

**ZONING BOARD OF APPEALS**

Town of Orangetown  
20 Greenbush Road  
Orangeburg, New York 10962  
(845) 359-8410 (ex. 4316)

Date: July 17, 2024

TO: OBAPAE

Environmental Management and Engineering  
Rockland County Sewer District #1  
New York State Dept. of Transportation  
Palisades Interstate Park Commission  
Orange and Rockland Utilities  
Orangetown Highway

Rockland County Drainage  
Rockland County Health  
Rockland County Planning  
Rockland County Highway  
NYS Dept of Environmental  
Conservation

**This matter is scheduled for: September 4, 2024**

Review of Plans: McAndrew, 4 Regina Court, Blauvelt, New York

**Section: 69.16 Block: 3 Lot: 21; R-40 zone**

Chapter 43, R-40 District, Section 3.12, Group E, Column 11 (rear yard: 50' required with 35' proposed) for a deck at a single-family residence. The premises are located at 4 Regina Court, Blauvelt, New York and identified on the Orangetown Tax Map as Section 69.16, Block 3, Lot 21 in the R-40 zoning district.

Please review the information enclosed and provide comments. These comments may be mailed , e-mailed or faxed to the Zoning Board Office.

If your Agency does not have any comments at this time, please respond to this office by sending back this sheet.

- US Postal: 20 South Greenbush Road, Orangeburg, NY 10962
- Email to Zoning Board: [KBettmann@orangetown.com](mailto:KBettmann@orangetown.com)

**Zoning Board Meeting Date: September 4, 2024**

- Comments attached
- No Comments at this time. Please send future correspondence for review.
- No future correspondence for this site should be sent to this agency. Plans reviewed and this agency does not have any further comments.
- This project is out of the jurisdiction of this agency and has no further comments.

This project is before the Zoning Board on **Wednesday, September 4, 2024**. **Kindly forward your completed review to this office by September 4, 2024.**

Reviewing Agency \_\_\_\_\_

Name: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Thank you, Katlyn Bettmann

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: 6-10-24

*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 Interpretation
<input type="checkbox"/> Special Permit	
<input checked="" type="checkbox"/> Variance	
<input type="checkbox"/> Performance Standards Review	
<input type="checkbox"/> Use Variance	
<input type="checkbox"/> Other (specify): _____	

**PERMIT#:** BLDR-3738-23  
**ASSIGNED**  
**INSPECTOR:** Glenn

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

Project Name: Proposed Wood deck

Street Address: 4 Regina Ct.  
Blauvelt NY 10913

Tax Map Designation:  
Section: 69.116 Block: 3 Lot(s): 21  
Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_

Directional Location:  
On the West side of Regina Ct., approximately 170 feet North of the intersection of Diane Drive, in the Town of Orangetown in the hamlet/village of Blauvelt.  
Acreage of Parcel: .92 Zoning District: \_\_\_\_\_  
School District: So. Orangetown Postal District: Blauvelt  
Ambulance District: So. Orangetown Fire District: Blauvelt  
Water District: \_\_\_\_\_ Sewer District: Orangetown

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

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.  
Date: 4-25-24 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.

\_\_\_\_\_  
\_\_\_\_\_

### 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:

NO

### 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.

569.16 B-3 L21

\_\_\_\_\_  
\_\_\_\_\_



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: 7.12.24 Section: 69.16 Block: 3 Lot: 21

Applicant: McAndrews

Address: 4 Regina Ct., Blauvelt, NY

RE: Application Made at: same

Referred For:

Chapter 43, Table 3.12 R-40 District, Column 11 Required Rear Yard Setback 50' with 35' proposed  
one variance required

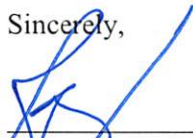
Comments:

enlarged rear deck, rear yard setback

Dear McAndrews:

Please be advised that the Building Permit Application # 3738-23, which you submitted on 7.28.23, has been referred to the Town of Orangetown Zoning Board of Appeals. The Clerk to the Zoning Board of Appeals, Katlyn Bettmann can assist you in the preparation necessary to appear before the board. She can be reached at 845-359-8410 ext. 4316 or kbettmann @orangetown.com.

Sincerely,

  
\_\_\_\_\_  
Richard Oliver  
Deputy Building Inspector

7/12/24

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

7/12/24  
Date  
Liz DeCort  
Debbie Arbolino

CC:

SWIS	PRINT KEY	NAME	ADDRESS
392489	69.16-3-9	Ellen Wedemeier	52 Diane Dr,Blauvelt, NY 10913
392489	69.16-3-10	Anthony Cicalo II	1 Regina Ct,Blauvelt, NY 10913
392489	69.16-3-11	Mary Friel	21 Diane Dr,Blauvelt, NY 10913
392489	69.16-3-13	Paul Conway	161 Van Wyck Rd,Blauvelt, NY 10913
392489	69.16-3-18	Ralph Iorio	7 Regina Ct,Blauvelt, NY 10913
392489	69.16-3-19	Dermot Fleming	5 Regina Ct,Blauvelt, NY 10913
392489	69.16-3-20	Kevin J Mc Carthy	3 Regina Ct,Blauvelt, NY 10913
392489	69.16-3-21	John J Mc Andrew	4 Regina Ct,Blauvelt, NY 10913
392489	69.16-3-22	Garbis Chamesian	2 Regina Ct,Blauvelt, NY 10913
392489	69.16-3-23	James Fogarty	80 Diane Dr,Blauvelt, NY 10913
392489	69.16-3-24	James Fogarty	80 Diane Dr,Blauvelt, NY 10913



KB 10/18/2023

ACABOR #22-44  
McAndrew Plans  
Approved as Presented



Permit #BLDR-3738-23

**Town of Orangetown – Architecture and Community Appearance  
Board of Review Decision  
September 21, 2023  
Page 1 of 2**

**TO: John McAndrew, 4 Regina Court, Blauvelt, New York**  
**FROM: Architecture and Community Appearance Board of Review**

**RE: McAndrew Plans:** The application of John McAndrew, owner, for Review of Site/ Structure Plans at a site known as “**McAndrew Plans**”, located in the Deer Park Subdivision, in accordance with Article 16 of the Town Law of the State of New York and Chapter 2 of the Code of the Town of Orangetown. The site is located at 4 Regina Court, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 69.16, Block 3, Lot 21; R-40 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, September 21, 2023**, at which time the Board made the following determinations:

Patricia and John McAndrew appeared and testified.

- A. Site Plan.
- B. Architectural Plans prepared by John Perkins, RA, last dated July 13, 2023.
- C. Material Specification sheet.
- D. Building Permit Referral from Rick Oliver, Building Inspector, dated July 28, 2023.

**FINDINGS OF FACT:**

1. The Board found that the proposed dwelling would have Cyprus color vinyl siding manufactured by Dutchlap, or equal. The roof singles would be manufactured by GAF in charcoal grey, or equal. The garage doors and front door would be brown. The deck would be brown composite.
2. The Board found that the applicant requested the option for **Decorative Stonework to be placed on as noted on the plans, by the front door and foundation under the living room windows.** The plan shall be revised to note that stonework is optional. There would be metal roof over the dormer window. **The chimney on the house is optional and may be replaced with gas, a note shall be placed on the plan noting it is an optional feature.**
3. The Board found that the existing landscape would remain. The Board requested that in the event the landscaping is damaged during construction new landscaping shall be placed on the site.

TOWN CLERK'S OFFICE  
OCT 17 11:27  
TOWN OF ORANGETOWN

10/18/2023  
LB

23  
ACABOR #22-44  
McAndrew Plans  
Approved as Presented

Permit #BLDR-3738-23

**Town of Orangetown – Architecture and Community Appearance  
Board of Review Decision  
September 21, 2023  
Page 2 of 2**

The hearing was then opened to the Public.

