

Name of Municipality: TOWN OF ORANGETOWN Date Submitted: _____

2020 LAND USE BOARD APPLICATION

Please check all that apply:

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

PERMIT#: 49540
ASSIGNED _____
INSPECTOR: MM
Referred from Planning Board: YES / NO
If yes provide date of Planning Board meeting: _____

Project Name: Cecunjanin Addition

Street Address: 191 Liberty Rd
Tappan, NT 10983

Tax Map Designation:
Section: 77.05 Block: 3 Lot(s): 58
Section: _____ Block: _____ Lot(s): _____

Directional Location:
On the East side of Liberty Rd., approximately
100 feet of the intersection of Washington Ave., in the
Town of ORANGETOWN in the hamlet/village of Tappan.

Acreage of Parcel <u>0.38</u>	Zoning District <u>R-15</u>
School District <u>South Orangetown</u>	Postal District <u>Tappan</u>
Ambulance District <u>South Orangetown</u>	Fire District <u>Tappan</u>
Water District <u>Suez</u>	Sewer District <u>Orangetown</u>

Project Description: *(If additional space required, please attach a narrative summary.)*
1 story addition of +/- 350 sf

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

Date: 1-9-20 Applicant's Signature: [Signature]

APPLICATION REVIEW FORM

Applicant: Sammy Cecunjanin Phone # 917-502-6331

Address: 191 Liberty Rd. Tappan, NY 10983
Street Name & Number (Post Office) City State Zip Code

Property Owner: Sammy Cecunjanin Phone # 917-502-6331

Address: 191 Liberty Rd. Tappan, NY 10983
Street Name & Number (Post Office) City State Zip Code

Engineer/Architect/Surveyor: Jay Greenwell PLS Phone # 845-357-0830

Address: 85 Lafayette Ave. Suffern, NY 10901
Street Name & Number (Post Office) City State Zip Code

Attorney: _____ Phone # _____

Address: _____
Street Name & Number (Post Office) City State Zip Code

Contact Person: Kier Levesque Phone # 845-358-2359

Address: 49 Third Ave. Nyack, NY 10960
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?^{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

DENIAL TO ZONING BOARD OF APPEALS

Date: December 20, 2019

Applicant: Cecenjanin

Address: 191 Liberty Rd, Tappan, NY

RE: Application Made at: same

Chapter 43.... Table 3.12

Column 1- R-15 District, Column 2- Group M-, Column 3 Single Family Residence, Column 4- Req'd Max FAR 20% w/ 23% proposed, Column 9- Req'd Side yard 20' w/ 17.3' proposed, Column 10, Req'd Total Side Yard 50' w/ 47.2' proposed. 3 Variances required

Section: 77.05

Block: 3

Lot: 58

Dear Alvarez:

Please be advised that the Building Permit Application, which you submitted on

December 19, 2019, has been denied. I have enclosed a Xerox copy of your application, where you will find 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 a determination with the Town Clerk.

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

Sincerely,


Richard Oliver
Deputy Building Inspector

Signature of Director
NOTE: PLEASE KEEP FOR YOUR RECORDS
12-31-18-CCC


Date
CC: Rosanna Sfraga
Liz Decort
Debbie Arbolino

FOR OFFICE USE ONLY SECTION 7105 BLOCK 3 LOT 58 NAME Cecunjanin PERMIT# 49540

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

TOWN OF ORANGETOWN

20 Greenbush Road, Orangeburg, NY 10962 Phone: (845) 359-8410 Fax: (845) 359-8526

762. / 20. /

ZONE: R-15 OFFICIAL USE ONLY ACREAGE: .38

Inspector: M Date App Received: 11-12-19 Received By: [Signature]

Permit No. 49540 Date Issued: _____

CO No. _____ Date Issued: _____

Permit Fee: \$762 Ck# 1228 Paid By Cecunjanin

GIS Fee: \$200 Ck# 1227 Paid By Cecunjanin

Stream Maintenance Fee Ck # _____ Paid By _____

Additional Fee: _____ Ck# _____ Date Paid _____ Paid By _____

1st 6 mo. Ext.: _____ Ck # _____ Exp. Date: _____ Paid By _____

2nd 6 mo. Ext.: _____ Ck # _____ Exp. Date: _____ Paid By _____

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: 191 Liberty Road Tappan NY 10983

