

RECEIVED

MAR 31 2025

TOWN OF ORANGETOWN
LAND USE BOARDS

March 31, 2025

The Zoning Board
Town of Orangetown
26 Orangeburg Road
Orangeburg, NY 10962

Hon. Members of the Zoning Board,

This letter is being addressed to you to appeal to you to kindly consider a request for an approval with regard to building a deer fence around our house at 50 Woods Road Palisades NY10964..

During our last interview with you, the question of easement of 25 feet that is shown in the survey of the property, was discussed. As it was not clear who has the easement, we were asked to investigate all possible avenues that could give us some clue as to the individual or the entity that might own the easement.

The three possible avenues were:

1. The Closing Attorney who represented us when we bought the house
2. The Title company that represented us at the closing
3. The surveyor, Robert Sorace, who charted out the survey

All the three were contacted by us. While the Closing Attorney and the Surveyor did not find any information, the Title company, Jade Abstract, did come up with some information that goes back to the year 1947 and 1968.

A letter from one Lucy Dosch of Jade Abstract, is enclosed for your kind attention, along with the attachments that she sent with her letter, of the property survey and the map of filings, dating back to 1947 and 1968.

Given the situation as described above, may I say that we are prepared to do anything more that you may ask us to do that you think could yield results. However, our experience tells us that there is nothing more that we could do that would give us the name of the individual or the entity that has the easement.

That being said, we are prepared to submit any assurance, legal or financial, that you suggest that might help you give us approval to build a fence. Not being able to build a fence would not only drastically reduce our usable area of land but will also result in an inordinate amount of financial loss in terms of expenses that have been put in to landscaping the house.

Thank you,



Roopa and Ashok Awal
50 Woods Road
Palisades, NYn 10964
Cell: 646 643 0606, 6466436070

RECEIVED

MAR 31 2025

TOWN OF ORANGETOWN
LAND USE BOARDS

February 13, 2025

Ashok K Awal
Roopa Awal
50 Wood Road
Palisades, NY 10964

RE: Title No. 37712 JAD
50 Woods Road, Palisades, NY

Dear Mr and Mrs Awal:

With regard to our telephone conversation on today's date, you were inquiring with regard to the "Easement for Future Road Widening" which is noted on the survey dated May 15, 2005 prepared by Goldman & Buchanan.

A review of our file and the Rockland County Clerk's records indicates that Filed Map #3695 which was filed on 4/4/68 shows said Future Road Widening. This appears to be a private easement. Filed Map #2017 filed in May 1947 shows the original right of way for what is now known as Woods Road.

Further, we have not found any road widening easements to the Town of Orangetown or to the County of Rockland recorded with the Rockland County Clerk.

Please feel free to contact our office if you have any further questions or concerns.

Yours truly,

Lucy Dosch
Enc.

