

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: _____

2021 LAND USE BOARD APPLICATION

Please check all that apply:

<input type="checkbox"/> Commercial	<input type="checkbox"/> Residential
<input type="checkbox"/> Planning Board	<input type="checkbox"/> Historical Board
<input 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
<input type="checkbox"/> Special Permit	<input type="checkbox"/> Interpretation
<input type="checkbox"/> Variance	
<input type="checkbox"/> Performance Standards Review	
<input type="checkbox"/> Use Variance	
<input type="checkbox"/> Other (specify): _____	

PERMIT#: _____

ASSIGNED

INSPECTOR: _____

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

Project Name: SHED - VARIANCE

Street Address: 39 Delongis Ct
Sparkill NY 10976

Tax Map Designation: Section: 77.12 Block: 1 Lot(s): 34.25
Section: _____ Block: _____ Lot(s): _____

Directional Location:

On the NORTH side of Delongis Ct, Sparkill, approximately 700 feet SW of the intersection of WASHINGTON ST., in the Town of ORANGETOWN in the hamlet/village of Sparkill.

Acreage of Parcel 0.23
School District So. Orangetown
Ambulance District So. Orangetown
Water District _____

Zoning District RG
Postal District 10976
Fire District TAPPAN
Sewer District _____

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

EXISTING STEEL AND WOOD SHEDS.
WOOD SHED 1-1 FROM PROPERTY LINE
STEEL SHED 3-0 FROM HOUSE

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.

Date: 12-15-20 Applicant's Signature: J. Costagna

APPLICATION REVIEW FORM

Applicant: James Castagna Phone # 914 629 6629
Address: 39 Deloncis Ct, Sparkill NY 10976
Street Name & Number (Post Office) City State Zip Code

Property Owner: SAME AS APPLICANT Phone # _____
Address: _____
Street Name & Number (Post Office) City State Zip Code

Engineer/Architect/Surveyor: NA Phone # _____
Address: _____
Street Name & Number (Post Office) City State Zip Code

Attorney: NA Phone # _____
Address: _____
Street Name & Number (Post Office) City State Zip Code

Contact Person: SAME AS APPLICANT Phone # _____
Address: APPLICANT
Street Name & Number (Post Office) City State Zip Code

GENERAL MUNICIPAL LAW REVIEW:

This property is within 500 feet of:
(Check all that apply)

IF ANY ITEM IS CHECKED, A REVIEW MUST BE DONE BY THE ROCKLAND COUNTY COMMISSIONER OF PLANNING UNDER THE STATE GENERAL MUNICIPAL LAW, SECTIONS 239 L, M, N, AND NN.

- | | |
|-----------------------------------------------|-----------------------------------------------|
| <input type="checkbox"/> State or County Road | <input type="checkbox"/> State or County Park |
| <input type="checkbox"/> Long Path | <input type="checkbox"/> County Stream |
| <input type="checkbox"/> Municipal Boundary | <input type="checkbox"/> County Facility |

List name(s) of facility checked above:

Referral Agencies:

- | | |
|------------------------------------------------------|------------------------------------------------------------------|
| <input type="checkbox"/> RC Highway Department | <input type="checkbox"/> RC Division of Environmental Resources |
| <input type="checkbox"/> RC Drainage Agency | <input type="checkbox"/> RC Dept. of Health |
| <input type="checkbox"/> NYS Dept. of Transportation | <input type="checkbox"/> NYS Dept. of Environmental Conservation |
| <input type="checkbox"/> NYS Thruway Authority | <input type="checkbox"/> Palisades Interstate Park Commission |
| <input type="checkbox"/> Adjacent Municipality _____ | |
| <input type="checkbox"/> Other _____ | |

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? _____

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 AND PLANNING
 ADMINISTRATION AND ENFORCEMENT
 TOWN OF ORANGETOWN
 20 GREENBUSH ROAD
 ORANGETOWN, N.Y. 10962

JANE SLAVIN, RA
 Director

FAX: (845) 359-8526

(845) 359-8410

APPEAL TO ZONING BOARD OF APPEALS

Date: November 16, 2018



Applicant: Castagne

Address: 39 Delongis Ct, Sparkill

Re: Application made at: same

Subject: Denial for: Orangetown Code, Chapter 43, RG District, Section 5.227 requires 5' setback w/ 1'0" proposed One Variance required

Section: 77.12 Block: 1 Lot: 34.25

Dear Castagne:

Please be advised that the Building Permit Application, which you submitted on October 29, 2018, has been denied. I have enclosed a Xerox copy of your application, where you will find noted at the bottom the reason for denial.

In accordance with Zoning, Chapter 43, Section 10.322 the time to appeal a determination of a Building Inspector or similar administrative office is thirty (30) days from the filing of such determination with the Town Clerk.

The Clerk to the Zoning Board of Appeals will assist you in the preparation necessary to appear before this board.

Sincerely,

11-16-18 12:15:2020

Assistant Building Inspector
 Enclosure (1)

Cc: Charlotte Madigan
 Liz DeCort
 Debbie Arbolino
 Homeowner

11-16-18

Signature of Director

Date

NOTE: PLEASE KEEP FOR YOUR RECORDS
 8-16-06

PERMIT EXPIRES TWO (2) YEARS FROM DATE OF ISSUANCE.
TWO SIX (6) MONTH EXTENSIONS MAY BE GRANTED PRIOR TO EXPIRATION DATE.

APPLICATION FOR BUILDING / DEMOLITION PERMIT

Phone: (845) 359-8410 Fax: (845) 359-8526

Name of Municipality: Town of Orangetown, 20 Greenbush Road, Orangeburg, NY

FOR OFFICE
USE ONLY

SECTION 77.12

BLOCK 1

LOT 34.25

NAME CASTAGNA, JAMES PERMIT#

Inspector: <u>RB M GML</u>		Date App Received: <u>10/28/18</u>		Received By: <u>DM</u>	
Permit Fee: <u>\$190</u> \$170		Ck# <u>cash</u>		Paid By <u>Castagna</u>	
GIS Fee: <u>\$20</u>		Ck# <u>cash</u>		Paid By <u>Castagna</u>	
Stream Maintenance Fee		Ck #		Paid By	
1 st 6 mo. Ext.:		Ck #		New Exp. Date:	
2 nd 6 mo. Ext.:		Ck #		New Exp. Date:	
Additional Fee:		Ck#		Date	
Permit No. <u>48287</u>		Date Issued:			
CO No.		Date Issued:			

APPLICANT COMPLETES:

Note: See inside for instructions for completing this application,
PAGES 2, 3 and PAGE 4 must be reviewed and PAGES 3 & 4 must signed by the applicant.

