

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"/> Planning Board <input type="checkbox"/> Zoning Board of Appeals <input type="checkbox"/> Subdivision <input type="checkbox"/> Number of Lots <input type="checkbox"/> Site Plan <input type="checkbox"/> Conditional Use <input type="checkbox"/> Special Permit <input type="checkbox"/> Variance <input type="checkbox"/> Performance Standards Review <input type="checkbox"/> Use Variance <input type="checkbox"/> Other (specify): _____	<input type="checkbox"/> Residential <input type="checkbox"/> Historical Board <input type="checkbox"/> Architectural Board <input type="checkbox"/> Consultation <input type="checkbox"/> Pre-Preliminary/Sketch <input type="checkbox"/> Preliminary <input type="checkbox"/> Final <input type="checkbox"/> Interpretation
--	--

PERMIT#: _____
ASSIGNED
INSPECTOR: _____

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

Project Name: Elvir Gracovic

Street Address: 51 Chestnut oval Orangetown

Tax Map Designation:
 Section: 74.06 Block: 1 Lot(s): 18
 Section: _____ Block: _____ Lot(s): _____

Directional Location:
 On the West side of 51 Chestnut oval, approximately
20 feet _____ of the intersection of Parkway Dr South, in the
 Town of ORANGETOWN in the hamlet/village of Orangetown

Acreage of Parcel <u>1/4</u> School District <u>Orangetown</u> Ambulance District <u>11</u> Water District <u>Svez</u>	Zoning District <u>R 6</u> Postal District <u>Orangetown</u> Fire District <u>11</u> Sewer District <u>Orangetown</u>
---	--

Project Description: (If additional space required, please attach a narrative summary.)
Legalese existing Hattup and pergolo

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.
 Date: _____ Applicant's Signature: _____

APPLICATION REVIEW FORM

Applicant: Elvio Gracure Phone # 914-527-9855

Address: 51 Chestnut oval Orangeburg N.Y 10962
Street Name & Number (Post Office) City State Zip Code

Property Owner: same Phone # _____

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

Engineer/Architect/Surveyor: _____ Phone # _____

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

Attorney: _____ Phone # _____

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

Contact Person: see Above Phone # _____

Address: _____
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. _____

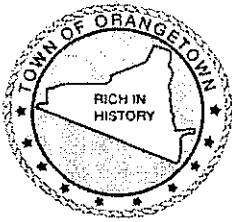
Are there **wetlands** on the site? If yes, please provide the names and type: _____

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 THE ZONING BOARD OF APPEALS

Date: November 6, 2020

Applicant: Gacevic

Address: 51 Chestnut Oval, Orangeburg, NY

RE: Application Made at: same

Chapter 43, Table 3.12, Column 1 RG District, Column 2 Group Q, Column 3 SFR, Column 9 Min Side Yard 10' with 6'10" proposed.

One Variance Required

Section: 74.06

Block: 1

Lot: 18

Dear Gacevic:

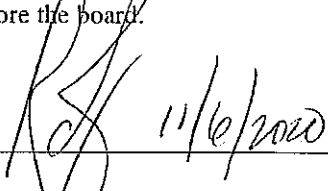
Please be advised that the Building Permit Application, which you submitted on

November 5, 2020, has been denied. I have enclosed a Xerox copy of your application, where you will find at the bottom the reason for denial.

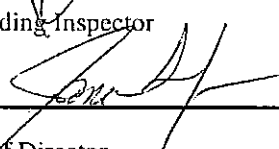
In Accordance with Zoning, Chapter 43 Section 10.322 the time to appeal a determination of a Building Inspector or Similar administrative office is thirty (30) days from the filing of such a determination with the Town Clerk.

