



Town of Deer Park Zoning Board of Appeals Application

Received

JAN 14 2021

TOWN OF DEERPARK
Town Clerk

OFFICE USE:	
APPEAL NUMBER <u>010121</u>	DATE <u>1/14/21</u>

USE VARIANCE ()
SPECIAL PERMIT ()

AREA VARIANCE (✓)
INTERPRETATION ()

Name of Applicant(s): Gaetanina Dekan

Physical Address: 370 Route 209, Huguenot, NY 12746

Mailing Address: same as above

Phone Number: (845) 701-9266 Email Address: gaetanina8@gmail.com

Location of Property: 370 Route 209, Huguenot, NY

Section: 64 Block: 1 Lot: 21 Zone Designation Hamlet mixed use

Representative for Applicant: _____

Phone Number: _____ Email Address: _____

REASON(S) FOR APPLICATION:
fence installation

1. Is property within 500 feet of County or State Highway, County or State property, or boundary of another Municipality? Yes (✓) No ()

2. Soil Classification and Area Otisville gravelly, sandy loam, 0-8% slopes
(SEE BUILDING DEPARTMENT)

3. Provision(s) of the Town of Deer Park Zoning Law from which applicant appeals. (State Article, Section and Paragraph of pertinent Ordinance/Law)
Section 230-155 - Fence Height

4. An appeal is made herewith for:
() An interpretation of the Zoning Law or Map.
(✓) A variance to the provisions of the Zoning Law Map.
() An extension to an existing variance or permit. (Expiration Date _____).

Gaetanina Dekan
Signature(s) of person(s) making application

01-8-2021
Date



Town of Deerpark Zoning Board of Appeals Application

SITE INSPECTION AUTHORIZATION

I HEREBY GIVE PERMISSION TO MEMBERS OF THE ZONING BOARD OF APPEALS 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 320 Route 209, Huguenot, NY 12746
TOWN OF DEERPARK, STATE OF NEW YORK, COUNTY OF ORANGE.

DESIGNATED UPON THE TAX ROLLS OF THE TOWN OF DEERPARK AS

SECTION 64 BLOCK 1 LOT 21

IN ORDER TO PERSONALLY INSPECT SAID PREMISES IN ORDER TO EVALUATE

THE APPLICATION FOR variance for fence installation
AFFECTING THE SAID PREMISES.

DATE: 01-9-2021

Gaetanina Deban
SIGNATURE OF OWNER OF PROPERTY

Gaetanina Deban
Print Name of Owner of Property



Town of Deerpark Zoning Board of Appeals Application

Notice of Adjoiner's List for a Public Hearing

Dear Town of Deerpark Assessor:

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

Applicant Name: Gaetanina De Kan

Owner Name: same

Property Address: 320 Route 209, Huguenot, NY 12246

Section: 64 Block: 1 Lot(s): 21

Mailing Address: same as above

Phone Number: (845) 201-9266

Email Address: gaetanina8@gmail.com

Fax Number: _____

Thank You,

*Scheduled Public Hearing Date: 4/15/21
(All certified mailings must be date stamped
10 days prior to the public hearing.)

Gaetanina De Kan
(Applicant's Signature)

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

*Public Hearing date will be set by Zoning Board of Appeals after application is submitted.

To Whom It May Concern:

My name is Gaetanina Dekan and I am a retired teacher of the Port Jervis City School District as of June 2019 after 38 years in the classroom. In 2014, after an emotionally and financially draining divorce and needing a place to live, I managed to purchase this property at 370 Route 209 in Huguenot. Since then, as finances permitted, I have diligently been making upgrades and renovations to the property and structures (house and garage) .

All this work was done in order of priority according to the recommendations made to me by the inspector at the time of purchase such as roofing, siding, and heating/cooling, He also suggested I address the safety issues of the poor condition of the trees on the property, especially the two trees bordering Route 209. I hired a tree service and I now have them return every two years for maintenance of all the trees on the property.