There being no one to be heard from the public, the Public Hearing portion of the meeting was closed.

**DECISION:** In view of the foregoing and the testimony before the Board, the application was **Approved with Options:**

1. The applicant has the option of placing stonework on the house, it should be noted on the plan that it an optional item.
2. The applicant has the option of removing the chimney on the back and just having gas, it should be noted on the plan that it an optional item.
3. In the event that the existing landscaping is damaged during construction, additional landscaping shall be added to the site.
4. The Garage Doors and front door may be the color brown.

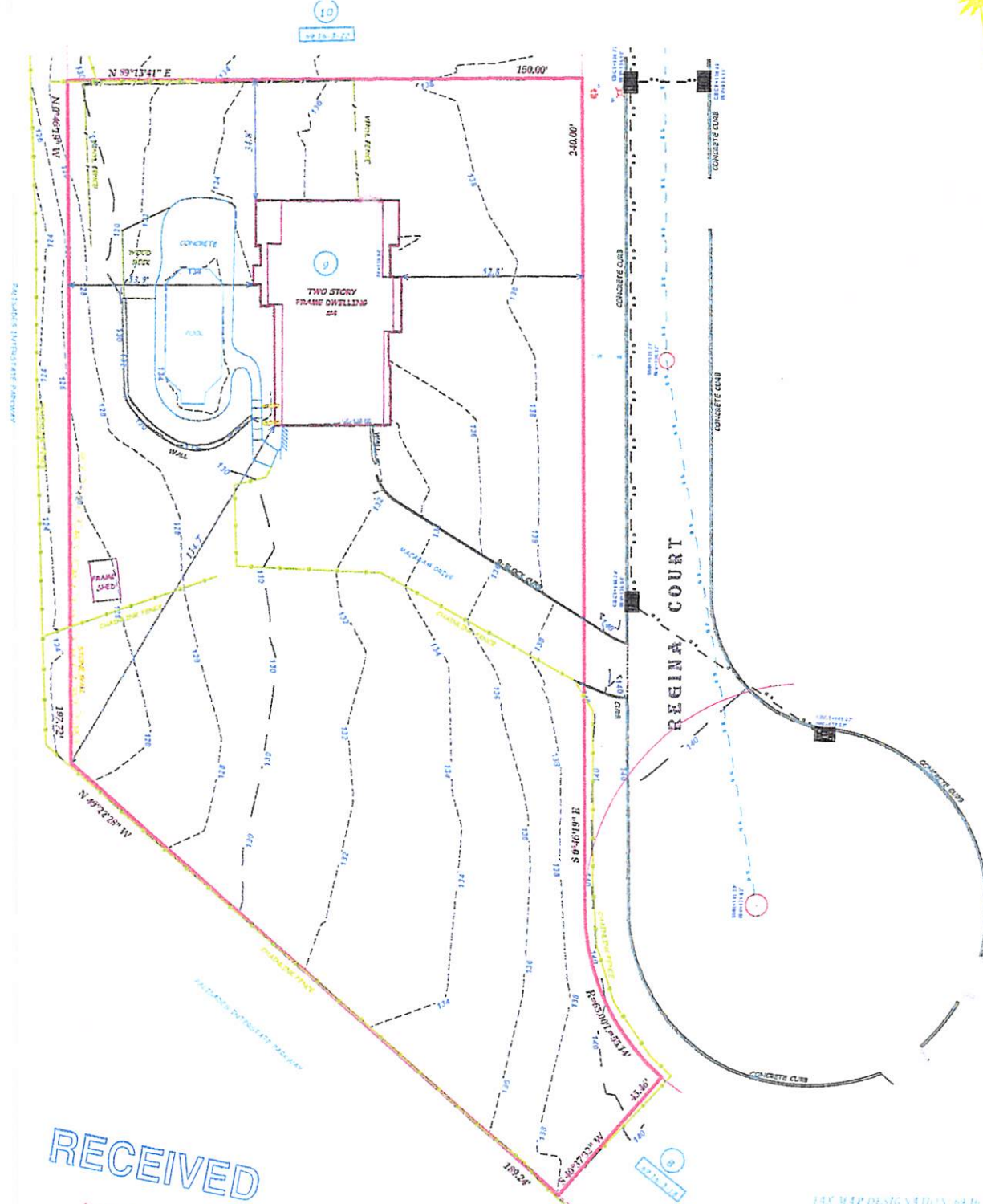
The foregoing resolution was presented and moved by Joseph Milillo and second by Shirley Goebel Christie and carried as follows; Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Brian Aitcheson, aye; Matt Miller, absent; Sharon Burke, aye and Joseph Milillo, aye.

The Clerk to the Board is hereby authorized, directed and empowered to sign this **Decision** and file a certified copy in the Office of the Town Clerk and the Office of the Architecture and Community Appearance Board of Review.

**Dated: September 21, 2023**  
**Cheryl Coopersmith**



TOWN OF ORANGETOWN  
2023 OCT 17 P 1:27  
TOWN CLERK'S OFFICE



RECEIVED

JUN 10 2024

TOWN OF ORANGETOWN  
BUILDING DEPARTMENT

RECEIVED

JUL 11 2024

TOWN OF ORANGETOWN  
LAND USE BOARDS

NOTE:  
THIS IS A COPIATION OF THE STATE SOLICITATION FOR MAP DESIGNATION FOR THE TOWN OF ORANGETOWN, NEW YORK. THE DESIGNATION IS SUBJECT TO THE APPROVAL OF THE TOWN BOARD AND THE STATE ENGINEER. THE DESIGNATION IS SUBJECT TO THE APPROVAL OF THE TOWN BOARD AND THE STATE ENGINEER. THE DESIGNATION IS SUBJECT TO THE APPROVAL OF THE TOWN BOARD AND THE STATE ENGINEER.

LOT AREA = 40,114.58 SQUARE FEET  
BEING LOT 9 ON A CERTAIN MAP ENTITLED  
"DEER PARK ESTATES"  
FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE  
AS MAP # 5638 BOOK # 102 PAGE # 20 ON 07/23/1984

MAP DESIGNATION NO. 6436-122

**SURVEY FOR  
4 REGINA CT**

TOWN OF ORANGETOWN, ROCKLAND COUNTY  
BLAUVELT, NEW YORK

DECEMBER 9, 2023 SCALE: 1" = 20'

