

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: 5/21/21

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 checked="" 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#: S1475
 ASSIGNED
 INSPECTOR: Glenn

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

Project Name: Above ground Pool Sean McElligott

Street Address: 3 NICOLE TERRACE
Pearl River, NY 10965

Tax Map Designation:
Section: 68.11 Block: 2 Lot(s): 50
Section: _____ Block: _____ Lot(s): _____

Directional Location:
On the Westerly side of Nicole Terrace, approximately _____ feet of the intersection of Crooked Hill Road, in the Town of ORANGETOWN in the hamlet/village of Pearl River.

Acreage of Parcel <u>.4</u>	Zoning District _____
School District <u>Pearl River</u>	Postal District _____
Ambulance District _____	Fire District _____
Water District _____	Sewer District _____

Project Description: (If additional space required, please attach a narrative summary.)
Install Round 18' Above ground Pool

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.
Date: 5/21/21 Applicant's Signature: Sean McElligott

APPLICATION REVIEW FORM

Applicant: Sean McElligott Phone # 845-653-2737

Address: 3 NICOLE TERRACE PEARL RIVER, NY 10965

Property Owner: SEAN McElligott Phone # 845-653-2737

Address: 3 NICOLE TERRACE PEARL RIVER, NY 10965

Engineer/Architect/Surveyor: Phone #

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

Attorney: Phone #

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

Contact Person: Sean McElligott Phone # 845-653-2737

Address: 3 NICOLE TERRACE PEARL RIVER NY 10965

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.

- State or County Road, Long Path, Municipal Boundary, State or County Park, County Stream, County Facility

List name(s) of facility checked above:

Referral Agencies:

- RC Highway Department, RC Drainage Agency, NYS Dept. of Transportation, NYS Thruway Authority, Adjacent Municipality, Other, RC Division of Environmental Resources, RC Dept. of Health, NYS Dept. of Environmental Conservation, Palisades Interstate Park Commission

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.



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: May 14, 2021

Applicant: McElligott

Address: 3 Nicole Ter, Pearl River, NY

RE: Application Made at: same

Chapter 43, Table 3.12 Column 1 R-15 District, Coplumn 2 Group M, Column 3 sfr, Column 9 side Yard
20' w/ 11.2' proposed.
1 Variance required

Section: 68.11 Block: 2 Lot: 50

Dear McElligott:

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

May 12, 2021, has been denied. I have enclosed a Xerox copy of your application, where you will find
at the bottom the reason for denial.

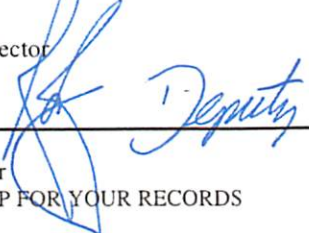
**In Accordance with Zoning, Chapter 43 Section 10.322 the time to appeal a determination of a
Building Inspector or Similar administrative office is thirty (30) days from the filing of such a
determination with the Town Clerk.**

The Clerk to the Zoning Board of Appeals, Debbie Arbolino, will assist you in the preparation necessary to
appear before the board.

Sincerely,


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

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>.34</u>
Inspector: <u>Glean</u>	Date App Received: <u>5-12-21</u>	Received By: <u>[Signature]</u>
Permit No. <u>51475</u>	Date Issued: _____	
CO No. _____	Date Issued: _____	
Permit Fee: <u>\$312.-</u>	Ck# <u>429</u>	Paid By <u>McElligott</u>
GIS Fee: <u>20.-</u>	Ck# <u>428</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: _____

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: 3 NICOLE TERRACE PEARL RIVER, NY 10965
Section: 68.11 Block: 2 Lot: 50

Property Owner: SEAN McELLIOTT

Mailing Address: 3 NICOLE TERRACE Pearl River, NY 10965

Email: Seancop911@yahoo.com Phone #: 845-653-2737

Lessee (Business Name): _____

Mailing Address: _____

Email: _____ Phone #: _____

Type of Business /Use: _____

Contact Person: Sean McElligott Relation to Project: Owner

Email: Seancop911@yahoo.com Phone#: 845-653-2737

Architect/Engineer: _____ NYS Lic # _____

Address: _____ Phone#: _____

Builder/General Contractor: Becker Corp Builders RC Lic # H-10852

Address: 79 ORANGE AVE SUFFERN NY Phone#: 845-364-3901

Plumber: _____ RC Lic # _____

Address: _____ Phone#: _____

Electrician: All Circuit Electric RC Lic #: E-00568

Address: 104 Lafayette Avenue Suffern, NY 10901 Phone#: 845-786-7200

Heat/Cooling: _____ RC Lic#: _____

Address: _____ Phone#: _____

Existing use of structure or land: YARD

Proposed Project Description: 18' ROUND ABOVE GROUND POOL

Proposed Square Footage: _____ Estimated Construction Value (\$): 10,000

BUILDING DEPARTMENT COMPLETES BELOW

PLANS REVIEWED: _____

PERMIT REFERRED / DENIED FOR: _____

Chapter 43, Table 3.12, Column 1 R-15 District, Column 2 Group M,
Column 3 SFR, Column 8 Side Yard 20' w/ 11.2' proposed.
1 Variance required

