

Name of Municipality: TOWN OF ORANGETOWN Date Submitted: _____

2020 LAND USE BOARD APPLICATION

Please check all that apply:

<input type="checkbox"/> Commercial <input type="checkbox"/> Planning Board <input checked="" 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 checked="" type="checkbox"/> Variance <input type="checkbox"/> Performance Standards Review <input type="checkbox"/> Use Variance <input type="checkbox"/> Other (specify): _____	<input checked="" 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: Proposed Addition / Alterations and Restricted Two Family Dwelling for Mr. & Mrs. Grochowski

Street Address: 170 Rutgers Road East Orangeburg NY 10962

Tax Map Designation:

Section: 74.13 Block: 2 Lot(s): 57
Section: _____ Block: _____ Lot(s): _____

Directional Location:

On the right side of Rutgers Road East, approximately 110 feet from _____ of the intersection of Minute Man Circle, in the Town of ORANGETOWN in the hamlet/village of Orangeburg.

Acreage of Parcel <u>12,750 s.f. (.34 ac)</u> School District <u>Orangeburg</u> Ambulance District <u>Orangeburg</u> Water District <u>Orangetown</u>	Zoning District <u>R-22</u> Postal District <u>Orangeburg</u> Fire District <u>Orangeburg</u> Sewer District <u>Orangetown</u>
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Project Description: *(If additional space required, please attach a narrative summary.)*

Proposed Addition / Alterations and Restricted Two Family Dwelling for Mr. & Mrs. Grochowski
as per attached documents.

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

Date: 9/16/20 Applicant's Signature: Mayhem Anthony Grochowski

APPLICATION REVIEW FORM

Applicant: Mr. & Mrs. Grochowski **Phone #** _____
Address: 170 Rutgers Rd East Orangeburg NY 10962
Street Name & Number (Post Office) City State Zip Code

Property Owner: Mr. & Mrs. Grochowski **Phone #** _____
Address: 170 Rutgers Rd East Orangeburg NY 10962
Street Name & Number (Post Office) City State Zip Code

Engineer/Architect/Surveyor: Karl Ackermann, AIA **Phone #** 845-661-0893
Address: 159 E Central Avenue Pearl River NY 10965
Street Name & Number (Post Office) City State Zip Code

Attorney: N/A **Phone #** _____
Address: _____
Street Name & Number (Post Office) City State Zip Code

Contact Person: Karl Ackermann, AIA **Phone #** 845-661-0893
Address: 159 E Central Avenue 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 _____
- 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, 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: September 4, 2020

Applicant: Grochowski

Address: 170 Rutgers Rd East, Orangeburg, NY

RE: Application Made at: same

Chapter 43, Table 3.12 Column 1- R-2 District, Column 2- Group I, Column 3- SFR, Column 4 Required FAR 20% with 26.13% proposed

Chapter 43, Table 3.11 Column 1= R-80, Column 2= Note #7, Conversion of a detached, owner occupied, single family dwelling unit... not more than 600 sf in floor area

two variances required

Section: 74.13

Block: 2

Lot: 57

Dear Grochowski:

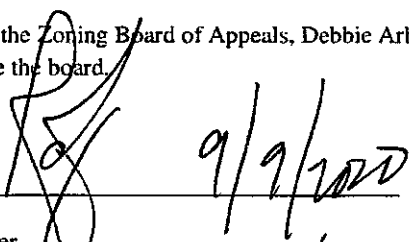
Please be advised that the Building Permit Application, which you submitted on

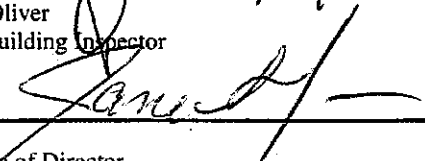
August 4, 2020, has been denied. I have enclosed a Xerox copy of your application, where you will find at the bottom the reason for denial.

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.

