

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"/> <b>Planning Board</b>	<input type="checkbox"/> <b>Historical Board</b>
<input type="checkbox"/> <b>Zoning Board of Appeals</b>	<input type="checkbox"/> <b>Architectural Board</b>
<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.

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### 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:

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### 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.

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List tax map section, block & lot numbers for all other abutting properties in the same ownership as this project.

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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>	<u>\$170</u>	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 <sup>st</sup> 6 mo. Ext.:	Ck #	New Exp. Date:	Paid By		
2 <sup>nd</sup> 6 mo. Ext.:	Ck #	New Exp. Date:	Paid By		
Additional Fee:	Ck#	Date	Paid By:		
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 46, section 5.227 requires 5' setback for accessory structures w/ 1'0" proposed.

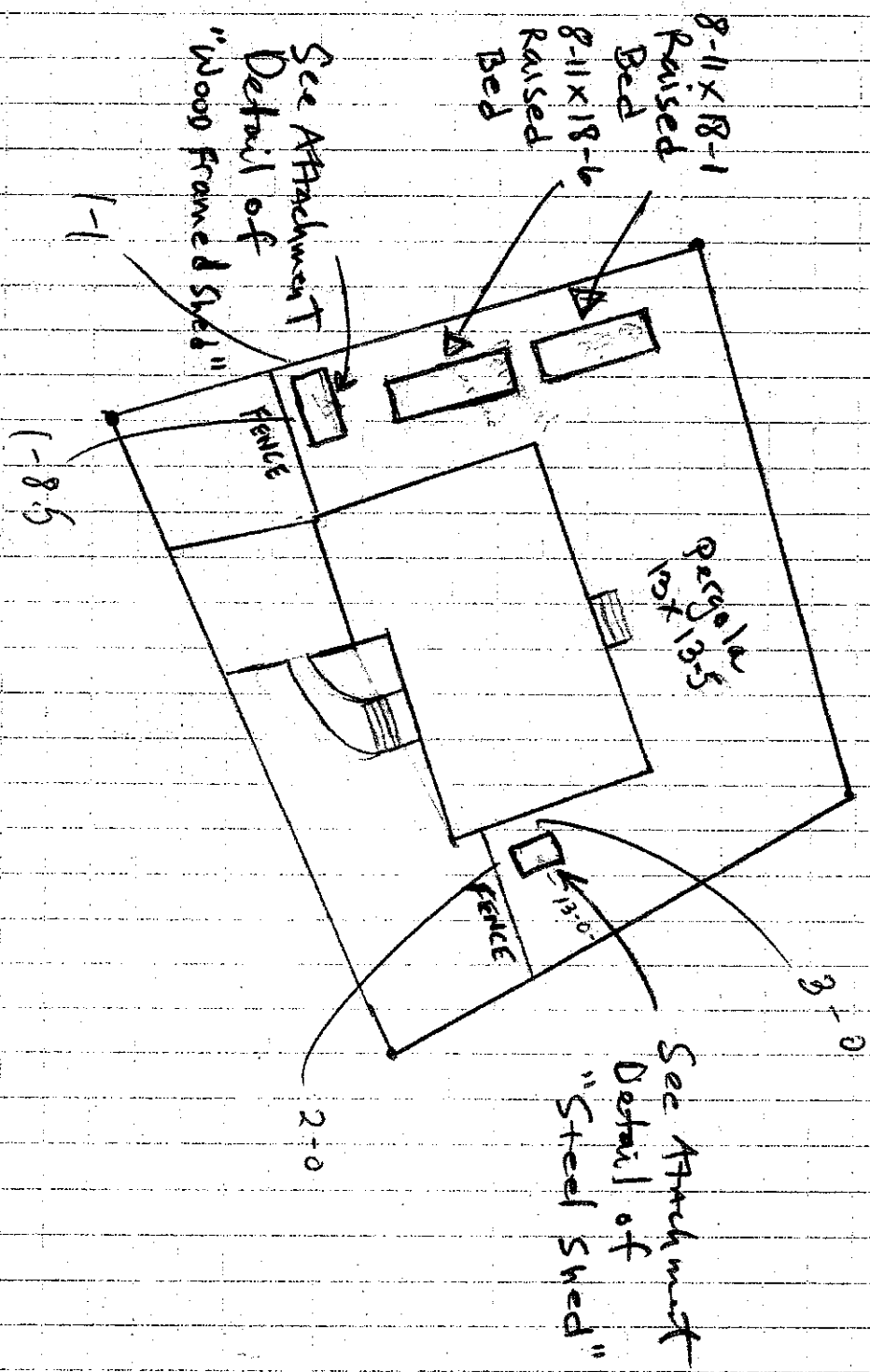
