

Griffin/Passananti



Historical Areas Board of Review(HABR)

Town of Orangetown Building Department
20 Greenbush Road, Orangeburg, New York 10962

PROPERTY ADDRESS: 143 Washington Spring Rd Section/Block/Lot: 78-18-2-6

1. Provide a narrative summary explaining the project and including any facts pertaining to this project which applicant feels would be of interest to the Board;
2. Architectural Plans;
3. It is preferable to the HABR if the Architect would appear at the meeting with the Applicant.
4. Please bring SAMPLES of building materials to the meeting.
5. Materials checklist: (please provide the brand name, type, style, model and color numbers):

	COLOR	MATERIAL	MANUFACTURER
Roof:	Grey		
Siding:	Yellow		Stucco
Decorative Siding:			
Soffits & Fascia:	White		
Gutters & Leaders:	White		Aluminum
Windows:	White		
Trim:	White		
Shutters:	N/A		
Front Door:	White		
Back Door:	White		
Garage Door(s):			
Other Door(s):			
Lighting:	White		Sconces
Lighting:			
Stone or Rock being used on Structure:			
Stone or Rock being used on walkway(s):	Gravel		
Other:	Porches		White rails grey Decking front Brown decking on side wood

New proposed rear deck to be constructed of Pressure treated wood and stained to match side wood decks.

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: _____

Please check all that apply:

<input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Residential
<input checked="" type="checkbox"/> Planning Board	<input checked="" 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#: BLDR-4972-24
 ASSIGNED _____
 INSPECTOR: Ken L.

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

Project Name: Passawanti / Griffin

Street Address: 143 Washington Spring RD, Palisades N.Y

Tax Map Designation:

Section: 78.18 Block: 2 Lot(s): 6

Section: _____ Block: _____ Lot(s): _____

Directional Location:

On the East side of Route 9W, approximately 300 feet East of the intersection of 9W + Oak Tree RD in the Town of Orangetown in the hamlet/village of Palisades.

Acreage of Parcel _____	Zoning District <u>R-40</u>
School District _____	Postal District _____
Ambulance District _____	Fire District _____
Water District _____	Sewer District _____

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

Knock down existing platform + stair case in rear of the home approximately 5x6' and build new deck 24'-6" x 15' in the same location

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

Date: 5/9/24 Applicant's Signature: [Signature]



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? NO

If site plan:

- 1) Existing square footage 3485
- 2) Total square footage 3485
- 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 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:

Project History:

Has this project ever been reviewed before? ~~No~~ yes ZBA June 19, 2024

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.

78.18-1-49 / 78.18-2-5 / 78.18-2-6
78.18-2-7.1 / 78.18-2-7.2 / 78.18-2-14
78.18-2-18 / 78.18-2-19



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

REFERRAL TO THE HISTORICAL AREAS BOARD OF REVIEW

Date: April 19, 2024 Section: 78.18 Block: 2 Lot: 6

Applicant: Daniel Griffen

Address: 143 Washington Springs Rd, Palisades, NY

RE: Application Made at: same

Referred For: Chapter 12, Section 12-4(E) Requires HABR approval


Comments:

Deck

Dear Daniel Griffen:

Please be advised that the Building Permit Application # 4972-24, which you submitted on April 3, 2024, has been referred to the Historical Areas Board of Review. The Clerk to the Historical Areas Board of Review, Debbie Arbolino, can assist you in the preparation necessary to appear before the board. She can be reached at 845-359-8410 ext. 4331 or darbolino@orangetown.com

Sincerely,


Richard Oliver
Deputy Building Inspector

4/19/24

Signature of Director
NOTE: PLEASE KEEP FOR YOUR RECORDS
1-30-2023 JSA

Date
Liz DeCort
Debbie Arbolino
CC:



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

REFERRAL TO THE ZONING BOARD OF APPEALS

Date: May 2, 2024 Section: 78.18 Block: 2 Lot: 6
Applicant: Griffan
Address: 143 Washington Spring Rd, Palisades, NY
RE: Application Made at: same

Referred For:

Chapter 43, Table 3.12 R-40 District, Column 9, Min Side Yard 30' with 18.2' proposed.
Section 9.2 Degree of Non-Conforming Bulk not to be increased

2 Variances required

Comments:

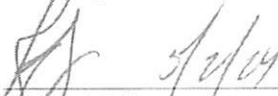
Side Yard

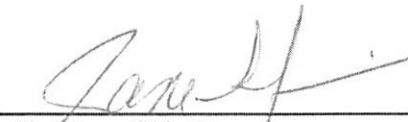
Expansion of non-conforming bulk

Dear Griffan:

Please be advised that the Building Permit Application # 4972-24, which you submitted on 4.3.24, has been referred to the Town of Orangetown Zoning Board of Appeals. The Clerk to the Zoning Board of Appeals, Debbie Arbolino, can assist you in the preparation necessary to appear before the board. She can be reached at 845-359-8410 ext. 4331 or darbolino@orangetown.com.

