

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: _____

2020 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 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 type="checkbox"/> Variance	
<input type="checkbox"/> Performance Standards Review	
<input type="checkbox"/> Use Variance	
<input type="checkbox"/> Other (specify): _____	

PERMIT#: 50804
ASSIGNED
INSPECTOR: _____

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

Project Name: Mc Elligott

Street Address: 48 Quaspec Road
Blauvelt NY 10913

Tax Map Designation:

Section: 69.20 Block: 1 Lot(s): 54
Section: _____ Block: _____ Lot(s): _____

Directional Location:

On the Right side of Quaspec Road, approximately 109 feet NORTH of the intersection of Buttonwood Place, in the Town of ORANGETOWN in the hamlet/village of Blauvelt.

Acreage of Parcel .47
School District South Orangetown
Ambulance District South Orangetown
Water District Suez

Zoning District _____
Postal District BLAUVELT
Fire District BLAUVELT
Sewer District Orangeburg

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

Addition of Bedroom above existing Garage

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

Date: 11/30/2020 Applicant's Signature: [Signature]

APPLICATION REVIEW FORM

Applicant: Fionn McElligott Phone # 845 653-1511

Address: 48 Quaspec Road Blauvelt NY 10962
Street Name & Number (Post Office) City State Zip Code

Property Owner: Fionn McElligott Phone # 845 653-1511

Address: 48 Quaspec Road Blauvelt NY 10962
Street Name & Number (Post Office) City State Zip Code

Engineer/Architect/Surveyor: Jenny R. Zuniga-Casal Phone # 845 598-1613

Address: 77 Sierra Vista Lane Valley Cottage NY 10989
Street Name & Number (Post Office) City State Zip Code

Attorney: _____ Phone # _____

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

Contact Person: Brigid McElligott Phone # 845 653-1582

Address: 13 Edgewood Circle Orangeburg NY 10962
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 1 _____

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 18, 2020

Applicant: McElligott

Address: 48 Quaspec Rd., Blauvelt, NY

RE: Application Made at: _____

Chapter 43, Section 9.2 Enlargement of non-conforming bulk not permitted
 Chapter 43, Table 3.12 Column 1-R-15 District, Column 2 Group M, Column 3 SFR, Column 9 Min Side
 Yard 20' with 13.5' proposed. Existing Non-Conforming side Yard 13.5'

2 variances required.

Section: 69.20 Block: 1 Lot: 54

Dear McElligott:

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

11/19/2020

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

11-25-2020

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

ZONE: <u>R-15</u>	OFFICIAL USE ONLY	ACREAGE: <u>.48</u>
Inspector: <u>Dom</u>	Date App Received: <u>11/13/2020</u>	Received By: <u>U3</u>
Permit No. <u>50804</u>	Date Issued: _____	
CO No. _____	Date Issued: _____	
Permit Fee: <u>See paid under permit 50774</u>	Ck# _____	Paid By _____
GIS Fee: <u>\$20</u>	Ck# <u>2925</u>	Paid By <u>McElligott</u>
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:

NOV 13 2020

Note: See inside for instructions for completing this application. **PAGES 2, 3 and PAGE 4 must be reviewed and PAGES 3 & 4 must be signed by the applicant.**

Property Location: 48 Quaspec Road

Section: 69.20 **Block:** 1 **Lot:** 54

Property Owner: Fionn McElligott

Mailing Address: 48 Quaspec Road Blauvelt NY 10913

Email: brimce@msn.com **Phone #:** 845 653-1511

Lessee (Business Name): _____

Mailing Address: _____

Email: _____ **Phone #:** _____

Type of Business / Use: _____

Contact Person: Brigid McElligott **Relation to Project:** PARENT

Email: brimce@msn.com **Phone#:** 845 653-1582

Architect/Engineer: Jenny R Zuniga-Casati R.A. **NYS Lic#** 029774

Address: 77 Sierra Vista Lane Valley Cottage NY 10989 **Phone#:** 845 598-1613

Builder/General Contractor: William Dec Installations **RC Lic #** H-10053

Address: 425 Western Highway Tappan NY **Phone#:** 845 398-2244

Plumber: TJD Plumbing - Heating **RC Lic #** P-00866

Address: 7 Louis Ave Valley Cottage NY 10989 **Phone#:** 914 490-2314

Electrician: Ralph Nannola **RC Lic #:** _____

Address: 32 S Central Ave, Spring Valley NY **Phone#:** 914 980-8501

Heat/Cooling: _____ **RC Lic#:** E-165

Address: _____ **Phone#:** _____

Existing use of structure or land: Single Residence

Proposed Project Description: Addition of Bedroom over existing Garage

Proposed Square Footage: 360 **Estimated Construction Value (\$):** _____

BUILDING DEPARTMENT COMPLETES BELOW

PLANS REVIEWED: _____

PERMIT REFERRED / DENIED FOR: _____

Chapter 43, Table 3-12, Column 1 R-15, Column 2 Group M, Column 3 SEP
Column 9 Min Side Yard 20' w/ 13.5' proposed, Column 10 Total Side Yard
50' w/ 45' proposed. 2 balconies required. 20' New Low-pitched Side Yard 13.5'
Chapter 43 Section 9.2. Enticement of Non-Complying
back not permitted

