Date	Submitted:	

Please ch	neck all that apply:			
Commercial Planning Board Zoning Board of Appeals	<u>✓´</u> Residential Historical Board Architectural Board			
Subdivision Number of Lots Site Plan Conditional Use	<ul> <li>Consultation</li> <li>Pre-Preliminary/Sketch</li> <li>Preliminary</li> <li>✓ Final</li> <li>Interpretation</li> </ul>			
Special Permit Variance Performance Standards Review Use Variance Other (specify):	INSPECTOR: (7 M)			
	If yes provide date of Planning Board meeting:			
Project Name: Existing Residential Low-level De				
Street Address:160 South Main Street, Pearl R	iver, NY			
Tax Map Designation:	Block: 1 Lot(s): 29			
Section: E	Block: Lot(s): Block: Lot(s):			
Directional Location:				
	reet, approximately			
On theside ofof the ir				
Town of <u>ORANGETOWN</u> in the hamlet/villa				
	<b>T.</b> . RG			
Acreage of Parcel Zoning District				
School District PR Postal District PR Fire District PR				
Water District Shaz Sewer District Organistation				
<b>Project Description</b> : (If additional space requality property of a building permit/zoning variance for an experimental space)	quired, please attach a narrative summary.) xisting deck built circa 1989 to obtain a certificate of Occupancy.			
	ered until April 2, 2021, although property was purchased in 2005,			
and refinanced in 2009. Existing minimum side yard = 4	1/7' vs. 10', total side yard 15' vs 30'.			
The undersigned agrees to an extension of the state  Date: 5/13/2021 Applicant's Signature:				

#### **APPLICATION REVIEW FORM**

Applicant: _	James V. Green		Phon	e #_(845) 629-3760	
Address:	99 Briar Road		Nanuet	NY	10954
	99 Briar Road Street Name & Number	(Post Office)	City	State	Zip Code
Property Ow	vner:Same as Ab	ove	Phor	ne #	
Address:					
	Street Name & Number	(Post Office)	City	State	Zip Code
Engineer/Ar	chitect/Surveyor: _	Same as Above		Phone #	
Address:	Street Name & Number	(Post Office)	City	State	Zip Code
Attorney:	Joy Diviny		_ Phone #		
Address:	Street Name & Number	(Post Office)	City	State	Zip Code
Contact Per	son:James Gree	en	Phone #	(845) 629-3760	
Address:	99 Briar Road Street Name & Number		Nanuet	NY State	10954 Zip Code
IF ANY ITEM PLANN	GENE I IS CHECKED, A REVING UNDER THE STA	This property (Check IEW MUST BE I	ICIPAL LAV  is within 500 fe  k all that apply)  DONE BY THE ROMINICIPAL LAW	eet of: OCKLAND COUNTY (	Commissioner of M, N, AND NN.
Lon	te or County Road ng Path nicipal Boundary		Cou	te or County Park Inty Stream Inty Facility	
List name(s)	of facility checked a	bove:			
Referral Ager	ncies:				
RC D NYS I NYS	lighway Department Prainage Agency Dept. of Transportation Thruway Authority Cent Municipality		RC Dept. o	n of Environmental Re f Health of Environmental Con nterstate Park Commi	servation

#### **APPLICATION REVIEW FORM**

## FILL IN WHERE APPLICABLE. (IF THE FOLLOWING DOES NOT APPLY PLEASE MOVE ON TO THE NEXT PAGE)

lf subdiv	ision:
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?
lf site pla	in:
•	Existing square footage
	2) Total square footage
	B) Number of dwelling units
	permit, list special permit use and what the property will be used for.
_	
- :	
Environi	nental Constraints:
Are there s and net are	opes greater than 25%? If yes, please indicate the amount and show the gross
Are there s	treams on the site? If yes, please provide the names
Are there w	etlands on the site? If yes, please provide the names and type:
Project I	listory:
•	ject ever been reviewed before?
•	e a narrative, including the list case number, name, date, and the board(s) you appeared
• •	the status of any previous approvals.
-	
List tax ma <sub>l</sub>	section, block & lot numbers for all other abutting properties in the same ownership as