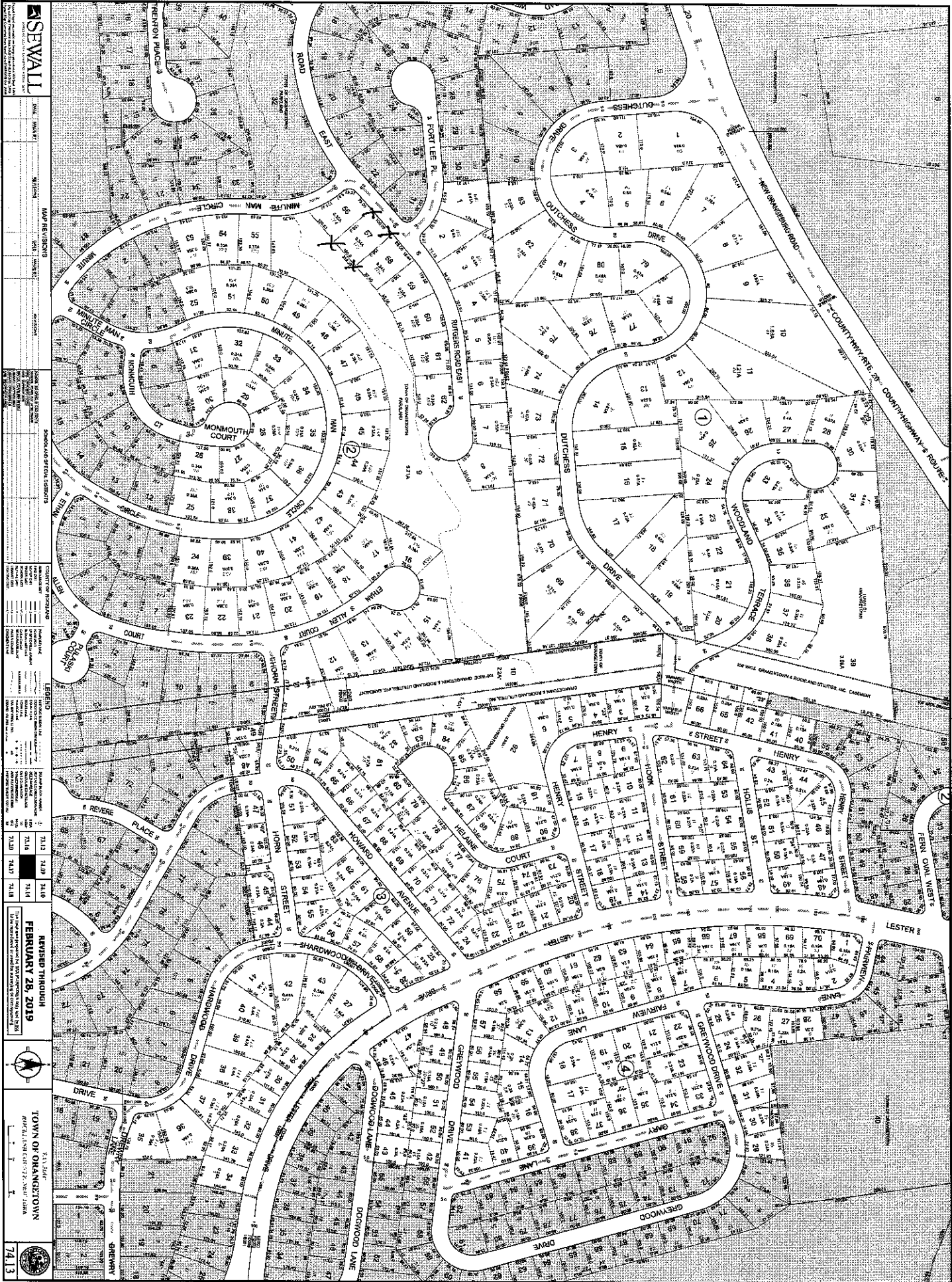
The Clerk to the Zoning Board of Appeals, Debbie Arbolino, will assist you in the preparation necessary to appear before the board.

