

Name of Municipality: TOWN OF ORANGETOWN Date Submitted: _____

2021 LAND USE BOARD APPLICATION

Please check all that apply:

<input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Residential
<input checked="" 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#: 51790
ASSIGNED
INSPECTOR: Mike

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

Project Name: von Ohlen Deck

Street Address: 3 First Lt. Ferris Ct
Pearl River, NY 10965

Tax Map Designation:
Section: 69.13 Block: 3 Lot(s): 36.1
Section: _____ Block: _____ Lot(s): _____

Directional Location:
On the East side of First Lt Ct., approximately 207.58 feet south of the intersection of East Central Ave., in the Town of ORANGETOWN in the hamlet/village of Pearl River.

Acreage of Parcel <u>.229</u>	Zoning District <u>RG</u>
School District <u>Pearl River</u>	Postal District <u>Pearl River</u>
Ambulance District <u>Pearl River</u>	Fire District <u>Pearl River</u>
Water District <u>Suez</u>	Sewer District <u>Orangetown</u>

Project Description: *(If additional space required, please attach a narrative summary.)*
after the fact deck permit. deck was constructed in 2005 without a permit

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.
Date: 8/24/21 Applicant's Signature: [Signature]

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: August 6, 2021

Applicant: Von Ohlen

Address: 3 First Lt Ferris Court, Pearl River, NY

RE: Application Made at: same

Chapter 43, Table 3.12, Column 1 RG District, Column 2 Group Q, Column 3 SFR, Column 11 Rear Yard 25' w/ 15' proposed.
One variance required

Section: 69.13

Block: 3

Lot: 36.1

Dear Von Ohlen:


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

August 3, 2021, has been denied. I have enclosed a Xerox copy of your application, where you will find at the bottom the reason for denial.

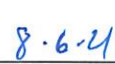
In Accordance with Zoning, Chapter 43 Section 10.322 the time to appeal a determination of a Building Inspector or Similar administrative office is thirty (30) days from the filing of such a determination with the Town Clerk.

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

SWIS	PRINT KEY	NAME	ADDRESS
392489	69.13-3-31	Xristos & Ryan Realty	390 Route 304,Bardonia, NY 10954
392489	69.13-3-32	Gayle Groupp	21 Mountainview Ave,Pearl River, NY 10965
392489	69.13-3-33	Dean X Mueller	15 Mountainview Ave,Pearl River, NY 10965
392489	69.13-3-34	Kim A Marich	11 Mountainview Av,Pearl River, NY 10965
392489	69.13-3-36.1	Richard Von Ohlen	3 1st Lt Ferris Ct,Pearl River, NY 10965
392489	69.13-3-36.2	John Ryan	2 1st Lt Ferris Ct,Pearl River, NY 10965
392489	69.13-3-36.3	Elizabeth Liu	240 E Central Av,Pearl River, NY 10965
392489	69.13-3-36.4	Victor Bruzzi	250 E Central Av,Pearl River, NY 10965
392489	69.13-3-36.5	John Shaw	260 E Central Av,Pearl River, NY 10965
392489	69.17-1-7	Kevin Hoban	36 Old Middletown Rd,Pearl River, NY 10965
392489	69.17-2-1.2	Peter Drespel	5 1st Lt Ferris Ct,Pearl River, NY 10965
392489	69.17-2-1.3	Fred Spicer	4 1st Lt Ferris Ct,Pearl River, NY 10965
392489	69.17-2-1.4	Kahori Kamiya Offengenden	37 Mountainview Ave,Pearl River, NY 10965

August 12, 2021

**Rick von Ohlen
3 First Lt Ferris Court
Pearl River, NY 10965**

**Town of Orangetown – Building Department
20 Greenbush Rd.
Orangeburg, NY 10962**

**Re: Written authorization for agent to appear on owner behalf
 3 First Lt. Ferris Ct
 Pearl River, NY 10965**

Dear Zoning Board members,

I hereby authorize Kier B. Levesque Architect to appear on my behalf before the Town of Orangetown Zoning Board of Appeals as agent for the above referenced property.

