



Property Information Request Information Update Information

File#:	BS-X01661-8586338589	Requested Date:	06/04/2024	Update Requested:
Owner:	STRAUS DAVID & LAURAINÉ	Branch:		Requested By:
Address 1:	4 ROCK DR	Date Completed:		Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	VALLEY COTTAGE, NY	# of Parcel(s):	1	

Notes

CODE VIOLATIONS Per Town of Clarkstown Department of Zoning there are no Code Violation cases on this property.

Collector: Town of Clarkstown
 Payable: 10 Maple Ave. New City NY 10956
 Business# (845) 639-2000

PERMITS Per Town of Clarkstown Building Department there are no Open/Pending/ Expired Permit on this property.

Collector: Town of Clarkstown
 Payable: 10 Maple Ave. New City NY 10956
 Business# (845) 639-2000

SPECIAL ASSESSMENTS Per Town of Clarkstown Tax Collector Department there are no Special Assessments/liens on the property.

Collector: Town of Clarkstown
 Payable: 10 Maple Ave. New City NY 10956
 Business# (845) 639-2000

DEMOLITION NO

UTILITIES Water
 Account #: N/A
 Payment Status: N/A
 Status: Pvt & Lienable
 Amount: N/A
 Good Thru: N/A
 Account Active: Active
 Collector: Veolia Water
 Payable Address: 162 Old Mill Road, West Nyack, NY 10994
 Business # (877) 426-8969

UNABLE TO PROVIDE INFORMATION TO THIRD PARTIES. HOMEOWNERS AUTHORIZATION REQUIRED.

SEWER & GARBAGE
 Sewer & Garbage bills are included in the Real Estate Property taxes.

Collection: **Town & County 2024**

Fiscal Year Start: 1/1/2024

Fiscal Year End: 12/31/2024

Warrant Date: 12/27/2023

Total Tax Due (minus penalties & interest) \$0.00

Entered	Posted	Total	Tax Amount	Penalty	Surcharge	Via	Type
1/24/2024	1/24/2024	\$7,028.52	\$7,028.52	\$0.00	\$0.00	Mail	Full Payment - Bank Payment

Tax Bill #	SWIS	Tax Map #	Status
016035	392089	53.17-1-40	Payment Posted
Address		Municipality	School
4 ROCK DRIVE VALLEY COTTAGE		Town of Clarkstown	NYACK UNION FREE CSD

Owners	Property Information	Assessment Information
STRAUS DAVID & LAURINE	Roll Section: 1	Full Market Value: 576843.00
4 ROCK DRIVE VALLEY COTTAGE, NY 10989	Property Class: 1 FAMILY RES Lot Size: 0.24	Total Assessed Value: 140000.00 Uniform %: 24.27

Description	Tax Levy	Percent Change	Taxable Value	Rate	Tax Amount
**HOMESTEAD PARCEL **		0.0000	0.000	0.00000000	\$0.00
COUNTY TAX	128154000	-2.0000	140000.000	9.52183300	\$1,333.06
TOWN TAX	114492924	-0.3000	140000.000	24.83780800	\$3,477.29
OPEN SPACE	108694	-63.3000	140000.000	0.02333800	\$3.27
ANIMAL MANAGEMENT	36016150	3.4900	0.000	0.00000000	\$19.04
CONGERS/V C AMB DIST	599748	-11.7000	140000.000	0.68353100	\$95.69
VALLEY COTTAGE FIRE	1390000	2.7300	140000.000	3.72702400	\$521.78
CONSOL LIGHT DIST	946024	5.5000	140000.000	0.19830500	\$27.76
ROCKLAND SEWER 1	43731251	5.1800	0.000	0.00000000	\$533.40
REFUSE/GARBAGE DIST	12629787	10.8900	0.000	0.00000000	\$170.17
GARBAGE COLLECTION	12629787	10.8900	0.000	0.00000000	\$367.00
COUNTY SOL WASTE	36016150	3.4900	0.000	0.00000000	\$243.33
COUNTY SOL WASTE	36016150	3.4900	0.000	0.00000000	\$78.87
CONSOL WATER NO 1	3863152	3.8000	140000.000	1.12760600	\$157.86
Total Taxes:					\$7,028.52

