

RECEIVED
MAR 23 2021
TOWN OF ORANGETOWN
LAND USE BOARD

Name of Municipality: TOWN OF ORANGETOWN Date Submitted: 3/26/2021

2021 LAND USE BOARD APPLICATION

Please check all that apply:

Commercial Residential

Planning Board Historical Board
 Zoning Board of Appeals Architectural Board

Subdivision Consultation
 Number of Lots Pre-Preliminary/Sketch
 Site Plan Preliminary
 Conditional Use Final
 Interpretation

Special Permit
 Variance
 Performance Standards Review
 Use Variance
 Other (specify): _____

PERMIT#: 51241
 ASSIGNED
 INSPECTOR: GM

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

Project Name: Santander Fence

Street Address: 182 Summit Ave
Tappan N.Y. 10983

Tax Map Designation:
Section: 77.06 Block: 1 Lot(s): 61
Section: _____ Block: _____ Lot(s): _____

Directional Location:
On the South side of Washington Ave, approximately _____ feet of the intersection of Summit Ave, in the Town of ORANGETOWN in the hamlet/village of _____.

Acreage of Parcel <u>.36</u>	Zoning District <u>R-15</u>
School District <u>SOCJD</u>	Postal District <u>Tappan</u>
Ambulance District <u>SOC</u>	Fire District <u>Tappan</u>
Water District <u>Suez</u>	Sewer District <u>Orangetown</u>

Project Description: (If additional space required, please attach a narrative summary.)
6'-0" High Privacy fence

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.
Date: 3/26/21 Applicant's Signature: [Signature]

APPLICATION REVIEW FORM

Applicant: Robert Santander Phone # 845-398-2729
Address: 182 Summit Ave Tappan N.Y. 10983

Property Owner: Robert Santander Phone # 845-398-2729
Address: 182 Summit Ave Tappan N.Y. 10983

Engineer/Architect/Surveyor: Louise Hale Phone # 845-536-6585
Address: 15 Tyler Place West Nyack N.Y. 10994

Attorney: Phone #
Address: Street Name & Number (Post Office) City State Zip Code

Contact Person: Robert Santander Phone # 201 993 1167
Address: 182 Summit Ave Tappan N.Y. 10983

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? _____

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.



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 24, 2021

Applicant: Santander

Address: 182 Summit Ave, Orangeburg, NY

RE: Application Made at: same

Chapter 43, Section 5.226 Fence not more than 4-1/2' permitted in front yard
One variance required

Section: 77.06 Block: 1 Lot: 61

Dear Santander:

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

March 22, 2021, has been denied. I have enclosed a Xerox copy of your application, where you will find at the bottom the reason for denial.

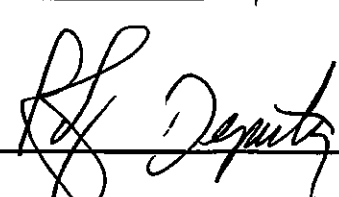
In Accordance with Zoning, Chapter 43 Section 10.322 the time to appeal a determination of a Building Inspector or Similar administrative office is thirty (30) days from the filing of such a determination with the Town Clerk.

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

3-24-2021

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-15</u>	OFFICIAL USE ONLY	ACREAGE: <u>.36</u>
Inspector: <u>Celen</u>	Date App Received: <u>3-22-2021</u>	Received By: <u>CCC</u>
Permit No. <u>51241</u>	Date Issued: _____	
CO No. _____	Date Issued: _____	
Permit Fee: <u>204.</u>	Ck# <u>807</u>	Paid By <u>Santander</u>
GIS Fee: <u>20.</u>	Ck# <u>806</u>	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: 182 Summit Avenue Orangeburg, NY 10983

Section: 77.06 **Block:** 1 **Lot:** 61

Property Owner: Robert Santander

Mailing Address: 182 Summit Avenue Tappan NY 10983

Email: _____ **Phone #:** _____

Lessee (Business Name): _____

Mailing Address: _____

Email: _____ **Phone #:** _____

Type of Business /Use: _____

Contact Person: Louise Male **Relation to Project:** Architect

Email: Hell@MeridaArchitecture.com **Phone#:** 945 536 6585

Architect/Engineer: Louise Male **NYS Lic #** 024249

Address: 15 Tyler Place W. Nyack N.Y. **Phone#:** 945 536 6585

Builder/General Contractor: GEO RECKS CORP **RC Lic #** H-18075

Address: _____ **Phone#:** _____

Plumber: _____ **RC Lic #** _____

Address: _____ **Phone#:** _____

Electrician: _____ **RC Lic #:** _____

Address: _____ **Phone#:** _____

Heat/Cooling: _____ **RC Lic#:** _____

Address: _____ **Phone#:** _____

Existing use of structure or land: one family residence

Proposed Project Description: 6'-0" High privacy fence.

Proposed Square Footage: 710 L.F. **Estimated Construction Value (\$):** \$3,400

BUILDING DEPARTMENT COMPLETES BELOW

PLANS REVIEWED: _____

PERMIT REFERRED / DENIED FOR: _____

Chapter 43, Section 5.226 Fence over 4 1/2' not permitted in front yard.

