

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: \_\_\_\_\_

*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#: BDR-4807-24  
 ASSIGNED  
 INSPECTOR: Glenn

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

Project Name: Savattieri

Street Address: 162 Park ave  
Palisades, NY 10964

Tax Map Designation:  
Section: 77.20 Block: 2 Lot(s): 2  
Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_

Directional Location:  
On the Left side of Park ave, approximately 5 feet of the intersection of Muroney, in the Town of Orangetown in the hamlet/village of Palisades.  
Acreage of Parcel .23 Zoning District R-15  
School District South Orangetown Postal District Palisades  
Ambulance District South Orangetown Fire District Sparkill  
Water District Well Sewer District Orange + Rockland

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

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.  
Date: 6-10-24 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? \_\_\_\_\_
- 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.**

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**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:

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**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.

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

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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: 77.20 Block: 2 Lot: 2

Applicant: Savattieri

Address: 162 Park ave, Palisades, NY

RE: Application Made at: same

Referred For:

Chapter 43, Table 3.12 R-15 District, Column 11, Min Rear Yard 35', with 15.9' proposed

Also...revision of ZBA #88-82 Decision of Rear Yard from 17.5' to 12.3'

2 Variances required

Comments:

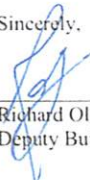
Rear Yard variance

Revision of previous ZBA #88-82 Rear Yard Decision

Dear Savattieri:

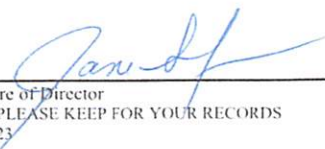
Please be advised that the Building Permit Application # 4807-24, which you submitted on 3.7.2024, has been referred to the Town of Orangetown Zoning Board of Appeals. The Clerk to the Zoning Board of Appeals, Debbie Arbolino, can assist you in the preparation necessary to appear before the board. She can be reached at 845-359-8410 ext. 4331 or [darbolino@orangetown.com](mailto:darbolino@orangetown.com).

Sincerely,

  
Richard Oliver  
Deputy Building Inspector

5/2/24



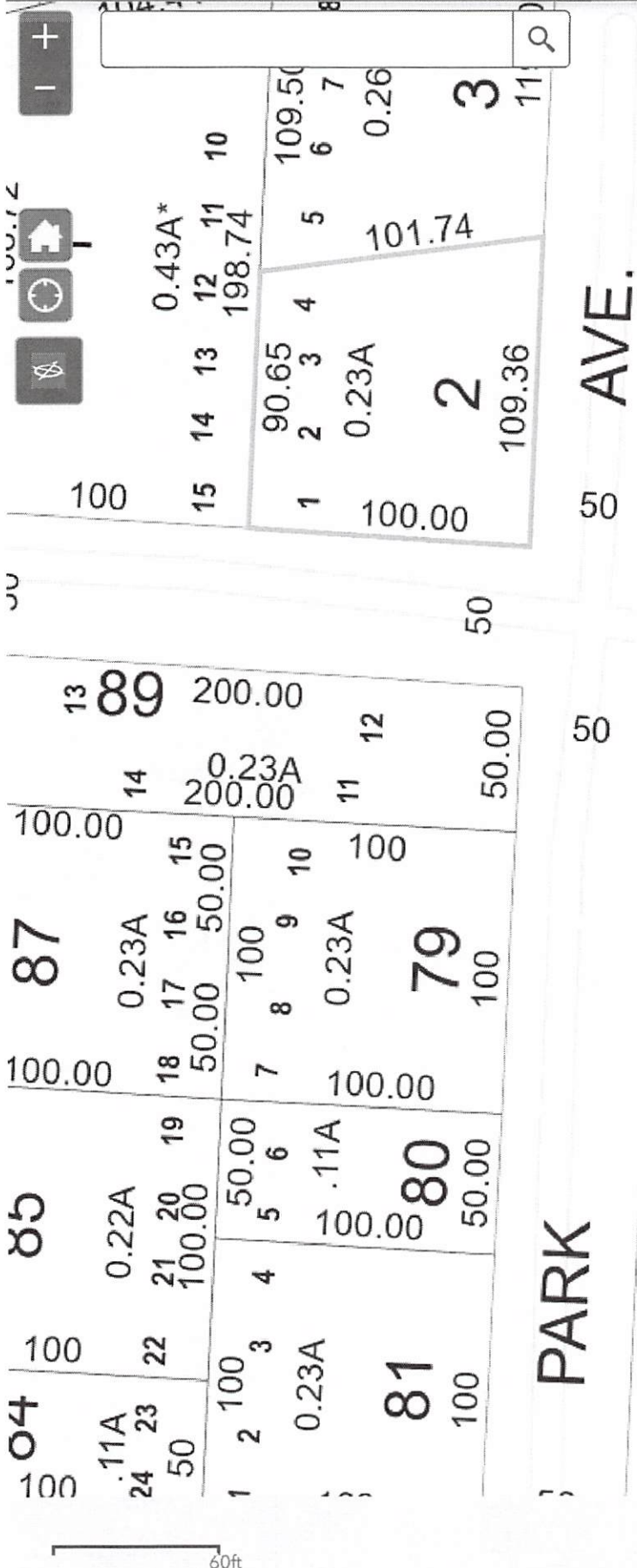
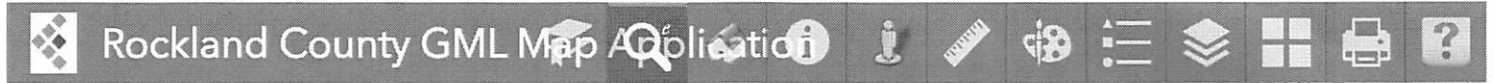
  