The rest of the landscaping and yard enhancements I have done myself. I love gardening (vegetables and flowers) and have derived great therapeutic benefits from this activity. Being a two-time

breast cancer survivor, I depend on maintaining my health through physical and stress-relieving activity. The last two years all my hard work has been ravaged by deer which led me to consider fencing in the property. In a few months I will turn 70 and it is most likely that eventually I will sell the property when I can no longer maintain it on my own. Looking ahead, I consulted with Mr. Troy Kanoff to plan the project. We very objectively discussed the type of fencing that would protect the property as well as enhance it aesthetically for my benefit in terms of property value and also in consideration of the neighborhood property value. None of what I am planning to do would fall into the category of a "neighborhood eyesore" because of the style, quality, and artistic appearance of what I have selected to have installed.

When I applied for the permit and it was denied by Mr. Dodd, he explained it concerned the height of the fence bordering Echo Valley Road and its zoning category of which, at the time, I was not aware.

I am supplying the application for a variance and all other required information including photos and a statement from Mr. Kanoff and his fencing company. If you have any questions or require further documentation, please contact me at (845) 701-9266. Mr. Kanoff has also supplied his contact information and is available to answer any technical installation questions you may ^{have}. I will do my best to provide it as speedily as possible.

Thank you for your time and consideration.

Sincerely,

Gaetanina Dekan
Gaetanina Dekan

**TOWN OF DEERPARK
APPLICATION FOR BUILDING PERMIT
OFFICE OF BUILDING INSPECTOR
P.O. Box 621, Huguenot, NY 12746 - 845-856-2210 x4
INSTRUCTIONS**

SUBMIT:

1. Application must be typewritten or handwritten in ink and accompanied with two (2) copies of plot plan of property showing location of proposed structures, addition or alterations, and existing buildings on premises.
2. Two (2) copies of approved building plans (must show the signature, seal and New York State License Number of the engineer or architect who is responsible for the plans.
3. Two (2) copies of specifications if not fully covered in plans.
4. Fees: Your fees are based on value of construction. Do not include sewage disposal or wells. This is for Construction only, including materials and labor. This office reserves the right to adjust any fee prior to issuing the Certificate of Occupancy if it shown that the original fee was not sufficient to cover the actual cost (as based on MEANS estimating guide).
5. Copy of deed.

NOTES:

1. It is the Owner's responsibility to call for any inspections and to close all open permits. Twenty-Four (24) hour notice is needed for all inspections. All inspections shall be performed between 8:00 am and 4:00 pm Monday, Wednesday and Friday.
2. All work shall be performed in accordance with the construction documents submitted and accepted as part of the Application for Building Permit. It shall be the responsibility of the Applicant to notify the Building Department immediately in the event of changes during construction.

THE FOLLOWING SHOULD BE TYPEWRITTEN OR PRINTED IN INK:

1. Print or type full name, 911 number, road name and mailing address:

Name: Gaetanina Dekan

Address: 370 Route 209

State/Town: Huguenot, NY 12746

Tax Map Number: Section _____ Block _____ Lot _____ Telephone No. _____ Cell No. (845) 701-9266

*Certifies that he is the owner or agent of all that certain lot piece or parcel and/or building decied in the application and if not the owner, that he has duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application and agrees that the Town of Deerpark Zoning Ordinance will be complied with as well as other proper regulations relating to the construction or use of the proposed buildings and the land described on this application.

*NAME: (Please print) Gaetanina Dekan

Signed: Gaetanina Dekan Date: December 4, 2020
(Owner)

Signed: _____ Date: _____
(Agent)

2. Nature of Construction: New Alteration _____ Addition _____ Accessory _____ Other _____

(Describe) fence around property (keep out deer)

3. Maximum number of families in building: 1
4. If building or land is intended for other purposes than dwelling, then state fully: _____

5. Value of Construction : \$ 9,235

OFFICE USE ONLY

Construction Fee: \$ _____
Well Permit: \$ _____
Septic: \$ _____
Demo: \$ _____
Certificate of Occupancy: \$ _____
Certificate of Compliance: \$ _____
TOTAL FEE: \$ _____

Building Permits are valid for a period of twelve (12) months.
If work commences within three (3) months, building permit is valid, however if not started within three (3) months, permit is void.

