



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: December 16, 2020

Applicant: Kless

Address: 153 Woodland Ave, Pearl River, NY

RE: Application Made at: same

Chapter 43, Table 3.12 Column 1 R-15 District, Column 2 Group M, Column 3 SFR, Column 9 Side Yard 15' with 5.5' proposed

Chapter 43, Section 5.21 Undersized Lot, paragraphs (c) & (e) applies
One variance required

Section: 68.11

Block: 3

Lot: 50

Dear Kless:

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

October 9, 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


Date
CC: Rosanna Sfraga
Liz Decort
Debbie Arbolino

FOR OFFICE
USE ONLY

SECTION 6811 BLOCK 3 LOT 50

NAME Kless

PERMIT

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

ZONE: <u>R-15</u>	OFFICIAL USE ONLY	ACREAGE: <u>.19</u>
Inspector: <u>Mike</u>	Date App Received: <u>10/9/2018</u>	Received By: <u>CC</u>
Permit No. <u>5D1661</u>	Date Issued: _____	
CO No. _____	Date Issued: _____	
Permit Fee: <u>\$366</u>	Ck# <u>370</u>	Paid By <u>MOMS</u>
GIS Fee: <u>\$20</u>	Ck# <u>369</u>	Paid By <u>"</u>
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: _____

RECEIVED

TOWN OF ORANGETOWN
BUILDING DEPARTMENT

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 be signed by the applicant.

✓ Property Location: 153 Woodland Avenue Pearl River NY 10965
Section: 6811 Block: 3 Lot: 50

✓ Property Owner: Lindsay & Justin Kless
Mailing Address: 153 Woodland Avenue Pearl River NY 10965
Email: lindsaydmorris@yahoo.com Phone #: 845-494-4695

Lessee (Business Name): _____
Mailing Address: _____
Email: _____ Phone #: _____

Type of Business /Use: _____

✓ Contact Person: Lindsay Kless Relation to Project: Homeowner
Email: lindsaydmorris@yahoo.com Phone#: 845-494-4695

✓ Architect/Engineer: John McCullough NYS Lic # 097173
Address: 22 Cluster Rd. Palisades NY 10964 Phone#: 845-709-7845

✓ Builder/General Contractor: N/A 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 Dwelling

Proposed Project Description: 18X10 1/2' Screened in Porch (LEGALIZATION) OF AN EXISTING STRUCTURE

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: _____

2020 LAND USE BOARD APPLICATION

Please check all that apply:

<input type="checkbox"/> Planning Board <input type="checkbox"/> Zoning Board of Appeals <input type="checkbox"/> Subdivision <input type="checkbox"/> Number of Lots <input type="checkbox"/> Site Plan <input type="checkbox"/> Conditional Use <input type="checkbox"/> Special Permit <input type="checkbox"/> Variance <input type="checkbox"/> Performance Standards Review <input type="checkbox"/> Use Variance <input type="checkbox"/> Other (specify): _____	<input type="checkbox"/> Commercial <input type="checkbox"/> Residential <input type="checkbox"/> Historical Board <input type="checkbox"/> Architectural Board <input type="checkbox"/> Consultation <input type="checkbox"/> Pre-Preliminary/Sketch <input type="checkbox"/> Preliminary <input type="checkbox"/> Final <input type="checkbox"/> Interpretation
---	---

PERMIT#: _____

ASSIGNED _____

INSPECTOR: _____

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

Project Name: Lindsay Hess

Street Address: 153 Woodland Avenue
Pearl River NY 10965

Tax Map Designation:
Section: 68.11 Block: 3 Lot(s): 50
Section: _____ Block: _____ Lot(s): _____

Directional Location:
On the Right side of Woodland Ave, approximately 3 hours feet of the intersection of N. Magnolia, in the Town of ORANGETOWN in the hamlet/village of Pearl River.

Acreage of Parcel <u>1/3</u>	Zoning District <u>R-15</u>
School District <u>PR</u>	Postal District <u>Pearl River</u>
Ambulance District <u>Pearl River</u>	Fire District <u>PR</u>
Water District <u>Suez</u>	Sewer District <u>Orangetown</u>

Project Description: (If additional space required, please attach a narrative summary.)
Hoping for a permit on a pre-existing
Structure (Screened in porch) that was built
to code before we bought the house in Aug 2020.

