

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"/> Residential
<input checked="" type="checkbox"/> Planning Board	<input checked="" 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 checked="" type="checkbox"/> Other (specify): <u>Driveway</u> <u>car wash</u> <u>office</u>	

PERMIT#: 50102
ASSIGNED
INSPECTOR: G.M.

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

Project Name: Katz Residence

Street Address: 11 Lawrence Lane
Malisades, N.Y. 10964

Tax Map Designation:
Section: 80.06 Block: 1 Lot(s): 32
Section: _____ Block: _____ Lot(s): _____

Directional Location:
On the West side of Lawrence Lane, approximately
100 feet South of the intersection of Brewster Road, in the
Town of ORANGETOWN in the hamlet/village of Malisades.

Acreage of Parcel: <u>43,940 Sq. Ft.</u>	Zoning District: <u>R-40</u>
School District: _____	Postal District: <u>Malisades</u>
Ambulance District: _____	Fire District: <u>11</u>
Water District: _____	Sewer District: <u>Orangetown</u>

Project Description: (If additional space required, please attach a narrative summary.)
Removal of 2,696 Sq. Ft. existing 4,728 Sq. Ft. residence;
addition of 3,175 of new interior space (first & second floor);
total of 5,207 Sq. Ft. home seeking a gravel driveway

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

Date: 8/30/20 Applicant's Signature: [Signature]

APPLICATION REVIEW FORM

Applicant: Ms. Julie Katz Phone # (201)-669-8412
Address: 11 Lawrence Lane Palisades N.Y. 10964
Street Name & Number (Post Office) City State Zip Code

Property Owner: Julie Katz Phone # same as above
Address: same as above
Street Name & Number (Post Office) City State Zip Code

Engineer/Architect/Surveyor: 1. Frederick Caser Architect 843-865-0848
2. William Youngblood, Surveyor 1 Phone # 86511
Address: 185 North Main Street, Harriman N.Y. 10920
Street Name & Number (Post Office) City State Zip Code

Attorney: Kevin Conway Phone # 845-352-0206
Address: 80 Red School House Road Sing Valley N.Y. 10977
Street Name & Number (Post Office) City State Zip Code

Contact Person: Kevin Conway Phone # 845-729-2096
Address: 80 Red School House Road Sing Valley N.Y. 10977
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? NO
- 2) Is any open space being offered? NO If so, what amount? _____
- 3) Is this a standard or average density subdivision? NO

If site plan:

- 1) Existing square footage N/A
- 2) Total square footage _____
- 3) Number of dwelling units _____

If special permit, list special permit use and what the property will be used for.

N/A

Environmental Constraints:

Are there slopes greater than 25%? If yes, please indicate the amount and show the gross and net area N/A

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? Yes in 2016

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.

Applicant previously received approvals & now seeks
revised approval for 30A for gravel driveway & to Historical Board
for revision from 30A to 30B to 30C & 30D & 30E & 30F & 30G & 30H & 30I & 30J & 30K & 30L & 30M & 30N & 30O & 30P & 30Q & 30R & 30S & 30T & 30U & 30V & 30W & 30X & 30Y & 30Z
 List tax map section, block & lot numbers for all other abutting properties in the same ownership as this project. See attached

APPLICATION REVIEW FORM

AFFIDAVIT

State of New York)
County of Rockland) SS.:
Town/Village of ORANGETOWN)

I, JULIE KATZ being duly sworn deposes and says that he is the applicant, agent or attorney for applicant, in the matter of the petition before the HARB (board) in the town/village of ORANGETOWN affecting property located at 11 LAWRENCE LANE, Rockland County, New York.

That the following are all of the owners of property 200 (distance) from the premises as to which this application is being taken.