Section: 7105 Block: 3 Lot: 58

Property Owner: Sead Cecunjanin Samira Cecunjanin

Mailing Address: 191 Liberty Road Tappan NY 10983

Email: Sammy@promontegroup.com Phone #: 917-502-6331

Lessee (Business Name): _____

Mailing Address: _____

Email: _____ Phone #: _____

Type of Business / Use: NIC

Contact Person: Sead Cecunjanin Relation to Project: OWNER

Email: Sammy@promontegroup.com Phone#: 917-502-6331

Architect/Engineer: KIER LEVESQUE NYS Lic # _____

Address: _____ Phone#: _____

Builder/General Contractor: HOME OWNER RC Lic # _____

Address: 191 LIBERTY ROAD Phone#: 917-502-6331

Plumber: _____ RC Lic # _____

Address: _____ Phone#: _____

Electrician: _____ RC Lic #: _____

Address: _____ Phone#: _____

Heat/Cooling: _____ RC Lic#: _____

Address: _____ Phone#: _____

Existing use of structure or land: Residential

Proposed Project Description: Family Room Addition

Proposed Square Footage: 360 SQ FT Estimated Construction Value (\$): 35,000

BUILDING DEPARTMENT COMPLETES BELOW

PLANS REVIEWED: _____

PERMIT REFERRED / DENIED FOR: _____

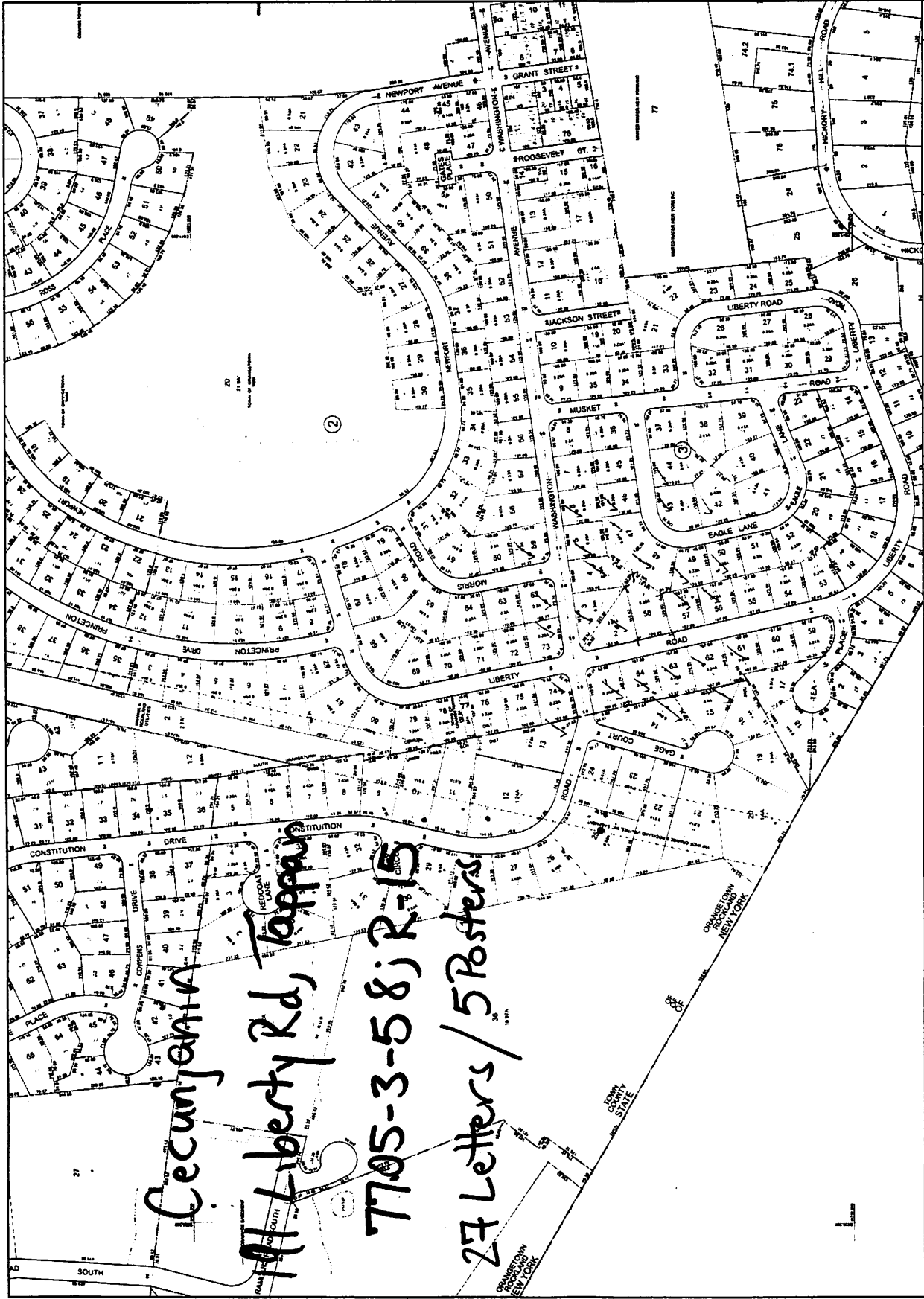
Chapter 43.... Table 3.12

Column 1- R-15 District, Column 2- Group M-, Column 3 Single Family Residence, Column 4- Req'd

Max FAR 20% w/ 23% proposed, Column 9- Req'd Side yard 20' w/ 17.3' proposed, Column 10, Req'd