#### 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: April 2, 2021	
Applicant: Green	
Address: 160 S Main	
RE: Application Made at: same	
Chapter 43, Table 3.12, Column 1 RG District, Column 2 Front Yard 25' w/ 10.3' proposed, Column 9 Required Sic Existing Non-Conforming (ENC) Front Yard Two variances required	
	-
Section: 72.08 Block: 1	Lot:29
Dear Green :	* *
Dear:	
Please be advised that the Building Permit Application, when	nich you submitted on
March 26, 2021, has been denied. I have enclosed a Xer at the bottom the reason for denial.	ox copy of your application, where you will find
In Accordance with Zoning, Chapter 43 Section 10.322 Building Inspector or Similar administrative office is to determination with the Town Clerk.	
The Clerk to the Zoning Board of Appeals, Debbie Arboli	no will assist you in the preparation necessary to
appear before the board.	no, win assist you in the preparation necessary to
Sincerely, Sincerely, G. G. U	
Richard Ohver  Deputy Building Inspector	
18 Sepire 6	.9.21
Signature of Director	Date
NOTE: PLEASE KEEP FOR YOUR RECORDS	CC: Rosanna Sfraga
12-31-18-CCC	Liz Decort Debbie Arbolino



# 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: April 2, 2021					
Applicant: Green					
Address: 160 S Ma	in				
RE: Application Ma	de at: same				
Chapter 43, Table 3. Side Yard 10' w/ 5.2 Two variances requi	5' proposed. (				olumn 3 SFR, Column 9 Required .05 proposed.
Section:_	72.08	Block:	1	Lot:	29
Dear Green	:				
at the bottom the rea	son for denial Zoning, Cha or Similar ad	apter 43 Sect Iministrative	tion 10.322 tl	e time to	our application, where you will find appeal a determination of a yes from the filing of such a
The Clerk to the Zor appear before the bo Sincerely,			obie Arbolino L· <i>W</i> V/	, will assis	t you in the preparation necessary to
Richard Oliver Deputy Building Ins	pector		Deni	4 4	1.2.2021
Signature of Direct NOTE: PLEASE KE 12-31-18-CCC		LECORDS	/ /	l	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