Sincerely,


Richard Oliver
Deputy Building Inspector



Signature of Director
NOTE: PLEASE KEEP FOR YOUR RECORDS
1-30-2023

5/2/24
Date
Liz DeCort
Debbie Arbolino

VIS	PRINT KEY	NAME	ADDRESS
2489	78.18-1-49	David Seeger	160 Washington Spring Rd, Palisades, NY 10964
2489	78.18-2-5	Cathleen A Bacich	400 W 12th St Unit 10B, New York, NY 10014
2489	78.18-2-6	Daniel Griffin	143-145 Washington Spring Rd, Palisades, NY 10964
2489	78.18-2-7.1	David Palachek	141 Washington Spring Rd, Palisades, NY 10964
2489	78.18-2-7.2	William M Hodash	60 Highland Ave, Palisades, NY 10964
2489	78.18-2-14	Christopher Winfree	54 Highland Ave, Palisades, NY 10964
2489	78.18-2-18	Judy Castagna	1671 Choptank Rd, Middletown, DE 19709
2489	78.18-2-19	Donagh Bracken	P.O. Box 598, Palisades, NY 10964

HE-10-20
MAY 10 2024
TOWN OF ORANGETOWN
LAND USE BOARD

RECEIVED
MAY 24 2024
TOWN OF ORANGETOWN
LAND USE BOARD

DECISION

AMENDMENT TO ADDITION/ALTERATION APPROVED

TO: Saul Silverman (Jennings)
205 South Broadway
Nyack, New York 10960

HABR # 04-09
July 13, 2004

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#04-09: Application of Rosemary and John Jennings for review of an addition/alteration at an existing single family residence located at 143-145 Washington Spring Road, in the Town of Orangetown, hamlet of Palisades, New York. Chapter 12, Historic Areas Board of Review. Tax Numbers: 78.18 / 2 / 6; R-40 zoning district.

Amended plan examined by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday July 13, 2004 at which time the Board made the following determination:

The applicant presented the following:

1. Architectural Plans dated 5/25/04 with a revision date of 6/22/04 signed and sealed by Saul Silverman, Architect.
2. A cover letter dated June 23, 2004 explaining the minor change to the previously approved plans dated 5/25/04 signed and sealed by Saul Silverman, Architect.

The plans dated 6/22/04 show a minor change to the plans approved by this Board on June 8, 2004 to accommodate the relocation of an interior powder room.

TOWN OF ORANGETOWN

JUL 13 2004

PUBLIC COMMENT:

No public comment.

FINDINGS OF FACT:

The Board, after personal observation of the property, hearing all the testimony and reviewing same, found as fact, that:

1. The amended application as presented in detail would not adversely affect the Historic District and the surrounding area. The design and materials for the proposed alteration/addition are complimentary to the District.

DECISION: In view of the foregoing and the testimony before the Board, the amended application (plan dated 6/22/04) is **APPROVED** as submitted and presented.

The foregoing resolution was presented and moved by Caroline Tapley, seconded by Ralph DeLorenzo; and carried as follows; Caroline Tapley, aye; Margaret Raso, aye; Thano Schoppel, absent; Ralph DeLorenzo, aye; William Walther, absent; Scott Wheatley, aye and Ronald Krumm, absent.

The Administrative Aid to the Board is hereby authorized, directed and empowered to sign this decision and file a certified copy thereof in the office of the Town Clerk.

Dated: July 13, 2004

**HISTORIC AREAS BOARD OF REVIEW
TOWN OF ORANGETOWN**

BY: _____

Deborah Arbolino, Administrative Aide

DISTRIBUTION:

APPLICANT
TOWN BOARD MEMBERS
HABR MEMBERS
SUPERVISOR
TOWN ATTORNEY
DEPUTY TOWN ATTORNEY
OBZPAE
BUILDING INSPECTOR- B.V.W.

