

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: 5/29/2020

2020 LAND USE BOARD APPLICATION

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
<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#: _____

ASSIGNED _____

INSPECTOR: _____

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

Project Name: Dugendzic Renovation

Street Address: 45 Oldert Dr.
Pearl River, NY 10965

Tax Map Designation:

Section: 69.18 Block: 2 Lot(s): 63
Section: _____ Block: _____ Lot(s): _____

Directional Location:

On the West side of Oldert Dr., approximately 70 feet south of the intersection of Naomi Rd., in the Town of ORANGETOWN in the hamlet/village of Pearl River.

Acreage of Parcel .25
School District Pearl River
Ambulance District _____
Water District _____

Zoning District _____
Postal District Pearl River
Fire District Pearl River
Sewer District _____

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

Adding an additional bedroom and bathroom on 2nd Level,
Renovating kitchen on 1st Level (See attached letter)

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

Date: 5/29 Applicant's Signature: [Signature]

APPLICATION REVIEW FORM

Applicant: Michael Dugandzic + Danielle Parke Phone # (845) 548-2960

Address: 45 Oldert Dr. Pearl River NY 10965
Street Name & Number (Post Office) City State Zip Code

Property Owner: Michael Dugandzic + Danielle Parke Phone # (845) 548-2960

Address: 45 Oldert Dr. Pearl River NY 10965
Street Name & Number (Post Office) City State Zip Code

Engineer/Architect/Surveyor: Bart Rodi Phone # (845) 268-6663

Address: 234 S. Grant Ave. Congers NY 10920
Street Name & Number (Post Office) City State Zip Code

Attorney: _____ Phone # _____

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

Contact Person: Michael Dugandzic Phone # (845) 548-2960

Address: 45 Oldert Dr. Pearl River NY 10965
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 1560
- 2) Total square footage 2165
- 3) Number of dwelling units 3 Bedrooms

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.

The Dugandzics
45 Oldert Dr.
Pearl River, NY 10965

Town of Orangetown
20 Greenbush Rd.
Orangeburg, NY 10962

Re: Application for Building Permit

To whom it may concern,

On behalf of my family – Danielle, Maya, and myself (Michael) – I am writing in hopes of obtaining a building permit to renovate our current house and make it our forever home. I am just hoping to provide a little context to our application.

I am a lifelong resident of Rockland County and a 2002 Pearl River High School graduate. Since the 1950s when my grandparents Peter and Joan Dugandzic moved their young family to Pearl River from the Bronx, Dugandzics have called Pearl River their home. My grandfather and grandmother raised seven children from their residence on Wildwood Dr. and lived there for decades until their passings approximately 10 years ago. Besides my father Stephen, who also resides in Pearl River with my mother Geraldine, my grandparents are survived by over twenty grandchildren.

After graduating from Pearl River in 2002, I attended Georgetown University and graduated in 2006. Following Georgetown, I attended Brooklyn Law School, where I graduated with my juris doctorate degree in 2009. That same year, I met the love of my life – Danielle Parke – and our first date consisted of a night out in Pearl River. While Danielle grew up in nearby River Vale, NJ, Danielle and her family enjoyed many memories in Rockland County as well, as her father Neil Parke was a Spring Valley High School graduate. Growing up, Danielle's family would drive to Pearl River to enjoy the restaurants and family friendly traditions, including the St. Patrick's Day Parade.

After working at the Orange County District Attorney's Office as an Assistant District Attorney for a few years, I accepted a position as an Assistant District Attorney at the Rockland County District Attorney's Office in January of 2014. That same month, Danielle and I married, and we immediately began searching for a house in Rockland. When searching, we could think of no place better than Orangetown – specifically Pearl River. After a few months, we were lucky enough to find our present home for sale at 45 Oldert Dr. – we made an offer immediately after our viewing. Since our closing on June 13, 2014, we have resided here ever since. Accompanying us to Pearl River was Ruby, our wonderful Vizsla puppy, who has enjoyed every minute of our fenced in backyard and chasing squirrels.