Total Side Yard 50' w/ 47.2' proposed. 3 Variances required

NO



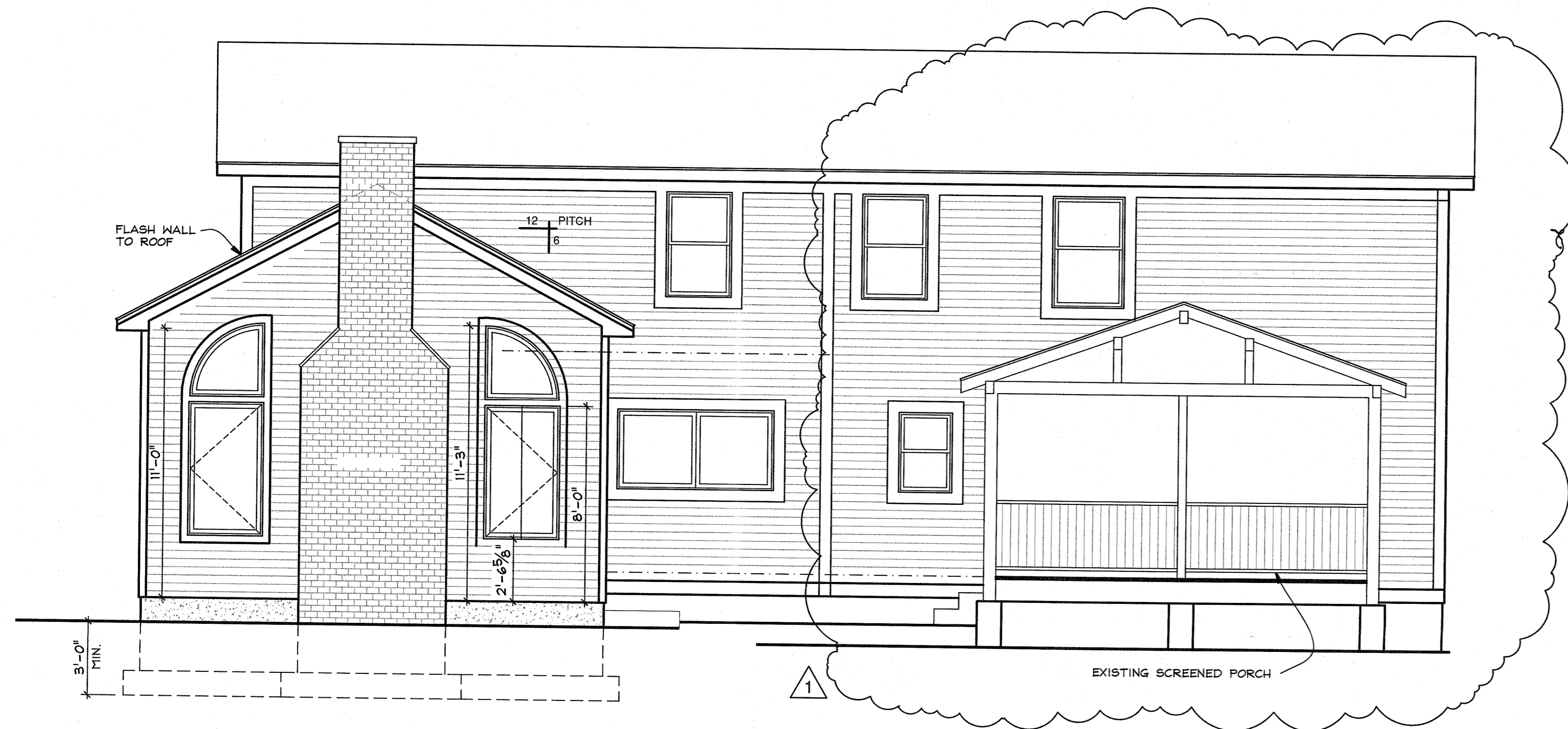
Cecunjanin
 111 Liberty Rd, Tappan
 7705-3-58j R-15
 27 Letters / 5 Posters