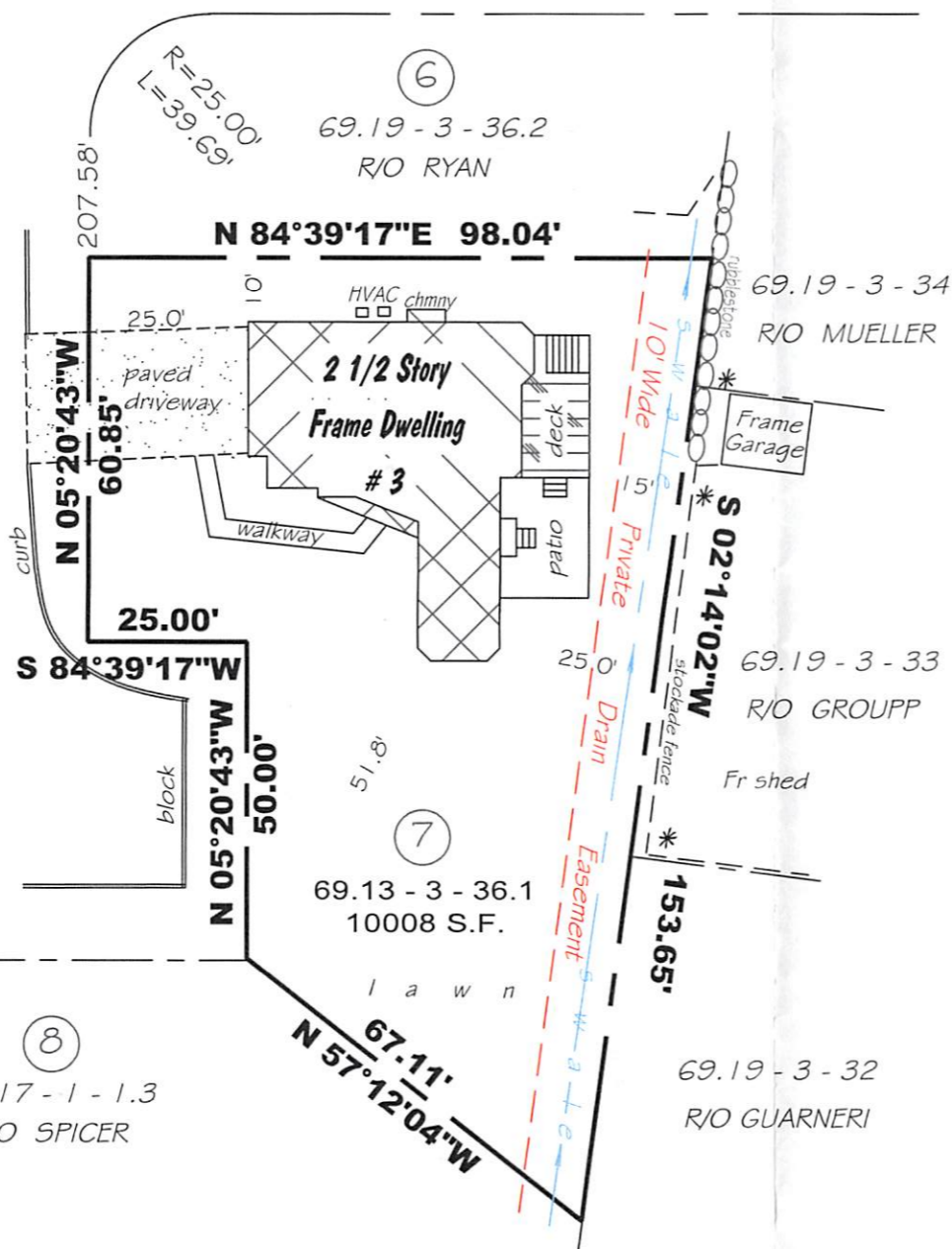
Sincerely,

**Rick von Ohlen
845-826-5591**

EAST CENTRAL AVENUE

Survey No. 5789

1 ST LT. RICHARD B. FERRIS JR. COURT



MOVING BOARD OF APPEALS
Meeting Of:
OCT 6 2021
Town Of Orangetown



REFERENCE:
" Emerald Knolls "
 filed in the Rockland County clerk's office 04 - 30 - 1998
 Map No. 7151 Book 118 Page 83

Instrument 1999 - 8366
TAX MAP NO. 69.13 - 3 - 36.1

THIS SURVEY MAP IS BASED ON AN ACTUAL FIELD SURVEY CONDUCTED FOR A SPECIFIC PURPOSE AND IS BASED ON SPECIFIC CONTRACTUAL REQUIREMENTS FOR THIS TRANSACTION. USE OF THIS MAP FOR SURVEY INSPECTION UPDATES IS STRICTLY PROHIBITED. THIS MAP MAY NOT BE COPIED IN WHOLE OR IN PART. THIS MAP MAY NOT BE USED FOR OTHER PURPOSES OR TRANSACTIONS. THIS MAP MAY NOT BE SOLD, RENTED, LEASED, PHOTOCOPIED, ENLARGED, REDUCED, TRACED OR TRANSFERRED IN ANY OTHER WAY WITHOUT THE PRIOR WRITTEN CONSENT OF ROBERT R. RAHNEFELD WHO'S SIGNATURE & SEAL APPEAR HEREON.