Mail Payments To:

Lauren Marie Wohl

Town Clerk

10 Maple Ave New City, NY 10956 PAY ONLINE AT: TAX.CLARKSTOWN.Gov



BUILDING DEPARTMENT • TOWN OF CLARKSTOWN

New City, N.Y. 10956

**CERTIFICATE OF OCCUPANCY
AND OR USE**

BUILDING ZONE ORDINANCE

SEWAGE DISPOSAL ORDINANCE

TO: AROS CONSTRUCTION CORPORATION
7 Franklin Lane, New City, New York owner of premises
as described on the attached plot plan, or survey where required and as approved by the
Building Inspector.

THIS CERTIFIES that the NEW, EXISTING, ALTERED, CORRECTED,
BUILDING and or Disposal System situate on the premises described has been completed
and conforms substantially to the approved plans as per Building Permit No. 69-768
Septic No. and the requirements of the Applicable Ordinances of the Town of
Clarkstown, and PERMISSION is hereby granted for its occupancy and or use for the
purpose specified below:

ZONE: R-15 - Sec 281 Th

SUBDIVISION: Karlman Estates

PERMITTED USE: One family residence w/garage

MAP: 138

BLOCK: J

LOT: 159

The following estimated tentative assessment will appear for
the premises, as improved, on the next Clarkstown Tax Roll.

LAND: TOTAL

DATED: November 18, 1970

mk

[Signature]
Building Inspector

TOWN OF CLARKSTOWN
NEW CITY, NEW YORK 10956

**CERTIFICATE OF OCCUPANCY
and or USE
(Pursuant to Variance or Special Permit)**

TO: DAVID AND LAURRAINE STRAUS
FOUR ROCK DRIVE, VALLEY COTTAGE, N. Y. 10989 owner of premises
located at: SAME AS ABOVE

THIS CERTIFIES THAT the work described on the application for the noted Building Permit has been completed and that the proposed use and or occupancy is in conformity with the applicable Building Code and Ordinances of the Town of Clarkstown. This Certificate is issued in accordance with the Special Permit and or Variance granted by the Board of Appeals for the following purpose:

ONE STORY ADDITION, 2' X 9'9" UPPER FRONT ADDITION AND REAR DECK.

Appeal No. 3244

Building Permit No. 04-1265

Zone R-15

Tax Map No. 33.17-1-40

HEA #138-J-1.59

Date: JANUARY 30, 2008 (HA)