Property Location: 39 Delongis Ct Sparkill NY 10976
Section: 77.12 Block: 1 Lot: 34.25

Property Owner: JAMES CASTAGNA

Mailing Address: POB 267 SPARKILL NY 10976

Email: James.Castagna@yahoo.com Phone#: 9146296629

Lessee (Business Name):

Mailing Address:

Email:

Phone#:

Type of Business /Use:

Contact Person:

Relation to Project:

Email:

Phone#:

Architect/Engineer:

NYS Lic #

Address:

Phone#:

Builder/General Contractor: JAMES CASTAGNA RC Lic # owner

Address: 39 Delongis Ct Sparkill Phone#: 9146296629

Plumber: RC Lic #

Address:

Phone#:

Electrician: RC Lic #:

Address:

Phone#:

Heat/Cooling: RC Lic#:

Address:

Phone#:

Existing use of structure or land:

Proposed Project Description: SHED #1 6x13' (78 sf) 11'7" tall (Wood)
SHED #2 7'6" x 9'6" (71.25 sf) 7'9" tall (steel)

Proposed Square Footage: Estimated Construction Value (\$): \$1200

BUILDING DEPARTMENT COMPLETES BELOW.

PLANS REVIEWED:

PERMIT REFERRED / DENIED FOR:

Chapter 42, section 5.227 requires 5' setback for accessory structure w/ 1'0" proposed.

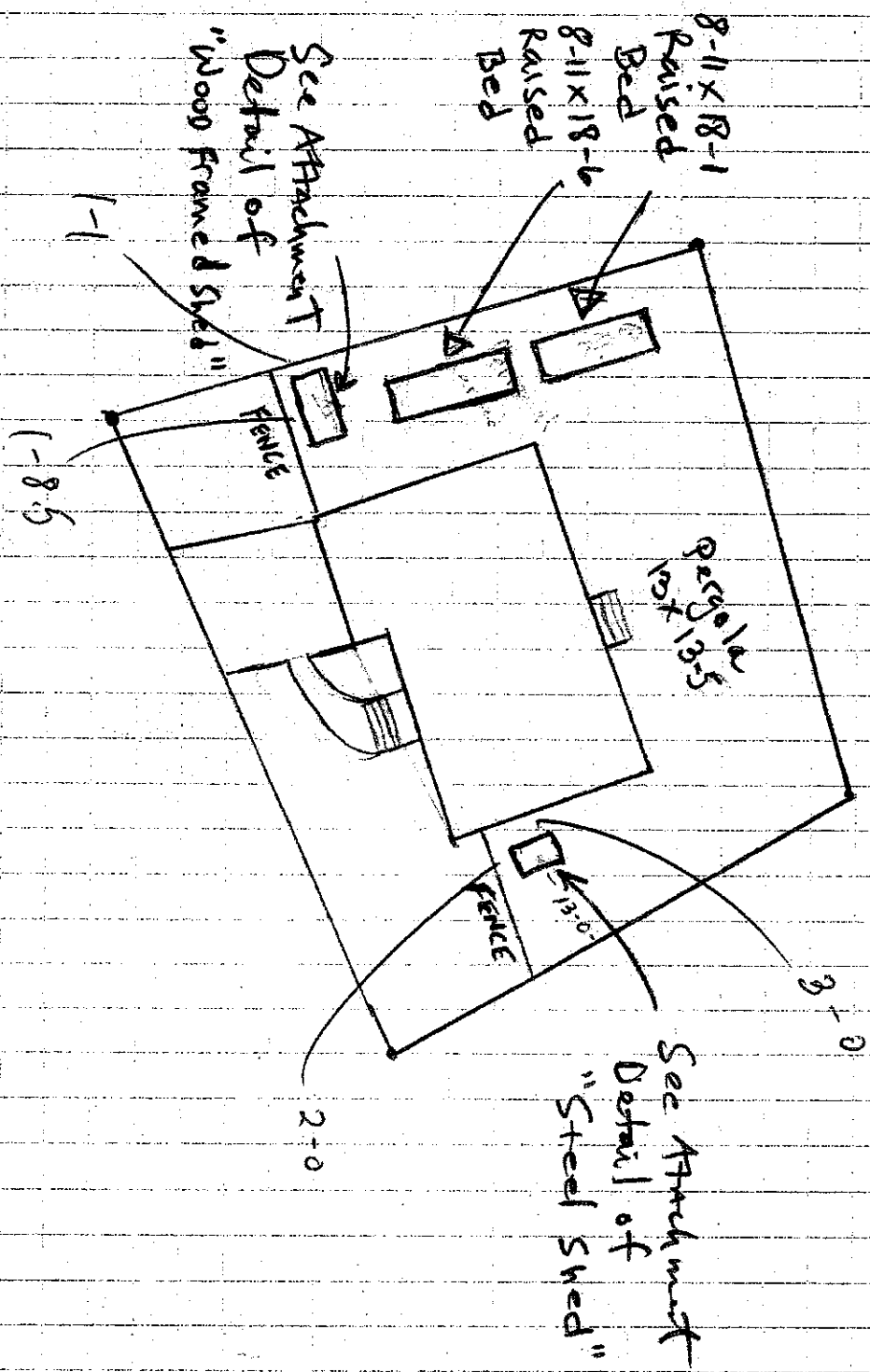
1 Variance Request

James J. 11-16-18

R. J. Depina
12-15-2020

39 Delongis Ct

See "To-Scale" Attachments for Detailed Drawings AND MEASUREMENTS

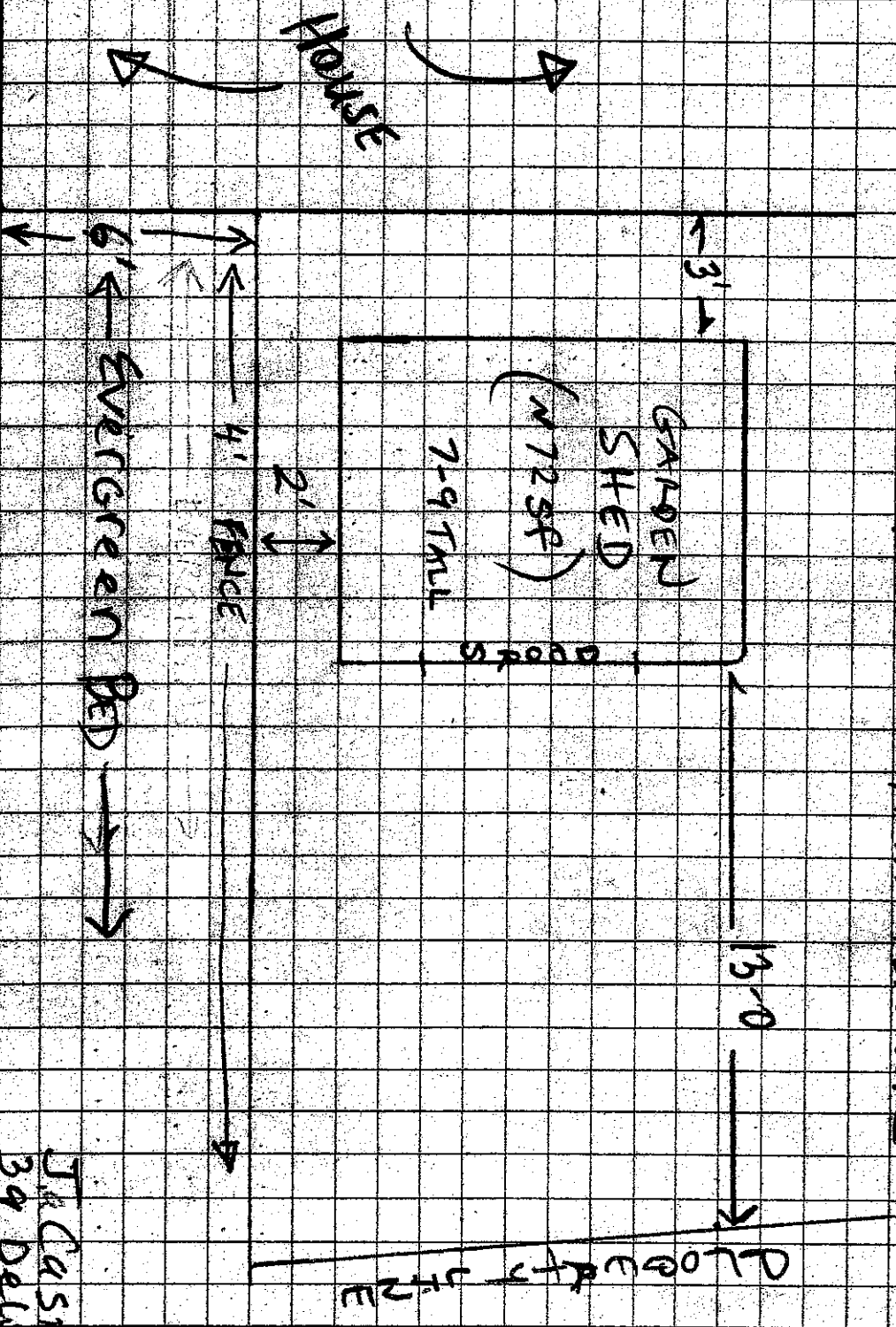
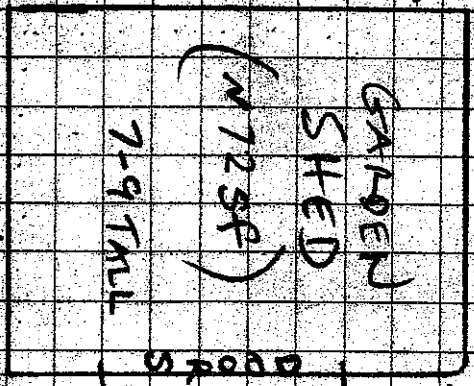