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

Date: _____ Applicant's Signature: _____

APPLICATION REVIEW FORM

Applicant: Lindsay Kless Phone # 845 494 4695

Address: 153 Woodland Avenue Pearl River NY 10965
Street Name & Number (Post Office) City State Zip Code

Property Owner: Lindsay & Justin Kless Phone # 845 494 4695

Address: 153 Woodland Ave Pearl River NY 10965
Street Name & Number (Post Office) City State Zip Code

Engineer/Architect/Surveyor: John McCullough Phone # 845-709-7845

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

Attorney: _____ Phone # _____

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

Contact Person: _____ Phone # _____

Address: _____
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 _____
- 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 _____

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:

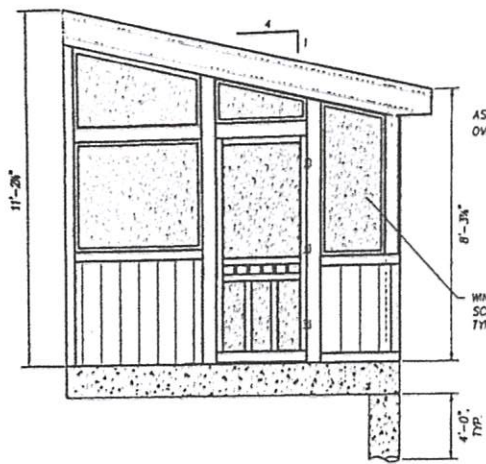
Has this project ever been reviewed before? NO _____

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.

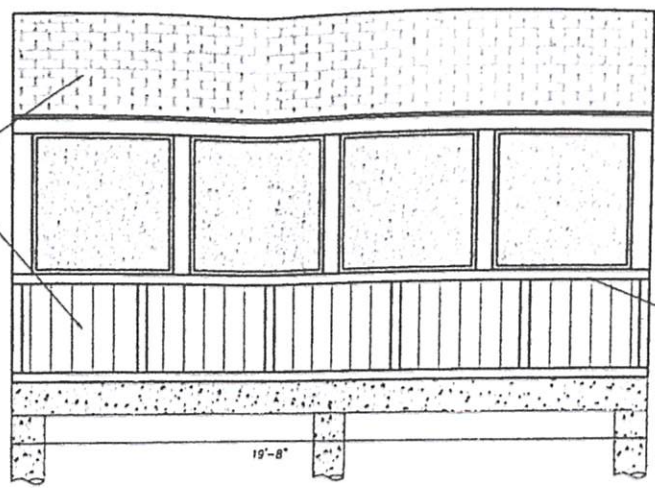
List tax map section, block & lot numbers for all other abutting properties in the same ownership as this project.

SWIS	PRINT KEY	NAME	ADDRESS
✓ 392489	68.11-3-48	Mairead Mc Namara	141 Woodland Ave, Pearl River, NY 10965
✓ 392489	68.11-3-49	Ann M Mc Kenna	149 Woodland Ave, Pearl River, NY 10965
392489	68.11-3-50	Justin Kless	153 Woodland Ave, Pearl River, NY 10965
✓ 392489	68.11-3-51	Robert Shine	155 Woodland Ave, Pearl River, NY 10965
✓ 392489	68.11-3-52	Steven Turilli	159 Woodland Terr, Pearl River, NY 10965
✓ 392489	68.11-3-53	Michael J Killeen	206 No Lincoln St, Pearl River, NY 10965
✓ 392489	68.11-3-55	Carol D Brundage	172 Hansen Ave, Pearl River, NY 10965
✓ 392489	68.11-3-56	Paul J Dubreucq	166 Hansen Ave, Pearl River, NY 10965
✓ 392489	68.11-3-57	Richard T Siley	156 Hansen Ave, Pearl River, NY 10965
✓ 392489	68.11-3-58	Robert Greeley	140 Hansen Av, Pearl River, NY 10965
✓ 392489	68.15-4-2	Karl S Bohn	164 Woodland Ave, Pearl River, NY 10965
✓ 392489	68.15-4-3	Alfred Panazzolo	162 Woodland Ave, Pearl River, NY 10965
✓ 392489	68.15-4-4	John Ficarotta	158 Woodland Ave, Pearl River, NY 10965
✓ 392489	68.15-4-5	Mary K O'Leary-Croghan	156 Woodland Ave, Pearl River, NY 10965
✓ 392489	68.15-4-6	Steven Hoyler	191 N Magnolia St, Pearl River, NY 10965

