

ZONING BOARD OF APPEALS

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

Date: October 7, 2024

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

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

This matter is scheduled for: November 6, 2024

Review of Plans: Awal, 50 Woods Road, Palisades, New York

Section: 78.18 Block: 1 Lot: 37; R-80 zone

Chapter 43, R-80 District, Group A, Section 5.226 (fence height: 4-1/2' permitted in front yard, with 6' and 8' proposed) for a fence at a single-family dwelling. The premises are located at 50 Woods Road, Palisades, New York and identified on the Orangetown Tax Map as Section 78.18, Block 1, Lot 37 in the R-80 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: 26 Orangeburg Road, Orangeburg, NY 10962
- Email to Zoning Board: KBettmann@orangetown.com

Zoning Board Meeting Date: November 6, 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, November 6, 2024.** **Kindly forward your completed review to this office by November 6, 2024.**

Reviewing Agency _____

Name: _____ Date: _____

Signature: _____

Thank you, Katlyn Bettmann

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: 10/7/2024

Please check all that apply:

<input type="checkbox"/> Commercial	<input checked="" 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-5849-24
 ASSIGNED
 INSPECTOR: Glenn

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

Project Name: AWAL

Street Address: 50 Woods Road, Palisades NY 10964

Tax Map Designation:

Section: 78.18 Block: 1 Lot(s): 37
 Section: _____ Block: _____ Lot(s): _____

Directional Location:

On the NORTH side of WOODS ROAD, approximately 500 feet WEST of the intersection of WASHINGTON in the Town of ORANGETOWN in the hamlet/village of PALISADES SPRING ROAD.

Acreage of Parcel <u>1.9 ACRES</u>	Zoning District <u>R-80</u>
School District <u>SOCSD</u>	Postal District <u>PALISADES</u>
Ambulance District <u>SOAC</u>	Fire District <u>PALISADES SPARKILL</u>
Water District <u>VEOLIA</u>	Sewer District <u>SEPTIC</u>

Project Description: (If additional space required, please attach a narrative summary.)
METAL MESH FENCE 6 feet and 8 feet

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.
 Date: OCT 2, 2024 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 _____

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: 9.13.24 Section: 78.18 Block: 1 Lot: 37

Applicant: Awal

Address: 50 Woods Rd, Palisades, NY

RE: Application Made at: same

Referred For:

Chapter 43, Section 5.226 Fence not over 4-1/2' in height allowed in front yard with 6' and 8' fences proposed.

Comments:

Fence in front yard

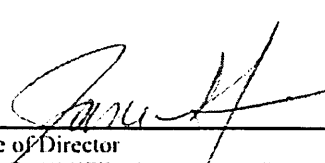
Dear Awal:

Please be advised that the Building Permit Application # 5849-24, which you submitted on 9.10.24, has been referred to the Town of Orangetown Zoning Board of Appeals. The Clerk to the Zoning Board of Appeals, Kallyn 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,

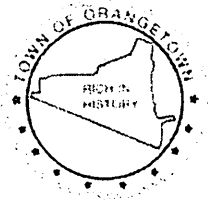

Richard Oliver
Deputy Building Inspector

9/13/24


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

9/16/24

Date
Liz DeCort
Debbie Arbolino



OFFICE OF BUILDING, ZONING, PLANNING,
ADMINISTRATION AND ENFORCEMENT
TOWN OF ORANGETOWN

20 Greenbush Road
Orangetown, N.Y. 10962

Jane Slavin, R.A.
Director

(845)359-8410

Fax: (845) 359-8526

REFERRAL TO THE HISTORICAL AREAS BOARD OF REVIEW

Date: 9.13.24 Section: 78.18 Block: 1 Lot: 37

Applicant: Awal

Address: 50 Woods Rd. Palisades, NY

RE: Application Made at: same

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


Comments:

6' and 8' fence in front yard

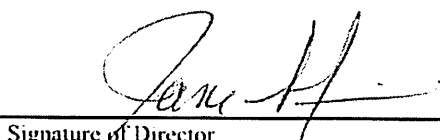
Dear Awal:

