

ZONING BOARD OF APPEALS

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

Date: July 29, 2024

TO: OBAPAE

- ✓ Rockland County Sewer District #1
- ✓ New York State Dept. of Transportation
- ✓ Palisades Interstate Park Commission
- ✓ Orange and Rockland Utilities
- ✓ Veolia
- ✓ CSX

- ✓ 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: Pacella, 10 Blauvelt Road, Blauvelt, New York

Section: 78.17 Block: 2 Lot: 31; R-40 zone

Chapter 43, R-15 District, Section 3.12, Group M, Column 9 (side yard: 20' required with 11' proposed) for an addition at a single-family residence. The premises are located at 10 Blauvelt Road, Blauvelt, New York and identified on the Orangetown Tax Map as Section 70.13, Block 2, Lot 34 in the R-15 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

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: _____

Please check all that apply:

<input type="checkbox"/> Commercial	<input 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 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-5438-24
ASSIGNED
INSPECTOR: Glenn

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

Project Name: PACELLA RESIDENCE PORNER ADDITION

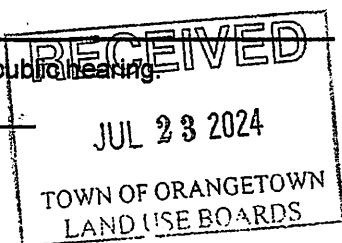
Street Address: 10 Blauvelt Rd.
Blauvelt NY 10913

Tax Map Designation:
Section: 70.13 Block: 2 Lot(s): 34
Section: _____ Block: _____ Lot(s): _____

Directional Location:
On the North side of Blauvelt Rd, approximately 300 feet west of the intersection of Western Hwy & Blauvelt Rd.
Town of Blauvelt in the hamlet/village of Orangetown.
Acreage of Parcel 22,600 Zoning District _____
School District S. Orangetown Postal District Blauvelt
Ambulance District S. Orangetown Fire District Blauvelt
Water District _____ Sewer District Orangetown

Project Description: (If additional space required, please attach a narrative summary.)
2nd Floor Corner Rear of Home

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.
Date: 7/23 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 1500 I
- 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.



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: 6.28.24 Section: 70.13 Block: 2 Lot: 34
Applicant: Pacella
Address: 10 Blauvelt Rd, Blauvelt, NY
RE: Application Made at: same

Referred For:

Chapter 43, Table 3.12 R-15 District, Column 9, Min side Yrd 20' w/ 11' proposed
one variance required


Comments:

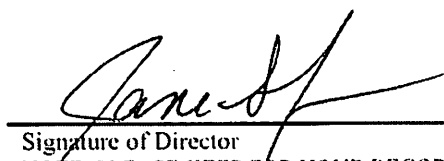
Rear addition
side yard

Dear Pacella:

Please be advised that the Building Permit Application # 5438-24, which you submitted on 6.24.24, 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,


6/28/24
Richard Oliver
Deputy Building Inspector


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

7/1/24
Date
Liz DeCort
Debbie Arbolino

3	PRINT KEY	NAME	ADDRESS
89	70.13-2-34	James Pacella	10 Blauvelt Rd,Blauvelt, NY 10913
89	70.13-2-35	Derrick A Trusty	2 Bluefields Ln,Blauvelt, NY 10913
89	70.13-2-36	Francis Butera	4 Bluefields Ln,Blauvelt, NY 10913
89	70.13-2-37	Ronald Parduba	6 Bluefields Ln,Blauvelt, NY 10913
89	70.13-2-79	David C Hogdahl Sr	5 Bluefields Ln,Blauvelt, NY 10913
89	70.14-1-26	Raymond Mc Cleary	35 Terrace Ln,Blauvelt, NY 10913
89	70.14-1-27	Christopher G Morris	29 Terrace Ln,Blauvelt, NY 10913
89	70.14-1-28	Carol Irish	21 Terrace Ln,Blauvelt, NY 10913
89	70.14-1-29	Lance J Lo Conti	3 Terrace Ln,Blauvelt, NY 10913
89	70.14-1-31	Robert Barrows	552 Western Hwy,Blauvelt, NY 10913
89	70.14-1-32	Blauvelt Volunteer Fire Attn: United State Trust Co	548 Western Hwy,Blauvelt, NY 10913
89	70.14-1-33	Frank J Henry	542 Western Hwy,Blauvelt, NY 10913
89	70.14-1-34	Jennifer Delia	3 Blauvelt Rd,Blauvelt, NY 10913
89	70.14-1-35	Michael Reilly	7 Blauvelt Rd,Blauvelt, NY 10913
89	70.14-1-36	John Mc Kenzie	11 Blauvelt Rd,Blauvelt, NY 10913
89	70.14-1-37	Tabitha E Albright	15 Blauvelt Rd,Blauvelt, NY 10913
89	70.14-1-38	Gerry Mc Gwyne	3 N Parkway Dr,Blauvelt, NY 10913