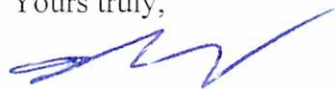
Since moving to Pearl River, Danielle and I have both enjoyed advancements in our respective careers. Danielle, a graduate of Rutgers University undergrad, completed her masters' degree in

special education at Caldwell University, and is completing her eighth year as an elementary teacher in the Hackensack, NJ, school system. Since both of our positions have conflicting state residency requirements, Danielle instead had to obtain (successfully) a special exemption to reside in New York from the New Jersey governor's office – an act demonstrating her love for the town we live in. I have been fortunate enough to obtain two promotions to my current position as Supervising Assistant District Attorney. Both Danielle and I foresee each other enjoying our respective careers for the long haul.

Nevertheless, our most important moment occurred on June 27, 2015, when our beautiful Maya entered this world. It's hard to believe that Maya is almost five! Since she was six months, she attended daycare in Pearl River for four years and will be entering kindergarten this coming fall in Pearl River schools. She is beyond excited. Maya has enjoyed ballet and tumbling at Dance Central in Pearl River for the past two years, as well as playing soccer for the Orangetown Mighty Midgets.

While Maya has her best friend in Ruby, both Danielle and I are looking to expand our family if we are fortunate enough. Either way, we hope to obtain more play space for Maya and her friends, as well as a bigger space for entertaining our parents, siblings, friends, and other family members. As is such, we are seeking to enlarge our kitchen and living space, and add an additional bedroom to the upstairs of our house (currently there are two bedrooms upstairs that share a common bathroom). We want a bigger space for Maya to enjoy, and hopefully her sibling if again we are so lucky. We considered the option of searching for another house to fit our needs, but ultimately decided that we could just never leave this home. We absolutely love the neighbors around us, as well as the proximity to the Pearl River Middle School (and its awesome trail), the Pearl River Naurashaun Swim Club (where we are members and love to spend our summers), Shop Rite, the County Deli, and the town itself. We simply could not dream of a better place to be for the rest of our lives.

Yours truly,

A handwritten signature in blue ink, appearing to read 'Michael Dugandzic', with a stylized flourish at the end.

Michael Dugandzic



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 THE ZONING BOARD OF APPEALS

Date: May 21, 2020

Applicant: Dugandzie

Address: 45 Oldert Dr. Pearl River, NY

RE: Application Made at: same

Chapter 43, Table 3.12, Column 1,2,3 District R-15, Group M, Single Family Residence. Column 4 FAR 20% allowed with 23% proposed. Column 9 Side Yard allowed 20' with 19.7' proposed. Column 10 50' with 40.3' proposed.

3 Variances required

Section: 69.18 Block: 2 Lot: 63

Dear Dugandzie:

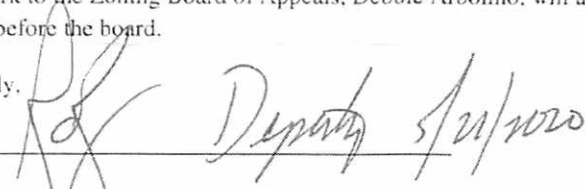
Please be advised that the Building Permit Application, which you submitted on

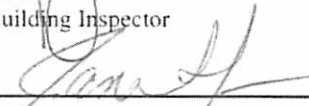
May 13, 2020, has been denied. I have enclosed a Xerox copy of your application, where you will find at the bottom the reason for denial.

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.

