

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 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 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
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PERMIT#: 51033
ASSIGNED
INSPECTOR: GM

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

Project Name: McKernan Barn/Garage

Street Address: 4 Sherwood Lane
Orangeburg, NY 10962

Tax Map Designation:
Section: 64.20 Block: 1 Lot(s): 10.2
Section: _____ Block: _____ Lot(s): _____

Directional Location:
On the South side of Sherwood Lane, approximately
100' feet east of the intersection of Sickletown Rd., in the
Town of ORANGETOWN in the hamlet/village of Orangetown.

Acreage of Parcel <u>1.017</u> School District <u>Pearl River</u> Ambulance District <u>South Orangetown</u> Water District <u>Pearl River</u>	Zoning District <u>R-40</u> Postal District <u>West Nyack</u> Fire District <u>Pearl River</u> Sewer District <u>Orangetown</u>
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Project Description: *(If additional space required, please attach a narrative summary.)*
Accessory 1 story barn/garage with pool equipment area in basement.

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

APPLICATION REVIEW FORM

Applicant: Stephen Mckernan Phone # 917-231-4976

Address: 64 Crooked Hill Rd. Pearl River NY 10965
Street Name & Number (Post Office) City State Zip Code

Property Owner: Stephen McKernan Phone # 917-231-4976

Address: 64 Crooked Hill Rd Pearl River NY 10965
Street Name & Number (Post Office) City State Zip Code

Engineer/Architect/Surveyor: Kier B. Levesque Architect Phone # 845-358-2359

Address: 49 Third Ave Nyack NY 10960
Street Name & Number (Post Office) City State Zip Code

Attorney: Phone #

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

Contact Person: Kier Levesque Phone # 845-358-2359

Address: 49 Third Ave. Nyack NY 10960
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 checked="" 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:
Sickletown Rd. County Rd 23

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 44,321 _____
- 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 no _____

Are there **streams** on the site? If yes, please provide the names no _____

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

no

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.

none

SWIS	PRINT KEY	NAME	ADDRESS
392489	64.20-1-6.1	Joseph G Brosnan	275 Sickletown Rd,Orangeburg, NY 10962
392489	64.20-1-7	Stephen S Thompson	271 Sickletown Rd,Orangeburg, NY 10962
392489	64.20-1-8	James Davie	P.O. Box 302,Orangeburg, NY 10962
392489	64.20-1-9	Edward Bialas	276 Sickletown Rd,Orangeburg, NY 10962
392489	64.20-1-11	Jose Romero	6 Sherwood Ln,Oraneburg, NY 10962
392489	64.20-1-12	Richard John Glielmi	8 WO Bauer Ln,Orangeburg, NY 10962
392489	64.20-1-27	Christopher J Mahoney	4 Warrant Officer Bauer,Orangeburg, NY 10962
392489	64.20-1-28	Warren S Wang	3 Sherwood Ln,Orangeburg, NY 10962
392489	64.20-1-29	Thomas Galvin	290 Sickletown Rd,Orangeburg, NY 10962
392489	64.20-1-10.1	Elaine Mc Loughlin	280 Sickletown Rd,Orangeburg, NY 10962
392489	64.20-1-10.2	Stephen MC Kernan	64 E Crooked Hill Rd,Pearl River, NY 10965

February 2nd, 2021

Stephen McKernan
Caroline McKenna
4 Sherwood Lane
Orangeburg, NY 10962

Town of Orangetown – Building Department
20 Greenbush Road
Orangeburg, NY 10962

Re: Written Authorization for Agent to appear on owner behalf
4 Sherwood Ln
Orangeburg, NY 10962

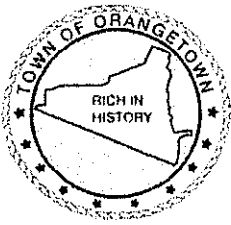
Dear Planning Board/Zoning Board Members,

I hereby authorize Kier B Levesque, Architect to appear on our behalf before the Planning and Zoning Boards as Agent for above referenced property.

Sincerely,



Stephen McKernan
917-231-4976
stephen@mckernan.nyc



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 26, 2021

Applicant: McKernan

Address: 4 Sherwood Ln, Orangeburg, NY

RE: Application Made at: same

Chapter 43, Table 3.12 Column 1 R-40 District, Column 2 Group E, Column 3 SFR, Column 4 Max FAR 15% with 16.4 Proposed, Column 11 Required Rear Yard 50' w/ 30.3" proposed.
Two variances required

Section: 64.20

Block: 1

Lot: 10.2

Dear McKernan:

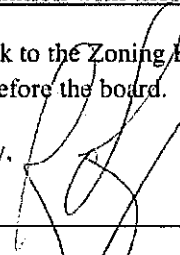
Please be advised that the Building Permit Application, which you submitted on

January 22, 2021, has been denied. I have enclosed a Xerox copy of your application, where you will find at the bottom the reason for denial.

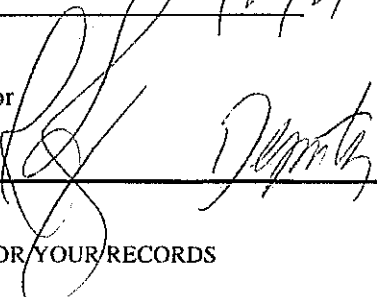

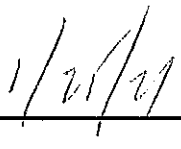
In Accordance with Zoning, Chapter 43 Section 10.322 the time to appeal a determination of a Building Inspector or Similar administrative office is thirty (30) days from the filing of such a determination with the Town Clerk.