Sincerely,


Richard Oliver
Deputy Building Inspector


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

9-9-2020
Date
CC: Rosanna Sfraga
Liz Decort
Debbie Arbolino



SEWALL
 TOWN OF ORANGE TOWN
 PLAT 74.13

REVISIONS

NO.	DATE	DESCRIPTION
1	02/28/2019	REVISION THROUGH

REVISION THROUGH
FEBRUARY 28, 2019

74.13

TOWN OF ORANGE TOWN
 PLAT 74.13

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 74.13 BLOCK 2 LOT 57 NAME Grochowski PERMIT# 50394

OFFICIAL USE ONLY			
Inspector: <u>R-22 Glen</u>	Date App Received: <u>8.4.2020</u>	Received By: <u>[Signature]</u>	<u>3490015</u>
Permit Fee: <u>\$1,086</u>	Ck# <u>1852</u>	Paid By: <u>" "</u>	
GIS Fee: <u>\$20</u>	Ck# <u>1600</u>	Paid By: <u>Grochowski</u>	
Stream Maintenance Fee	Ck #	Paid By	
1 st 6 mo. Ext.:	Ck #	New Exp. Date:	Paid By
2 nd 6 mo. Ext.:	Ck #	New Exp. Date:	Paid By
Additional Fee:	Ck#	Date	Paid By:
Permit No. <u>50394</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: 170 Rutgers Rd East, Orangeburg New York 10962

Section: 74.13 Block: 2 Lot: 57

Property Owner: Mr. & Mrs. Grochowski

Mailing Address: 170 Rutgers Rd East, Orangeburg New York 10962

Email: tonygrol@aol.com Phone#: _____

Lessee (Business Name): N/A

Mailing Address: N/A

Email: N/A Phone#: N/A

Type of Business /Use: Residential - One Family

Contact Person: Karl Ackermann, AIA Relation to Project: Architect

Email: karlarch159@gmail.com Phone#: _____

Architect/Engineer: Karl Ackermann, AIA NYS Lic # 027393

Address: 159 E Central Avenue Pearl River NY 10965 Phone#: 845-661-0893

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: Residential - One Family

Proposed Project Description: Proposed Master Bath Addition and Deck Replacement along with mother daughter existing second kitchen c/o on lower level of existing house. *C/O for restricted two family*

Proposed Square Footage: 352 s.f. Estimated Construction Value (\$): 53,000.

BUILDING DEPARTMENT COMPLETES BELOW

PLANS REVIEWED: _____

PERMIT REFERRED/DENIED FOR:

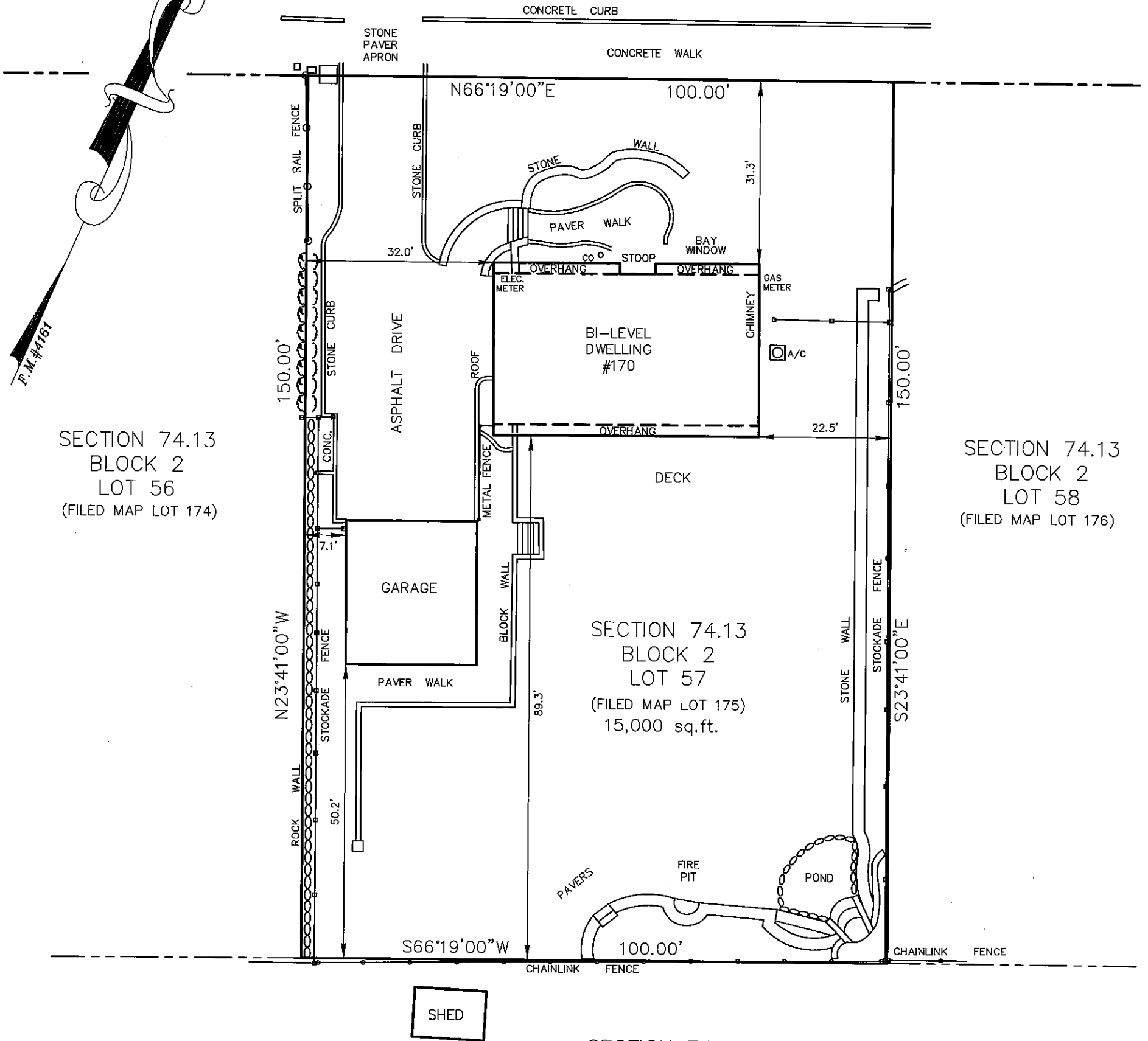
Chapter 43, Table 3.12, Column 1 R-22 District, Column 2 -
Group I, Column 3 - S.F.R., Column 4 Max FAR 20% w/ 26.13%
proposed

Table 3.11, Column 1 = R-80 District, Column 2, Note # 7 Conversion
of a detached, owner occupied, single family dwelling to add 1
additional dwelling unit... not more than 600 SF in floor area

[Signature] 9/9/2020 Page 1

[Signature] 8-9-9-2020

RUTGERS ROAD EAST
(50' WIDE)



SURVEY NOTES:

- 1, COPIES OF THIS SURVEY NOT HAVING THE EMBOSSED SEAL OF THE LAND SURVEYOR SHALL NOT BE VALID.
- 2, EASEMENTS OR RIGHTS-OF-WAYS ON OR UNDER THESE LANDS AND NOT VISIBLE ARE NOT SHOWN.
- 3, THIS PROPERTY AND SURVEY ARE SUBJECT TO THE FINDINGS OF A CURRENT TITLE REPORT.
- 4, DEED REFERENCE: INSTRU. #2004-74103
- 5, MAP REFERENCE: "SECTION TWO BETSY ROSS ESTATES..." FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP #4161 ON JULY 16, 1971.