20 Greenbush Road, Orangeton, NY 10962 Phone: (845) 359-8528  ZONE:	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	USE ONLY
Inspector:	20 Greenbush Road, Orangeburg, NY 10962 Phone: (845) 359-8410 Fax: (845) 359-8526	, m
Permit No. 5 1 7 8 Date Issued:  CO No. Date Issued:  CO No. Date Issued:  Permit Fee: 3 34 1 Citil 04 4 Pald By 6 PEEN  GIS Fee: 30 Citil 04 3 Pald By 10 Citil 05 Pa	ZONE: KG (ML) OFFICIAL USE ONLY, AGREAGE: 14,	
Permit No. 5 1 7 8 Date Issued:  CO No. Date Issued:  CO No. Date Issued:  Permit Fee: 3 34 1 Citil 04 4 Pald By 6 PEEN  GIS Fee: 30 Citil 04 3 Pald By 10 Citil 05 Pa	Inspector: College Date App Received: 3 '26 70 Received By: Will	ျှဖွ
Permit Fee: DISTON CLAS DISTON Paid By GYPPEN GIS Fee: JO, CLAS DISTON Paid By IV IV Stream Malintonance Fee Ck # Paid By  Additional Fee: Ck # Date Paid By  Additional Fee: Ck # Exp. Date: Paid By  Additional Fee: 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 stande by the applicant.  Property Location: IV DISTON TOWN TOWN TOWN TOWN TOWN TOWN TOWN T	Permit No. 51278 Date Issued:	
Permit Fee: DISTON CLAS DISTON Paid By GYPPEN GIS Fee: JO, CLAS DISTON Paid By IV IV Stream Malintonance Fee Ck # Paid By  Additional Fee: Ck # Date Paid By  Additional Fee: Ck # Exp. Date: Paid By  Additional Fee: 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 stande by the applicant.  Property Location: IV DISTON TOWN TOWN TOWN TOWN TOWN TOWN TOWN T		∥⋷
GIS Fee: Ck# Paid By  Stream Maintenanco Fee Ck # Paid By  Additional Fee: Ck# Date Paid By  1*6 mo. Ext.: Ck # Exp. Date: Paid By  2*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: Lco Dow'th MAJIN STEAST, PEARL ELVER  Section: 72.08 Block: Lot: 29  Property Owner: JAMES + CARD GREEN  Mailing Address: 99 Block: Lot: 29  Property Owner: JAMES + CARD GREEN  Mailing Address: 198 Block: Phone #: (945) 629-3760  Lessee (Business Name): M/A  Mailing Address: Phone #: Phone #: (945) 629-3760  Lessee (Business Name): M/A  Relation to Project: ONLIER Email: JAMES GREEN  Address: Phone #: (945) 629-3760  Builder General Contractor: M/A  Architect Engineer: JAMES GREEN  Address: Phone#: (945) 629-3760  Builder General Contractor: M/A  RC Lie #  Address: Phone#: Phone	Date Issued:	2
Stream Maintenance Fee Ck # Paid By  Additional Fee: Ck# Date Paid Paid By  1" 6 mo. Ext.: Ck # Exp. Date: Paid By  2" 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: Lc 2 2" HAJJ STEET, PEARL RIVER Section: 72.0 B Block: Lot: 29  Property Owner: JAMES - CAREEL Mailing Address: 99 BRIAR ROAD MAILING Address: 99 BRIAR ROAD MAILING TOWN Phone #: (245) 629-3760  Lessee (Business Name): M/A  Meiling Address: PASITEDICE  Contact Person: JAMES - CAREEN Relation to Project: CNINER Email: JAM 9845 Bagmail. Com Phone #: (845) 629-3760  Architectifingineer: JAMES - CAREEN NYS Lie # 078 453  Address: Phone#: RC Lie #  Address: Phone#: RC Lie #  Address: Phone#:  Plumber: N/A RC Lie #  Address: Phone#:  Electrician: N/A RC Lie #  Address: Phone#:  Existing use of structure or land: RESIDENICE  Proposed Project Description: DCCV AT RARRE & HARLE & Y.41  Proposed Square Footage: 328 SF Estimated Construction Value (\$): 1 YSO, 1 BUILDING DEPARTMENT COMPLETES BELOW  PLANS REVIEWED:  PERMIT REFERRED JPERIED FOR:  Address: Phone#:  Existing use of structure or land: RESIDENICE  Proposed Project Description: DCCV AT RARRE & HARLE & Y.41  Proposed Square Footage: 328 SF Estimated Construction Value (\$): 1 YSO, 1 BUILDING DEPARTMENT COMPLETES BELOW  PLANS REVIEWED:  PERMIT REFERRED JPERIED FOR:  Address: Phone#: Reviewed Reviewed Reviewed Rarre & Maley O. Oddesser  Address: Phone#: Reviewed Reviewed Rarre & Maley O. Oddesser  Address: Phone & Reviewed Rarre & Maley O. Oddesser  BUILDING DEPARTMENT COMPLETES BELOW  PLANS REVIEWED: Reviewed Rarre & Maley O. Oddesser  Address: Phone & Reviewed Rarre & Maley O. Oddesser  Address: Phone & Reviewed Rarre & Maley O. Oddesser  Address: Phone & Reviewed Rarre & Maley O. Oddesser  BUILDING DEPARTMENT COMPLETES BELOW  PROPRIED RARRE & MARLE & MALEY &	Permit Fee: 40-781 Ck# 04-80 Paid By 69(8-87)	
Additional Fee: Ck# Date Paid Paid By 14 6 mo. Ext.: Ck # Exp. Date: Paid By 24 6 mo. Ext.: Ck # Exp. Date: Paid By 25 6 mo. Ext.: Ck # Exp. Date: Paid By 26 6 mo. Ext.: Ck # Exp. Date: Paid By 26 6 mo. Ext.: Ck # Exp. Date: Paid By 36 6 mo. Ext.: Ck # Exp. Date: Paid By 37 8 Mote: See inside for instructions for completing this application, PAGES 2, 3 and PAGE 4 must be reviewed and PAGES 3, 8, 4 must signed by the applicant. Property Location: 12.0 SouTH MALL STEEL PLACE 2 LOCE Section: 72.0 B Block: Lot: 29 Property Owner: JAMES 1 CARR GROWN Phone # (245) 627-3760  Lessee (Business Address: 99 BRIAR ROAD MANUET, NY 10954 Email: JAY 9145 @ gmail: Com Phone # (245) 627-3760  Lessee (Business Name): N/A Mailing Address: Phone # Section: Phone #		