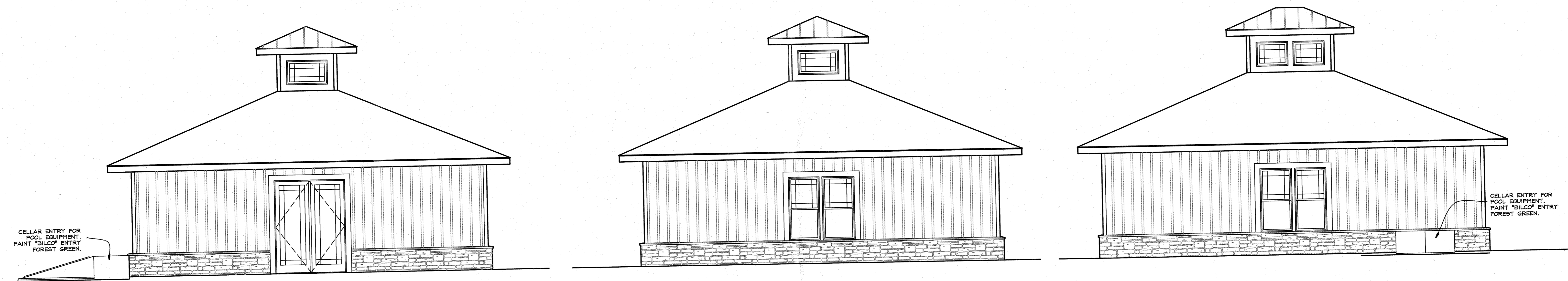
The Clerk to the Zoning Board of Appeals, Debbie Arbolino, will assist you in the preparation necessary to appear before the board.

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



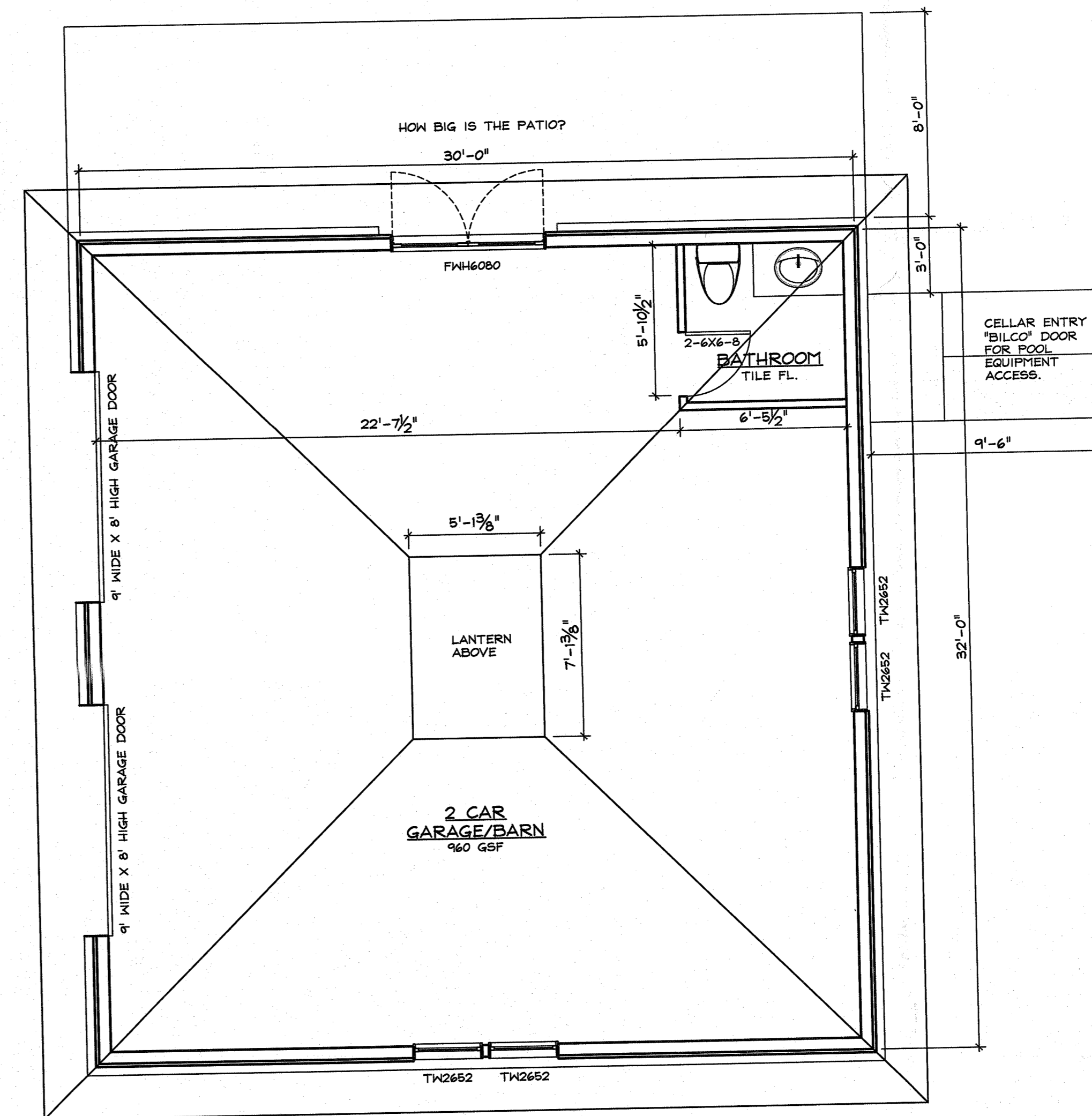
3 NORTH ELEVATION
A2 1/4" = 1 FOOT

4 SOUTH ELEVATION
A2 1/4" = 1 FOOT

5 EAST ELEVATION
A2 1/4" = 1 FOOT



2 WEST ELEVATION
A2 1/4" = 1 FOOT



1 FLOOR PLAN
A2 1/4" = 1 FOOT

CONSTRUCTION LEGEND	
	NEW CONSTRUCTION
	EXISTING WALLS TO BE DEMOLISHED
	EXISTING MASONRY WALL
	EXISTING STUD WALL TO REMAIN
	SHEET NOTES CALL: SEE NOTES THIS SHEET
	HARDWIRED CARBON MONOXIDE DET.
	HARDWIRED SMOKE DETECTOR

