

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 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#: 52031

ASSIGNED \_\_\_\_\_

INSPECTOR: mm

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

Project Name: ~~PEARL RIVER~~ SHEERAN RESIDENCE

Street Address: 322 EAST CENTRAL AVENUE  
PEARL RIVER NY 10965

**Tax Map Designation:**

Section: 09.13 Block: 3 Lot(s): 12  
Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_

**Directional Location:**

On the SOUTH side of EAST CENTRAL AVENUE, approximately 209.81 feet EAST of the intersection of SPARROW LANE, in the Town of ORANGETOWN in the hamlet/village of PEARL RIVER.

Acreage of Parcel <u>2.87 AC</u>	Zoning District <u>R-15</u>
School District <u>PEARL RIVER UNION FREE</u>	Postal District <u>PEARL RIVER</u>
Ambulance District <u>PEARL RIVER AMBULANCE CORPS</u>	Fire District <u>PEARL RIVER</u>
Water District <u>SUEZ WATER</u>	Sewer District <u>No 1</u>

**Project Description:** (If additional space required, please attach a narrative summary.)

REMOVE EXISTING ROOF OVER FRONT ENTRY, EXPAND CONCRETE PLATFORM & ERECT COLUMNED PORTICO

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

Date: 10/4/21 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 1,016 \_\_\_\_\_
- 2) Total square footage 1,052 \_\_\_\_\_
- 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 NO

Are there **streams** on the site? If yes, please provide the names. NO

Are there **wetlands** on the site? If yes, please provide the names and type:

NO

### 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.

NONE

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

NONE



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: October 15, 2021

Applicant: Sheeran

Address: 322 East Central 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 8 Front  
Yard 30' with 23.2' proposed,  
One variances required

Section: 69.13

Block: 3

Lot: 12

Dear Sheeran:

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

October 7, 2021, has been denied. I have enclosed a Xerox copy of your application, where you will find  
at the bottom the reason for denial.

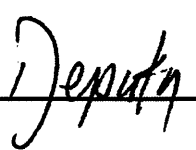
**In Accordance with Zoning, Chapter 43 Section 10.322 the time to appeal a determination of a  
Building Inspector or Similar administrative office is thirty (30) days from the filing of such a  
determination with the Town Clerk.**

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

# APPLICATION REVIEW FORM

## AFFIDAVIT

State of New York )  
 County of Rockland ) SS.:  
 Town/Village of ORANGETOWN )

I, ROBERT SILARSKI AIA being duly sworn deposes and says that he is the applicant, agent or attorney for applicant, in the matter of the petition before the ZONING BOARD OF APPEALS (board) in the town/village of ORANGETOWN affecting property located at 322 EAST CENTRAL AVENUE, Rockland County, New York.

That the following are all of the owners of property 200' (distance) from the premises as to which this application is being taken.

SECTION-BLOCK-LOT	NAME	ADDRESS
69.13-3-6	William F Cosgrove	329 E Central Av, Pearl River, NY 10965
69.13-3-7	Matthew J Mc Dermott	321 E Central Ave, Pearl River, NY 10965
69.13-3-8	Judith Mc Padden	311 E Central Av, Pearl River, NY 10965
69.13-3-10	Stephen F Flynn	304 E Central Av, Pearl River, NY 10965
69.13-3-11	Denis Casey	312 E Central Ave, Pearl River, NY 10965
69.13-3-12	Daniel Sheeran	322 E Central Ave, Pearl River, NY 10965
69.13-3-13	Jeremy Askew	330 E Central Ave, Pearl River, NY 10965
69.13-3-14	Michael D Mulcahy	340 E Central Ave, Pearl River, NY 10965
69.13-3-19	Thomas N Doherty	69 Sparrow Ln, Pearl River, NY 10965
69.13-3-20	James C Bongj	59 Sparrow Ln, Pearl River, NY 10965
69.13-3-21	John P Mc Brien	P.O. Box 157, Bronx, NY 10470
69.13-3-22	Gerard Kavanagh	43 Sparrow La, Pearl River, NY 10965
69.13-3-23	Stephen Sweetman	35 Sparrow Ln, Pearl River, NY 10965