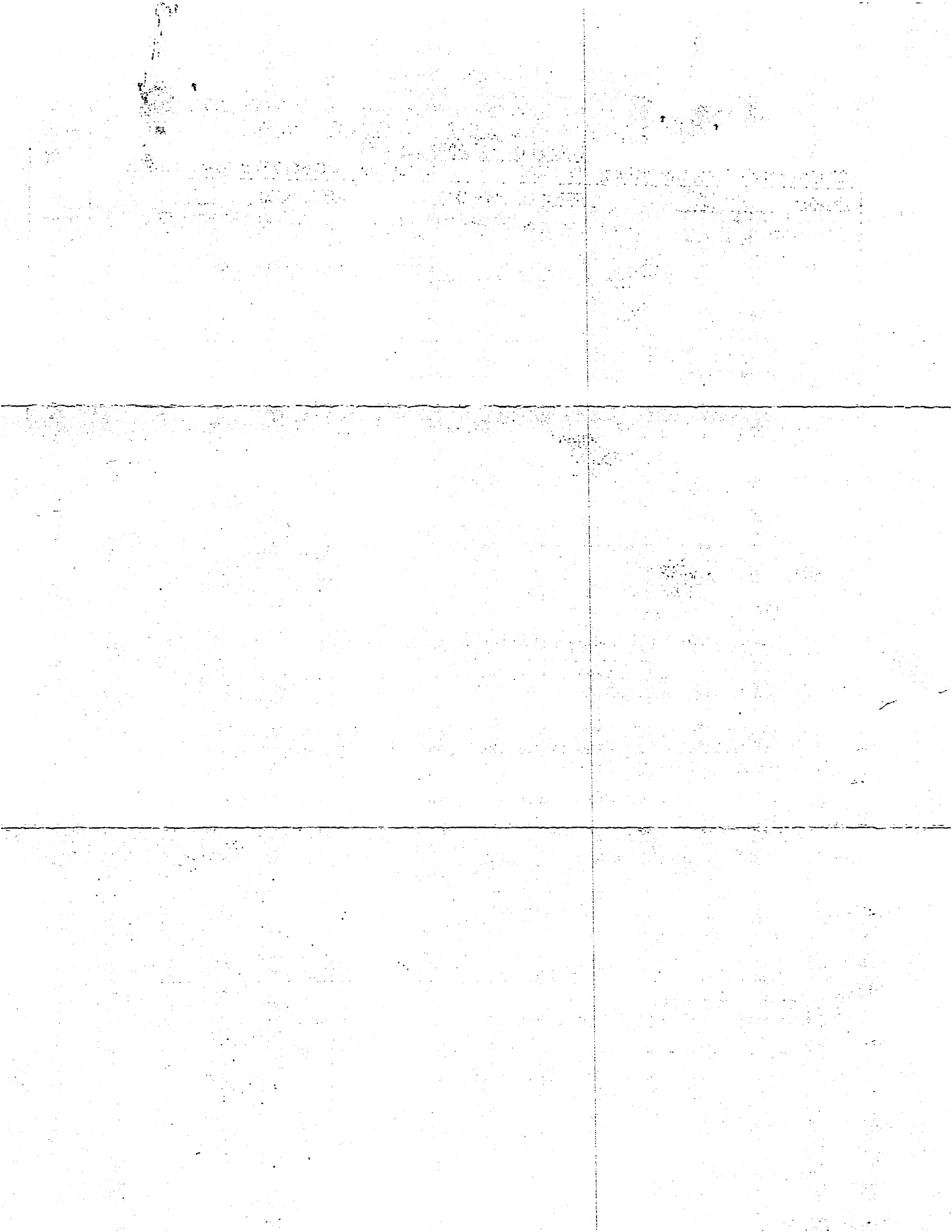
The Clerk to the Zoning Board of Appeals, Debbie Arbolino, will assist you in the preparation necessary to appear before the board.

Sincerely,


Richard Oliver
Deputy Building Inspector


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

5-22-2020
Date
CC: Rosanna Sfraga
Liz Decort
Debbie Arbolino



**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

FOR OFFICE USE ONLY SECTION BLOCK LOT NAME PERMIT#

ZONE: <u>R-15</u>	OFFICIAL USE ONLY	ACREAGE: <u>2.5</u>
Inspector: <u>Glen</u>	Date App Received: <u>5/13/2020</u>	Received By: <u>U2</u>
Permit No. <u>50026</u>	Date Issued: _____	
CO No. _____	Date Issued: _____	
Permit Fee: <u>\$3732</u>	Ck# <u>200</u>	Paid By <u>Dugandzic</u>
GIS Fee: _____	Ck# _____	Paid By _____
Stream Maintenance Fee	Ck # <u>219</u>	Paid By <u>u</u>
Additional Fee: _____	Ck# _____	Date Paid _____
1st 6 mo. Ext.: _____	Ck # _____	Exp. Date: _____
2nd 6 mo. Ext.: _____	Ck # _____	Exp. Date: _____

RECEIVED

MAY 13 2020

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: 45 Oldert Drive, Pearl River, NY 10965