CERTIFIED TO:
 RICHARD J VON OHLEN
 CHARLENE VON OHLEN

(Signature)

ROBERT R. RAHNEFELD, P.L.S.
 N.Y. Lic No. 49459

IT IS A VIOLATION OF THE STATE EDUCATION LAW, SECT 7209 (2) FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. ONLY COPIES OF THIS SURVEY MARKED WITH THE LAND SURVEYOR'S SIGNATURE AND AN ORIGINAL EMBOSSED SEAL ARE A VALID ORIGINAL PRODUCT OF THE LAND SURVEYOR. THIS SURVEY IS PREPARED ONLY FOR THE PARTIES AND PURPOSE INDICATED HEREON. ANY CLAIM FOR LIABILITY SHALL NOT EXCEED THE AMOUNT OF THE AGREEMENT. ANY EXTENSION OF USE BEYOND THE PURPOSE AGREED TO BETWEEN THE CLIENT AND THE SURVEYOR EXCEEDS THE SCOPE OF THE ENGAGEMENT. HOLD THE SURVEYOR HARMLESS FOR UNAUTHORIZED USE BY OTHER PARTIES, PERSONS OR GOVERNMENTAL APPROVALS AND RENDERS THIS SURVEY MAP NULL & VOID. THIS SURVEY MAP IS SUBJECT TO AN ACCURATE ABSTRACT OF TITLE.

SURVEY MAP
 for
RICHARD & CHARLENE VON OHLEN
 PEARL RIVER
 TOWN OF ORANGETOWN * ROCKLAND COUNTY
 NEW YORK

JUNE 28, 2021 SCALE: 1"= 30'

*** Robert R. Rahnefeld ***
 Land & Boundary Consultant *
 P.O. BOX 881, PEARL RIVER, N.Y., 10965
 PHONE: (845) 735-9216 FAX 620-0752

Arizona
 Colorado
 Nevada
 New Mexico
 New Jersey
 New York

Land Surveyor Land Planner Global Positioning
 Wetland Delineation Subdivision Design

Map No. 3787 SP20

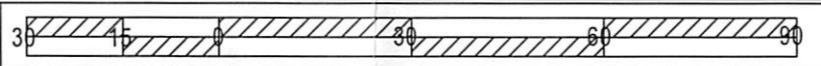
UNAUTHORIZED COPIES OF THIS MAP APPEAR IN BLACK AND WHITE AND ARE A COPYRIGHT VIOLATION

LOCATION DATA SHOWN IS BASED ON LIMITED ACCURACY MEASUREMENTS AND SHOULD NOT BE USED FOR CONSTRUCTION OF NEW IMPROVEMENTS OR FENCES

* Indicates Limited Access

Legend:

- Property Corner Set
- Property Corner Found
- Property Corner Monuments were not placed as part of this survey