TOWN CLERK
HIGHWAY DEPARTMENT
TOWN HISTORIAN
DEPT. OF ENVIRONMENTAL
ENGINEERING
HABR, PB, FILE
PB, ZBA, ACABOR CHAIRMAN

1001 0000 0000

00 00 00 00

001

DECISION

ADDITION/ALTERATION APPROVED

TO: Saul Silverman (Jennings)
205 South Broadway
Nyack, New York 10960

HABR # 04-19
June 8, 2004

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#04-19: Application of John and Rosemary Jennings for review of an addition to an existing single family residence located at 143-145 Washington Spring Road, in the Town of Orangetown, hamlet of Palisades, New York. Chapter 43, Section 10.7, Local Law No. 5 Historic Areas Board of Review. Tax Numbers: 78.18 / 2 / 6; R-80 zoning district.

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday November 9, 2004 at which time the Board made the following determination:

John and Rosemary Jennings and Saul Silverman, Architect, appeared and testified.

The applicant presented the following:

1. Architectural Plans dated 10/6/04 signed and sealed by Saul Silverman, Architect.

Saul Silverman, Architect, testified that John and Rosemary Jennings have been before the Board before; that they have decided to add a second story above the sunroom; that it is cost effective to construct the second story during the renovation/ expansion that was approved in by this Board in June; that this expansion will be in line with the building; that everything will match the last proposal; that the stucco would be Benjamin Moore HC-6 Beige and the shutters would be Benjamin Moore HC-148 Grey/Blue; that there is also a change to the porch; they have decided to change the solid base to an open lattice and open wood railings as shown in the drawing; and that the existing gravel driveway will remain as is.

TOWN CLERK'S OFFICE

NOV 19 2004

10/19/04

PUBLIC COMMENT:

No public comment.

FINDINGS OF FACT:

The Board, after personal observation of the property, hearing all the testimony and reviewing same, found as fact, that:

1. The application as presented in detail would not adversely affect the Historic District and the surrounding area. The design and materials for the proposed alteration/addition are complimentary to the District.

DECISION: In view of the foregoing and the testimony before the Board, the application is APPROVED as submitted and presented.

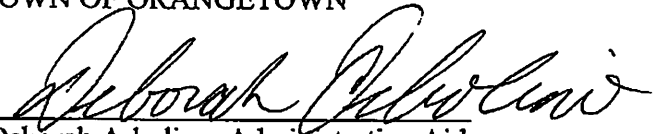
The foregoing resolution was presented and moved by Carolyn Tapley, seconded by Margaret Raso; and carried as follows; Carolyn Tapley; aye; Margaret Raso, aye; Thano Schoppel, aye; Ralph DeLorenzo, aye; William Walther, aye; Scott Wheatley, aye and Ronald Krumm, absent.

The Administrative Aid to the Board is hereby authorized, directed and empowered to sign this decision and file a certified copy thereof in the office of the Town Clerk.

Dated: November 9, 2004

HISTORIC AREAS BOARD OF REVIEW
TOWN OF ORANGETOWN

BY:


Deborah Arbolino, Administrative Aide

DISTRIBUTION:

APPLICANT
TOWN BOARD MEMBERS
HABR MEMBERS
SUPERVISOR
TOWN ATTORNEY
DEPUTY TOWN ATTORNEY
OBZPAE
BUILDING INSPECTOR- B.VW.

TOWN CLERK
HIGHWAY DEPARTMENT
TOWN HISTORIAN
DEPT. OF ENVIRONMENTAL
ENGINEERING
HABR, PB, FILE
PB, ZBA, ACABOR CHAIRMAN

TOWN CLERK OFFICE

NOV 11 2004

101

DECISION

GREENHOUSE APPROVED

TO: Rosemary and John Jennings
143 Washington Spring Road
Palisades, New York 10964

HABR # 05-14
September 13, 2005

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#05-14: Application of Rosemary and John Jennings for review of a greenhouse at an existing single family residence. Premises are located at 143 Washington Spring Road, in the Town of Orangetown, Hamlet of Palisades, New York. Chapter 43, Section 10.7, Local Law No. 5, Historic Areas Board of Review.
Tax Numbers: 78.18 / 2 / 6; R-40 zoning district.

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday September 13, 2005 at which time the Board made the following determination:

John and Rosemary Jennings appeared and testified.