[Signature] 5.14.21
County

FOR OFFICE USE ONLY SECTION BLOCK LOT NAME PERMIT#

APPLICATION FOR BUILDING/DEMOLITION PERMIT

APPLICANT MUST COMPLETE OR APPLICATION WILL NOT BE ACCEPTED

ZONING BULK REQUIREMENTS			
Zone:	Group:	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: _____ Construction Type: _____ Occupancy Class: _____

Zoning Chart Information Completed by: _____

1. Sewage: (circle one) Town County Private
2. How many kitchens on the property? _____
3. Are there any renters, tenants, lessees or boarders at this property? YES / NO
4. Are there any other building permits on this property? YES / NO
5. Is the property in a flood plain? YES / NO

AFFIDAVIT

State of New York)

County of Rockland) SS.:

Town / Village of Orangetown

Sean McElligott

being duly sworn, deposes and says that he/she is the (circle one) owner, lessee, engineer, surveyor, architect, builder, or agent of the owner) in fee of the premises to which this application applies; that he/she (the applicant) is duly authorized to make this application and that the statements contained in the papers submitted herein are true to the best of his/her knowledge and belief, and that the work will be performed in the manner set forth in the application and in the plans and specifications filed therewith, and in accordance with the State Uniform Building Code and all other applicable laws, ordinances and regulations of the municipality. I also declare that the structure or area described in this application will not be occupied or used until I have obtained a Certificate of Occupancy or Certificate of Compliance.

Signature and Mailing Address

X Sean McElligott

SWORN to before me this 12 day of May, 2021

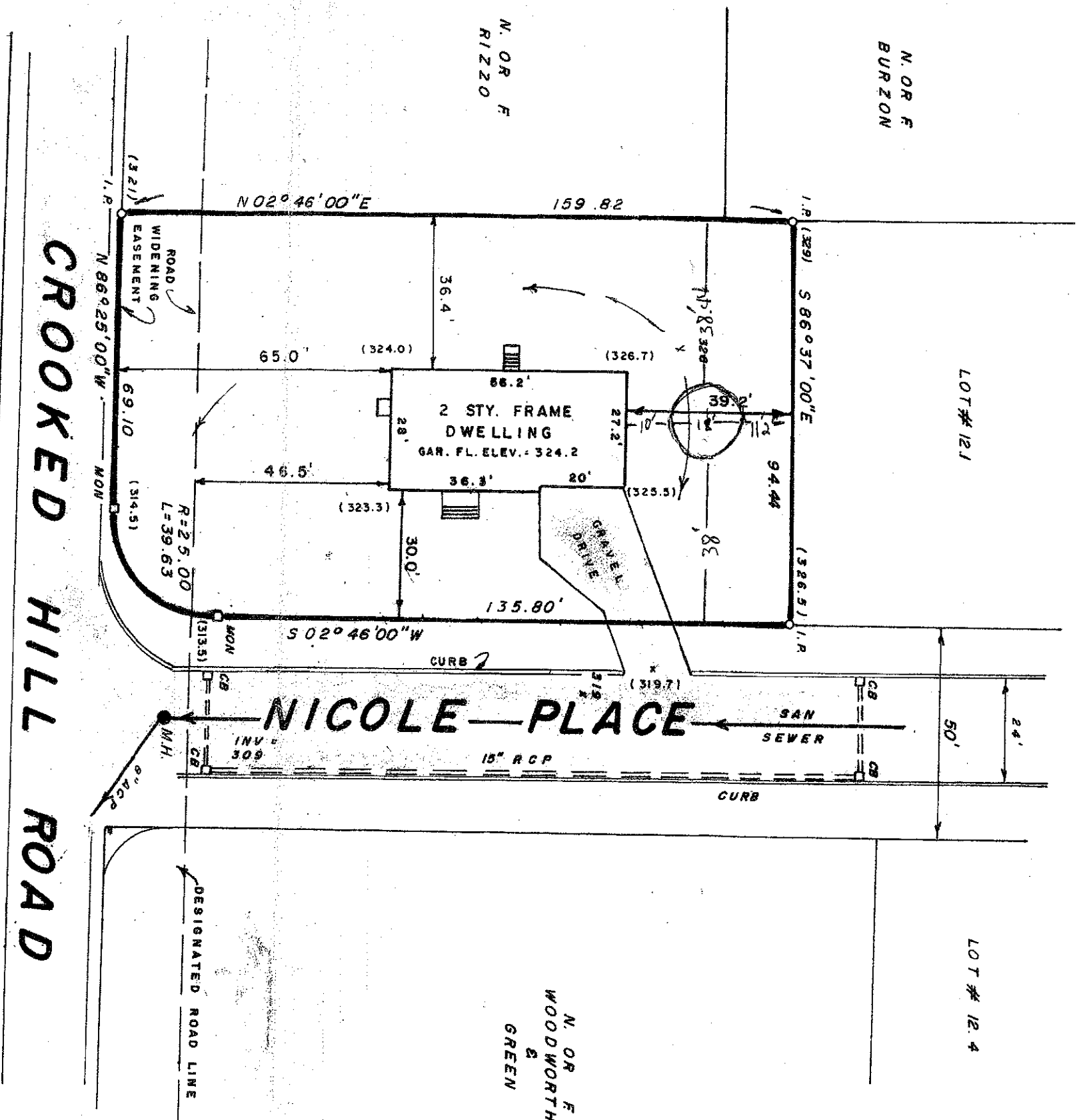
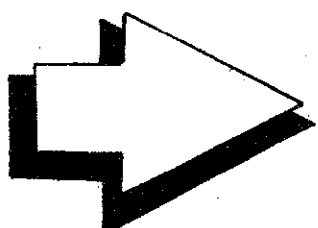
Witness: Devin Raymond