RECEIVED
JUL 23 2024
TOWN OF ORANGETOWN
LAND USE BOARDS

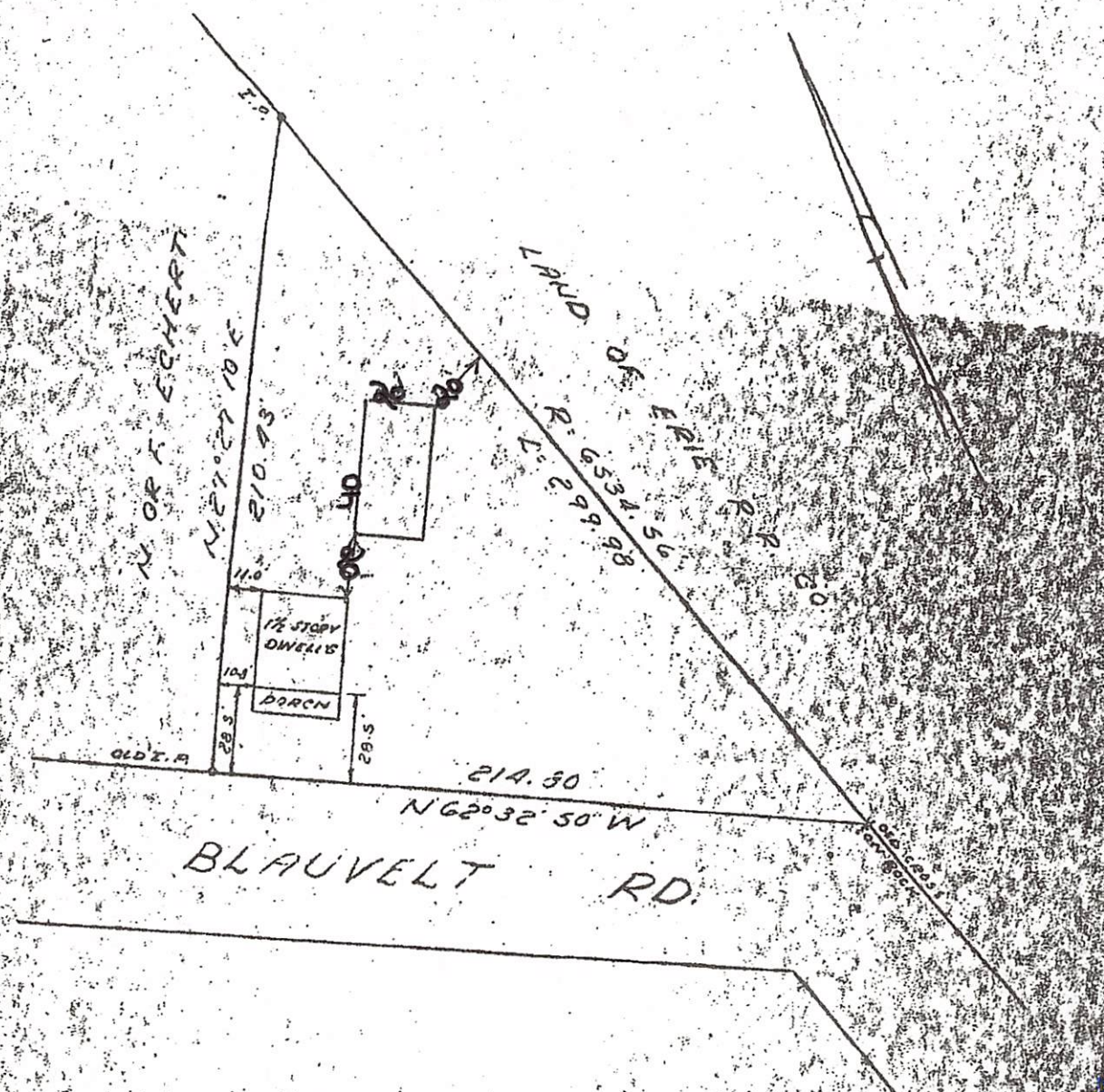
Katlyn Bettmann

From: James P <j.allecap@gmail.com>
Sent: Thursday, July 25, 2024 7:35 PM
To: Katlyn Bettmann
Subject: Pacella Permit application

