

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

**Date: November 4, 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: December 4, 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), and Section 5.226 (fences over six-foot set-back from property lot line a distance equal to 2/3 its height, with on the property lot line proposed), for a fence at an existing 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, or e-mailed 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](mailto:KBettmann@orangetown.com)

**Zoning Board Meeting Date: December 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, December 4, 2024. Kindly forward your completed review to this office **BEFORE** December 4, 2024.

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

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

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

Thank you, **Katlyn Bettmann (EXT. 4316)**

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: 10.25.24 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.

-Section 5.226 Fences over the six-foot.. provided that it is set back from the lot line a distance equal to 2/3 its height.

2 variances

Comments:

Fence in front yard

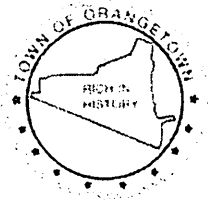
8' fence on property line with 6' allowed

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, 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



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: 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

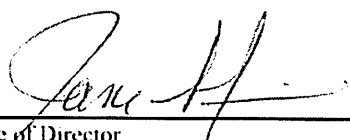
Dear Awal:

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](mailto:kbettmann@orangetown.com)

Sincerely,

  
Richard Oliver  
Deputy Building Inspector

9/13/24

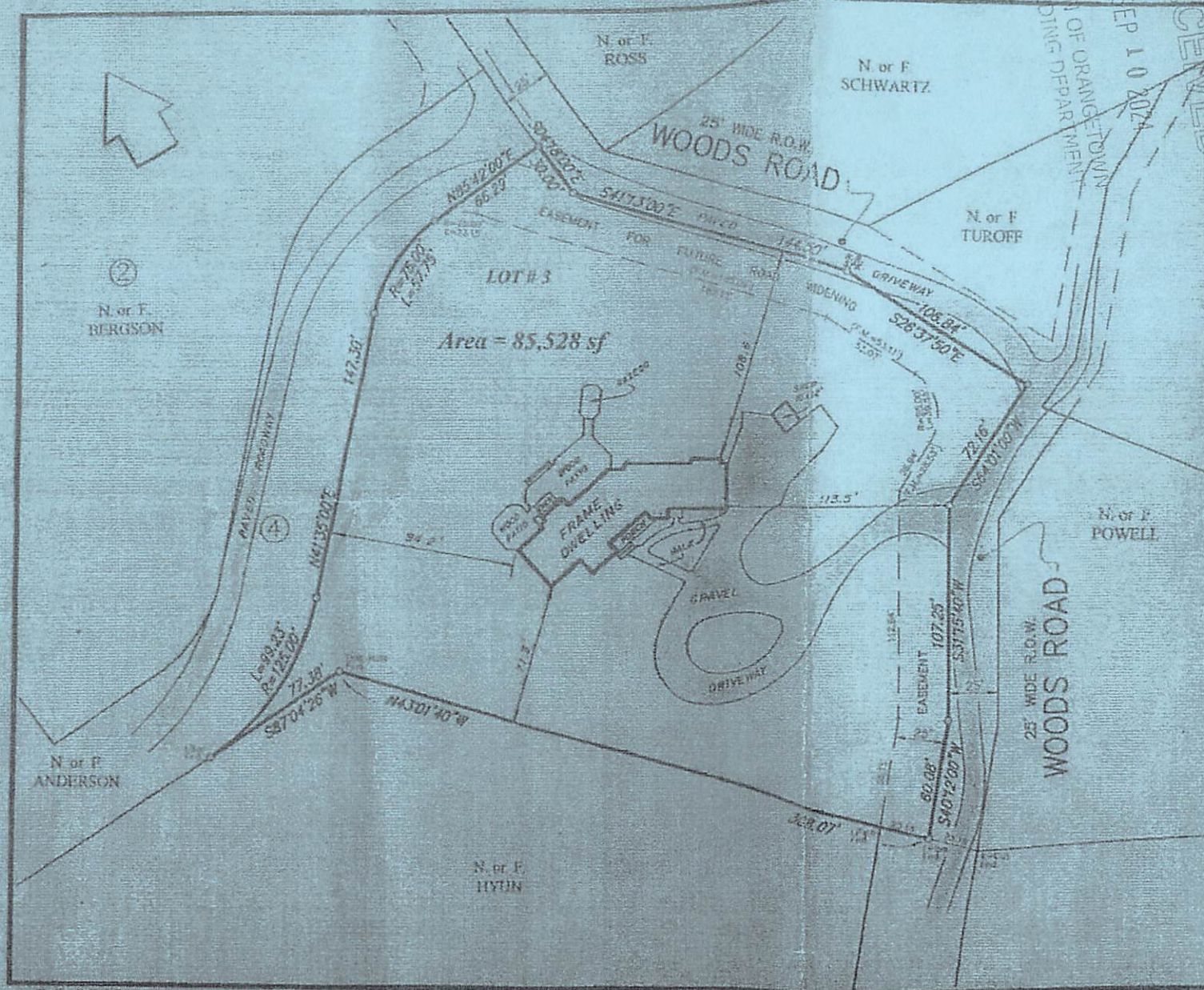
  
Signature of Director  
NOTE: PLEASE KEEP FOR YOUR RECORDS  
1-30-2023 JSA

9/16/24  
Date  
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**  
 Palsades  
 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 2-23-4, 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.

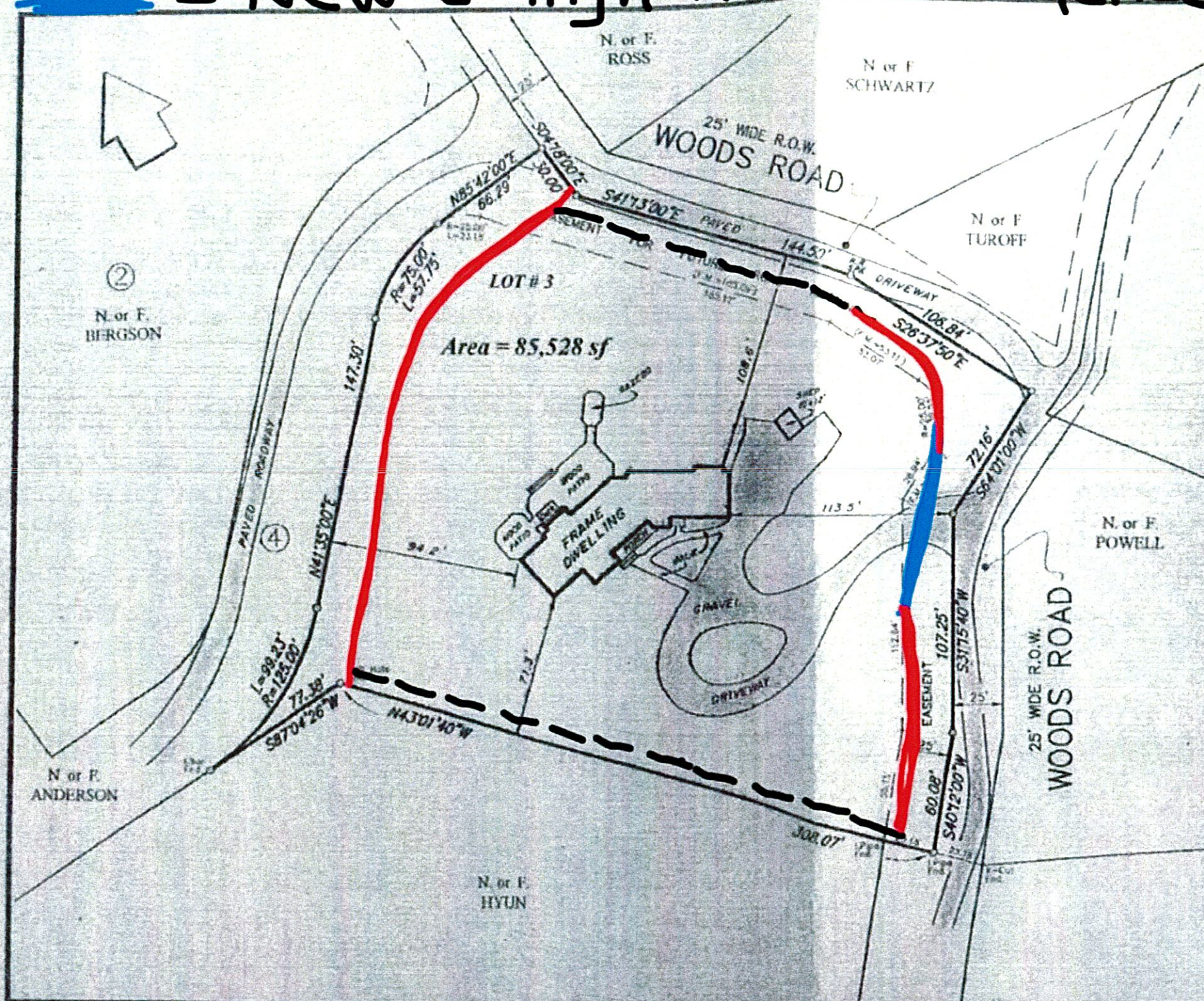
 Lic. 049162  
 Robert E. Sorace, PLS  
 113 South Main Street  
 New City, NY 10956  
 845-638-1498