Signature of Director  
NOTE: PLEASE KEEP FOR YOUR RECORDS  
1-30-2023

5/2/24

Date  
Liz DeCort  
Debbie Arbolino

SWIS	PRINT KEY	NAME	ADDRESS
392489	77.20-1-24	Christopher Margiotta	423 White Oak Rd,Palisades, NY 10964
392489	77.20-1-25	Ronald Greenberg	422 White Oak Rd,Palisades, NY 10964
392489	77.20-1-26	Ethan D Scher	421 White Oak Rd,Palisades, NY 10964
392489	77.20-1-27	Jonathan Kornvein	420 White Oak Rd,Palisades, NY 10964
392489	77.20-1-28	Kevork Kalayjian	328 Bridge Plaza N Unit 1H, Fort Lee, NJ 07024
392489	77.20-1-29	Paul W Padiak	40 Muroney Ave,Palisades, NY 10964
392489	77.20-1-30	Thomas M Devine	418 White Oak Rd,Palisades, NY 10964
392489	77.20-1-31	John W Kim	417 White Oak Rd,Palisades, NY 10964
392489	77.20-2-1	Paul W Padiak	40 Muroney Ave,Palisades, NY 10964
392489	77.20-2-2	Joseph Savattieri	162 Park Av,Palisades, NY 10964
392489	77.20-2-3	Sean Peyton	166 Park Av,Palisades, NY 10964
392489	77.20-2-4	Francis E Pawlowski	165 Park Ave,Palisades, NY 10964
392489	77.20-2-5	John Hughes	26 Muroney Ave,Palisades, NY 10964
392489	77.20-2-6	Joong Jo Yoo	20 Muroney Av,Palisades, NY 10964
392489	77.20-2-7	Peter Modafferi	P.O. Box 186,Palisades, NY 10964
392489	77.20-2-8	In Kyoon Kim	190 Broad Av,Palisades, NY 10964
392489	77.20-2-10	Richard E Ingenito	159 Broad Av,Palisades, NY 10964
392489	77.20-2-71	Gregg M Scaglione	150 Broad Ave,Palisades, NY 10964
392489	77.20-2-72	Richard D Adamo	45 Muroney Ave,Palisades, NY 10964
392489	77.20-2-73	Wilder Umana	57 Muroney Ave,Palisades, NY 10964
392489	77.20-2-74	Doris Burge	145 Park Ave,Palisades, NY 10964
392489	77.20-2-79	Richard Smith	156 Park Av,Palisades, NY 10964
392489	77.20-2-80	Helena Power	152 Park Ave,Palisades, NY 10964
392489	77.20-2-81	Karl Tubo	146 Park Ave,Palisades, NY 10964
392489	77.20-2-85	Marissa Santinelli	11 Bergen Ave,Palisades, NY 10964
392489	77.20-2-87	Kevin G Driscoll	5 Bergen Av,Palisades, NY 10964
392489	77.20-2-89	Joanne Connelly	13 Muroney Ave,Palisades, NY 10964