I James Pacella, do give Steve Liscio permission to complete the permit application and stand in on all hearings on my behalf in regards to the potential addition taking place at my residence 10 Blauvelt Rd, Blauvelt NY 10913.

-James Pacella
(845) 709-7565

Sent from my iPhone



WARRANTED TO INTER COUNTY
 TITLE GUARANTY & MORTGAGE
 TO BE CORRECT AS SHOWN.

William C. L. Justice

SURVEY
 FOR
 MR & MRS. ARTHUR R. JAHNE
 IN
 BLAUVELT

SCALE 1" = 50'
 DATE 9-24-60

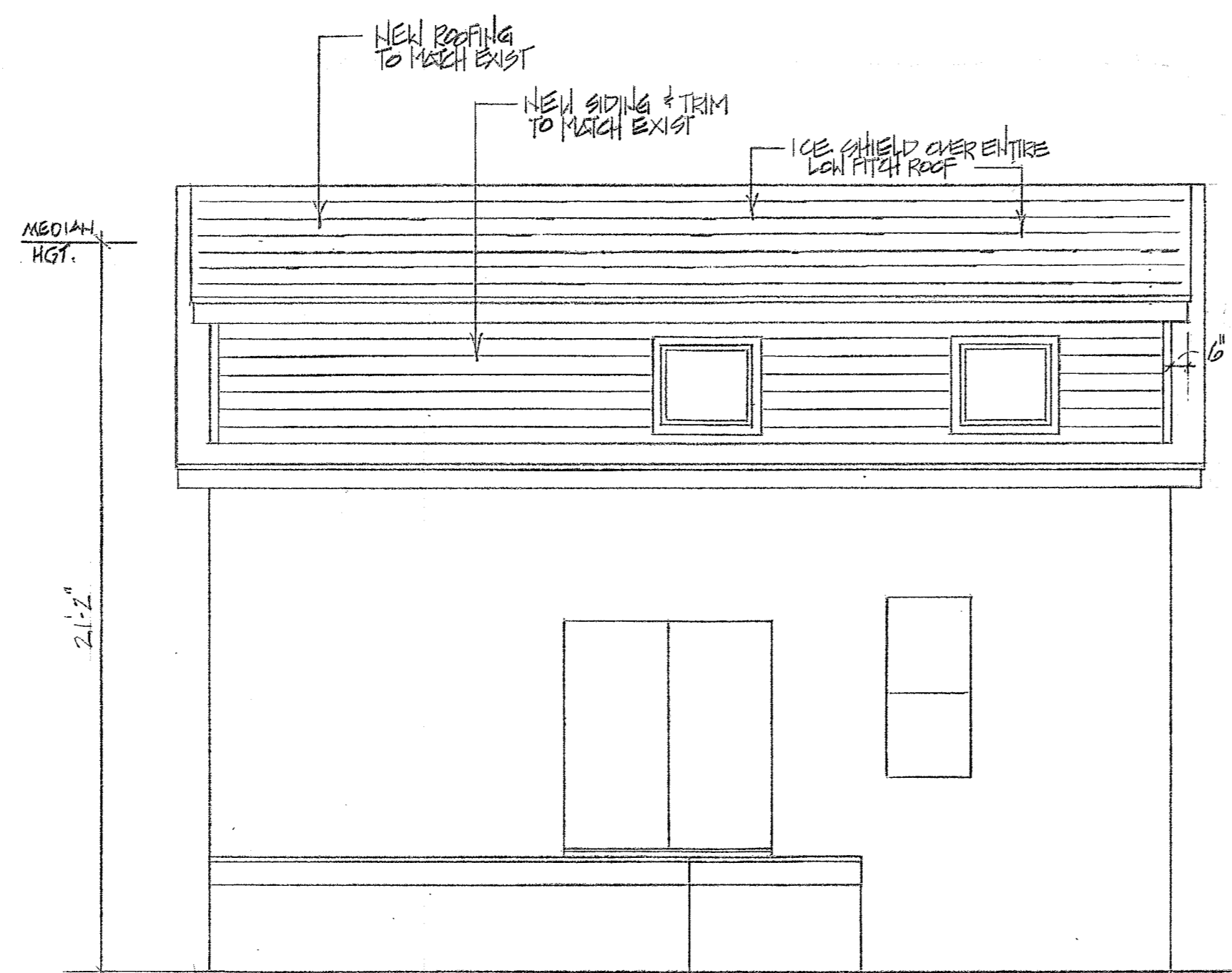
WILLIAM A. YUDA P.E.
 WEST NYACK

TOWN BOARD OF APPEALS

SEP 4 2024

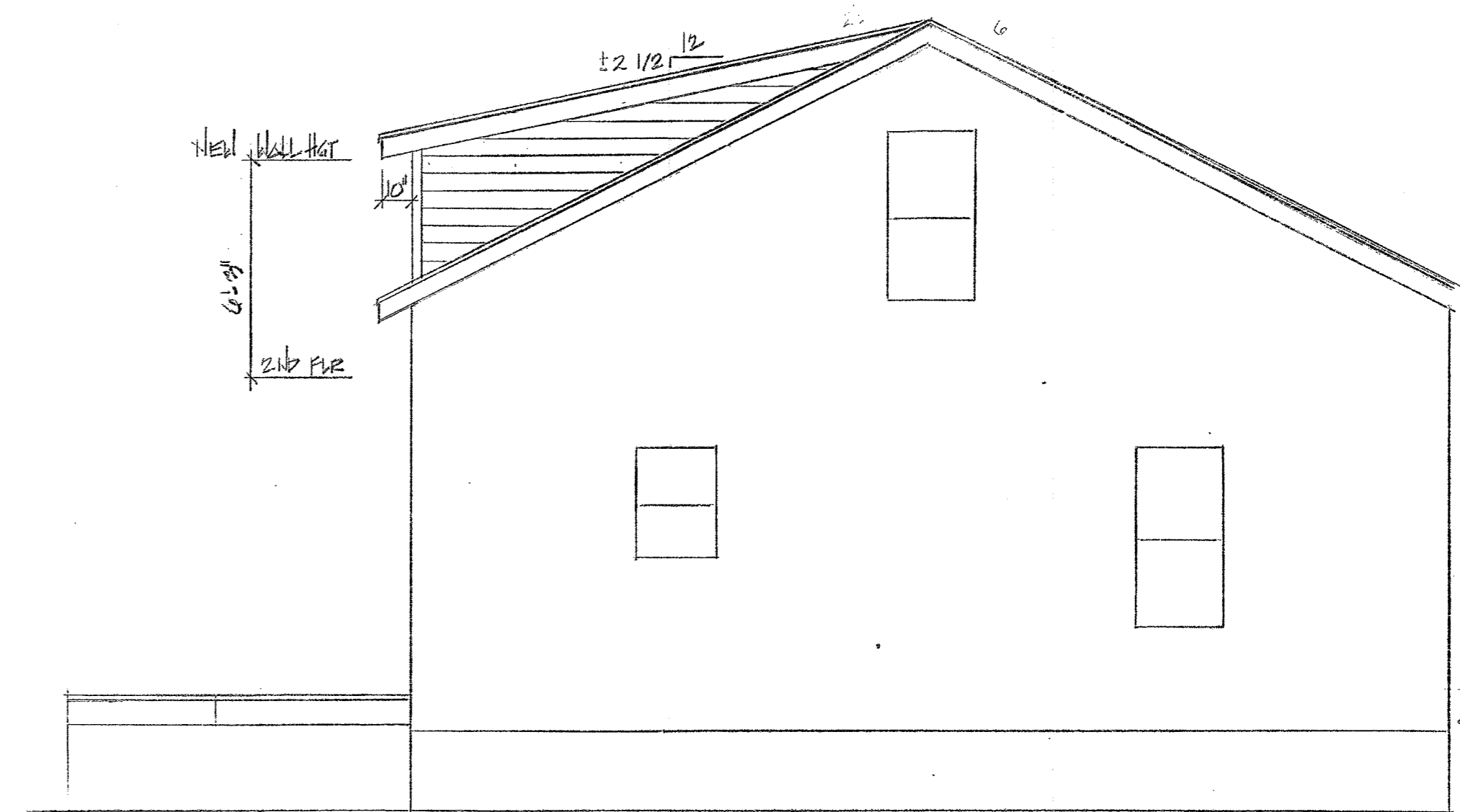
Town of Orangetown
 MEETING OF:

RECEIVED
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 TOWN OF ORANGETOWN
 LAND USE BOARDS



REAR ELEVATION

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



LEFT SIDE ELEVATION

STATE OF NEW YORK ADOPTED CODES AND STANDARDS

- INTERNATIONAL RESIDENTIAL CODE- NY EDITION, 2020
- NATIONAL ELECTRIC CODE, 2020
- NATIONAL STANDARD PLUMBING CODE, 2020
- INTERNATIONAL ENERGY CONSERVATION CODE, 2020 (RESIDENTIAL)
- INTERNATIONAL MECHANICAL CODE, 2020
- INTERNATIONAL FUEL GAS CODE, 2020
- 2020 RESIDENTIAL PRESCRIPTIVE PACKAGE

NOTE: TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, PLANS ARE IN COMPLIANCE WITH THE 2020 IECC & NYS ENERGY CODE

PACELLA RESIDENCE
DORMER ADDITION

10 BLAUVELT ROAD
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

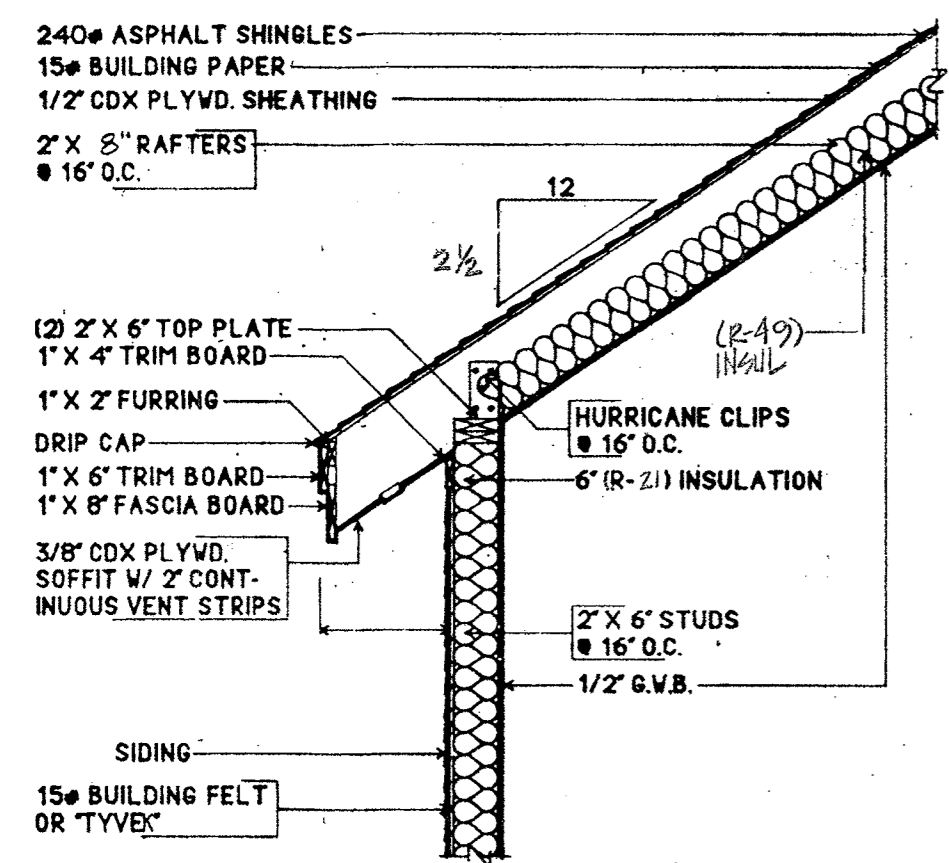
Town of Orangetown
MEETING OF:
SEP 4 2024