Please be advised that the Building Permit Application # 5849-24, which you submitted on 9.10.24, has been referred to the Historical Areas Board of Review. The Clerk to the Historical Areas Board of Review, 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

9/13/24



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

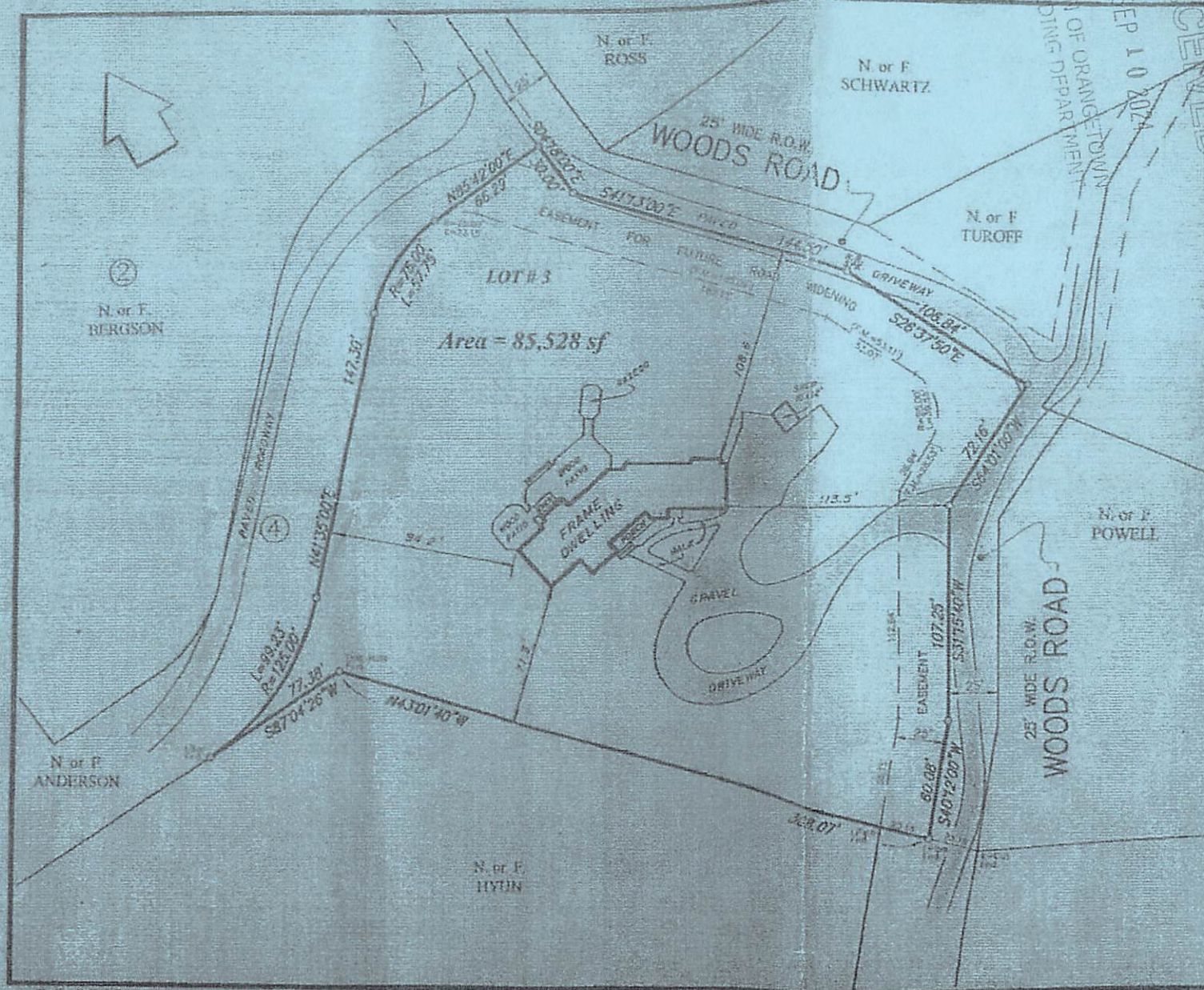
9/16/24

Date
CC: Liz DeCort
Debbie Arbolino

*** MUST OBTAIN ECONOMIC BOARD APPROVAL FIRST

SWIS	PRINT KEY	NAME	ADDRESS
392489	78.18-1-4	Simon Bergson	P.O. Box 695,Palisades, NY 10964
392489	78.18-1-5	Simon Bergson	P.O. Box 695,Palisades, NY 10964
392489	78.18-1-6	Annette Talisman	P.O. Box 614,Palisades, NY 10964
392489	78.18-1-7	Courtney Ross	P.O. Box 16,Palisades, NY 10964
392489	78.18-1-8	Catherine L Martin	61 Woods Rd,Palisades, NY 10964
392489	78.18-1-9	Paul Zukowsky c/o ML Management	888 7th Ave Fl 4,New York, NY 10106
392489	78.18-1-10	Michael Schmidt	49 Woods Rd,Palisades, NY 10964
392489	78.18-1-11	Joan T Lehman	P.O. Box 602,Palisades, NY 10964
392489	78.18-1-12	Mary Barris	P.O. Box 712,Palisades, NY 10964
