

Name of Municipality: TOWN OF ORANGETOWN Date Submitted: _____

2021 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#: 51014
ASSIGNED _____
INSPECTOR: Dem M

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

Project Name: Jean Leote

Street Address: 50 Graney Court Pearl River NY 10965

Tax Map Designation:

Section: 68.07 Block: 3 Lot(s): 40
Section: _____ Block: _____ Lot(s): _____

Directional Location:

On the _____ side of _____, approximately _____ feet _____ of the intersection of _____, in the Town of ORANGETOWN in the hamlet/village of Pearl River.

| | |
|--|---|
| Acreage of Parcel _____ | Zoning District <u>R-15</u> |
| School District <u>Pearl River</u> | Postal District <u>Pearl River</u> |
| Ambulance District <u>Pearl River</u> | Fire District <u>Pearl River</u> |
| Water District <u>Suez</u> | Sewer District <u>Pearl River</u> |

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

Variance for legalizing existing deck

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

Date: _____ Applicant's Signature: _____

APPLICATION REVIEW FORM

Applicant: Jean Leote Phone # 845 249-6548

Address: 50 Graney Court Pearl River NY 10965
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: Barbara Hess Phone # 845 358-1486

Address: 254 Sickletown Rd West Nyack NY 10994
Street Name & Number (Post Office) City State Zip Code

Attorney: _____ Phone # _____

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

Contact Person: Jean Leote Phone # 845 249-6548

Address: 50 Graney Court 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? 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.

| SWIS | PRINT KEY | NAME | ADDRESS | PAGE # 1 |
|--------|------------|---------------------|--|----------|
| 392489 | 68.07-3-33 | Kevin J Downey | 51 Graney Ct,Pearl River, NY 10965 | |
| 392489 | 68.07-3-39 | Chester C Nawoichyk | 46 Graney Ct,Pearl River, NY 10965 | |
| 392489 | 68.07-3-40 | Jean M Leota | 50 Graney Ct,Pearl River, NY 10965 | |
| 392489 | 68.07-3-41 | Frances Clinton | 54 Graney Ct,Pearl River, NY 10965 | |
| 392489 | 68.07-3-45 | Klara Neginsky | 90 Margaret Keahon Dr,Pearl River, NY 10965 | |
| 392489 | 68.07-3-46 | Jose Bravo | 94 Margaret Keahon Dr,Pearl River, NY 10965 | |
| 392489 | 68.07-3-47 | Nicholas J Marrazzo | 98 Margaret Keahon Dr,Pearl River, NY 10965 | |
| 392489 | 68.07-3-48 | Peter Clancy | 102 Margaret Keahon Dr,Pearl River, NY 10965 | |



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: January 20, 2021

Applicant: Leote

Address: 50 Graney Ct, Pearl River, NY

RE: Application Made at: same

Chapter 43, Table 3.12 column 1 RG-15 District, Column 2 Group M, Column 3 SFR, Column 9 Required
Side Yard 20' w/ 19'6" proposed.
One variances required

Section: 68.07 Block: 3 Lot: 40

Dear Leote:

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

January 19, 2021, 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

20-

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

ZONE: R-13 **OFFICIAL USE ONLY** **ACREAGE:** .28
Inspector: Don **Date App Received:** 1-19-2021 **Received By:** [Signature]
Permit No. 51014 **Date Issued:** _____
CO No. _____ **Date Issued:** _____
Permit Fee: \$200.- **Ck#** 401 **Paid By** [Signature]
GIS Fee: \$20.- **Ck#** 402 **Paid By** [Signature]
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: 50 Graney Court Pearl River NY 10965
Section: 68.07 **Block:** 3 **Lot:** 40
Property Owner: Jean M Leote
Mailing Address: 50 Graney Court Pearl River NY 10965
Email: jleote@wholedu **Phone #:** 845 249-6548
Lessee (Business Name): N/A
Mailing Address: N/A
Email: N/A **Phone #:** _____
Type of Business /Use: N/A
Contact Person: Jean M Leote **Relation to Project:** Self / Owner
Email: jleote@wholedu **Phone#:** 845-249-6548
Architect/Engineer: Hess Architects **NYS Lic #** 021898
Address: 264 Sickletown Road West Nyack NY **Phone#:** _____
Bulider/General Contractor: Owner - Michael J Leote **RC Lic #** _____
Address: 50 Graney Court Pearl River NY 10965 **Phone#:** _____
Plumber: N/A **RC Lic #** _____
Address: _____ **Phone#:** _____
Electrician: N/A **RC Lic #:** _____
Address: _____ **Phone#:** _____
Heat/Cooling: N/A **RC Lic#:** _____
Address: _____ **Phone#:** _____

