



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: March 23, 2021

Applicant: Damato

Address: 281 nS Middletown, Pearl River, NY

RE: Application Made at: same

Chapter 43, Sectin 5.153 Requires...accessory building no less than 15' from principle or any other structure.

One Variance required

Section: 72.08 Block: 3 Lot: 62

Dear Damato:

Please be advised that the Building Permit Application, which you submitted on

March 19, 2021, 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,

*[Signature]* 3-23-2021

Richard Oliver  
 Deputy Building Inspector

*[Signature]* 3-23-2021

Signature of Director  
 NOTE: PLEASE KEEP FOR YOUR RECORDS  
 12-31-18-CCC

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.

**APPLICATION FOR BUILDING / DEMOLITION PERMIT**

**TOWN OF ORANGETOWN**

20 Greenbush Road, Orangeburg, NY 10962 Phone: (845) 359-8410 Fax: (845) 359-8526

188

ZONE: P-13 OFFICIAL USE ONLY ACREAGE: .38  
 Inspector: Mike Date App Received: 3-19-2021 Received By: CCC  
 Permit No. 51729 Date Issued: \_\_\_\_\_  
 CO No. \_\_\_\_\_ Date Issued: \_\_\_\_\_  
 Permit Fee: 168. Ck# Cash Paid By Damato  
 GIS Fee: 20. Ck# Cash Paid By \_\_\_\_\_  
 Stream Maintenance Fee Ck # \_\_\_\_\_ Paid By \_\_\_\_\_  
 Additional Fee: \_\_\_\_\_ Ck# \_\_\_\_\_ Date Paid \_\_\_\_\_ Paid By \_\_\_\_\_  
 1<sup>st</sup> 6 mo. Ext.: \_\_\_\_\_ Ck # \_\_\_\_\_ Exp. Date: \_\_\_\_\_ Paid By \_\_\_\_\_  
 2<sup>nd</sup> 6 mo. Ext.: \_\_\_\_\_ Ck # \_\_\_\_\_ Exp. Date: \_\_\_\_\_ Paid By \_\_\_\_\_

**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: 281 S Middletown Rd Pearl River  
Section: 72.08 Block: 3 Lot: 62

Property Owner: Virginia Damato

Mailing Address: 281 S. Middletown Rd Pearl River  
Email: vgnbradsky@gmail.com Phone #: 845-475-5778

Lessee (Business Name): \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Email: \_\_\_\_\_ Phone #: \_\_\_\_\_

Type of Business /Use: \_\_\_\_\_

Contact Person: Joe Gannon Relation to Project: Husband  
Email: vgnbradsky@gmail.com Phone#: 845-492-1473

Architect/Engineer: \_\_\_\_\_ NYS Lic # \_\_\_\_\_  
Address: \_\_\_\_\_ Phone#: \_\_\_\_\_

Builder/General Contractor: HomeAdvisor RC Lic # \_\_\_\_\_  
Address: \_\_\_\_\_ Phone#: \_\_\_\_\_

Plumber: \_\_\_\_\_ RC Lic # \_\_\_\_\_  
Address: \_\_\_\_\_ Phone#: \_\_\_\_\_

Electrician: \_\_\_\_\_ RC Lic #: \_\_\_\_\_  
Address: \_\_\_\_\_ Phone#: \_\_\_\_\_

Heat/Cooling: \_\_\_\_\_ RC Lic#: \_\_\_\_\_  
Address: \_\_\_\_\_ Phone#: \_\_\_\_\_

Existing use of structure or land: Single Family Home  
Proposed Project Description: Storage Shed

Proposed Square Footage: 240 Estimated Construction Value (\$): 2000

BUILDING DEPARTMENT COMPLETES BELOW

PLANS REVIEWED: \_\_\_\_\_

PERMIT REFERRED/DENIED FOR:  
Chapter 43, Section 5.153 No necessary structure shall be closer than 15' from principal or any other structure. Variance Required.