Buy Variance Required.

[Signature] 3-24-2021

FOR OFFICE USE ONLY SECTION BLOCK LOT NAME PERMIT#

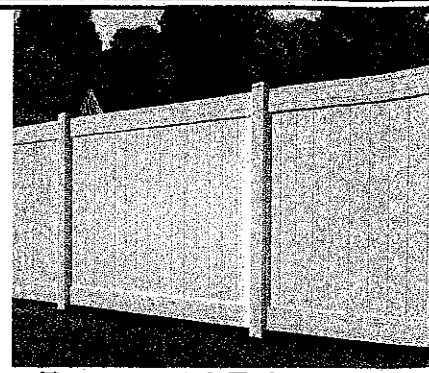
Bulk Regulations Table

Minimum	Required	Existing	Proposed
Lot Area	15,000 S.F.	15,638.04 S.F.	No change
Lot Width	100'-0"	125'	No change
Street Frontage	75'-0"	125'	No change
Front Yard	30'-0"	34.7'	No change
Side Yard	20'-0"	30.9'	No change
Total Side Yard	50'-0"	71'	No change
Rear Yard	35'-0"	35'-0"	No change
Building Height	12" per ft. of distance from lot line		No change
Max. F.A.R.	20%	14%	No change

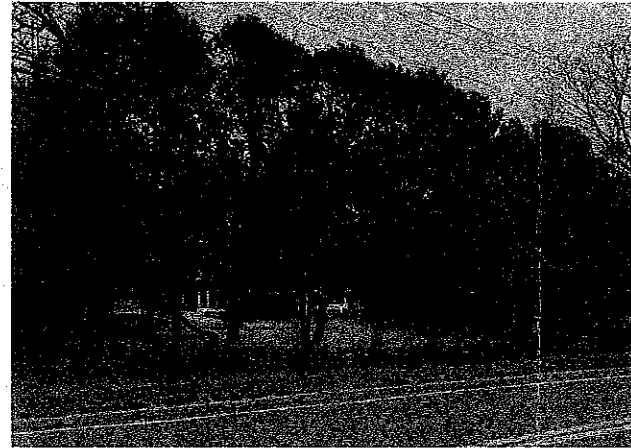
Property Information

182 Summit Avenue
Orangeburg, NY
10983

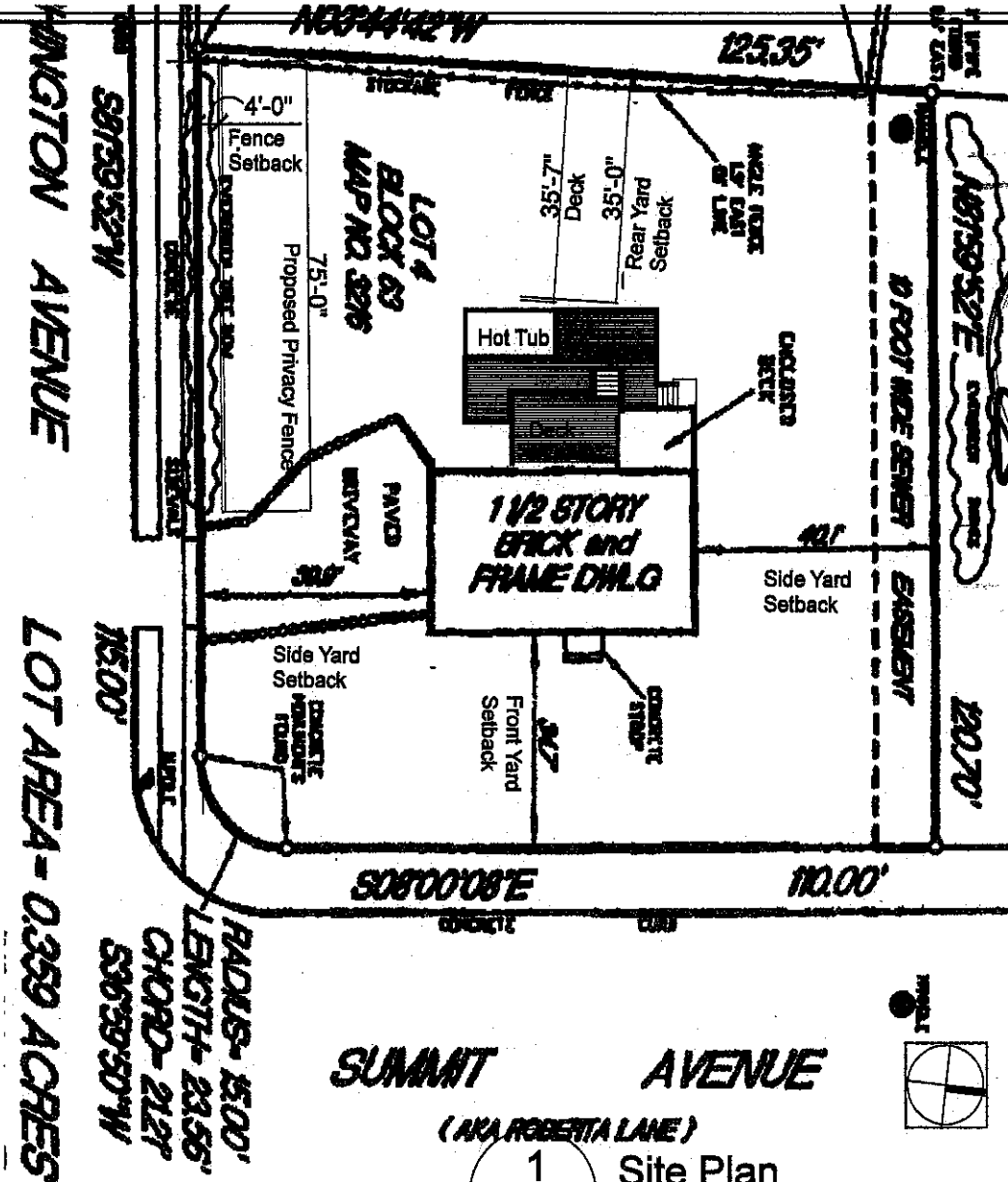
Section 32-16
Block 63
Lot 4
Zone R-15



2
T-1.0 Proposed Privacy Fence
Fairfax White Vinyl Privacy Fence. Each panel - 6'-0" high x 8'-0" wide

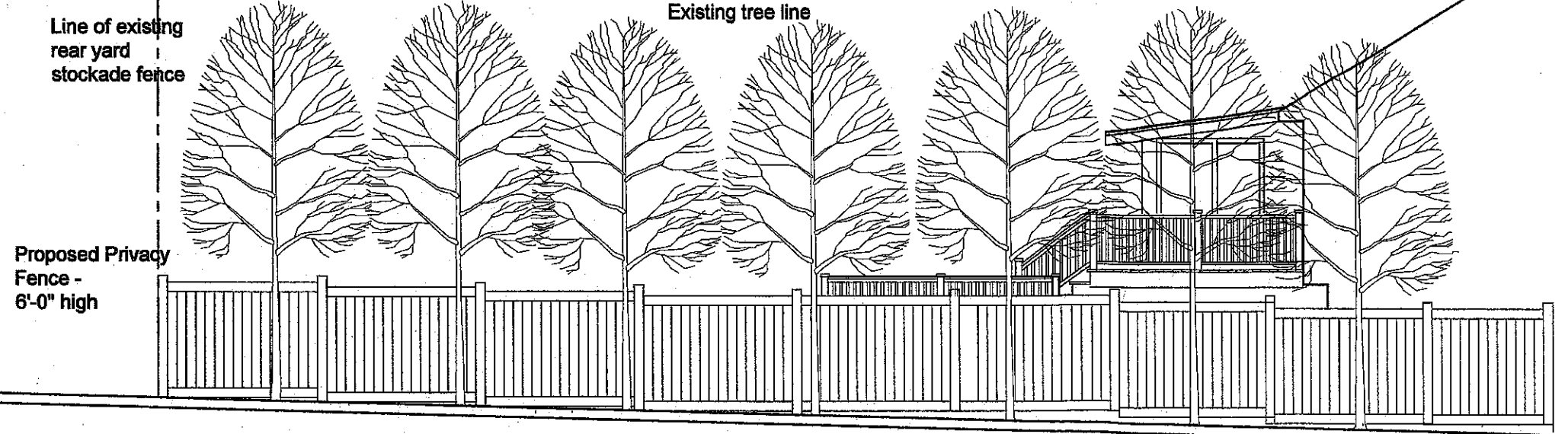