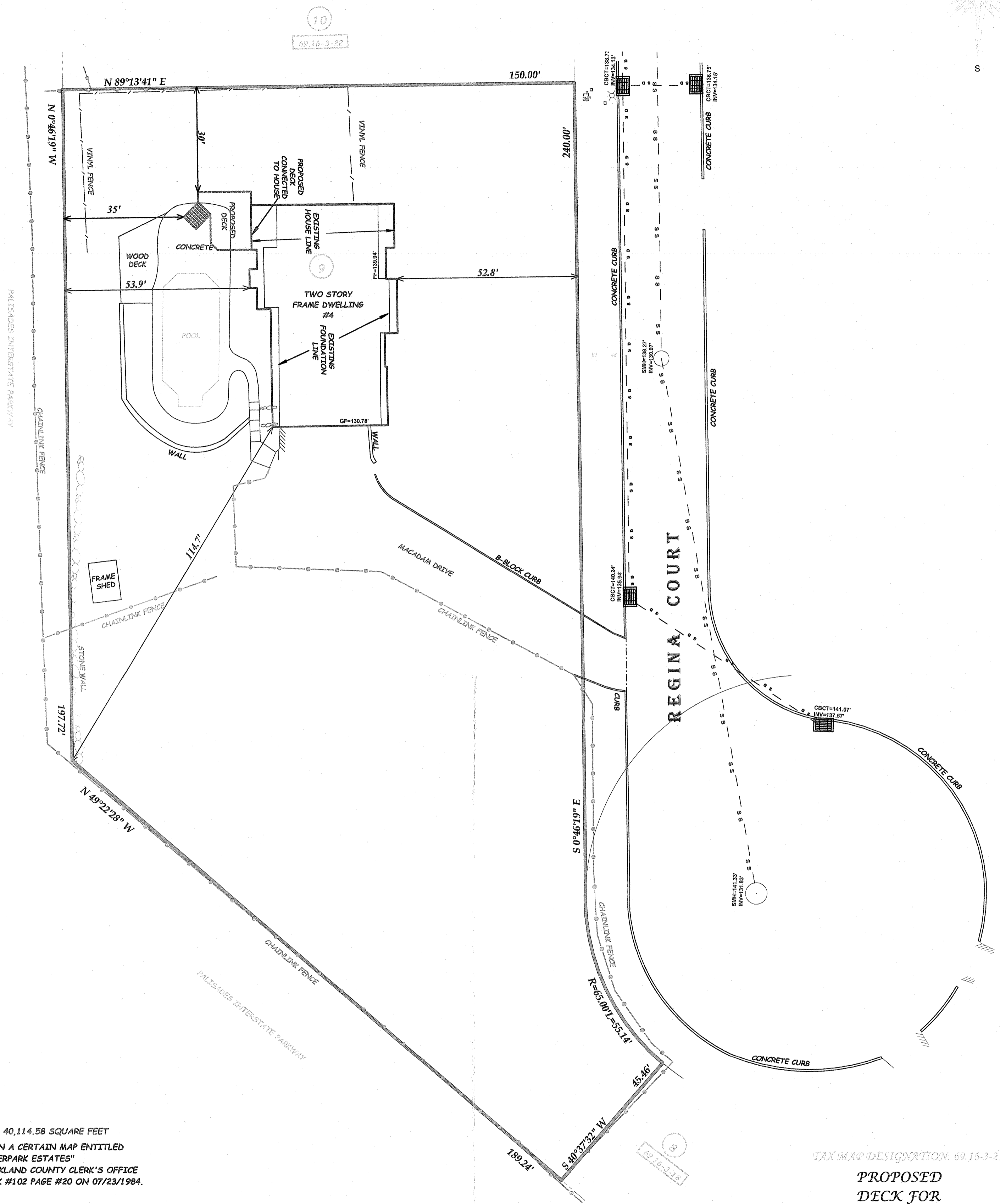
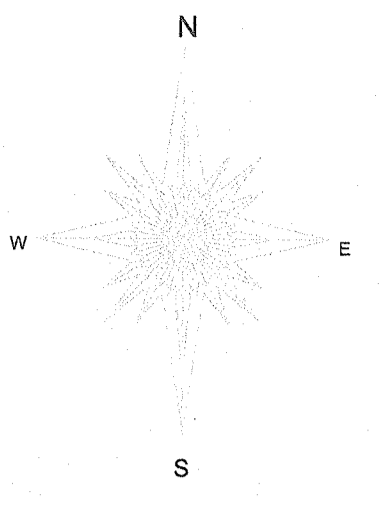
0 20 40 60

ANTHONY R. CELESTANO P.L.S.  
31 ROSMAN ROAD  
THIELLS, N.Y. 10984  
845 429 5200 FAX 420 5974

*Anthony R. Celestano*

LIC#50633





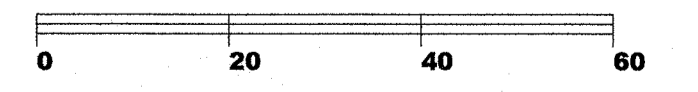
LOT AREA - 40,114.58 SQUARE FEET  
 BEING LOT 9 ON A CERTAIN MAP ENTITLED  
 "DEERPARK ESTATES"  
 FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE  
 AS MAP #5638 BOOK #102 PAGE #20 ON 07/23/1984.

TAX MAP DESIGNATION: 69.16-3-21

**PROPOSED  
 DECK FOR  
 4 REGINA CT**

TOWN OF ORANGETOWN, ROCKLAND COUNTY  
 REV 7/1/24  
 BLAUVELT, NEW YORK

DECEMBER 8, 2023 SCALE: 1" = 20'



**ANTHONY R. CELENTANO P.L.S.**  
 31 ROSMAN ROAD  
 THIELLS, N.Y. 10984  
 845 429 5290 FAX 429 5974

*Anthony R. Celentano* LIC#50633

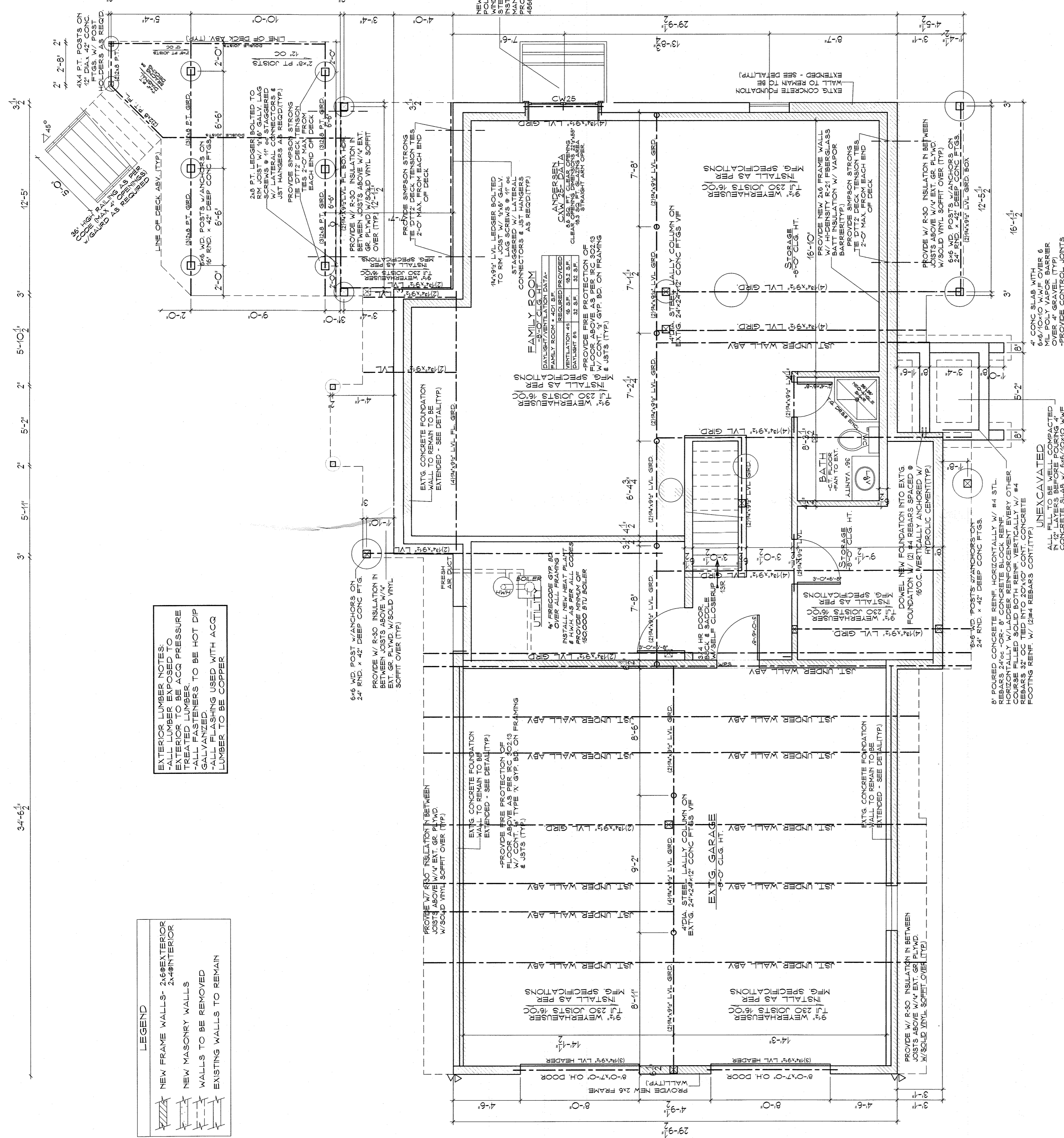
ZONE: R-40  
 BULK REQUIREMENTS SINGLE FAMILY DWELLING

