

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: 12/21/2020

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

PERMIT#: _____
 ASSIGNED _____
 INSPECTOR: _____

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

Project Name: Yaval dak's Site Plan

Street Address: 6 Ryerson Place
Tappan, NY 10983

Tax Map Designation:

Section: 77.14 Block: 1 Lot(s): 9
Section: _____ Block: _____ Lot(s): _____

Directional Location:

On the north side of Ryerson Place, approximately 215 feet of the intersection of Main Street, in the Town of ORANGETOWN in the hamlet/village of Tappan.

Acreage of Parcel 11,400 SF
School District _____
Ambulance District _____
Water District _____

Zoning District R-15
Postal District _____
Fire District _____
Sewer District _____

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

Clients would like an area use variance (for their side yard) for an in-ground swimming pool.

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

Date: 12/20/2020 Applicant's Signature: _____

APPLICATION REVIEW FORM

Applicant: Katie Anders (Cool Pool, Inc.) Phone # 203.517.6956
Address: 85 S. Pascaok Rd, Nanuet, NY 10954
Street Name & Number (Post Office) City State Zip Code

Property Owner: Peter Yavaldakis Phone # 914.924.2869
Address: 6 Ryerson Place Tappan, NY 10983
Street Name & Number (Post Office) City State Zip Code

Engineer/Architect/Surveyor: Tom Skrabble Phone # 201.529.5010
Address: 65 Ramapo Valley Rd, Mahwa, NJ 07430
Street Name & Number (Post Office) City State Zip Code

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

Contact Person: Katie Anders (Cool Pool, Inc.) Phone # 203.517.6956
Address: 85 S. Pascaok Rd, Nanuet NY 10954
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 | _____ State or County Park |
| _____ Long Path | _____ County Stream |
| _____ Municipal Boundary | _____ County Facility |

List name(s) of facility checked above:

County Road 15

Referral Agencies:

- | | |
|-----------------------------------|---|
| _____ RC Highway Department | _____ RC Division of Environmental Resources |
| _____ RC Drainage Agency | _____ RC Dept. of Health |
| _____ NYS Dept. of Transportation | _____ NYS Dept. of Environmental Conservation |
| _____ NYS Thruway Authority | _____ Palisades Interstate Park Commission |
| _____ Adjacent Municipality | |
| _____ 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? yes - Area use
- 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 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.

N/A



Peter Yavaldakis <peteryavaldakis@gmail.com>

Need an email authorizing me

Peter Yavaldakis <peteryavaldakis@gmail.com>

Fri, Nov 20, 2020 at 3:13 PM

To: katie anders <katie@coolpool.com>

Good afternoon Katie,

Please be advised and notify any parties concerned, that you Katie Anders of Cool Pool, Inc. are authorized to represent me, to the ZBA and submit any and all applications on my behalf

Should anyone have any questions I can be reached at 914.924.2869

Kind Regards,


Peter Yavaldakis

[Quoted text hidden]

APPLICATION REVIEW FORM

AFFIDAVIT

State of ~~New York~~ ^{New Jersey}
 County of ~~Rockland~~ ^{Bergen}) SS.:
 Town/Village of Park Ridge)

I, Katie Anders being duly sworn deposes and says that he is the applicant, agent or attorney for applicant, in the matter of the petition before the ZBA (board) in the town/village of Orangetown affecting property located at 6 Ryerson Place, Tappan, Rockland County, New York.

That the following are all of the owners of property 200ft. (distance) from the premises as to which this application is being taken.