BOUNDARY SURVEY
FOR
GROCHOWSKI

SECTION 74.13 - BLOCK 2 - LOT 57
170 RUTGERS ROAD EAST
TOWN OF ORANGETOWN
ROCKLAND COUNTY - NEW YORK

PREPARED BY
JAMES G. SCHEUERMANN
LAND SURVEYOR

19 HOYT ROAD
WARWICK, NEW YORK 10990
(845)-987-4347 JGSCHUEERMANN@GMAIL.COM

UNAUTHORIZED ALTERATION OR ADDITION
TO ANY PLAN OR MAP BEARING THE SEAL
OF A PROFESSIONAL ENGINEER OR
LAND SURVEYOR IS A VIOLATION OF
SECTION 7209 OF THE N.Y. STATE
EDUCATION LAW

James G. Scheuermann
JAMES G. SCHEUERMANN
N.Y.L.S. #050408

DRAWN BY: JGS SCALE: 1" = 20' DATE: APRIL 28, 2020 JOB #3092
DWG #3092

GENERAL NOTE: (SEE SPECIFICATIONS)

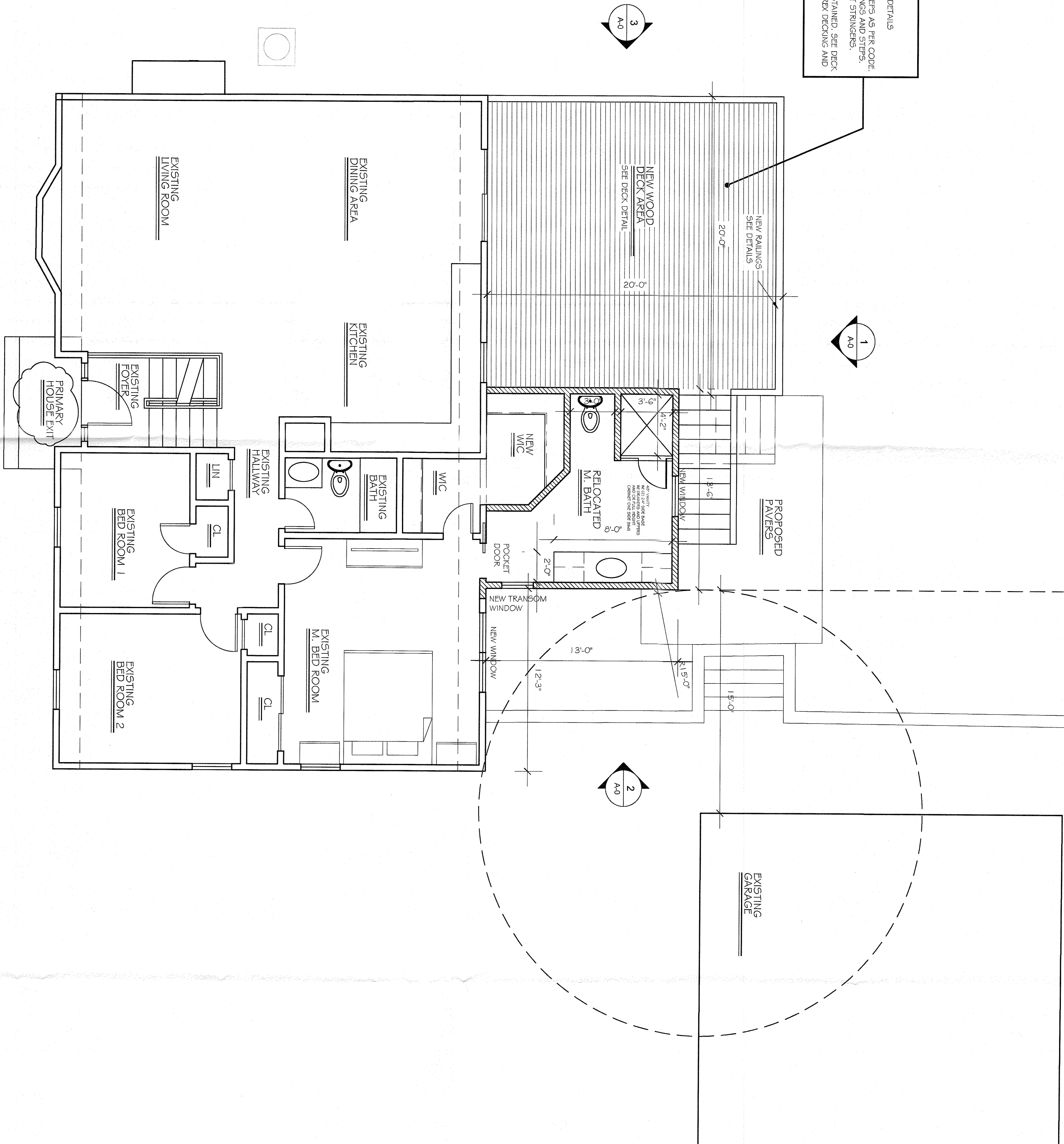
1. All work and materials shall conform to all local, county and New York State residential 2020 Codes.
2. Contractor to consider all dimensions approximate pending field verification, prior to construction, consult architect as required.
3. Contractor to furnish and provide all labor materials and equipment required to fully complete the job as shown on these documents. Except where specifically agreed on by owner, job shall be ready for occupancy in a good workmanship manner with all work done as shown or reasonable intended on documents. It shall include but not limited to:
 - A. Building permit
 - B. Certificate of Insurance
 - C. Demolition as required
 - D. Excavation
 - E. Masonry
 - F. Carpentry
 - G. Roofing and Flashing
 - H. Siding
 - I. Caulking/Sealant
 - J. Gutters and leaders
 - K. Insulation
 - L. Gypsum board and taping
 - M. Painting and Finishing
 - N. Trim work
 - O. Heating
 - P. Electrical
 - Q. Plumbing
4. Contractor shall furnish and install interior paint and exterior paint as specified.
5. All framing lumber to be #2 Douglas Fir or better. All new work and materials unless otherwise specified shall match existing construction.
6. All materials shall be installed in strict accordance with manufacturers specifications.
7. All windows are to be "ANDERSEN Windows" as shown on the drawings. Pricing to include grilles and screens. Contractor to also include interior extension jambs for 4/6" stud walls additional extensions required shall be field installed and casing to match existing house trim. Contractor to also include hand lift hardware. Contractor to consult owner for window finish.
8. Heating contractor shall provide a complete system that meets energy star requirements and NYS State Codes, including whole house ventilation system as defined by code.
9. Electrical contractor shall provide a complete system as per plans that meets energy star requirements and NYS State Codes. See spec and electrical allowance plans.
10. Plumbing contractor shall provide a complete system and connect to existing system.
11. See specifications for additional notes & information
12. Energy Code Compliant shall be prescriptive.