1 Variance Request

James J. 11-16-18

RB Deputy 12-15-2020

39 Delongis Ct

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

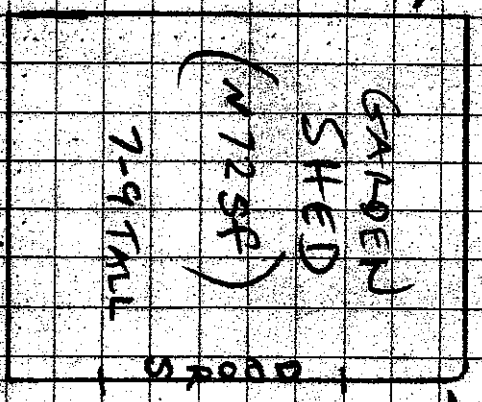


J. CASMANA  
39 Delongis Ct  
Spoken NY  
Dec 15 2020  
77.12-1-34,25

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



Horse

PLOOR & 3/4\"/>

J. CASTANA  
39 Delmar Ct.  
Spartanburg, SC  
771-271-3425  
Dec 15 2020

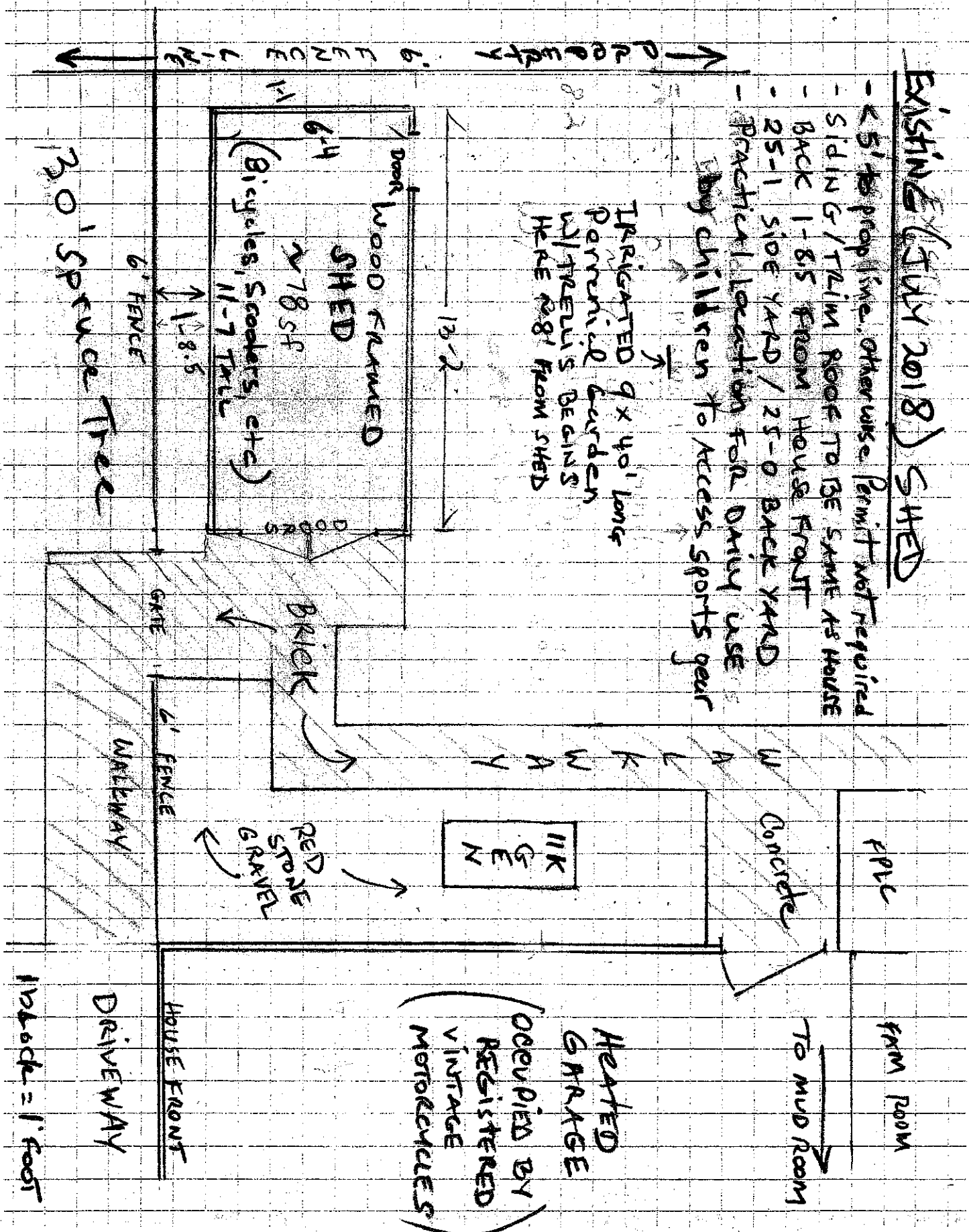
1 BOX = 1 foot

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

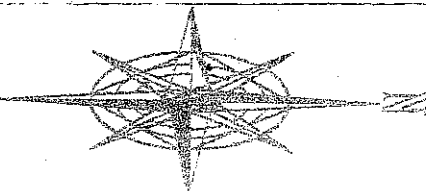
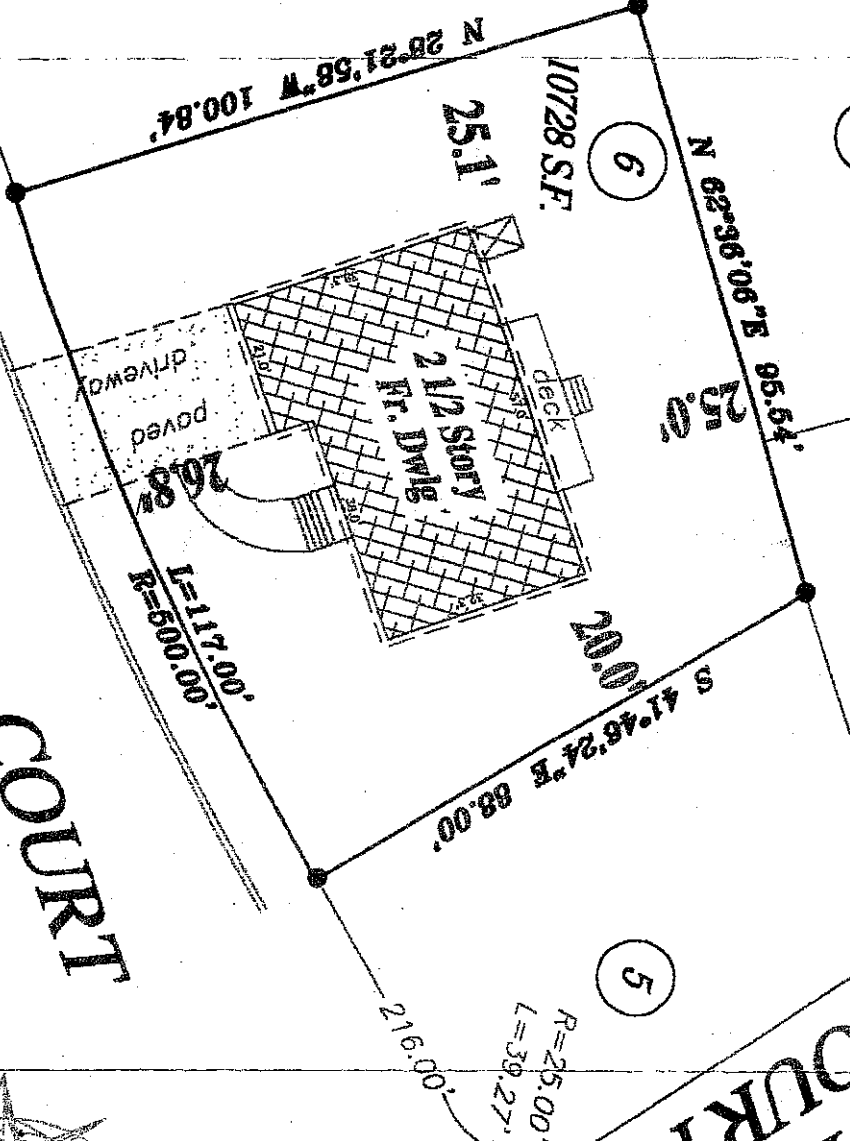
ATTACH 1