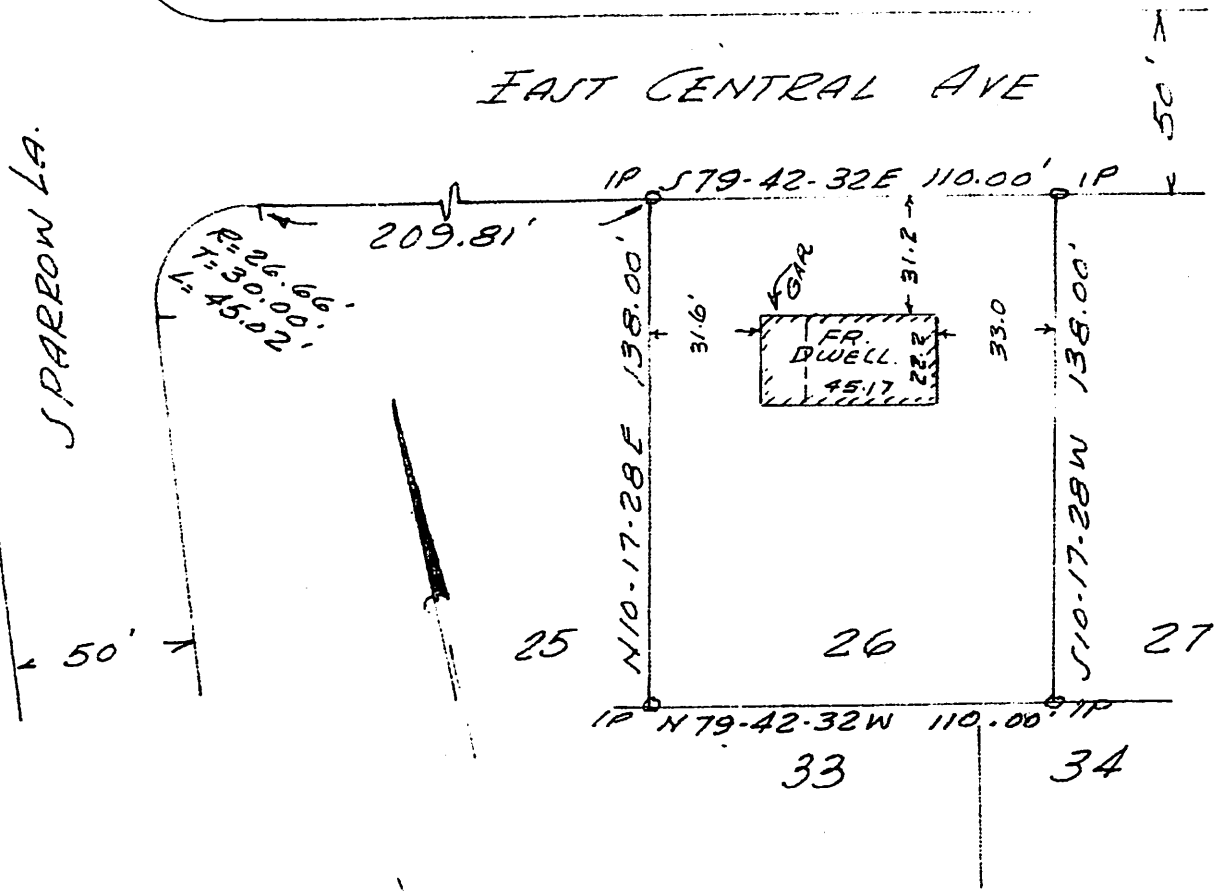
*Oct 4, 2021*

*Barbara B Kunar*



BARBARA B. KUNAR  
 Notary Public, State of New York  
 No. 0460501272  
 Qualified in Rockland County  
 Commission Expires July 16, 2023