SEWELL
 ENGINEERS & ARCHITECTS

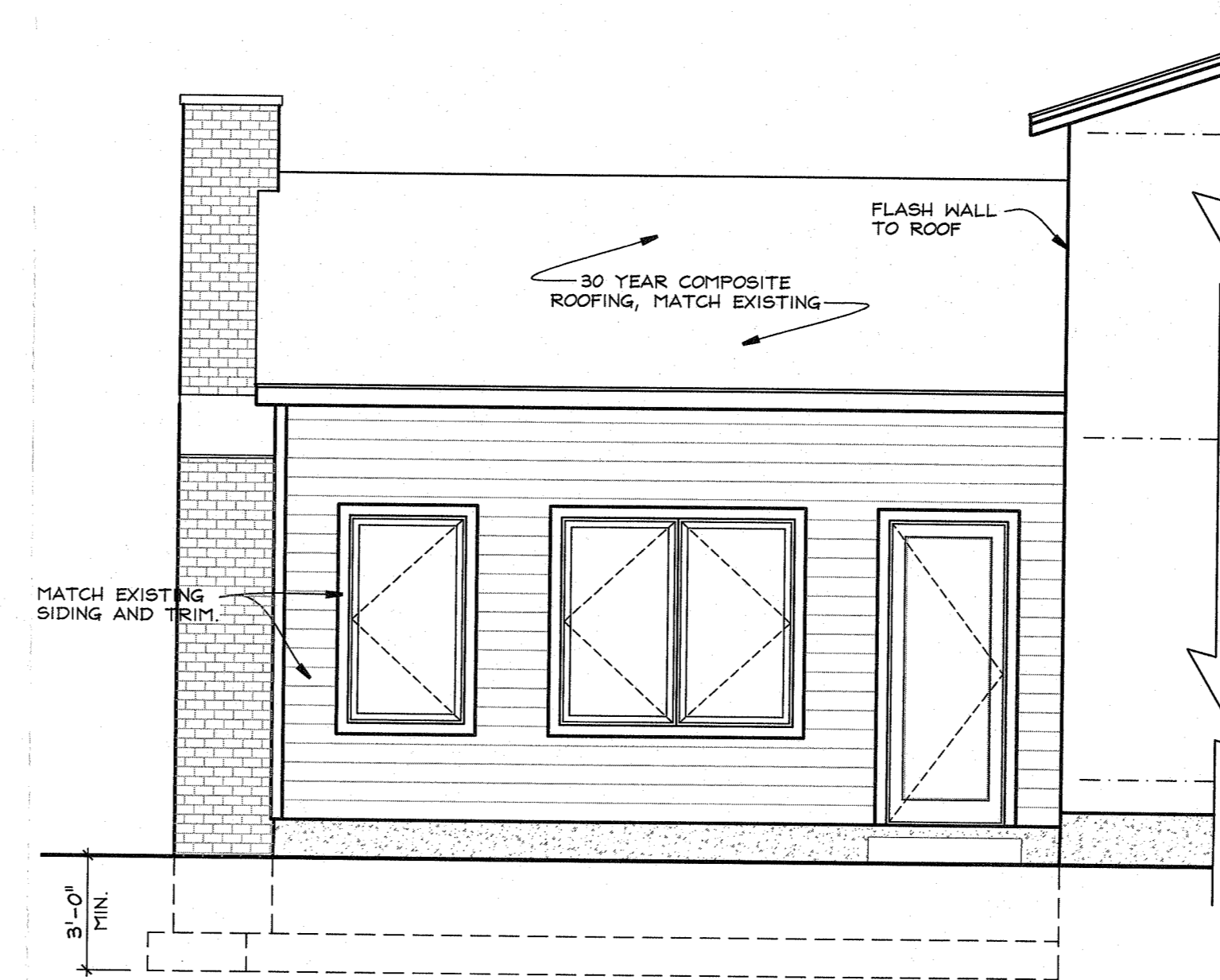
DATE: 1/20/19
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 MAP REVISORS: [Name]
 REVISION: [Name]