J. CASMANA
 39 Delongis Ct
 Spoken NY
 Dec 15 2020
 77.12-1-34,25

SITE PLAN See ATTACH 1 & 2

EXISTING (2014) STEEL SHED

- Primary Use - WOOD SPLITTER, LAWN/MOW EQUIPMENT
- UNUSED SIDE YARD (NORTH SIDE)
- Seasonal Use Lawn/ patio furniture



1 BOX = 1 FOOT

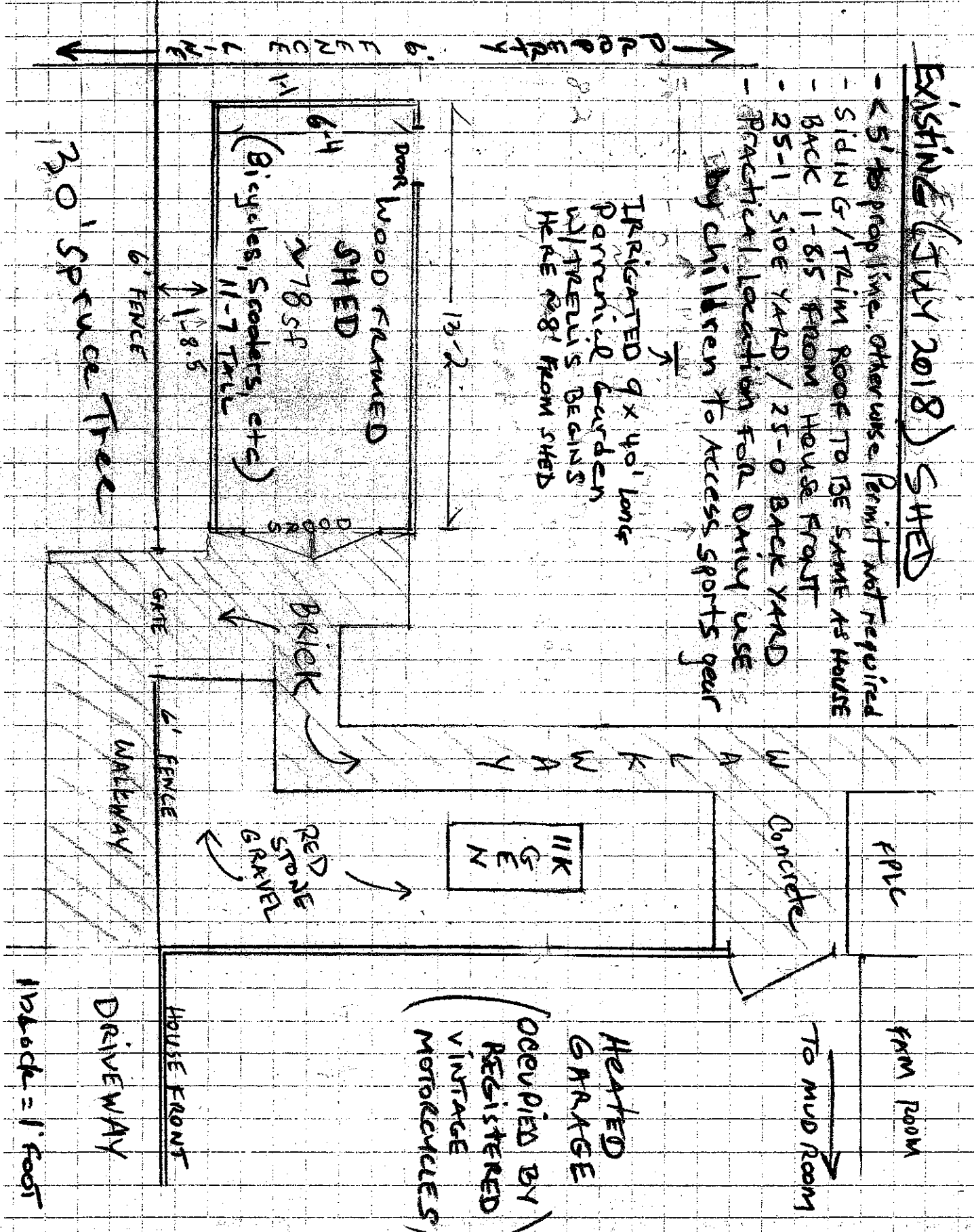
J. CASTANA
39 DELONG CT.
SPARKILL
771-2-1-34, 25
DEC 15 2020

ATTACH 2

EXISTING (JULY 2018) SHED

- 5' to prop line. otherwise permit not required
- SIDING / TRIM ROOF TO BE SAME AS HOUSE
- BACK 1-85 FROM HOUSE FRONT
- 25-1 SIDE YARD / 25-0 BACK YARD
- Practical location for Drury use by children to access sports gear