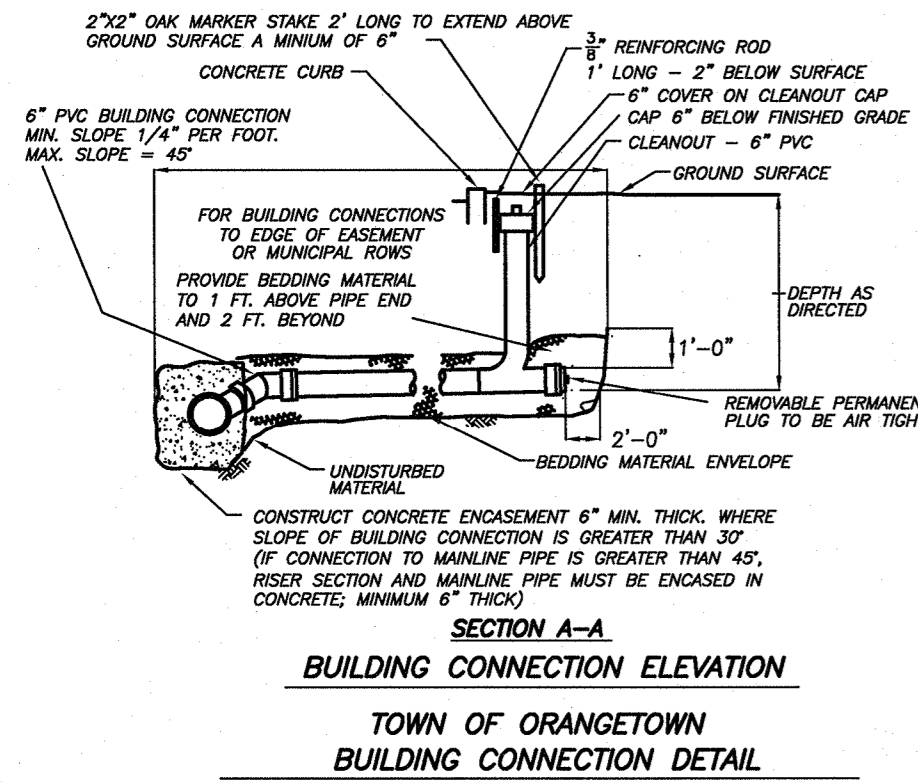
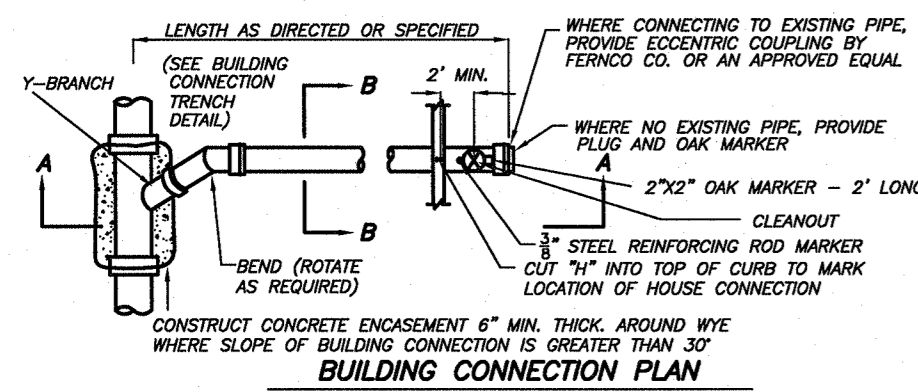
**McKernan
BARN/GARAGE**
Sherwood Lane
Orangeburg, N.Y. 10962

NY LICENSE # 15938
KIER B. LEVESQUE, R.A.
ARCHITECT
49 THIRD AVENUE
NYACK, NEW YORK 10960
845-358-2359

FLOOR PLAN &
ELEVATIONS

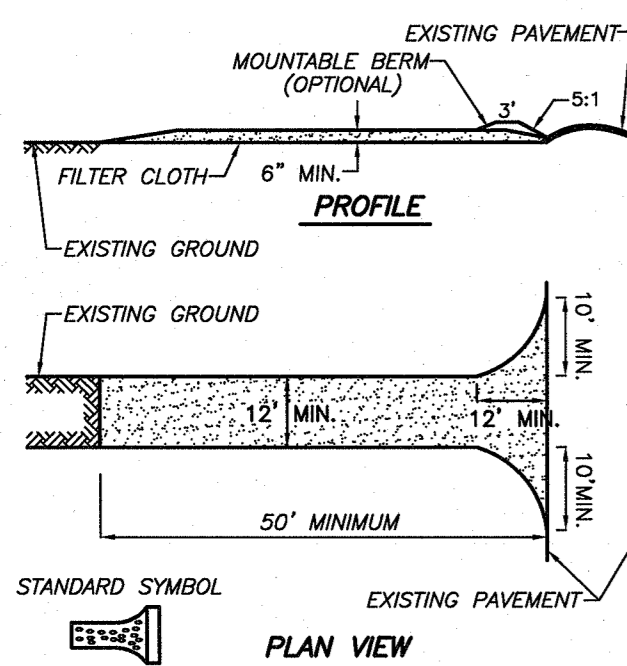
SCALE AS SHOWN
DATE JANUARY 15, 2021
JOB NO. 1962
REVISIONS: SHEET NO.

A-2



CONSTRUCTION SPECIFICATIONS

1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTING BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SKILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

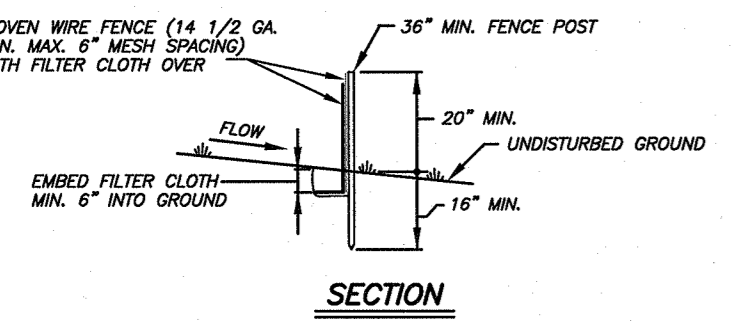
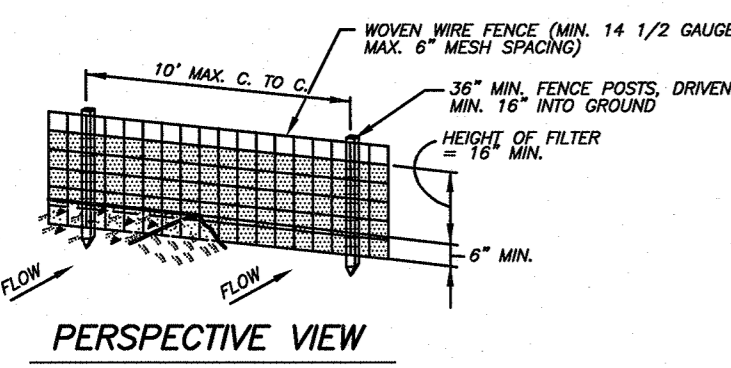


