

Name of Municipality: TOWN OF ORANGETOWN Date Submitted: Nov. 3, 2020

2020 LAND USE BOARD APPLICATION

Please check all that apply:

<input type="checkbox"/> Commercial	<input 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#: 50740  
ASSIGNED  
INSPECTOR: glen  
Referred from Planning Board: YES / NO  
If yes provide date of Planning Board meeting: \_\_\_\_\_

Project Name: GUANGVI REN

Street Address: 165 Broad Ave, Palisades, NY 10964

Tax Map Designation:

Section: 77.20 Block: 2 Lot(s): 9  
Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_

Directional Location:

On the Murphy Ave side of \_\_\_\_\_, approximately \_\_\_\_\_ feet of the intersection of \_\_\_\_\_, in the Town of ORANGETOWN in the hamlet/village of \_\_\_\_\_.

Acreage of Parcel 1/3 Zoning District \_\_\_\_\_  
School District Orangetown Postal District Palisades  
Ambulance District Palisades Fire District Palisades  
Water District Well Sewer District Orangetown

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

Legalizing deck

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

Date: \_\_\_\_\_ Applicant's Signature: \_\_\_\_\_

RECEIVED  
NOV 11 2020  
TOWN OF ORANGETOWN  
LAND USE BOARD

**APPLICATION REVIEW FORM**

**Applicant:** GUANGYI REN Phone # 845 680 2519

**Address:** 165 Broad Ave Palisades NY 10964  
Street Name & Number (Post Office) City State Zip Code

**Property Owner:** GUANGYI REN Phone # 845 680 2519

**Address:** 165 Broad Ave Palisades NY 10964  
Street Name & Number (Post Office) City State Zip Code

**Engineer/Architect/Surveyor:** \_\_\_\_\_ Phone # \_\_\_\_\_

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

**Attorney:** \_\_\_\_\_ Phone # \_\_\_\_\_

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

**Contact Person:** GUANGYI REN Phone # 845 680 2519

**Address:** \_\_\_\_\_  
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.**

- \_\_\_\_\_ State or County Road
- \_\_\_\_\_ Long Path
- \_\_\_\_\_ Municipal Boundary

- \_\_\_\_\_ State or County Park
- \_\_\_\_\_ County Stream
- \_\_\_\_\_ County Facility

List name(s) of facility checked above:

\_\_\_\_\_  
\_\_\_\_\_

**Referral Agencies:**

- \_\_\_\_\_ RC Highway Department
- \_\_\_\_\_ RC Drainage Agency
- \_\_\_\_\_ NYS Dept. of Transportation
- \_\_\_\_\_ NYS Thruway Authority
- \_\_\_\_\_ Adjacent Municipality
- \_\_\_\_\_ Other \_\_\_\_\_
- \_\_\_\_\_ RC Division of Environmental Resources
- \_\_\_\_\_ RC Dept. of Health
- \_\_\_\_\_ NYS Dept. of Environmental Conservation
- \_\_\_\_\_ Palisades Interstate Park Commission

**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.

\_\_\_\_\_  
\_\_\_\_\_



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: October 3, 2020

Applicant: Ren

Address: 165 Broad Ave., palisades, NY

RE: Application Made at: same

Chapter 43, Table 3.12 Column 1- R-15 District, Column 2- Group M, Column 3- SFR, Column 11- Min  
Rear Yard Setback 35' w/ 23.4' proposed.  
One Variance Required

Section: 77.20

Block: 2

Lot: 9

Dear Ren:

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

October 27, 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

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: R-15 (6ML) OFFICIAL USE ONLY ACREAGE: .31  
 Inspector: lkn Date App Received: 10/27/2020 Received By: ll  
 Permit No. 50740 Date Issued: \_\_\_\_\_  
 CO No. \_\_\_\_\_ Date Issued: \_\_\_\_\_  
 Permit Fee: \$108 Ck# 005 Paid By Yumin Gong  
 GIS Fee: \$20 Ck# 006 Paid By \_\_\_\_\_  
 Stream Maintenance Fee Ck# \_\_\_\_\_ Paid By \_\_\_\_\_  
 Additional Fee: \_\_\_\_\_ Ck# \_\_\_\_\_ Date Paid \_\_\_\_\_ Paid By \_\_\_\_\_  
 1<sup>st</sup> 6 mo. Ext.: \_\_\_\_\_ Ck# \_\_\_\_\_ Exp. Date: \_\_\_\_\_ Paid By RECEIVED  
 2<sup>nd</sup> 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.  
TOWN OF ORANGETOWN BUILDING DEPARTMENT

