

Zoning Board of Appeals

Town of Orangetown Building Department
20 Greenbush Road, Orangeburg, New York 10962
(845) 359-8410, ex 4331, www.orangetown.com

2021 APPLICATION CHECKLIST:

THE FOLLOWING ITEMS ARE REQUIRED IN ORDER TO ACCEPT AN APPLICATION:

Date: 11-8-21 Section: 72.08 Block: 1 Lot: 15

Project Name: JARABELO RESIDENCE

Project Address: 213 SOUTH MAIN STREET PEARL RIVER NY 10965

1. A signed and dated completed Part I and Part II of the Board Application.
2. A copy of the Building Permit Denial Application, signed by the Director of the Department. (*Zoning Board applications that are referred from the Planning Board or consultations do not require a Building Permit Denial.*)
3. Copy of Deed to present owner of property.
4. Agents must have written authorization from the owner to appear in front of the Board. Contract Purchaser may file a copy of the contract.
5. Complete Environmental Assessment form **if needed**.
6. List of Names/Addresses of all property owners within 200 feet of perimeter of site, obtained from the Land Use Board Office. *Application must include a map of tax lots noting 200 foot radius line as applicable, measuring from all points on property line, not from center of site, (excluding public roadways, right of ways, public utility or public entity). **Names and addresses must be placed on stamped #10 envelopes, without return address. Do not use a postage meter.***
7. Two Copies of the **survey plan**, scale, (1 inch = 30 feet minimum) showing all zoning bulk, bulk chart and lot dimensions, size and use of all existing and proposed structures, north arrow and vicinity map. **Plans must be signed and sealed by a New York State Professional Engineer and/or Land Surveyor.**

Drawing Name: Survey Date: 10-28-21

Prepared by: ROBERT E. SORACE PLS

8. Two copies of **architectural plans** showing dimensions and height of existing and proposed construction. **Plans must be signed and sealed by a New York State Licensed Architect or Professional Engineer.**

Drawing Name Architectural Plans Date: November 5, 2021

Prepared by: John Anthony Ferraro PC Architect

9. **Three Checks** made payable to "Town of Orangetown":

1) **Variance, Special Permit, or Performance Standards Fee:**

Variance: Residential District \$250.00 Other \$400.00

Special Permit: Residential District \$250.00 Other \$400.00

Performance Standards: \$400.00

2) **Geographic Information System Database Fee:** \$65.00

3) ¹ **Legal Notice Advertisement Fee:** \$150.00

(For each time an advertisement or re-advertisement has to be published):
Effective February 4th, 2015 as per **Town Board Resolution No. 45, January 28, 2015**

10. Submit completed application and fees to the Board Clerk to be processed.

SUBMITTED BY: _____ **DATE RECEIVED BY BOARD CLERK:** _____

By signing below, the applicant/agent agrees that they have completed and supplied all items listed above.

Print Name: John Ferraro Signature: 

Email Address: jafpc2@gmail.com

ONCE DEEMED COMPLETE BY BUILDING INSPECTOR
APPLICANT SHALL SUBMIT THE FOLLOWING:

1. **15 copies** of all Plans signed and sealed by the appropriate New York State Professional.
(Same plans submitted and reviewed by the Building Inspector). List type of plans submitted.

2. **All drawings** shall be submitted in **PDF format** via email to DArbolino@orangetown.com

Once all items are received, project will then be assigned to the appropriate hearing date by the Board Clerk and the applicant will be notified.

Once scheduled for a meeting date, all applicants are required to erect signs containing information regarding the public hearing on every lot corner and once every 100 feet facing each public street on which the property abuts, see Chapters 21 and 21A of the Town of Orangetown Town Code. Such signs shall be obtained from the Zoning Board of Appeals Office. The Board Clerk will notify the applicant when signs are ready to be picked up from the ZBA office.

Zoning Board of Appeals

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(845) 359-8410, ex 4331, www.orangetown.com

2021 Information Sheet

NOTE THE FOLLOWING:

- PLEASE BE AWARE THAT THE APPLICATION PROCESS TAKES APPROXIMATELY 40 DAYS FROM THE TIME OF SUBMISSION TO YOUR BOARD MEETING.
- APPLY EARLY IN THE YEAR IF YOU WANT TO HAVE YOUR POOL OR DECK FOR THE SPRING AND SUMMER MONTHS.

Important Information

A building permit denial must be included with your application.
Please ask about the process to obtain abutting property owners.