151 South Main St * New City * New York * 10956
Voice: 845-634-3345 Fax: 845-634-3108
Office@Jadeabstract.com



37712 JAD
Survey.pdf



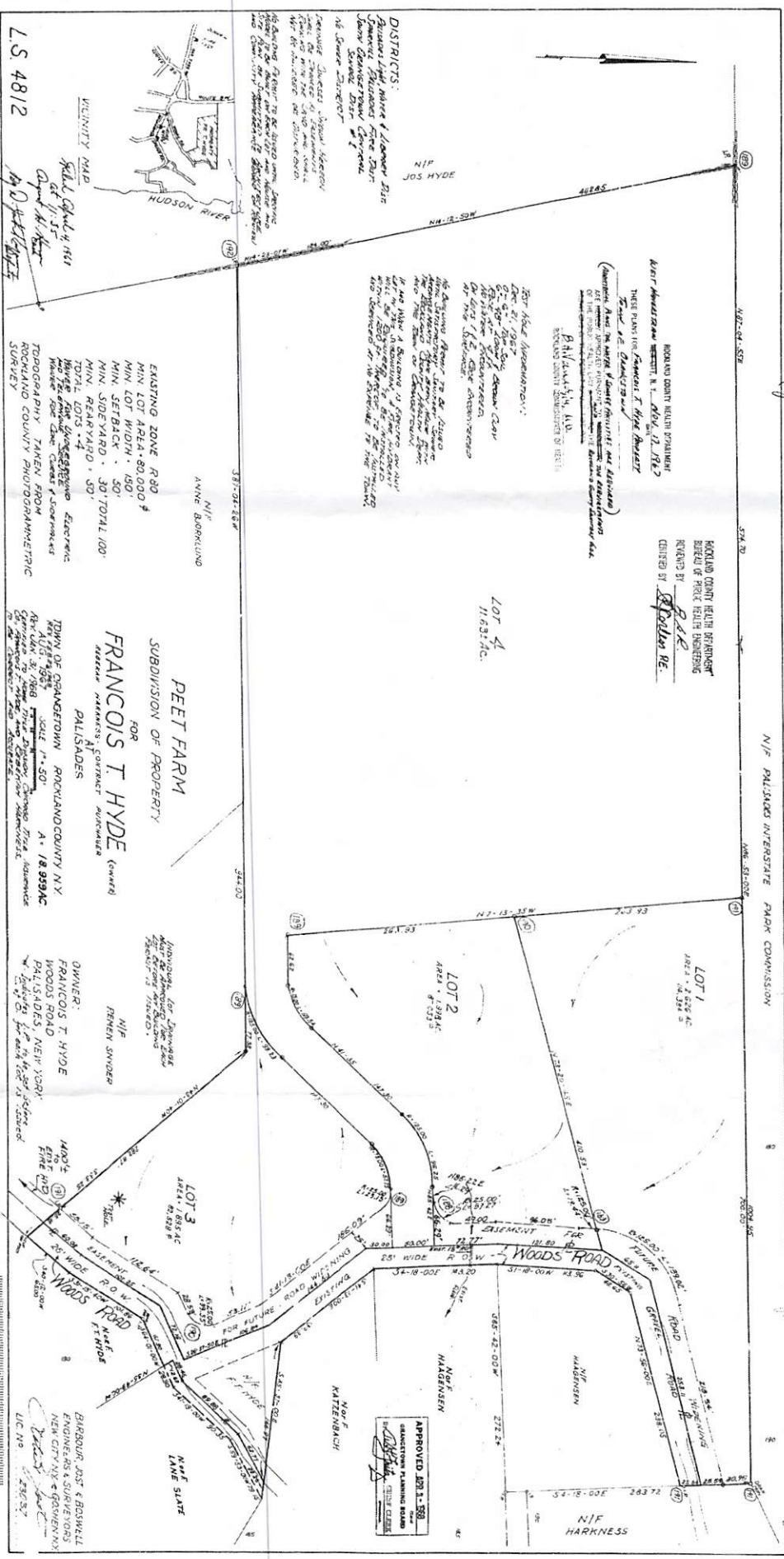
RECEIVED

MAR 31 2025

TOWN OF ORANGETOWN
LAND USE BOARDS

Map. 3695.

Book. 75 Page 7



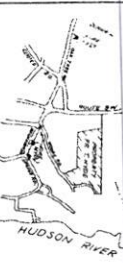
ROCKLAND COUNTY HEALTH DEPARTMENT
 HEALTH PLAN FOR FRANCOIS T. HYDE PROPERTY
 THESE PLANS FOR FRANCOIS T. HYDE PROPERTY
 (Approved: April 24, 1988; Health Department Meeting and Decision)
 OF THE HEALTH DEPARTMENT, ROCKLAND COUNTY, NEW YORK, AND
 RECORD COUNTY DEPARTMENT OF HEALTH

ROCKLAND COUNTY HEALTH DEPARTMENT
 BUREAU OF PUBLIC HEALTH ENGINEERING
 REVIEWED BY: *P. B. R.*
 DATED BY: *P. B. R.*
 11/23/88

LOT 4
 AREA 11,531 sq. ft.

FOR FURTHER INFORMATION:
 THE HEALTH DEPARTMENT
 HAS REVIEWED THE PROPOSED
 SUBDIVISION OF THE PEET FARM
 AND HAS DETERMINED THAT THE
 PROPOSED SUBDIVISION IS
 IN ACCORDANCE WITH THE
 HEALTH DEPARTMENT'S
 REGULATIONS AND THE
 HEALTH DEPARTMENT HAS
 APPROVED THE PROPOSED
 SUBDIVISION.

DISTRICTS:
 Districts: North & Hammer State
 Districts: Palisades State
 Districts: Palisades State
 Districts: Palisades State
 Districts: Palisades State



EXISTING ZONE R-80
 MIN. LOT AREA - 80,000 sq. ft.
 MIN. LOT WIDTH - 100'
 MIN. SETBACK - 50'
 MIN. SIDEYARD - 30' TOTAL 100'
 TOTAL LOTS - 4
 MIN. REAR YARD - 50'
 MIN. SIDE YARD - 50'
 MIN. SIDE YARD - 50'
 MIN. SIDE YARD - 50'

PEET FARM
 SUBDIVISION OF PROPERTY
 FOR
 FRANCOIS T. HYDE (owner)
 PALISADES

TOWN OF ORANGETOWN ROCKLAND COUNTY NY
 A-18-893AC
 A-18-893AC
 A-18-893AC
 A-18-893AC

OWNER:
 FRANCOIS T. HYDE
 WOODS ROAD
 PALISADES, NEW YORK

BARBOUR, JOSE & BOSWELL
 ENGINEERS & SURVEYORS
 NEW CITY NY & GARDEN NY
 LIC. NO. 25632

ORIGINAL INCHES R.C. CLARK

L.S. 4812

RECEIVED

MAR 31 2025

TOWN OF ORANGETOWN
LAND USE BOARDS

Title # DLS 6246-0

Land Survey
For
GOLDMAN & BUCHANAN
Partners

Town of Orangetown, Rockland County, NY
Scale: 1" = 50'
May 15, 2005
Area = 1.90 Ac.