### GML Sec. 239

Select By ID Buffer Results

[Export Search URL](#) [Zoom All](#) [Clear](#) [Report](#)

Features selected: 1 [Export All to CSV](#)

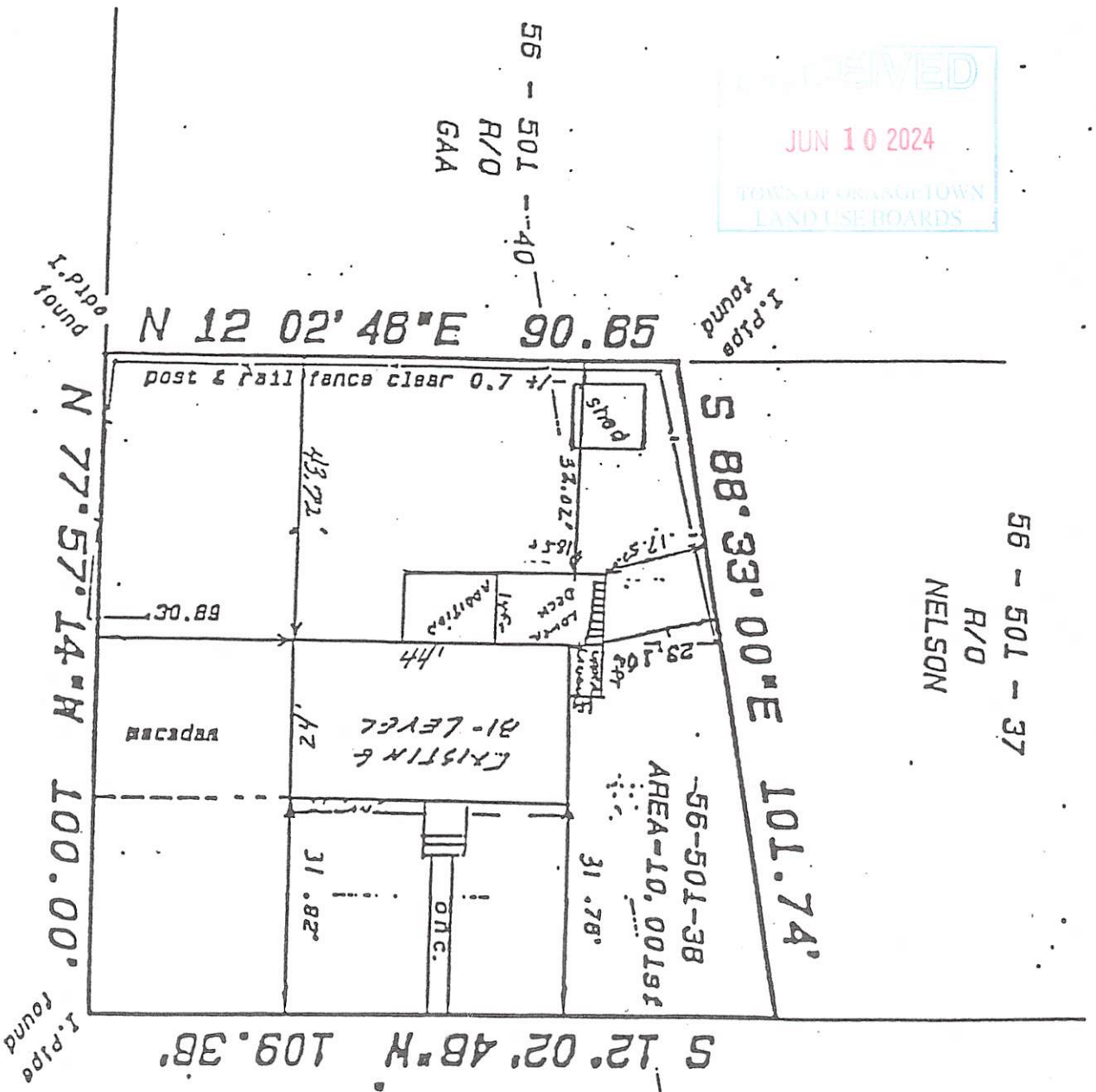
PARCEL DATE: February 2023  
 SWIS: 392489  
 PRINT\_KEY: 77.20-2-2  
 OLD\_ID: 35-56-501.38  
 OWNER1: SAVATTIERI JOSEPH JR & ANN  
 OWNER2:  
 ADDITIONAL OWNERS:  
 ADDRESS: 162 PARK AV  
 ADDRESS2:  
 ALTERNATE ADDRESS:  
 CITY: PALISADES  
 STATE: NY  
 ZIP: 10964  
 BOOK-PAGE:  
 INSTRUMENT: 1999-00049170  
 DEED\_DATE: 09/09/1999  
 MUNICIPALITY: Orangetown  
 TOWN: Orangetown  
 VILLAGE: -  
 DEED\_ACRES: 0.23  
 GIS\_ACRES: 0.22926056  
 GML\_REVIEW: NO  
 ROW - PALISADES INTERSTATE PARKWAY: NO  
 ROW - NYS THRUWAY: NO  
 ROW - COUNTY HWY: NO  
 ROW - STATE HWY: NO  
 COUNTY REGULATED STREAM: NO  
 LONG PATH TRAIL: NO  
 COUNTY PARK: NO  
 STATE PARK: NO  
 STATE FACILITY: NO  
 COUNTY FACILITY: NO  
 VILLAGE BOUNDARY: NO  
 TOWN BOUNDARY: NO  
 ORANGE COUNTY: NO  
 SPLIT\_ZONE: NO  
 ZONES: 1