von OHLEN DECK

3 FIRST LT. FERRIS COURT, PEARL RIVER, NY 10965

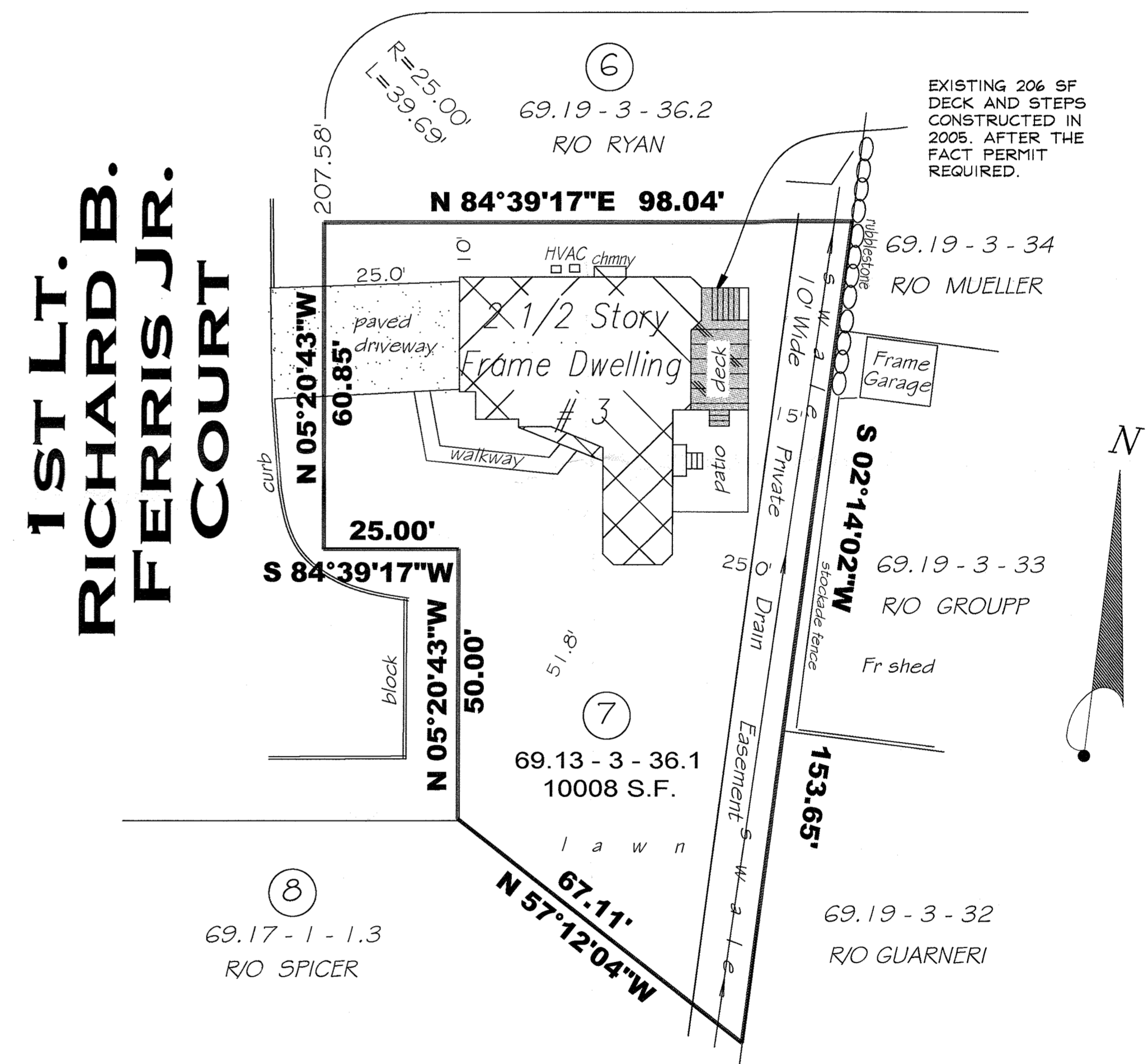
INDEX TO DRAWINGS

C COVER
A1 DECK PLAN & DETAILS

BULK REQUIREMENTS			
ZONE DISTRICT: RG USE: Q SINGLE - FAMILY RESIDENTIAL			
REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
PRINCIPAL BUILDING:			
LOT AREA, MIN. S.F.	10,000	10,008	NO CHANGE
FAR	.30 (3,002)	.27 (2,708)	NO CHANGE
WIDTH MIN.	75	110.85	NO CHANGE
STREET FRONTAGE	50	110.85	NO CHANGE
FRONT YARD MIN.	25	25	NO CHANGE
SIDE YARD MIN.	10	10/51.8	NO CHANGE
TOTAL SIDE YARD MIN.	30	61.8	NO CHANGE
REAR YARD MIN.	25	25	15**
MAX. BUILDING HEIGHT	1'-4"/PER 1"	19.91	NO CHANGE