Tax Lot Designation Sect. 78.18 BK. 1 Lot 37

Reference Map entitled "Peet Farm, Subdivision of Property for Friends T. Hyde," filed in the Rockland County Clerk's Office April 4, 1908 in book 75 page 7 as map 8605.

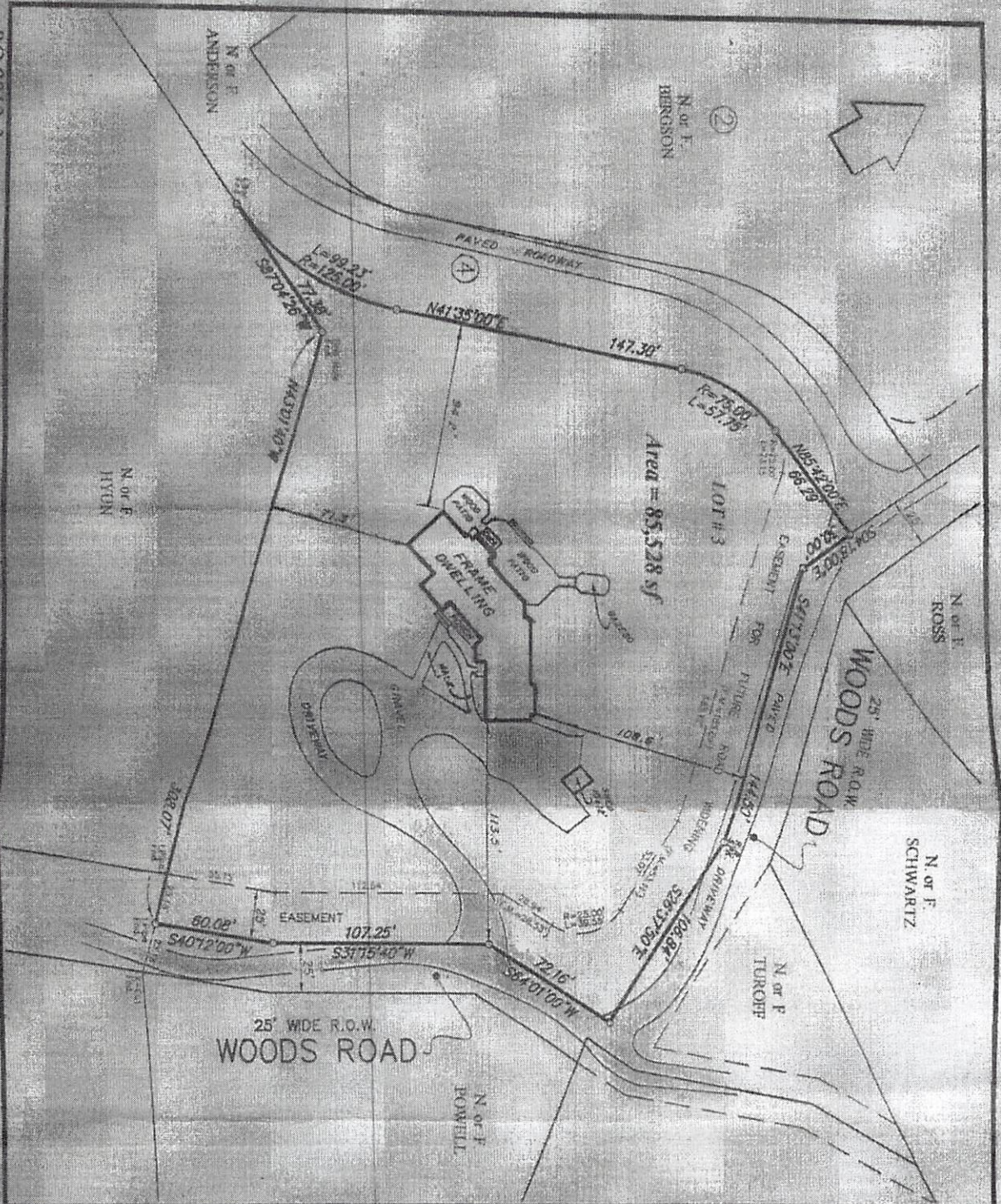
Certified to:

- Paul Frohman,
- Alice Buchanan,
- Old Republic National Title Insurance Company,
- Sterling National Mortgage Company,
its successors and/or assigns.