Section: 09.18 **Block:** 2 **Lot:** 103

Property Owner: Michael Dugandzic and Danielle Parke

Mailing Address: 45 Oldert Drive, Pearl River, NY 10965

Email: dugandzic.michael@gmail.com **Phone #:** (845) 548-2960

Lessee (Business Name): _____

Mailing Address: _____

Email: _____ **Phone #:** _____

Type of Business /Use: _____

Contact Person: Michael Dugandzic **Relation to Project:** Owner

Email: dugandzic.michael@gmail.com **Phone#:** (845) 548-2960

Architect/Engineer: Bart M. Rodi **NYS Lic #** 070545

Address: 234 South Grant Avenue, Congers, NY 10920 **Phone#:** (845) 268-6663

Builder/General Contractor: _____ **RC Lic #** _____

Address: _____ **Phone#:** _____

Plumber: _____ **RC Lic #** _____

Address: _____ **Phone#:** _____

Electrician: _____ **RC Lic #:** _____

Address: _____ **Phone#:** _____

Heat/Cooling: _____ **RC Lic#:** _____

Address: _____ **Phone#:** _____

Existing use of structure or land: Primary Residence

Proposed Project Description: Renovation of first and second floor & 2 story ADDITION AND DECK TO REAR OF EXISTING DWELLING.

Proposed Square Footage: 600 add'l for 2150 total **Estimated Construction Value (\$):** 200,000

BUILDING DEPARTMENT COMPLETES BELOW

PLANS REVIEWED: _____

PERMIT REFERRED / DENIED FOR:

Chapter 179, Table 3.12, Column 1, 2, 3 = District R-15, Group M, S.P.R.

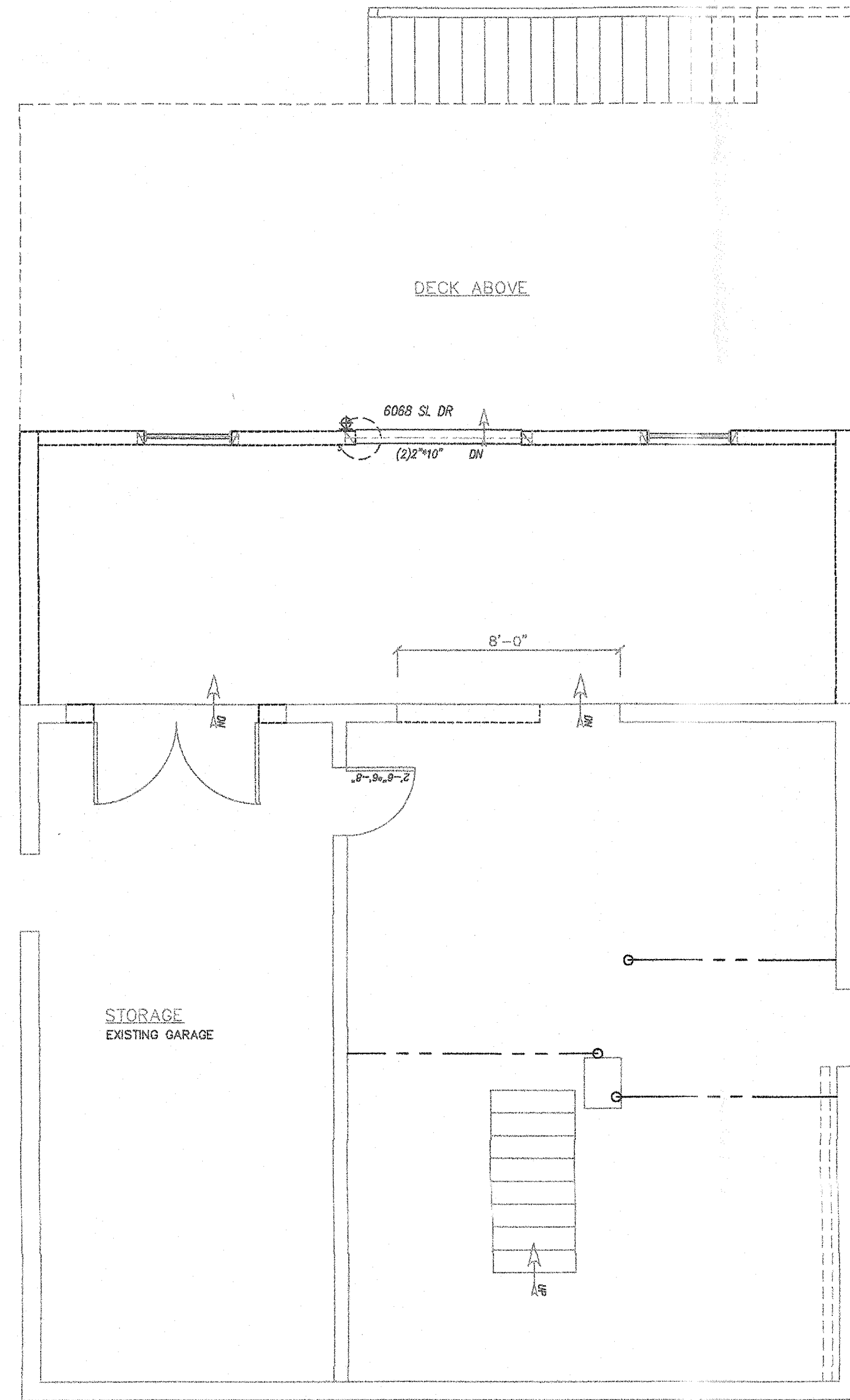
Column 4, Max FAR 20% w/ 23% proposed, Column 9 Side Yard 20'