USE GROUP	MAX. F.A.R.	MIN. LOT AREA	MIN. LOT WIDTH	MIN. STREET FRONTAGE	FRONT YARD	SIDE YARD	TOTAL SIDE YARD	REAR YARD	MAXIMUM HEIGHT
REQUIRED	0.15	40,000 S.F.	150'	100'	50'	30'	80'	50'	35'
PROVIDED	0.12	40,115 S.F.	305.13'	295.14'	52.8'	30'	144.7'	35"	< 35'

\*VARIANCE REQUIRED

NOTE:  
 IT IS A VIOLATION OF THE STATE EDUCATION LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY.  
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 THIS SURVEY WAS PREPARED FOR THE PARTIES AND PURPOSE INDICATED HEREON. ANY EXTENSION OF THE USE BEYOND THE PURPOSES AGREED TO BETWEEN THE CLIENT AND THE SURVEYOR EXCEEDS THE SCOPE OF THE ENGAGEMENT.  
 THIS SURVEY MAP IS SUBJECT TO AN ACCURATE ABSTRACT OF TITLE.  
 EASEMENTS OR RIGHTS OF WAY ON OR BELOW THE SURFACE OF THE GROUND THAT ARE NOT VISIBLE ARE NOT SHOWN.

# ISSUE FOR ZBA REVIEW ONLY - NOT FOR CONSTRUCTION



**FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"

CONCRETE SLABS TO RECEIVE CONTROL JOINTS (5 BAY CUTS) AT A MAXIMUM OF 20'-0" TO CONTROL CRACKING. W/ SHORING EXTREME CAUTION IS TO BE TAKEN DURING DEMOLITION OF EXISTING STRUCTURES AND/OR LANDSCAPED AND EXCAVATED AREAS. OBSERVE ANY VARIATIONS AND/OR ANY UNEXPECTED CONDITIONS IMMEDIATELY TO THE ARCHITECT GENERAL CONTRACTOR AND/OR PROJECT OWNER. CONTRACTOR TO BE RESPONSIBLE FOR ALL SHORING BRACING FINISHES AND ALL TEMPORARY COES. PRIOR TO REMOVAL OF EXISTING FOUNDATIONS AND ALL TEMPORARY SHORING BRACING SHALL OBTAIN ALL NECESSARY PERMITS AND SUBSTITUTIONS OF MATERIALS SHALL BE APPROVED BY THE ARCHITECT. ALL STEEL BEAMS SHALL BE FULLY BRACED TO PREVENT BUCKLING. ALL STEEL JOISTS SHALL BE FULLY BRACED TO PREVENT BUCKLING. ALL STEEL COLUMNS SHALL BE FULLY BRACED TO PREVENT BUCKLING. ALL STEEL CONNECTIONS SHALL BE WELDED TO THE MANUFACTURER'S SPECIFICATIONS. ALL STEEL CONNECTIONS SHALL BE WELDED TO THE MANUFACTURER'S SPECIFICATIONS.