SECTION-BLOCK-LOT	NAME	ADDRESS
77.14-1-6	Christopher Tierney	12 Ryerson Pl., Tappan NY 10983
77.14-1-7	Scott Peck	10 Ryerson Pl., Tappan NY 10983
77.14-1-8	Andria Bulkevsky	8 Ryerson Pl., Tappan, NY 10983
77.14-1-9	Jennifer Plas	6 Ryerson Pl., Tappan, NY 10983
77.14-1-10	John Hstvercke	4 Ryerson Pl., Tappan, NY 10983
77.14-1-11	Jose D Mazariego	17 Main St, Tappan, NY 10983
77.14-1-12	Anna Nuovo	2 Ryerson Pl, Tappan, NY 10983
77.14-1-13.1	State Line Plaza Inc CBRE-Lena Walder	445 South St, Fl 1, Morristown, NJ 07960
77.14-1-13.2	State Line Plaza Inc CBRE-Lena Walder	445 South St. Fl 1, Morristown, NJ 07960
77.15-1-71	Rockland Chinese Alliance	31 Main St., Tappan, NY 10983



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 23, 2020

Applicant: Yavaldakis

Address: 6 Ryerson Pl, Tappan, NY

RE: Application Made at: same

Chapter 43, Section 5.227 Accessory Structures, Pools Require Min Side Yard 20 with 10' proposed.
One Variance required

Section: 77.14

Block: 1

Lot: 9

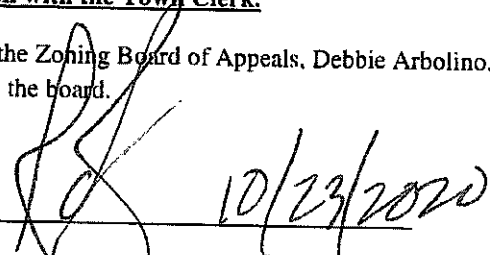
Dear Yavaldakis:

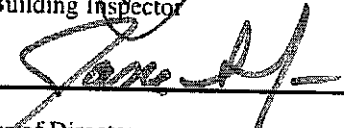
Please be advised that the Building Permit Application, which you submitted on
October 21, 2020, has been denied. I have enclosed a Xerox copy of your application, where you will find
at the bottom the reason for denial.

**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

10-26-2020
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.

834
30

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>	<u>COMV</u> OFFICIAL USE ONLY	ACREAGE: <u>.26</u>
Inspector: <u>Alan</u>	Date App Received: <u>10-21-2020</u>	Received By: <u>[Signature]</u>
Permit No. <u>50715</u>	Date Issued: _____	
CO No. _____	Date Issued: _____	
Permit Fee: <u>834.</u>	Ck# <u>1313</u>	Paid By: <u>COOL POOL INC</u>
GIS Fee: <u>20.</u>	Ck# <u>1312</u>	Paid By: _____
Stream Maintenance Fee _____	Ck # _____	Paid By _____
Additional Fee: _____	Ck# _____	Date Paid _____
1 st 6 mo. Ext.: _____	Ck # _____	Exp. Date: _____
2 nd 6 mo. Ext.: _____	Ck # _____	Exp. Date: _____

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.

Property Location: 6 Ryerson Place

Section: 77.14 Block: 1 Lot: 9

Property Owner: Peter Vavalidakis

Mailing Address: 6 Ryerson Place, Tappan, NY 10983

Email: peteravalidakis@gmail.com Phone #: 914-924-2869

Lessee (Business Name): _____

Mailing Address: _____

Email: _____ Phone #: _____

Type of Business /Use: _____

Contact Person: Katie Anders Relation to Project: agent of owner

Email: Katie@coolpool.com Phone#: 845-352-0110 ext.4

Architect/Engineer: Tom Skrabble NYS Lic # 75377

Address: 65 Ramapo Valley Rd, Mahwah, NJ Phone#: 201-240-5390

Builder/General Contractor: Cool Pool, Inc. RC Lic # H-0490

Address: 85 S. Pascack Rd, Nanuet, NY Phone#: 845-352-0110

Plumber: H+R Plumbing RC Lic # P-511-P-H-C-R-SM

Address: 53 Massachusetts Ave, Congers, NY Phone#: 845-268-7211

Electrician: EZ Electric RC Lic # E-435

Address: 5 Darian Court, Pomona, NY Phone#: 845-290-1977

Heat/Cooling: _____ RC Lic#: _____

Address: _____ Phone#: _____

Existing use of structure or land: Single Family Residential

Proposed Project Description: Same w/ Swimming pool (in ground)