[Signature]
BUILDING INSPECTOR

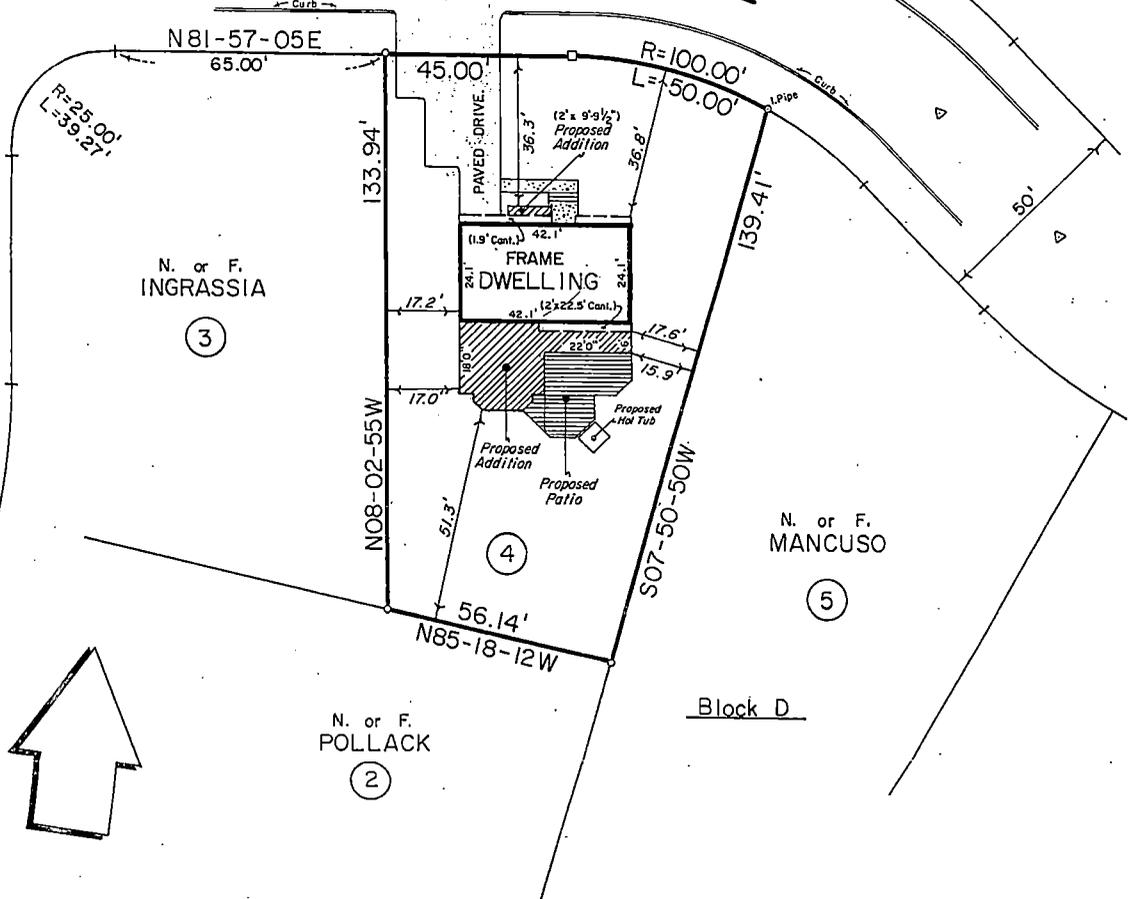
NOTE: In the event of any change in the use and/or occupancy of these premises, as authorized, this Certificate shall become null and void in accordance with Chapter 106-30 H (6) of the Town Code.

OFFICE COPY

**BUILDING INSPECTOR
TOWN OF CLARKSTOWN**

ROCK DRIVE

QUASPECK BOULEVARD



**Z.B.A. Appeal - Proposed Addition
PLOT PLAN FOR BUILDING PERMIT**

Land Survey

For

DAVID & LAURAINÉ STRAUS

Valley Cottage

Town of Clarkstown

Scale: 1" = 30'

Rockland County, NY

Area = 0.24 Ac.

July 21, 2003

Zone R-15 Bulk Regulations Group J			
Item	Required	Existing	Proposed
Max. Floor Area Ratio	0.20	0.18	0.27
Lot Area	15,000 sf	10,510 sf	10,510 sf
Lot Width	100 ft.	85 ft.	85 ft.
Front Yard	30 ft.	36.8 ft.	36.3 ft.
Side Yard	20 ft.	17.2 ft.	15.9 ft.
Total Side Yard	40 ft.	34.8 ft.	32.9 ft.
Rear Yard	35 ft.	61.8 ft.	51.3 ft.

Reference: Map entitled "Knoll-Wood Estates",
filed in the Rockland County Clerks Office May
27, 1968 in book 75 as map # 3722.

RECEIVED

AUG 24 2004

OFFICE OF THE BUILDING INSPECTOR
TOWN OF CLARKSTOWN

Lic. 49162

Robert E. Sorace, PLS
135 South Main Street
New City, NY 10956
(845) 638-1498

RO 0004

Tax Lot Designation

Sect. 53.17 Blk. 1 Lot 40