Certificators hereby certify that this survey was prepared in accordance with the existing code of practice for Land Surveying adopted by the New York State Association of Professional Land Surveyors. Said certification shall not apply to the portion for which the survey is prepared, and in 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.



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



RO 9812-3

**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

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)**

ROCKLAND COUNTY SEWER DISTRICT No. 1

4 Route 340
Orangeburg, New York 10962
Phone: (845) 365-6111 Fax: (845) 365-6686
RCSD@co.rockland.ny.us

Michael Specht
Chairman

Michael R. Saber, P.E.
Executive Director

December 4, 2024

Ms. Katlyn Bettmann
Town of Orangetown Zoning Board of Appeals
20 South Greenbush Road
Orangeburg, NY 10962

Re: Awal Residence Fence
50 Woods Road, Palisades
Tax Lot 89/78.18-1-37



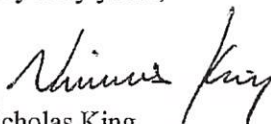
Dear Ms. Bettmann:

Our office has received and reviewed a land survey that was last revised on May 15, 2005, which Robert E. Sorace, PLS prepared for the above referenced project. We thank you for the opportunity to comment on this application. Our comments are as follows:

1. Rockland County Sewer District No. 1 does not object to the plan as shown. This project does not affect any sanitary sewers within the District. We request no future correspondence for this site.

Please inform us if any developments in this project change to affect the District. If you have any questions, please contact this office at 845-365-6111.

Very truly yours,


Nicholas King
Engineer II

cc: M. Saber M. Dolphin
Jake Palant – Rockland County Department of Planning

File: TOO 78.18-1-37 – 50 Woods Road
Reader

DEPARTMENT OF PLANNING

Dr. Robert L. Yeager Health Center
50 Sanatorium Road, Building T
Pomona, New York 10970
Phone: (845) 364-3434 Fax: (845) 364-3435

Douglas J. Schuetz
Acting Commissioner

Richard M. Schiafo
Deputy Commissioner

October 22, 2024

Orangetown Zoning Board of Appeals
20 Greenbush Road
Orangeburg, NY 10962

Tax Data: 78.18-1-37

Re: GENERAL MUNICIPAL LAW REVIEW: Section 239 L and M
Map Date: 05/15/2005



Date Review Received: 10/07/2024

Item: *Roopa Awal - 50 Woods Road (GML-24-0258)*

Variance application to allow the construction of an eight-foot metal fence and six-foot aluminum fence along the front yard and rear yards of a single-family dwelling on a 1.9-acre parcel in the R-80 zoning district and Palisades Historic District.

West side of Woods Road, approximately 1,400 feet northeast of Washington Spring Road

Reason for Referral:

Tallman Mountain State Park

The County of Rockland Department of Planning has reviewed the above item. Acting under the terms of the above GML powers and those vested by the County of Rockland Charter, I, the Commissioner of Planning, hereby:

Recommend the Following Modifications

- 1 As per Chapter 43, Article V, Section 5-226, "A fence over the six-foot height is permitted in the side and rear yards, provided that it is set back from the lot line a distance equal to $\frac{2}{3}$ its height." The site plan depicts an eight-foot fence along the rear (northwestern) boundary of the property but does not indicate the distance from the proposed fence to the lot line. The applicant must indicate the distance between the lot line and the fence, and if that distance is less than 5.3 feet an additional variance will be required. We request the opportunity to review any additional variances that may be needed to implement the proposed site plan, as required by New York State General Municipal Law, Section 239-m (3)(a)(v).
- 2 The Zoning Board of Appeals should be satisfied that all the requirements of Chapter 12, Historic Areas, of the Orangetown Code have been properly addressed.
- 3 Pursuant to New York State General Municipal Law (GML) Sections 239-m and 239-n, if any of the conditions of this GML review are overridden by the board, then the local land use board must file a report

Roopa Awal - 50 Woods Road (GML-24-0258)

with the County's Commissioner of Planning of the final action taken. If the final action is contrary to the recommendation of the Commissioner, the local land use board must state the reasons for such action.

- 4 In addition, pursuant to Executive Order 01-2017 signed by County Executive Day on May 22, 2017, County agencies are prohibited from issuing a county permit, license, or approval until the report is filed with the County's Commissioner of Planning. The applicant must provide to any County agency which has jurisdiction of the project: 1) a copy of the Commissioner's report approving the proposed action or 2) a copy of the Commissioner of Planning recommendations to modify or disapprove the proposed action, and a certified copy of the land use board statement overriding the recommendations to modify or disapprove, and the stated reasons for the land use board's override.