STABILIZED CONSTRUCTION ENTRANCE

NTS

CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

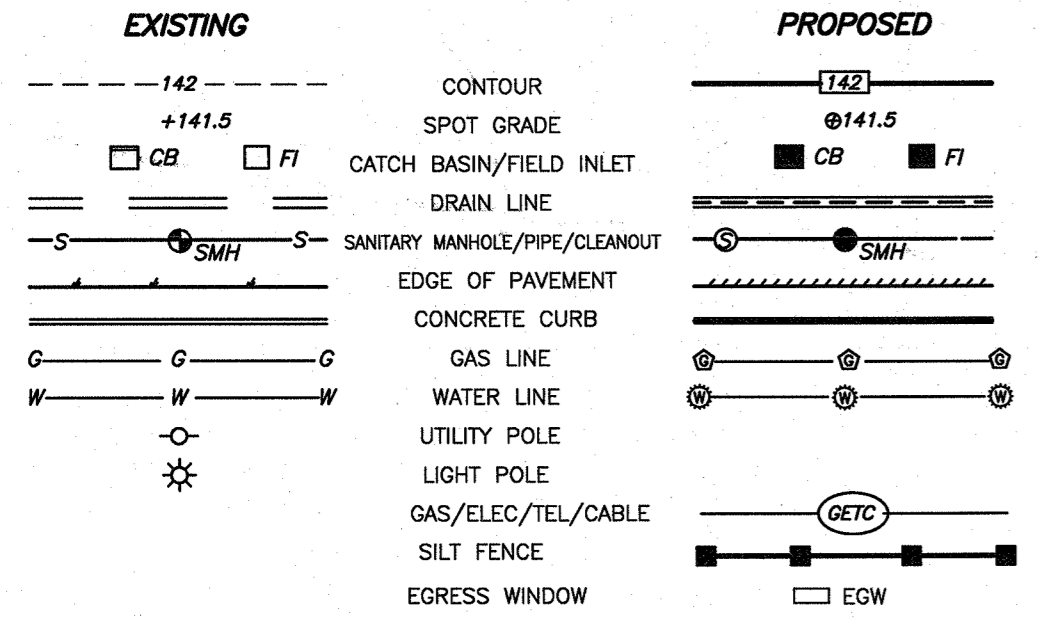
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.



WIRE REINFORCED SILT FENCE

NTS

LEGEND

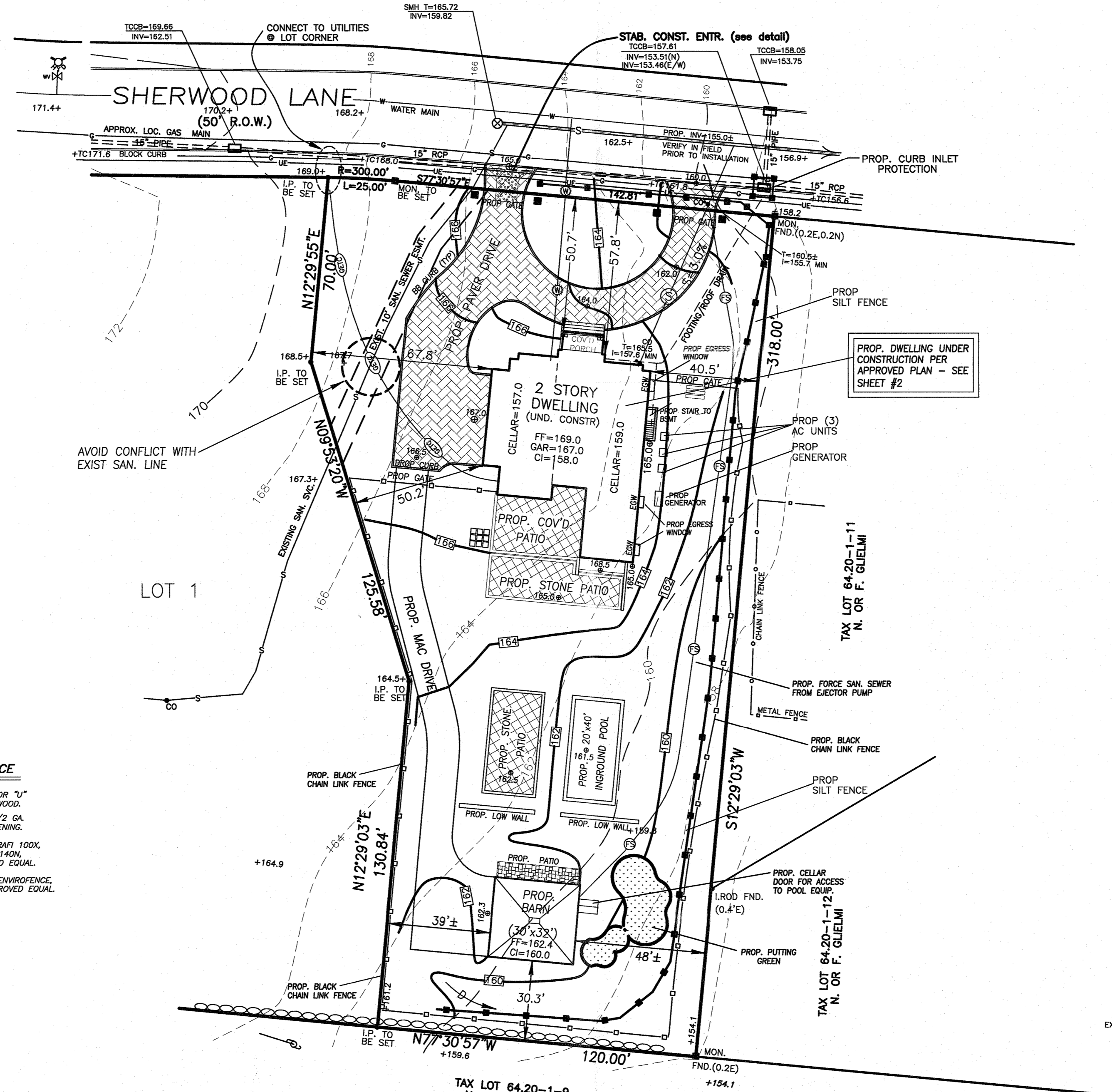


REFERENCE: FILED MAP "SHERWOOD FOREST" FILED SEPT. 26, 1989 AS MAP #6374.