**DECK CONNECTION TO HOUSE WITH DECK FRAMING**  
SCALE: 1/2" = 1'-0"

1600 LB LATERAL CONNECTION AS PER 2020 RCNY 507.9.2(1)  
DECK CONNECTION TO HOUSE WITH DECK FRAMING

**DECK STAIR DETAIL**  
SCALE: 1/2" = 1'-0"

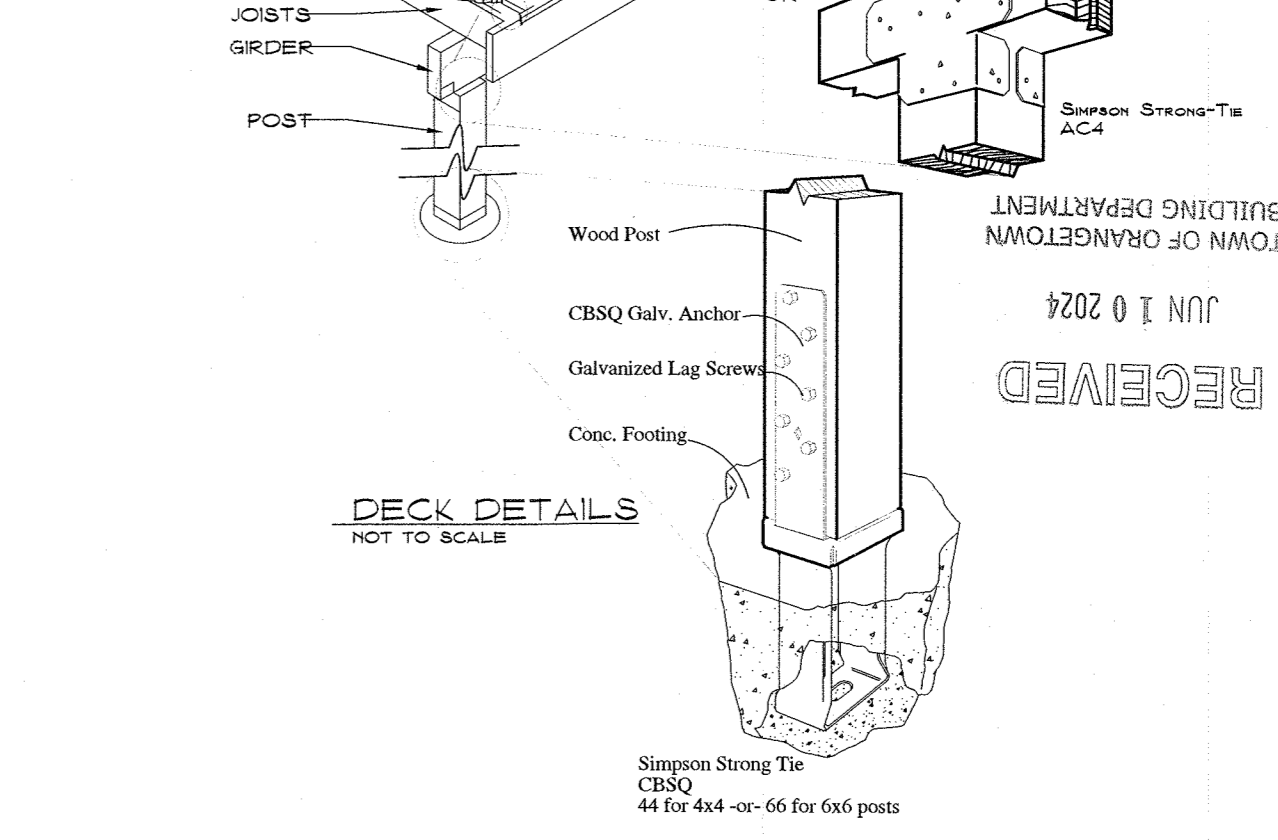