Proposed Square Footage: _____ Estimated Construction Value (\$): 38,500

BUILDING DEPARTMENT COMPLETES BELOW

PLANS REVIEWED: _____

PERMIT REFERRED / DENIED FOR: Chapter 93 Section 5.227 - Pools require 20' setback in R-15 District

[Signature] Deputy 10/23/2020

[Signature] 8-10-2020 Page 1

FOR OFFICE USE ONLY SECTION BLOCK LOT NAME PERMIT #

APPLICATION FOR BUILDING/DEMOLITION PERMIT

APPLICANT MUST COMPLETE OR APPLICATION WILL NOT BE ACCEPTED

ZONING BULK REQUIREMENTS			
Zone: <u>R-1S</u>	Group:	Use:	
	Required	Existing	Proposed
Floor area ratio			
Lot area			
Lot width			
Street frontage			
Front yard setback			
Side yard setback			
Total side yard setback			
Rear yard setback			
Maximum building height			

Number of stories: _____ Construction Type: _____ Occupancy Class: _____

Zoning Chart Information Completed by: _____

- Sewage: (circle one) Town County Private
- How many kitchens on the property? 1
- Are there any renters, tenants, lessees or boarders at this property? YES / NO
- Are there any other building permits on this property? YES / NO
- Is the property in a flood plain? YES / NO

AFFIDAVIT

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

I, X Katie Anders being duly sworn, deposes and says that he/she is the (circle one) owner, lessee, engineer, surveyor, architect, builder, or agent of the owner) in fee of the premises to which this application applies; that he/she (the applicant) is duly authorized to make this application and that the statements contained in the papers submitted herein are true to the best of his/her knowledge and belief, and that the work will be performed in the manner set forth in the application and in the plans and specifications filed therewith, and in accordance with the State Uniform Building Code and all other applicable laws, ordinances and regulations of the municipality. I also declare that the structure or area described in this application will not be occupied or used until I have obtained a Certificate of Occupancy or Certificate of Compliance.