RECEIVED  
JUN 10 2024  
TOWN OF ORANGETOWN  
LAND USE BOARD

56 - 501 - 40  
R/O  
GAA

MURRONEY (50' WIDE) AVENUE

NO RECORD OF DEDICATION PER FILED MAP



56 - 501 - 37  
R/O  
NELSON

PARK (50' WIDE) AVENUE

NO RECORD OF DEDICATION PER FILED MAP

Town of Orangetown  
MEETING OF:

JUL 17 2024

ZONING BOARD OF APPEALS



BASED ON A SURVEY BY ROBERT R. RAHNFIELD  
SCALE 1"=30' Nov. 7, 1994



# SURVEY OF PROPERTY

AT

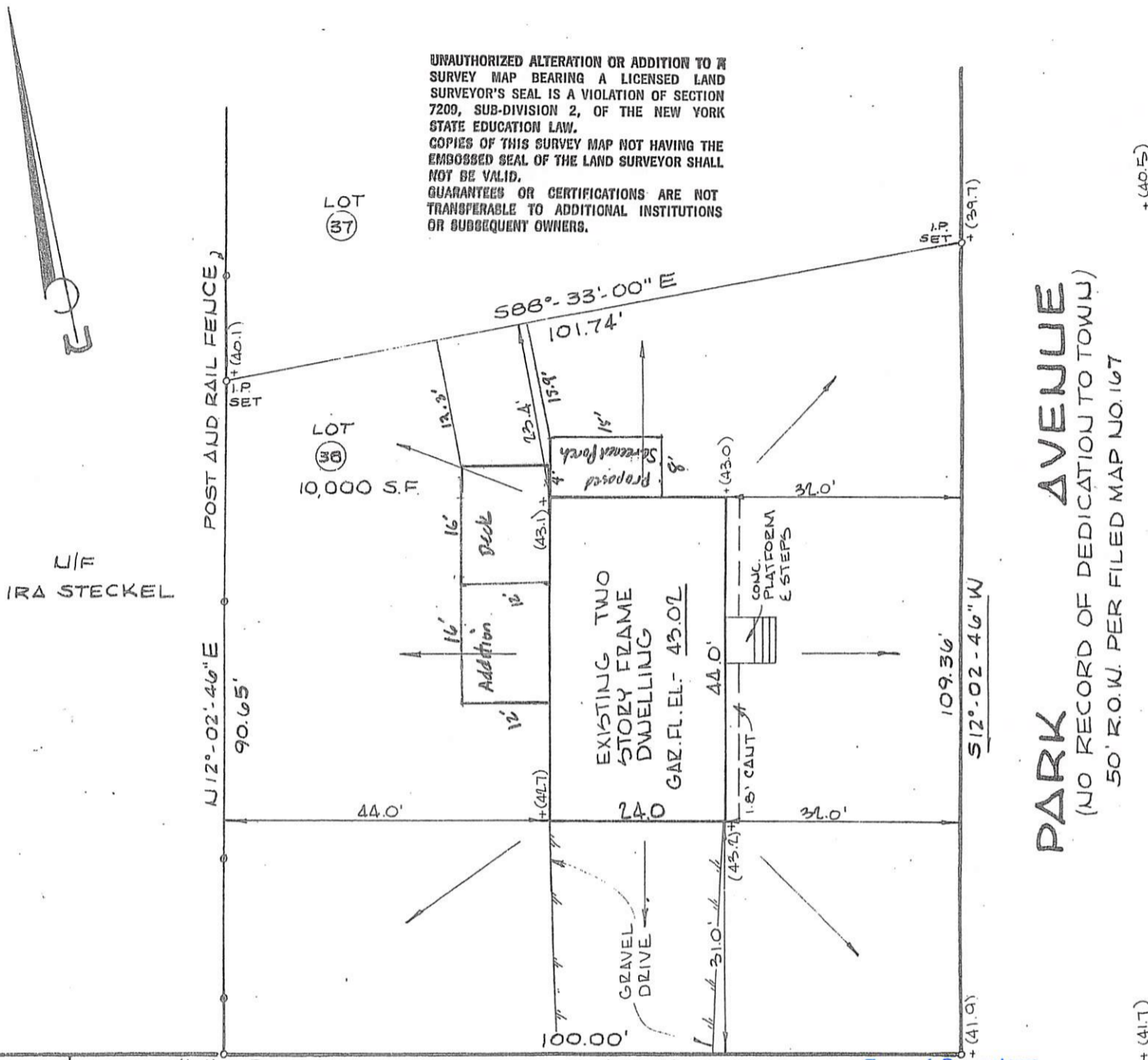
## PALISADES

TOWN OF ORANGETOWN

ROCKLAND COUNTY

NEW YORK

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.



**PARK AVENUE**  
 (NO RECORD OF DEDICATION TO TOWN)  
 50' R.O.W. PER FILED MAP NO. 167

**MURONEY AVENUE**  
 (NO RECORD OF DEDICATION TO TOWN)

JUL 17 2024

ZONING BOARD OF APPEALS

RECEIVED  
 JUN 10 2024  
 TOWN OF ORANGETOWN  
 LAND USE BOARD

CERTIFIED CORRECT AND ACCURATE TO TOWN OF ORANGETOWN, LAWYERS TITLE INSURANCE COMPANY, HERITAGE SAVINGS BANK & DELTA CORPORATION

BEING LOT 38 BLOCK  