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: 100 SOUTH MAIN STEEL, PEARL RIVER Section: 72.08 Block: 1 Lot: 29  Property Owner: JAMES 1 CARD GREEN Mailing Address: 91 BRIAR ROAD MANUET, NY 10954  Email: JN9 3945 @ gmail. Com Phone #(845) 629-3760  Lessee (Business Name): N/A  Mailing Address: Email: Phone #  Type of Business Name): N/A  Mailing Address: Phone #  Type of Business Name: RESIDENCE  Contact Person: JAMES GREEN Relation to Project: CNNER Email: JN 37845 @ gmail. Com Phone #(845) 629-3760  Architect/Engineer: JAMES GREEN Relation to Project: CNNER Email: JN 37845 @ gmail. Com NYS Lic # 078453  Address: Phone# (845) 629-3760  Builder/General Contractor: N/A RC Lic # Address: Phone#  Phone#  Phone#  Electrician: N/A RC Lic # Address: Phone#  Hoat/Cooling: N/A RC Lic # Address: Phone#  Electrician: N/A RC Lic # Address: Phone#  Electrician: N/A RC Lic #  Address: Phone#  Electrician: N/A RC Lic #  Address: Phone#  Existing use of structure or land: RESIDENCE  Proposed Project Description: DCCV AT REAR & HARVE &	Stream Maintenance Fee Ck # Paid By	
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Property Owner: James & Carol Green  Mailing Address: 99 Briar Road Manuet, NY 10954  Email: Jug 1845 @ gmail.com Phone #(845) 629-3760  Lessee (Business Name): N/A  Mailing Address:  Email: Phone #:  Type of Business (Use: Residence Relation to Project: CNNER  Email: Jug 1845 @ gmail.com Phone#: (845) 629-3760  Architect/Projeneer: James Green Not Lie # 078453  Address: Phone#: Phone#: (845) 629-3760  Builder/General Contractor: N/A RC Lie #  Address: Phone#:  Plumber: N/A RC Lie #  Address: Phone#:  Electrician: N/A RC Lie #  Address: Phone#:  Existing use of structure or land: RESIDENCE  Proposed Project Description: DECY AT REAR OF HOUSE BELOW  PLANS REVIEWED:  PERMIT REFERRED DENIED FOR:  Under 13 Table 3.16 Money   185 Money   Money   185 Money	· · · · · · · · · · · · · · · · · · ·	
Malling Address: 99 BLAZ ROOD, MANUET, NY 10954 Email: JV9 9845 @ gmail. Com Phone #. (845) 629-3760  Lessee (Business Name): N/A  Mailing Address: Email: Phone #.  Type of Business /Use: PESIDE/CE  Contact Person: JAMES GREEN Relation to Project: CMNER Email: JV9 9845 @ gmail. Com Phone#. (845) 629-3760  Architect/Engineer: JAMES GREEN NYS Lic # 078 453  Address: 99 BCIAR ROOD, MANUET, NY. 10954 Phone#. (845) 629-3760  Builder/General Contractor: N/A RC Lic #  Address: Phone#:  Plumber: N/A RC Lic #  Address: Phone#:  Heat/Cooling: J/A RC Lic #  Address: Phone#:  Existing use of structure or land: RESIDENCE  Proposed Project Description: DECK AT REAR OF HARSE BELOW  PLANS REVIEWED:  PERMIT REFERRED DENIEDFOR:  Ulada 193 30 W/ 19.05 Manuel Lo Majord, Dalama P Latar O, Calcuma S SER Column 9 Set Manuel To Warner Mysurf.  Page 1		
Email: 19985 @ gmail.com Phone #(845) G29-37G0  Lessee (Business Name): N/A  Mailing Address: Email: Phone #:  Type of Business /Use: PESIDE/CE  Contact Person: JAMES GREEN Relation to Project: ONNER Email: 1999 9845 @gmail.com Phone#: (845) G29-37G0  Architect/Engineer: JAMES GREEN NYS Lic # 078 453  Address: Phone#: Address: Phone#:  Plumber: N/A RC Lic #  Address: Phone#:  Electrician: N/A RC Lic #  Address: Phone#:  El		
Lessee (Business Name): N/A  Mailing Address: Email:  Type of Business /Use: PGSLDSJCE.  Contact Person: JAMES GREEN Relation to Project: CNNER Email: 1/9 1845 @gma(1).Com Phone#: (845) 627-3760  Architect/Engineer: JAMES GREEN NYS Lic # 07 8 453  Address: 91801AR 2007 MANUST, N4.10954 Phone#: (845) 629-3760  Builder/General Contractor: N/A RC Lic # Address: Phone#:  Plumber: N/A RC Lic # Address: Phone#:  Electrician: N/A RC Lic # Address: Phone#:  Electrician: N/A RC Lic # Address: Phone#:  Electrician: N/A RC Lic # Address: Phone#:  Existing use of structure or land: RESIDENCE  Proposed Project Description: DCCV AT REAR OF WAS SELOW  PLANS REVIEWED:  PERMIT REFERRED DENIED FOR:  Useful 13 Tables in Column   16 Memor, News Or Column  AND Jacobs 10 Total  AND Jacobs 10 Total  AND Jacobs 10 Total  Page 1		[_
Email: Phone #:  Type of Business /Use: PESIDE/CE.  Contact Person: JAMES GREEN Relation to Project: ONNER Email: J9 1845 @gmq11.Com. Phone#: (845) 629-3760  Architect/Engineer: JAMES GREEN NYS Lic # 078 453  Address: PBPIAR RODO, MANUST, N4. 10954 Phone#: (845) 629-3760  Builder/General Contractor: N/A RC Lic #  Address: Phone#:  Plumber: N/A RC Lic #  Address: Phone#:  Electrician: N/A RC Lic #  Address: Phone#:  Electrician: N/A RC Lic #  Address: Phone#:  Electrician: N/A RC Lic #  Address: Phone#:  Existing use of structure or land: RESIDENCE  Proposed Project Description: DECV AT REAR & HOTSE & X 41  Proposed Square Footage: 320 F Estimated Construction Value (\$): J Y80, BUILDING DEPARTMENT COMPLETES BELOW  PLANS REVIEWED:  PERMIT REFERRED DENIED FOR: Use of Structure Square (Square Square		
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### APPLICATION FOR BUILDING/DEMOLITION PERMIT APPLICANT MUST COMPLETE OR APPLICATION WILL NOT BE ACCEPTED