2021 – ZONING BOARD OF APPEALS MEETING DATES

1ST & 3RD Wednesday of every month (unless otherwise noted), in the Greenbush Auditorium,
20 Greenbush Road, Orangeburg, New York. **All meetings start at 7:00 p.m.**

January 6

January 20

February 3

February 17

March 3

March 17

April 7

April 21

May 5

May 19

June 2

June 16

July 7

July 21

No meetings in August

September 1

September 15

October 6

October 20

November 3

November 17

December 1

(Only 1 meeting in December)

CONTACT PERSON INFORMATION SHEET:

John Ferraro RA NCARB

NAME: _____

MAILING ADDRESS:

37

Maple Avenue

Street number	(PO Box)	Street Name
New City	NY	10956
City	State	Zip Code

TELEPHONE #: 845-624-0758 _____

CELL PHONE #: Same _____

FAX #: _____

E-MAIL ADDRESS: jafpc2@gmail.com _____

Relation to project: Architect _____

Name of Municipality: TOWN OF ORANGETOWN Date Submitted: _____

2021 LAND USE BOARD APPLICATION

Please check all that apply:

<input type="checkbox"/> Commercial <input type="checkbox"/> Planning Board <input checked="" 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 checked="" type="checkbox"/> Variance <input type="checkbox"/> Performance Standards Review <input type="checkbox"/> Use Variance <input type="checkbox"/> Other (specify): _____	<input checked="" 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
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PERMIT#: BLDR-133-2021
 ASSIGNED
 INSPECTOR: Dom
 Referred from Planning Board: YES / NO
 If yes provide date of Planning Board meeting: _____

Project Name: JARABELO RESIDENCE

Street Address: 213 SOUTH MAIN STREET
PEARL RIVER NY 10965

Tax Map Designation:
Section: 72.08 Block: 1 Lot(s): 15
Section: _____ Block: _____ Lot(s): _____

Directional Location:
On the WEST side of SOUTH MAIN STREET, approximately _____ feet _____ of the intersection of JEFFERSON, in the Town of ORANGETOWN in the hamlet/village of PEARL RIVER.

Acreage of Parcel <u>9,361 SQFT</u>	Zoning District <u>RG</u>
School District _____	Postal District <u>10965</u>
Ambulance District _____	Fire District _____
Water District _____	Sewer District _____

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

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.
Date: _____ Applicant's Signature: _____

APPLICATION REVIEW FORM

Applicant: John Ferraro RA NCARB Phone # 845-624-0758

Address: 37 Maple Avenue New City NY 10956
Street Name & Number (Post Office) City State Zip Code

Property Owner: LORA JARABELO Phone # 626-726-1820

Address: 213 SOUTH MAIN STREET PEARL RIVER NY 10965
Street Name & Number (Post Office) City State Zip Code

Engineer/Architect/Surveyor: Same as applicant 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: Same as applicant 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 NO

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.

Attached

APPLICATION REVIEW FORM

Affidavit Pursuant to Section 809 of the General Municipal Law

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

I, John Ferraro RA NCARB, being duly sworn, hereby depose and say that all the following statements and the statements contained in the papers submitted herewith are true and that the nature and extent of any interests set forth are disclosed to the extent that they are known to the applicant.

1. Print or type full name and post office address

LORA JARABELO

213 SOUTH MAIN STREET

PEARL RIVER NY 10965

Certifies that he/she is owner or **agent** of all that certain lot, piece or parcel of land and/or building described in this application **and if not the owner that he/she has been duly and properly authorized to make this application and to assume responsibility for the owner** in connection with this application for the relief set forth:

2. To the ZBA of the Town/Village of Orangetown, Rockland County, New York:

Application, petition or request is hereby submitted for:

- Variance or modification from the requirement of Section SEE BELOW;
- Special permit per the requirements of Section _____;
- Review and approval of proposed subdivision plat;
- Exemption from a plat or official map;
- An order to issue a certificate, permit or license;
- An amendment to the Zoning Ordinance of Official Map or change thereof;
- Other (*explain*) _____;

Chapter 43, Table 3.12, Column 1 R-15 District, Column 2 Group M, Column 3 SFR, Column 9 Required Side Yard 20' w/ 9.5' proposed, Column 10 Total Side Yard 50' w/ 31.1' proposed.
Two variances required

To permit construction, maintenance and use of LEGALIZE EXISTING DECK

3. Premises affected are in a RG zone and from the Town of Orangetown

Tax map, the property is known as Section 72.08, Block, 1, Lot(s) 15.

