

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"/> <b>Planning Board</b> <input type="checkbox"/> <b>Zoning Board of Appeals</b>  <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"/> <b>Historical Board</b> <input type="checkbox"/> <b>Architectural Board</b>  <input type="checkbox"/> Consultation <input type="checkbox"/> Pre-Preliminary/Sketch <input type="checkbox"/> Preliminary <input type="checkbox"/> Final <input type="checkbox"/> Interpretation
--	--

**PERMIT#:** \_\_\_\_\_  
**ASSIGNED**  
**INSPECTOR:** \_\_\_\_\_

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

**Project Name:** CO for Existing 21' above ground pool and attached deck

**Street Address:** 14 Yadanza Ct  
Palisades, NY 10964

**Tax Map Designation:**  
Section: 77.20 Block: 2 Lot(s): 25.3  
Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_

**Directional Location:**  
On the North East side of Yadanza Court, approximately  
300 feet East of the intersection of RT 340, in the  
Town of ORANGETOWN in the hamlet/village of Palisades.

<b>Acreage of Parcel</b> <u>.3454</u> <b>School District</b> <u>So. Orangetown CSD</u> <b>Ambulance District</b> <u>Palisades</u> <b>Water District</b> <u>SELZ</u>	<b>Zoning District</b> <u>R-15</u> <b>Postal District</b> <u>Palisades</u> <b>Fire District</b> <u>11</u> <b>Sewer District</b> <u>Orange town sewer</u>
--	---

**Project Description:** *(If additional space required, please attach a narrative summary.)*  
Seeking CO for as build above ground pool and deck constructed by previous owner.

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.  
Date: 9/15/2020 Applicant's Signature: \_\_\_\_\_

# APPLICATION REVIEW FORM

**Applicant:** Evan Schoonmaker Phone # 9176797630  
**Address:** 14 Yadanza Court Palisades NY 10968  
Street Name & Number (Post Office) City State Zip Code

**Property Owner:** Evan Schoonmaker Phone # 9176797630  
**Address:** 14 Yadanza Court Palisades NY 10968  
Street Name & Number (Post Office) City State Zip Code

**Engineer/Architect/Surveyor:** Eric Knute Osborn Phone # 8456297474  
**Address:** 58 Barnes Road Washingtonville NY 10992  
Street Name & Number (Post Office) City State Zip Code

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

**Contact Person:** Evan Schoonmaker Phone # 9176797630  
**Address:** 14 Yadanza Court Palisades NY 10964  
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.

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



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: August 20, 2020

Applicant: Zaino

Address: 14 PFC MOSES YADANZA

RE: Application Made at: same

Chapter 43, Section 5.227...Pools may be setback not less than 20' from rear lot line with 6'3" proposed

Table 3.11, Column 1= R-15 District, Column 2= Group M, Column 3= SFR, Column 9= Required side Yard setback 20' with 10'7" proposed.

2 Variances required

Section: 77.20 Block: 2 Lot: 25.3

Dear Zaino:

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

August 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.

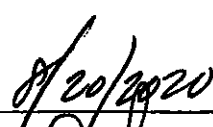

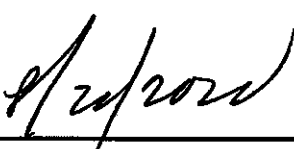
**In Accordance with Zoning, Chapter 43 Section 10.322 the time to appeal a determination of a Building Inspector or Similar administrative office is thirty (30) days from the filing of such a determination with the Town Clerk.**

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

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

<b>ZONE:</b> R-75	<b>OFFICIAL USE ONLY</b>	<b>ACREAGE:</b> .43
<b>Inspector:</b> GLEN	<b>Date App Received:</b> 8/13/2020	<b>Received By:</b> LZ
<b>Permit No.:</b> 50429	<b>Date Issued:</b>	
<b>CO No.:</b>	<b>Date Issued:</b>	
<b>Permit Fee:</b> \$150	<b>Ck#:</b> 125	<b>Paid By:</b> Schoonmaker
<b>GIS Fee:</b> \$10	<b>Ck#:</b> 121	<b>Paid By:</b> "
<b>Stream Maintenance Fee:</b>	<b>Ck #:</b>	<b>Paid By:</b>
<b>Additional Fee:</b>	<b>Ck#:</b>	<b>Date Paid:</b>
<b>1<sup>st</sup> 6 mo. Ext.:</b>	<b>Ck #:</b>	<b>Exp. Date:</b>
<b>2<sup>nd</sup> 6 mo. Ext.:</b>	<b>Ck #:</b>	<b>Exp. Date:</b>

**RECEIVED**

14 PRC MOSES YADANZA

**APPLICANT COMPLETES:**

AUG 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 signed by the applicant.