KARL ACKERMANN, AIA

TABLE 902.1.1.1 (CONTINUED) MECHANICAL DESIGN CHECKS

DESIGN CHECK	MECHANICAL DESIGN CHECK	MECHANICAL DESIGN CHECK	MECHANICAL DESIGN CHECK	MECHANICAL DESIGN CHECK	MECHANICAL DESIGN CHECK	MECHANICAL DESIGN CHECK	MECHANICAL DESIGN CHECK	MECHANICAL DESIGN CHECK	MECHANICAL DESIGN CHECK
NO.	YES	NO	NO	NO	NO	NO	NO	NO	NO
90	YES	NO	NO	NO	NO	NO	NO	NO	NO
91	YES	NO	NO	NO	NO	NO	NO	NO	NO

NEW WOOD DECK
 NEW STRIPS + DECK SEE DETAILS
 PROVIDE RAILING AND STIPS AS PER CODE.
 MAX 4" SPACES ON RAILINGS AND STIPS.
 6" SPACES MAX AT STRINGERS.
 BASE BID P.T. DECKING STANDED. SEE DECK
 DETAIL FOR ALTERNATE TREX DECKING AND
 RAILING SYSTEMS



CONSTRUCTION LEGEND

- NEW STUD WALL
- 2 X BUILT UP WOOD POST EQUAL IN WIDTH TO BEAM ABOVE OR AS NOTED

PROPOSED SECOND FLOOR ALTERATIONS

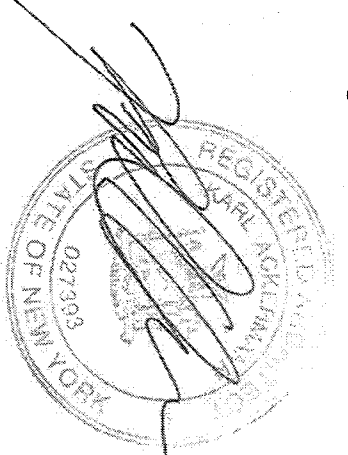
SCALE: 1/4"=1'-0"

It is a violation of the law for any person, unless acting under the direction of a licensed architect, to alter an item in any way if an item bearing the seal of an architect is altered, the altering architect shall affix to his item the seal and the notation "altered by" followed by his signature and the date of such alteration, and a specific description of the alteration.

NOTE:
 PLANS SUBMITTED FOR REVIEW AND PROCESS TO ZONING BOARD OF APPEALS (VARIANCE REQUIRED) NOT FOR CONSTRUCTION

Issue Date:	6/2/20
1. Permit	7/30/20
2. Revised	8/7/20
3. Revised	8/12/20
4. Revised	8/3/20

Proposed Addition / Alteration / and Restricted Two Family Application for Mr. & Mrs. Grochowski Residence
 170 Rutgers Rd. Oranburg, New York 10962



159 East Central Avenue
 Pearl River, New York 10965
 (845) 732-9792 karlar159@verizon.net

Karl E. Ackermann, AIA Architect PLLC
 Architect

Residential & Commercial Architecture and Green Design
 New York & New Jersey Licensed Architect

Donna Gorman Silberman, Act Cnty Clk
1 South Main St., Ste. 100
New City, NY 10956
(845) 638-5070

Rockland County Clerk Recording Cover Sheet

Received From :
ANTHONY GROCHOWSKI
170 RUTGERS ROAD EAST
ORANGEBURG, NY 10962

First GRANTOR

GROCHOWSKI, ANTHONY

First GRANTEE

-RESTRICTIVE COVENANT

Index Type : Land Records

Instr Number : 2020-00024517

Book : Page :

Type of Instrument : Restrictive Covenant

Type of Transaction : Declaration

Recording Fee: \$60.00

Recording Pages : 4

Recorded Information

State of New York

County of Rockland

I hereby certify that the within and foregoing was
recorded in the Clerk's office for Rockland County,
New York

On (Recorded Date) : 08/31/2020

At (Recorded Time) : 11:12:00 AM



Doc ID - 051679930004

Donna Gorman Silberman
Act Cnty Clk



**DECLARATION OF RESTRICTIVE COVENANT
(WITHOUT ZONING BOARD APPROVAL)**

THIS DECLARATION OF RESTRICTIVE COVENANT (hereinafter referred to as "this Declaration"), made as of this 26th day of August, 2020, by and between Anthony Grochowski and Mary Grochowski

[PRINT THE FULL NAMES OF ALL DEEDED OWNERS OF THE SUBJECT PROPERTY EXACTLY AS THEIR NAMES APPEAR IN THEIR DEED],
residing at 170 Rutgers Road East, Orangeburg NY 10962, hereinafter referred to as the "Owner(s)," and **THE TOWN OF ORANGETOWN**, a municipal corporation within the County of Rockland and the State of New York, having its office at Town Hall, 26 Orangeburg Road, Orangeburg, New York 10962, hereinafter referred to as the "Town."