Signature and Mailing Address

X km

SWORN to before me this 21 day of October, 2020

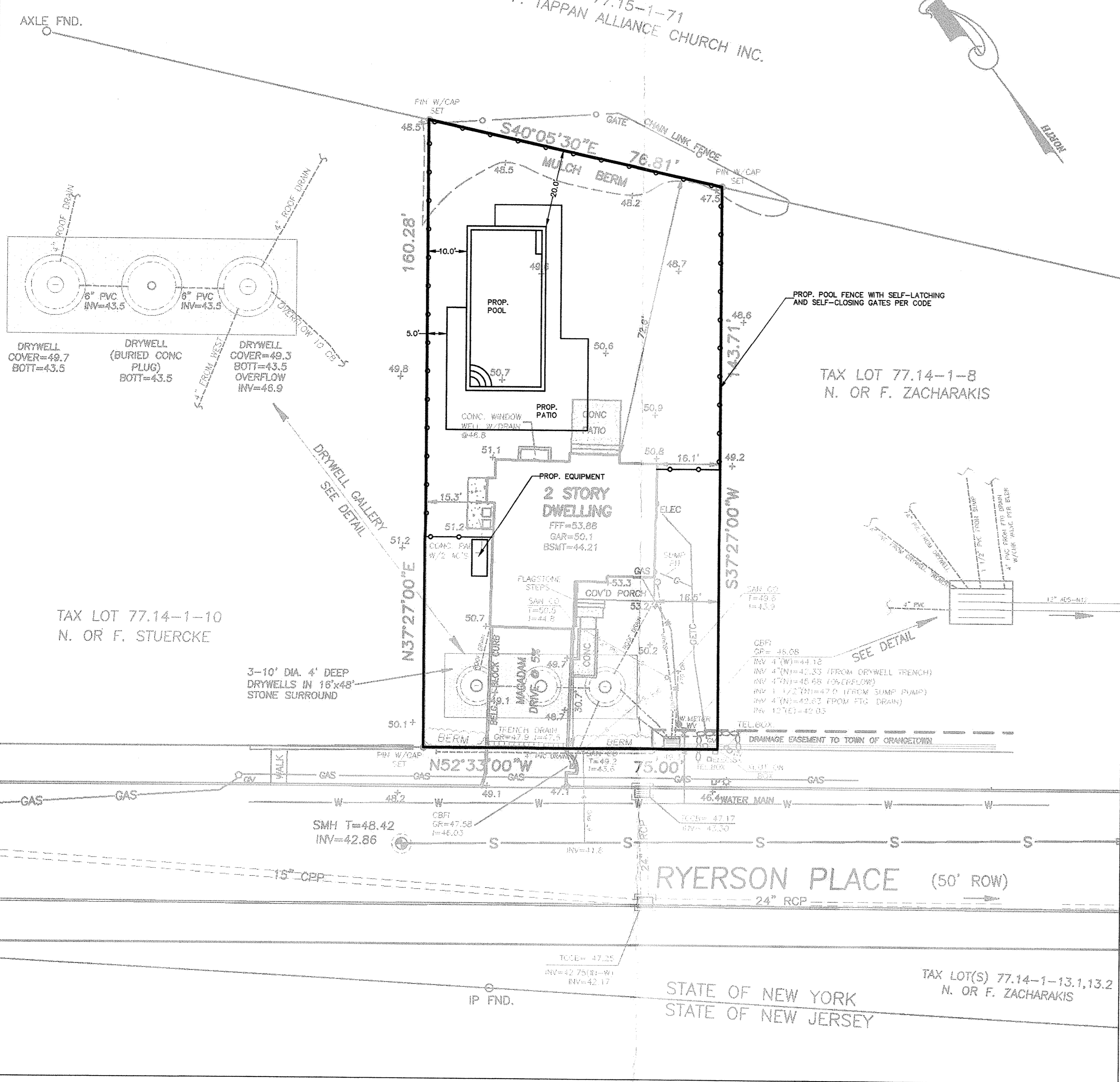
Witness: Hena Raymond
 (If not witnessed by Building Department personnel, Notary signature is required.) _____, Notary Public