IRRIGATED 9x40' long
 Perennial Garden
 W/ TRELLIS BEGINS
 HERE 8' FROM SHED



39 DELORDS CT SPARKILL

BY JAMES CASTANA
 DEC 15 2020
 77.12-1-34.25

ATTACH 1

ZBA # 21-08

39 Delongis Ct, Sparkill

77-12-1-34/25

RECEIVED

FEB 03 2021

TOWN OF ORANGETOWN
LAND USE BOARDS

Accessory Structure

SHED #1

SHED #2

TRELLIS A

TRELLIS B

Pergola (prior Cert # 45218 11/15/16)

Contents/Attachments

Site Plan

Pergola to Scale

Trellis to Scale

Shed #1 to Scale

Shed #2 to Scale

JAMES CASTAGNA

OWNER

1-21-2021

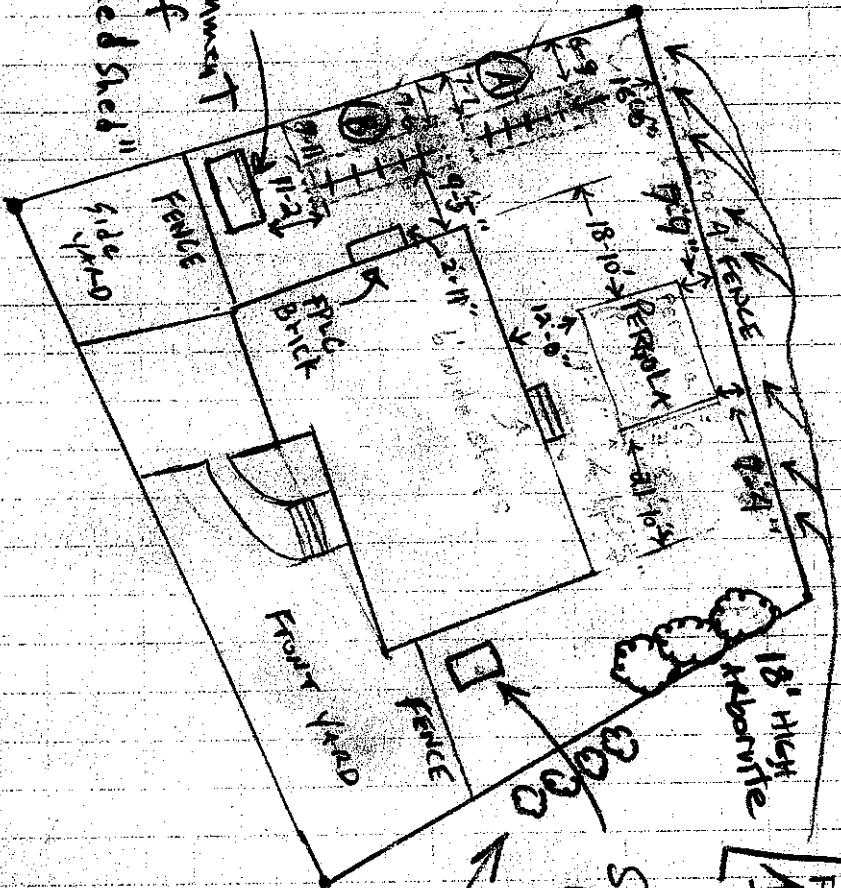
RECEIVED
 FEB 03 2021
 TOWN OF ORANGETOWN
 LAND USE BOARD

39 Delongis Ct

See "To-Scale" Attachments for Detailed Drawings AND MEASURE REVISIONS

UPDATED 11/21/21
 TO INCLUDE PERBOLA
 AND TRELLIS

- (A) 8-11 x 18-1 Raised BED
- 5-0 x 14-0 Trellis
- (B) 8-11 x 8-6 Raised BED
- 5-0 x 14-0 Trellis



See Attachment
 Detail of
 "Wood Framed Shed"

See Attachment
 Detail of
 "Steel Shed"