ORANGE COUNTY
 TOWN OF ORANGETOWN
 REVISED THROUGH
 FEBRUARY 28, 2019

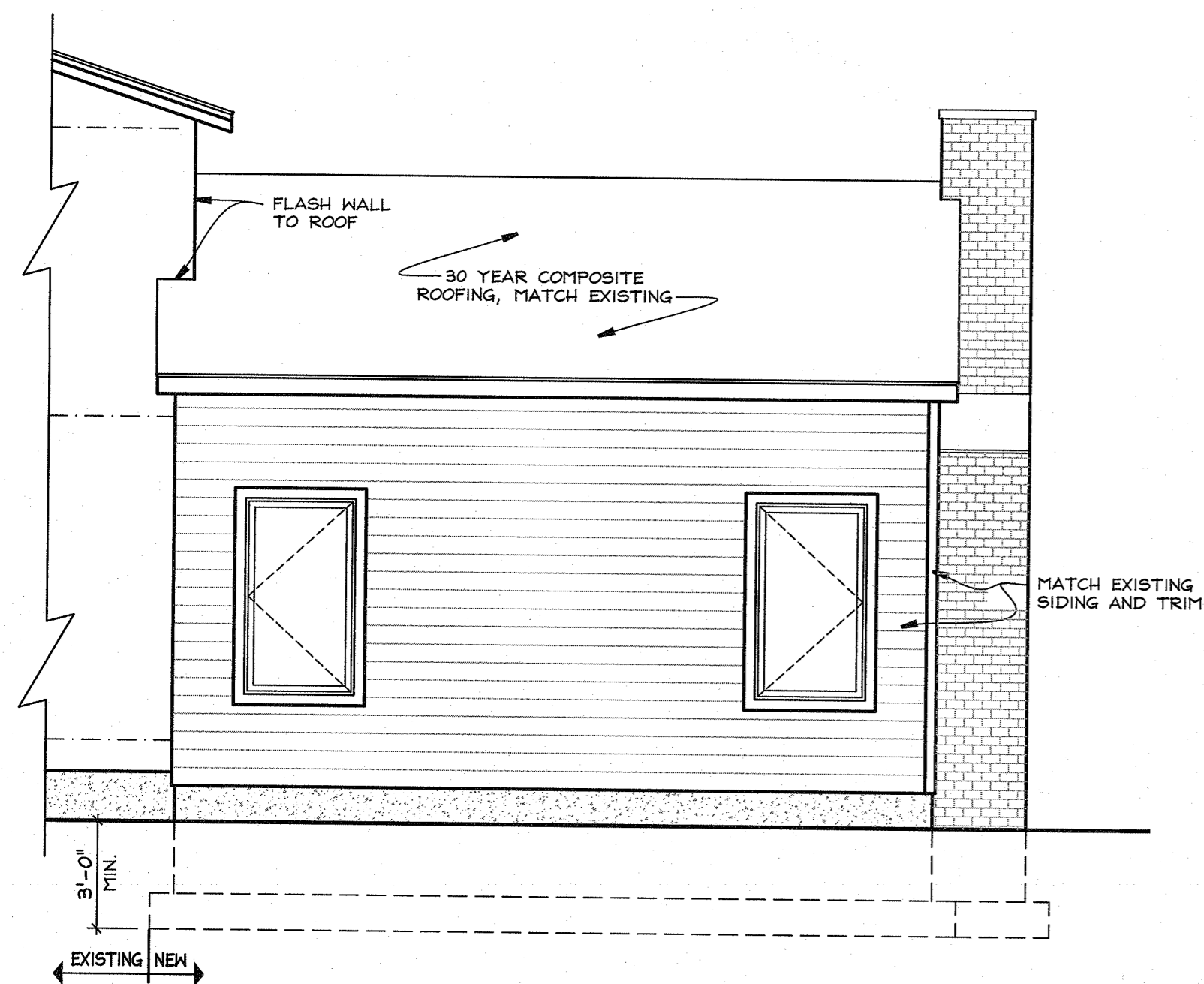
77.05