allowed w/ 19.7' proposed, Column 10 50' allowed w/ 40.3' proposed.

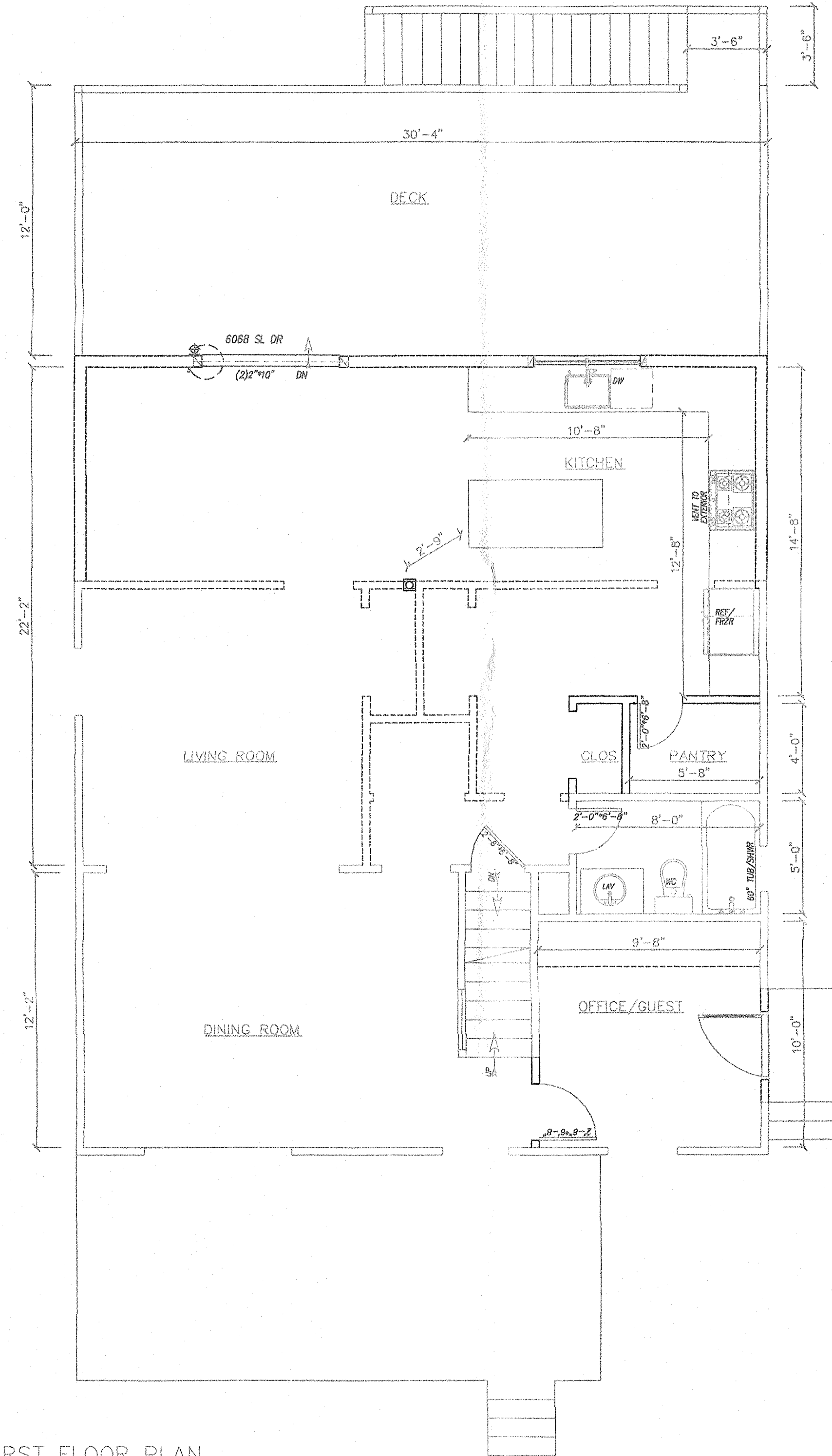
3 Variances

[Signature] 5/21/2020 [Signature] 5/22/2020