The applicant presented the following:

1. Survey dated March 22, 2005.
2. Spec sheet on proposed green house.
3. Digital picture of existing green house.
4. Picture of Rimol Northpoint Greenhouse.

John Jennings stated that he and his wife purchased the house last September; that since that time they have renovated the main house and the two studio buildings; that they are proposing to renovate the existing greenhouse soon; that the concrete floor and block foundation on the existing greenhouse is salvageable; that the existing framework is not worth repairing; that they are proposing to replace the existing framework with the Rimol Northpoint greenhouse; that the greenhouse is constructed of polyethylene and trusses that are designed to meet heavy snow loads and wind loads; that all surfaces that can be painted will be painted to match the house; that initially there will not be heat or fans installed; and that the gentleman doing the construction is the same man that built the original greenhouse.

Rosemary Jennings stated that this green house is being constructed for personal use; and that they are not planning to remove any substantial trees to install the greenhouse.

TOWN CLERKS OFFICE

5 SEP 28 AM 10:33

TOWN OF ORANGETOWN

PUBLIC COMMENT:

No public comment.

FINDINGS OF FACT:

The Board, after personal observation of the property, hearing all the testimony and reviewing same, found as fact, that:

1. The application as presented in detail would not adversely affect the Historic District and the surrounding area. The design and materials for the proposed greenhouse are complimentary to the District.

DECISION: In view of the foregoing and the testimony before the Board, the application is APPROVED as submitted and presented with the following conditions:

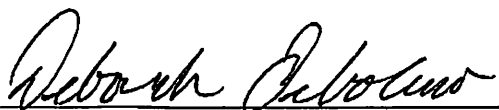
1. The proposed greenhouse structure (27' x 42') shall be constructed on the existing 4' wall and shall be 18' in total height inclusive of the existing 4' wall.

The foregoing resolution was presented and moved by Ronald Krumm, seconded by Ralph Delorenzo; and carried as follows; Caroline Tapley, aye; Margaret Raso, aye; Thano Schoppel, aye; Ralph Delorenzo, aye; William Walther, aye; Scott Wheatley, aye and Ronald Krumm, aye.

The Administrative Aid to the Board is hear by authorized, directed and empowered to sign this decision and file a certified copy thereof in the office of the Town Clerk.

Dated: September 13, 2005

HISTORIC AREAS BOARD OF REVIEW
TOWN OF ORANGETOWN

BY: 
Deborah Arbolino, Administrative Aide

TOWN CLERKS OFFICE

DISTRIBUTION:

APPLICANT
TOWN BOARD MEMBERS
HABR MEMBERS
SUPERVISOR
TOWN ATTORNEY
DEPUTY TOWN ATTORNEY
OBZPAE
BUILDING INSPECTOR- B.VW.