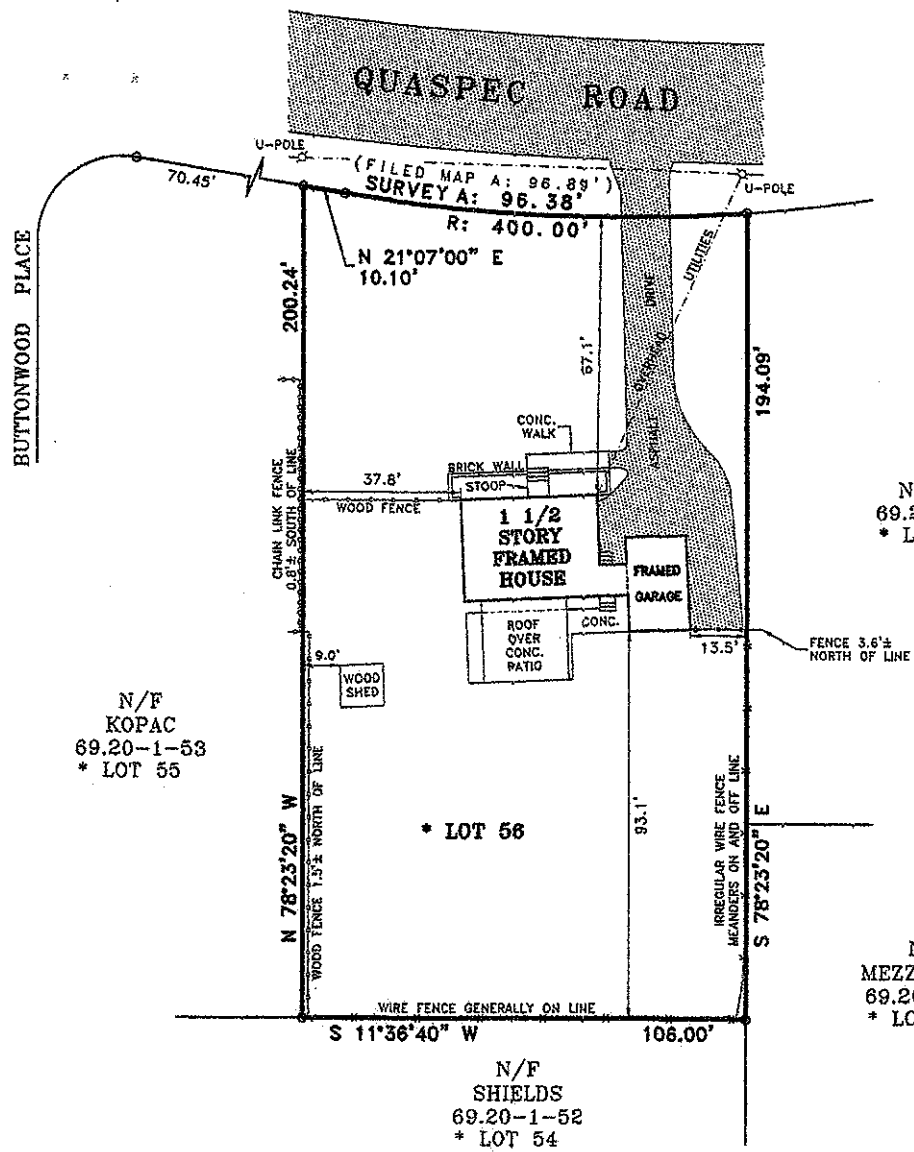
[Signature] 11/18/2020

FOR OFFICE USE ONLY SECTION BLOCK LOT NAME PERMIT#

IS	PRINT KEY	NAME	ADDRESS
489	69.19-1-9	Corwick Realty Corp Altus Group US Inc	P.O. Box 71970,Phoenix, AZ 85050
489	69.20-1-40	Scott E Miller	61 Buttonwood Pl,Blauvelt, NY 10913
489	69.20-1-51	Paige Murray	36 Buttonwood Pl,Blauvelt, NY 10913
489	69.20-1-52	Patrick Shields	44 Buttonwood Pl,Blauvelt, NY 10913
489	69.20-1-53	Janet Kopac	56 Buttonwood Pl,Blauvelt, NY 10913
489	69.20-1-54	Fionn Mc Elligott	48 Quaspec Rd,Blauvelt, NY 10913
489	69.20-1-55	Maria R Naddeo	58 Quaspec Rd,Blauvelt, NY 10913
489	69.20-1-56	John Edwards	51 Cobble Pl,Blauvelt, NY 10913
489	69.20-1-57	Anthony C Mezzacappa	39 Cobble Pl,Blauvelt, NY 10913
489	69.20-1-58	William O'Shea	31 Cobble Pl,Blauvelt, NY 10913

*Mezzacappa
Mc Elligott*

LOT AREA
 20,655.77 S.F.
 OR
 0.47 ACRES



N/F
 KOPAC
 69.20-1-53
 * LOT 55

* LOT 56

N/F
 NADDEO
 69.20-1-55
 * LOT 57

N/F
 MEZZACAPPA
 69.20-1-57
 * LOT 59

N/F
 SHIELDS
 69.20-1-52
 * LOT 54

GENERAL NOTES:

1. THE PREMISES SHOWN HEREON IS GENERALLY AS DESCRIBED IN DEED LIBER-848 PAGE-527 RECORDED IN THE ROCKLAND COUNTY CLERK'S OFFICE.
2. SURVEYED AS PER RECORD DESCRIPTIONS, RECORD FILED MAP, AND EXISTING MONUMENTATION.
3. SUBJECT TO ANY EASEMENTS AND/OR RIGHT OF WAYS THAT AN ACCURATE UP TO DATE ABSTRACT OF TITLE MAY SHOW.
4. THE LOCATION OF ANY SUBSURFACE EASEMENTS, RIGHT OF WAYS, ENCROACHMENTS, AND/OR IMPROVEMENTS, IF ANY EXIST, ARE NOT CERTIFIED OR SHOWN HEREON.
5. ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE ORIGINAL SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON.
6. ANY ALTERATIONS OR ADDITIONS TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PER SECTION 7209, SUBDIVISION 2.
- * 7. REFERENCE: 'BLAUVELT GARDEN ESTATES, SECTION No. 2, SUBDIVISION OF PROPERTY OF BLAUVELT BUILDING CORP. FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON FEBRUARY 16, 1954 AS MAP #2272 IN BOOK 53 PAGE 25.
8. PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY.

W.E. James
 Engineering
 and
 Land Surveying, PLLC

8 CHEANDA LANE
 WALKHILL, NEW YORK 12589
 PHONE: (845) 686-6522 FAX: (845) 686-6525
 EMAIL: WJames@optonline.net
 www.wejamesassociates.com

COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S EXHIBITED SEAL SHALL NOT BE CONSIDERED TO BE A TRUE VALID COPY. GUARANTEES OR CERTIFICATIONS DERIVED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PERFORMED AND ON NO BEHALF TO THE TITLE COMPANY, DEVELOPMENTAL ENTITY AND LENDING INSTITUTION LISTED HEREON AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ANY OTHER INSTITUTIONS OR SUBSEQUENT OWNERS.

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON JULY 9, 2020

CERTIFIED ONLY TO:

1. FIONN McELLIGOTT AND BRITTNEY McELLIGOTT
2. WESTCOR LAND TITLE INSURANCE COMPANY
3. KEYBANK NATIONAL ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS

William E. James

WILLIAM E. JAMES, P.E., P.L.S.
 NY STATE PROFESSIONAL LAND SURVEYOR LICENSE #050506

PROJECT TITLE:

SURVEY PREPARED FOR
Fionn & Brittney McElligott

TAX MAP SECTION 69.20, BLOCK 1, LOT 64
 TOWN OF ORANGETOWN
 ROCKLAND COUNTY, NEW YORK

SCALE: 1" = 30'	DATE: JULY 31, 2020	SHEET NO. OF 1
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PROJECT CAD REFERENCE:
 ROCKLAND COUNTY/TOWN OF ORANGETOWN/QUASPEC ROAD/WALKHILL

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL STATE, FEDERAL, LOCAL ZONING AND 2020 RESIDENTIAL CODE OF NEW YORK STATE...

REMOVAL OF DEBRIS, SURROUNDING DISTURBANCES, ALL DEBRIS FROM EXISTING BUILDING OPERATIONS SHALL BE LEGALLY REMOVED FROM THE SITE...

CONCRETE REINFORCEMENT AT FOUNDATION
1. ALL CONCRETE EXPOSED TO WEATHER TO BE 4000 PSI AT 28 DAYS WITH 60% ENTRAINMENT...

FINISHES AND FINISHINGS
1. SOIL BORINGS HAVE BEEN SUPPLIED TO THE ENGINEER. FINISHES HAVE BEEN DESIGNED FOR THREE THOUSAND (3000) POUNDS PER SQUARE FOOT BEARING CAPACITY...

STRUCTURAL STEEL AND MISCELLANEOUS IRON WORK

ALL STEEL STRUCTURE SHALL BE COMPLY WITH AISC 360 STANDARD - THE 2020 BUILDING CODE OF NYS. ALL COOL FORMER STEEL FRAMED SHALL COMPLY WITH AISC 320 STANDARD...

WOOD FRAMING
1. ALL FRAMING LUMBER TO BE DOUGLAS FIR NUMBER TWO OR BETTER CONSTRUCTION GRADE, FREE FROM KNOTS OR LARGE KNOTS...

REINFORCING STEEL SHALL BE OBTAINED HIGH BOND BARS ROLLED FROM BUILT OR INTERMEDIATE GRADE STEEL TO MEET LATEST ASTM SPECIFICATIONS...

REINFORCING STEEL SHALL BE OBTAINED HIGH BOND BARS ROLLED FROM BUILT OR INTERMEDIATE GRADE STEEL TO MEET LATEST ASTM SPECIFICATIONS...

MEASURABLE SADDLE
1. MEASURABLE SADDLE SHALL BE GRADE A FIRST QUALITY FREE FROM CRACKS, DIMS, STAINS OR OTHER DEFECTS UNIFORM IN TONE AND COLORING...