392489	78.18-1-36	Marianne Scordel	39 Woods Rd,Palisades, NY 10964
392489	78.18-1-37	Ashok K Awal	50 Woods Rd,Palisades, NY 10964
392489	78.18-1-38	Joanne Barak	42 Woods Rd,Palisades, NY 10964
392489	78.18-1-39	Richard Cook	P.O. Box 573,Palisades, NY 10964

RECEIVED
OCT 7 2024
TOWN OF ORANGETOWN
LAND USE BOARDS



File # DLS-0246-0

Land Survey
 For
GOLDMAN & BUCHANAN
 Fallsades
 Town of Orangetown Rockland County, NY
 Scale: 1" = 50' Area = 1.90 Ac.
 May 15, 2005

Tax Lot Designation: Sect. 78.18 Blk. 1 Lot 37

Reference: Map entitled "Peet Farm, Subdivision of Property for Eunice T. Hyde" filed in the Rockland County Clerk's Office 2-28-4, 1968 in book 75 page 7 as map #3695.

Certified to:
 • Paul Goldman
 • Alice Buchanan
 • Erid Republic National Title Insurance Company.
 • Sterling National Mortgage Company,
 its successors and/or assigns.

Certifications indicated herein signify that this survey was prepared in accordance with the existing code of practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certification 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 herein, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners.