TOWN CLERK
HIGHWAY DEPARTMENT
TOWN HISTORIAN
DEPT. OF ENVIRONMENTAL
ENGINEERING
HABR, PB, FILE
PB, ZBA, ACABOR CHAIRMAN

SEP 28 10 33 AM '05

TOWN OF ORANGETOWN

Deed

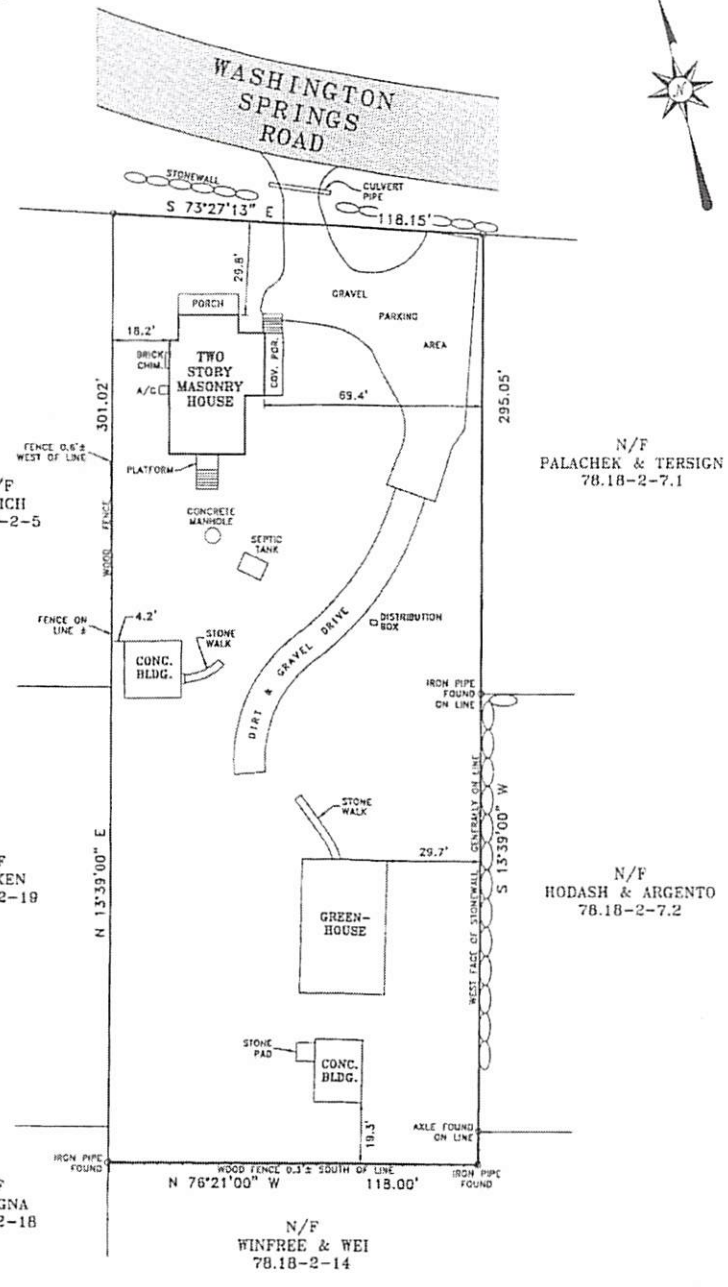
LOT AREA
35,168.13 S.F.
OR
0.81 ACRES

RECEIVED
MAY 24 2024
TOWN OF ORANGETOWN
LAND USE BOARDS

Town of Orangetown
MEETING OF:

JUL 9 2024

HISTORICAL AREAS
BOARD OF REVIEW



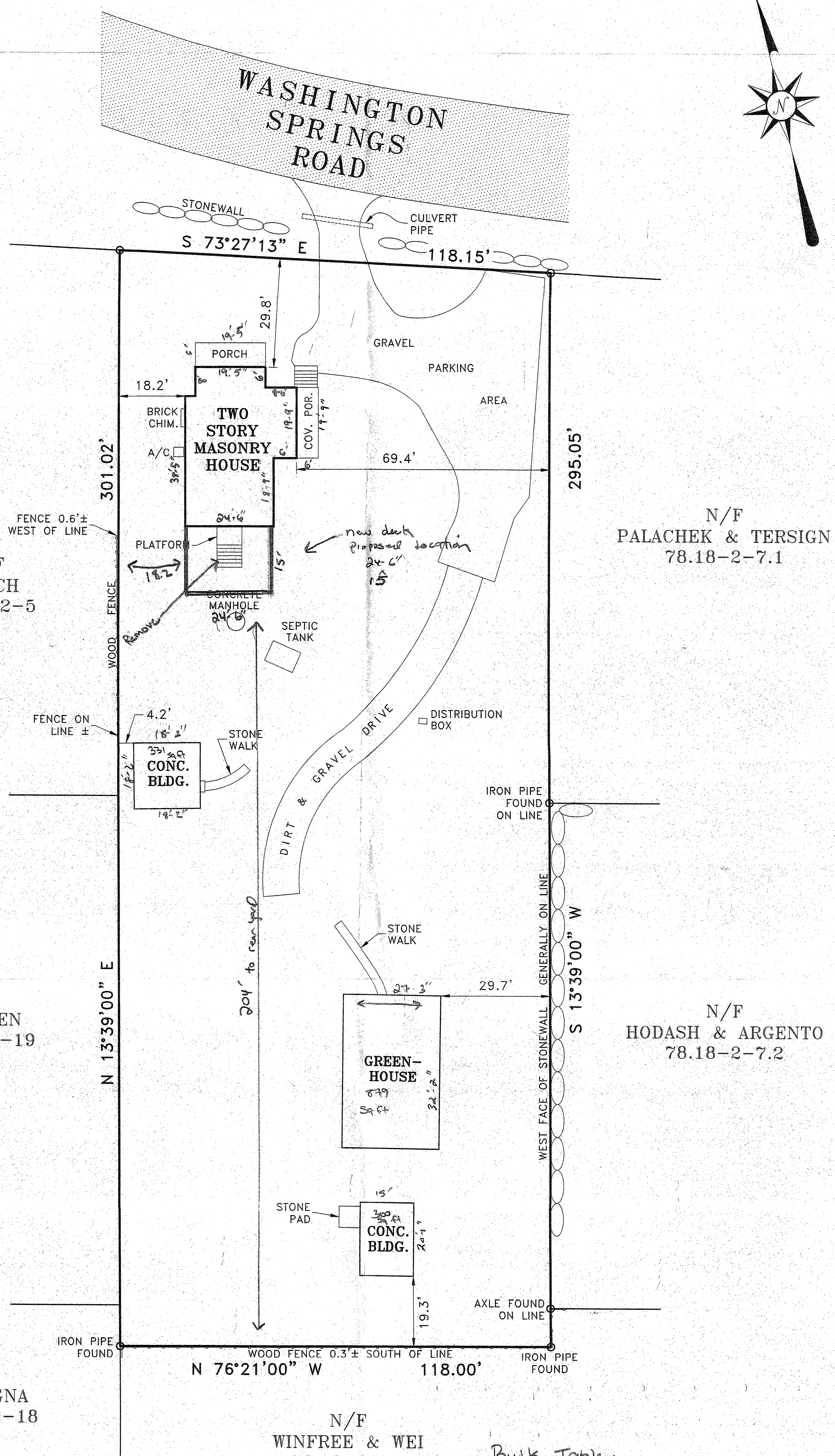
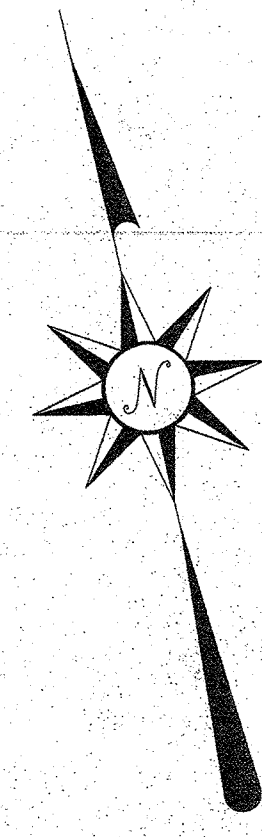
GENERAL NOTES:

1. THE PREMISES SHOWN HEREON IS GENERALLY AS DESCRIBED IN DEED INSTRUMENT #2021-23233 RECORDED IN THE ROCKLAND COUNTY CLERK'S OFFICE.
2. SURVEYED AS PER RECORD DESCRIPTIONS AND EXISTING MONUMENTATION.
3. SUBJECT TO ANY EASEMENTS AND/OR RIGHT OF WAYS THAT AN ACCURATE UP TO DATE ABSTRACT OF TITLE MAY SHOW.
4. THE LOCATION OF ANY SUBSURFACE EASEMENTS, RIGHT OF WAYS, ENCROACHMENTS, AND/OR IMPROVEMENTS, IF ANY EXIST, ARE NOT CERTIFIED OR SHOWN HEREON.
5. ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE ORIGINAL SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON.
6. ANY ALTERATIONS OR ADDITIONS TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PER SECTION 7209, SUBDIVISION 2.
7. PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY.

MAY 10 2024

<p>W.E. James Engineering and Land Surveying, PLLC 8 CHEANDA LANE WALKKILL, NEW YORK 12580 PHONE: (845) 566-8522 FAX: (845) 266-8525 EMAIL: WEJames@optonline.net www.wjamesassociates.com</p>	<p>COPIES OF THIS SURVEY MAP NOT BEARING THE SAME SURVEYOR'S CONTROLLED SEAL SHALL NOT BE CONSIDERED TO BE A TRUE VALID COPY. QUANTITIES OR CERTIFY- GATHER INDICATED HEREON SHALL BE LIMITED TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND NOT BE HELD TO BE THE PROPERTY OF ANY OTHER PARTY. AND LICENSEE INSTITUTION LISTED HEREON, AND TO THE EXTENT OF THE LICENSE, INDENTURES, GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ANY OTHER PERSON OR SUBSEQUENT OWNER. I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON OCTOBER 12, 2023. CERTIFIED ONLY BY: 1. JESSICA PASSANANTI AND DANIEL GRIFFIN 2. USBS BANK USA, ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTERESTS MAY APPEAR 3. STEWART TITLE INSURANCE COMPANY</p> <p><i>William E. James</i> WILLIAM E. JAMES, P.E., P.L.S. NY STATE PROFESSIONAL LAND SURVEYOR LICENSE #250005</p>	<p>PROJECT TITLE: SURVEY PREPARED FOR Jessica Passananti and Daniel Griffin TAX MAP SECTION 78.18, BLOCK 2, LOT 6 TOWN OF ORANGETOWN ROCKLAND COUNTY, NEW YORK</p> <p>SCALE: 1" = 50' DATE: OCTOBER 17, 2023 SHEET NO. 1 OF 1</p> <p>PROJECT CAD REFERENCE:</p>
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LOT AREA
 35,168.13 S.F.
 OR
 0.81 ACRES