FIRE SAFETY

BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2020 RCNYS PER SECTION 602.3.1 TYPICAL WALL, FLOOR AND ROOF FRAMING...

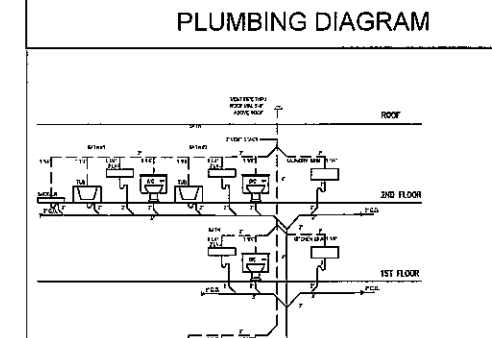
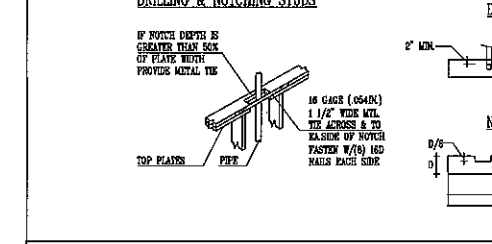
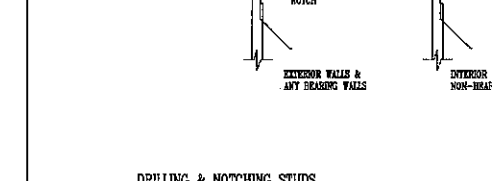
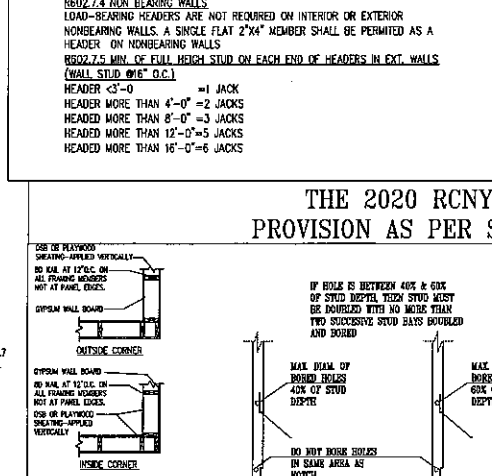
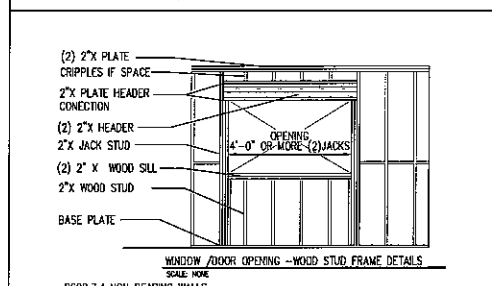
ENERGY CONSERVATION CONSTRUCTION NOTES
FOR THE 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE...

REINFORCING STEEL SHALL BE OBTAINED HIGH BOND BARS ROLLED FROM BUILT OR INTERMEDIATE GRADE STEEL TO MEET LATEST ASTM SPECIFICATIONS...

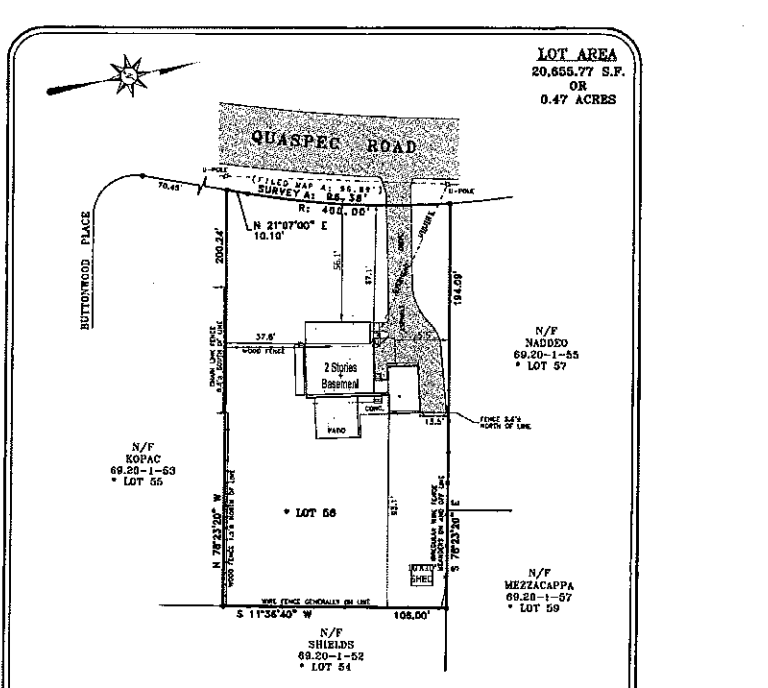
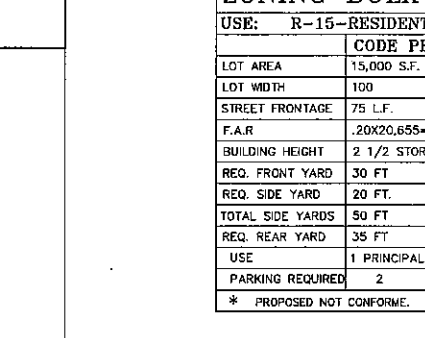
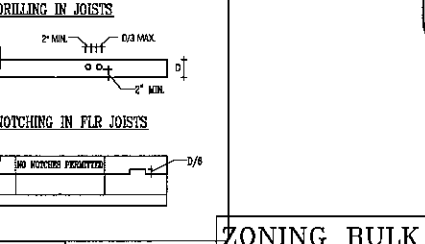
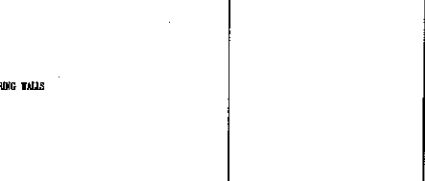
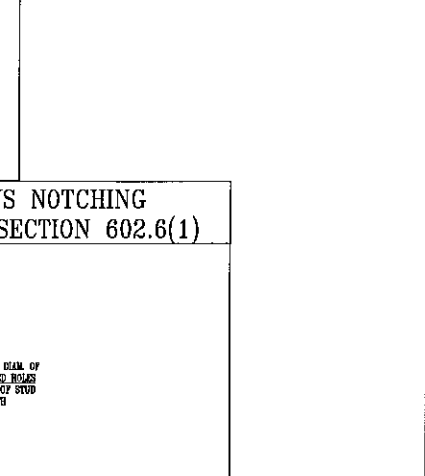
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MEASURABLE SADDLE
1. MEASURABLE SADDLE SHALL BE GRADE A FIRST QUALITY FREE FROM CRACKS, DIMS, STAINS OR OTHER DEFECTS UNIFORM IN TONE AND COLORING...