X Property Location: 165 Broad Ave, Palisades, NY 10964  
 Section: T7.20 Block: 2 Lot: 9  
 X Property Owner: GUANGYI REN  
 X Mailing Address: 1426 Shore Drive, Bronx NY 10465  
 X Email: GONGY999@yahoo.com Phone #: \_\_\_\_\_  
 Lessee (Business Name): \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 Email: GONGY999@yahoo.com Phone #: 6462805921  
 Type of Business /Use: \_\_\_\_\_  
 X Contact Person: GUANGYI REN Relation to Project: \_\_\_\_\_  
 Email: GONGY999@yahoo.com Phone #: 646-280-5921  
 Architect/Engineer: \_\_\_\_\_ NYS Lic # 646-280-6207  
 Address: \_\_\_\_\_ Phone #: YUMIN  
 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: Single Family Residential  
Proposed Project Description: Legalize Existing deck

Proposed Square Footage: \_\_\_\_\_ Estimated Construction Value (\$): 2000

BUILDING DEPARTMENT COMPLETES BELOW

PLANS REVIEWED: \_\_\_\_\_

PERMIT REFERRED / DENIED FOR:

Chapter 43, Title 3-12, Column 1 & R-15 District, Column 2 =  
Group M, Column 3 = SR, Column 1 = Rear Yard setback 35' w/ 23.4' portion of  
1 Variance Required