Douglas J. Schuetz
Acting Commissioner of Planning

cc: Supervisor Teresa Kenny, Orangetown
Palisades Interstate Park Commission
Rockland County Department of Health
Rockland County Planning Board
Robert R. Sorace, PLS

*New York State General Municipal Law § 239(5) requires a vote of a 'majority plus one' of your agency to act contrary to the above findings.

The review undertaken by the County of Rockland Department of Planning is pursuant to and follows the mandates of Article 12-B of the New York General Municipal Law. Under Article 12-B the County of Rockland does not render opinions nor determines whether the proposed action reviewed implicates the Religious Land Use and Institutionalized Persons Act. The County of Rockland Department of Planning defers to the municipality referring the proposed action to render such opinions and make such determinations as appropriate under the circumstances.

In this respect, municipalities are advised that under the Religious Land Use and Institutionalized Persons Act, the preemptive force of any provision of the Act may be avoided (1) by changing a policy or practice that may result in a substantial burden on religious exercise, (2) by retaining a policy or practice and exempting the substantially burdened religious exercise, (3) by providing exemptions from a policy or practice for applications that substantially burden religious exercise, or (4) by any other means that eliminates the substantial burden.

Pursuant to New York State General Municipal Law §§ 239-m and 239-n, the referring body shall file a report of its final action with the County of Rockland Department of Planning within thirty (30) days after the final action. A referring body that acts contrary to a recommendation of modification or disapproval of a proposed action shall set forth the reasons for the contrary action in such report.

DEPARTMENT OF PLANNING

Dr. Robert L. Yeager Health Center
50 Sanatorium Road, Building T
Pomona, New York 10970
Phone: (845) 364-3434 Fax: (845) 364-3435

Douglas J. Schuetz
Acting Commissioner

Richard M. Schiafo
Deputy Commissioner

December 02, 2024



Orangetown Zoning Board of Appeals
20 Greenbush Road
Orangeburg, NY 10962

Tax Data: 78.18-1-37

Re: GENERAL MUNICIPAL LAW REVIEW: Section 239 L and M
Map Date: 05/15/2005

Date Review Received: 11/04/2024

Item: *Roopa Awal - 50 Woods Road (GML-24-0306)*

Resubmission of a variance application to allow the construction of an eight-foot metal fence and six-foot aluminum fence along the property line in the front and rear yards of a single-family dwelling on a 1.9-acre parcel in the R-80 zoning district and Palisades Historic District.
West side of Woods Road, approximately 1,400 feet northeast of Washington Spring Road

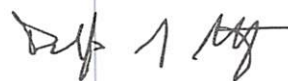
Reason for Referral:

Tallman Mountain State Park

The County of Rockland Department of Planning has reviewed the above item. Acting under the terms of the above GML powers and those vested by the County of Rockland Charter, I, the Commissioner of Planning, hereby:

Remand for Local Decision

The proposed action is deemed to have no significant county-wide or inter-community impact under New York State General Municipal Law § 239; therefore, the action is a local decision.



Douglas J. Schuetz
Acting Commissioner of Planning

Roopa Awal - 50 Woods Road (GML-24-0306)

cc: Supervisor Teresa Kenny, Orangetown
Palisades Interstate Park Commission
Rockland County Department of Health
Rockland County Planning Board
Robert R. Sorace, PLS

*The review undertaken by the County of Rockland Department of Planning is pursuant to and follows the mandates of Article 12-B of the New York General Municipal Law. Under Article 12-B, the County of Rockland does not render opinions nor determine whether the proposed action reviewed implicates the Religious Land Use and Institutionalized Persons Act. The County of Rockland Department of Planning defers to the municipality referring the proposed action to render such opinions and make such determinations as appropriate under the circumstances.

In this respect, municipalities are advised that under the Religious Land Use and Institutionalized Persons Act, the preemptive force of any provision of the Act may be avoided (1) by changing a policy or practice that may result in a substantial burden on religious exercise, (2) by retaining a policy or practice and exempting the substantially burdened religious exercise, (3) by providing exemptions from a policy or practice for applications that substantially burden religious exercise, or (4) by any other means that eliminates the substantial burden.

Pursuant to New York State General Municipal Law §§ 239-m and 239-n, the referring body shall file a report of final action it has taken with the County of Rockland Department of Planning within thirty (30) days after final action.