THE 2020 RCNYS PER SECTION 602.3.1 TYPICAL WALL, FLOOR AND ROOF FRAMING



PLUMBING DIAGRAM



GENERAL NOTES
1. THE PROPERTY SHOWN HEREON IS GENERALLY AS DESCRIBED IN DEED BOOK 448 PAGE 437...

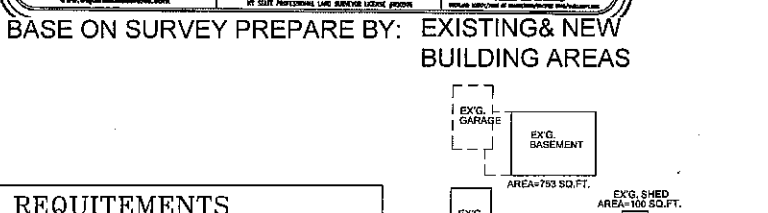


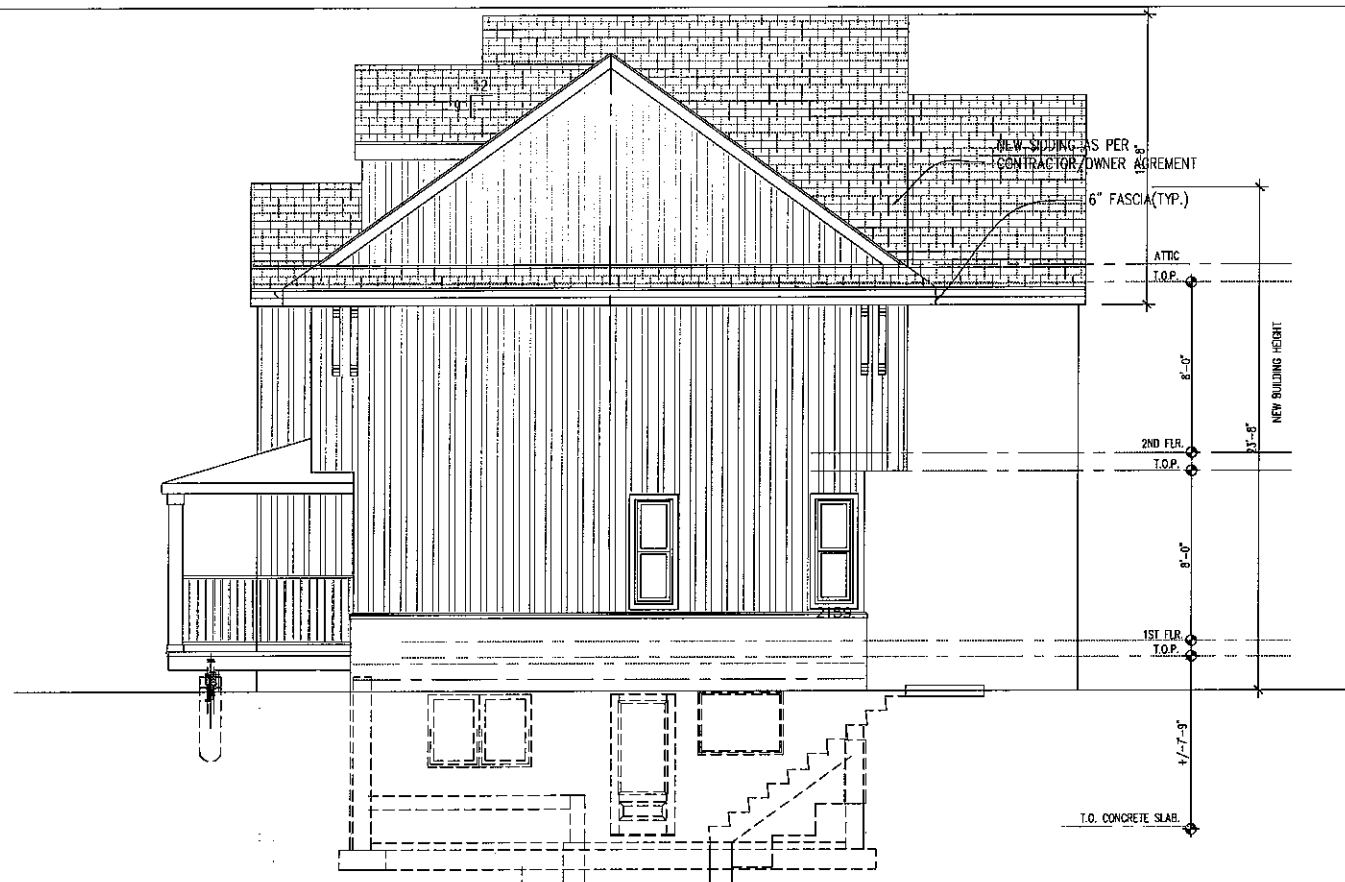
Table with columns: USE, CODE PERMITTED, EXISTING, PROPOSED. Rows include Lot Area, Lot Width, Street Frontage, etc.