APPLICATION REVIEW FORM

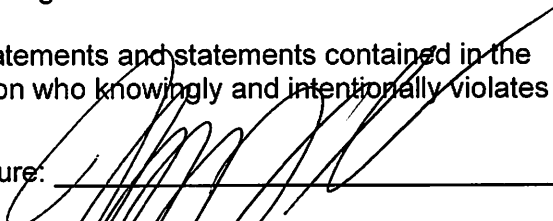
4. There is no state officer, Rockland County officer or employee or town/village officer or employee nor his or her spouse, brother, sister, parent, child or grandchild, or a spouse of any of these relatives who is the applicant or who has an interest in the person, partnership or association making this application, petition or request, or is an officer, director, partner or employee of the applicant, or that such officer or employee, if this applicant is a corporation, legally or beneficially owns or controls any stock of the applicant in excess of 5% of the total of the corporation if its stock is listed on the New York or American Stock Exchanges; or is a member or partner of the applicant, if the applicant is an association or a partnership; nor that such town/village officer or employee nor any member of his family in any of the foregoing classes is a party to an agreement with the applicant, express or implied, whereby such officer or employee may receive any payment or other benefit, whether or not for service rendered, which is dependent or contingent upon the favorable approval of this application, petition or request.

5. To the extent that the same is known to your applicant, and to the owner of the subject premises **there is disclosed herewith** the interest of the following officer or employee of the State of New York or the County of Rockland or of the Town/Village of ORANGETOWN in the petition, request or application or in the property or subject matter to which it relates:

(IF NONE, SO STATE)

- a. Name and address of officer or employee NONE
- b. Nature of interest _____
- c. If stockholder, number of shares _____
- d. If officer or partner, nature of office and name of partnership _____
- e. If a spouse or brother, sister, parent, child, grandchild or the spouse of any of these blood relatives of such state, county or town/village officer or employee, state name and address of such relative and nature of relationship to officer and employee and nature and extent of office, interest or participation or association having an interest in such ownership or in any business entity sharing in such ownership. _____
- f. In the event of corporate or limited liability company ownership: A list of all directors, officers and stockholders of each corporation or members of each limited liability company owning more than five (5%) percent of any class of stock or more than five (5%) percent beneficial interest, must be attached, if any of these are officers or employees of the State of New York, or of the County of Rockland, or of the Town of Orangetown.

6. I do hereby depose and say that all the above statements and statements contained in the papers submitted herewith are true, knowing that a person who knowingly and intentionally violates this section is guilty of a misdemeanor.

Signature: 

Mailing Address: 57 Maple Avenue
New City, NY 10956

SWORN to before this

1st day of February, 2022


Notary Public

JOANNE CASTALDO
Notary Public, State of New York
No. 01CA6250934
Qualified in Rockland County
Commission Expires Nov. 7, 2023

ISS	PRINT KEY	NAME	ADDRESS
489	72.08-1-5	Orange & Rockland Utilities -	1 Blue Hill Plz Fl 19, Pearl River, NY 10965
489	72.08-1-6.3	Eric Damon -	19 Sgt Ingram Ct, Pearl River, NY 10965
489	72.08-1-6.4	Michael Lanese -	23 Sgt Ingram Ct, Pearl River, NY 10965
489	72.08-1-6.5	Bradley Simon -	20 Sgt Ingram Ct, Pearl River, NY 10965
489	72.08-1-6.6	John J Conway -	18 Sgt Ingram Ct, Pearl River, NY 10965
489	72.08-1-6.7	Catherine A Smith -	16 Sgt Ingram Ct, Pearl River, NY 10965
489	72.08-1-6.8	Fang Zhao -	14 Sgt Ingram Ct, Pearl River, NY 10965
489	72.08-1-6.9	Yaser M Ali -	12 Sgt Ingram Ct, Pearl River, NY 10965
489	72.08-1-6.10	Vinayak Srinivasan -	10 Sgt Ingram Ct, Pearl River, NY 10965
489	72.08-1-6.11	Green Horizon Development - Pincus Brawn	62 N Garfield Rd, Spring Valley, NY 10977
489	72.08-1-11	Richard Bellotti -	195 So Main St, Pearl River, NY 10965
489	72.08-1-12	Todd Evans -	197 S Main St, Pearl River, NY 10965
489	72.08-1-13	Eugenia Garquilo -	199 So Main St, Pearl River, NY 10965
489	72.08-1-14	Ann M Bodnaruk -	205 So Main St, Pearl River, NY 10965
489	72.08-1-15	Lora Jarabelo -	213 S Main St, Pearl River, NY 10965
489	72.08-1-16	Mental Ret. & Devel. Disabil. - Commissioner of Finance	Hostel No 2591 Letchworth Deve, 219 S Main St, Pearl River, NY 10965
489	72.08-1-17	Angelo A Calabrese -	225 So Main St, Pearl River, NY 10965
489	72.08-1-18	Sean R Reagan-Ward -	222 S Main St, Pearl River, NY 10965
489	72.08-1-19	Andrew J Ward -	218 So Main St, Pearl River, NY 10965
489	72.08-1-20	Brian L Hunter -	210 S Main St, Pearl River, NY 10965
489	72.08-1-21	John N Kolanovic -	206 So Main St, Pearl River, NY 10965
489	72.08-1-22	Rita Gashaj -	200 S Main St, Pearl River, NY 10965
489	72.08-1-39	William J Huston	205 Ridge St, Pearl River, NY 10965
489	72.08-1-40	Fergus Mullany	217 Ridge St, Pearl River, NY 10965

APPLICATION REVIEW FORM

AFFIDAVIT

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

I, John Ferraro RA NCARB 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 (board) in the town/village of Orangetown affecting property located at 6 Lexington Road Tappan NY, Rockland County, New York.