**Property Location:** 14 Yadanza Court, Palisades, NY

**Section:** 77.20 **Block:** 2 **Lot:** 25.3

**Property Owner:** Evan Schoonmaker & Laura Zaino

**Mailing Address:** 14 Yadanza Court, Palisades, NY 10964

**Email:** evanschoonmaker@gmail.com **Phone #:** 917-679-7630

**Lessee (Business Name):**

**Mailing Address:**

**Email:** **Phone #:**

**Type of Business /Use:**

**Contact Person:** Evan Schoonmaker **Relation to Project:** Owner/ contractor

**Email:** evanschoonmaker@gmail.com **Phone#:** 917-679-7630

**Architect/Engineer:** Eric Knute Osborn **NYS Lic #:** 021-585

**Address:** 58 Barnes Road, Washingtonville, NY 10992 **Phone#:** 845-629-7474

**Builder/General Contractor:** Owner acting as General Contractor **RC Lic #:**

**Address:** Same as above-see owner info **Phone#:**

**Plumber:** N/A **RC Lic #:**

**Address:** **Phone#:**

**Electrician:** Bilco Electrical Contractors, Inc. **RC Lic #:** 313

**Address:** 12 Sunrise Ave., New City, NY 10956 **Phone#:** 845-638-9137

**Heat/Cooling:** N/A **RC Lic#:**

**Address:** **Phone#:**

**Existing use of structure or land:** Existing single family residence

**Proposed Project Description:** Seeking a CO for an existing 21' round above ground pool and deck built by the previous property owner.