Professional seal and signature of Jenny R. Zuniga-Casal, Architect, dated 09/24/20.

CLIMATIC & GEOGRAPHIC DESIGN CRITERIA table with columns: CLIMATE ZONE, GROUND SNOW LOAD, WIND DESIGN, SEISMIC DESIGN CATEGORY, SUBJECT TO DAMAGE, WINTER DESIGN TEMP., ICE SHIELD UNDERLAYMENT REQUIRED, FLOOD HAZARD, AIR FREEZING INDEX, MEAN ANNUAL TEMPERATURE.

Table showing live load requirements for various uses: EXTERIOR BALCONIES, DECKS, GARAGE ON GRADE, ATTICS WITHOUT STORAGE, ATTICS WITH STORAGE, ROOMS OTHER THAN SLEEPING, SLEEPING ROOMS, STAIRS, GUARDRAILS & HANDRAILS.

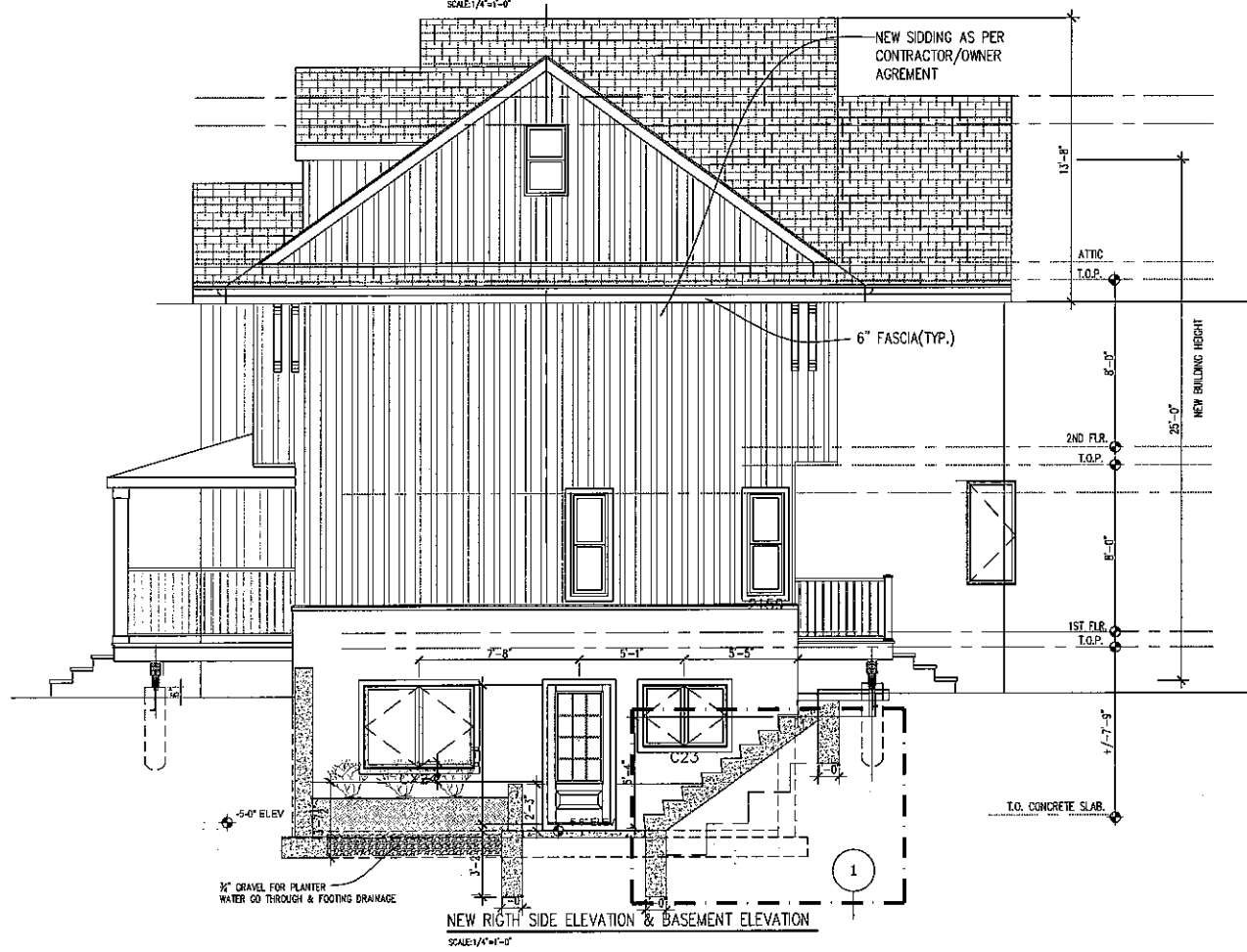
ADDITION & ALTERATIONS LEVEL 3 @ EXG. STRUCTURE, 48 Quaspec Rd, Blauvelt, N.Y. 19013. Includes drawing number A-1.