Existing use of structure or land: Single family Res
Proposed Project Description: C/O for Deck

Proposed Square Footage: 320 **Estimated Construction Value (\$):** \$4600

BUILDING DEPARTMENT COMPLETES BELOW

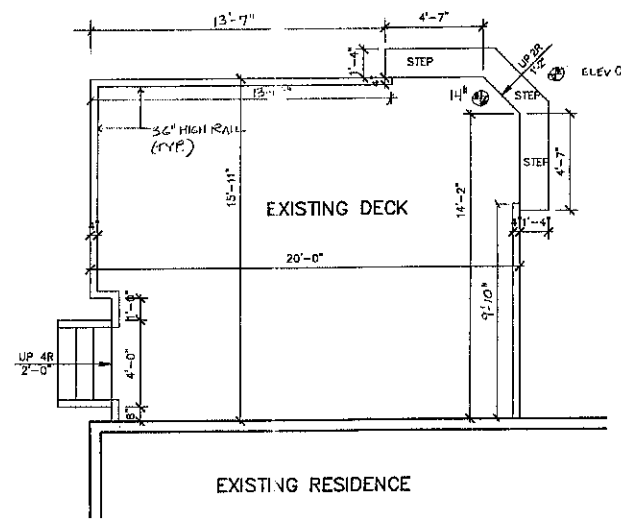
PLANS REVIEWED: _____

PERMIT REFERRED / DENIED FOR:

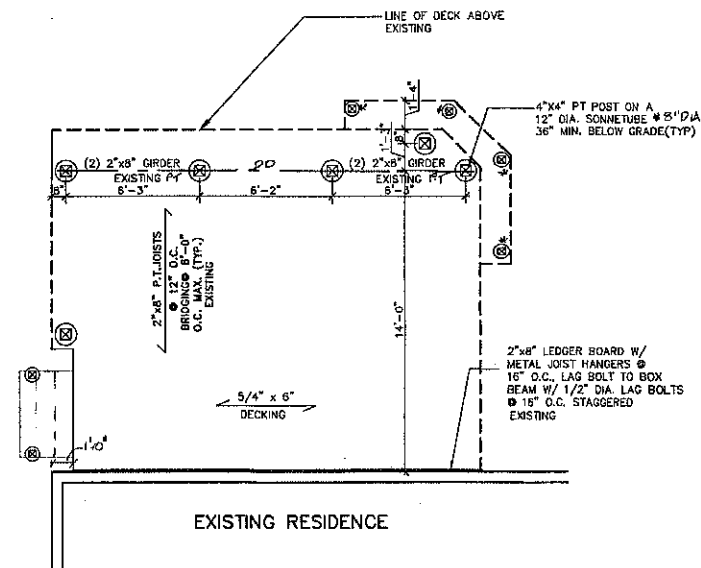
Chapter 43, Table 3.12 Column 1 = R-15 District, Column 2 = Group M, Column 3 = SPR, Column 9 Minimum side yard required 20' w/ 19'6" proposed 1 variance req'd.

[Signature]
Deputy 1/20/21

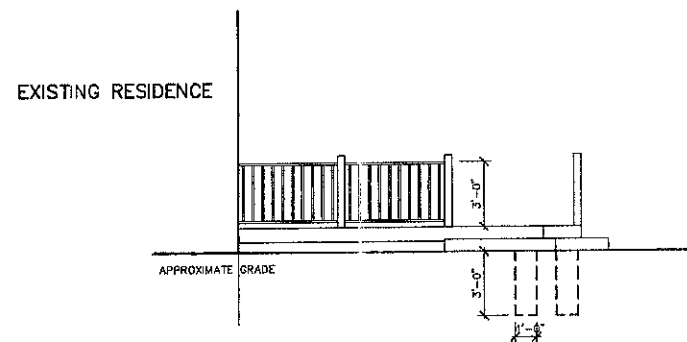
FOR OFFICE USE ONLY SECTION BLOCK LOT NAME PERMIT#