ZONING BOARD OF APPEALS

RECEIVED
JUL 23 2024
TOWN OF ORANGETOWN
LAND USE BOARDS

PROJECT 231161
JANUARY 27, 2023

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CATH. CLG. DETAIL

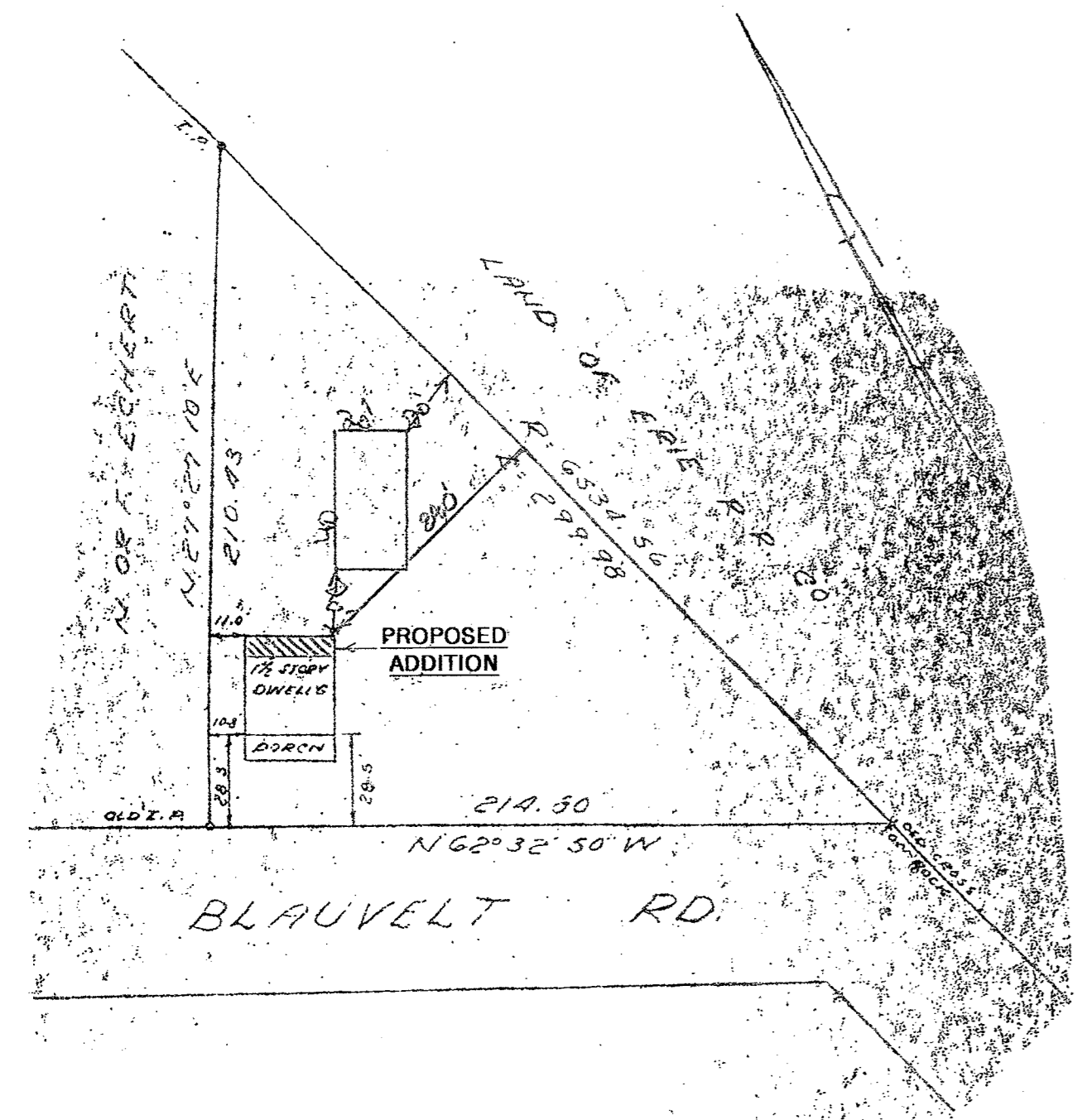
GENERAL NOTES

1. ALL WORK PERFORMED SHALL COMPLY WITH THE BUILDING AND ZONING ORDINANCES OF THE TOWN OF ORANGETOWN AND THE N.Y.S. BUILDING AND ENERGY CODES.
2. ALL ELECTRICAL WORK PERFORMED SHALL BE APPROVED BY THE NATIONAL BOARD OF FIRE UNDERWRITERS AND LOCAL UTILITY COMPANIES.
3. ALL PLUMBING WORK AND SEWER HOOK-UP AND/OR SEPTIC SYSTEMS SHALL BE IN ACCORDANCE WITH LOCAL HEALTH DEPARTMENT REQUIREMENTS AND SHALL BE SUBJECT TO THE APPROVAL OF THE PLUMBING INSPECTOR.
4. CONTRACTOR OR ANY SUBCONTRACTOR DOING ANY WORK UNDER THIS CONTRACT SHALL CARRY LIABILITY AND PROPERTY DAMAGE INSURANCE AGAINST ACCIDENTS OF ALL KINDS AND SHALL FURNISH OWNER WITH CERTIFICATE OF INSURANCE.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL DIMENSIONS ON THESE PLANS AGAINST FIELD CONDITIONS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE ARCHITECT. ALL DIMENSIONS AND LOCATIONS AS INDICATED ON THE DRAWINGS SHALL BE CONSIDERED AS