Meigela (9'5")
 Pear TREES (30')
 Arborvite (10')
 Throughout fence line

J. CASTRO
 39 Delongis Ct
 Spaulding NY
 JAN 21 2021
 77.12-1-34,25

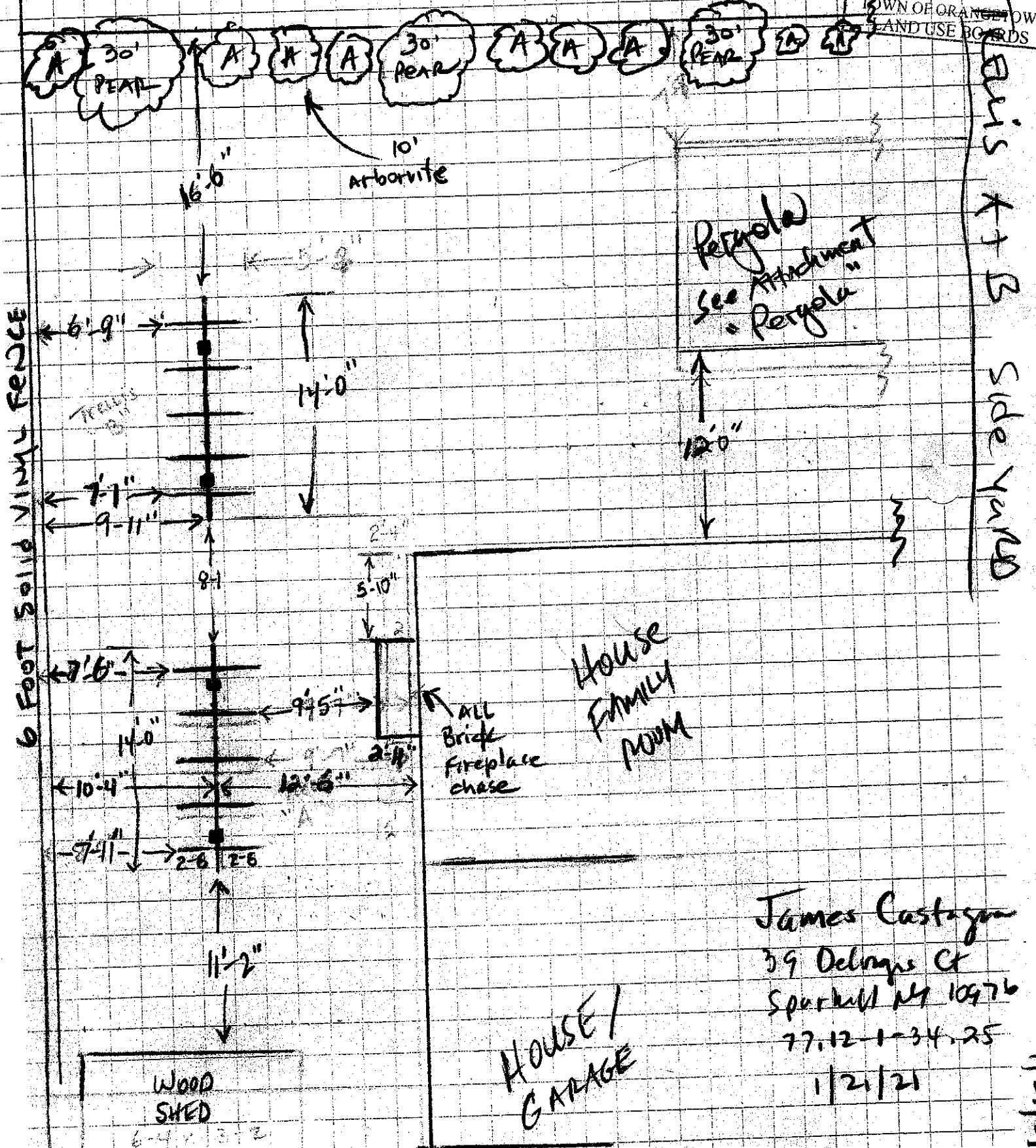
1/21/21
 See ATTACHMENTS
 SITE PLAN

Trellis

SIDE YARD - 7'-0" TALL

1/21/21
TRELLIS

RECEIVED
FEB 03 2021
TOWN OF ORANGE TOWN
LAND USE BOARD



James Castagna
39 Delroye Ct
Sparkhill NY 10976
77.12-1-34.25
1/21/21

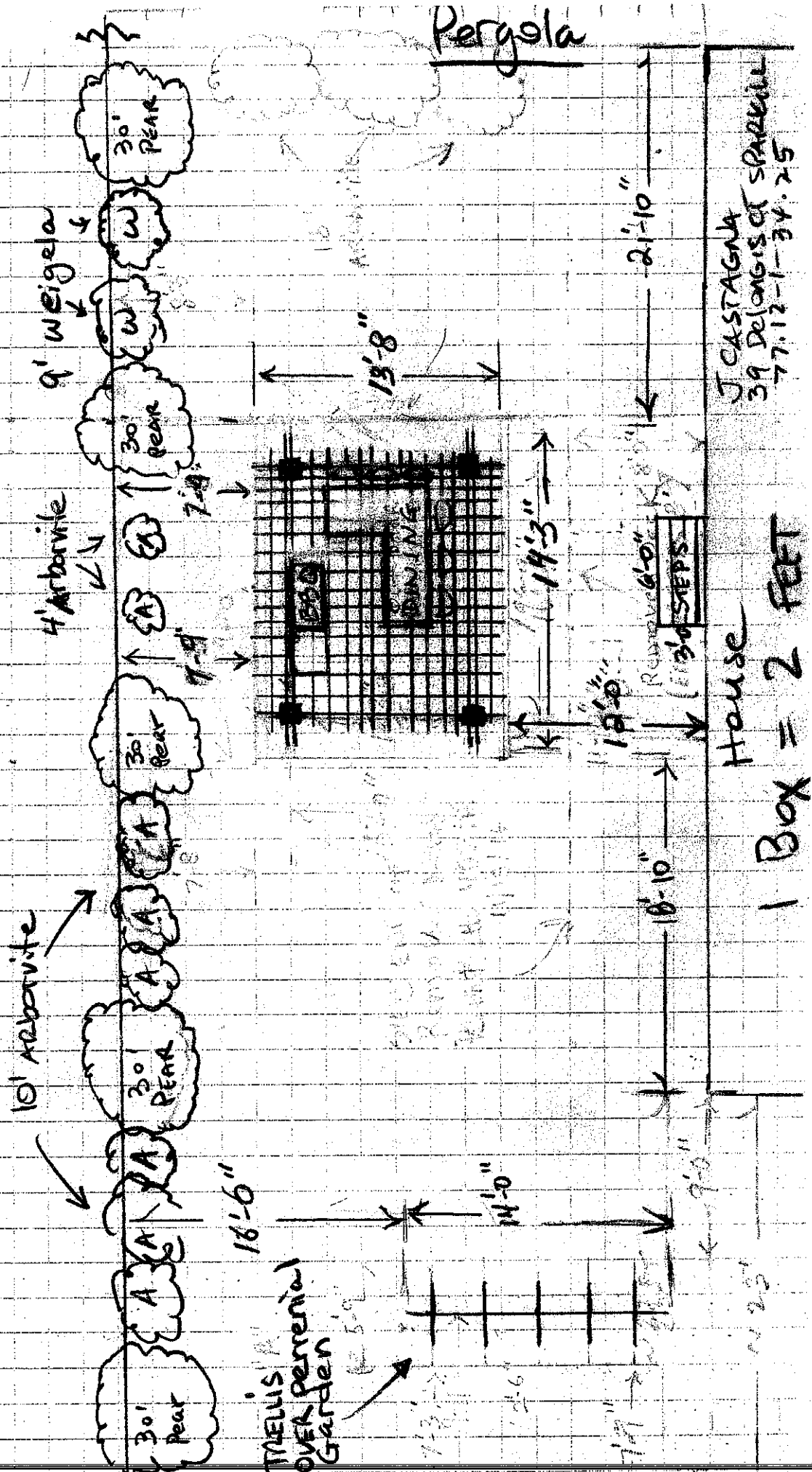
1/21/21

Pergola

(UNDER PERMIT # 45218 11/15/2016)

- 14'-3" x 13'-8" OD (TOP) PERGOLA
- CERT # 45218 (REMOVED DECK AND STEPS, PERGOLA, GENERATOR)
- POLY CARBONATE TRANSLUCENT WHITE TOP
- OUT DOOR DINING (TO BE BUILT) BBQ COUNTER
- NOTE: PRIOR DECK AND STEPS PROTRUDED 8'-0" AWAY FROM REAR HOUSE

11/21/21
Pergola



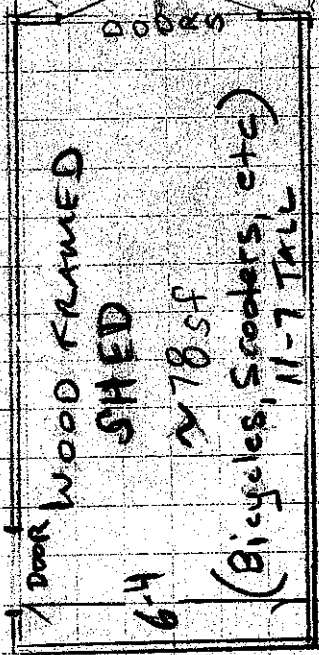
EXISTING (JULY 2018) SHED

- < 5' to prop line, otherwise permit not required
- SIDING / TRIM ROOF TO BE SAME AS HOUSE
- BACK 1-8.5 FROM HOUSE FRONT
- 25-1 SIDE YARD / 25-0 BACK YARD
- PRACTICAL LOCATION FOR DAILY USE BY CHILDREN TO ACCESS SPORTS GEAR

IRRIGATED 9 x 40' LONG PERENNIAL GARDEN W/ TRELLIS BEGINS HERE 11' FROM SHED

WOOD SHED

PROPERTY 6' FENCE LINE



11-8.5
6' FENCE

30' SPURCE TREE

13-2

BRICK

GATE

6' FENCE

WALKWAY

RED STAINED GRAVEL

11K GEN

WALKWAY

Concrete

FPLC

FAM ROOM

TO MUD ROOM

HEATED GARAGE (OCCUPIED BY REGISTERED VINTAGE MOTORCYCLES)

RECEIVED FEB 03 2021 TOWN OF ORANGETOWN LAND USE BOARD

WOOD SHED 11' x 12'