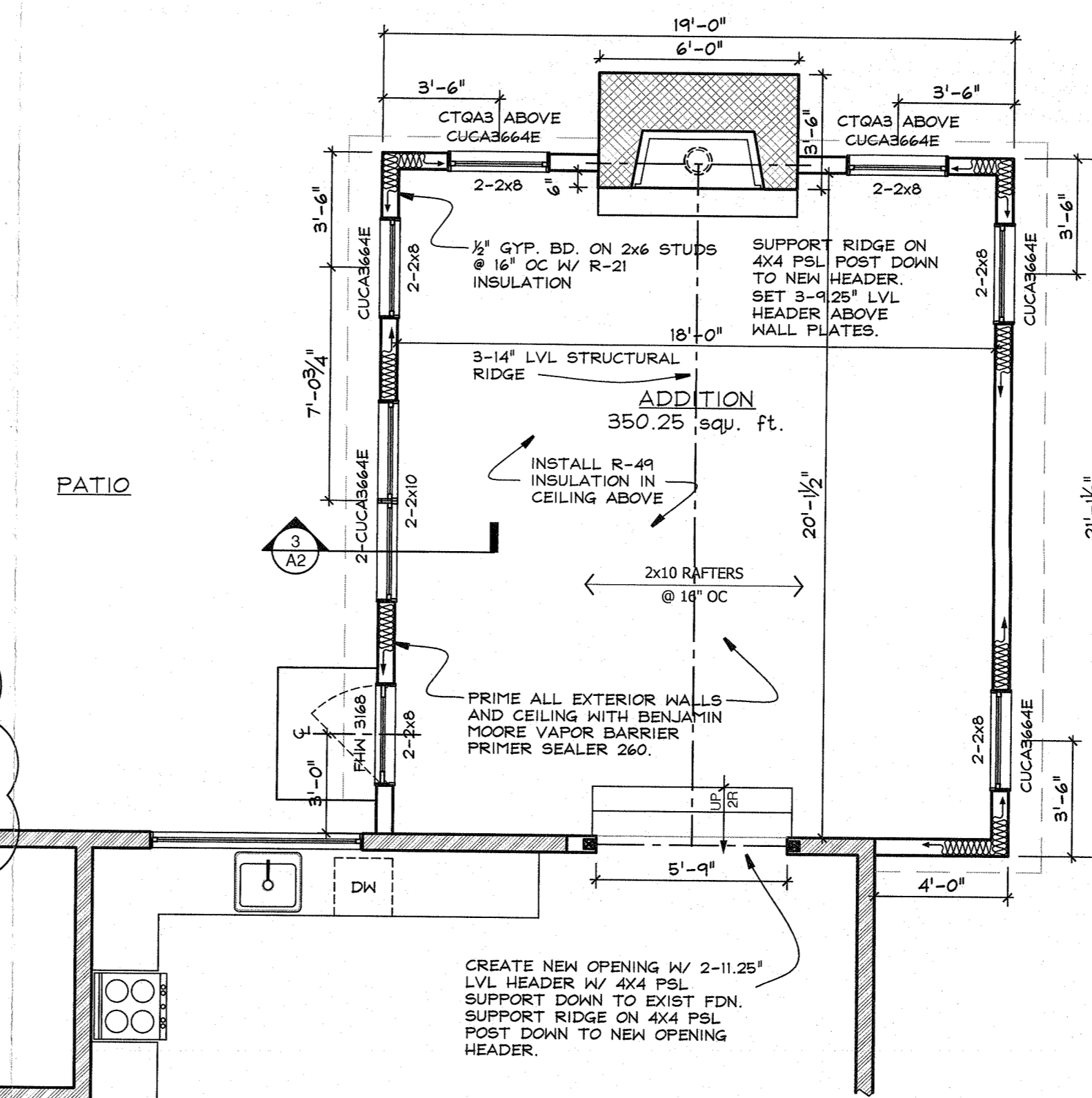
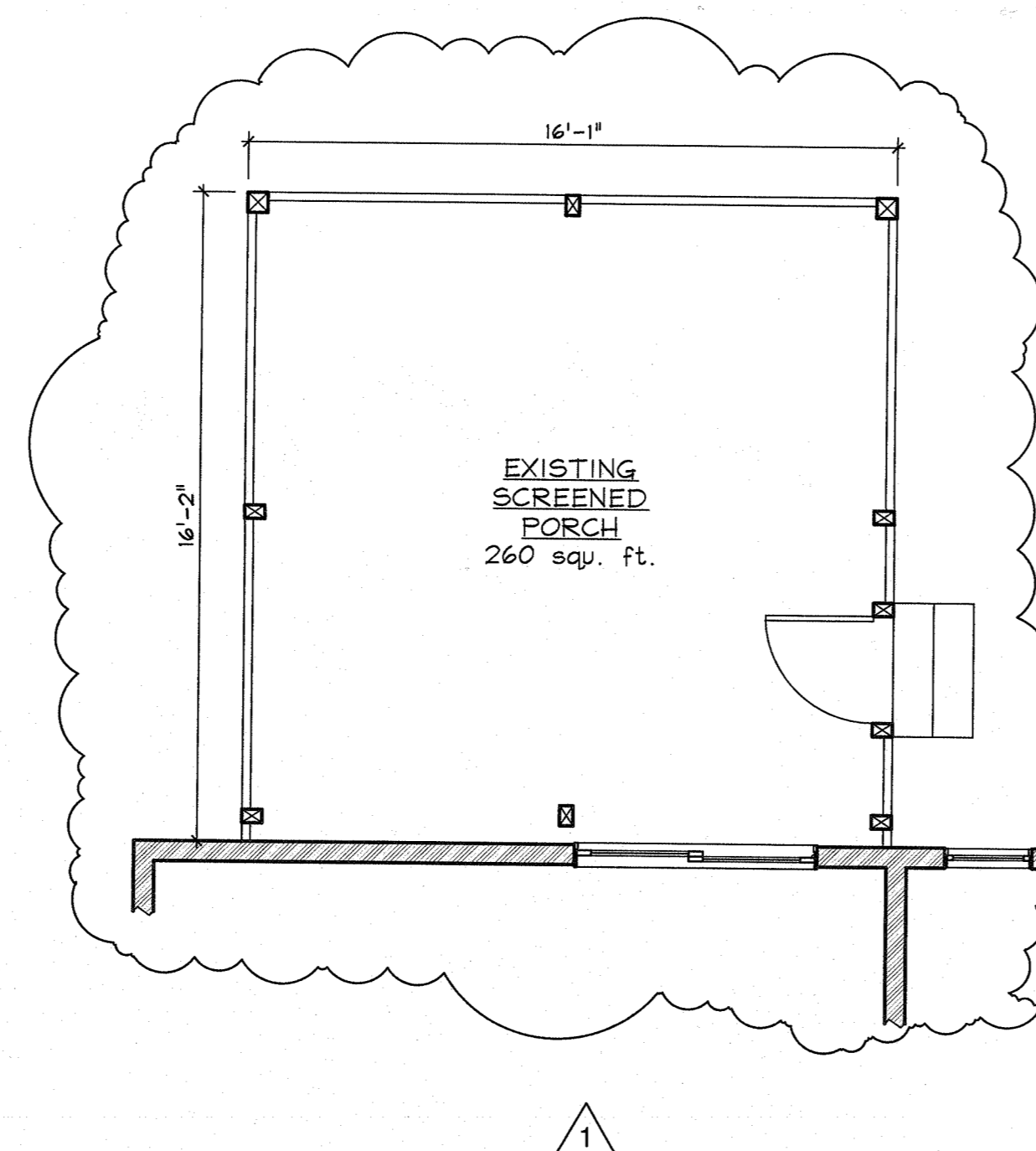
③ REAR ELEVATION
AI 1/4" = 1 FOOT