 MAP OF MINOR SUBDIVISION FOR RICHARD AND JOAN NELSON  
 FILED IN THE OFFICE OF THE ROCKLAND COUNTY CLERK  
 ON 1-27-1978 AS MAP NO 4891  
 BOOK 92 PAGE 22  
 SCALE: 1" = 20' DATE

ADLER, CARUSO & YOUNG, P.C.  
 PROFESSIONAL ENGINEERS  
 82 DEMAREST MILL ROAD  
 NANUET, N.Y.

FOUNDATION LOCATION - 10/23/78  
 FINAL SURVEY & I.P.'S SET - 3/9/79

DWG. No.  
 REV  
 SURVEY  
 PLOT  
 CHECK



OFFICE OF BUILDING, ZONING AND PLANNING  
ADMINISTRATION AND ENFORCEMENT  
TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK 10962

CERTIFICATE OF OCCUPANCY

Certificate No. 22245 Issued December 7 19.88  
Owner of Property David & Ascensina Tookmanian  
Address of Owner RD #1, Box 162 Park Ave., Palisades, NY 10964

FOR PROPERTY LOCATED

Street Park Ave. Hamlet Palisades  
Section 56 Block 501 Lot 38

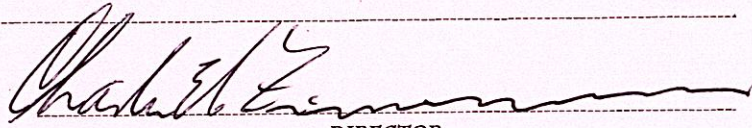
THIS CERTIFIES that PERMISSION is hereby granted for the OCCUPANCY of the  
one (1) family dwelling

situated on the above mentioned premises for the purposes specified below:

ZONE R-15

PERMITTED USE one ~~XXX~~ (1) story 12'x16' wood frame addition with platform  
and steps to new 16'x12' wood deck to rear of existing one (1) family  
dwelling. ZBA #88-82

\*It is recommended that wood decks be adequately maintained and periodically  
inspected for soundness.\*

  
DIRECTOR



D E C I S I O N

ZBA #88-82

TO: Mr. & Mrs. David Tookmanian  
R.D. 1, Box 162, Park Avenue, Palisades, N.Y. 10964

FROM: ZONING BOARD OF APPEALS, TOWN OF ORANGETOWN

RE: To consider an appeal from a denial by the Inspector and an application by David & Ascensina Tookmanian, owners, to erect an addition to an existing single family dwelling. Applicant requests variances from the requirements of the Orangetown Zoning Code, Section 3.12, R-15 zoning district, Group P as follows:

Column 10 - Required rear yard depth is 35 feet and 17.5 feet is proposed.

Column 4 - Maximum floor area ratio allowed is .20 and .23 is proposed.

Premises are located on the southwesterly corner of Park Avenue & Muroney Avenue (street address: R.D. 1, Box 162, Park Avenue) in the hamlet of Palisades, Town of Orangetown, Rockland County, New York and shown on the Orangetown Tax Map as Section 56, Block 501, Lot 38 and in an R-15 zoning district.

Heard by the Zoning Board of Appeals of the Town of Orangetown at a meeting held on Wednesday evening, July 20, 1988, at which time the Board made the following determination:

David and Ascensina Tookmanian appeared for the application and testified.

They presented the following:

1. A portion of the tax map as a vicinity map.
2. A plot plan based on a survey by Robert R. Rahnefeld, dated November 7, 1984.
3. Plans for the proposed addition marked "Received, Zoning Board of Appeals, July 6, 1988."

The applicant testified that while there were three in the family at the present time, they were expecting towns in October, and were in need of additional living space. They are proposing to add a room with extra closet space, and a deck which would allow them to entertain outdoors. At the present time they have no way to bring food from the kitchen outdoors without carrying it up and down stairs and through the entire house.

The Board members made a personal inspection of the premises on Sunday, July 17, 1988, and found them to be properly posted and as generally described on the application.

A satisfactory statement, in accordance with the provisions of Section 809 of the General Municipal Law of the State of New York was received.

**FINDINGS OF FACT:**

The Board, after personal observation of the property, hearing all the testimony and reviewing same, found as a fact, that the applicant had presented sufficient

practical difficulty to warrant the granting of the variance requested in that this is an undersized lot and therefore there is no way an addition could be located without requiring several variances. By placing the addition as proposed, the applicant is requesting the least number of variances possible.

The granting of the variances would be in harmony with the spirit and purpose of the Code. It would not be detrimental to the neighborhood or neighboring properties. Public safety and welfare would be secured and substantial justice done.

These are the minimum variances requested.

**DECISION:** In view of the foregoing and the testimony before the Board, the application BE and SAME is **HEREBY APPROVED.**

The foregoing variances are granted in accordance with the plot plan submitted and subject to the applicant obtaining the necessary permits from the Building Department.

Approval of the Board is limited to specific approval of the variances requested and granted.

The Board gives no approval to any building plans of the applicant.

The foregoing variances will lapse if the contemplated construction, for which the variances are granted, is not substantially implemented within one year from the filing of this decision.

A Building Permit must be obtained prior to undertaking the construction approved in this decision. Occupancy will not be made until a Certificate of Occupancy is issued by the Office of Building, Zoning & Planning Administration & Enforcement.

The foregoing resolution was presented and moved by Mr. Mowerson, seconded by Mr. Visalli, and carried as follows: Louis E. Kayser, aye; William H. Mowerson, aye; James L. Crosbie, aye; Martin Hodge, aye; Alfred Visalli, aye.

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

Dated: July 20, 1988

ZONING BOARD OF APPEALS  
~~TOWN OF ORANGETOWN~~

BY: 

Joan Salomon, Chief Clerk

**DISTRIBUTION:**

Applicant  
ZBA Members  
Town Board  
Supervisor  
Town Clerk  
Assessor  
Town Attorney  
Deputy Town Attorney  
OBZPAE file  
Sewer Department

Highway Department