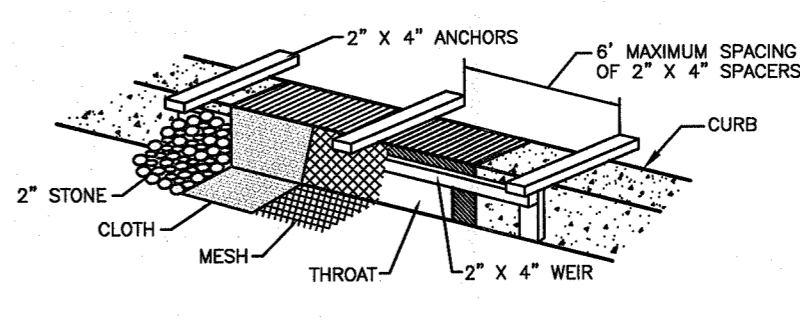
BEING LOT #2 AS SHOWN ON A MAP ENTITLED "SUBDIVISION FOR McLOUGHLIN" FILED 12/27/06 IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP #7899

BULK REGULATIONS ZONE R-40									
USE GROUP:	LOT AREA	MIN. LOT WIDTH	MIN. STREET FRONTAGE	MIN. FRONT YARD	MIN. SIDE YARD	TOTAL BOTH SIDE YARDS	MIN. REAR YARD	MAX. BLDG. HEIGHT	MAX. FLOOR AREA RATIO
REQUIRED	40,000 SF	150 FT	100 FT	50 FT	30 FT	80 FT	50 FT	8' FT 51.5x8=34.33	0.15
LOT 2	44,321 SF	160'+	167.81'	50.7'	40.5'	90.7'	180'+	33.7± TO DWELLING (87± TO BARN) (30.3' TO BARN)*	0.142 (W/BARN 0.164)*

* VARIANCE REQUIRED



VICINITY MAP SCALE 1"=300'±



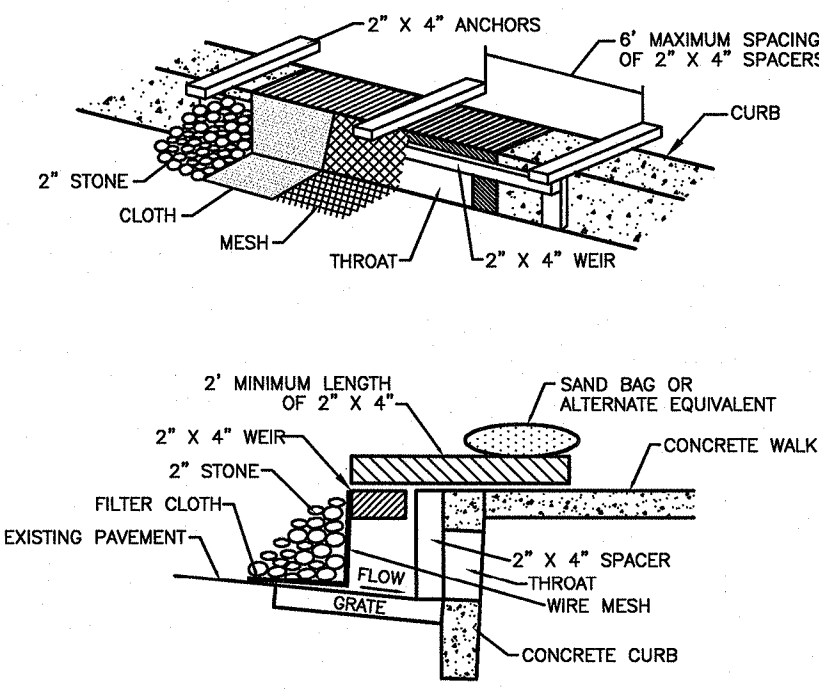
CONSTRUCTION SPECIFICATIONS

1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85.
2. WOODEN FRAME SHALL BE CONSTRUCTED OF 2" X 4" CONSTRUCTION GRADE LUMBER.
3. WIRE MESH ACROSS THROAT SHALL BE A CONTINUOUS PIECE 30 INCH MINIMUM WIDTH WITH A LENGTH 4 FEET LONGER THAN THE THROAT. IT SHALL BE SHAPED AND SECURELY MAILED TO A 2" X 4" WEIR.
4. THE WEIR SHALL BE SECURELY MAILED TO 2" X 4" SPACERS 9 INCHES LONG SPACED NO MORE THAN 6 FEET APART.
5. THE ASSEMBLY SHALL BE PLACED AGAINST THE INLET AND SECURED BY 2" X 4" ANCHORS 2 FEET LONG EXTENDING ACROSS THE TOP OF THE INLET AND HELD IN PLACE BY SANDBAGS OR ALTERNATE WEIGHTS.

CURB INLET PROTECTION

NTS

DATE 1/21/21		REVISIONS		AMENDED PLOT PLAN FOR POOL & BARN		TAX LOT # 64-20-1-10.2	
				AREA 44,321 SF		FILE 2550PP2	
				SCALE 1"=30'		DATE 01/18/21	
				JOB NO. 2550			
DESIGNED DRAWN CHECKED APPROVED		JAG LDW JAG JAG				JAY A. GREENWELL, PLS, LLC LAND SURVEYING - LAND PLANNING 85 LAFAYETTE AVENUE, SUFFERN, NEW YORK, 10901 PHONE 845-357-0830 FAX 845-357-0756 © 2021 JAY A GREENWELL, PLS, LLC	

