



Town of Deerpark Planning Board Application

RECEIVED

SEP 11 2025

TOWN OF DEERPARK
TOWN CLERK

1. IDENTIFY TITLE OF PROJECT ILIANA ARROYO

2. OWNER OF PROJECT TO BE REVIEWED:

NAME: ILIANA ARROYO

ADDRESS: 30 KELLOGG AVENUE, PORT JERVIS NY 12771

TELEPHONE NUMBER: 845-903-4062 EMAIL: PETZONELLC@GMAIL.COM

3. WHO WILL APPEAR BEFORE THE PLANNING BOARD TO REPRESENT THIS PROJECT:

OWNER (☒) ENGINEER (☐) SURVEYOR (☐) ATTORNEY (☐)

OTHER (☐) PLEASE IDENTIFY:

PRINT NAME: _____

ADDRESS: _____

TELEPHONE NUMBER: _____ EMAIL: _____

4. WHO PREPARED SUBDIVISION PLAT OR SITE PLAN:

NAME: _____

ADDRESS: _____

TELEPHONE NUMBER: _____ EMAIL: _____

5. LOCATION OF PROJECT TO BE REVIEWED: 109 MAIN STREET, SPARROW BUSH, NY

6. ZONE DESIGNATION: HMU

7. TAX MAP:

SECTION: 43 BLOCK: 5 LOT(S): 1

8. PURPOSE OF REVIEW:

(☐) SUBDIVISION, NUMBER OF LOTS: _____

(☒) SITE DEVELOPMENT PLAN

(☐) LOT LINE CHANGE

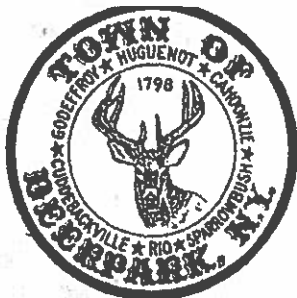
9. OTHER: EXPLAIN: PET GROOMING, DAY CARE, PET WASHING STATION, PET WALKING, RETAIL SHOP

10. THE UNDERSIGNED HEREBY REQUESTS CONSIDERATION OF THE ABOVE APPLICATION BY THE TOWN OF DEERPARK PLANNING BOARD.

SIGNATURE OF APPLICANT _____

PRINT NAME OF APPLICANT ILIANA ARROYO

DATE OF APPLICATION [Signature]



Town of Deerpark Planning Board Application

OWNER'S ENDORSEMENT

COUNTY OF ORANGE)

STATE OF NEW YORK)

SS:

Joel Blevstien being duly sworn, deposes and says that
(Property Owner)

he/she is owner of the property located at 109 main St.

in the County of orange and State of N.Y. and that he is (the owner in fee)

or owner of the Corporation which is the owner in fee of the premises
(Official title)

described in the foregoing application and that he has authorized

Maria Arroyo to make the foregoing
(Representative for Applicant)

application for approval as described herein.

Sworn to before me this 8th day of

september.

Joel Blevstien
(owner's signature)

Brenda Franczoz
(County Clerk or Notary Public)

BRENDA FRANCOZ
Notary Public - State of New York
No. 01FR6326285
Qualified in Orange County
My Commission Expires June 15, 2027



Town of Deerpark Planning Board Application

SITE INSPECTION AUTHORIZATION

I HEREBY GIVE PERMISSION TO MEMBERS OF THE PLANNING BOARD OF
THE TOWN OF DEERPARK, THE ENGINEER FOR THE TOWN OF DEERPARK,
THE ATTORNEY FOR THE TOWN OF DEERPARK, OR ANY OF THEIR AGENTS AND/OR ASSIGNS
TO ENTER UPON MY PROPERTY, LOCATED AT 109 Main St.
TOWN OF DEERPARK, STATE OF NEW YORK, COUNTY OF ORANGE.
DESIGNATED UPON THE TAX ROLLS OF THE TOWN OF DEERPARK AS
SECTION 43 BLOCK 5 LOT(s) 1
IN ORDER TO PERSONALLY INSPECT SAID PREMISES IN ORDER TO EVALUATE
THE APPLICATION FOR Dog Grooming
AFFECTING THE SAID PREMISES.