SECTION-BLOCK-LOT NAME ADDRESS

- 7B.19-1-11 JOHN W. HOOKER 41 WASHINGTON SPRING RD, PALISADES, NY, 10964
80.06-1-33 RODNEY SMITH PO BOX 697, PALISADES, NY, 10964
80.07-1-6 NORMAN GALINSKY PO BOX 636, PALISADES, NY, 10964
7B.19-1-12 THOMAS BURKHARDT 47 WASHINGTON SPRING RD, PALISADES, NY, 10964
80.06-1-34 BIG WALLY LLC PO BOX 697, PALISADES, NY, 10968
80.07-1-4 ANDREW GOFFE 15 CENTRAL PARK W APT 12B, NY, NY, 10023
80.06-1-31.1 KENNETH GARSCHIND 1 GRAMERCY PARK WEST, NY, NY, 10003
80.06-1-32 JULIE KATZ 11 LAWRENCE LANE, PALISADES, NY 10964
80.07-1-1 MIKHAIL BARYSHNIKOV PO BOX 38, PALISADES, NY 10964
80.07-1-5 MIKHAIL BARYSHNIKOV PO BOX 38, PALISADES, NY 10964
80.07-1-10 GABOR NEMESDY PO BOX 552, PALISADES, NY 10964

TAX LOT: SECTION 80.06, BLOCK 1, LOT 32

MAP REFERENCE:
A CERTAIN MAP ENTITLED "ESTATE OF ANDREW E. NORMAN" FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON 4/18/2005 AS MAP#7750.

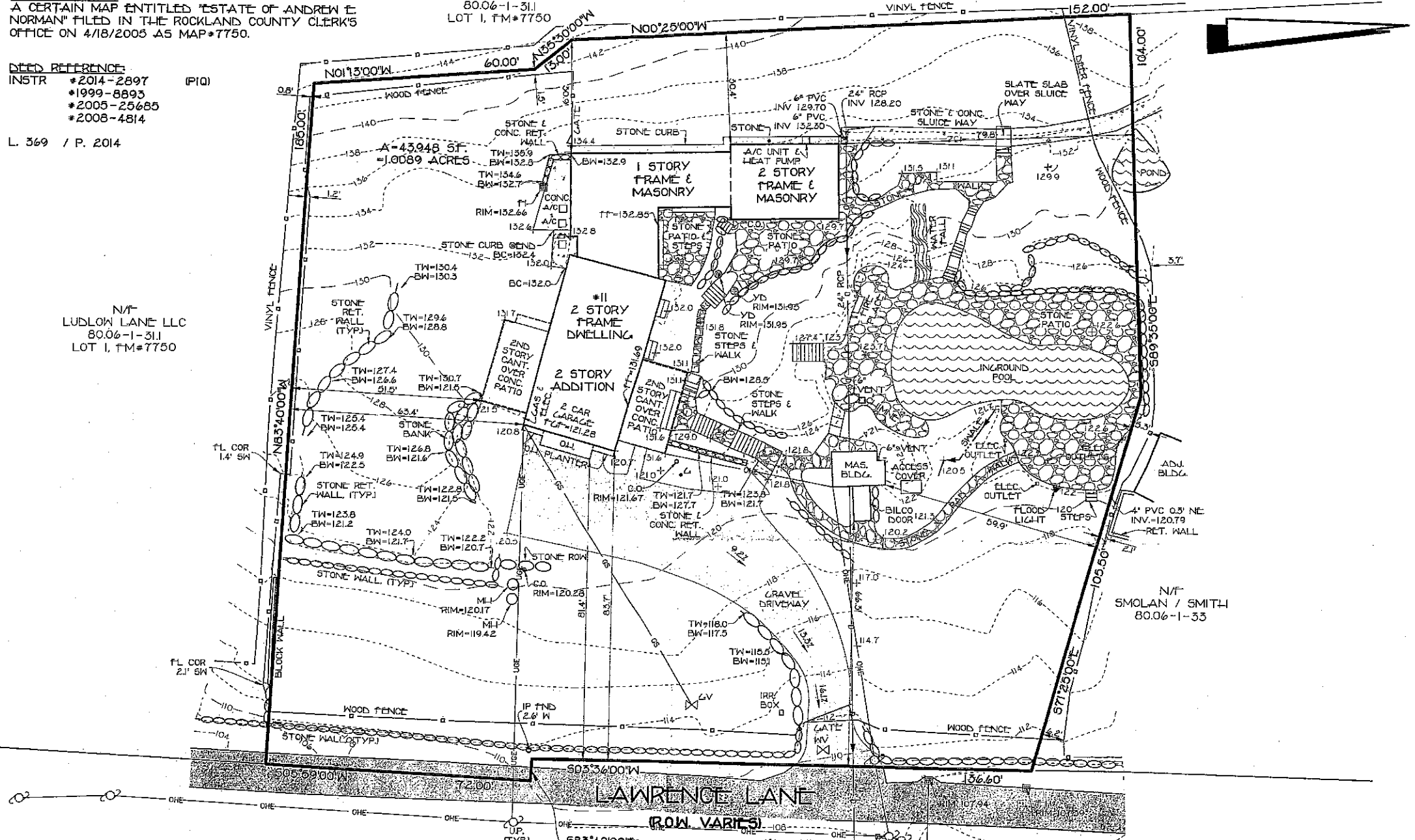
N/F
LUDLOW LANE LLC
80.06-1-311
LOT 1, FM#7750