OFFICIAL USE ONLY:	
Checked by: _____	Date: _____
Permit Granted for: _____	

Signature: _____ Date: _____	
Director, OBZPAE	

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2020 RESIDENTIAL BUILDING CODE OF NEW YORK STATE

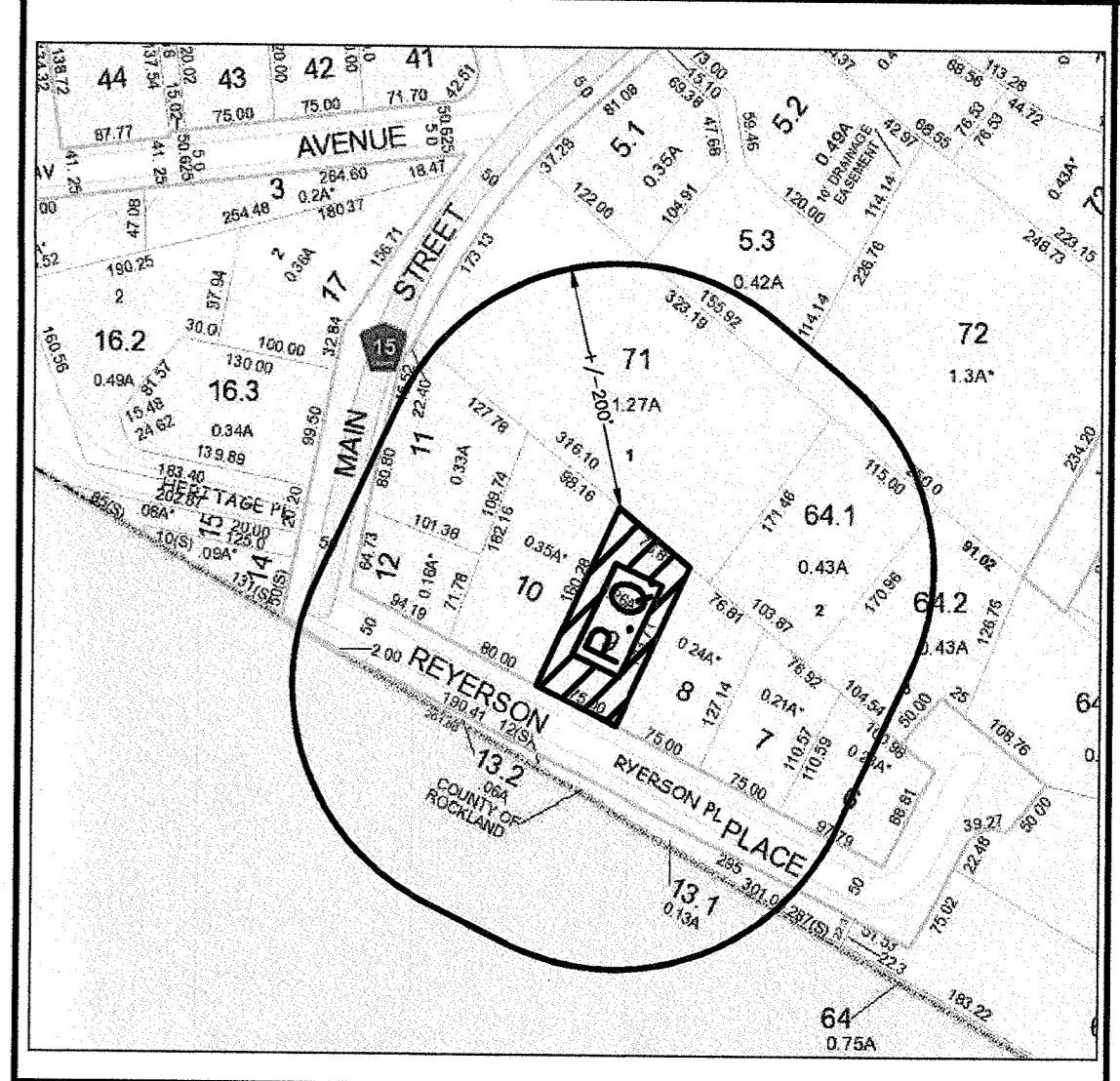
THIS PLAN APPLICABLE FOR VARIANCE APPROVAL ONLY. ADDITIONAL GRADING/DRAINAGE AND SOIL EROSION/SEDIMENT CONTROL DETAILS TO BE PROVIDED SUBJECT TO VARIANCE APPROVAL AND PRIOR TO CONSTRUCTION



REVISION NO.	DATE	DESCRIPTION

BULK TABLE		
ZONE: R-15, RESIDENTIAL	REQUIRED	PROPOSED
MAXIMUM FLOOR AREA RATIO	0.20	NO CHANGE
MINIMUM LOT AREA (SF)	15,000	11,400**
MINIMUM LOT WIDTH (FT.)	100	75.0**
MINIMUM STREET FRONTAGE (FT.)	75	75.0
MINIMUM FRONT YARD (FT.)	30	30.7
MINIMUM SIDE YARD (FT.) (POOL)	20	10.0***
MINIMUM TOTAL SIDE YARD (FT.)	N/A	N/A
MINIMUM REAR YARD (FT.) (POOL)	20	20.0
MAXIMUM BUILDING HEIGHT (FT./FT.)	1	NO CHANGE