*RESK*



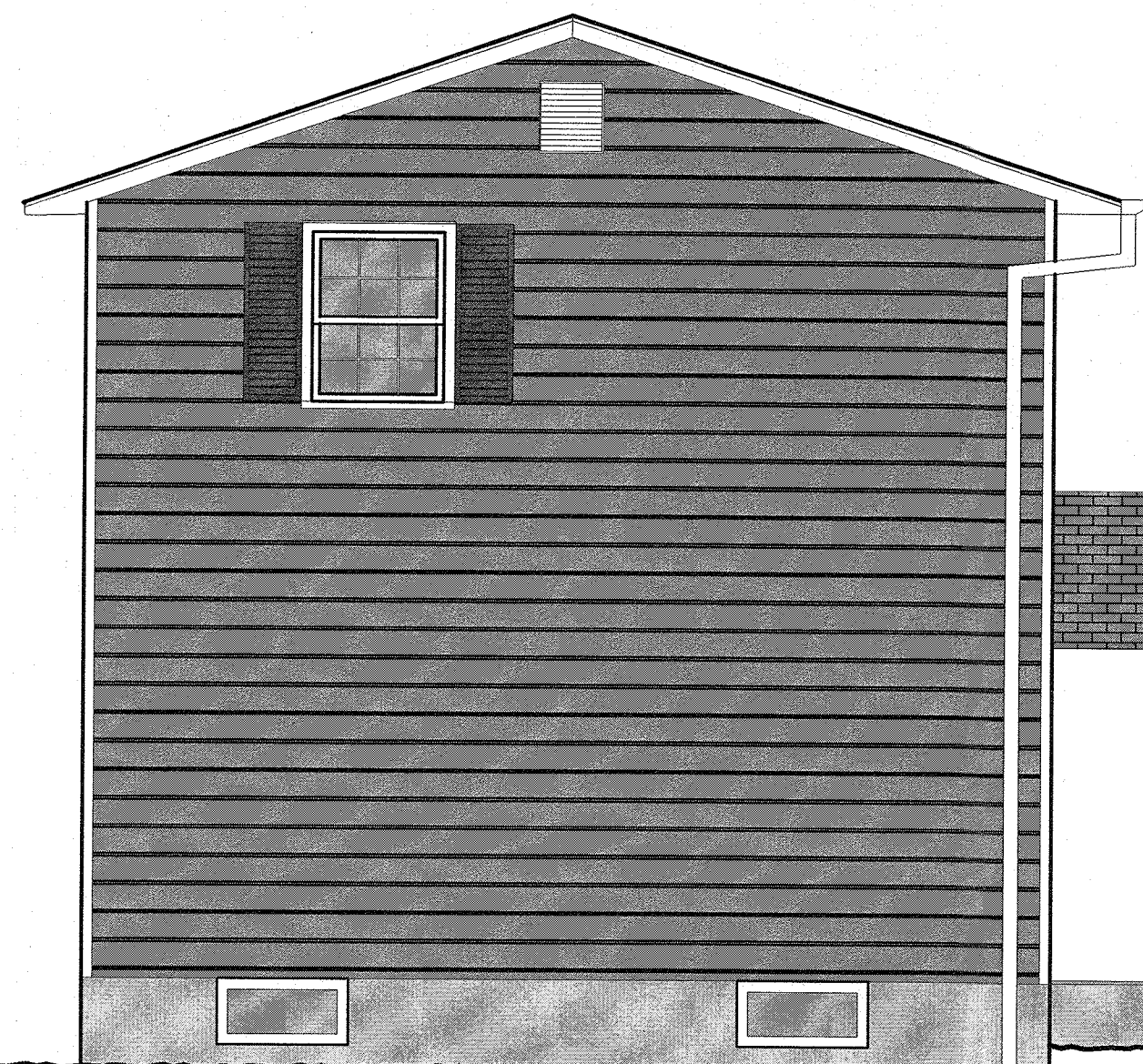
SURVEY OF LOT #26  
 MOUNTAINVIEW  
 PEARL RIVER, N.Y.  
 SCALE 1"=50'

Ref: Filed in Rockland County Clerk's Office, New City, New York  
 Sept. 20, 1960 - Book 62 - Page 15 - Map #2805