BUILDING CONSTRUCTION FEES – TOWN OF DEERPARK BUILDING DEPARTMENT

Value on Construction Permit Fee

\$500 to \$2000 Filing Fee: \$50.00
Add \$3.00 per \$100.00

\$500	\$50.00
\$600	\$53.00
\$700	\$56.00
\$800	\$59.00
\$900	\$62.00
\$1000	\$65.00
\$1100	\$68.00
\$1200	\$71.00
\$1300	\$74.00
\$1400	\$77.00
\$1500	\$80.00
\$1600	\$83.00
\$1700	\$86.00
\$1800	\$89.00
\$1900	\$92.00
\$2000	\$95.00

\$2001 to \$25,000: Add \$10.00 for each additional \$1000 or fraction thereof

\$3000	\$105.00
\$4000	\$115.00
\$5000	\$125.00
\$6000	\$135.00
\$7000	\$145.00
\$8000	\$155.00
<u>\$9000</u>	<u>\$165.00</u>
\$10,000	\$175.00
\$11,000	\$185.00
\$12,000	\$195.00
\$13,000	\$205.00
\$14,000	\$215.00
\$15,000	\$225.00
\$16,000	\$235.00
\$17,000	\$245.00
\$18,000	\$255.00
\$19,000	\$265.00
\$20,000	\$275.00
\$21,000	\$285.00
\$22,000	\$295.00
\$23,000	\$305.00
\$24,000	\$315.00
\$25,000	\$325.00

Additional Fees:
Plus \$10 for each additional \$1000 or fraction thereof over \$25,000

Demo	\$ 50.00
Well Permit	\$ 50.00
Septic Permit:	
Dwellings (Single & 2 Family)	\$100.00
Multiple Dwelling	\$100.00
Commercial & Others	\$100.00

CERTIFICATE OF COMPLIANCE/OCCUPANCY:

Single Family	\$ 50.00
Multiple Dwellings:	
1 st Apartment	\$ 50.00
Additional Apartments	\$ 50.00
Other Types of Structures	\$150.00
Temporary Certificate of Occupancy	\$ 75.00
Third and Subsequent Certificate of Occupancy	\$150.00
Commercial (Including rentals and spec homes)	\$200.00
Certification of Certificate of Occupancy and Others	\$ 50.00

Inspection Fees outside of normal business hours \$100.00/hr.
(Minimum of two (2) hours)

Home Occupation \$ 50.00

BUILDING PERMIT is valid for a period of twelve (12) months. If work commences within three (3) months following the issuance of the permit, the permit is valid. If work does not commence within three (3) months of the issuance of permit it shall be declared void.
Pool and wood stove permits are valid for three (3) months.

BUILDING PERMIT EXTENSION is at a rate of \$10.00 for each month requested, up to one (1) year with a maximum of two (2) extensions.

In the event that an application for a building permit is not approved, the applicant shall be entitled to a refund of 50% of the fee paid, provided no work has commenced. If work has commenced and the application is not approved, the fees shall not be refunded.

NOTE: When determining the cost of repair, donated or discounted materials must be included at their full market value and estimated as if they were purchased during a normal market transaction. When determining labor costs, self or volunteer labor must be estimated at prevailing wages for the appropriate type of construction wage scale.

DO NOT WRITE BELOW THIS LINE

Fee: \$ _____ Date: 12-16-20

PERMIT DENIED – Reason: Does not meet zoning regulations

PERMITTED GRANTED: _____

PERMIT NUMBER: _____

Building Inspector: _____ Date: _____

I have thoroughly examined this application, plot plan and building plans related thereto and find the same to conform to the Zoning Ordinance of the Town of Deerpark and approve the same for issuance of a permit.



