

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
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

PERMIT#: BLDR-1465-22
 ASSIGNED
 INSPECTOR: Ken

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

Project Name: ABANESE RESIDENCE

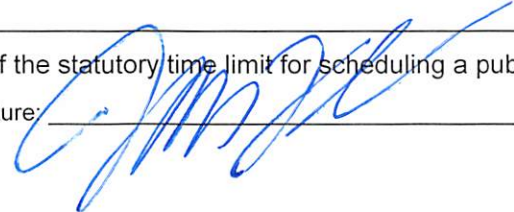
Street Address: 131 MARTIN PLACE
PEARL RIVER NY 10965

Tax Map Designation:
Section: 68.20 Block: 2 Lot(s): 55
Section: _____ Block: _____ Lot(s): _____

Directional Location:
On the NORTH side of MARTIN PLACE, approximately
+/-300 feet _____ of the intersection of JOHN STREET, in the
Town of ORANGETOWN in the hamlet/village of PEARL RIVER.

Acreage of Parcel <u>6,422.32 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.)
GARAGE ADDITION WITH A MID LEVEL FOR
ADDITION ABOVE FOR ADDITIONAL OFFICE/BEDROOM SPACE

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.
Date: 6.17.22 Applicant's Signature: 

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: 

Mailing Address: 37 Maple Avenue
New City NY 10956

SWORN to before this

17th day of June, 20 22



Notary Public

NANETTE J. ALBANESE
Notary Public, State of New York
No. 01AL4946449
Qualified in Rockland County
Commission Expires 2/6/23

Owner/Applicant's Consent Form to Visit Property

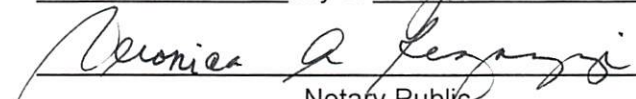
I, NANETTE J. ALBANESE, owner/applicant of the property described in the application submitted to the town/village board, planning board, zoning board of appeals and/or supporting staff, do hereby give permission to members of said boards and/or supporting staff to visit the property in question at a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



Owner/Applicant Signature

SWORN to before this

15th day of June, 20 22



Notary Public

VERONICA A. REGAZZI
Notary Public, State of New York
No. 4900392
Qualified in Westchester County
Commission Expires Dec. 26, 2025



OFFICE OF BUILDING, ZONING, PLANNING,
ADMINISTRATION AND ENFORCEMENT
TOWN OF ORANGETOWN

20 Greenbush Road
Orangeburg, N.Y. 10962

25A# 22-52

Jane Slavin, R.A.
Director

(845)359-8410

Fax: (845) 359-8526

DENIAL TO THE ZONING BOARD OF APPEALS

Date: June 28, 2022
Applicant: Albanese
Address: 131 Martin Place, 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 4 Max FAR 30% w/ 42% proposed, Column 9 Side Yd 10' Required w/ .5" proposed, Column 10 Min Total Side Yard 20' w/ 14.5' proposed.
Three Variance required

ENC Front Yrd, Lot Area, Lot Width

Chapter 43, Section 5.21 Undersized lot applies

*Permit #:
BLDR
1465-
22*

Section: 68.20 Block: 2 Lot: 55

Dear Albanese:

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

June 17, 2022, 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,

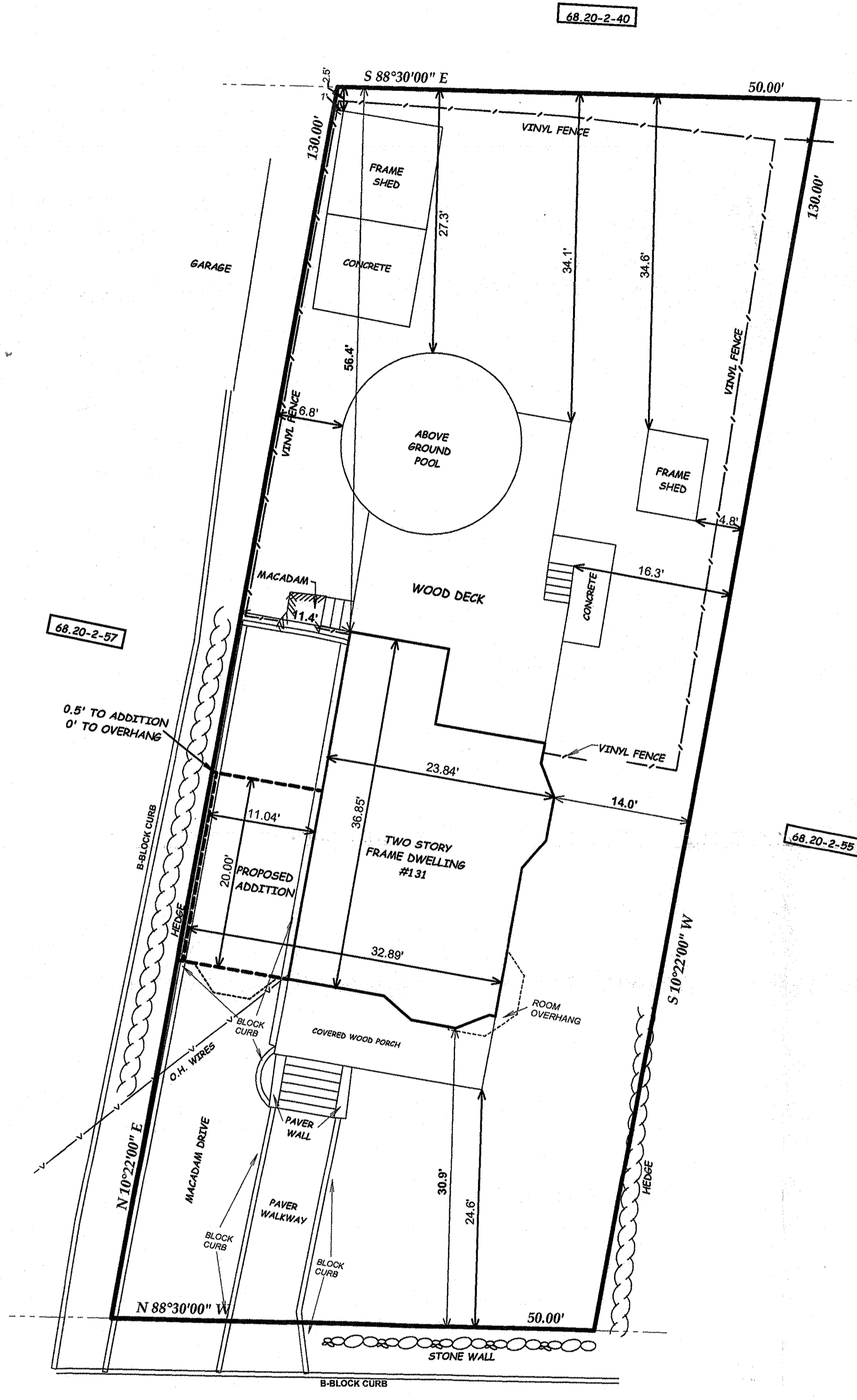
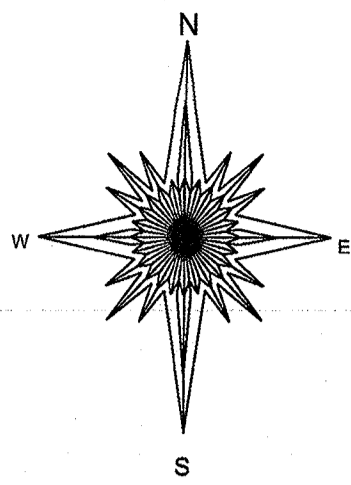
[Signature]
Richard Oliyev
Deputy Building Inspector