**Proposed Square Footage:** Deck = 174sf **Estimated Construction Value (\$):** 1000.00

**BUILDING DEPARTMENT COMPLETES BELOW**

**PLANS REVIEWED:**

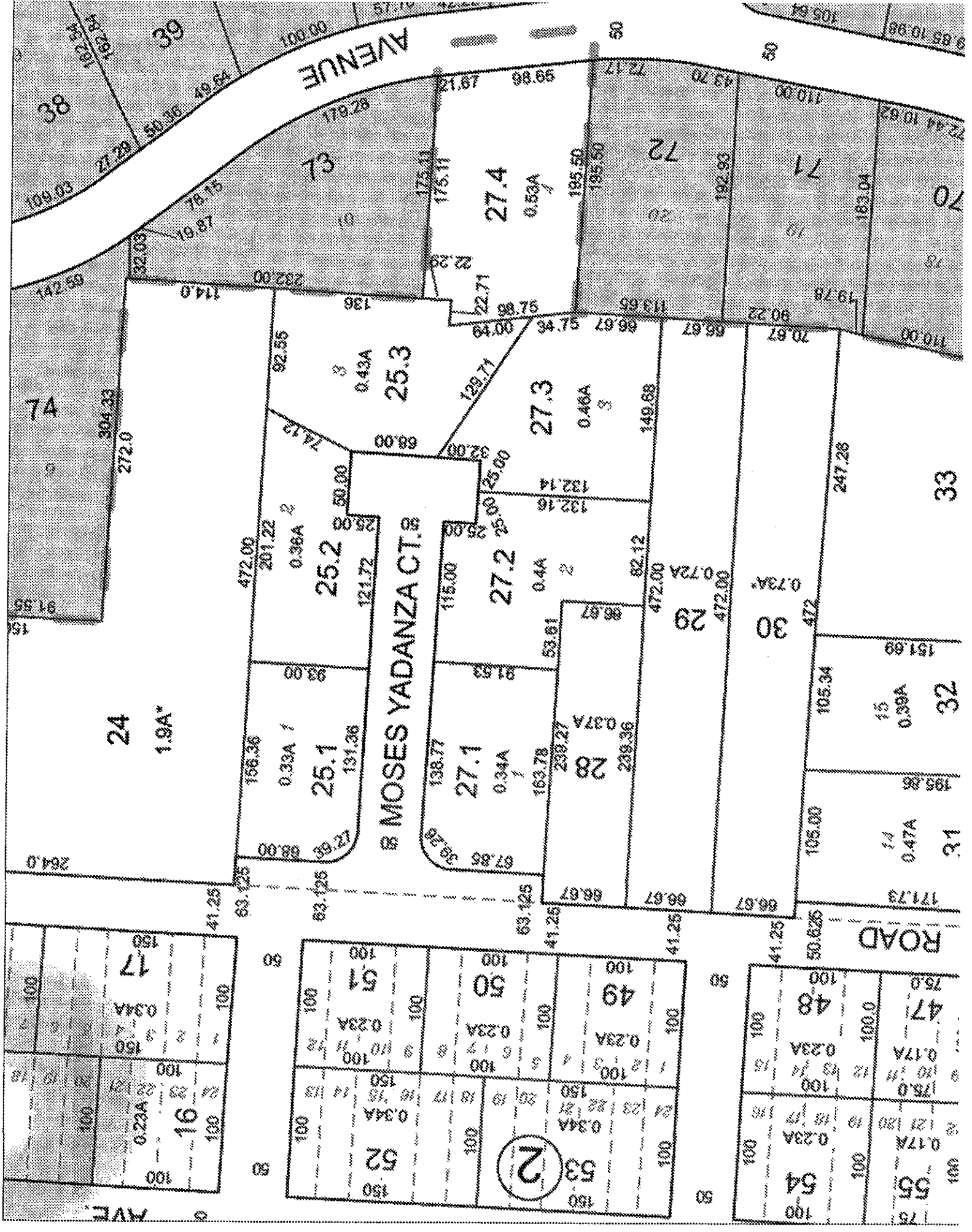
**PERMIT REFERRED / DENIED FOR:**

Chapter 43, Table 3.11, Col 1 = R-10 District, Col 2 = Area, Col 3 = PPR, Col 9  
Minimum side yard 20' w/ 10' 7" proposed.

Chapter 43, Section 5007 requires pool near yard setback 20' w/ 6' 3" proposed.

RF Depla 8/20/20

FOR OFFICE USE ONLY SECTION 77.20 BLOCK 2 LOT 25.3 NAME YAINO PERMIT# 50429



AVENUE

MOSES YADANZA CT.

ROAD

24  
1.9A\*

25.1  
0.33A 1  
131.36

25.2  
0.36A 2  
121.72

25.3  
0.43A 3  
92.55

27.1  
0.34A 1  
138.77

27.2  
0.4A 2  
115.00

27.3  
0.46A 3  
132.14

27.4  
0.53A 1  
175.11

28  
0.37A  
239.27

29  
0.72A  
472.00

30  
0.73A  
472.00

31  
0.47A 14  
195.86

32  
0.39A 15  
151.69

33  
247.26

16  
0.23A  
100

17  
0.34A  
150

51  
0.23A  
100

52  
0.34A  
150

53  
0.34A  
150

50  
0.23A  
100

49  
0.23A  
100

54  
0.23A  
100

48  
0.23A  
100

55  
0.17A  
120

47  
0.17A  
120

AVE.