70N	ING BUILK REOL	HDEMENTS			
ZONING BULK REQUIREMENTS  Zone: Use:					
	Required	Existing	Proposed		
Floor area ratio	•				
Lot area					
Lot width					
Street frontage					
Front yard setback					
Side yard setback					
Total side yard setback					
Rear yard setback					
Maximum building height					
Number of stories: Co	onstruction Type:	Occupan	ncy Class:		
Zoning Chart Information Completed I					
Sewage: (circle one) Town     How many kitchens on the pro-	County Private	_			
2. How many kitchens on the pro	operty? (2) (W	0	1110		
<ol> <li>Are there any renters, tenants</li> <li>Are there any other building p</li> </ol>	s, lessees or boarders ermits on this property	at this property? YES	/ NO		
5. Is the property in a flood plain	? YES/NO	7: 120/110			
FFIDAVIT					
State of New York) County of Rockland) SS.:					
own / Village of Perer Bruse	)				
JANES Y GREEN					
circle one) Gwner, essee, engineer, surv	ever architect builder	worn, deposes and says	that he/she is the tee of the premises to which		
nis application applies; that he/she (the a	pplicant) is duly authori	zed to make this applica	ation and that the statements		
ontained in the papers submitted herein a					
erformed in the manner set forth in the ap rith the State Uniform Building Code and a					
eclare that the structure or area describ	ed in this application v				
Certificate of Occupancy or Certificate of Co	ompliance.	7 Signatu	re and Mailing Address		
199 BRIAR ROAD					
V NANUET, NY 10954					
SWORN to before me this 36 aday of March 20 21					
My ma Raymand					
Vitness: If not witnessed by Building Department personnel, Noterly signature is					
equired.), Notary Public					
	OFFICIAL USE (	ONLY:			
Checked by:Date:					
•		•	······································		
Permit Granted for:					
Signature:	Date	e:			
Director, OB2	ZPAE				