** NON-CONFORMING VARIANCE REQUIRED

EXISTING FLOOR AREA:
FIRST FLOOR INCLUDING PORCH +/- 1,555
SECOND FLOOR 1,153
TOTAL 2,708
EXISTING FAR .27

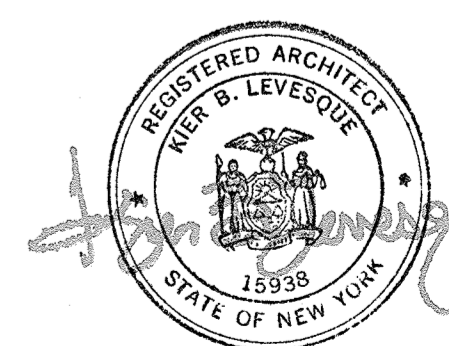
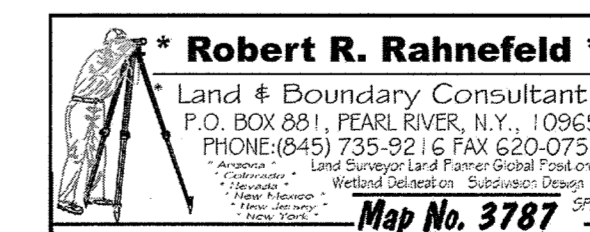


1 SITE PLAN
C 1 INCH = 20 FEET

ORANGETOWN TAX MAP NO: 69.13 - 3 - 36.1
THE INFORMATION ON THIS DRAWING WAS TAKEN FROM A SURVEY FOR:

RICHARD & CHARLENE VON OHLEN DATED: JUNE 28, 2021

BY:



OCT 6 2021
TOWN OF PEARL RIVER

JULY 30, 2021

JOB# 202184

ALL UTILITIES ARE SHOWN IN AN APPROXIMATE WAY FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL CALL THE LOCAL UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION TO HAVE ALL UNDERGROUND UTILITIES MARKED IN THE FIELD PRIOR TO ANY CLEARING OR ANY CONSTRUCTION. THE CONTRACTOR SHALL ALSO VERIFY THE LOCATION, SIZE AND INVERT OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. ANY UTILITY FOR WHICH NO EVIDENCE CAN BE SEEN ON THE SURFACE OF THE LANDS MAY NOT BE SHOWN ON THIS DRAWING.