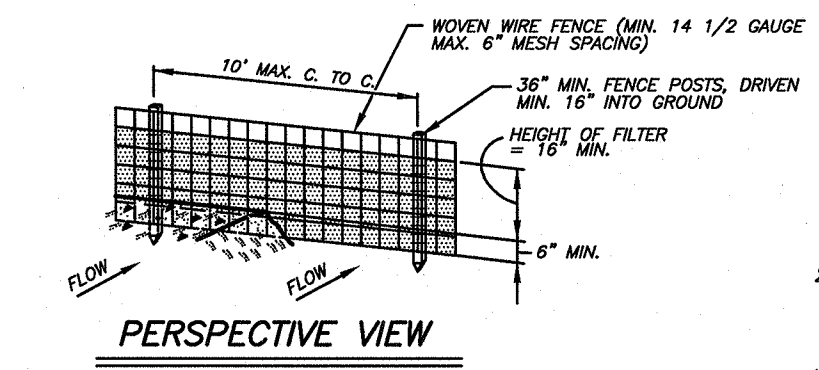


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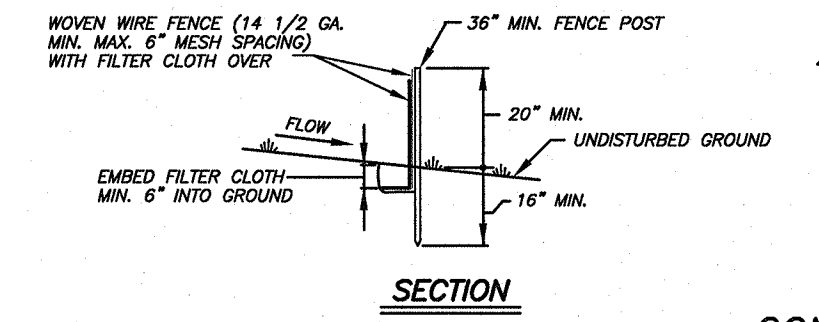


CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

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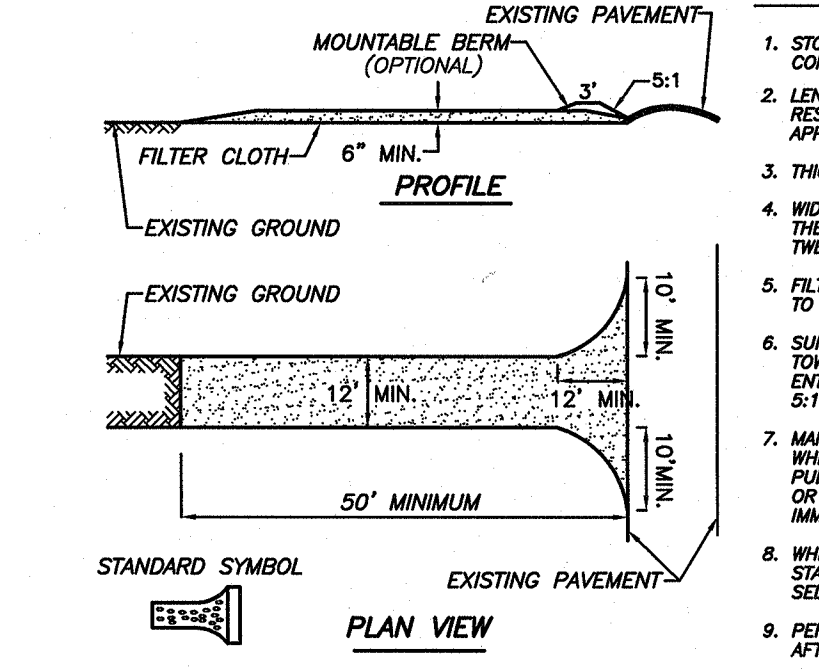
WIRE REINFORCED SILT FENCE

NTS



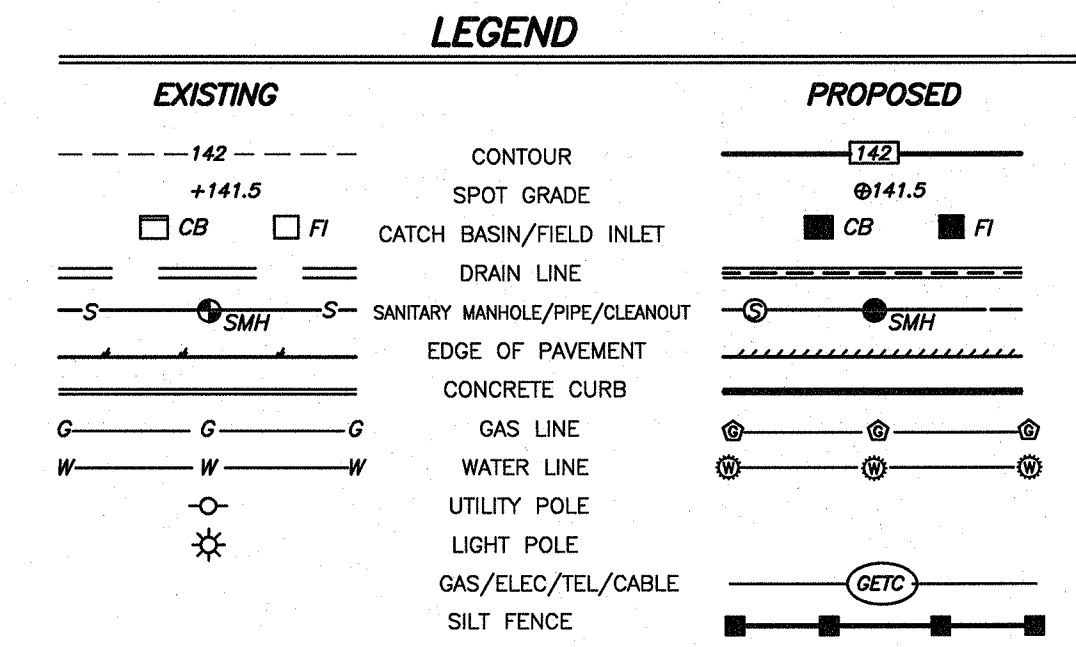
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STABILIZED CONSTRUCTION ENTRANCE