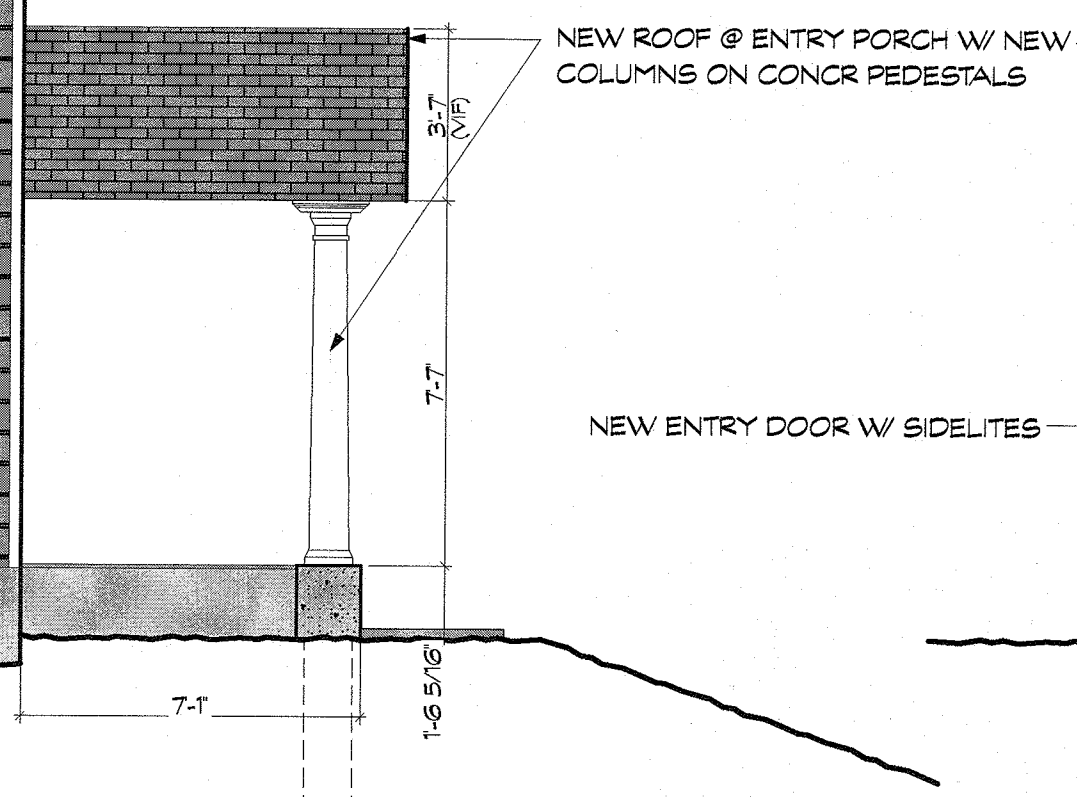
Certified to: Inter County Title Guaranty and Mortgage Co. and Empire  
 State Federal Savings and Loan Association to be correct  
 and accurate

FINAL I.P. set Sept 7-'61  
 Bldg. Loc. Sept. 6-'61  
 MAY 2, 1961  
 L.S. 3871 C-26