Sep 24, 2020

TO: Nina Dekan
 370 Rt 209
 Huguenot NY
 845 702 9268
gaetanina8@gmail.com

PROJECT: 2020-1230D

DESCRIPTION	QUANTITY	UNIT PRICE	COST
298' of 6' high deer fence installed	298	\$12.00	\$3,576.00
1-12' double gate	1	750.00	750.00
1-4' wide x 6' tall deer fence gate	1	250.00	250.00
60' of 6' black E-z aluminum	60	35.00	2,100.00
1-10' double accent gate	1	1,000.00	1,000.00
1-4' single accent gate	1	475.00	475.00
28' of landmark T&G 6' installed	28	35.00	980.00
			\$ 5,735.00
			\$ (3,500.00)
TOTAL			\$ 2,235.00

Materials guaranteed to be as specified. All work to be completed in a workman like manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will incur an extra charge over and above estimate. Quotation based on job site appearance at time of appointment. * Customer is responsible for property lines, fence location and final zoning regulations. Abnormal soil conditions resulting from ledge rock, hidden land fill, or other soil encumbrances requiring the use of a jack hammer or core drilling will incur an extra charge of \$50.00 per hole. The customer understands that wooden fence materials are subject to shrinkage, checking, twisting, warping, and weathering. All warranties are void if project isn't paid in full. TNT Fence will notify "ONE CALL" as required by law for public utilities. We are only responsible for the marking of public utilities, we are not responsible for hitting private underground lines (i.e. pools, decorative lighting, sprinkler lines, hidden dog wire, septic lines, etc.).

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. Payment will be made as outlined: 1/3 deposit, 1/3 upon delivery of materials and balance upon completion unless otherwise specified. In lieu of the signed contract it understood that the deposit also serves as approval to proceed with contract.

Date of acceptance _____ signature _____

Nina Dekan 370 Rt 209 Huguenot NY

Troy Yanoff <tnifenceco@gmail.com>
To: deerparkbuilding@gmail.com

Thu, Dec 10, 2020 at 9:57 AM

Good Morning !

Please find the attached project sketch for Nina Dekan . Ive attached pictures of the fence types we intend to install . I know the fence in question up front could be of concern if it were privacy but it a open decorative aluminum fence . Please feel free to discuss .