REASONABLY CORRECT BUT IT SHALL BE UNDERSTOOD THAT THEY ARE SUBJECT TO MODIFICATION AS MAY BE NECESSARY OR DESIRABLE AT THE TIME OF INSTALLATION TO MEET ANY UNFORSEEN OR OTHER CONDITION.
6. ARCHITECT AND RELATED CONSULTANTS HAVE NOT BEEN RETAINED FOR CONSTRUCTION INSPECTION SERVICES OR FOR APPROVAL OF SHOP DRAWINGS. ARCHITECT IS ONLY RESPONSIBLE FOR THESE WORKING DRAWINGS AND THEIR RELATED SPECIFICATIONS. ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY EXISTING STRUCTURE OR ANY UNFORSEEN PROBLEMS PRIOR TO NEW CONSTRUCTION. ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY NEW CONSTRUCTION AND/OR DEMOLITION OPERATIONS AND METHODS.
7. ALL FOOTINGS TO REST ON VIRGIN SOIL HAVING A MINIMUM BEARING CAPACITY OF TWO TONS PSF @ 2' MINIMUM BELOW THE FINISHED GRADE.
8. EARTH UNDER CONCRETE SLAB SHALL BE THOROUGHLY COMPACTED AND CLEANED OF DEBRIS, WATER AND OTHER MATTER. THE SUB-GRADE SHALL BE BROUGHT TO A TRUE PLANE AND COMPACTED TO SOLID BEARING.
9. ALL POURED CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AFTER 28 DAYS.
10. BACKFILL AGAINST POURED CONCRETE WALLS SHALL BE A MAXIMUM OF 7\"/>

Zone: R-15 Group: A Use: SINGLE-FAMILY RES.