NEW RIGH SIDE ELEVATION
SCALE: 1/4"=1'-0"



NEW FRONT ELEVATION
SCALE: 1/4"=1'-0"



NEW RIGH SIDE ELEVATION & BASEMENT ELEVATION
SCALE: 1/4"=1'-0"

J. Zuniga-Casal

JOB NO: 220-146
DATE 09/24/20
SCALE AS NOTED
DRN. BY: EAA

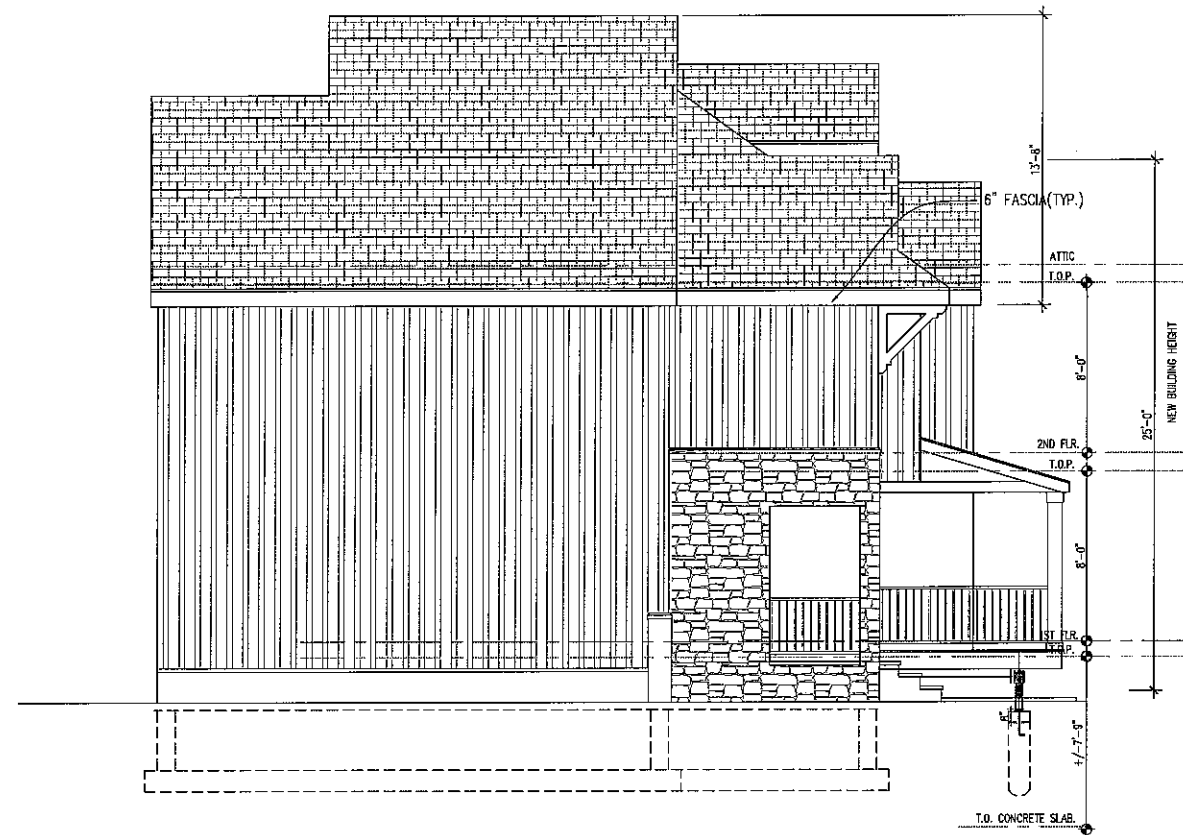
Jenny R. Zuniga-Casal
ARCHITECT
Jenny R. Zuniga-Casal Architecture LLC
77 Sierra Vista Lane, Valley Cottage, NY, 10989
Tel: 845.598.1613 Fax: 845.512.8290
Email: jzuniga000@msca.com