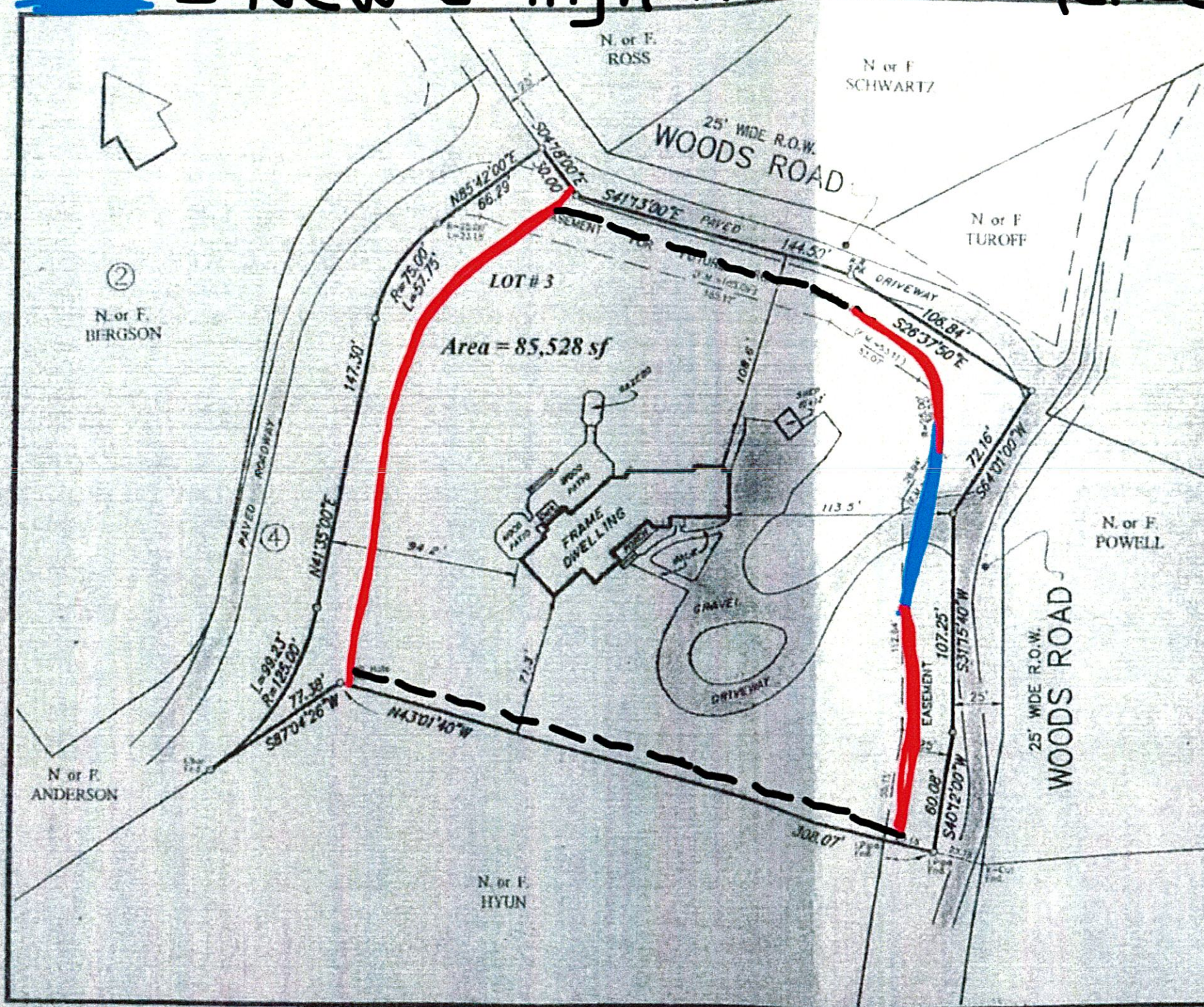
[Signature]
 Lic. 049162
 Robert E. Sorace, PLS
 113 South Main Street
 New City, NY 10956
 845-638-1498

RECEIVED
 SEP 10 2024
 TOWN OF ORANGETOWN
 BUILDING DEPARTMENT

RO 9812-3

- - - - - = EXISTING fence
 [Red line] = NEW 8' high deer fence
 [Blue line] = NEW 6' high ALUMINUM fence

RECEIVED
 OCT 7 2024
 TOWN OF ORANGETOWN
 LAND USE BOARD

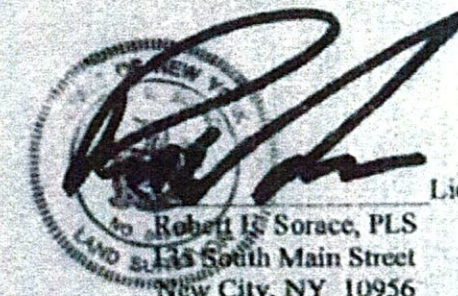


Title # DLS-6246-0
Land Survey
 For
GOLDMAN & BUCHANAN
 Palisades
 Town of Orangetown Rockland County, NY
 Scale: 1" = 50' Area = 1.90 Ac.
 May 15, 2005

Tax Lot Designation Sect. 78.18 Blk. 1 Lot 37
 Reference: Map entitled "Peet Farm, Subdivision of Property for Francois T. Hyde" filed in the Rockland County Clerks Office April 4, 1968 in book 75 page 7 as map #3695.

Certified to:
 • Paul Goldman
 • Alice Buchanan
 • Old Republic National Title Insurance Company.
 • Sterling National Mortgage Company, its successors and/or assigns.

