

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"/> <b>Planning Board</b> <input checked="" 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 checked="" type="checkbox"/> Variance <input type="checkbox"/> Performance Standards Review <input type="checkbox"/> Use Variance <input type="checkbox"/> Other (specify): _____	<input checked="" 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
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**PERMIT#:** #49497  
**ASSIGNED**  
**INSPECTOR:** Glenn Maier

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

**Project Name:** Mr. & Mrs. Wolk Residence

**Street Address:** 360 Oak Tree Road, Palisades NY 10964

**Tax Map Designation:**  
 Section: 77.16 Block: 1 Lot(s): 23  
 Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_

**Directional Location:**  
 On the Right side of Oak tree road, approximately  
680 feet past \_\_\_\_\_ of the intersection of Lauren Rd., in the  
 Town of ORANGETOWN in the hamlet/village of Palisades NY

<b>Acreage of Parcel</b> <u>.85 acres (37,063.78 s.f.)</u> <b>School District</b> <u>South Orangetown Central</u> <b>Ambulance District</b> <u>South Orangetown</u> <b>Water District</b> <u>Orangetown</u>	<b>Zoning District</b> <u>LIO</u> <b>Postal District</b> <u>Palisades</u> <b>Fire District</b> <u>Palisades</u> <b>Sewer District</b> <u>Orangetown</u>
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**Project Description:** *(If additional space required, please attach a narrative summary.)*  
Gravel Driveway Variance as per chapter 43 section 6.332

There was no asphalt driveway upon purchase of property in 2019

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.  
 Date: 10/7/2020 Applicant's Signature: Cellen & David Wolk  
David Wolk

# APPLICATION REVIEW FORM

**Applicant:** Mr. & Mrs. Wolk Phone # 914-588-9893

**Address:** 360 Oak Tree Road Palisades NY 10964  
Street Name & Number (Post Office) City State Zip Code

**Property Owner:** Mr. & Mrs. Wolk Phone # 914-588-9893

**Address:** 360 Oak Tree Road Palisades NY 10964  
Street Name & Number (Post Office) City State Zip Code

**Engineer/Architect/Surveyor:** Karl Ackermann, AIA Phone # 845-661-0893

**Address:** 159 E Central Avenue Pearl River NY 10965  
Street Name & Number (Post Office) City State Zip Code

**Attorney:** N/A Phone # \_\_\_\_\_

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

**Contact Person:** Mr. & Mrs. Wolk Phone # 914-588-9893 914-588-3522

**Address:** 360 Oak Tree Road 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.**

\_\_\_\_\_ 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.

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### 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:

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### Project History:

Has this project ever been reviewed before? \_\_\_\_\_

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.

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List tax map section, block & lot numbers for all other abutting properties in the same ownership as this project.

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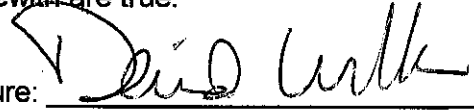
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**APPLICATION REVIEW FORM**

**Applicant's Signature and Certification**

State of New York )  
County of Rockland ) SS.:  
Town/Village of Orangetown )

I, David Wolk hereby depose and say that all the above statements contained in the papers submitted herewith are true.

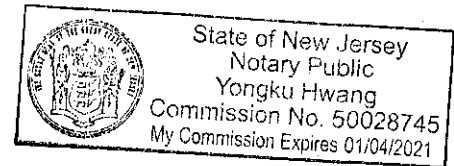
Signature: 

Mailing Address: 360 Oak Tree Road, Palisades NY 10964  
\_\_\_\_\_  
\_\_\_\_\_

SWORN to before this

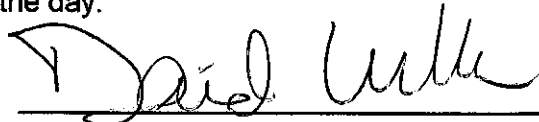
20<sup>th</sup> day of October, 2020

  
Notary Public



**Owner/Applicant's Consent Form to Visit Property**

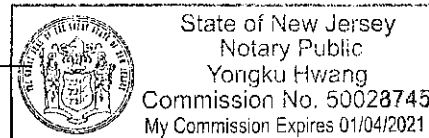
I, David Wolk, owner/applicant of the property described in the application submitted to the town/village board, planning board, zoning board of appeals and/or supporting staff, do hereby give permission to members of said boards and/or supporting staff to visit the property in question at a reasonable time during the day.

  
Owner/Applicant Signature

SWORN to before this

20 day of Oct., 2020

  
Notary Public





Karl Ackermann &lt;karlarch159@gmail.com&gt;

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**360 Oak Tree Rd, Palisades, Driveway referral. Permit #49497**

4 messages

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Glenn Maier <gmaier@orangetown.com>  
To: Karl Ackermann <karlarch159@gmail.com>  
Cc: Debbie Arbolino <DArbolino@orangetown.com>

Wed, Sep 9, 2020 at 3:44 PM

Karl,

The driveway has not been installed per the approved site plan. Per the Town of Orangetown, Town Code, section 6.332 requires all residential driveways to be paved with asphalt, a gravel driveway has been installed. This will require the home owner to appear before the zoning board for a variance of the town code. ZBA applications can be downloaded from the town website or picked up at the building department, please reference permit #49497

Debbie Arbolino, clerk of the Zoning Board, has been CC'd on this email. If you have any questions regarding the ZBA application process please contact Debbie. It is my understanding the next available ZBA meeting is the month of November. Please submit the required documentation as soon as possible as openings will fill quickly.