HOUSE FRONT

DRIVEWAY

1 block = 1 foot

BY: JAMES CASTRANA 77.12.1-34.25

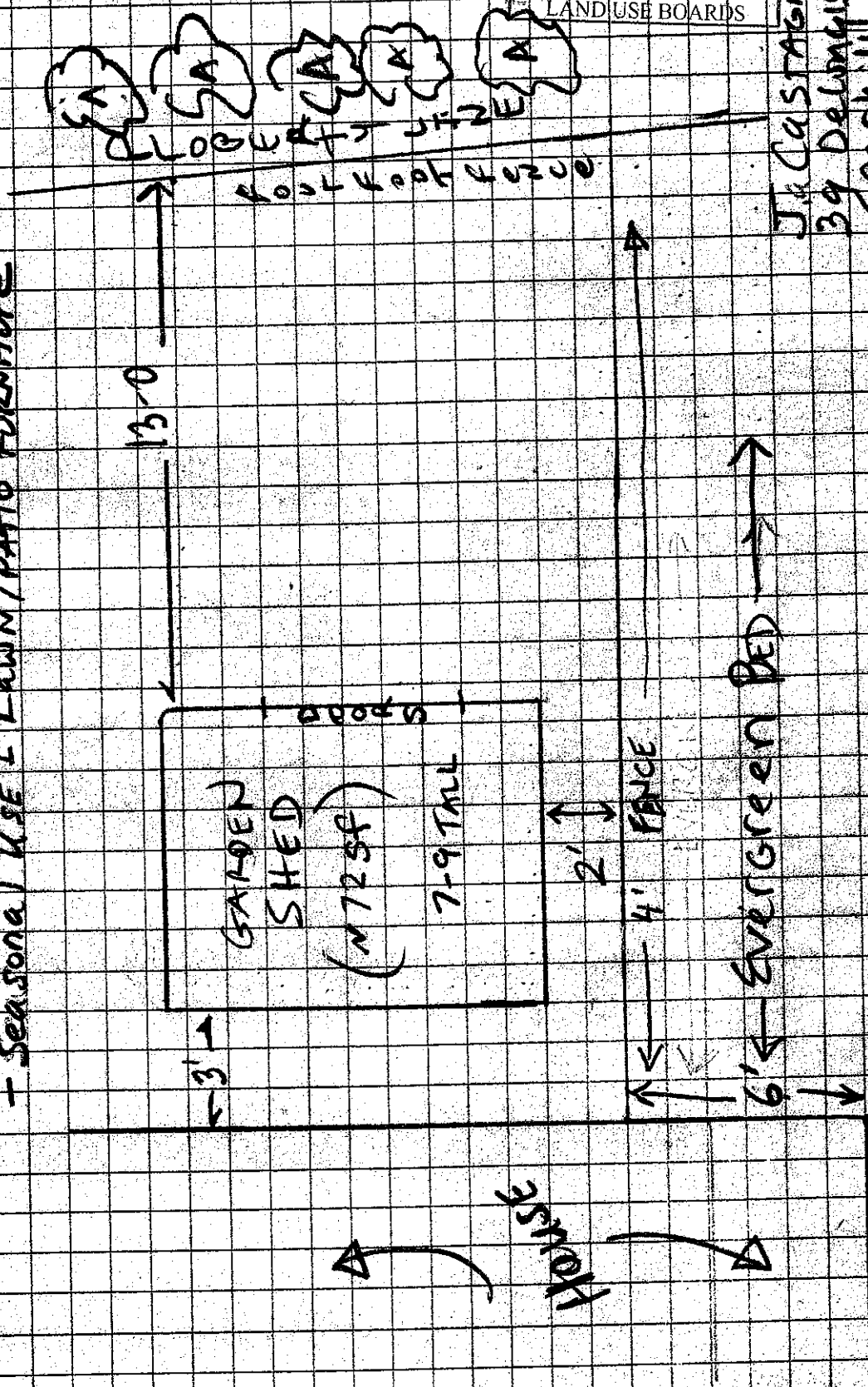
39 DELONGIS CT SPARKILL 1 Box = 1 foot

UPDATED 11/21/21

1/21/21

EXISTING (2014) STEEL SHED

- PRIMARY USE - WOOD SPLITTER, LAWN/SNOW EQUIPMENT
- UNUSED SIDE YARD (NORTH SIDE)
- SEASONAL USE LAWN/PATIO FURNITURE



ATTACH 2

RECEIVED

FEB 03 2021

TOWN OF ORANGETOWN
LAND USE BOARD

J. CASTAGNA
39 DeLongis Ct.
Sparkill
7712-1-34, 25
Jan 25 2021

1 BOX = 1 foot

FRONT

PERMIT EXPIRES TWO (2) YEARS FROM DATE OF ISSUANCE. TWO SIX (6) MONTH EXTENSIONS MAY BE GRANTED PRIOR TO EXPIRATION DATE.

APPLICATION FOR BUILDING/DEMOLITION PERMIT

Phone: (845) 359-8410 Office Hours: 8 to 4
Fax: (845) 359-8526

Name of Municipality: Town of Orangetown, 20 Greenbush Road, Orangeburg, NY Date Application Received: 3-25-16

Inspector: <u>BAO</u>	OFFICIAL USE ONLY	Received By: <u>PD</u>
Zoning District: <u>RG</u>	Red Ball Yes/No	Acreage: <u>.23</u>
Permit Information:		Date: <u>4-4-16</u>
Permit No.: <u>45218</u>		Date: _____
C.O. No.: _____		Date: _____
Check Amount: <u>\$210-</u>	Date: <u>3-25-16</u>	
Check #: <u>512</u>		From: <u>Castagna</u>
GIS Fee: From <u>Castagna</u>	Ck. # <u>510</u> Amt. <u>\$20-</u>	Date: <u>3-25-16</u>
S.M.F. Ck. No.: _____	Amt. _____	From: _____
1st 6Mo Extension/Date: _____	Ck. # _____ Amt. _____	From: _____
2nd 6Mo Extension/Date: _____	Ck. # _____ Amt. _____	From: _____

Rockland County Home Improvement - please submit a copy of license
Workmen's Compensation and Disability Carrier - please submit a copy of the policy

APPLICANT COMPLETES:

Note: See inside for instructions for completing this application

Property Location: 39 Delongis Court SPARKILL

Section: 77.12 Block 1 Lot 34.25

Property Owner: JAMES. CASTAGNA @ Yahoo Phone # Home: _____

Address: 39 Delongis Court, SPARKILL Work: 914 629

Email: _____ Phone#: _____ Work#: _____ Cell: 6629

Lessee: _____ Phone #: 6629

Address: _____

Contact Person: James Castagna Phone # 914 629

Architect/Engineer: _____ NYS Lic # _____ Phone # 6629

Address: _____

Builder/General Contractor: _____ RC Lic # _____

Address: _____ Phone # _____

Plumber: MM & L Rockland Services LTD RC Lic # _____

Address: _____ Phone # _____

Heat/Cooling: _____ RC Lic # _____

Address: _____ Phone # _____

Electrician: LEVI BROTHERS Electric Co RC Lic # _____

Address: _____ Phone # _____

Existing use of structure or land: residence

Proposed Project Description: 1) Generac 11kw generator (new);
2) Pergola (more); Deck Remove/Retain 3' Landing w/steps