② REAR ELEVATION
AI 1/4" = 1 FOOT



② SIDE ELEVATION
AI 1/4" = 1 FOOT



① ADDITION FLOOR PLAN
AI 1/4" = 1 FOOT

CONSTRUCTION LEGEND	
	NEW CONSTRUCTION
	EXISTING WALLS TO BE DEMOLISHED
	EXISTING MASONRY WALL
	EXISTING STUD WALL TO REMAIN
	SHEET NOTES CALL: SEE NOTES THIS SHEET
	HARDWIRED CARBON MONOXIDE DET.
	HARDWIRED SMOKE DETECTOR

ZONING BOARD OF APPEALS
Meeting Of:
JUN 3 2020
Town Of Orangetown

ZONING BOARD OF APPEALS
Meeting Of:
MAR 18 2020
Town Of Orangetown

NY LICENSE # 15938

Cecunjanin Addition
191 LIBERTY RD.
TAPPAN, N.Y. 10983

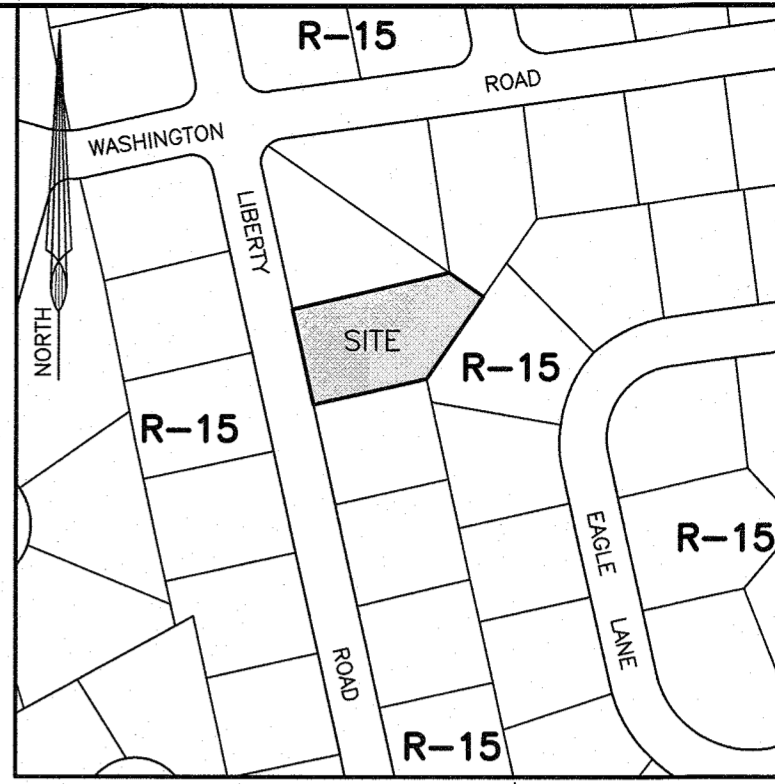
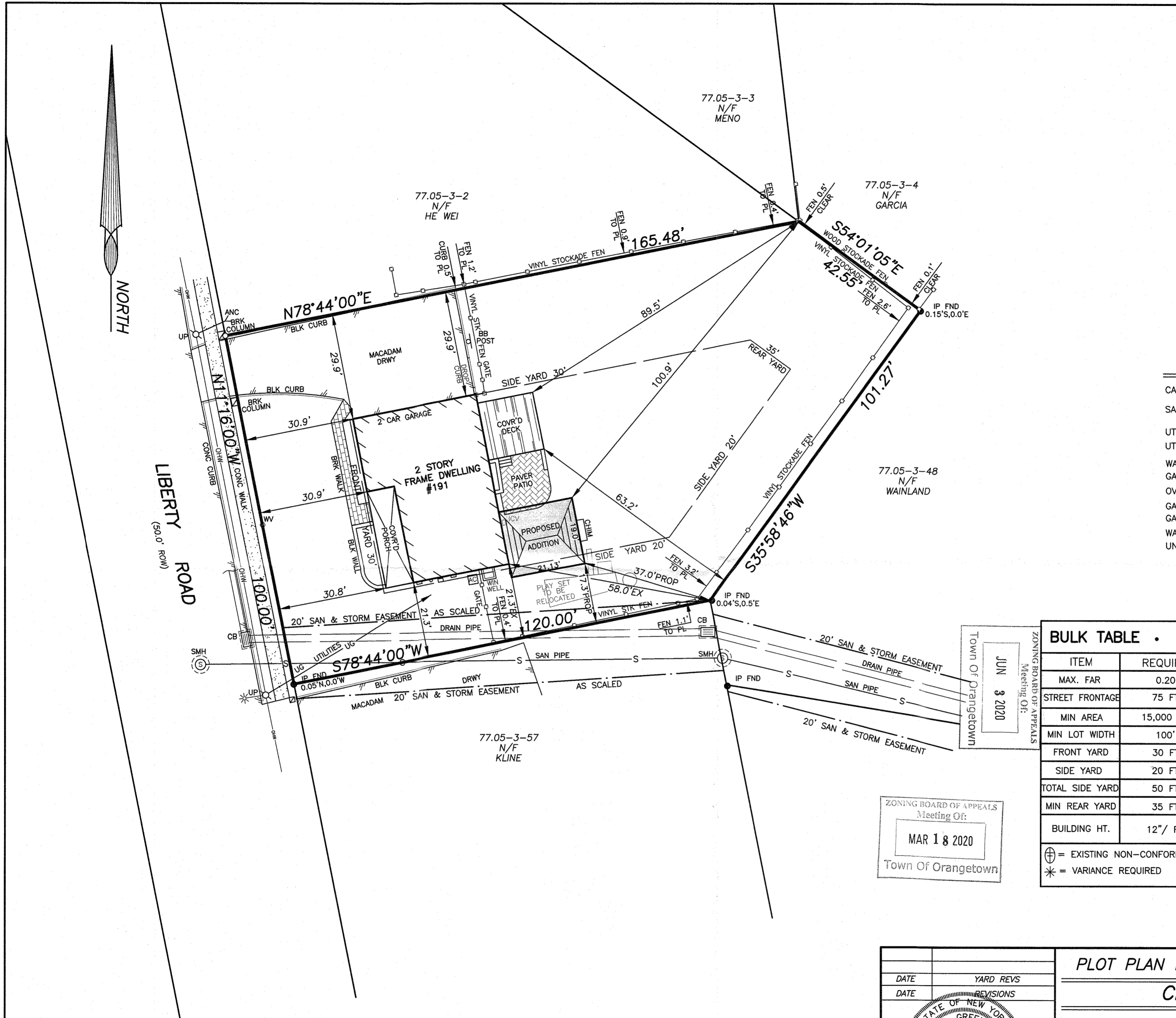
KIER B. LEVESQUE, R.A.
ARCHITECT
49 THIRD AVENUE
NYACK, NEW YORK 10960
845-358-2359