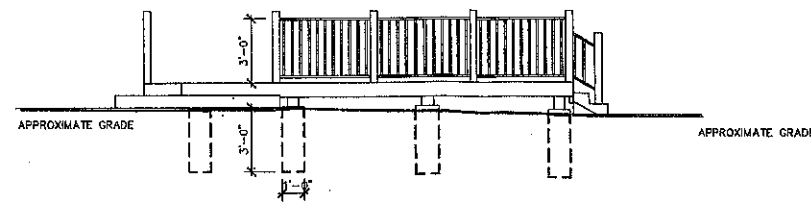
DECK PLAN EXISTING DECK
SCALE: 1/4" = 1'-0"



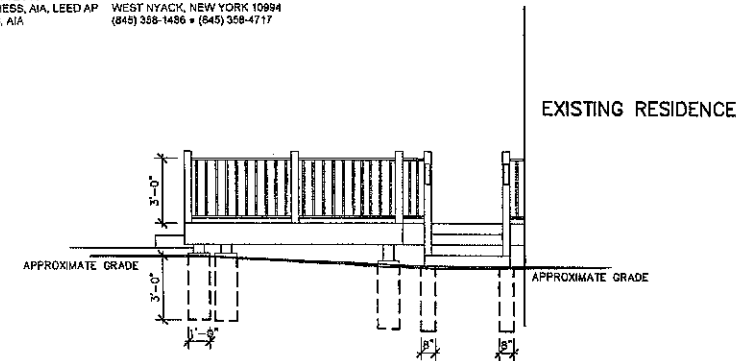
DECK FOUNDATION PLAN EXISTING DECK
SCALE: 1/4" = 1'-0"



DECK LEFT ELEVATION
SCALE: 1/4" = 1'-0"



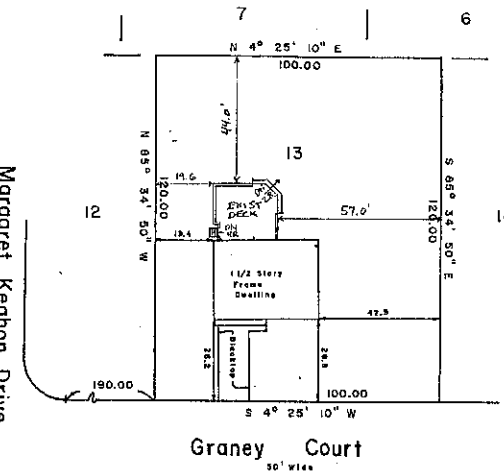
DECK REAR ELEVATION
SCALE: 1/4" = 1'-0"



DECK RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

SURVEY
FOR
MICHAEL J. & JEAN MARIE LEOTE
TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK
SCALE: 1"=30'
BASED ON A SURVEY BY NORMAN PEACHEY DATED MAY 8 1991

Margaret Kedron Drive



Graney Court
50' wide

January 8, 2020

Town of Orangetown
Building Department
Orangeburg Road
Orangeburg, New York 10962

Attention: Building Inspector

Re: Leote Deck
50 Graney Drive
Orangeburg, NY

To Whom It May Concern:

Please be advised, from what I have observed, that the deck has been constructed in a workman-like manner, is structurally sound and built in accordance/compliance with the 2002 New York State Building Construction Code and Local Codes, at the time it was constructed in 2002.

If you have any questions please call me.

Sincerely,

Barbara Hess
Barbara Hess, as Owner
Architect, AIA, LEED AP



HESS ARCHITECTS
BARBARA HESS, AIA, LEED AP
KARL HESS, AIA
254 SICKLETOWN ROAD
WEST NYACK, NEW YORK 10984
(845) 358-1486 • (845) 358-4717

FEB 17 2021

| REVISIONS | BY |
|-----------|----|
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THE LEOTE RESIDENCE
PEARL RIVER, NY
50 GRANNEY CT
HESS ARCHITECTS - AIA, LEED AP
845-358-1486
254 SICKLETOWN ROAD
WEST NYACK, NY



| | |
|---------|--------------|
| DRAWN | NS |
| CHECKED | BH |
| DATE | 12-30-2020 |
| SCALE | 1/4" = 1'-0" |
| JOB NO. | 20-136 |
| SHEET | 1 |