DEED REFERENCE:
INSTR #2014-2897 (PIQ)
#1999-8893
#2005-25685
#2008-4814

L. 369 / P. 2014

N/F
LUDLOW LANE LLC
80.06-1-311
LOT 1, FM#7750

ZONING BOARD OF APPEALS
Meeting Of:
OCT 7 2020
Town Of Orangetown



BULK TABLE

ZONE	MINIMUM LOT AREA	LOT WIDTH (FEET)	FRONT YARD (FEET)	SIDE YARD (FEET)	TOTAL SIDE YARD (FEET)	REAR YARD (FEET)	STREET FRONTAGE (FEET)	FLOOR AREA RATIO (F.A.R.)	MAXIMUM BUILDING HEIGHT
R-40	40000	150	50	30	80	50	100	0.15	45'
REQUIRED	40000	150	50	30	80	50	100	0.15	45'
EXISTING	43,948	219.7	81.4	51.5	131.3	30.4*	208.6	0.14	45'

*EXISTING NON-CONFORMING

NOTE: VARIANCE REQUIRED FROM SECTION 6.332 OF THE ZONING CODE FOR UNPAVED DRIVEWAY

EXISTING IMPERVIOUS SURFACE=12,526 SF.
DEV. COV.=28.5%

ALL UTILITIES ARE SHOWN IN AN APPROXIMATE WAY FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL CALL THE LOCAL UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION TO HAVE ALL UNDERGROUND UTILITIES MARKED IN THE FIELD PRIOR TO ANY CLEARING OR ANY CONSTRUCTION. THE CONTRACTOR SHALL ALSO VERIFY THE LOCATION, SIZE AND INVERT OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. ANY UTILITY FOR WHICH NO EVIDENCE CAN BE SEEN ON THE SURFACE OF THE LANDS MAY NOT BE SHOWN ON THIS DRAWING.



FLOOR AREA RATIO CALCULATIONS:
(PER APPROVED PLOT PLAN)
5,957 SF. / 43,948 SF. = 0.1355 (0.14)

UNAUTHORIZED ALTERATION OR ADDITION TO THIS PLAN IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS MAP NOT HAVING THE SEAL OF THE SURVEYOR OR ENGINEER SHALL NOT BE VALID.

CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OF SUBSEQUENT OWNERS. USE OF UNSEALED COPIES OF THIS DOCUMENT IN ANY COURT, FINANCIAL OR LEND TRANSACTION OR WITH ANY FURNISHING OF OFFICE IS AN UNAUTHORIZED USE AND VIOLATION OF FEDERAL COPYRIGHT LAWS.

WILLIAM D. SPARACO, L.L.C. # 50466 ©

FINAL AS-BUILT SURVEY
FOR
KATZ
LOCATED IN
PALISADES
TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK

REV. 6-26-19-UPDATE
REV. 11-5-19-ADD BULK TABLE & NOTE PER CLIENT

SPARACO & YOUNGBLOOD, PLLC
CIVIL ENGINEERING * LAND SURVEYING
SITE PLANNING

18 NORTH MAIN STREET
P.O. BOX 818
HARRIMAN, N.Y. 10926
TEL: (845) 782-8543
FAX: (845) 782-5901
SPARACO.STEVE@SELSNY.COM WDWLS1@GMAIL.COM

FILE # 5Y-1218
DATE MAR. 1, 2019
SCALE 1" = 20'

5Y-1218