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
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

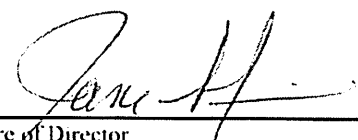
Dear Awal:

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
Liz DeCort
Debbie Arbolino

*** MUST OBTAIN ECONOMIC BOARD APPROVAL FIRST

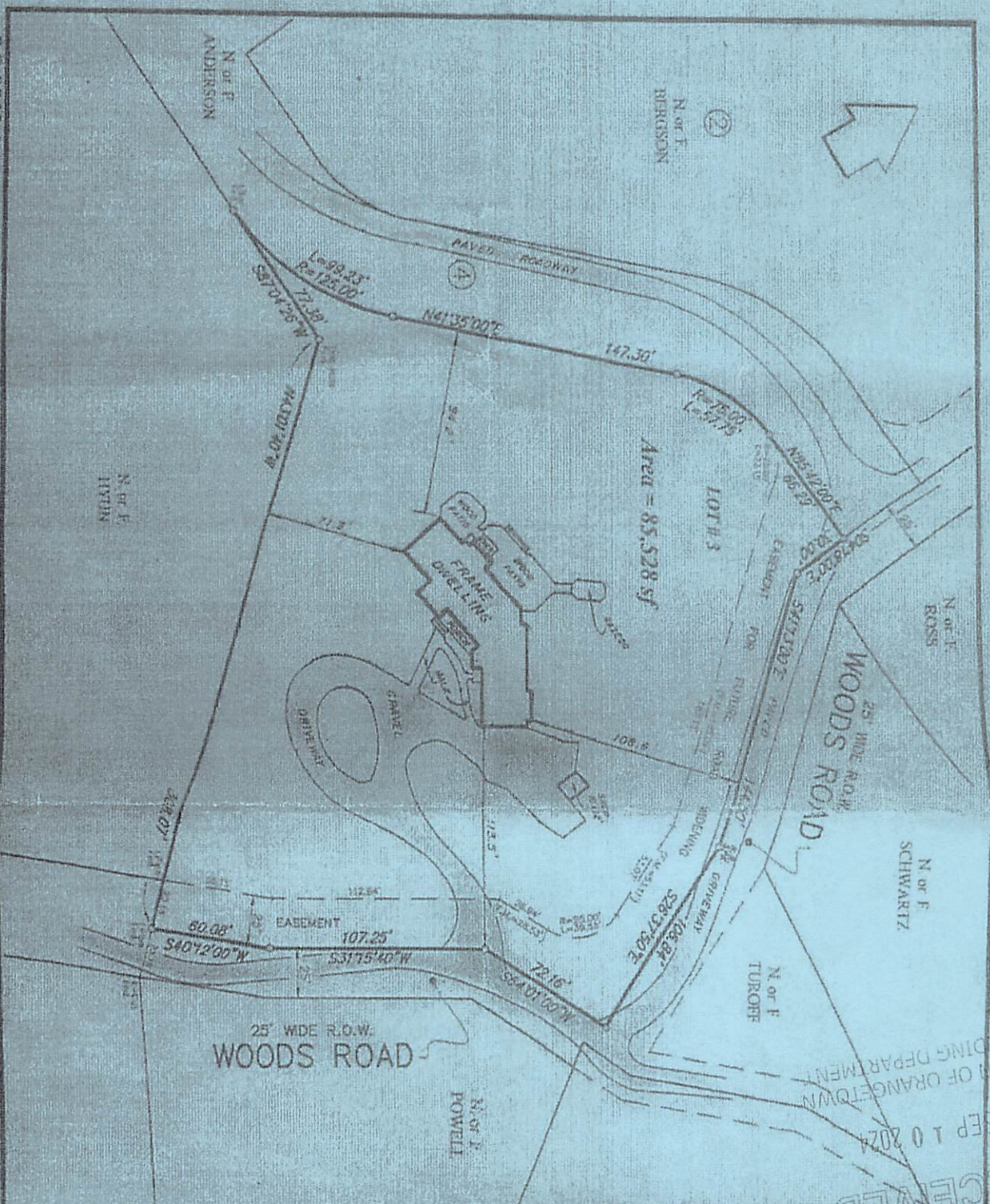
SWIS	PRINT KEY	NAME	ADDRESS
392489	78.18-1-4	Simon Bergson	P.O. Box 695,Palisades, NY 10964
392489	78.18-1-5	Simon Bergson	P.O. Box 695,Palisades, NY 10964
392489	78.18-1-6	Annette Talisman	P.O. Box 614,Palisades, NY 10964
392489	78.18-1-7	Courtney Ross	P.O. Box 16,Palisades, NY 10964
392489	78.18-1-8	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