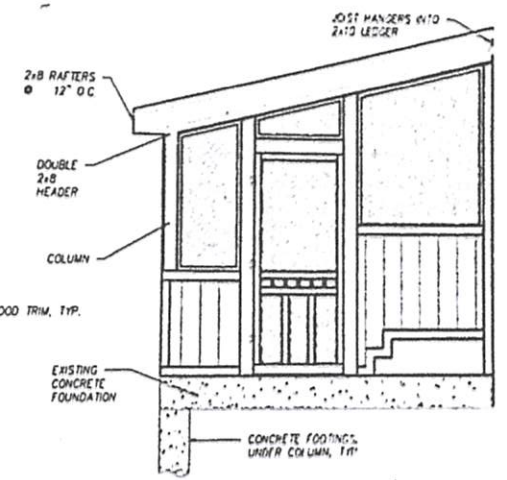
Kless



SCREENED PATIO SIDE ELEVATION
(LOOKING SOUTH) $\frac{1}{4}'' = 1'-0''$



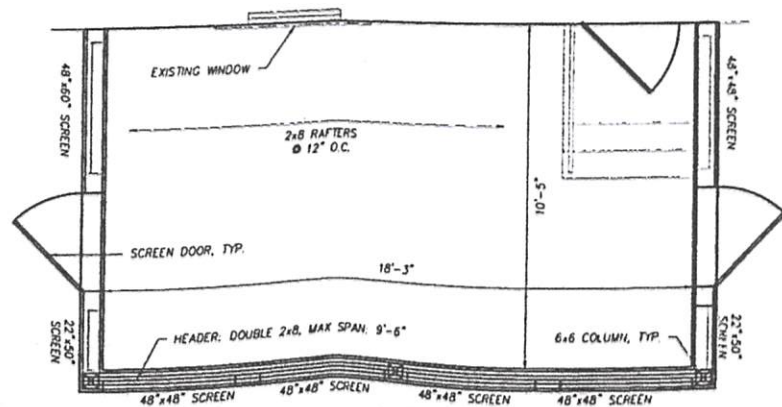
SCREENED PATIO FRONT ELEVATION $\frac{1}{4}'' = 1'-0''$



SCREENED PATIO SIDE ELEVATION
(LOOKING NORTH) $\frac{1}{4}'' = 1'-0''$

GENERAL NOTES

- SCOPE OF WORK INCLUDES THE SCREENED PORCH SHOWN ON THESE PLANS.
- ALL WORK TO BE BUILT IN ACCORDANCE WITH 2015 INTERNATIONAL RESIDENTIAL BUILDING CODE, SPECIFICALLY APPENDIX H - PATIO COVERS.
- THERE IS NO ELECTRIC/GAS/PLUMBING/WATER/HVAC, ETC SERVING THIS COVERED PATIO SCREENED-IN-ROOM.
- ALL DOORS AND WINDOWS ARE SCREENED. THERE IS NO GLAZING ON THIS COVERED PATIO.



SCREENED PATIO PLAN $\frac{1}{4}'' = 1'-0''$

ZONING BOARD OF APPEALS
Meeting Of:
JUN 2 2021
Town Of Orangetown



153 WOODLAND AVENUE
JOHN RIGORDAN
153 COVERED PATIO
TOWN OF ORANGETOWN, NEW YORK
PEARL RIVER, NY 10965

REV	DATE	BY	CHK BY	DESCRIPTION
1				
2				
3				
4				
5				

DESIGNED BY: J. McQUILLOUGH
DESIGN CHK BY:
DRAWN BY: J. McQUILLOUGH
DRAWING CHK BY:
SUPERVISOR:

SCREENED PATIO
PERMIT
TOWN OF ORANGETOWN
PEARL RIVER, NY 10965

6/11/2020
A-1.0
0