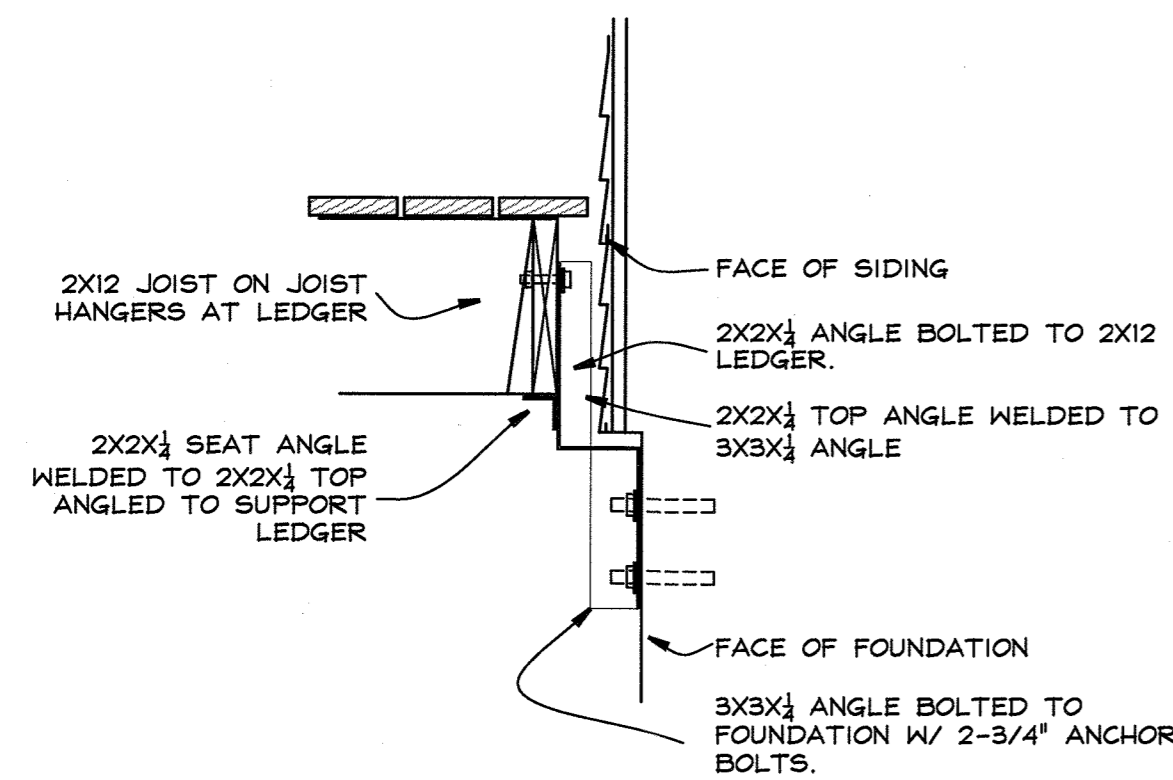


NY LIC# 15938

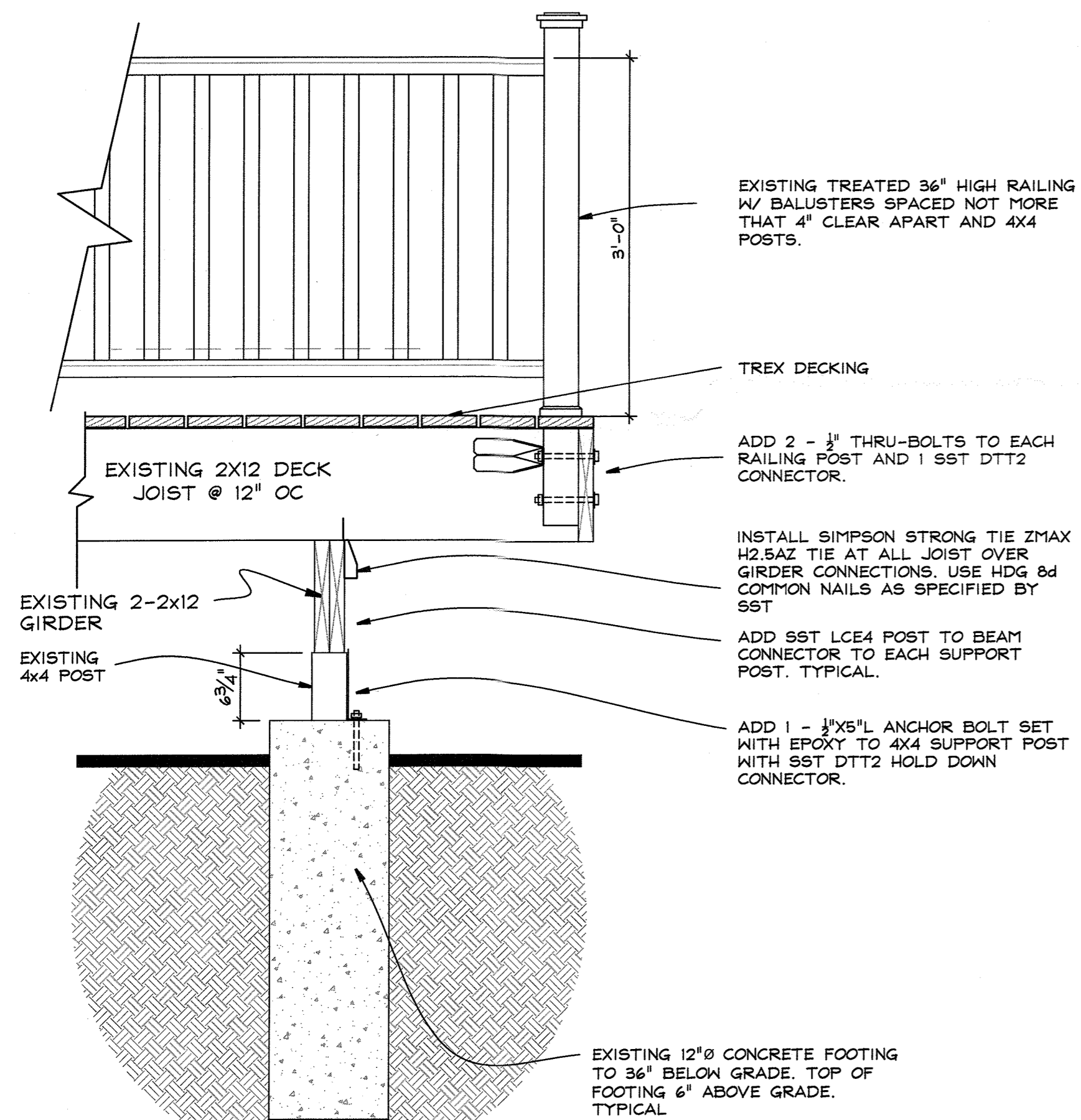
KIER B. LEVESQUE, RA
ARCHITECT
49 THIRD AVENUE
NYACK, NEW YORK 10960
845-358-2359