** - EXISTING NON-CONFORMING CONDITION
 *** - VARIANCE REQUIRED



- NOTES:**
- PROPERTY KNOWN AS LOT 9 BLOCK 1 SECTION 77.14 AS SHOWN ON THE CURRENT TAX MAPS OF THE TOWN OF ORANGETOWN.
 - APPLICANT/OWNER: YAVALDAS, TAPPAN, NY
 - TOTAL AREA OF LOT: 11,400 SF
 - IMPROVEMENTS ON OR UNDER THE LANDS ARE NOT VISIBLE MAY NOT BE SHOWN.
 - THERE ARE NO EXISTING OR PROPOSED CONVEYANCES OR DEED RESTRICTIONS.
 - SURVEY INFORMATION SHOWN HEREON HAS BEEN TAKEN FROM A SURVEY PREPARED BY JAY GREENWELL, P.L.S., DATED 9/5/18. POOL LAYOUT BY COOL POOL.
 - THIS PLAN FOR ZONING PURPOSES ONLY.
 - PROPOSED UTILITIES FROM EX DWELLING.
 - TEST PITS TO BE PERFORMED TO CONFIRM SEEPAGE PIT FUNCTION. IF GROUNDWATER ENCOUNTERED DESIGN WILL BE MODIFIED AS REQUIRED.
 - EXISTING SEPTIC SYSTEM LOCATION, IF APPLICABLE, SHALL BE CONFIRMED PRIOR TO SEEPAGE PIT CONSTRUCTION.
 - SCHOOL DISTRICT: SOUTH ORANGETOWN
 - FIRE TAPPAN
 - WATER: TOWN OF ORANGETOWN
 - LIGHTING: TOWN OF ORANGETOWN
 - SEWER: TOWN OF ORANGETOWN
 - LOT DRAINAGE SHOWN SHALL CONSTITUTE EASEMENTS RUNNING WITH THE LAND AND SHALL NOT BE DISTURBED.
 - ALL UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE, SHALL BE INSTALLED UNDERGROUND.
 - THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OPTICAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 238.1M OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.
 - AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF ANY WORK, INCLUDING THE INSTALLATION OF EROSION CONTROL DEVICES OR THE REMOVAL OF TREES AND VEGETATION, A PRE-CONSTRUCTION MEETING MUST BE HELD WITH THE TOWN OF ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING. SUPT. OF HIGHWAYS AND THE OFFICE OF BUILDING ZONING AND PLANNING ADMINISTRATION AND ENFORCEMENT. IT IS THE RESPONSIBILITY AND THE OBLIGATION OF THE PROPERTY OWNERS TO ARRANGE SUCH A MEETING.
 - ADDITIONAL CERTIFICATION BY AN APPROPRIATE LICENSED OR CERTIFIED DESIGN PROFESSIONAL SHALL BE REQUIRED FOR ALL MATTERS BEFORE THE PLANNING BOARD INDICATING THAT THE DRAWINGS AND PROJECT ARE IN COMPLIANCE WITH THE STORMWATER MANAGEMENT PHASE 1 REGULATIONS.
 - ALL PATIO AREAS NOT DISCHARGE TO THE SEEPAGE PIT SYSTEM.
 - THE TREE PROTECTION AND PRESERVATION GUIDELINES ADOPTED PURSUANT TO SECTION 21-24 OF THE LAND DEVELOPMENT REGULATIONS OF THE TOWN OF ORANGETOWN WILL BE IMPLEMENTED IN ORDER TO PROTECT AND PRESERVE BOTH INDIVIDUAL SPECIMEN TREES AND MATURE TREES WITH MANY TREES STEPS THAT WILL BE TAKEN TO PRESERVE AND PROTECT EXISTING TREES TO REMAIN ARE AS FOLLOWS:
 - A. NO CONSTRUCTION EQUIPMENT SHALL BE PARKED UNDER THE TREE CANOPY.
 - B. THERE WILL BE NO EXCAVATION OR STOCKPILING OF EARTH UNDERNEATH TREES.
 - C. TREES DESIGNATED TO BE PRESERVED SHALL BE MARKED CONSPICUOUSLY ON ALL SIDES AT A 5' TO 10' H. THE TREE PROTECTION ZONE FOR TREES DESIGNATED TO BE PRESERVED WILL BE ESTABLISHED BY ONE OF THE FOLLOWING METHODS:
 - ONE FT RADIUS FROM TRUNK PER INCH DBH
 - DRIP LINE OF TREE CANOPY METHOD CHOSEN SHOULD BE BASED ON PROVIDING MAX PROTECTION ZONE POSSIBLE
 - A BARRIER OF SNOW FENCE OR EQUAL IS TO BE PLACED AND MAINTAINED ONE YARD BEYOND THE TREE PROTECTION ZONE. IF IT IS AGREED THAT THE TREE PROTECTION ZONE OF A TREE MUST BE VIOLATED, ONE OF THE FOLLOWING METHODS MUST BE USED TO MITIGATE THE IMPACT:
 - LIGHT TO HEAVY IMPACTS: MIN. 8 INCHES OF WOOD CHIPS INSTALLED IN THE AREA TO BE PROTECTED. REMOVE CHIPS UPON COMPLETION OF WORK
 - LIGHT IMPACTS ONLY: INSTALLATION OF 3/4 IN. OF PLYWOOD OR BOARDS, OR EQUAL OVER THE AREA TO BE PROTECTED. THE BARRIER OR ITS AGENT MAY NOT CHANGE GRADE WITHIN THE TREE PROTECTION ZONE OF A PRESERVED TREE UNLESS SUCH CHANGE HAS RECEIVED FINAL APPROVAL FROM THE PLANNING BOARD. IF THE GRADE LEVEL IS TO BE CHANGED MORE THAN SIX INCHES, TREES DESIGNATED TO BE PRESERVED SHALL BE WELLED OR PRESERVED IN A RAISED BED, WITH THE TREE WELL A RADIUS OF THREE FEET LARGER THAN THE TREE CANOPY.