RP  
3-23-2021

FOR OFFICE USE ONLY SECTION BLOCK LOT NAME PERMIT#

Name of Municipality: TOWN OF ORANGETOWN Date Submitted: \_\_\_\_\_

**2021 LAND USE BOARD APPLICATION**

Please check all that apply:

<input type="checkbox"/> Commercial	<input type="checkbox"/> Residential
<input type="checkbox"/> Planning Board	<input type="checkbox"/> Historical Board
<input 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: Damato

Street Address: 281 S. Middletown Rd  
Pearl River NY 10965

Tax Map Designation:  
Section: 72.08 Block: 3 Lot(s): 62  
Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_

Directional Location:  
On the west side of S. Middletown Rd, approximately  
75 feet south of the intersection of Eric Dr., in the  
Town of ORANGETOWN in the hamlet/village of Pearl River, NY.

Acreage of Parcel <u>16,638 s.f.</u>	Zoning District <u>R-15</u>
School District <u>Pearl River</u>	Postal District _____
Ambulance District <u>Orangetown</u>	Fire District <u>Pearl River Fire</u>
Water District <u>Sw3</u>	Sewer District <u>RC Solid Waste</u>

Project Description: (If additional space required, please attach a narrative summary.)  
Erect a 12x16 shed

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

Date: 4-7-21 Applicant's Signature: [Signature]

**APPLICATION REVIEW FORM**

**Applicant:** Virginia Damato Phone # 845-475-5778

**Address:** 281 S. Middletown Rd Pearl River NY 10965  
Street Name & Number (Post Office) City State Zip Code

**Property Owner:** Virginia Damato Phone # 845-475-5778

**Address:** 281 S. Middletown Rd Pearl River NY 10965  
Street Name & Number (Post Office) City State Zip Code

**Engineer/Architect/Surveyor:** Robert Socarce Phone # 845-638-1498

**Address:** 135 S. Main Street New City NY 10956  
Street Name & Number (Post Office) City State Zip Code

**Attorney:** \_\_\_\_\_ Phone # \_\_\_\_\_

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

**Contact Person:** Virginia Damato Phone # 845-475-5778

**Address:** 281 S. Middletown Rd Pearl River NY 10965  
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 type="checkbox"/> State or County Road | <input type="checkbox"/> State or County Park |
| <input type="checkbox"/> Long Path            | <input type="checkbox"/> County Stream        |
| <input type="checkbox"/> Municipal Boundary   | <input type="checkbox"/> County Facility      |

List name(s) of facility checked above:

\_\_\_\_\_

**Referral Agencies:**

- |  |  |
|--|--|
| <input type="checkbox"/> RC Highway Department       | <input type="checkbox"/> RC Division of Environmental Resources  |
| <input type="checkbox"/> RC Drainage Agency          | <input type="checkbox"/> RC Dept. of Health                      |
| <input type="checkbox"/> NYS Dept. of Transportation | <input type="checkbox"/> NYS Dept. of Environmental Conservation |
| <input type="checkbox"/> NYS Thruway Authority       | <input type="checkbox"/> Palisades Interstate Park Commission    |
| <input type="checkbox"/> Adjacent Municipality _____ |  |
| <input type="checkbox"/> 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? \_\_\_\_\_
- 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 116638
- 2) Total square footage 116638
- 3) Number of dwelling units 1

**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 \_\_\_\_\_

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: \_\_\_\_\_

\_\_\_\_\_

**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.

\_\_\_\_\_  
\_\_\_\_\_

**APPLICATION REVIEW FORM**

**AFFIDAVIT**

State of New York )

County of Rockland ) SS.:

Town/Village of Orangetown )

I, Virginia Damato 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 Pearl River affecting property located at 281 S. Middletown Rd, Rockland County, New York.