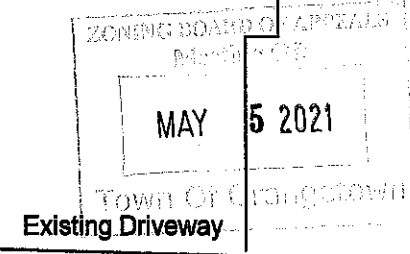


3
T-1.0 Existing Sideyard at Washington Avenue



1
T-1.0 Site Plan
Scale: 1/32" = 1'-0"

All information for table taken from a certified survey prepared by:
Anthony A. Sorace, PLS
Professional Land Surveyor
Rock Tavern, NY 12575
Dated December 16, 2002



4
T-1.0 Washington Avenue Elevation at street - Proposed
Scale: 1/8" = 1'-0"

Merola Studio Architecture
15 Tyler Place
West Nyack, NY
TEL: 845.536.6585
http://MerolaArchitecture.com

CONSULTANT
PLS
STATE OF NEW YORK
023424

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REVISIONS:

DATE:	ISSUE:
03-22-21	Proposed Privacy Fence

DATE: 03-22-21
DESCRIPTION: Proposed Privacy Fence
ISSUE:

PROJECT:
New Privacy Fence
Santander Residence
182 Summit Avenue
Tappan, NY 10983

DWG. TITLE:
Property Information

DATE:	03-19-21
JOB NO:	Santander
DRAWN:	LM
DWG. NO.	

T1.0