RECEIVED
SEP 10 2024
TOWN OF ORANGETOWN
BUILDING DEPARTMENT



RO 9812-3

Title # DIS-2484

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

1st Lot Designation Sheet 78.18.HK.1.EM.37

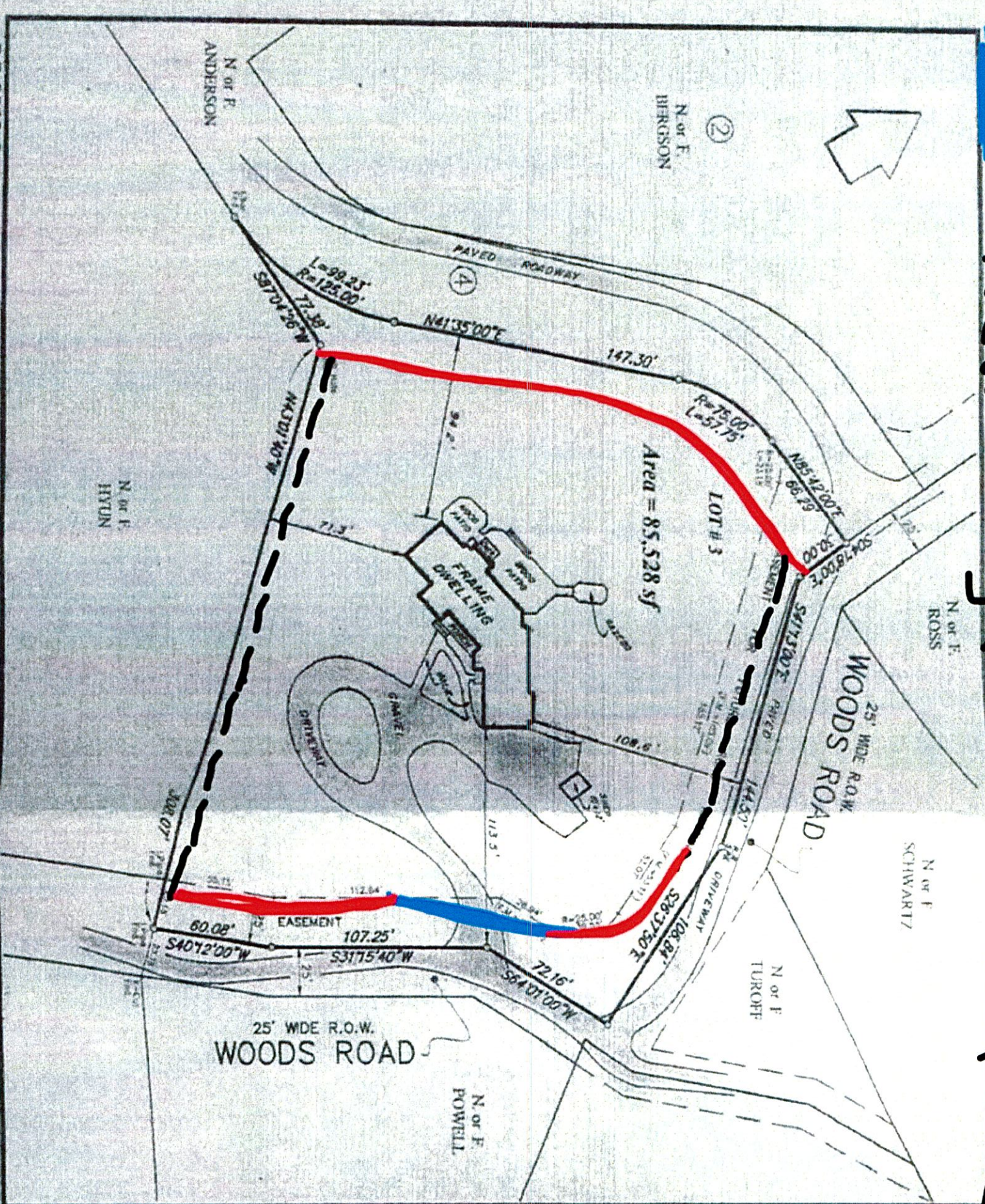
Reference: Map entitled "Pond Farm, Subdivision of Property for Eminent 1.1598" filed in the Rockland County Clerk's Office August 4, 1968 in Book 75 page 7 as map #3595.

Certified by:
 o Paul Gudman
 o Alice Buchanan
 o Eda Republic National Title Insurance Company,
 o Selling National Mortgage Company,
 its successors and/or assigns.

Certification indicated herein signify that this survey was prepared in accordance with the existing code of procedure for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certification shall not only in the present but when the survey is prepared, and not be held to the sole company, governmental agency and lending institution bond persons, and to the assignment of the holding jurisdiction. Certifications are not transferable to additional purchasers or subsequent owners.


 Robert H. Sorace, P.L.S.
 1133 South Main Street
 New City, NY 10956
 845-638-1498
 Lic. 049162

--- = Existing Fence
 --- = New 8' high door fence
 --- = New 6' high Aluminum fence



RO 9812-3

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'
 May 15, 2005
 Area = 1.90 Ac.

Tax Lot Designation Sect. 78.18 BK. 1 Lot 37

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

- Certified by:
- Paul Goldman
 - Alice Buchanan
 - Old 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 land buyers, and to the assignees of the
 lending institution. Certifications are not transferable to
 additional landowners or subsequent owners.

