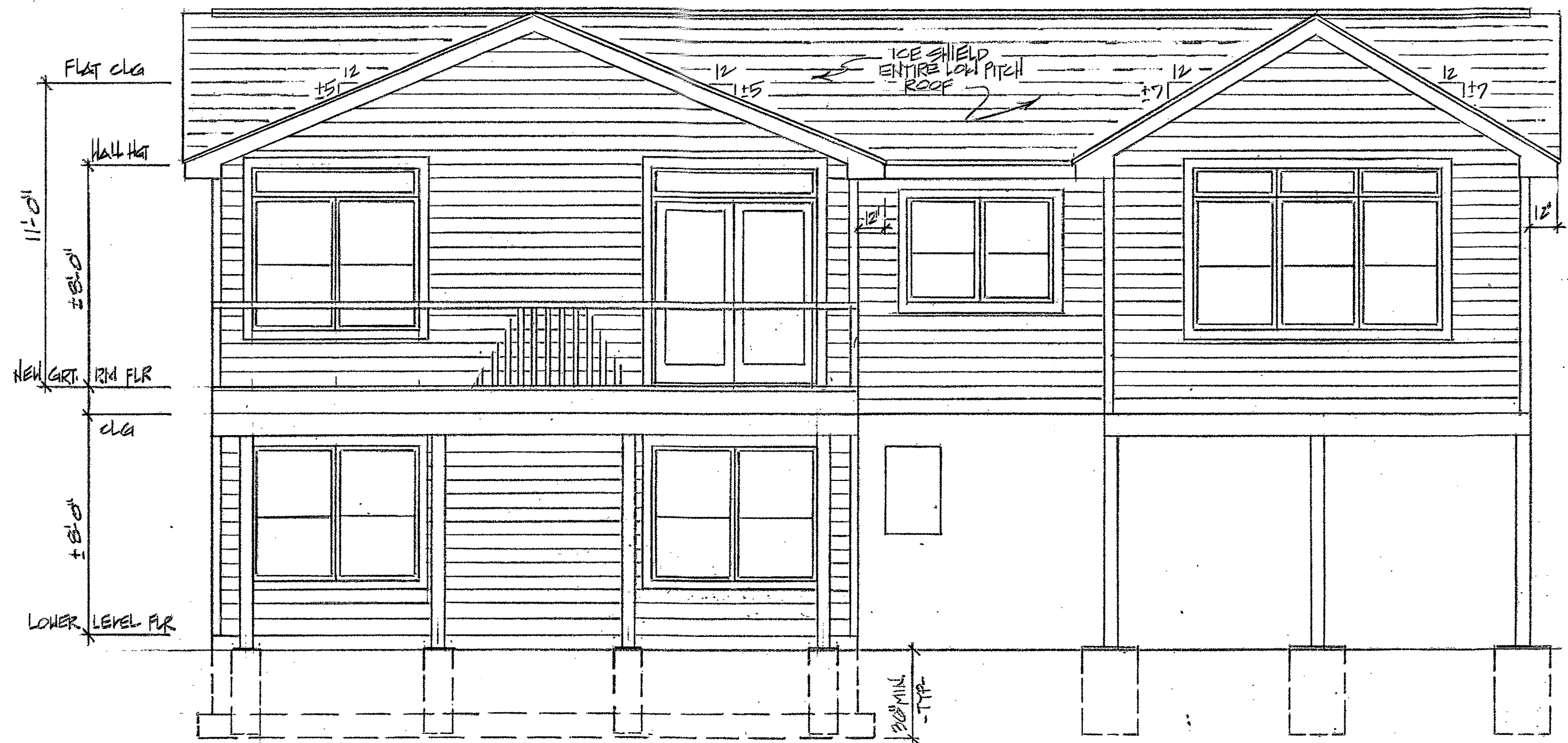


FRONT ELEVATION