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


Date
CC: Rosanna Sfraga
Liz Decort
Debbie Arbolino

SECTION _____ BLOCK _____ LOT _____ NAME _____ PERMIT# _____

Inspector: Mike Date App Received: 11/5/2020 Received By: LJ3

Permit No. 50780 Date Issued: _____

CO No. _____ Date Issued: _____

Permit Fee: \$222 Ck# 114 Paid By Elvir Gacevic

GIS Fee: \$20 Ck# CASH Paid By _____

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 _____

RECEIVED

APPLICANT COMPLETES:

Note: See inside for instructions for completing this application, NOV 5 2020

PAGES 2, 3 and PAGE 4 must be reviewed and PAGES 3 & 4 must signed by the applicant.

Property Location: 51 Chestnut oval Orangeburg TOWN OF ORANGETOWN BUILDING DEPARTMENT

Section: 74.06 Block: 1 Lot: 18

Property Owner: Elvir Gacevic

Mailing Address: 51 Chestnut oval Orangeburg

Email: gmunya@aol.com Phone #: 914-527-9855

Lessee (Business Name): _____

Mailing Address: _____

Email: _____ Phone #: _____

Type of Business /Use: _____

Contact Person: Elvir Gacevic Relation to Project: SELF

Email: gmunya@aol.com Phone#: 914-527-9855

Architect/Engineer: _____ NYS Lic # _____

Address: _____ Phone#: _____

Builder/General Contractor: _____ RC Lic # _____

Address: _____ Phone#: _____

Plumber: _____ RC Lic # _____

Address: _____ Phone#: _____

Electrician: European electrical contractor RC Lic #: 431

Address: _____ Phone#: 914 329 3084

Heat/Cooling: _____ RC Lic#: _____

Address: _____ Phone#: _____

Existing use of structure or land: _____

Proposed Project Description: Legalize existing hot tub & Pergola