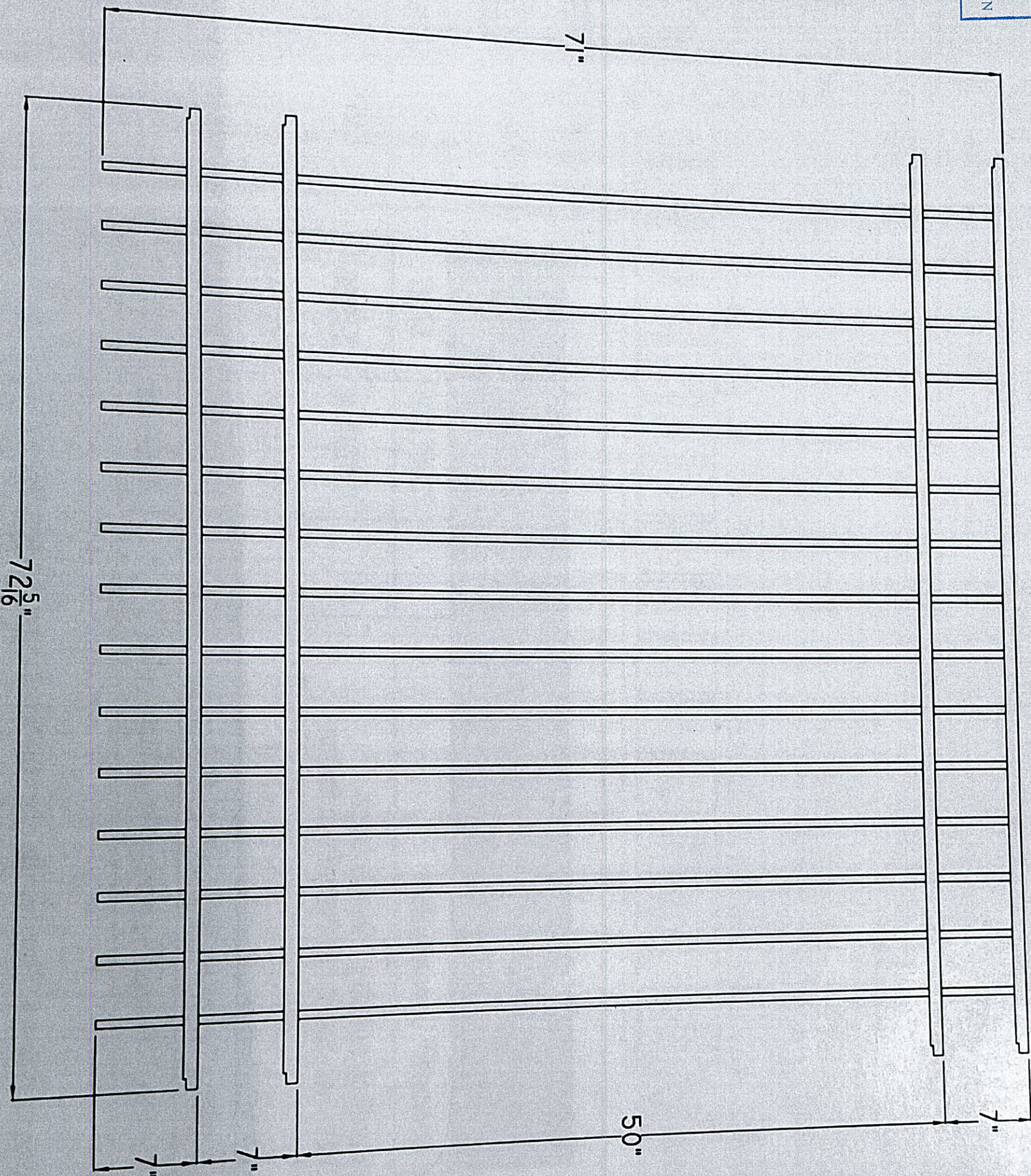

 Robert L. Sorace, P.L.S.
 5,145 South Main Street
 New City, NY 10956
 845-638-1498
 Lic. 049162

RECEIVED

OCT 7 2024

TOWN OF ORANGETOWN
LAND USE BOARDS

6' HIGH BLACK ALUMINUM FENCE



LIST





8' High welded
wire deer
fence. 2" x 4"
posts H.

RECEIVED
OCT 7 2024
TOWN OF ORANGETOWN
LAND USE BOARDS

RECEIVED
OCT 7 2024
TOWN OF ORANGETOWN
LAND USE BOARDS





RECEIVED

OCT 7 2024

TOWN OF ORANGETOWN
LAND USE BOARDS

RECEIVED

OCT 7 2024

TOWN OF ORANGETOWN
LAND USE BOARDS