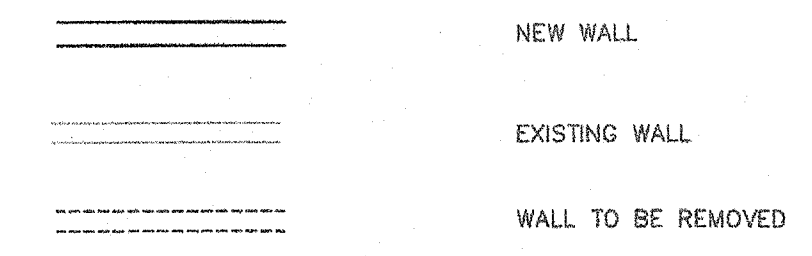
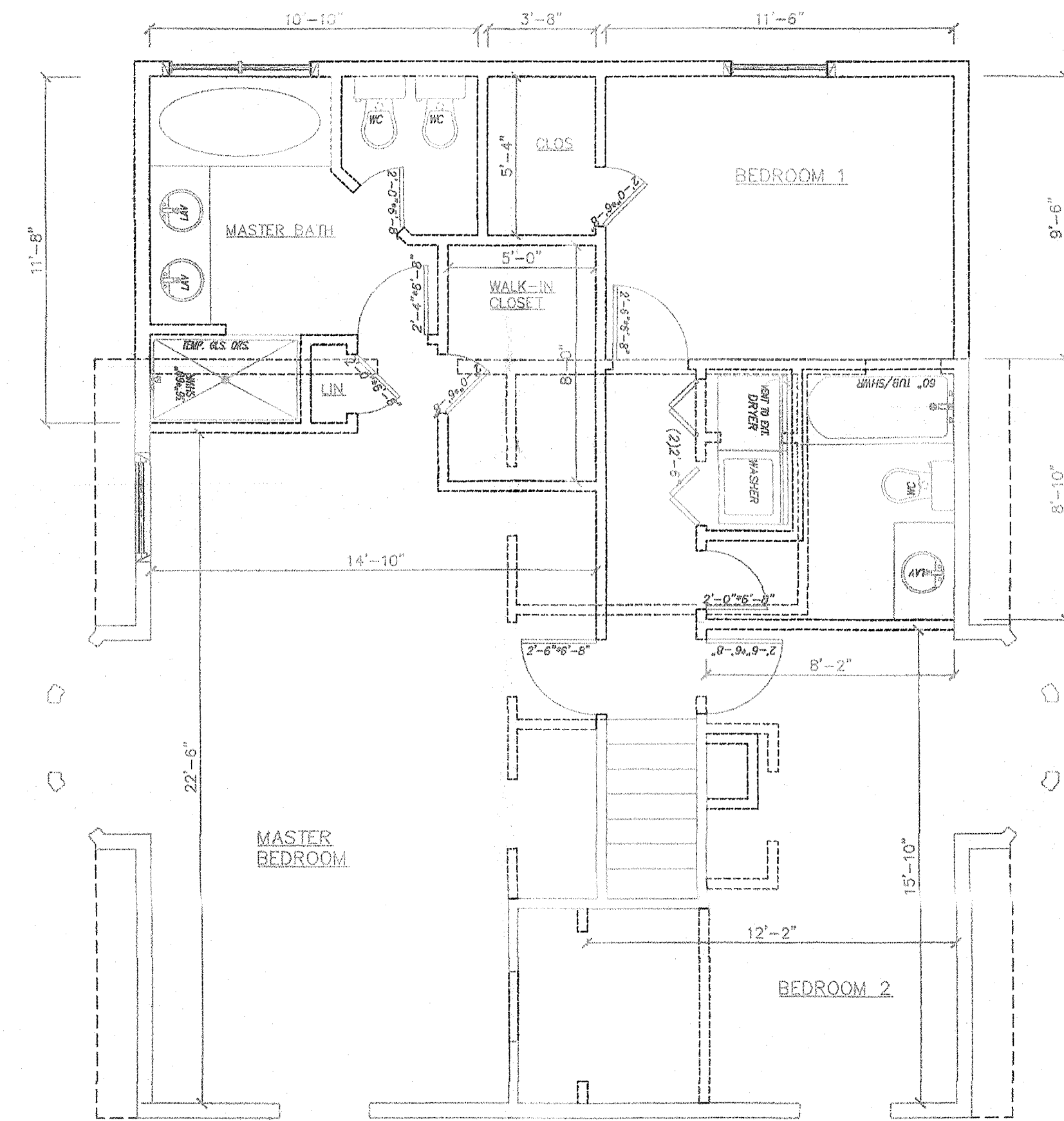
BASEMENT FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