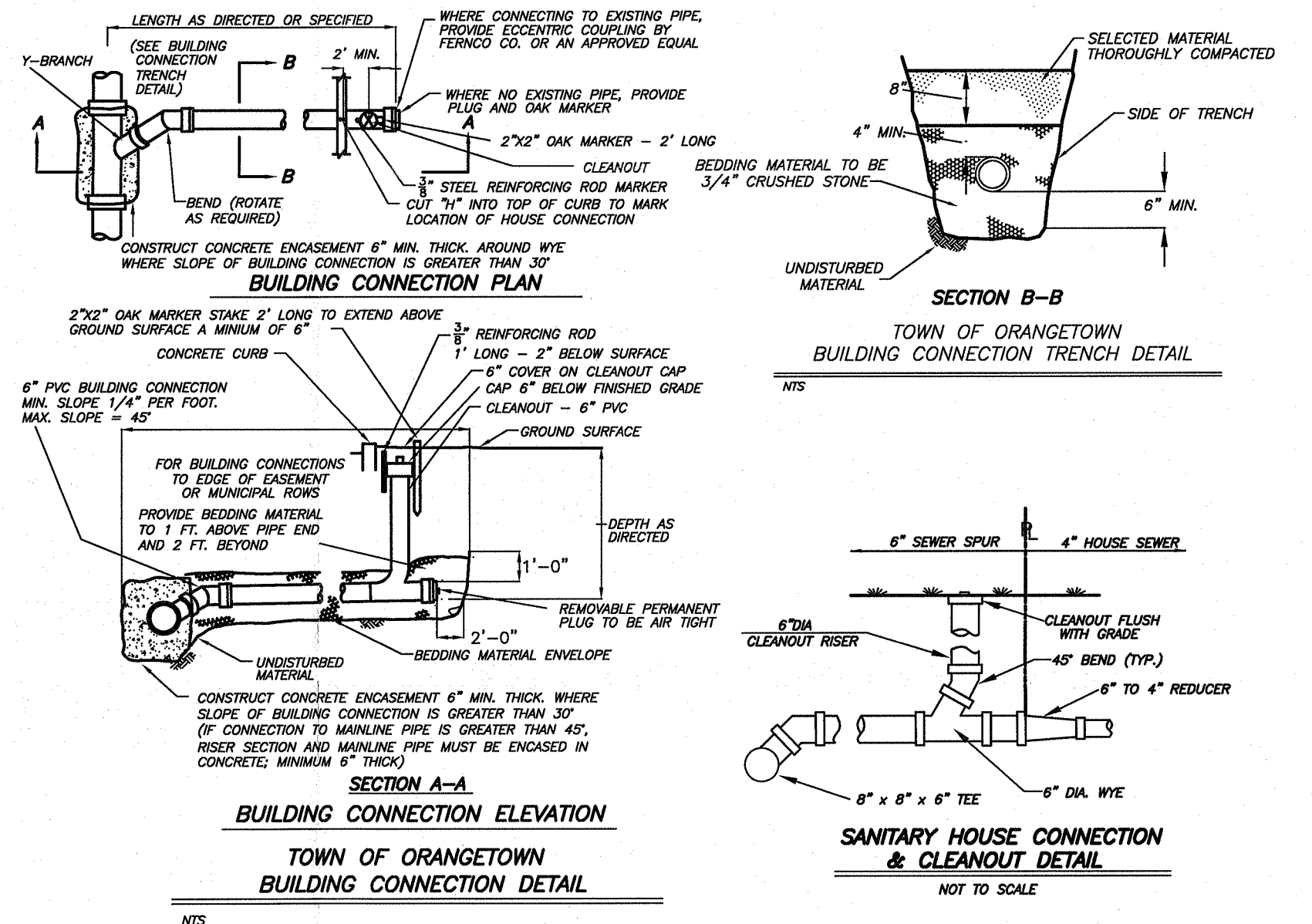
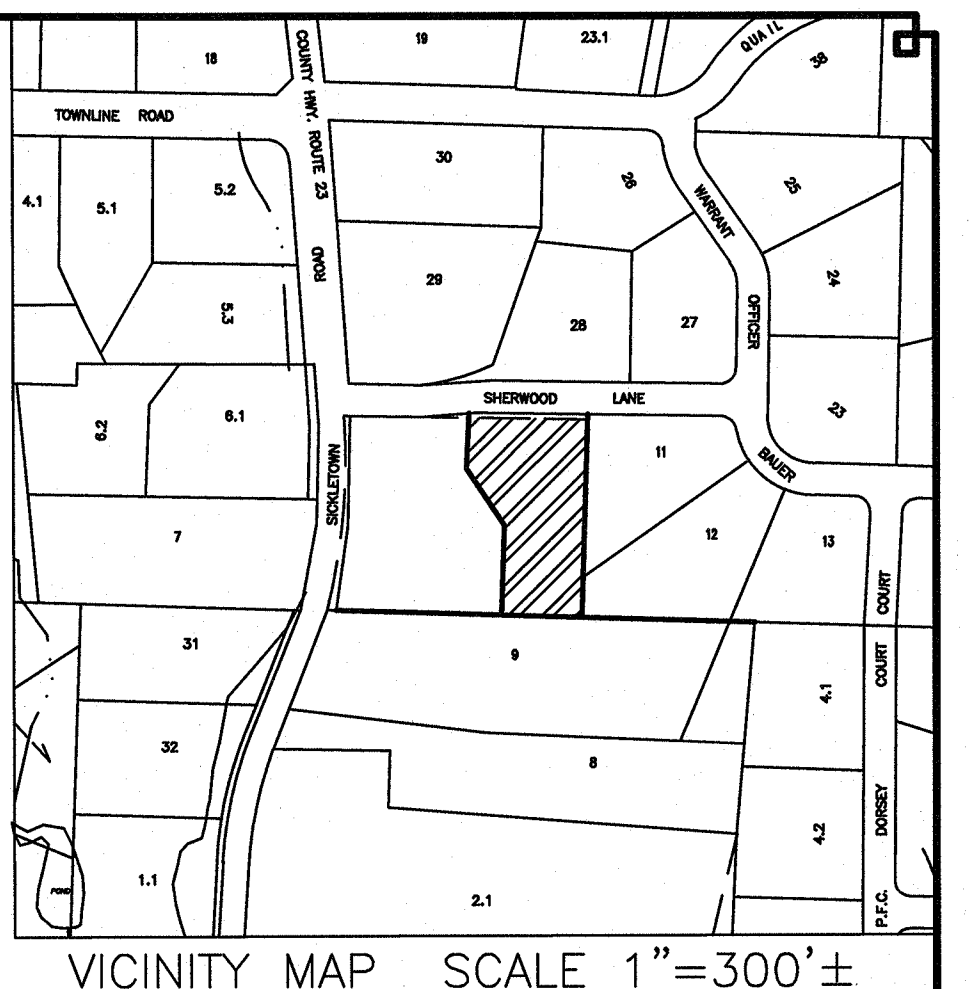
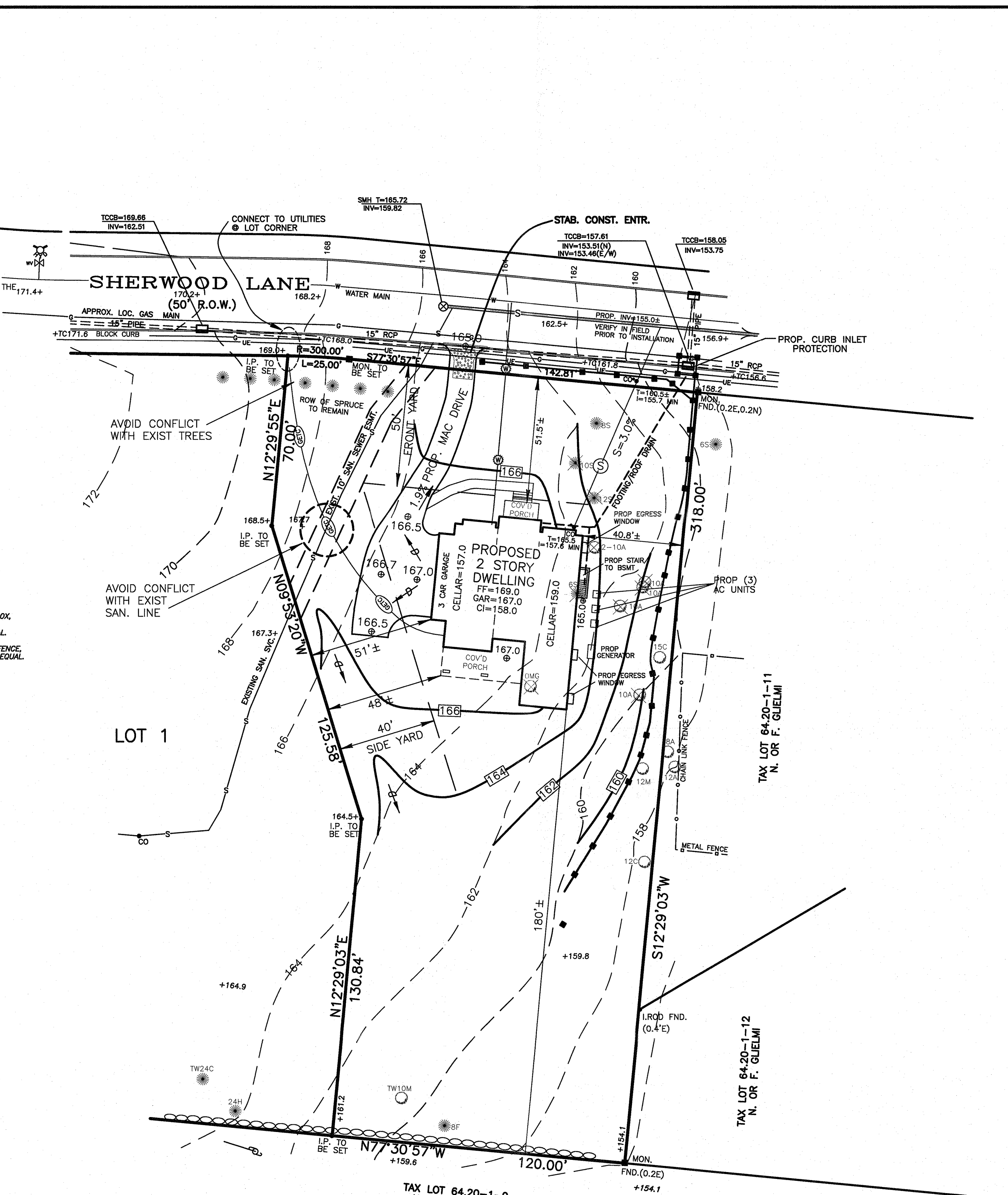
NTS