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 BOARDS

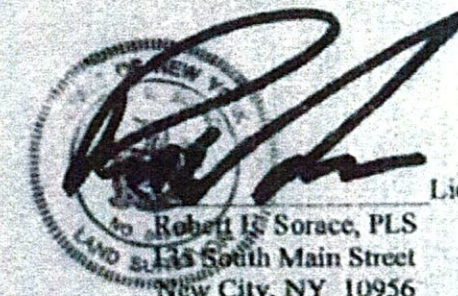


Title # DLS-6246-0  
 Land Survey  
 For  
**GOLDMAN & BUCHANAN**  
 Palisades  
 Town of Orangetown Rockland County, NY  
 Scale: 1" = 50' Area = 1.90 Ac.  
 May 15, 2005

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.

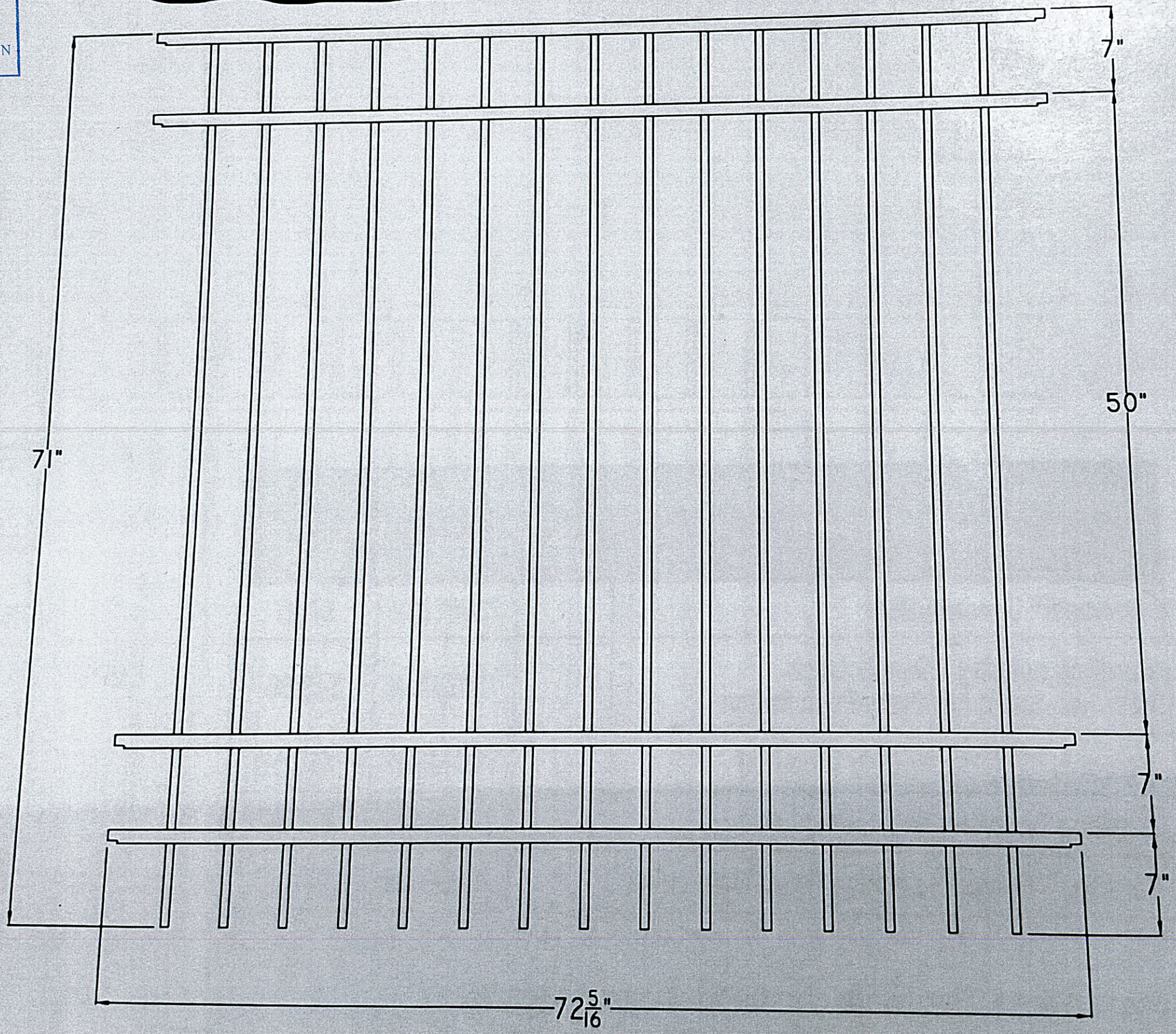
  
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RO 9812-3