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

SECTION-BLOCK-LOT                      NAME                                      ADDRESS

<u>72.08-3-54</u>	<u>32 Badger LLC</u>	<u>259 W. Rt 59, Spring Valley 10977</u>
<u>72.08-3-55</u>	<u>Brian Hanley</u>	<u>10 Eric Dr. Pearl River NY 10965</u>
<u>72.08-3-56</u>	<u>John T. Finning</u>	<u>14 Eric Dr. Pearl River NY 10965</u>
<u>72.08-3-60</u>	<u>Robert L. Brown</u>	<u>15 Eric Dr. Pearl River NY 10965</u>
<u>72.08-3-61</u>	<u>Alice Therese Matthews</u>	<u>279 S. Middletown Rd P.R. 10965</u>
<u>72.08-3-63</u>	<u>Robert J. Damato</u>	<u>283 S. Middletown Rd P.R. 10965</u>
<u>72.08-3-64</u>	<u>Cora Martin</u>	<u>285 S. Middletown Rd P.R. 10965</u>
<u>72.08-3-80</u>	<u>Danna A. McMaster-Hickey</u>	<u>195 Elizabeth P.R. 10965</u>
<u>73.05-1-58</u>	<u>Pablo A. Ramos</u>	<u>290 S. Middletown Rd P.R. 10965</u>
<u>73.05-1-59</u>	<u>Kenneth Fairweather</u>	<u>280 S. Middletown Rd P.R. 10965</u>

Z.B.A. APPEAL

PROPOSED SHED

Land Survey

For

Virginia Damato

Pearl River

Town of Orangetown

Rockland County, NY

Scale: 1" = 30'

Area = 0.38 Ac.

March 4, 2021

Tax Lot Desig.: Section 72.08 Block 3 Lot 62

Reference: map entitled "MURRAY HILL", Filed in the Rockland County Clerks Office december 21, 1987 in book 108 page 85 as map # 6153.

Certified to:

\* Virginia Damato

Certifications indicated hereon signify that this survey was prepared in accordance with the existing code of practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certification shall run only to the person for whom the survey is prepared, and on behalf to the title company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners."

ZONING BOARD OF APPEALS  
TOWN OF ORANGETOWN  
JUN 2 2021



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

ERIC DRIVE

Zone R-15

REQ. F.A.R. 0.20 - EXIST. = 0.11 - PROP. = 0.12  
REQ. SIDE YARD (Sect. 5.227 for Accessory Building)  
MIN. 5 ft. - Prop. = 5.7 Ft.  
REQ. HEIGHT (Sect. 5.227 for Accessory Building)  
MAX. 15 ft. - Prop. = 12 Ft.

REQ. DISTANCE ACCESSORY BUILDING FROM  
PRIMARY STRUCTURE MIN. 15 FT.  
PROP. DISTANCE 0.8' - VARIANCE REQUIRED \*

Lot #2

N. or F.  
Mathews

PROPOSED  
SHED  
(12' x 16')

222.23'

14.375' WIDE DESIGNATED  
R.O.W. LINE EASEMENT  
(Per Filed Map # 6153)

S 79°19'26" E

CHAIN LINK FENCE

EXIST. SHED  
TO BE REMOVED

\* 0.8'

EXIST. DECK

EXISTING  
ONE STORY  
FRAME DWELLING

# 281 S. MIDDLETOWN RD.  
42.0'

DECK

CONC.

EXIST. PAVED

DRIVEWAY

222.43'

Lot #1  
Area = 16,638 sf

N 79°19'26" W

CHAIN LINK FENCE

VINYL FENCE

GATE

EXIST. PAVED

DRIVEWAY

23.7'

28.0'

45.7'

17'

20.0'

5.7'

78.25'

35'

CENTERLINE

CURB

SOUTH MIDDLETOWN RD.

75.00'

S 14°27'34" W

41.25'



N. or F.  
Brown

N. or F.  
Mc Master-Hickey

N. or F.  
Galgano-Farsetta

RO 8618