ZONING BULK REQUIREMENTS

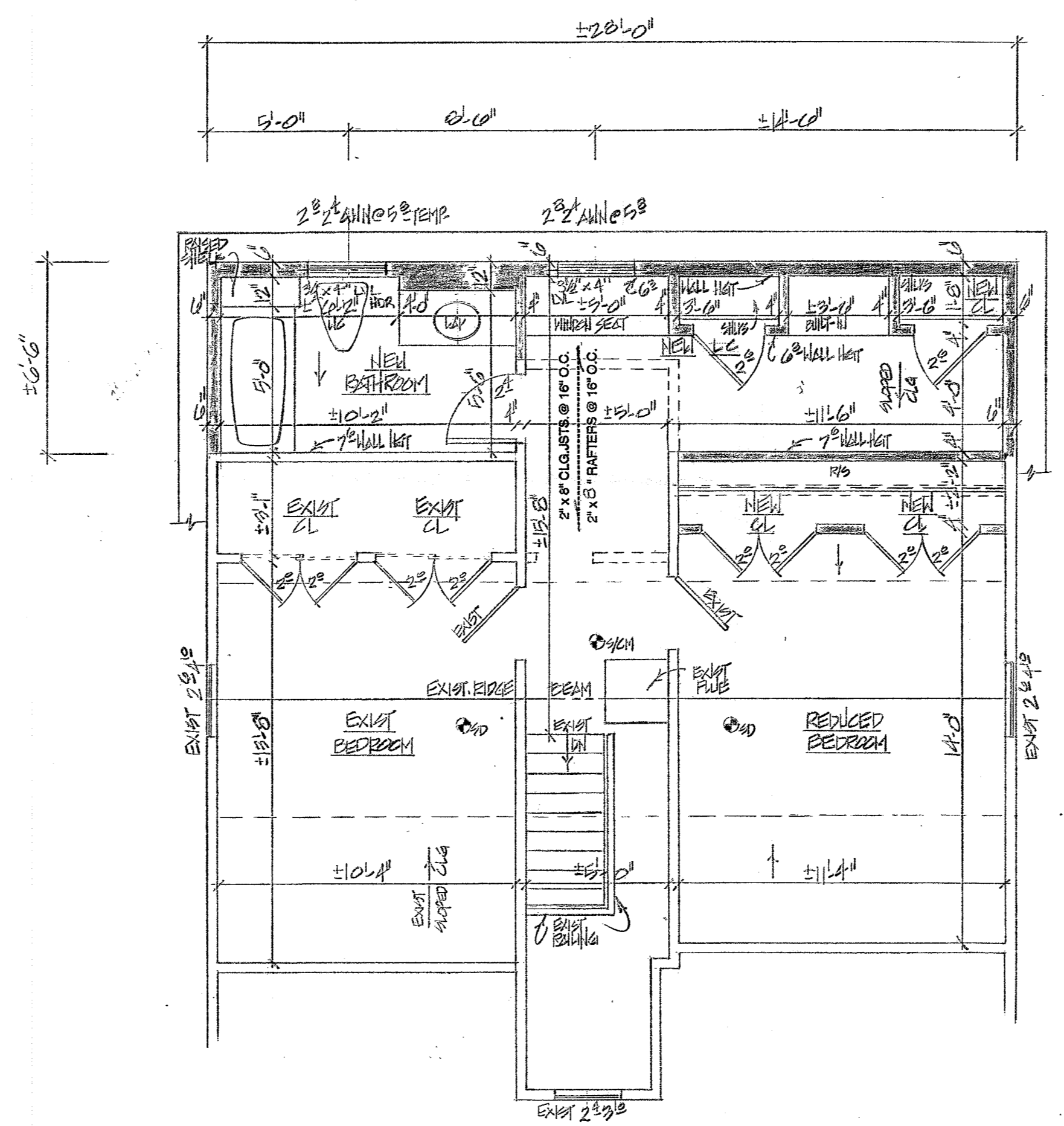
	Required	Existing	Proposed
Floor area ratio	0.70	0.070 (1,572)	0.075 (1,754)
Lot area	15,000	22,600	22,600
Lot width	100	214.80	214.80
Street frontage	75	214.80	214.80
Front yard setback	30	28.5	28.5
Side yard setback	20	10.8/11.0	11.0
Total side yard setback	50	N.A.	N.A.
Rear yard setback	35	24.0	24.0
Maximum building height	1'	9'	9'



PLOT PLAN

SCALE: 1"=50'

NOTE: THE ABOVE PLOT PLAN OF A PROPOSED 2ND-STORY ADDITION IS BASED ON A SURVEY ORIGINALLY DRAWN BY WILLIAM A. YUDA LAND SURVEYOR, ON 9/24/60



SECOND FLOOR PLAN

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

EXIST. S.F.: 508; NEW S.F.: 182
TOTAL SECOND FLR. S.F.: 690

EXIST. COVERED PORCH S.F.: 224
EXIST. MAIN FLOOR LIV. S.F.: 840

ENERGY CODE

TABLE R602.2
INSULATION AND PENETRATION REQUIREMENTS BY COMPONENTS ROCKLAND/CLIMATE ZONE 5

CLIMATE ZONE	CEILING	GLAZED	GLAZED	CEILING	ROOF	MASS	FLOOR	BASEMENTS	SLAB	GRAVEL
	U-FACTOR	SKYLIGHTS	WINDOWS	FRAME	FRAME	WALL	WALL	WALL	WALL	SPACE
	U-FACTOR	U-FACTOR	U-FACTOR	U-FACTOR	U-FACTOR	U-FACTOR	U-FACTOR	U-FACTOR	U-FACTOR	U-FACTOR
4 except Marine	0.30	0.55	0.40	49	15 + 5 h	8/13	19	10/13	10.2 ft	10/12
5 and Marine 4	0.27	0.55	NR	49	13 + 5 h	13/17	30 g	15/19	10.2 ft	10/19

PACELLA RESIDENCE
DORMER ADDITION

10 BLAUVELT ROAD
BLAUVELT, NEW YORK

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PROJECT 23116
JANUARY 27, 2023

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