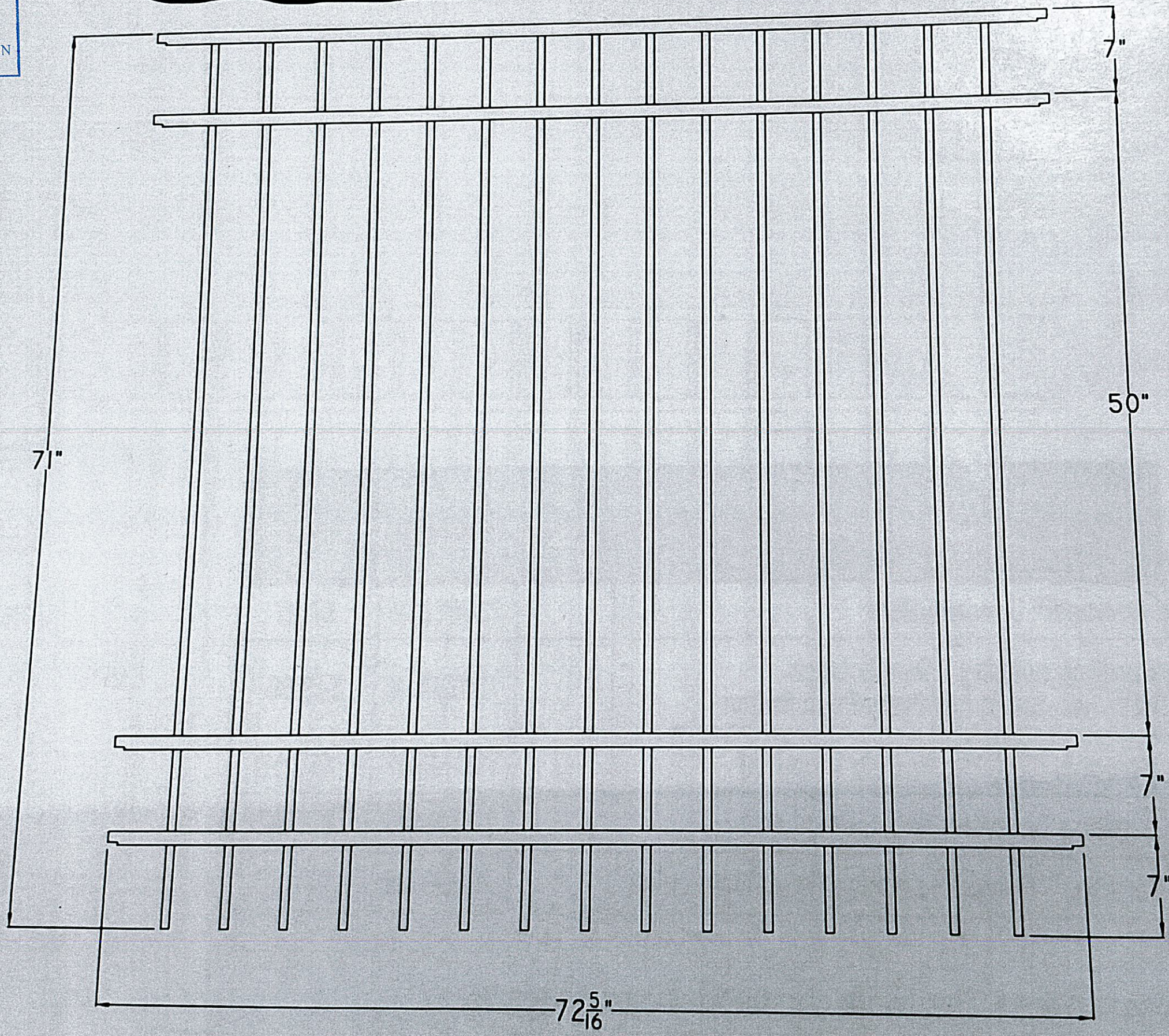
Certifications indicated hereon signify that this survey was prepared in accordance with the existing code of practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certification shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners.