Proposed Square Footage: 49 Estimated Construction Value (\$): 4800.00

BUILDING DEPARTMENT COMPLETES BELOW

PLANS REVIEWED: _____

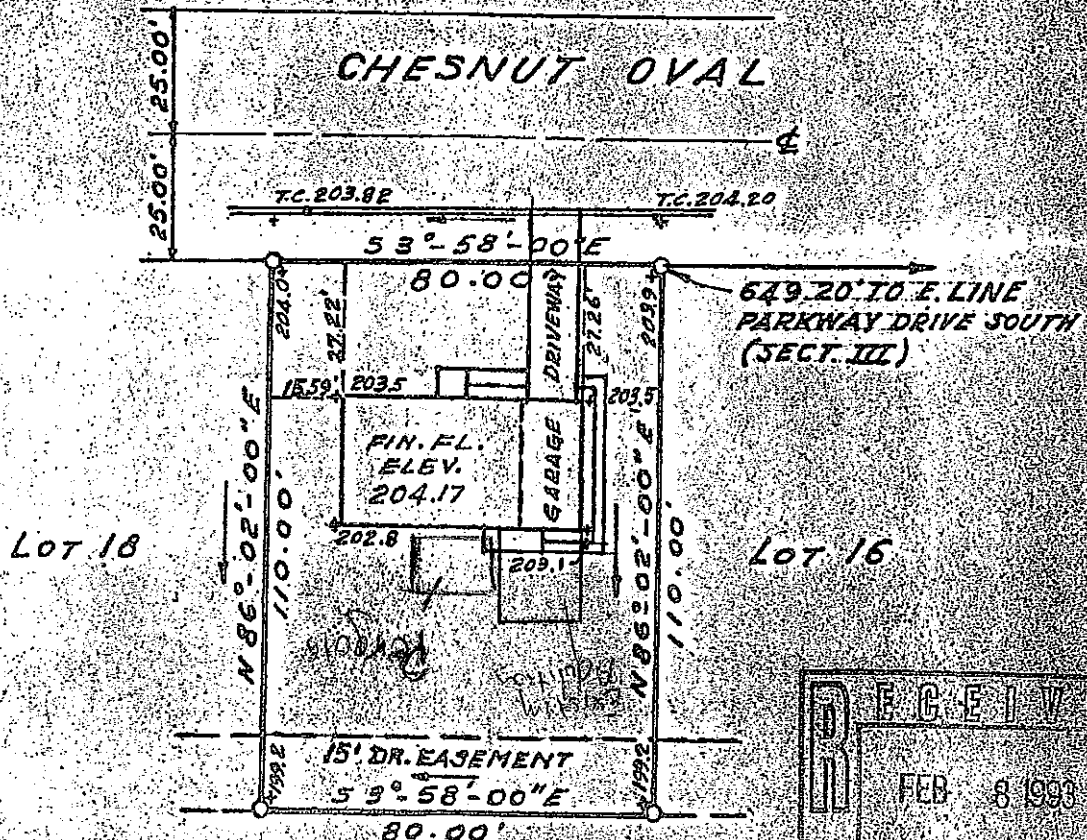
PERMIT REFERRED / DENIED FOR: _____

**SURVEY
OF LANDS OF
ROCKLAND
AT
ORANGEBURG**

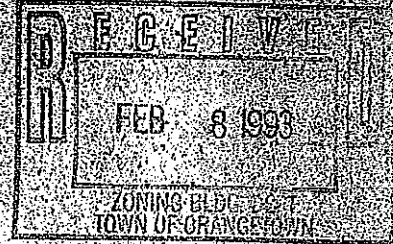
TOWN OF ORANGETOWN

ROCKLAND COUNTY

NEW YORK



NOW OR FORMERLY OF SISTERS
OF SAINT DOMINIC



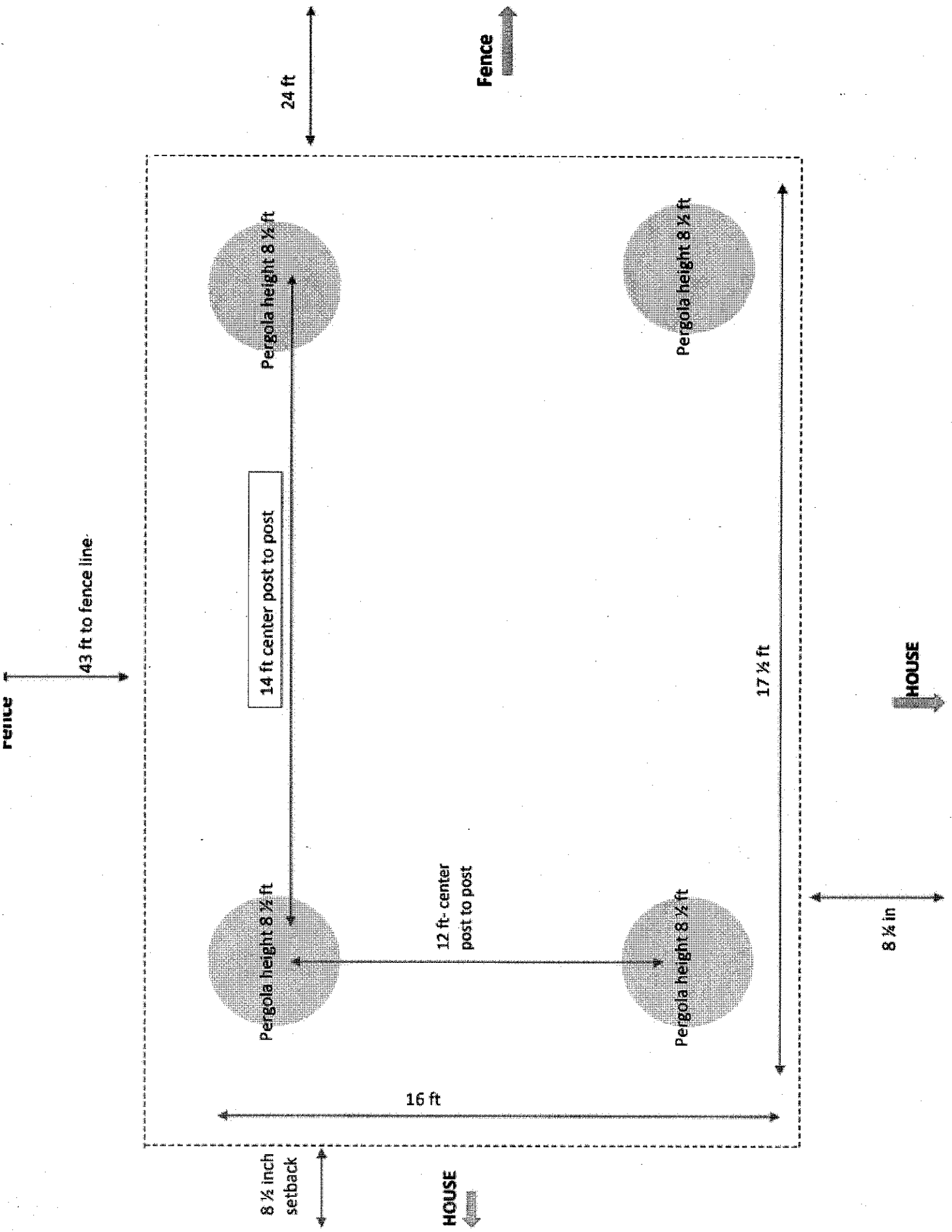
O DENOTES IRON PINS SET

Based on a survey by Michael Burris 10/26/1957
51 Chestnut Oval, Orangeburg, NY 10962
74.06-18
By Elvira Gacevic 11/05/2020

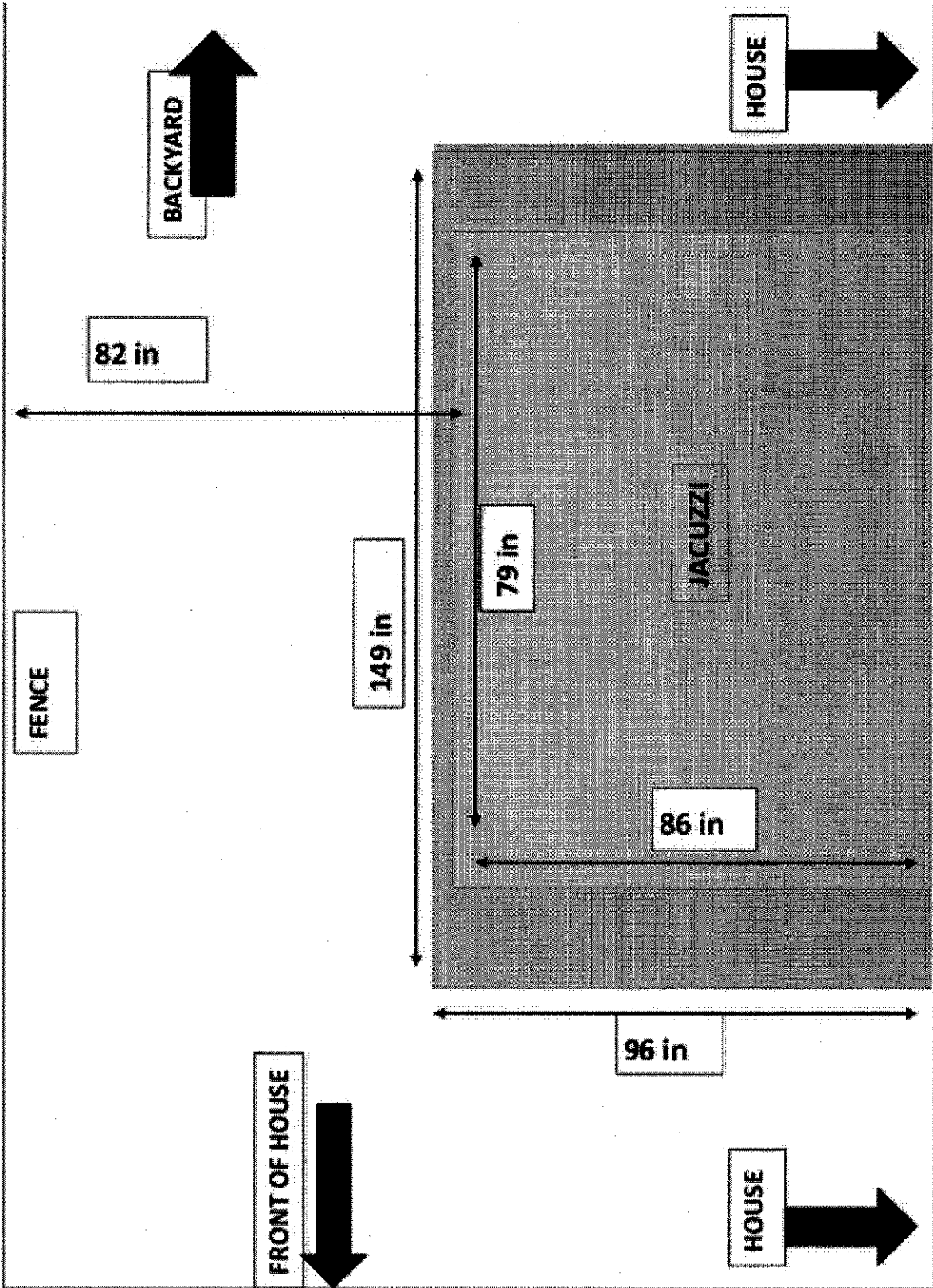
FINAL SURVEY
BEING LOT 17 BLOCK 14
MAP OF ROCKLAND SEC. II
FILED IN THE OFFICE OF THE
ROCKLAND COUNTY CLERK
ON APRIL 26/1957 AS MAP NO. 2496