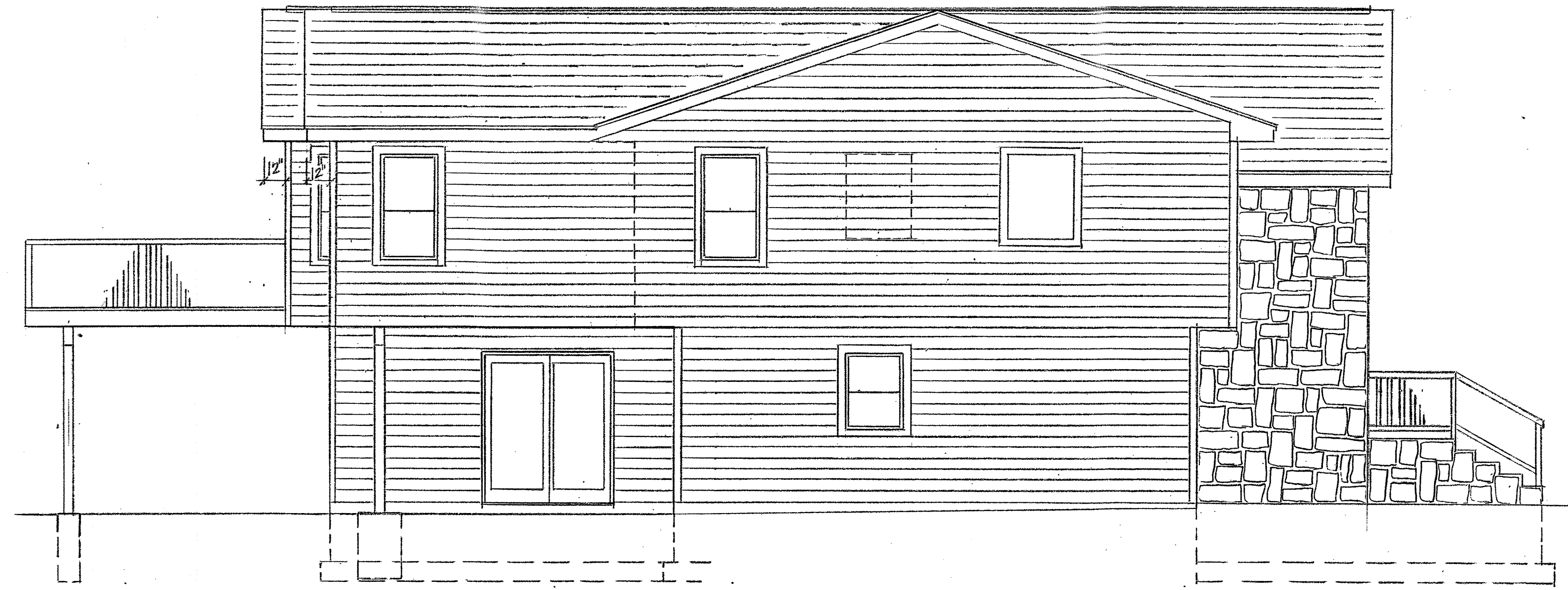
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION

STROCHANSKY RESIDENCE
TWO-STORY ADDITION
10 STERLING PLACE
BLAUVELT, NEW YORK

HARRY J. GOLDSTEIN
ARCHITECT

N.Y.S. LICENSE NO. 023518
NOT VALID UNLESS SIGNED & SEALED

HARRY J. GOLDSTEIN
ARCHITECT
DESIGN & DEVELOPMENT
4 REGINA ROAD
MONSEY, NEW YORK 10952
(845) 356-7942 (914) 393-5787

PROJECT 201076
DECEMBER 29, 2020

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3

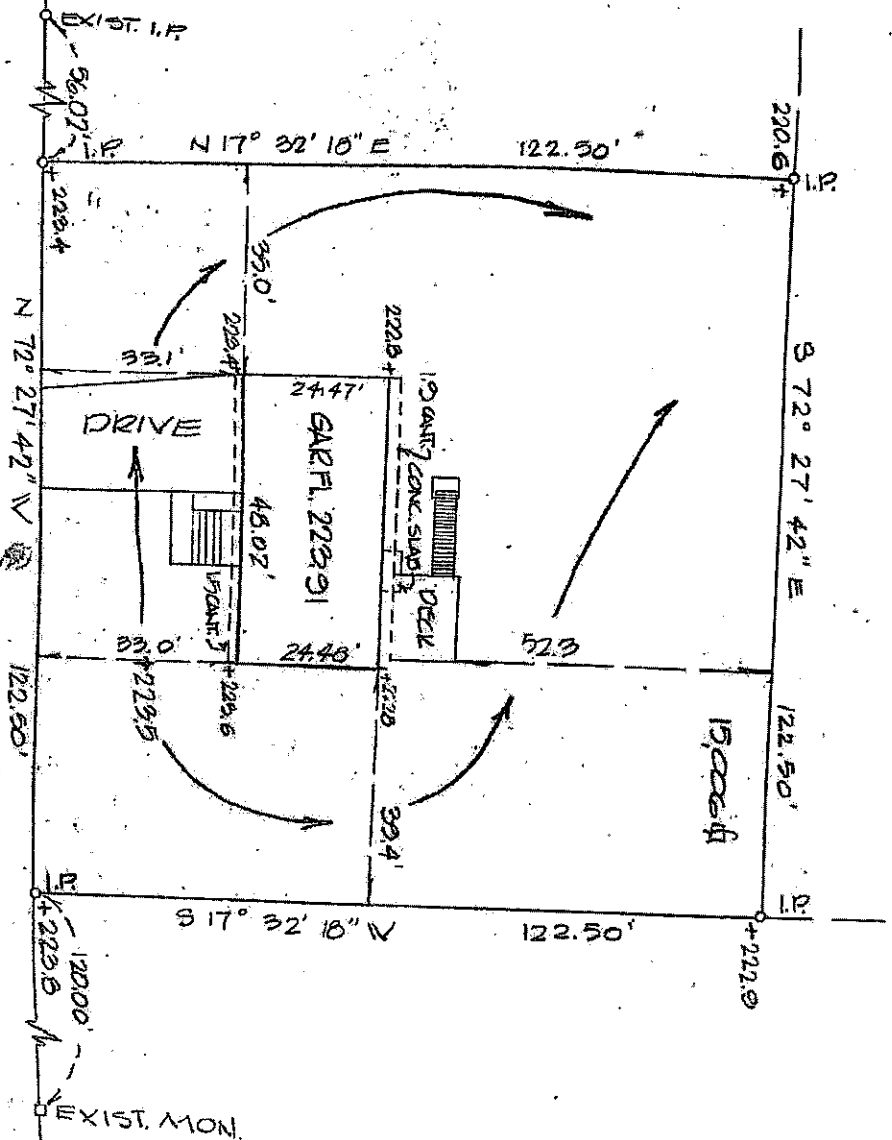
SURVEY OF PROPERTY

AT

TOWN OF ORANGETOWN

ROCKLAND COUNTY

NEW YORK



STERLING PLACE

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-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 ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

CERTIFIED CORRECT AND ACCURATE TO
MANUEL AND GIGI NAVARRO
PEOPLE FUNDING CORPORATION
AMERICAN TITLE INSURANCE CO.

Blanche Young

ADLER & YOUNG, P.C.

PROFESSIONAL ENGINEERS
82 DEMAREST MILL ROAD
NANUET, N.Y.

FOUNDATION LOCATION
AND FINAL 12/9/82

IRON PIPES,

BEING LOT 110-3, BLOCK 842
MAP OF PROF. OF STANLEY B. HUESTED
FILED IN THE OFFICE OF THE
ROCKLAND COUNTY CLERK

ON 4/14/82 AS MAP NO. 5854
BOOK 85

SCALE: 1" = 30'
DATE: 12/13/82

DWG. No. REV.
SURVEY PLOT A.L.S.
CHECK



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 30, 2021

Applicant: Strochansky

Address: 10 Sterlin Pl, Blauvelt, NY

RE: Application Made at: same

Chapter 43, Table 3.12, Column 1 R-15 District, Column 2 Group M, Column 3 SFR, Column 4
Maximum FAR 20% w/ 23.7% proposed, Column 8 Required
Front Yard 30' w/ 25' proposed, Column 11 Rear Yard 35' w/ 33.8' proposed.
Three variances required

Section: 70.10 Block: 1 Lot: 64

Dear Strochansky:

Please be advised that the Building Permit Application, which you submitted on
march 29, 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.**