# DELONGIS COURT

50' Wide

# DELONGIS COURT



**Reference**  
 \*Crane's 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 - 34.25

THIS SURVEY MAP IS BASED ON AN ACTUAL FIELD SURVEY CONDUCTED FOR A SPECIFIC USE OF THE LAND. IT IS BASED ON SPACING REQUIREMENTS FOR THIS SPECIFIC TRANSACTION. THIS MAP MAY NOT BE COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR. ANY OTHER USE WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR IS PROHIBITED. THE SURVEYOR'S SEAL AND SIGNATURE ARE REQUIRED FOR THIS MAP TO BE VALID.

**Certified To:**  
 MADELINE GIANNELLI  
 PROVIDENT BANK  
 COMMONWEALTH LAND TITLE INSURANCE COMPANY

*(Signature)*

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

**NOTES:**  
 UNIMPROVED ALTERNATION OR ADDITION TO THIS MAP IS A VIOLATION OF SECT. 2209 (2) OF THE REAL PROPERTY LAW. COPIES OF THIS MAP NOT HAVING THE ENDORSSED SEAL OF THE TOWN SURVEYOR AND THE SURVEYOR'S SIGNATURE AND THE ENDORSSED CERTIFICATIONS MENTIONED HEREON ARE NOT VALID WITHOUT THE SIGNATURES OF THE INSTITUTIONS THEIR SUCCESSORS AND/OR ASSIGNS OR SUCCESSFUL OWNERS. THIS SURVEY MAP IS SUBJECT TO AN ACCURATE ABSTRACT OF TITLE.

Survey Map  
 for

**MADELINE GIANNELLI**

SPARKILL  
 TOWN OF ORANGETOWN \* ROCKLAND COUNTY  
 NEW YORK  
 DECEMBER 7, 1999  
 SCALE: 1" = 50'

**\* Robert R. Rahnefeld \***  
 Land & Boundary Consultant \*  
 P.O. BOX 881, PEARL RIVER, N.Y., 10965  
 PHONE: (914) 735-9216 FAX 620-0752  
 Land Surveyor Land Planning Global Positioning  
 \* New York \*  
 \* New Jersey \*  
 \* New Hampshire \*  
 \* Connecticut \*  
 \* Maryland \*  
 \* Virginia \*  
 \* Florida \*  
 \* North Carolina \*  
 \* South Carolina \*  
 \* Georgia \*  
 \* Alabama \*  
 \* Louisiana \*  
 \* Mississippi \*  
 \* Texas \*  
 \* Oklahoma \*  
 \* Kansas \*  
 \* Missouri \*  
 \* Illinois \*  
 \* Indiana \*  
 \* Ohio \*  
 \* Pennsylvania \*  
 \* Delaware \*  
 \* New Jersey \*  
 \* New York \*

Map No. 836