DATE: 9-4-25

Joel Bleustein
SIGNATURE OF OWNER OF PROPERTY

Joel Bleustein
Port Jarvis Partners LLC
Print Name of Owner of Property



Town of Deerpark Planning Board Application

Notice of Adjoiner's List for a Public Hearing

Dear Town of Deerpark Assessor:

The following Application is before the Planning Board and has a scheduled public hearing date.
Please provide the adjoiner's list for the property address provided below.

Applicant Name: ILIANA ARROYO

Owner Name: _____

Property Address: 109 MAIN STREET, SPARROW BUSH, NY

Section: 43 Block: 5 Lot(s): 1

Mailing Address: 30 KELLOGG AVENUE PORT JERVIS NY 12770

Phone Number: 845-903-4062

Email Address: PETZONELLC@GMAIL.COM

Fax Number: _____

Thank You,


(Applicant's Signature)

*Scheduled Public Hearing Date: _____

(All certified mailings must be date stamped
10 days prior to the public hearing.)

*Please fill out all information, public hearing date will be filled in by Board Secretary.

*Public Hearing date will be set by Planning Board after application is submitted.



Town of Deerpark Planning Board Application

REQUEST FOR APPROVAL OF FIRE CHIEF OF DISTRICT OF PROJECT LOCATION

Applicant: ILIANA ARROYO

Location: 109 MAIN STREET SPARROW BUSH NY

Tax Map Parcel: Section: 43, Block: 5, Lot(s): 1

Drawing Entitled: _____

Prepared By: _____

Drawing Reviewed: _____ Last Revised: _____

Approved: _____ Denied: _____

Approved with Comments: _____

Additional Comments: _____

Signature
Fire Chief of District of Project Location

Date

c.c: Planning Board, Town of Deerpark
Building Inspector, Town of Deerpark



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PRE-APPLICATION CONFERENCE INFORMATION & FEES

Engineer Fee Schedule, Hourly Rates:

Principal	\$190.00 per hour
Senior Project Engineer	\$125.00 per hour
Project Manager	\$115.00 per hour
Senior Project Engineer	\$ 90.00 per hour
Project Engineer	\$ 85.00 per hour
Staff Engineer	\$ 80.00 per hour
Jr. Staff Engineer	\$ 60.00 per hour
Land Surveyor / Sr. Technician	\$ 86.00 per hour
Senior Technician CADD Draftsman	\$ 86.00 per hour
CADD Draftsman	\$ 70.00 per hour
Field Technician / Jr. Technician	\$ 65.00 per hour
Administrative Assistant	\$ 62.00 per hour

Expenses

Mileage	\$0.405/mile
Printing	Cost +5%
Approved out of pocket	Cost +5%

I have received a copy of the Town of Deerpark Engineer Fee information

PET ZONE

Project Name

Signature:

Date:



Deerpark Building <deerparkbuilding@gmail.com>

109 Main St, - Dog Grooming as Permitted Use in COM-1 District

Benjamin Franczoz <yummy431@gmail.com>
To: Deerpark Building <deerparkbuilding@gmail.com>

Thu, Aug 21, 2025 at 12:36 PM

Hi,

I am reaching out regarding my prospective tenant's recent inquiry about opening a dog grooming business within the COM-1 zoning district. I was provided with the Special Use Permit application, but after reviewing the form, it appears to be designed for much larger and more complex projects, with requirements that do not seem relevant to a small-scale service business like dog grooming.

Given that the COM-1 district already allows a range of personal service shops—such as barbers, salons, and similar businesses—I believe a dog grooming establishment is very much in line with the character and intent of permitted uses in this district. This type of operation does not involve boarding, veterinary care, or kennel functions, but rather operates as a straightforward service establishment with low impact on traffic, noise, or utilities.

I respectfully ask the Town to consider allowing dog grooming as a permitted use in COM-1, without requiring the lengthy Special Use process. Treating this business in the same category as other personal service shops would be both practical and consistent with the zoning district's purpose.

I would appreciate your guidance on whether this interpretation can be made administratively or if there is a simpler path to approval for this type of use.

Thank you very much for your time and consideration.

Sincerely,
Benjamin

347-300-6530