6/28/22
[Signature]
Dep 6/28/22

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	68.20-2-38	Michael & Mary Butler ✓	116 Prospect Pl, Pearl River, NY 10965
392489	68.20-2-39	Rosa Y Rodriguez-Gil ✓	122 Prospect Pl, Pearl River, NY 10965
392489	68.20-2-40	Julius Georgetti ✓	130 Prospect Pl, Pearl River, NY 10965
392489	68.20-2-41	Richard A Oliver Jr ✓	134 Prospect Pl, Pearl River, NY 10965
392489	68.20-2-42	Robert J Neyen ✓	140 Prospect Pl, Pearl River, NY 10965
392489	68.20-2-52	Thomas F Gemon ✓	149 Martin Pl, Pearl River, NY 10965
392489	68.20-2-53	Patrick O'Conner ✓	143 Martin Pl, Pearl River, NY 10965
392489	68.20-2-54	Ryan R Bourke ✓	141 Martin Pl, Pearl River, NY 10965
392489	68.20-2-55	Andrew Lees ✓	135 Martin Pl, Pearl River, NY 10965
392489	68.20-2-56	Nanette Albanese ✓	131 Martin Pl, Pearl River, NY 10965
392489	68.20-2-57	Patrick Hogan ✓	125 Martin Pl, Pearl River, NY 10965
392489	68.20-2-58	Ivan Cunanan ✓	115 Martin Pl, Pearl River, NY 10965
392489	68.20-3-1	Francis Bough ✓	116 Martin Pl, Pearl River, NY 10965
392489	68.20-3-2	John S Lunney Jr ✓	122 Martin Pl, Pearl River, NY 10965
392489	68.20-3-3	Norman P Ehrlich ✓	126 Martin Pl, Pearl River, NY 10965
392489	68.20-3-4	Jason C Williams ✓	128 Martin Pl, Pearl River, NY 10965
392489	68.20-3-5	Doreen Krummack ✓	148 Martin Pl, Pearl River, NY 10965
392489	68.20-3-43	Patrick A Keane ✓	9 Spreen Dr, Pearl River, NY 10965



CHAPTER 43, SECTION 5.2,
EXCEPTIONS TO BULK
REGULATIONS, SUB-SECTION
5.21 (D) AND (E)

BULK TABLE - EXISTING ZONE RG			
ITEM	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	10,000 S.F.	6,422 S.F.**	6,422 S.F.**
MINIMUM LOT WIDTH	75.00'	50'***	50'***
MINIMUM STREET FRONTAGE	50.00'	50.00'	50.00'
MINIMUM FRONT YARD	25.00'	24.6'***	24.6'***
MINIMUM SIDE YARD	10.00'	11.4'	0.5'*
TOTAL SIDE YARD	20'	25.4'	14.5'*
MINIMUM REAR YARD	25.00'	56.4'	56.4'
MAXIMUM FLOOR AREA RATIO	0.30	0.34***	0.42*
BUILDING HEIGHT	20'	20'	20'

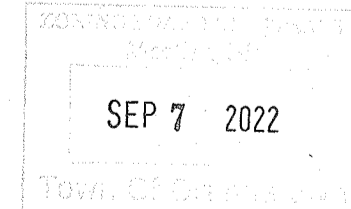
* DENOTES VARIANCE REQUIRED
** EXISTING NON CONFORMANCE

MARTIN PLACE

LOT AREA=6,422.32 SQUARE FEET

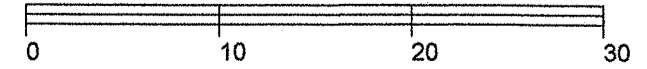
TAX MAP DESIGNATION: 68.20-2-55

**PROPOSED
ADDITION FOR
131 MARTIN PLACE**



TOWN OF ORANGETOWN, ROCKLAND COUNTY
PEARL RIVER, NEW YORK
MARCH 23, 2022 SCALE: 1" = 10'

RECEIVED
JUN 17 2022
TOWN OF ORANGETOWN
BUILDING DEPARTMENT



ANTHONY R. CELENTANO P.E.
31 ROSMAN ROAD
THIELLS, N.Y. 10984
845 429 5290 FAX 429 5974



Anthony R. Celentano

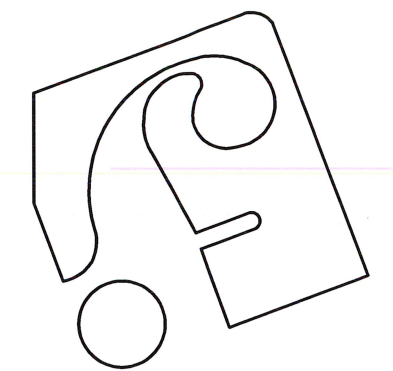
- 1) ELECTRIC DISTRICT: ORANGE AND ROCKLAND
- 2) SEWER DISTRICT: RCSD#1
- 3) WATER DISTRICT: VEOLIA NORTH AMERICA, UNITED STATES
- 4) FIRE DISTRICT: PEARL RIVER
- 5) AMBULANCE DISTRICT: PEARL RIVER
- 6) POLICE DISTRICT: TOWN OF ORANGETOWN
- 7) SCHOOL DISTRICT: PEARL RIVER