WHEREAS, the Owner(s) desire the issuance of a Building Permit and/or a Certificate of Occupancy for an additional/second dwelling unit, including a kitchen, for real property commonly known as 170 Rutgers Road East, Orangeburg NY 10962, and issued Town Tax Map Designation 74.13 - 2 - 57, more particularly described in the "Schedule A-Legal Description" attached hereto and made a part hereof [APPEND A COPY OF THE "SCHEDULE A-LEGAL DESCRIPTION" THAT IS CONTAINED WITHIN THE OWNERS' DEED] (hereinafter referred to as the "subject real property" or the "dwelling"), pursuant to the provisions of Chapter 43 (Zoning), Section 4.5, of the Code of the Town of Orangetown (a/k/a Local Law #7 of 1981), as amended; and

WHEREAS, under said Chapter 43, Section 4.5, the Town requires certain protective restrictions, conditions, limitations and covenants before issuance of a Building Permit and/or a Certificate of Occupancy for the subject real property, which shall be as hereinafter provided, and the Owner(s) consent thereto; and


NOW, THEREFORE, the Owner(s) hereby declare the subject real property to be subject to the following covenant:

In the event the occupation of the subject real property by the Owner(s), or his or her spouse, or the survivor(s) of them, ceases, the dwelling automatically reverts to only one dwelling unit (i.e., single-family residence), without further action of the Town or any local department, office, agency or bureau having jurisdiction.

IN WITNESS WHEREOF, the Owner(s) have duly executed this Declaration on the day and year first above written.



ANTHONY GROCHOWSKI
[THE DEEDED OWNER MUST SIGN HIS/HER FULL NAME ABOVE, AND PRINT HIS/HER FULL NAME BENEATH HIS/HER SIGNATURE, EXACTLY AS HIS/HER NAME APPEARS IN HIS/HER DEED]



MARY GROCHOWSKI
[THE DEEDED OWNER MUST SIGN HIS/HER FULL NAME ABOVE, AND PRINT HIS/HER FULL NAME BENEATH HIS/HER SIGNATURE, EXACTLY AS HIS/HER NAME APPEARS IN HIS/HER DEED]

0/0
3

ACKNOWLEDGEMENT

STATE OF NEW YORK)
) ss.:
COUNTY OF ROCKLAND)

On the 26th day of August, 2020, before me, the undersigned, a notary public in and for the State of New York, personally appeared

Anthony Grochowski

(PRINT FULL NAME OF DEEDED OWNER OF THE

SUBJECT PROPERTY EXACTLY AS HIS/HER NAME APPEARS IN HIS/HER DEED), personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Maria Nica Thompson
Notary Public

MARIA NICAJ THOMPSON
Notary Public, State of New York
No. 01NI6306687
Qualified in Dutchess County
Commission Expires July 21, 2020

STATE OF NEW YORK)
) ss.:
COUNTY OF ROCKLAND)

On the 26th day of August, 2020, before me, the undersigned, a notary public in and for the State of New York, personally appeared

MARY Grochowski

(PRINT FULL NAME OF DEEDED OWNER OF THE

SUBJECT PROPERTY EXACTLY AS HIS/HER NAME APPEARS IN HIS/HER DEED), personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Maria Nica Thompson
Notary Public

MARIA NICAJ THOMPSON
Notary Public, State of New York
No. 01NI6306687
Qualified in Dutchess County
Commission Expires July 21, 2022

Schedule A Description

Title Number 04-UGT-1851(R)

Policy Number: 35059810

Page 1

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Orangetown, County of Rockland and State of New York, and known and designated as Lot No. 175 on a certain subdivision plan entitled, 'MAP OF BETSY ROSS ESTATES, SECTION III' which said map was filed in Book No. 82 of Maps, Page No. 28 in the clerk's Office of Rockland County on July 16, 1971 as Map No. 4161 being more particularly bounded and described as follows:

BEGINNING at a point on the southerly side of E. Rutgers Road where the same is intersected by the division line between Lot 174 and 175 as shown on said map;

RUNNING THENCE along said southerly side of E. Rutgers Road North 66 degrees 19' 00" East 100.00 feet to the division line between Lot 175 and Lot 176 as shown on said map;

THENCE South 23 degrees 41' 00" East 150.00 feet to an iron pipe;

THENCE South 66 degrees 19' 00" West 100.00 feet to the division line between Lot 174 and Lot 175 as shown on said map;

THENCE along said division line between Lot 174 and 175 North 23 degrees 41' 00" West 150.00 feet to the point or place of beginning.