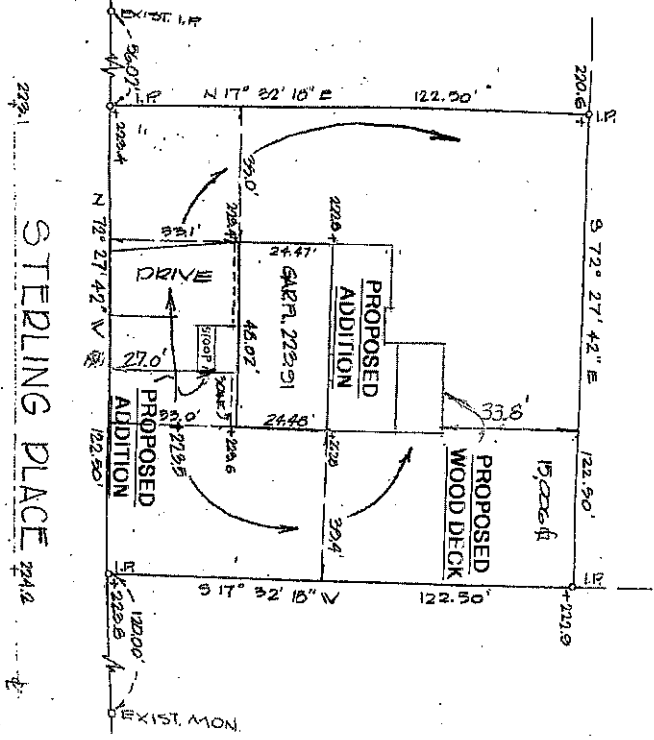
The Clerk to the Zoning Board of Appeals, Debbie Arbolino, will assist you in the preparation necessary to
appear before the board.

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



224.1 STEPLING PLACE 224.2

NOTE: THE ABOVE PLOT PLAN OF A PROPOSED TWO-STORY ADDITION IS BASED ON A SURVEY ORIGINALLY DRAWN BY ADLER & YOUNG PROFESSIONAL ENGINEERS, ON 12/9/182

PLOT PLAN

SCALE: 1"=40'

BULK REGULATIONS

| col | 1. ZONE | 2. GROUP | 3. USE |
|-----|---|------------------|-------------------------------|
| | R-19 | M | SINGLE-FAMILY RES. PROPOSED |
| 4 | Floor area ratio | REQUIRED 0.20 | EXISTING 0.16 (2,410 SF) * |
| 5 | Lot area | 15,000 | 15,000 |
| 6 | Lot Width | 100 | 122.5 |
| 7 | Front yard depth | 30 | 32.0 * |
| 8 | Side yard width | 20 | 35.0 |
| 9 | Total width both side yards | 50 | 74.4 |
| 10 | Rear yard depth | 35 | 52.3 * |
| 11 | Maximum building height in feet and inches per foot of distance from lot line | 1' | 9' |

APPLICATION REVIEW FORM

Applicant: Shannon Strachansky Phone # 646.753.2903

Address: 10 Sterling Place Blauvelt NY 10913
Street Name & Number (Post Office) City State Zip Code

Property Owner: Shannon Strachansky Phone # 646.753.2903

Address: 10 Sterling Place Blauvelt NY 10913
Street Name & Number (Post Office) City State Zip Code

Engineer/Architect/Surveyor: Harry J. Goldstein Phone # 914.393.5787

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

Attorney: N/A Phone # _____

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

Contact Person: Shannon Strachansky Phone # 646.753.2903

Address: 10 Sterling Place Blauvelt NY 10913
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.

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.

APPLICATION REVIEW FORM

Applicant's Signature and Certification

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

I, Shannon Storchansky hereby depose and say that all the above statements contained in the papers submitted herewith are true.

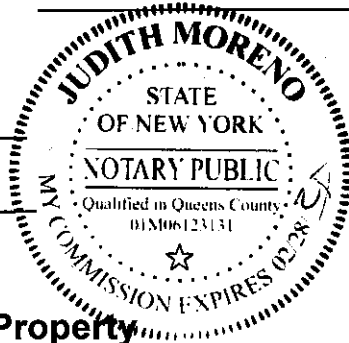
Signature: [Handwritten Signature]

Mailing Address: 10 Sterling Place
Blauvelt, NY, 10913

SWORN to before this

6th day of April, 2021

[Handwritten Signature]
Notary Public



Owner/Applicant's Consent Form to Visit Property

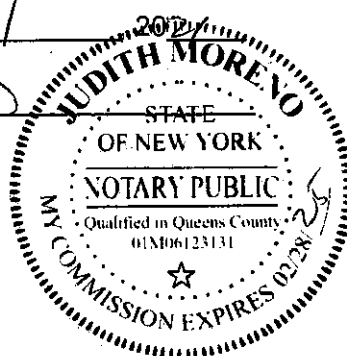
I, Shannon Storchansky, owner/applicant of the property described in the application submitted to the town/village board, planning board, zoning board of appeals and/or supporting staff, do hereby give permission to members of said boards and/or supporting staff to visit the property in question at a reasonable time during the day.