Anthony R. Celentano .IC#76244

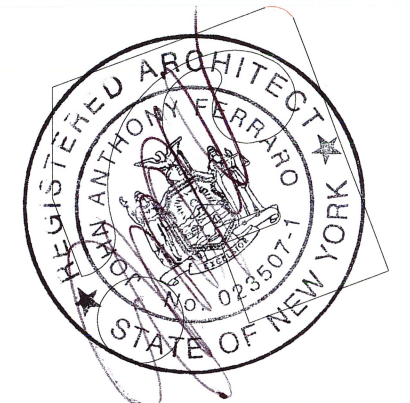


1 PROPOSED FRONT ELEVATION
1/4" = 1'-0"

ZONING BOARD OF APPEALS
Meeting Of:
SEP 7 2022
Town Of Orangetown



John Anthony Ferraro PC
ARCHITECT
37 Maple Avenue
New City, New York 10956
p: 845-624-0758
e: jafpc2@gmail.com



ALBANESE
131 MARTIN PLACE
PEARL RIVER NY 10965

FRONT ELEVATION

Project number	ALBANESE
Date	6-15-22
Drawn by	JF
Checked by	JF

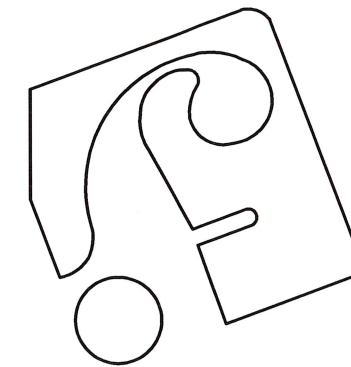
A-1

Scale 1/4" = 1'-0"



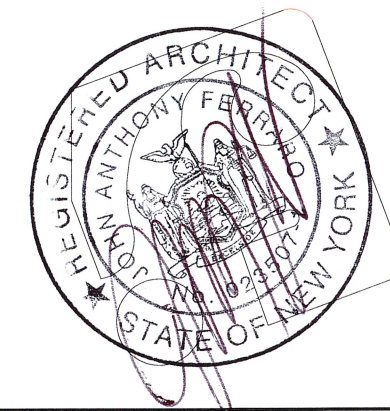
① FRONT RENDER 3-5-22
12" = 1'-0"