Proposed Square Footage: _____ Estimated Construction Value (\$): \$1,450

BUILDING DEPARTMENT COMPLETES

PLANS REVIEWED: _____

PERMIT REFERRED/DENIED FOR: _____

FOR OFFICE USE ONLY
SECTION: 77.12 BLOCK: 1 LOT: 34.25 NAME: Castagna Permit #: 45218

\$20-

45218

APPLICATION FOR BUILDING/DEMOLITION PERMIT

BULK & BUILDING ITEMS			
Zone:	Group:	Use:	
	Required	Existing	Proposed
Floor Area Ratio	_____	_____	_____
Lot Area	_____	_____	_____
Lot Width	_____	_____	_____
Street Frontage	_____	_____	_____
Front yard setback	_____	_____	_____
Side yard setback	_____	_____	_____
Total side yard setback	_____	_____	_____
Rear yard setback	_____	_____	_____
Maximum building height of Structure:	_____	_____	_____
Number of stores:	_____	_____	_____
Construction Type:	_____	Occ. Class:	_____

1. Sewerage: Town, County, Private
2. Geothermal: Yes, No, N/A
3. How many kitchens on property
4. Are there any renters, tenants, lessees or boarders at this property? Yes/NO
5. Are any other building permits on this property? Yes/No

Energy Rater: _____

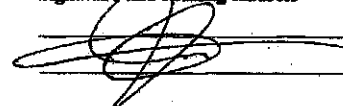
Is Property Located in a Flood Plain? Yes No

AFFIDAVIT

State of New York
County of Rockland) SS: _____
Town/Village of _____)

I, James Castagna, being duly sworn, deposes and says that is the owner (lessee, engineer, surveyor, architect, builder, or agent of the owner) in fee of the premises to which this application applies; that he (the applicant) is duly authorized to make this application and that the statements contained in the papers submitted herein are true to the best of his knowledge and belief, and that the work will be performed in the manner set forth in the application and in the plans and specifications filed therewith, and in accordance with the State Uniform Building Code and all other applicable laws, ordinances and regulations of the municipality. I also declare that the structure or area described in this application will not be occupied or used until I have obtained a Certificate of Occupancy.

Signature and Mailing Address


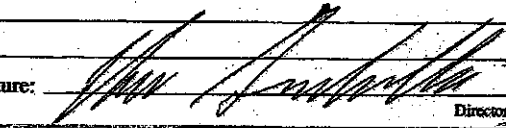


SWORN to before me this 25th day of March, 20 16

Witness: R. Allbecker

If not witnessed by Building Department personnel, Notary signature is required.

Notary Public

OFFICIAL USE ONLY	
Checked by: 	Date: <u>3-31-16</u>
Permit Granted for: <u>Install 11KW standby generator. Relocate existing pergola. Remove rear deck but retain existing landing and stairs to grade</u>	
Signature: 	Date: <u>4/1/16</u>
Director, OBZPAE	

Reference

* Graneley Gardens *
 Filed in the Rockland County clerk's office 12 - 28 - 1998
 Map No. 7215 Book 119 Page 47

TAX MAP NO. 77.12 - 1 - 84.25

THE SURVEY WAS MADE BY AN AT-LARGE FIELD SURVEY ENGINEER FOR A CARRIER OF THE STATE OF NEW YORK. THE ENGINEER HAS REVIEWED THE SURVEY AND HAS FOUND THAT THE SURVEY IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL ENGINEERING LAW AND THE REGULATIONS OF THE BOARD OF SURVEYING ENGINEERS AND LAND SURVEYORS OF THE STATE OF NEW YORK. THE ENGINEER HAS REVIEWED THE SURVEY AND HAS FOUND THAT THE SURVEY IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL ENGINEERING LAW AND THE REGULATIONS OF THE BOARD OF SURVEYING ENGINEERS AND LAND SURVEYORS OF THE STATE OF NEW YORK.

Certified To:

BIRCH HILL CONSTRUCTION CORP.

[Signature]

Robert R. Rahnefeld, P.L.S.
 N.Y. Lic No. 49459

NOTE:
 UNAUTHORIZED ALTERATION OF ANY PART OF THIS MAP IS A VIOLATION OF SECTION 120 OF THE NEW YORK STATE EDUCATION LAW, WHICH IS A VIOLATION OF SECTION 120 OF THE EDUCATION LAW. ANY PERSON WHO VIOLATES THIS SECTION OF THE EDUCATION LAW IS SUBJECT TO A FINE OF UP TO \$500.00 AND TO A REVOCATION OF HIS LICENSE TO PRACTICE AS A PROFESSIONAL ENGINEER OR LAND SURVEYOR.

Survey Map

for
 LOT 6 BLOCK B
 GRANELEY GARDENS

SPARKILL
 TOWN OF ORANGETOWN * ROCKLAND COUNTY
 NEW YORK

DECEMBER 7, 1999

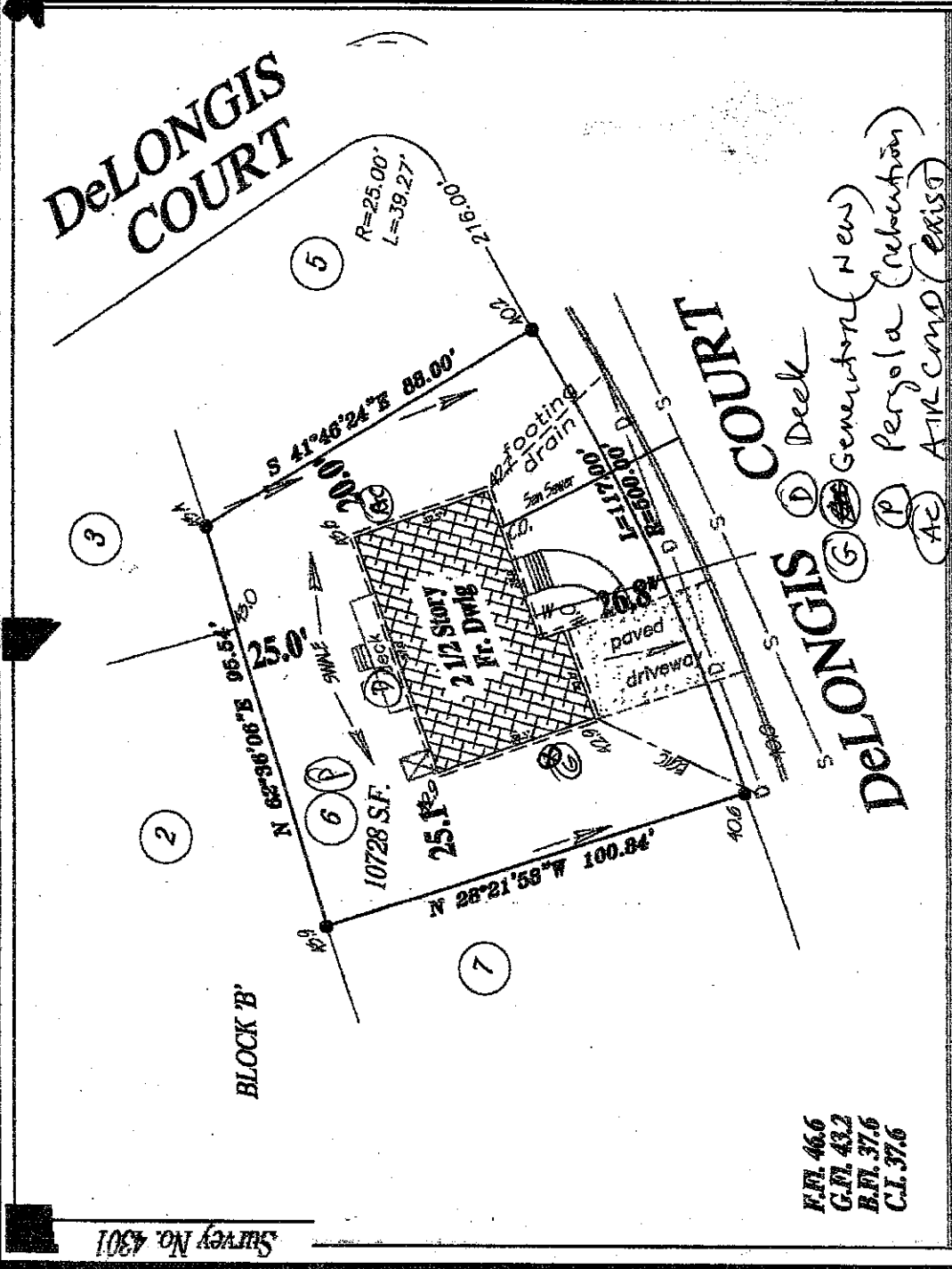
SCALE: 1" = 30'