FLOOR PLAN AND
ELEVATIONS

SCALE AS SHOWN
DATE OCTOBER 16, 2019
JOB NO. 1997
REVISIONS: SHEET NO.
FEBRUARY 28, 2020



A-1



VICINITY MAP
SCALE: 1"=200'

LEGEND

CATCH BASIN	CB
SANITARY MANHOLE	SMH
UTILITY POLE	UP
UTILITY POLE WITH LIGHT	UP*
WATER VALVE	WV
GAS VALVE	GV
OVERHEAD WIRES	OHW
GAS LINE	G
GAS, ELEC, TEL, CATV	GETC
WATER LINE	W
UNDERGROUND UTILITIES	UG

BULK TABLE • ZONE R-15

ITEM	REQUIRED	EXISTING	PROPOSED
MAX. FAR	0.20	0.202 ⊕	0.23 *
STREET FRONTAGE	75 FT	100'	NO CHANGE
MIN AREA	15,000 SF	16,428 SF	NO CHANGE
MIN LOT WIDTH	100'	100'	NO CHANGE
FRONT YARD	30 FT	30.8'	NO CHANGE
SIDE YARD	20 FT	21.3'	17.3'± *
TOTAL SIDE YARD	50 FT	21.3'/29.9'=51.2'	29.9'/17.3'=47.2'± *
MIN REAR YARD	35 FT	89.5'	NO CHANGE
BUILDING HT.	12'/ FT	12" x 30.8'= 30.8' MAX	25'±

⊕ = EXISTING NON-CONFORMING
* = VARIANCE REQUIRED

Town Of Orangetown
ZONING BOARD OF APPEALS
Meeting Of:
JUN 9 2020

ZONING BOARD OF APPEALS
Meeting Of:
MAR 18 2020
Town Of Orangetown

REFERENCES:
1. BEING LOT 11-34 ON A MAP ENTITLED "PREL PARK SECTION XII-C", FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP 3449.

	PLOT PLAN FOR BUILDING ADDITION		TAX LOT # 77.05-3-58
	CECUNJANIN		AREA 16,428 SF
	HAMLET OF TAPPAN, TOWN OF ORANGETOWN ROCKLAND COUNTY, STATE OF NEW YORK		FILE 21945 PLOT
	JAY A. GREENWELL, PLS, LLC		SCALE 1"= 20'
SURVEYING - LAND PLANNING 85 LAFAYETTE AVENUE, SUFFERN, NEW YORK, 10901 PHONE 845-357-0830 FAX 845-357-0756		DATE 10/08/19	JOB NO. 21945