REFERENCE: FILED MAP "SHERWOOD FOREST" FILED SEPT. 26, 1989 AS MAP #6374.

BEING LOT #2 AS SHOWN ON A MAP ENTITLED "SUBDIVISION FOR McLOUGHLIN" FILED 12/27/06 IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP #7899

BULK REGULATIONS ZONE R-40									
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LOT 2	44,321 SF	160'+	167.81'	51.5'	40.8'	88'±	180'+	33.7'±	<0.142 PER ARCHT



- TREE LEGEND**
- CALIPER IN INCHES: 30K
- TREE TYPE (SEE BELOW)
TW=TWIN
- K = OAK
 - A = ASH
 - T = TULIP
 - M = MAPLE
 - C = CHERRY
 - MG = MAGNOLIA
 - N = NUT
 - HO = HOLLY
 - T = TULIP
 - H = HOLLY
 - L = LOCUST
 - P = PINE
 - H = HEMLOCK
 - C = CEDAR
 - S = SPRUCE
 - F = FIR
 - INDICATES TREE TO BE REMOVED

APPROVED PLAN INCLUDED FOR REFERENCE

4 SHERWOOD LANE

PLOT PLAN FOR

McKERNAN

TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK

JAY A. GREENWELL, PLS, LLC

LAND SURVEYING - LAND PLANNING
85 LAFAYETTE AVENUE, SUFFERN, NEW YORK, 10901
PHONE 845-357-0830 FAX 845-357-0756

TAX LOT # 64.20-1-10.2
AREA 44,321 SF
FILE 2550PP2
SCALE 1"=30'
DATE 10/23/19
JOB NO. 2550

DATE	REVISIONS
08/12/20	REVISIONS

DESIGNED JAG
DRAWN LDW
CHECKED JAG
APPROVED JAG

JAY A. GREENWELL, PLS
NYS LIC. # 49676