Thank you

Glenn E. Maier

Town Of Orangetown

Assistant Building Inspector

845-359-8410 o x4311

845-359-8526 f

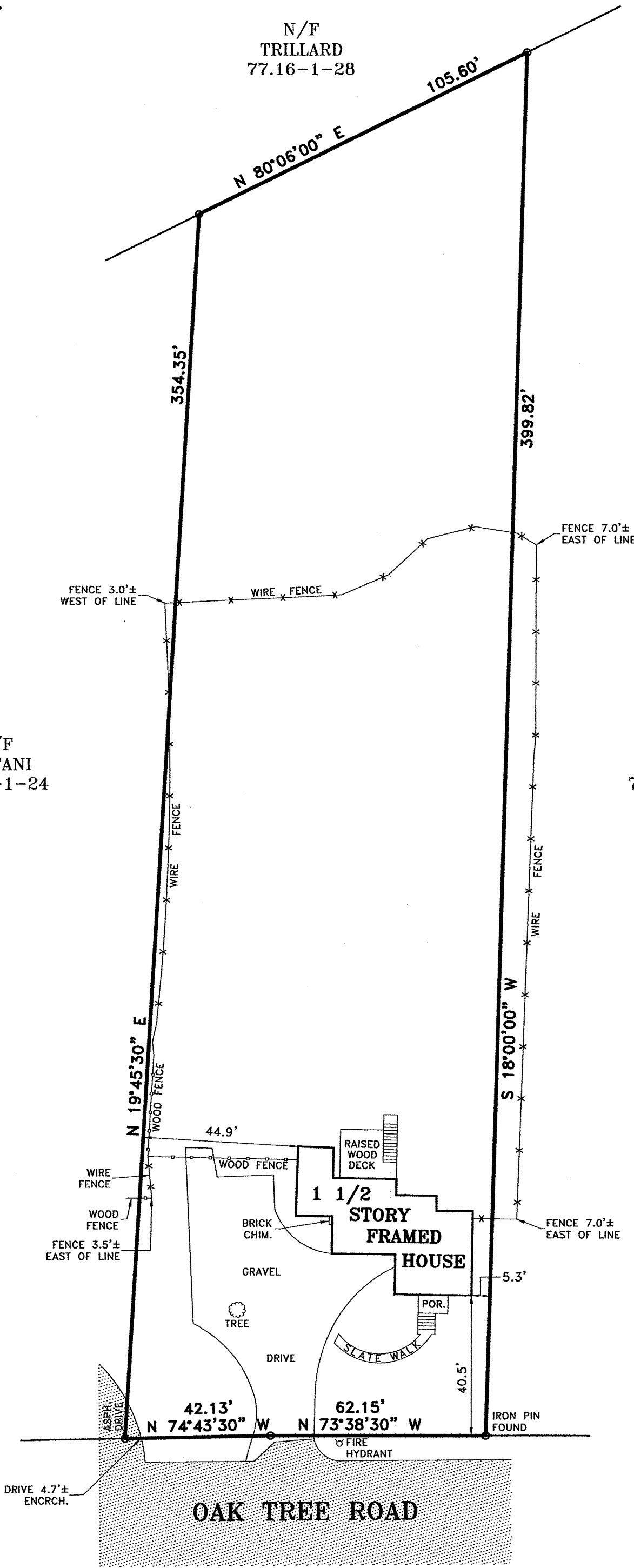
gmaier@orangetown.com



**LOT AREA**

**37,063.78 S.F.**  
**OR**  
**0.85 ACRES**

N/F  
 TRILLARD  
 77.16-1-28



N/F  
 STEFANI  
 77.16-1-24

N/F  
 KOPACZ  
 77.16-1-22

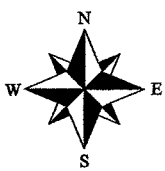
**GENERAL NOTES:**

1. THE PREMISES SHOWN HEREON IS GENERALLY AS DESCRIBED IN DEED LIBER 1038 PAGE 590 RECORDED IN THE ROCKLAND COUNTY CLERK'S OFFICE.
2. SURVEYED AS PER RECORD DESCRIPTIONS 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. PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY.



REVISED: OCTOBER 7, 2020 (FRAMED DWELLING REMOVED)

**W.E. James**



**Engineering  
 and  
 Land Surveying, PLLC**

8 CHEANDA LANE  
 WALLKILL, NEW YORK 12589  
 PHONE: (845) 566-6522 FAX: (845) 566-6525  
 EMAIL: WEJames@optonline.net  
 www.wejamesassociates.com

COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A TRUE VALID COPY. GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON: JUNE 12, 2019 (UPDATED: JUNE 12, 2020)

**CERTIFIED ONLY TO:**

1. CELLEN WOLK AND DAVID WOLK
2. WESTCOR LAND TITLE INSURANCE COMPANY

*William E. James*

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

**PROJECT TITLE:**

SURVEY PREPARED FOR  
**Cellen Wolk**  
 &  
**David Wolk**

TAX MAP SECTION 77.16, BLOCK 1, LOT 23  
 TOWN OF ORANGETOWN  
 ROCKLAND COUNTY, NEW YORK

SCALE: 1" = 30'      DATE: JUNE 13, 2020      SHEET NO: 1 OF 1

PROJECT CAD REFERENCE:  
 ROCKLAND COUNTY/TOWN OF ORANGETOWN/OAK TREE ROAD/WOLK 6 13 20.DWG