- SOIL EROSION AND SEDIMENT CONTROL NOTES:**
- TEMPORARY SEDIMENTATION ENTRAPMENT AREAS SHALL BE PROVIDED AT KEY LOCATIONS TO INTERCEPT AND CLARIFY SILT LOADS RUNOFF FROM THE SITE. THESE MAY BE ERECTED OR MAY BE CREATED UTILIZING EARTHEN BERMS, RIP-RAP OR CRUSHED STONE DAMS. HAY BALES OR OTHER SUITABLE MATERIALS OVERLAP SWALES, BERMS, OR OTHER ARE UNDIRECTED INTO THE ENTRAPMENT AREAS, WHICH SHALL NOT BE PERMITTED TO BE FILLED IN, BUT SHALL BE CLEANED PERIODICALLY DURING THE COURSE OF CONSTRUCTION. THE COLLECTED SILT SHALL BE DEPOSITED IN AREAS SAFE FROM FURTHER EROSION.
 - ALL DISTURBED AREAS, EXCEPT ROADWAYS, WHICH WILL REMAIN UNDESIGNED FOR MORE THAN THIRTY (30) DAYS, SHALL BE TEMPORARILY SEEDDED WITH 1/2 LB OF RYEGRASS OR MULCHED WITH 100 LBS OF STRAW OR HAY PER 1000 SQUARE FEET. ROADWAYS SHALL BE STABILIZED AS RAPIDLY AS PRACTICABLE BY INSTALLATION OF THE BASE COURSE.
 - SILT THAT LEAVES THE SITE IN SPITE OF THE REQUIRED PRECAUTIONS SHALL BE COLLECTED AND REMOVED AS DIRECTED BY APPROPRIATE MUNICIPAL AUTHORITIES.
 - AT THE COMPLETION OF THE PROJECT, ALL TEMPORARY SILTATION DEVICES SHALL BE REMOVED AND THE AFFECTED AREAS REGRADED, REPLANTED OR TREATED IN ACCORDANCE WITH THE APPROVED SITE PLANS.
 - THE SEED MIXTURE FOR PERMANENT SEEDINGS SHALL BE: KENTUCKY BLUEGRASS - 60 LBS./AC. (0.6 #/1000 SF) CREEPING RED FESCUE - 140 LBS./AC. (1.4 #/1000 SF) PERMANENT RYEGRASS - 60 LBS./AC. (0.6 #/1000 SF)
 - THE FOLLOWING APPLICATION RATES ARE TO BE USED FOR PERMANENT SEEDINGS: LIME IS TO BE APPLIED TO ATTAIN A pH OF AT LEAST 5.5 TO 6.0, OR AT A RATE OF 2 TONS/ACRES. FERTILIZER IS TO BE APPLIED AT A RATE OF 800 LBS. PER ACRE OR EITHER 5-10 OR 10-10-10.
 - SOD CAN BE USED INSTEAD OF SEED.
 - CONSTRUCTION SEQUENCE FOR EROSION CONTROL:
 - A. CONSTRUCT STABILIZED CONSTRUCTION ENTRAPMENT.
 - B. INSTALL SEDIMENT BARRIERS AS PER NOTE #1 ABOVE.
 - C. CLEAR EXISTING TREES AND VEGETATION FROM AREAS TO BE EXCAVATED OR FILLED, STIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE DISTURBED.
 - D. PERFORM NECESSARY EXCAVATION OR FILL OPERATIONS TO BRING SITE TO DESIRED.
 - SUBGRADE-INSTALL STORM DRAINAGE SYSTEM:
 - E. INSTALL SEDIMENT BARRIERS AROUND ALL STORM DRAIN INLETS.
 - F. SEED ALL DISTURBED AREAS WHICH WILL REMAIN UNDESIGNED FOR A PERIOD OF 30 DAYS AS PER NOTE #2 ABOVE.
 - G. AFTER COMPLETION OF THE SITE CONSTRUCTION, FINE GRADE AND SLOPE AREAS SHALL BE SEEDDED WITH LIME AND SEED AS PER NOTE #2 AND #6 ABOVE.
 - H. REMOVE SEDIMENT BARRIERS AS PER NOTE #4 ABOVE.
 - I. MAINTAIN ALL SEEDED AND PLANTED AREAS TO INSURE A VISIBLE STABILIZED VEGETATIVE COVER.