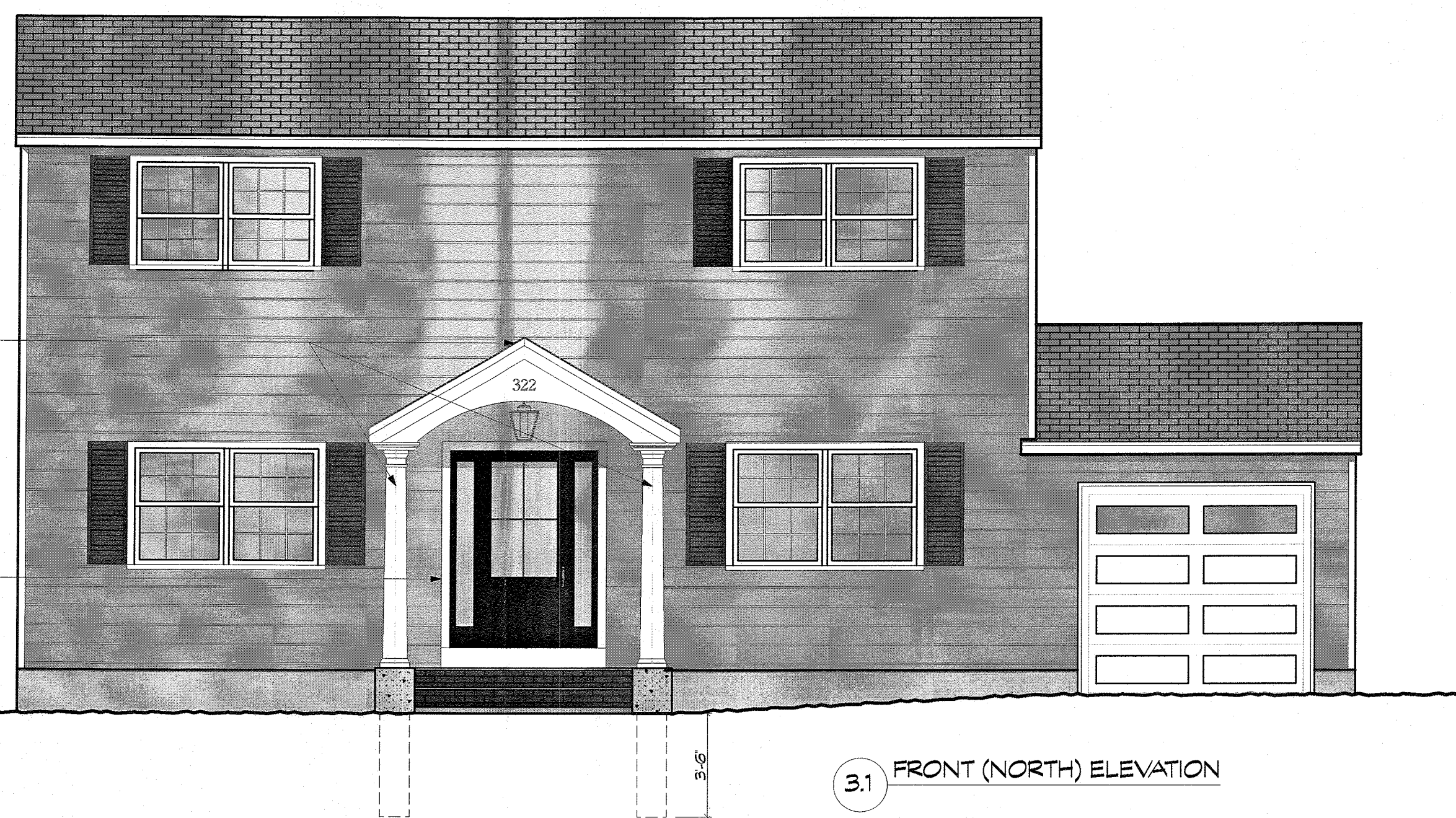
BARBOUR & JAST SURVEYORS  
 NEW CITY, N.Y.  
 Robert Jast  
 LIC. 23037