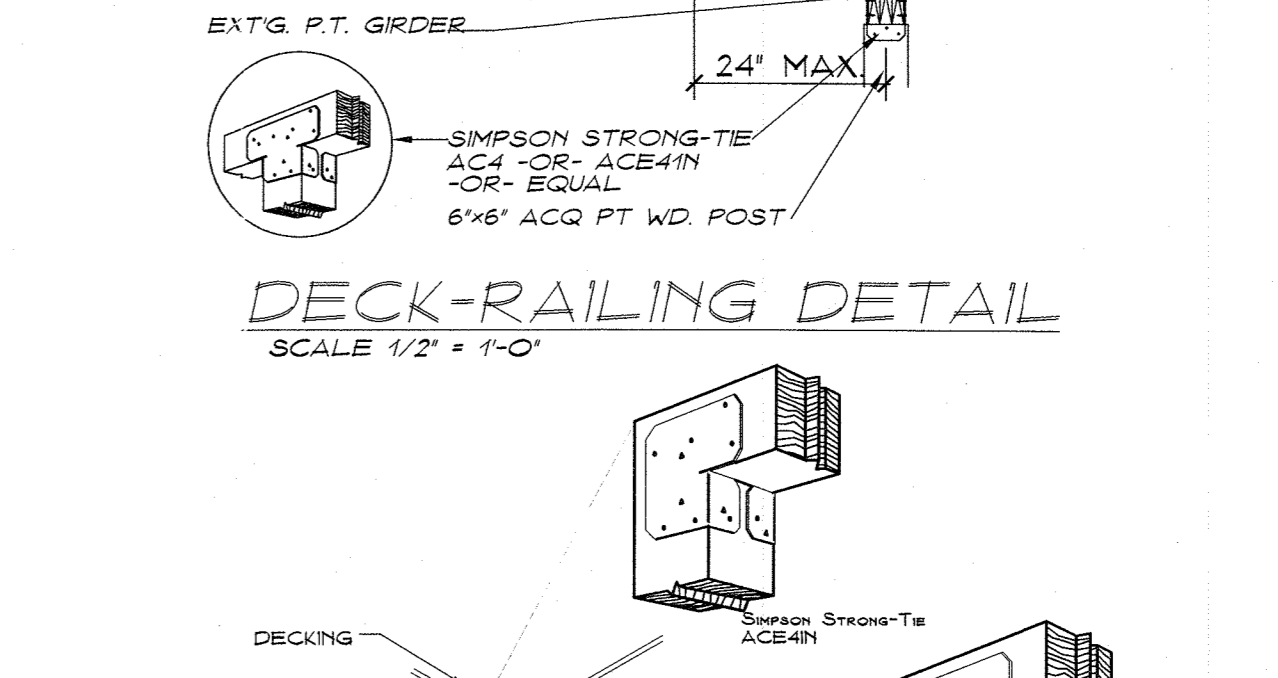
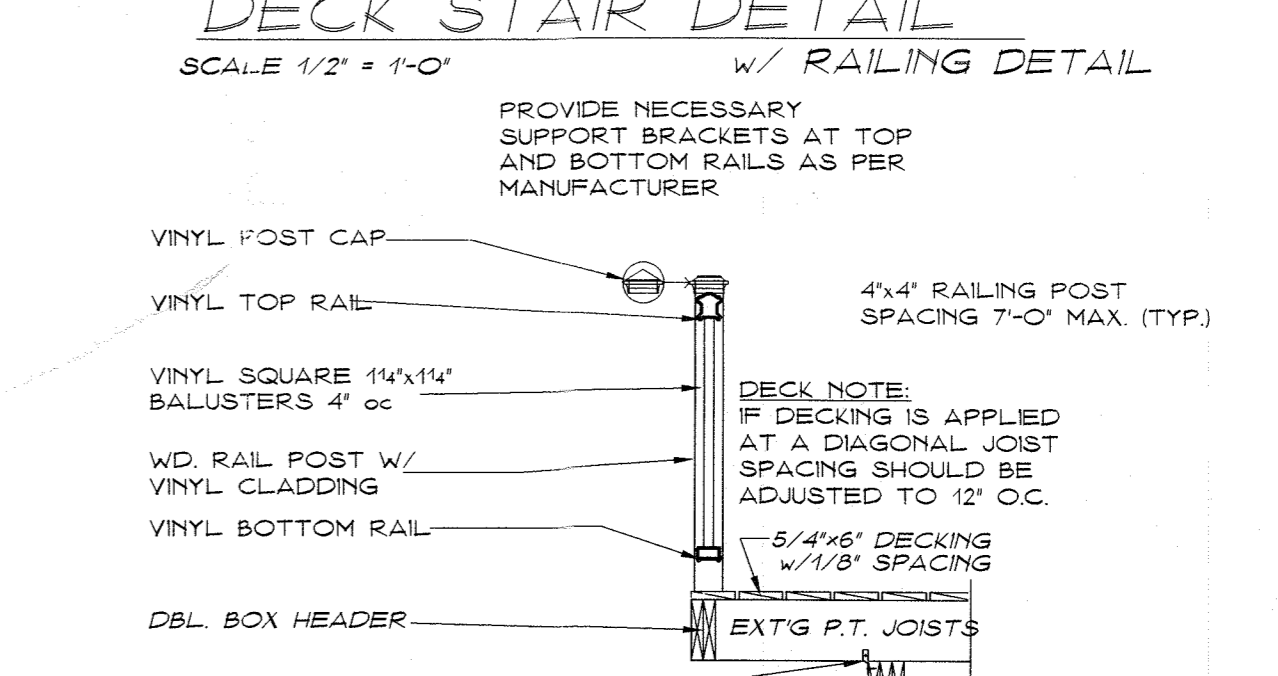
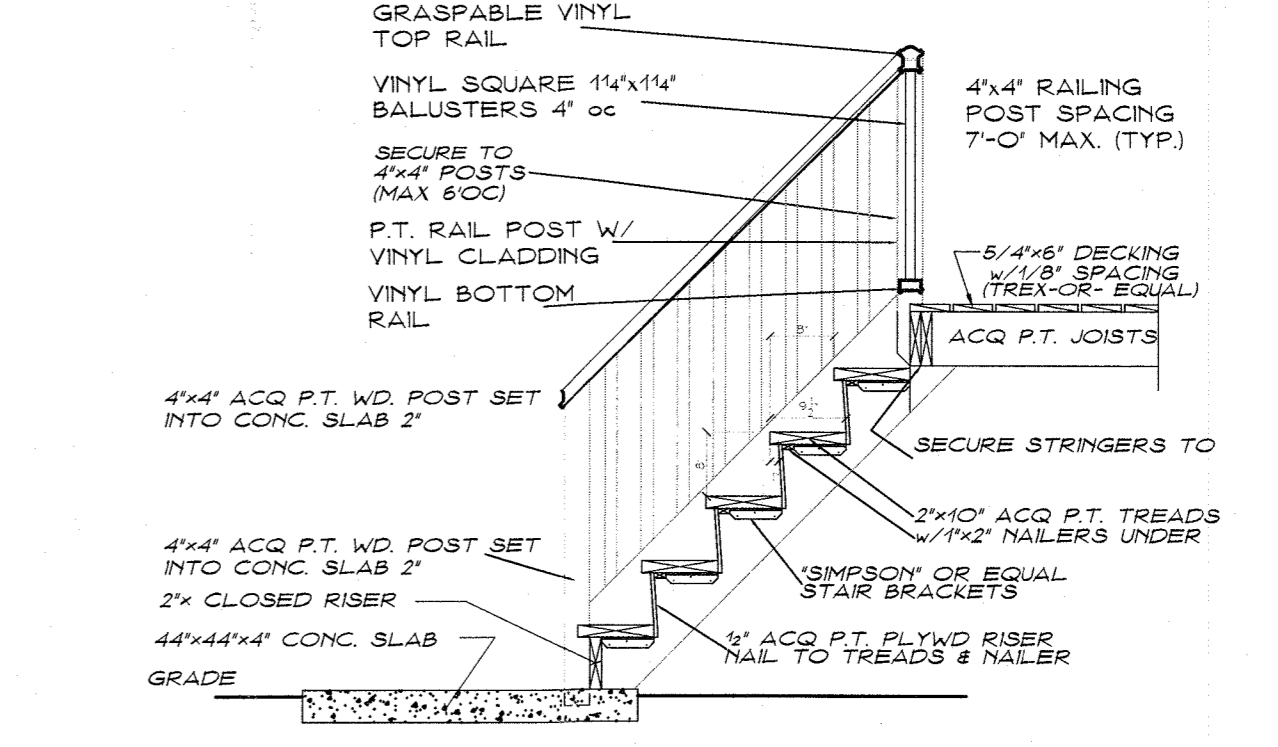
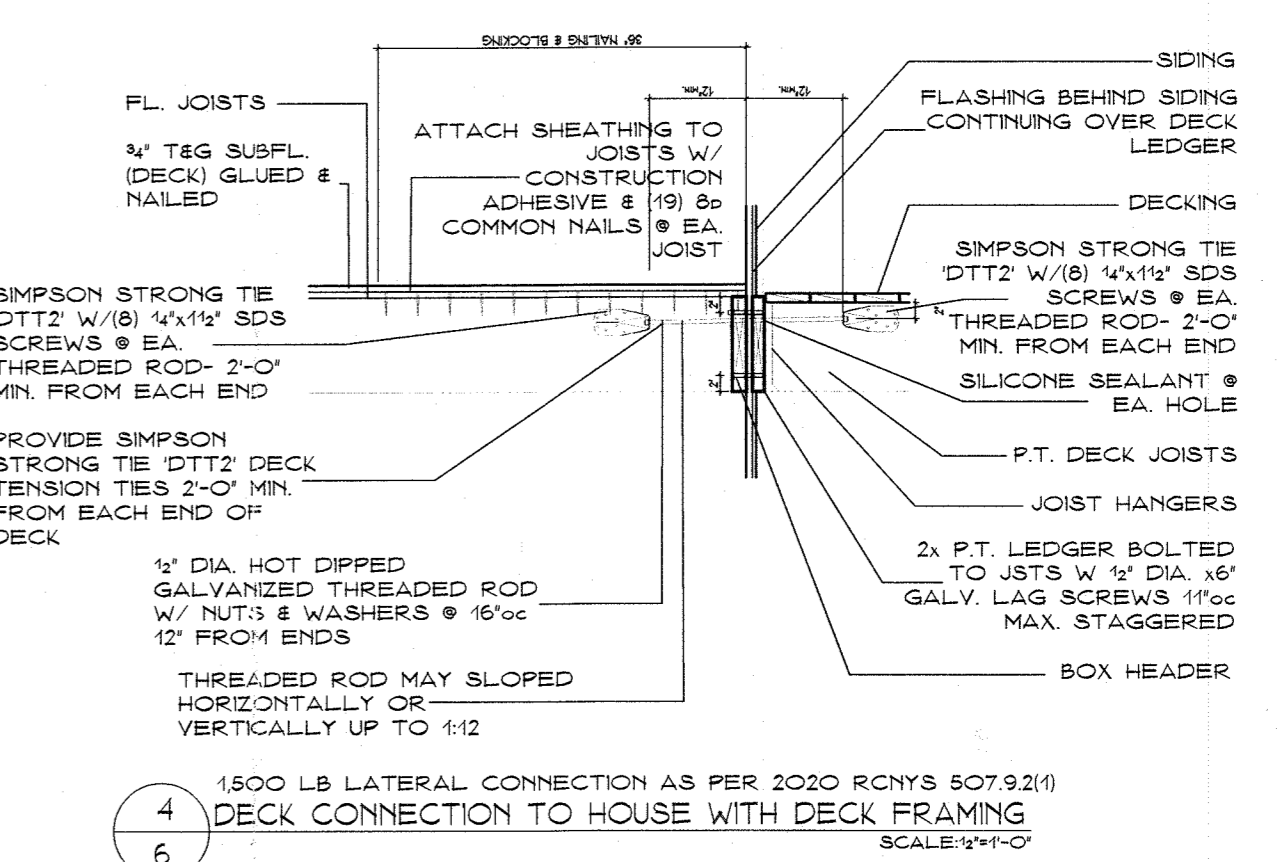
PROVIDE NECESSARY SUPPORT BRACKETS AT TOP AND BOTTOM RAILS AS PER MANUFACTURER