SWIS	PRINT KEY	NAME	ADDRESS
392489	68.20-5-41	Thomas D Budano	143 Ridge St, Pearl River, NY 10965
392489	68.20-5-42	Christopher Brundage	147 Ridge St, Pearl River, NY 10965
392489	68.20-5-43	Mattison J Stanton	150 S Main St, Pearl River, NY 10965
392489	68.20-5-44	Michael Kuchieski	148 S Main St, Pearl River, NY 10985
392489	68.20-5-45	Drew Kastner	144 So Main St.Pearl River, NY 10965
392489	68.20-5-68	Lewis Wallace	153 So Main St.Pearl River, NY 10965
392489	72.08-1-28	Francesco Zoccali	168 S Main St. Pearl River, NY 10965
392489	72.08-1-29	James W Green	99 Briar Rd, Nanuet, NY 10954
392489	72.08-1-30	Elleen Grady	159 Ridge St. Pearl River, NY 10965
392489	72.08-1-31	Rebecca Boecker	161 Ridge St. Pearl River, NY 10965
392489	72.08-1-32	Carrie DeLuca	167 Ridge St. Pearl River, NY 10965
392489	72.08-1-33	Barry T Molloy	171 Ridge St, Pearl River, NY 10965

James V. Green, P.E. 99 Briar Road Nanuet, NY 10954 (845) 629-3760

May 13, 2021

### Office of Building, Zoning, Planning, Administration & Enforcement Orangetown Zoning Board of Appeals

20 Greenbush Road Orangeburg, New York 10962

RE: Variance Request—Existing Deck Structure

160 South Main Street Pearl River, NY 10065

SBL#: 78.02-1-29

Members of the Board,

I am applying for an area variance of the general bulk regulations for an existing low-level deck structure at the above address. I purchased the property with the deck in place in 2005, and refinanced in 2007 and no violations were discovered. I am in contract with a purchaser and it has been discovered that the deck does not conform to the existing side yard requirements.

The deck runs 41 ft along the rear of the two-family home, is 8 ft wide and just under 2 ft high. It is situated approximately 55 ft from the backyard lot line. Upon records and image research, I concluded the deck was constructed circa 1989 approximately 32 years ago. It has not been modified or increased in size since its original construction. Building permits indicate that it was repaired in 2004. I was unaware that it did not conform to existing general bulk regulations as the existing home was built prior to 1930 and does not have an original certificate of occupancy.

So as a result of the building permit denial, I would like to request a minimum side yard variance of 4.7 ft verses the 10 ft minimum, and a total side yard variance of 15 ft verses the 30 ft designated in the general bulk requirement tables.

I offer the following to show that the benefit the homeowner/tenants stand to receive from the variance will outweigh any burden to health, safety and welfare that may be suffered by the community.

 The existing deck poses no change to the existing character of the neighborhood or the use of the building, it has been in place for approximately 32 years without complaint. It

ą

provides outdoor living space that is especially valued during this Covid crisis. All of the abutting properties have either a high fence or high hedgerows which render the deck not visible from any adjacent properties.

- 2. Other options such as modifying the size of the deck are not feasible, it is used as the main entry to the rear of the home. Significantly modifying, or removing it would be costly and remove existing outdoor space. It is not feasible to remove the deck.
- 3. The request is not a substantial change. The house was built prior to bulk regulations and is situated only 0.9 ft from the adjacent property to the south.
- 4. There is no environmental impact caused by leaving the deck in place.
- 5. The resulting placement of the deck was not self-created, as previously stated it has been in place for the past 32 years through several real estate transactions
- 6. I am requesting the minimum area variance to the side yard bulk regulation to keep the existing deck.

If you have any questions, comments, or require additional information, you can reach me at (845) 629-3760 at any time to discuss.

Thank you for your time, effort and consideration,

James V. Green, P.E.

CARDELL AVE. (25 WIDE) PAYED RONDWAY FENLE 100.01 CONTAINS 5748 SO FE 02: 0.1320 ACRE PAVEMENT HUNDS 72-18-1-30 PAVERS WALK PAVED NIF GIBBONS DRIVEWA 165°58'13" W 101.20'.
(SOUTHERLY LINE OF LOT 20 OF MAD # 943) 72.08-1-31 N/F MORRIS

ZONING BOARD OF APPEALS Meeting Of: JUL 7 2021 Town Of Orangetown

MAY 1 4 2021 TOWN OF ORANGETOWN LAND USE BOARDS

REVISED MAY 09, 2021: 400 REAR OFFSETS

### JAMES E. DRUMM

LAND SURVEYOR 22 STEEP HILL ROAD NANUET, NEW YORK 10954 JIMDRUMM@DRUMMSURVEY.COM 845-357-0211

SECTION 72.08 - BLOCK / LOT 29

TOWN OF *DRANGETOWN* - ROCKLAND COUNTY - NEW YORK

DEED REFERENCE: INST. # 2005-25981

JAMES E. DRUMM

PEARL RIVER

DRAWN BY: 75 CHECKED BY: JED

SCALE: 1"=20"

DATE: APRIL 26,202 DWG 2735

SNAUTHORIZED ALTERATION OR AUDITION TO ANY PLAN OR MAP BEARING THE SEAL OF A PROFESSIONAL ENGINEER OR LAND SURVEYOR IS A VIOLATION OF SECTION TOOLOG THE NIK STATE EDUATION LAW

N.Y.L.S.#49952-N.J.L.S.#35360