N/F
 BACICH
 78.18-2-5

N/F
 PALACHEK & TERSIGN
 78.18-2-7.1

N/F
 BRACKEN
 78.18-2-19

N/F
 HODASH & ARGENTO
 78.18-2-7.2

N/F
 CASTAGNA
 78.18-2-18

N/F
 WINFREE & WEI
 78.18-2-14

Bulk Table

Zone R-40	Minimum Area	Lot Area (Acres)	Front Yard Feet	Side Yard Feet	Total Side Yard Feet	Rear Yard Feet	F.A.R.	MAX Bldg. (Height)	Minimum Street Top
Required	40,000 sq ft	150	50	30	80	50	.15	8' max	100
Existing	35,168.13	112	24.7	18.2	87.6	228	.12		118.15
Proposed				18.2		219			

GENERAL NOTES:

1. THE PREMISES SHOWN HEREON IS GENERALLY AS DESCRIBED IN DEED INSTRUMENT #2021-23233 RECORDED IN THE ROCKLAND COUNTY CLERK'S OFFICE.
2. SURVEYED AS PER RECORD DESCRIPTIONS AND EXISTING MONUMENTATION.
3. SUBJECT TO ANY EASEMENTS AND/OR RIGHT OF WAYS THAT AN ACCURATE UP TO DATE ABSTRACT OF TITLE MAY SHOW.
4. THE LOCATION OF ANY SUBSURFACE EASEMENTS, RIGHT OF WAYS, ENCROACHMENTS, AND/OR IMPROVEMENTS, IF ANY EXIST, ARE NOT CERTIFIED OR SHOWN HEREON.
5. ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE ORIGINAL SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON.
6. ANY ALTERATIONS OR ADDITIONS TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PER SECTION 7209, SUBDIVISION 2.
7. PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY.

Pre-existing Non conforming Lot Section
 Chapter 43
 Article 5
 Sub Section 5.21 Applies for undersize lot.

RECEIVED
 MAY 1 2024
 TOWN OF ORANGETOWN
 BUILDING DEPARTMENT

W.E. James
 Engineering and Land Surveying, PLLC
 8 CHEANDA LANE
 WALLKILL, NEW YORK 12589
 PHONE: (845) 566-6522 FAX: (845) 566-6525
 EMAIL: WEJames@optonline.net
 www.wejamesassociates.com

COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A TRUE VALID COPY. GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON: OCTOBER 12, 2023

CERTIFIED ONLY TO:

1. JESSICA PASSANANTI AND DANIEL GRIFFIN
2. UBS BANK USA, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR
3. STEWART TITLE INSURANCE COMPANY

William E. James
WILLIAM E. JAMES, P.E., P.L.S.
 NY STATE PROFESSIONAL LAND SURVEYOR LICENSE #050506

PROJECT TITLE:
 SURVEY PREPARED FOR
Jessica Passananti
 &
Daniel Griffin
 TAX MAP SECTION 78.18, BLOCK 2, LOT 6
 TOWN OF ORANGETOWN
 ROCKLAND COUNTY, NEW YORK

SCALE: 1" = 30'
 DATE: OCTOBER 17, 2023
 SHEET NO: 1 OF 1

PROJECT CAD REFERENCE:
 ROCKLAND COUNTY/TOWN OF ORANGETOWN/WASHINGTON SPRINGS ROAD/PASSANANTI.DWG

Town of Orangetown
 MEETING OF:
 JUL 9 2024
 HISTORICAL AREAS
 BOARD OF REVIEW

RECEIVED
 MAY 24 2024
 TOWN OF ORANGETOWN
 LAND USE BOARDS