**DECK RAILING DETAIL**  
SCALE: 1/2" = 1'-0"

DECK NOTE: IF DECKING IS APPLIED AT A DIAGONAL JOIST SPACING SHOULD BE ADJUSTED TO 12" O.C.

**DECK DETAILS**  
NOT TO SCALE

Simpson Strong-Tie CBSQ 44 for 4x4 or 6x6 for 6x6 posts



# ISSUE FOR ZBA REVIEW ONLY - NOT FOR CONSTRUCTION

PLANS VALID FOR PERMIT & CONSTRUCTION ONLY IF SIGNED AND SEALED

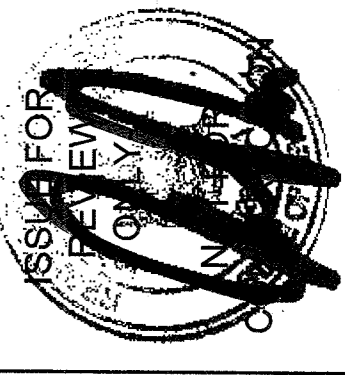
DATE: Issue For ZBA Review  
JUNE 4, 2024

SHEET: 1 OF 3

PROPOSED WOOD DECK FOR PATRICIA & JOHN McANDREW

CELLAR/FOUNDATION FLOOR PLAN

John Perkins ARCHITECT. Professional Limited Liability Company  
 NYS License: 03582.1  
 NJ License: 2110016270  
 Post Office Box 271 Tonawanda, New York 14156  
 (845) 429-4225 www.JPerkinsArchitect.com



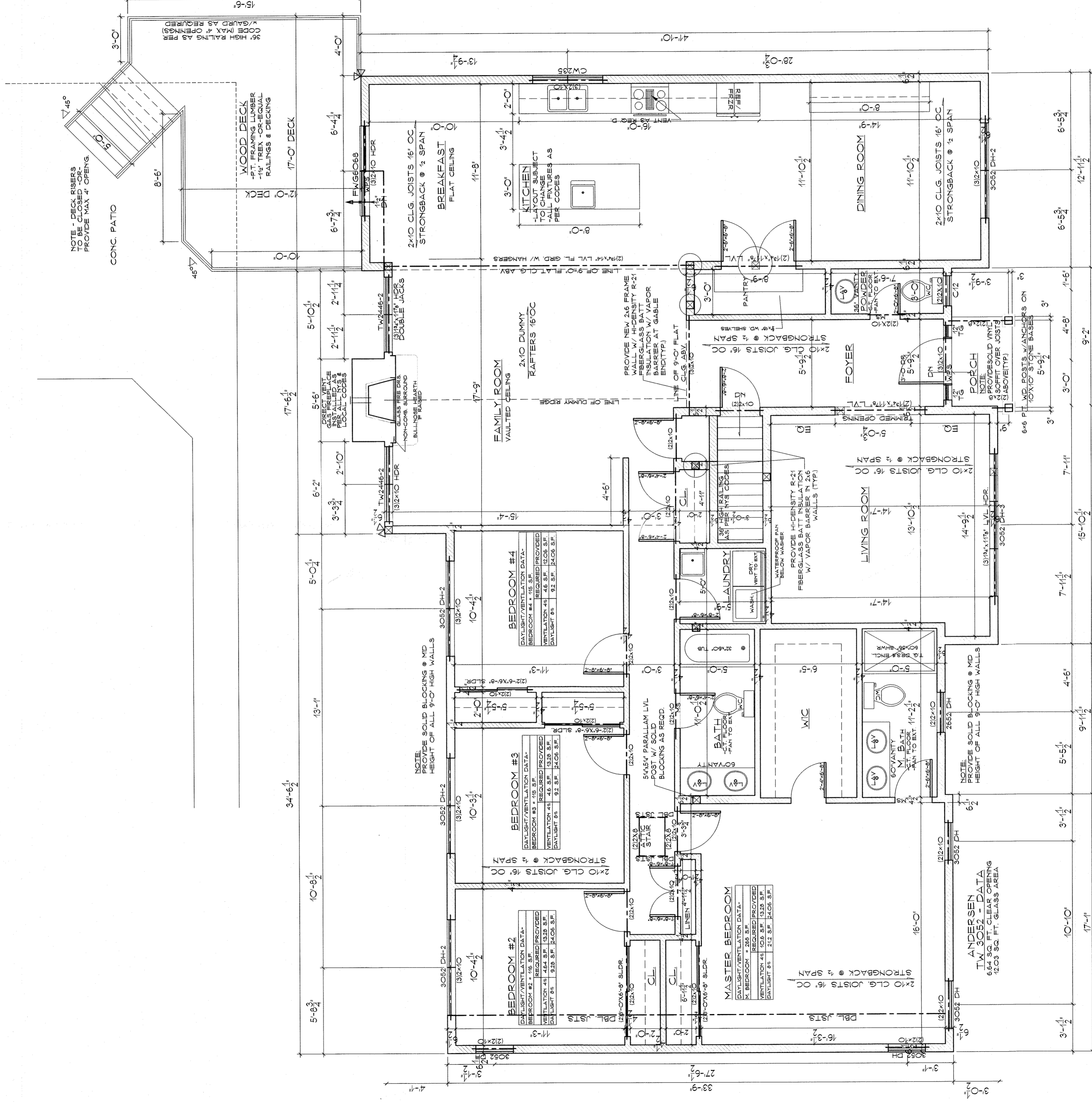
TOWN OF ORANGETOWN BUILDING DEPARTMENT  
 JUN 10 2024  
 RECEIVED