**Evan Schoonmaker**

14 Yadanza Court  
Palisades NY 10964  
917.679.7630  
evanschoonmaker@gmail.com

15th September 2020

**Town of Orangetown Zoning Board of Appeals**

20 Greenbush Road  
Orangeburg, NY 10962

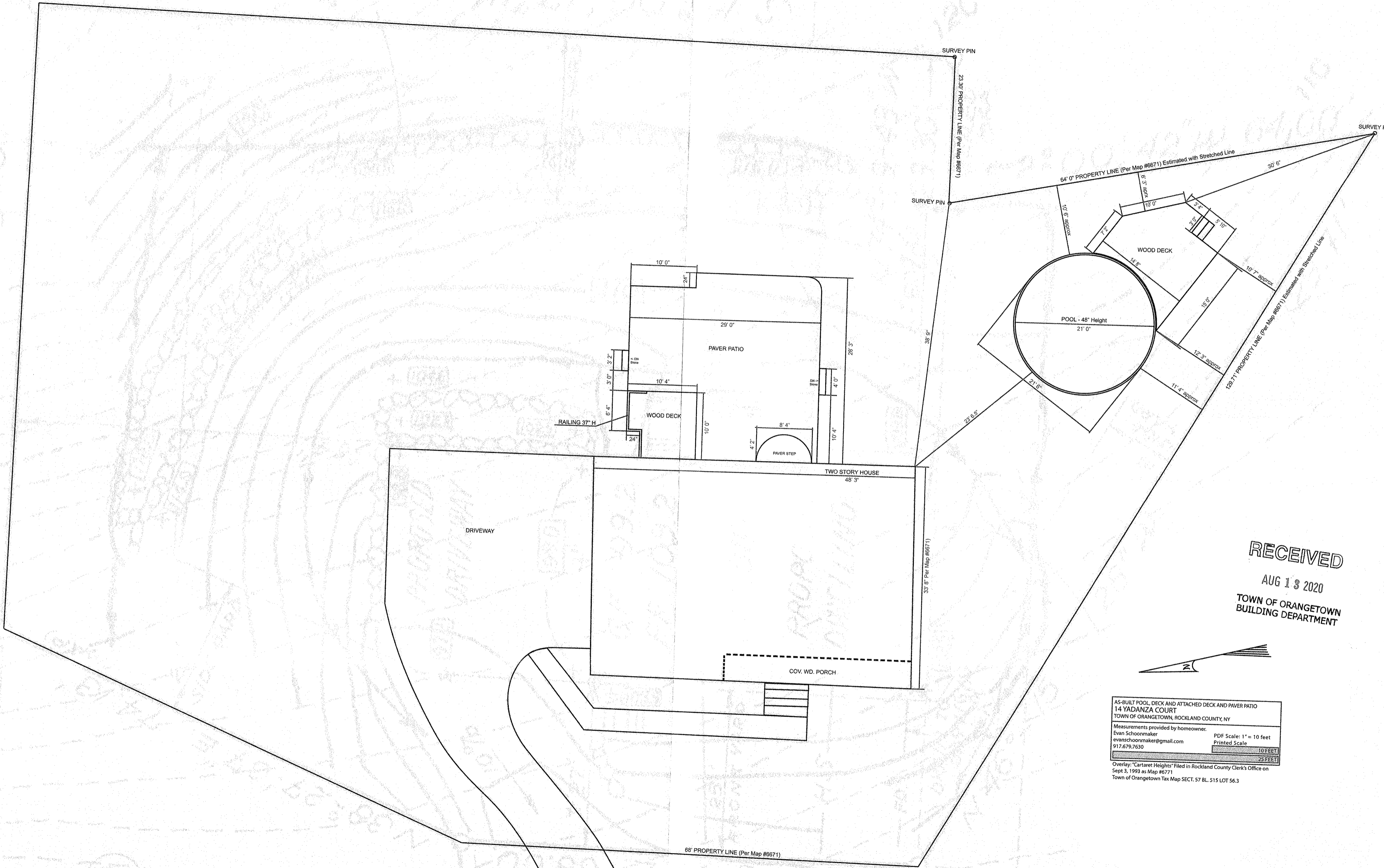
Dear Board Members,

The application up for review is for an above ground pool and deck that were already existing when I purchased the house two years ago. My realtor, lawyer, and title company all cleared the house for purchase with no violations and all assumptions of being properly permitted. However, I applied for a building permit for a separate project and the pool raised a flag which must now be cleared. I am simply trying to rectify the previous owner's error and move on with new dreams for this house. There are no modifications I am looking to make to the pool and deck, everything is still in fine condition and my young son and his little neighborhood friends are getting great use out of it. I appeal to you today to allow an exception to the zoning for the as-built pool and deck. Thank you for your consideration.

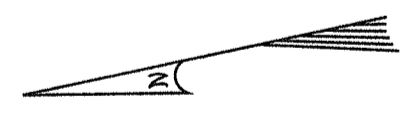
Sincerely,

A handwritten signature in black ink, appearing to read 'Evan Schoonmaker', written in a cursive style.

Evan Schoonmaker



RECEIVED  
 AUG 13 2020  
 TOWN OF ORANGETOWN  
 BUILDING DEPARTMENT



AS-BUILT POOL, DECK AND ATTACHED DECK AND PAVER PATIO  
 14 YADANZA COURT  
 TOWN OF ORANGETOWN, ROCKLAND COUNTY, NY  
 Measurements provided by homeowner:  
 Evan Schoonmaker  
 evanschoonmaker@gmail.com  
 917.679.7630

PDF Scale: 1" = 10 feet  
 Printed Scale: 10 FEET  
 25 FEET

Overlay: "Cartaret Heights" Filed in Rockland County Clerk's Office on  
 Sept 3, 1993 as Map #6771  
 Town of Orangetown Tax Map SECT. 57 BL. 515 LOT 56.3