 Robert L. Sorace, PLS
 133 South Main Street
 New City, NY 10956
 845-638-1498

RO 9812-3

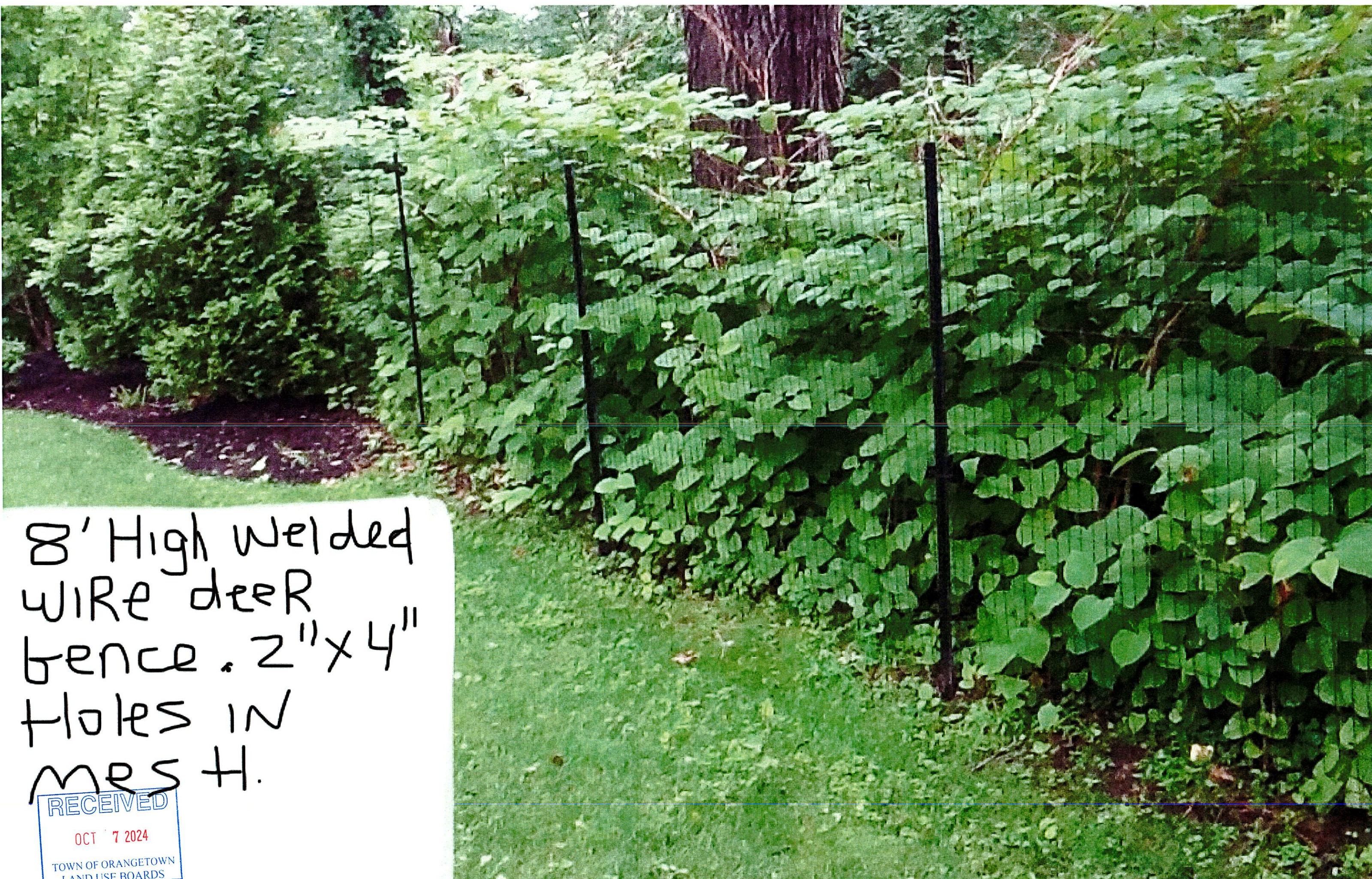
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LAND USE BOARDS

6' HIGH BLACK ALUMINUM FENCE



LIST





8' High welded
wire deer
fence. 2" x 4"
holes in
mesh.

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LAND USE BOARD

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TOWN OF ORANGETOWN
LAND USE BOARDS