RF Deputy 10/30/2020

FOR OFFICE USE ONLY SECTION BLOCK LOT NAME PERMIT#

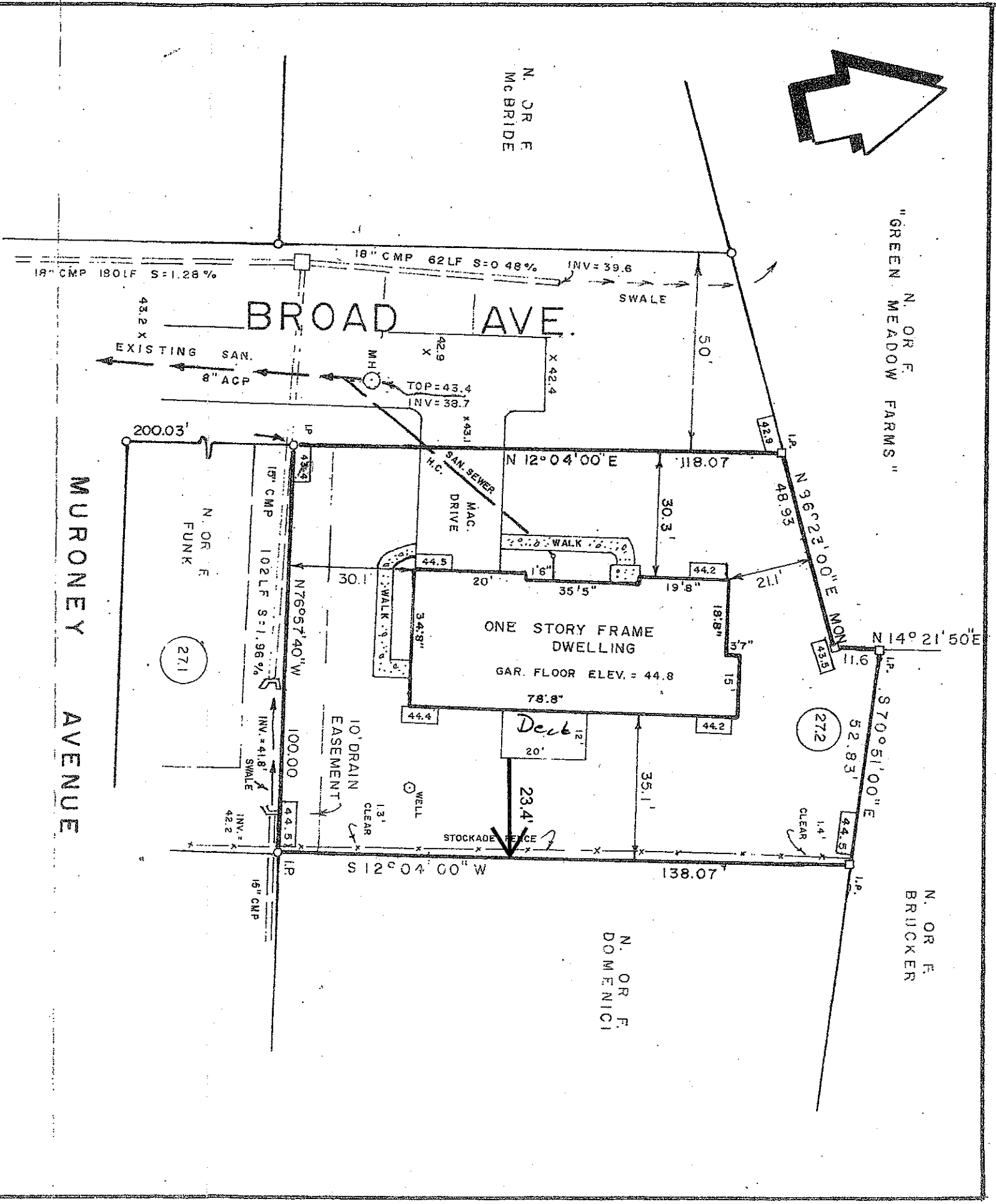
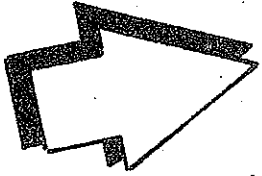
SWIS	PRINT KEY	NAME	ADDRESS
392489	77.20-1-20	Hannes Brueckner	766 Rte 340, Palisades, NY 10964
392489	77.20-1-22	Lisa Goldfarb	425 White Oak Rd, Palisades, NY 10964
392489	77.20-1-23	Robert Umlas	424 White Oak Rd, Palisades, NY 10964
392489	77.20-1-24	Christopher Margiotta	423 White Oak Rd, Palisades, NY 10964
392489	77.20-2-4	Francis E Pawlowski	165 Park Ave, Palisades, NY 10964
392489	77.20-2-6	Joong Jo Yoo	20 Muroney Av, Palisades, NY 10964
392489	77.20-2-7	Peter Modafferi	P.O. Box 186, Palisades, NY 10964
392489	77.20-2-8	In Kyoon Kim	190 Broad Av, Palisades, NY 10964
392489	77.20-2-9	Guangyi Ren	165 Broad Av, Palisades, NY 10964
392489	77.20-2-10	Richard E ingenito	159 Broad Av, Palisades, NY 10964
392489	77.20-2-11	Mark Donohue	14 Muroney Av, Palisades, NY 10964
392489	77.20-2-12	Younju R Park	158 Morningside Ave, Palisades, NY 10964
392489	77.20-2-13	Louis Domenjci Jr	150 Morningside Ave, Palisades, NY 10964
392489	77.20-2-14	Johanna Albin	P.O. Box 713, Palisades, NY 10964
392489	77.20-2-15	Susanna Shoykhet	159 Morningside Ave, Palisades, NY 10964

14 letters

RECEIVED

OCT 27 2020

TOWN OF ORANGETOWN  
BUILDING DEPARTMENT



FOR  
**ALICE & ROBERT FUNK**  
 PALISADES

SURVEY OF PROPERTY

TOWN OF ORANGETOWN  
 SCALE: 1" = 30'  
 SEPTEMBER 25, 1987  
 ROCKLAND COUNTY, N.Y.  
 AREA = 0.306 A.C.

REFERENCE: MAP ENTITLED "MINOR SUBDIVISION FOR ROBERT & ALICE FUNK" FILED IN THE R.C.C.O. ON JANUARY 24, 1988 IN BOOK 103, PAGE 10, AS MAP No. 5703.

PLAN INFORMATION

Owner Name: Gloria  
 Address: 165 Rockaway  
Palisades, NY  
 Sec-Blk-Lot: 77.2b - 2 - 9  
 Prepared By: Yvonne Gandy  
 Date: 10/8/2020

RO 8263

TAX LOT DESIGNATION: 56.501-272

ROBERT E. SURACE PLS.  
 PROFESSIONAL LAND SURVEYOR  
 NEW CITY, NEW YORK 10956  
 LIC. 49162

DEC. 1, 1988 - FOUNDATION LOCATION  
 SEPT. 28, 1989 - FINAL DWLG. LOCATION  
 & IRON PIPES SET.