DO NOT SCALE PRINTS

BART M. RODI - ENGINEER
RESIDENTIAL & COMMERCIAL
234 SOUTH GRANT AVE
CONGERS, NEW YORK 10920
(845) 268-6663

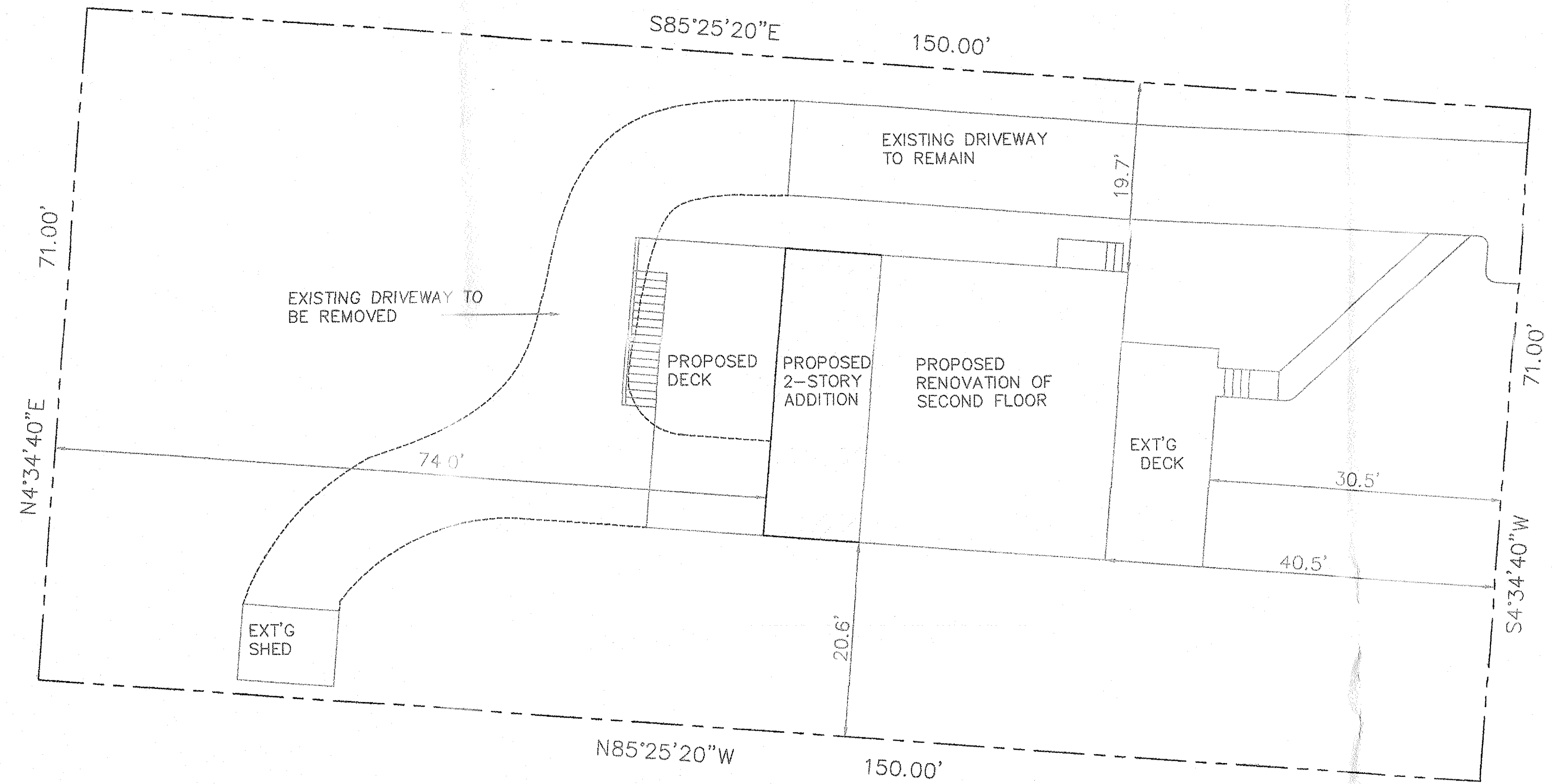
PRELIMINARY FLOOR PLANS

DUGANZIC RESIDENCE
45 OLDERT DRIVE
PEARL RIVER, NEW YORK

SCALE: 1/4" = 1'-0"
SHEET: A-2

DATE:	DATE:
23 APRIL 2020	20 MARCH 2020
24 APRIL 2020	23 MARCH 2020
27 APRIL 2020	25 MARCH 2020
1 MAY 2020	9 APRIL 2020
4 MAY 2020	20 APRIL 2020
	21 APRIL 2020





OLDERT DRIVE



North

SITE PLAN
SCALE: 1"=20'

ALL DATA FOR SITE PLAN TAKEN FROM SURVEY BY ATZL, SCATASSA & ZIGLER, P.C. NEW CITY, NEW YORK, BY THEODORE F. ATZL, MYS PLS LIC NO. 40157, DATED AUGUST 26, 1994.

TABLE OF BULK REGULATIONS FOR DISTRICT R-15, ZONE M FOR THE TOWN OF ORANGETOWN

	REQUIRED	EXISTING	PROPOSED
MAXIMUM FLOOR AREA RATIO	.20	.14	.23 Ⓞ