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

SECTION-BLOCK-LOT 72.08 NAME JAKESLO ADDRESS
213 S. MAIN STREET
PEARL RIVER
SEE ATTACHED PROVIDED
BY ORANGETOWN

APPLICATION REVIEW FORM

PART II

Application before the Zoning Board of Appeals

Application, petition or request is hereby submitted for:

- Variance from the requirement of Section _____
- Special permit per the requirements of Section _____
- Review of an administrative decision of the Building Inspector;
- An order to issue a Certificate of Occupancy;
- An order to issue a Building Permit;
- An interpretation of the Zoning Ordinance or Map;
- Certification of an existing non-conforming structure or use;
- Other (*explain*)

To permit construction, maintenance or use of
LEGALIZE EXISTING DECK

If an area variance is required, please fill out below:

This application seeks a variance from the provisions of Article _____, Section(s) _____
_____. Specifically, the applicant seeks a _____
(*side yard, lot area, height, etc.*) of _____ (*feet, height, floor area ratio, etc.*)

APPLICATION REVIEW FORM

Applicant's Signature and Certification

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

I, John Ferraro RA NCARB hereby depose and say that all the above statements contained in the papers submitted herewith are true.

Signature: [Handwritten Signature]

Mailing Address: 37 Maple Avenue
New City NY 10956

SWORN to before this
10th day of November, 2021

[Handwritten Signature]
Notary Public

ELIZABETH M DECORT
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01DE6295815
Qualified in Rockland County
Commission Expires January 13, 2022

Owner/Applicant's Consent Form to Visit Property

I, LORA JARABELO, owner/applicant of the property described in the application submitted to the town/village board, planning board, zoning board of appeals and/or supporting staff, do hereby give permission to members of said boards and/or supporting staff to visit the property in question at a reasonable time during the day.

[Handwritten Signature]
LORA JARABELO
Owner/Applicant Signature

SWORN to before this
8 day of November, 2021

[Handwritten Signature]
Notary Public

Dina Shikiar
Notary Public, State of New York
Reg. No. 01SH6422028
Qualified In Rockland County
Commission Expires Sept. 13, 2025

APPLICATION REVIEW FORM

Affidavit of Ownership/Owner's Consent

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

I, LORA JARABELO being duly sworn, hereby depose and say
that I reside in the county of Rockland in the state of
New York.

I am the (* Owner) owner in the fee simple of premises located
at: 213 SOUTH MAIN STREET PEARL RIVER NY 10965

described in a certain deed of said premises recorded in the Rockland County
Clerk's Office in Liber of conveyances, page

Said premises have been in my/its possession since
Said premises are also known and designated on the Town of Orangetown
Tax Map as: section: 72.08 block: 1 lot(s): 15

I hereby authorize the within application on my behalf and that the statement of fact contained in said
application are true, and agree to be bound by the determination of the board.

Owner Signature: LORA JARABELO

Mailing Address: 213 SOUTH MAIN STREET
PEARL RIVER NY 10965

SWORN to before this

8th day of November, 2021
Dina Shiklar
Notary Public

Dina Shiklar
Notary Public, State of New York
Reg. No. 01SH6422028
Qualified In Rockland County
Commission Expires Sept. 13, 2025

*If owner is a corporation, fill in the office held by deponent and name of corporation, and provide a
list of all directors, officers and stockholders owning more that 5% of any class of stock.

APPLICATION REVIEW FORM

Reimbursement for Professional Consulting Services

The Town/Village Board, Planning Board and Zoning Board of Appeals in the review of any application described above, may refer any such application presented to it to such engineering, planning, environmental or other technical consultant as such Board shall deem reasonably necessary to enable it to review such application as required by law. The charges made by such consultants shall be in accord with such charges usually made for such services in the metropolitan New York region or pursuant to an existing contractual agreement between the town/village for the cost of such consultant services upon receipt of the bill. Such reimbursement shall be made prior to final action on the application.

Permits will not be issued and site plan or subdivision will not be signed until bill is paid in full.

Applicant's Signature: LOLA JARABELO

SWORN to before this

8th day of November, 2021

Dina Shikiar

Notary Public

Dina Shikiar
Notary Public, State of New York
Reg. No. 01SH6422028
Qualified In Rockland County
Commission Expires Sept. 13, 2025