* Robert R. Rahnefeld *
 * Land & Boundary Consultant *
 P.O. BOX 881, PEAK RIVER, N.Y. 10965
 PHONES: (914) 735-9216 FAX: (914) 735-9252
 E-MAIL: rrahnefeld@aol.com
 www.rrahnefeld.com
 Map No. 836

DeLONGIS COURT

COURT

DeLONGIS
 Deek
 Generator (New)
 Pergola (relocation)
 AIR COND (EXIST)

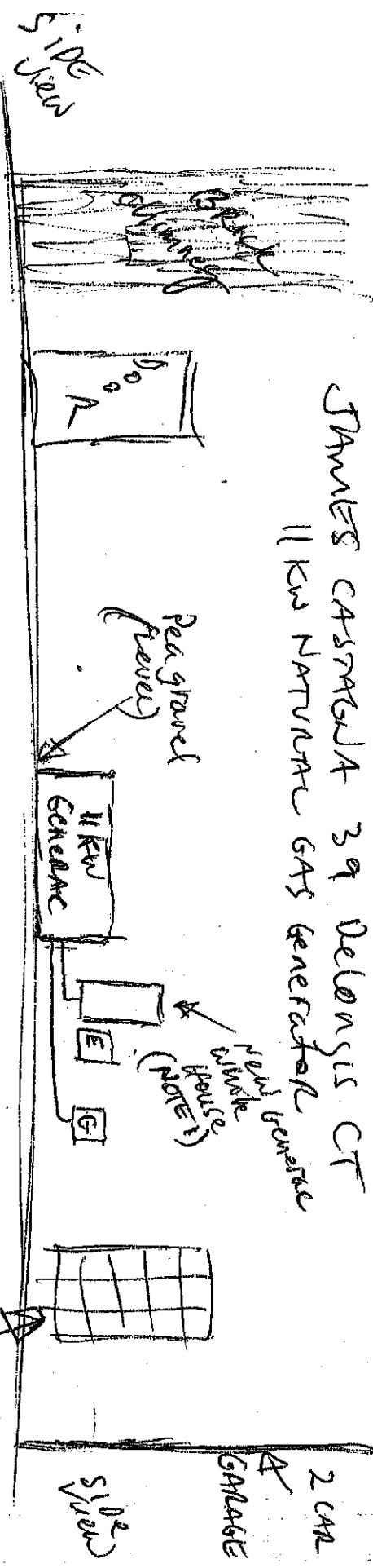


Survey No. 4301

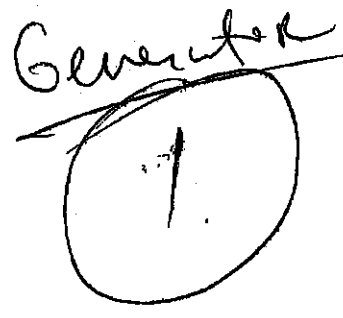
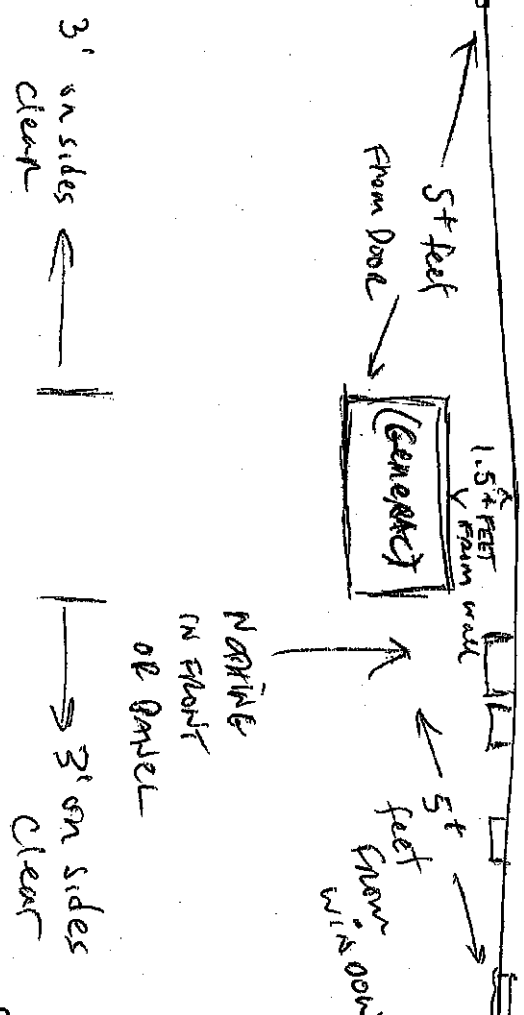
- F.F.L. 46.6
- G.F.L. 43.2
- B.F.L. 37.6
- C.L. 37.6

Legend: ● Property Corner - S&M
 ○ Property Corner - Record
 40.6 Spot Elevation

JAMES CASAROLA 39 DELONIS CT
 11KW NATURAL GAS GENERATOR



POP DOWN VIEW



Plan
 to eliminate window
 for generator placement

Notes

1- House service panel in garage interior at this location. Electrical service to be rerouted to generator whole house panel, then to house service panel per electrical code & specs.

Not to scale

Pergola

(2)

JAMES CASTAGNA
39 DELMONSIS COURT

- 1- ALL 2x8; Posts 4x4 W/ALUMINIZED (qty 14)
- 2- 4x4 POSTS BURIED 3' DEEP CONCRETE (qty 4)
- 3- FIBERGLASS DECOR COLUMNS (qty 4)
- 4- ANODIZED NAILS