SCALE: 1"=40' DATE: 10/26/57
DWG. NO. 595-S-17
REV.
SURVEY
PLOT.

CERTIFIED CORRECT AND ACCURATE
TO
NATIONAL STATE BANK OF NEWARK AND/OR
UNDERWOOD MORTGAGE & TITLE CO. OF NEWINGTON,
N.J. AS THEIR INTEREST MAY APPEAR.
MICHAEL M. BURRIS P.E. & L.S. 10170



NEIGHBOR PROPERTY



82 in

BACKYARD

FENCE

149 in

79 in

JACUZZI

86 in

HOUSE

FRONT OF HOUSE

96 in

HOUSE

S	PRINT KEY	NAME	ADDRESS
189	70.18-3-34	Arlene T Murray	39 Chestnut Oval, Orangeburg, NY 10962
189	74.06-1-4	James Concagh	26 Chestnut Oval, Orangeburg, NY 10962
189	74.06-1-5	Rose Ozanian	30 Chestnut Oval, Orangeburg, NY 10962
189	74.06-1-6	Marisa A Perez	34 Chestnut Oval, Orangeburg, NY 10962
189	74.06-1-7	James Dunphy IV	38 Chestnut Oval, Orangeburg, NY 10962
189	74.06-1-8	James S Phelan	42 Chestnut Oval, Orangeburg, NY 10962
189	74.06-1-9	Lorraine Mc Grath	13 Catawba Dr, W Nyack, NY 10994
189	74.06-1-10	Robert Smith	50 Chestnut Oval, Orangeburg, NY 10962
189	74.06-1-16	Phillip Di Venere	43 Chestnut Oval, Orangeburg, NY 10962
189	74.06-1-17	Joseph L Walsh	47 Chestnut Oval, Orangeburg, NY 10962
189	74.06-1-18	Elvir Gacevic	51 Chestnut Oval E, Orangeburg, NY 10962
189	74.06-1-19	Marie Ribaudo	55 Chestnut Oval, Orangeburg, NY 10962
189	74.06-1-20	Salvatore Alfano	59 Chestnut Oval, Orangeburg, NY 10962
189	74.06-1-21	Mathew J Broderick	63 Chestnut Oval, Orangeburg, NY 10962
189	74.06-1-65	Fred Del Rosso	18 Cypress Ln, Orangeburg, NY 10962