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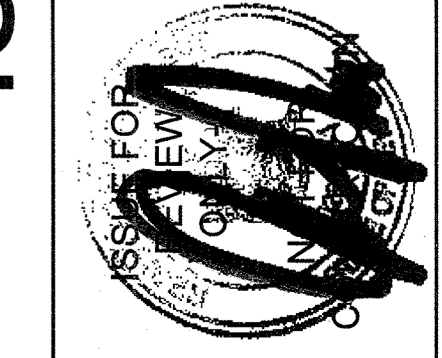
# ISSUE FOR ZBA REVIEW ONLY - NOT FOR CONSTRUCTION

LEGEND

- NEW FRAME WALLS - 2x6 INTERIOR 2x4 EXTERIOR
- NEW MASONRY WALLS
- WALLS TO BE REMOVED
- EXISTING WALLS TO REMAIN



## ISSUE FOR ZBA REVIEW ONLY - NOT FOR CONSTRUCTION



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Professional Limited Liability Company  
NJ License: 21A016470  
www.JPerkinsArchitect.com

DRAWING TITLE:  
**FIRST FLOOR PLAN**

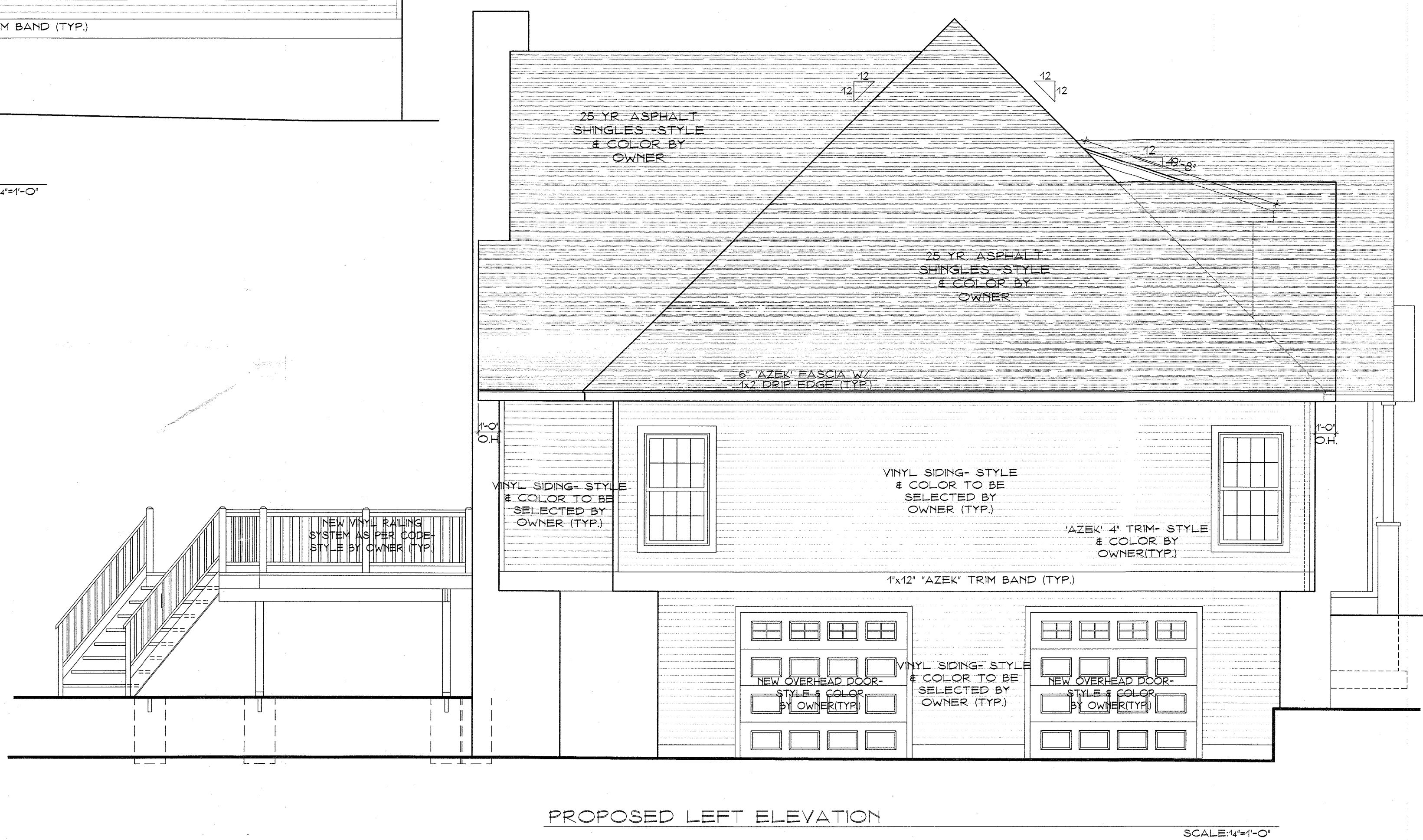
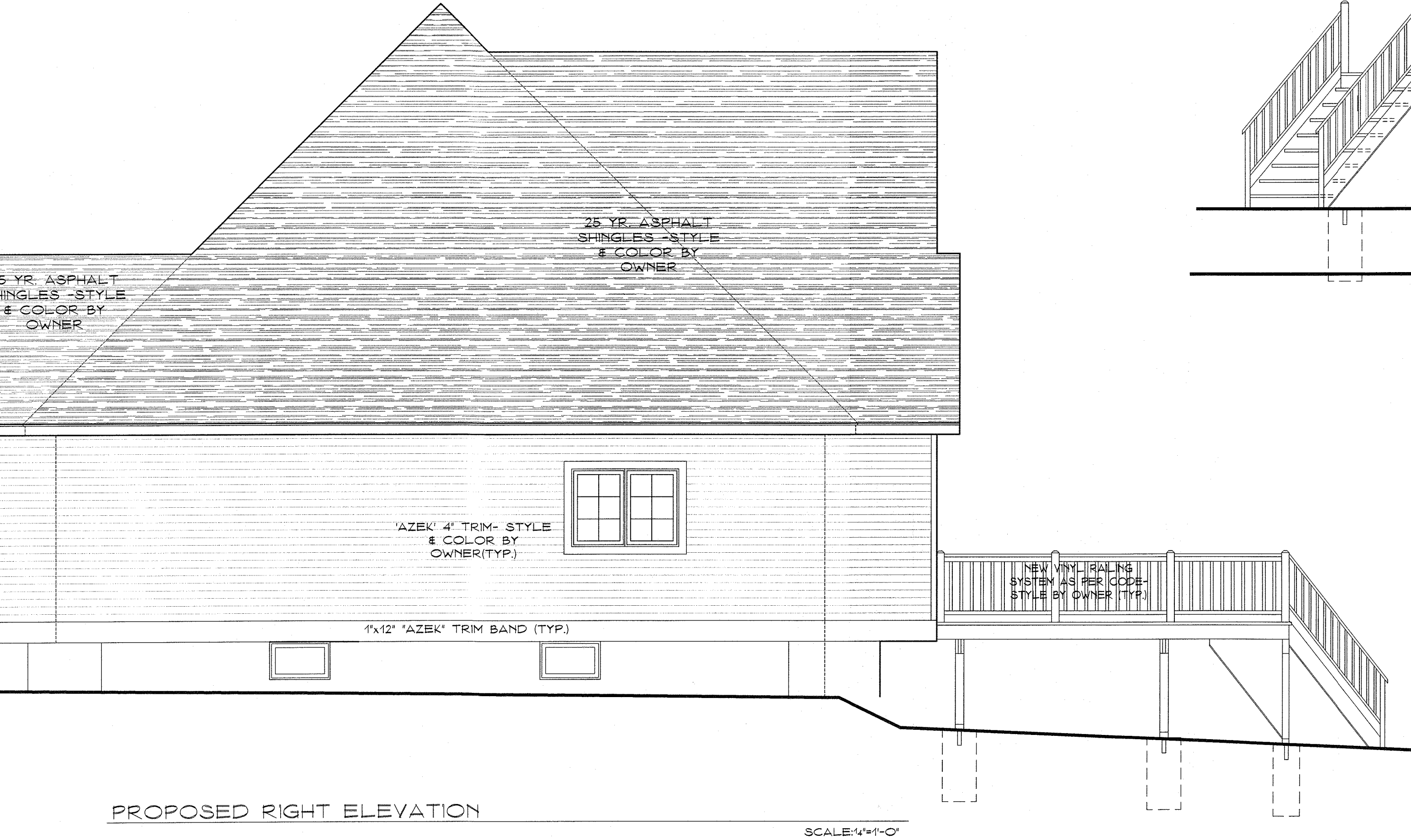
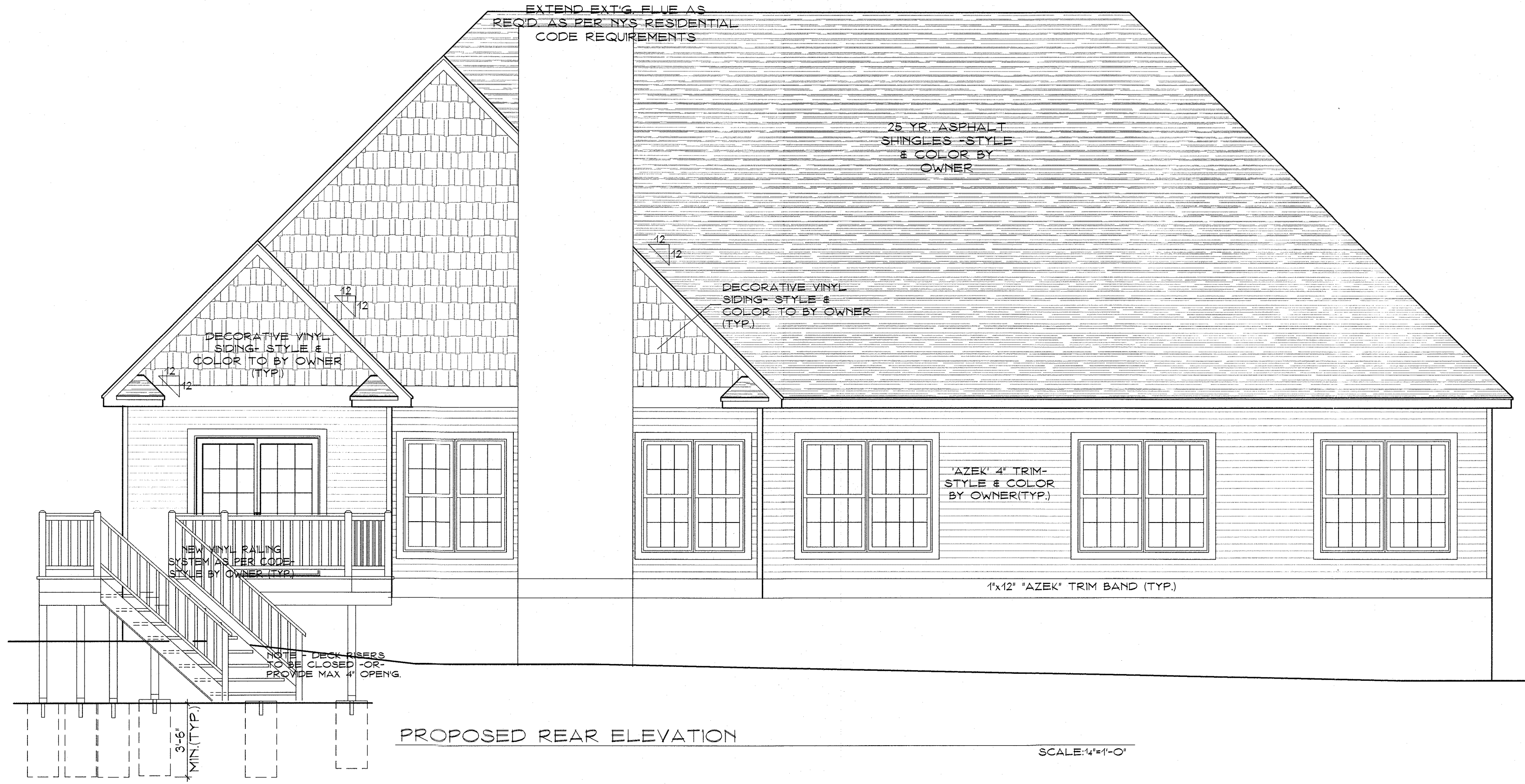
PROPOSED WOOD DECK FOR  
**PATRICIA & JOHN McANDREW**  
4 REGINA COURT  
HAMLET OF BLAUVELT  
TOWN OF ORANGETOWN, NEW YORK

DATE:  
Issue For ZBA Review  
JUNE 4, 2024

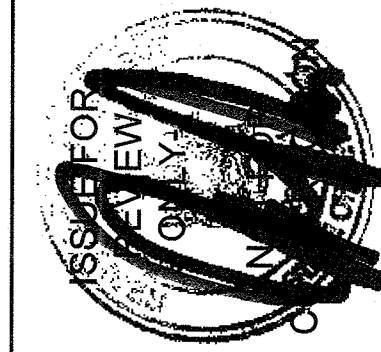
SHEET:  
2 OF 3

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Professional Limited Liability Company  
NJ License #2400164700  
Four Office, Box 271, Teaneck, New York, New York 10986  
(845) 429-4225 www.JPerkinsArchitect.com

DRAWING TITLE:  
**ELEVATIONS**

PROPOSED WOOD DECK  
FOR  
**PATRICIA & JOHN McANDREW**  
4 REGINA COURT  
HAMILLET OF BLAUVELT  
TOWN OF ORANGETOWN, NEW YORK

DATE:  
Issue For ZBA Review  
JUNE 4, 2024

SHEET:  
**3** OF **3**