[Handwritten Signature]
Owner/Applicant Signature

SWORN to before this

6th day of April, 2021

[Handwritten Signature]
Notary Public



APPLICATION REVIEW FORM

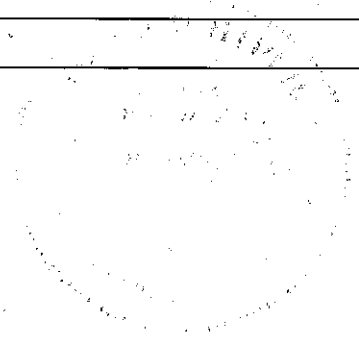
AFFIDAVIT

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

I, Shannon E. Stachursky being duly sworn deposes and says that he is the applicant, agent or attorney for applicant, in the matter of the petition before the Orangetown Board (board) in the town/village of Orangetown affecting property located at 10 Sterling Place, Blauvelt, Rockland County, New York.

That the following are all of the owners of property 100 Ft (distance) from the premises as to which this application is being taken.

Table with 3 columns: SECTION-BLOCK-LOT, NAME, ADDRESS. Contains handwritten entries for Kristin Calle, Sean Hallinan, Harry Minjianian III, Colm Donnelly, Mark Preti, James Gibson, Paul Valentine Jr., Dmitri Petrounuiak, Rita Franco, and Joseph Francomano Jr.



APPLICATION REVIEW FORM

4. There is no state officer, Rockland County officer or employee or town/village officer or employee nor his or her spouse, brother, sister, parent, child or grandchild, or a spouse of any of these relatives who is the applicant or who has an interest in the person, partnership or association making this application, petition or request, or is an officer, director, partner or employee of the applicant, or that such officer or employee, if this applicant is a corporation, legally or beneficially owns or controls any stock of the applicant in excess of 5% of the total of the corporation if its stock is listed on the New York or American Stock Exchanges; or is a member or partner of the applicant, if the applicant is an association or a partnership; nor that such town/village officer or employee nor any member of his family in any of the foregoing classes is a party to an agreement with the applicant, express or implied, whereby such officer or employee may receive any payment or other benefit, whether or not for service rendered, which is dependent or contingent upon the favorable approval of this application, petition or request.

5. To the extent that the same is known to your applicant, and to the owner of the subject premises **there is disclosed herewith** the interest of the following officer or employee of the State of New York or the County of Rockland or of the Town/Village of ORANGETOWN in the petition, request or application or in the property or subject matter to which it relates:

(IF NONE, SO STATE)

- a. Name and address of officer or employee None
- b. Nature of interest None
- c. If stockholder, number of shares None
- d. If officer or partner, nature of office and name of partnership None
- e. If a spouse or brother, sister, parent, child, grandchild or the spouse of any of these blood relatives of such state, county or town/village officer or employee, state name and address of such relative and nature of relationship to officer and employee and nature and extent of office, interest or participation or association having an interest in such ownership or in any business entity sharing in such ownership. None
- f. In the event of corporate or limited liability company ownership: A list of all directors, officers and stockholders of each corporation or members of each limited liability company owning more than five (5%) percent of any class of stock or more than five (5%) percent beneficial interest, must be attached, if any of these are officers or employees of the State of New York, or of the County of Rockland, or of the Town of Orangetown.

6. I do hereby depose and say that all the above statements and statements contained in the papers submitted herewith are true, knowing that a person who knowingly and intentionally violates this section is guilty of a misdemeanor.

Signature: [Handwritten Signature]

Mailing Address: 10 Sterling Place
Blauvelt, NY, 10913

SWORN to before this

6th day of April, 2021

[Handwritten Signature]
Notary Public