- CONSTRUCTION SEQUENCE:**
- INSTALL ALL SOIL EROSION AND SEDIMENT CONTROL DEVICES AS PER PLAN.
 - EXCAVATE AND INSTALL FOUNDATION.
 - CONSTRUCT DRAINAGE SYSTEM.
 - COMPLETE SHED/POOL/PATIO CONSTRUCTION.
 - INSTALL LANDSCAPING AND SOD.
 - TOPSOIL, FERTILIZE, SEEDING HAY MULCH ALL OTHER DISTURBED AREAS.
 - REMOVE SOIL EROSION AND SEDIMENT CONTROL DEVICES UPON FINAL STABILIZATION.

THOMAS W. SKRABLE, P.E.
 PROFESSIONAL ENGINEER
 65 RAMAPO VALLEY ROAD, SUITE 213, MAHWAH, NJ 07054
 908-829-5010

VARIANCE PLAN
 SECTION 77.14 BLOCK 1 LOT 9
 #6 RYERSON PLACE
 TOWN OF ORANGETOWN
 ROCKLAND COUNTY NEW YORK

DATE: 12/16/20
 PROFESSIONAL SEAL NO. 3879, NY 75377
 PROFESSIONAL PLAN NO. 5204

THOMAS W. SKRABLE, P.E., P.P., C.M.E.
 CONSULTING ENGINEER
 65 RAMAPO VALLEY ROAD, SUITE 213, MAHWAH, NJ 07054
 908-829-5010

DRAWN BY: T.S.
 SURVEYED BY: J.G.
 DESIGNED BY: T.S.
 CHECKED BY: T.S.
 D'WG NO. 20199SPO
 JOB NO. 20-199
 SHEET 1 OF 1
 1" = 20' H