Thanks Troy
Cell 9734774868

3 attachments

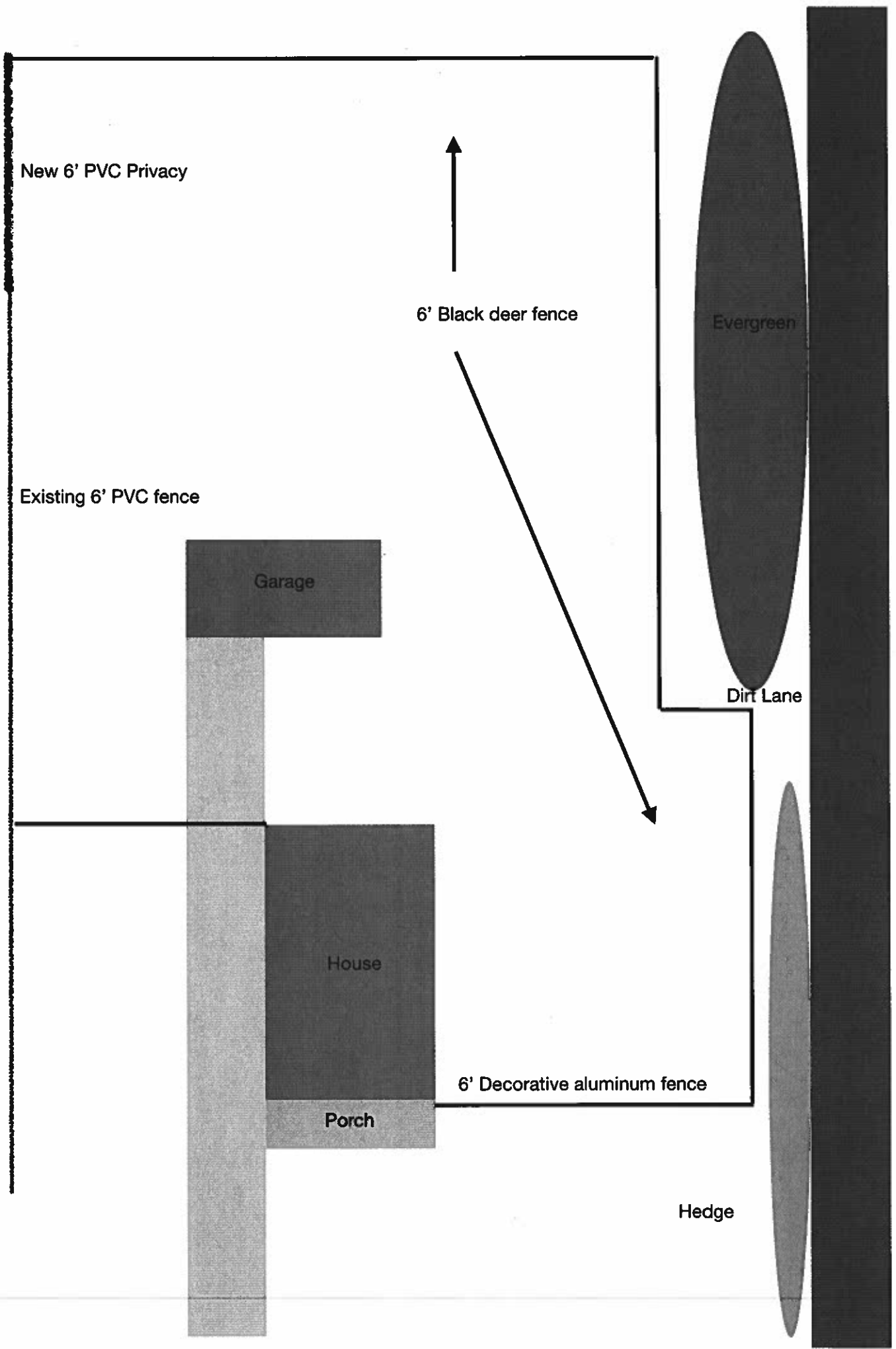


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1783K



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1499K

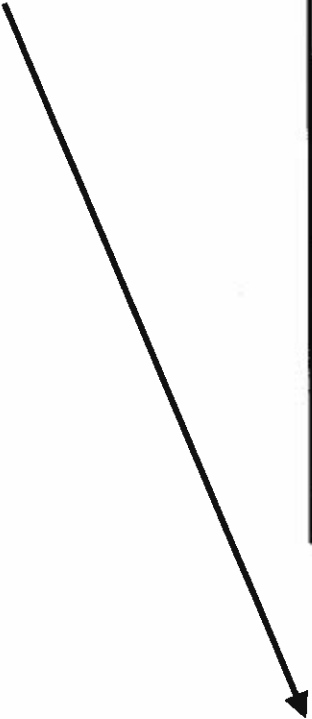
 **Nina Job Sketch .pdf**
74K



New 6' PVC Privacy



6' Black deer fence



Existing 6' PVC fence

Garage

House

Porch

Evergreen

Dirf Lane

6' Decorative aluminum fence

Hedge



my yard
is almost identical
to this photo that
depicts the type of
fence I purchased
to order.

(The left side of
my front porch
from 209 as far away
was built. 209)
was built as the house



This is how
the deer fence
will look. on
the Echo Valley Road
side. Natural vegetation
(trees, shrubs)
and burning bushes, lilac
tall shrubs, trees, and
holly + rhododendron bushes
will eventually (and some
already will be) growing
into and cover the
fencing. Creating
A natural look
and not at all an
"eyesore".