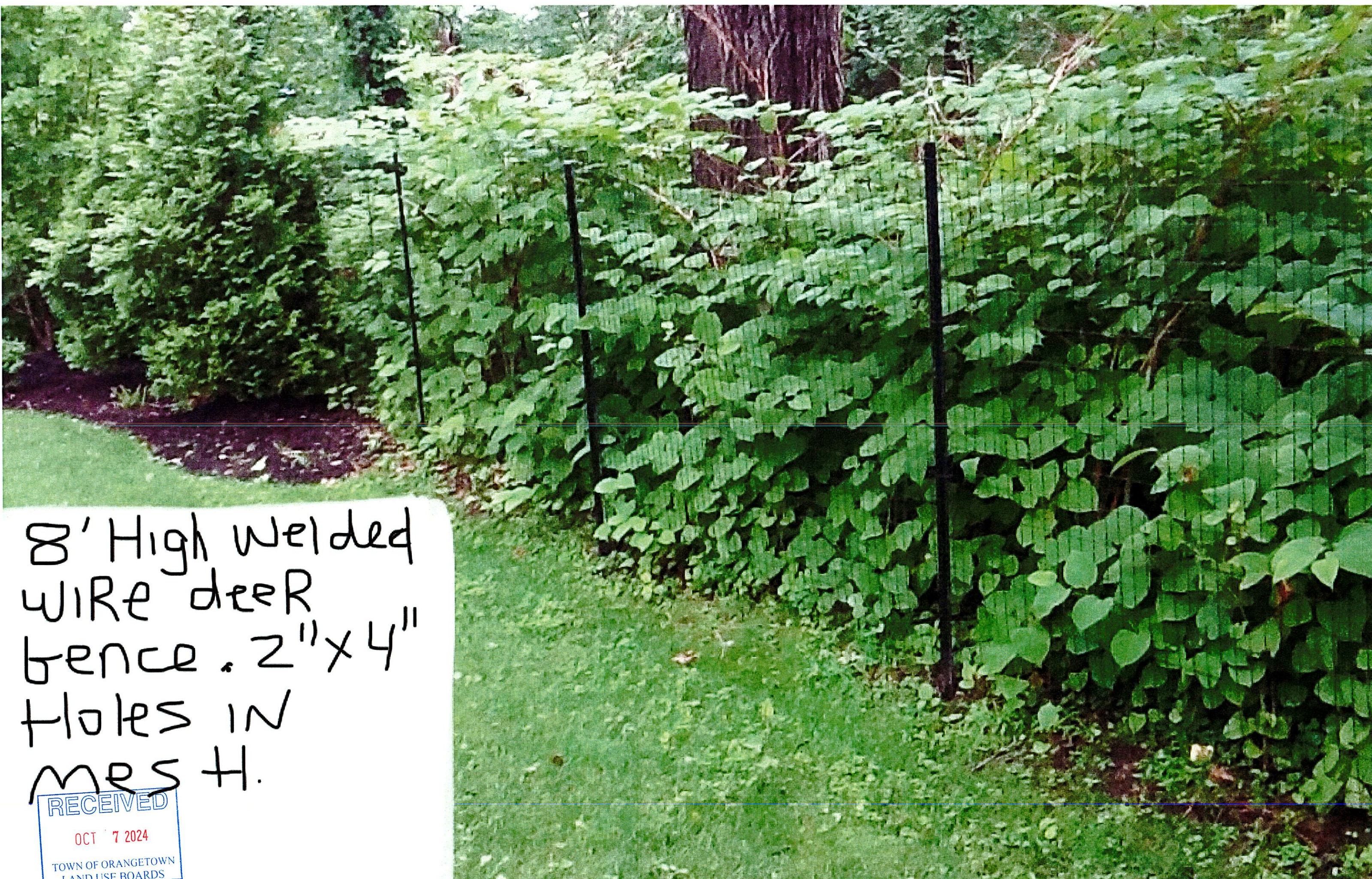
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TOWN OF ORANGETOWN  
LAND USE BOARDS

6' HIGH BLACK ALUMINUM FENCE



LIST





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

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TOWN OF ORANGETOWN  
LAND USE BOARD

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RECEIVED

OCT 7 2024

TOWN OF ORANGETOWN  
LAND USE BOARDS