3.2 SIDE (EAST) ELEVATION



3 ELEVATIONS  
SCALE: 1/4" = 1'-0"

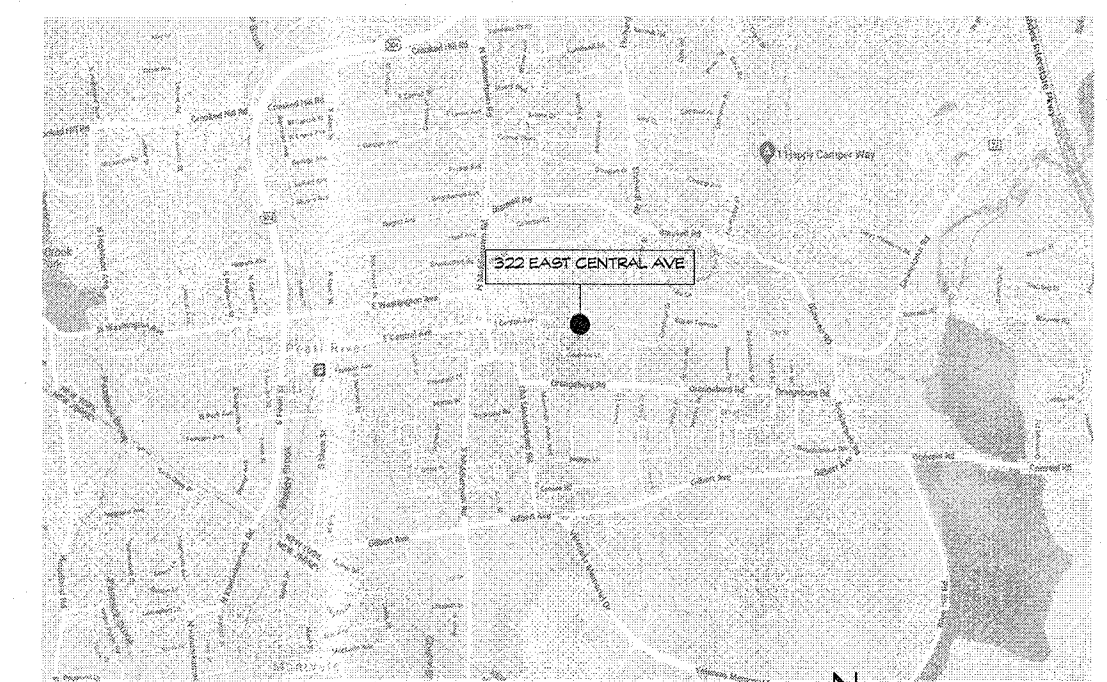


3.1 FRONT (NORTH) ELEVATION

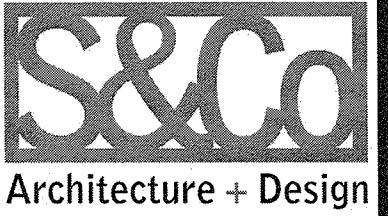
**ZONING ANALYSIS**

Address: 322 East Central Avenue  
 Pearl River NY 10965  
 Owners: Daniel & Erin Sheeran  
 Section/Block/Lot: 69.13-3-12  
 Zone: R-15  
 Group: M  
 Current Use: Single-Family Residential  
 Proposed Use: Single-Family Residential

	REQUIRED / ALLOWABLE	EXISTING	PROPOSED
Maximum Floor Area Ratio	2.0	1.44	1.48
Minimum Lot Area	15,000 sf	15,180 sf	15,180 sf
Minimum Lot Width	100'	110'	110'
Minimum Street Frontage	75'	110'	110'
Required Front Yard*	30'	31.2'	23.2'
Required Side Yard	20'	31.6'	31.6'
Total Side Yard	50'	64.6'	64.6'
Required Rear Yard	35'	63.0'	63.0'
Maximum Building Height	1 = 31.2'	21.0'	21.0'



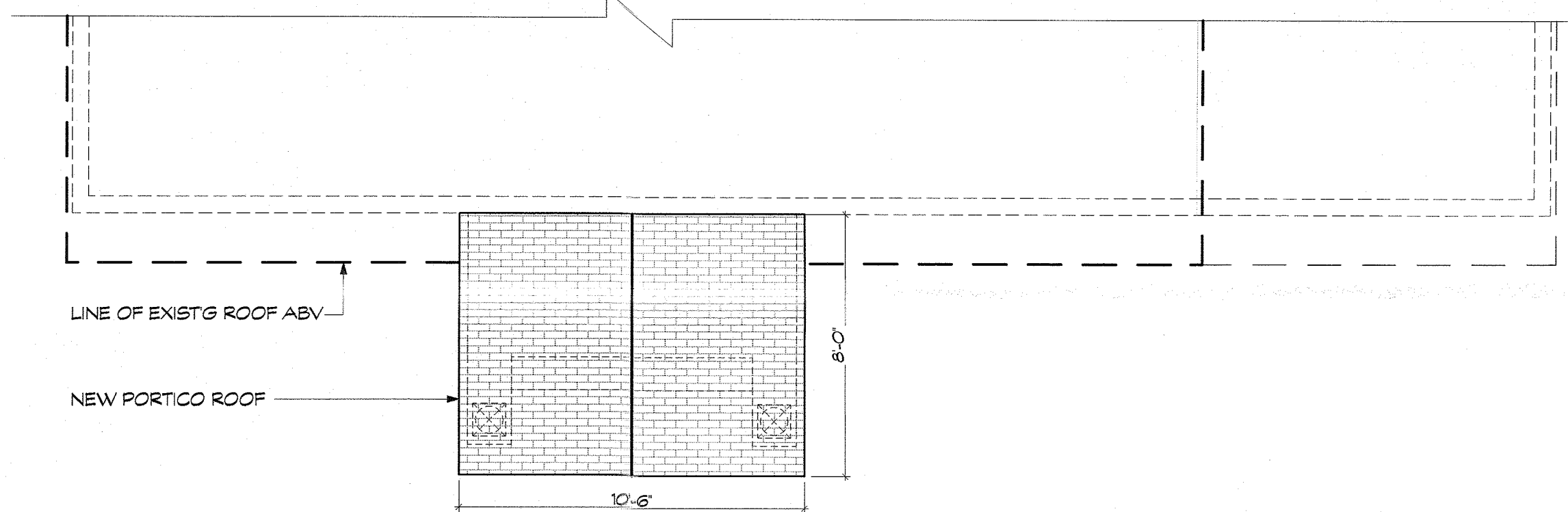
B VICINITY MAP  
N.T.S.