GENERAL NOTES

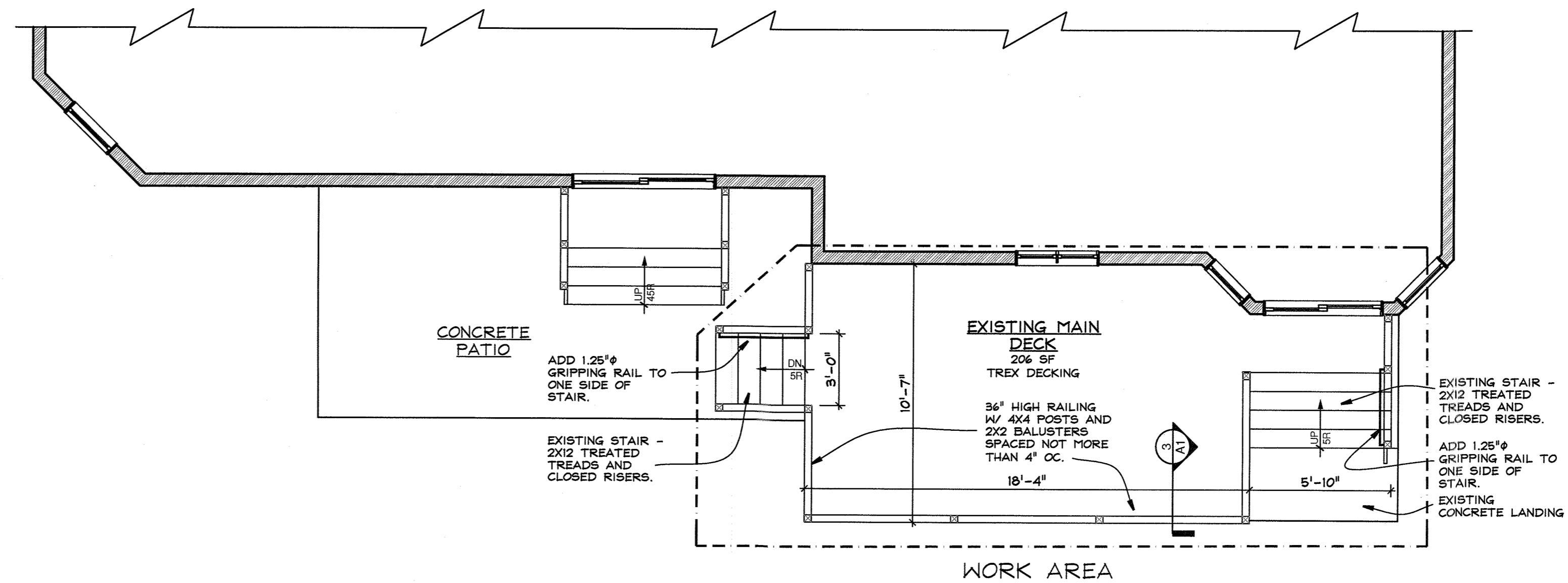
- DO NOT SCALE THE DRAWINGS. USE INDICATED DIMENSIONS ONLY.
- ALL WORK SHALL CONFORM TO LOCAL AND NEW YORK STATE CODE REQUIREMENTS. NO WORK SHALL COMMENCE UNTIL A BUILDING PERMIT HAS BEEN ISSUED AS REQUIRED BY THE LOCAL BUILDING DEPARTMENT.
- ALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE INDICATED. DOOR SIZES ARE IN FEET-INCHES. DOOR HEIGHT IS 6-8 UNLESS OTHERWISE INDICATED.
- ALL WOOD IN CONTACT WITH MASONRY & CONCRETE SHALL BE PRESSURE TREATED WITH A WOOD PRESERVATIVE.
- ALL FASTENERS, NAILS AND HANGERS WHICH COME IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL.
- INSTALL HANGERS AND CONNECTORS BY SIMPSON STRONG-TIE (SST) AS NOTED ON THE DRAWINGS. INSTALL ALL CONNECTORS WITH NAILS OR SCREWS AS SPECIFIED BY SIMPSON STRONG-TIE. DO NOT SUBSTITUTE CONNECTORS OR FASTENERS. ALL FASTENER COATINGS SHALL MATCH THE EXTERIOR COATING OF THE SPECIFIED HANGER. HDG TO HDG AND STAINLESS TO STAINLESS.