(If not witnessed by Building Department personnel, Notary signature is required.) _____, Notary Public

OFFICIAL USE ONLY:	
Checked by: _____	Date: _____
Permit Granted for: _____	

Signature: _____	Date: _____
Director, OBZPAE	

<u>/IS</u>	<u>PRINT KEY</u>	<u>NAME</u>	<u>ADDRESS</u>
2489	68.11-2-18	John Holahan	296 Laurel Rd,Pearl River, NY 10965
2489	68.11-2-19	Anthony Esposito	300 Laurel Rd,Pearl River, NY 10965
2489	68.11-2-45	Edward K Woodworth	179 W Crooked Hill Rd,Pearl River, NY 10965
2489	68.11-2-46	David C Johnson	4 Nicole Ter,Pearl River, NY 10965
2489	68.11-2-49	Michael S Kelly	5 Nicole Ter,Pearl River, NY 10965
2489	68.11-2-50	Sean Mc Elligott	3 Nicole Ter,Pearl River, NY 10965
2489	68.11-2-51	Richard M Freedberg	191 W Crooked Hill Rd,Pearl River, NY 10965
2489	68.11-2-52	Catherine Ryan	294 Laurel Rd,Pearl River, NY 10965
2489	68.11-3-20	David Moy	190 W Crooked Hill Rd,Pearl River, NY 10965
2489	68.11-3-21	Daniel Yonker	180 W Crooked Hill Rd,Pearl River, NY 10965



SURVEY OF - LOT 11.2
FOR
NICOLE TERRACE

PEARL RIVER

TOWN OF ORANGETOWN
 SCALE: 1" = 30'

MAY 20, 1985

ROCKLAND COUNTY, N.Y.
 AREA = 15,019 sq ft

REFERENCE: MAP ENTITLED "NICOLE TERRACE," FILED IN R.C.C.O. MAY 9, 1985 IN BOOK 103, PAGE 50 AS MAP No. 5743.

CERTIFIED TO: RICHARD FURFARO, MARIA & PATRICK CLOHESSY
 ULSTER SAVINGS BANK AND AMERICAN TITLE INSURANCE COMPANY TO BE CORRECT AND ACCURATE.

COPIES OF THIS SURVEY NOT BEARING THE EMBOSSED SEAL OF THE LAND SURVEYOR SHALL NOT BE VALID. GUARANTEES OF CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 UNAUTHORIZED ALTERATION OF THIS DOCUMENT, IN ANY WAY, CONSTITUTES A VIOLATION OF THE NEW YORK STATE EDUCATION LAW § 7209 (2).

RECEIVED
 MAY 21 2021
 TOWN OF ORANGETOWN
 LAND USE BOARDS

DWLG UNDER CONSTR
 NOV. 21, 1986
 FINAL DWLG. LOC.
 MAY 2, 1986

R08424

TAX LOT DESIG
 10-14-11.2

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

[Signature]
 LIC. 4916
 DILLIN & SORACE ASSOCIATE
 PROFESSIONAL LAND SURVEYOR
 NEW CITY, N.Y. - GOSHEN, N.Y.