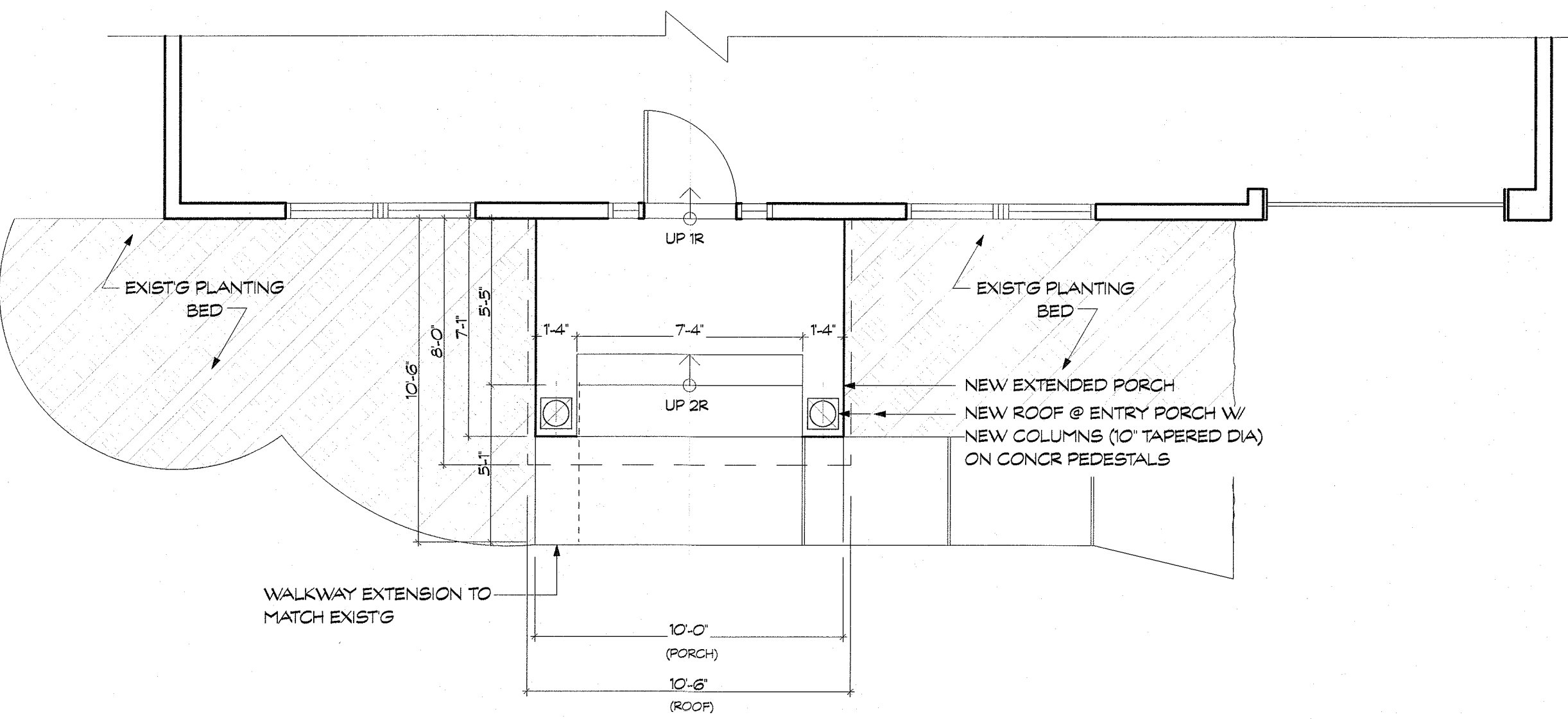
41A No. Broadway I scarch.com  
 Nyack NY 10960 T 845.353.1112