MINIMUM LOT AREA	15,000 SF	10,850 SF **	NO CHANGE
MINIMUM LOT WIDTH	100'	71.0' **	NO CHANGE
MINIMUM STREET FRONTAGE	75'	71.0' **	NO CHANGE
REQUIRED FRONT YARD	30'	30.5'	NO CHANGE
REQUIRED SIDE YARD	20'	19.7' **	19.7' Ⓞ
TOTAL SIDE YARD	50'	40.3' **	40.3' Ⓞ
REQUIRED REAR YARD	35'	84.0'	74.0'
BUILDING HEIGHT (FEET) MAXIMUM BUILDING HEIGHT IN FEET AND INCHES PER FOOT OF DISTANCE MEASURED FROM THE DESIGNATED STREET LINE IS 1'	19.7'	25.8'	NO CHANGE

** EXISTING NON-CONFORMING CONDITION
Ⓞ VARIANCE REQUIRED

DATE:	
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DATE:	23 APRIL 2020
	24 APRIL 2020
	4 MAY 2020
	22 MAY 2020

SCALE:	AS NOTED
SHEET:	SP-1

SITE PLAN

DUGANZIC RESIDENCE
45 OLDERT DRIVE
PEARL RIVER, NEW YORK

DO NOT SCALE PRINTS

BART M. RODI - ENGINEER
RESIDENTIAL & COMMERCIAL
254 SOUTH GRANT AVE
CONENGS, NEW YORK 10920
(845) 268-6663