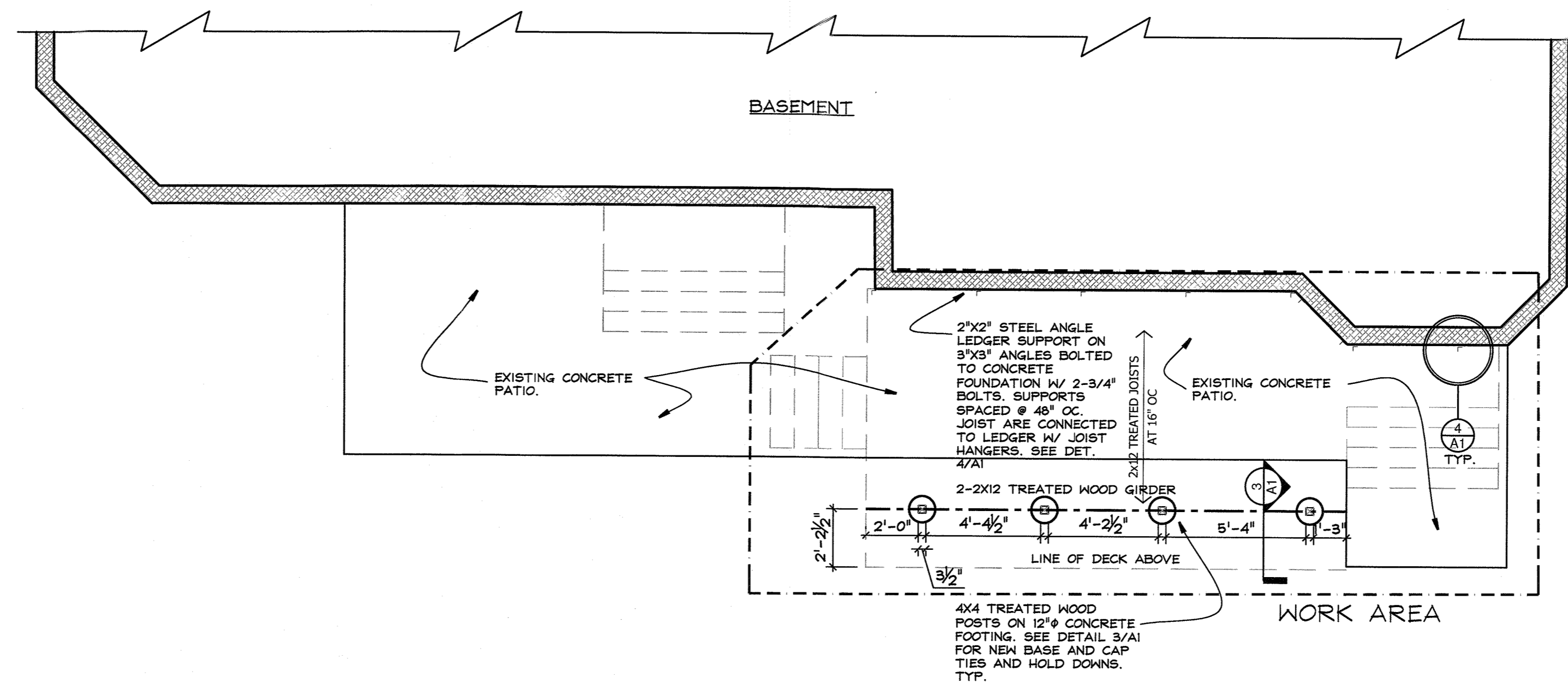
4 DECK LEDGER DETAIL
1" = 1 FOOT



3 DECK DETAIL
1" = 1 FOOT



2 MAIN DECK FLOOR PLAN
1/4" = 1 FOOT



1 MAIN DECK FOUNDATION PLAN
1/4" = 1 FOOT

CONSTRUCTION LEGEND	
	NEW CONSTRUCTION
	EXISTING WALLS TO BE DEMOLISHED
	EXISTING MASONRY WALL
	EXISTING STUD WALL TO REMAIN
	SHEET NOTES CALL: SEE NOTES THIS SHEET
	HARDWIRED CARBON MONOXIDE DET.
	HARDWIRED SMOKE DETECTOR

von OHLEN DECK
3 First Lt. Ferris Ct
PEARL RIVER, N.Y. 10965

KIER B. LEVESQUE, R.A.
ARCHITECT
49 THIRD AVENUE
NYACK, NEW YORK 10960
845-358-2359

DECK PLANS & DETAILS

NY LICENSE # 15938
SCALE AS SHOWN
DATE JULY 30, 2021
JOB NO. 202184
REVISIONS: SHEET NO. 15938

A-1