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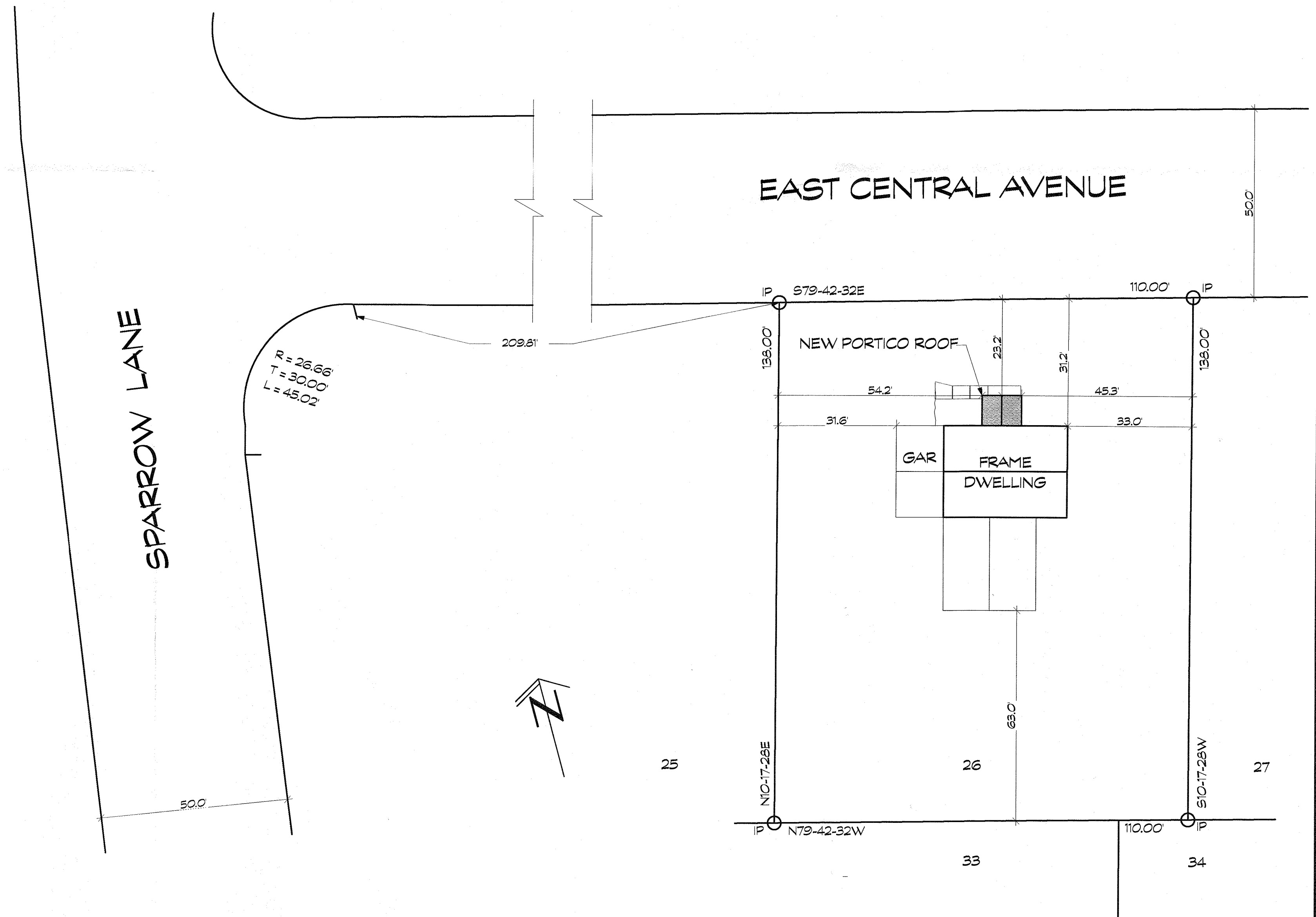
**FACADE RENOVATION @ THE SHEERAN RESIDENCE**  
 322 EAST CENTRAL AVENUE | PEARL RIVER NEW YORK



2 ROOF PLAN  
SCALE: 1/4" = 1'-0"



1 FLOOR PLAN  
SCALE: 1/4" = 1'-0"



A SITE PLAN  
SCALE: 1" = 20'

BASED ON SURVEY BY BARBOUR & JOST SURVEYORS | NEW CITY, NY | DATED: 07.SEP.1961

MARK	DATE	DESCRIPTION
25	SEP 2021	FOR PERMIT

PLANS | ELEVATIONS | NOTES

SCALE AS NOTED

A-001

S&CO, # 211