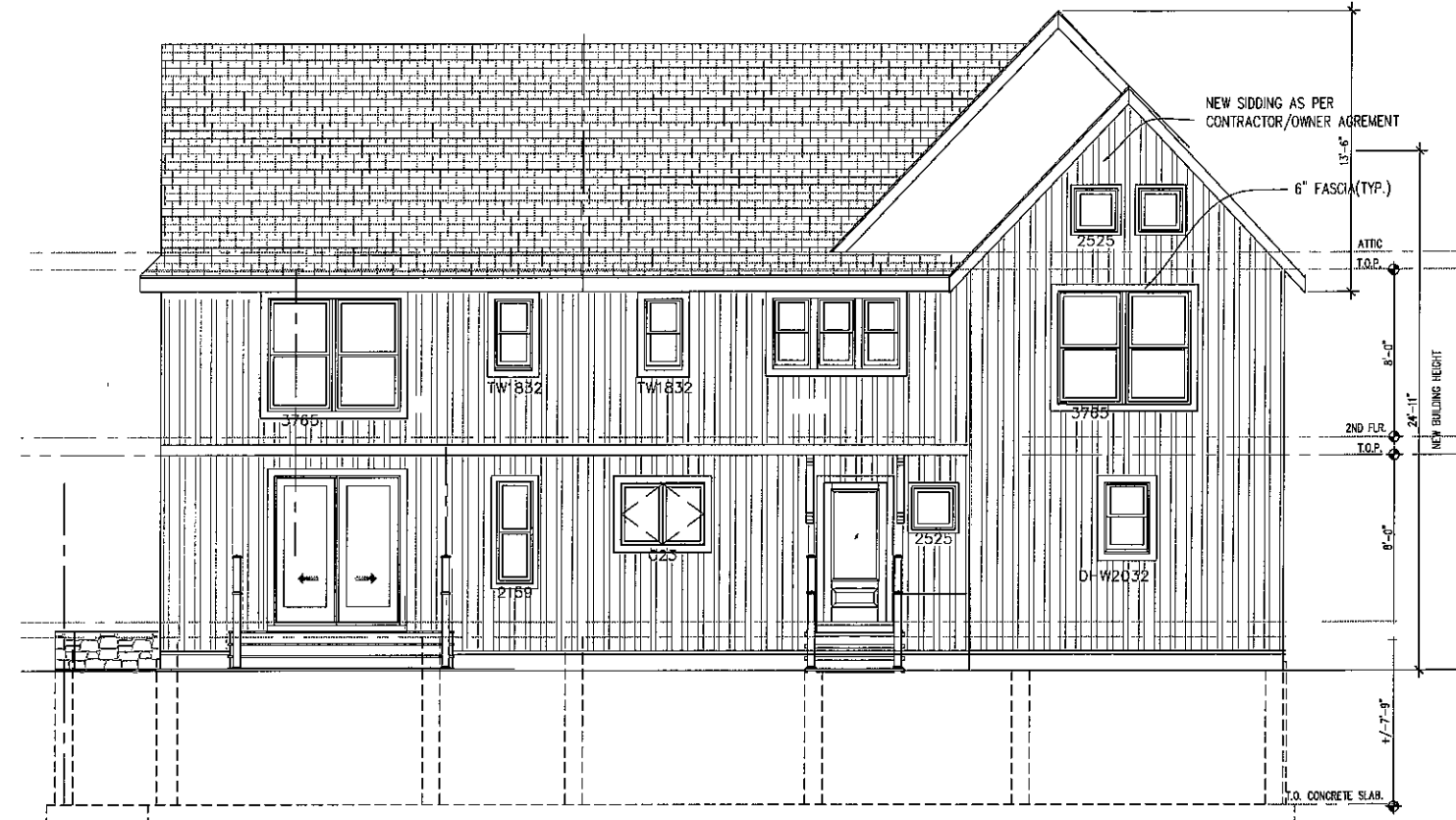
ISSUED
10-21-20 FOR REVIEW BY OWNER
10-27-20 FOR SUBMITTION

ADDITION & ALTERATIONS LEVEL 3
@ EXG. STRUCTURE
48 Quaspec Rd
Blauvelt, N.Y. 19013

DRAWING NO.:
A-5



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



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

J. Zuniga-Casal

JOB NO: 220-146
DATE: 09/24/20
SCALE: AS NOTED
DRN. BY: EAA

Jenny R. Zuniga-Casal
ARCHITECT

Jenny R. Zuniga-Casal Architecture LLC
77 Sierra Vista Lane, Valley Cottage, NY, 10989
Tel: 845.598.1613 Fax: 845.512.8290
Email: jzuniga000@msn.com



ADDITION & ALTERATIONS LEVEL 3
@ EXG. STRUCTURE

48 Quaspec Rd
Blauvelt, N.Y. 19013

DRAWING NO.:

A-6

ISSUED FOR REVIEW BY OWNER
10-21-20 FOR REVIEW BY OWNER
10-27-20 FOR SUBMISSION