BOARD OF APPEALS
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ALBANESE
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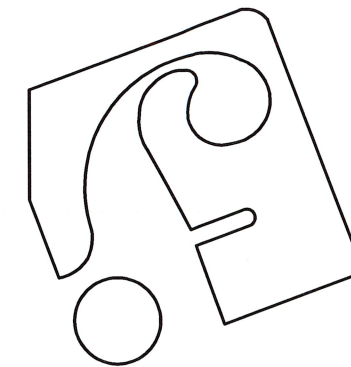
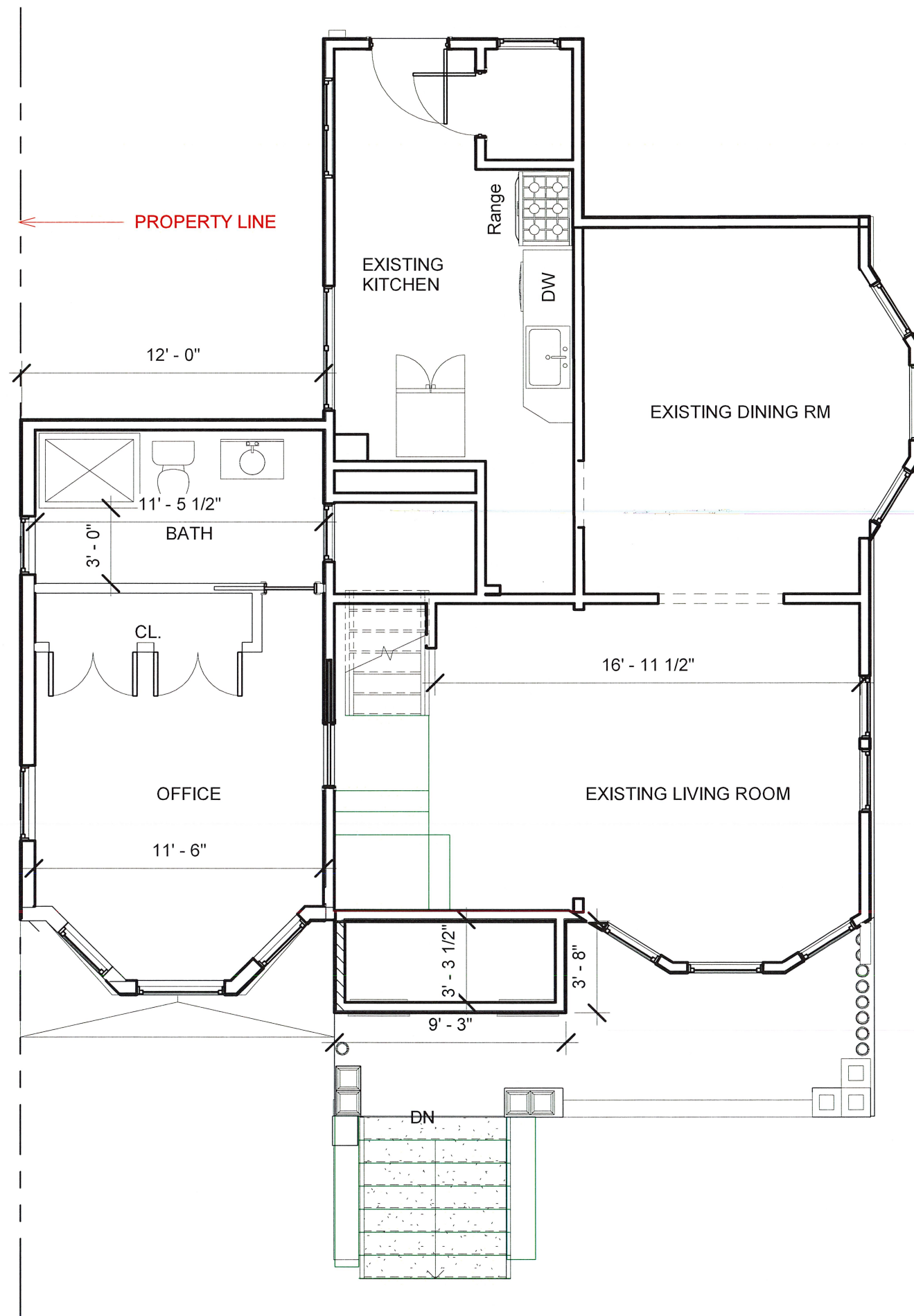
3D FRONT

Project number	ALBANESE
Date	6-15-22
Drawn by	JF
Checked by	JF

A-2

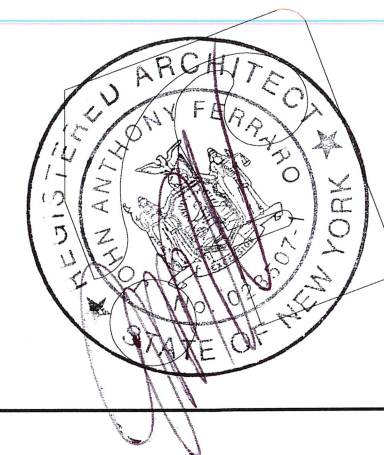
Scale	12" = 1'-0"
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① PROPOSED FIRST FLOOR
3/16" = 1'-0"



John Anthony Ferraro PC
ARCHITECT

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New City, New York 10956
p: 845-624-0758
e: jafpc2@gmail.com



ALBANESE
131 MARTIN PLACE
PEARL RIVER NY 10965

FLOOR PLAN

Project number ALBANESE

Date 6-15-22

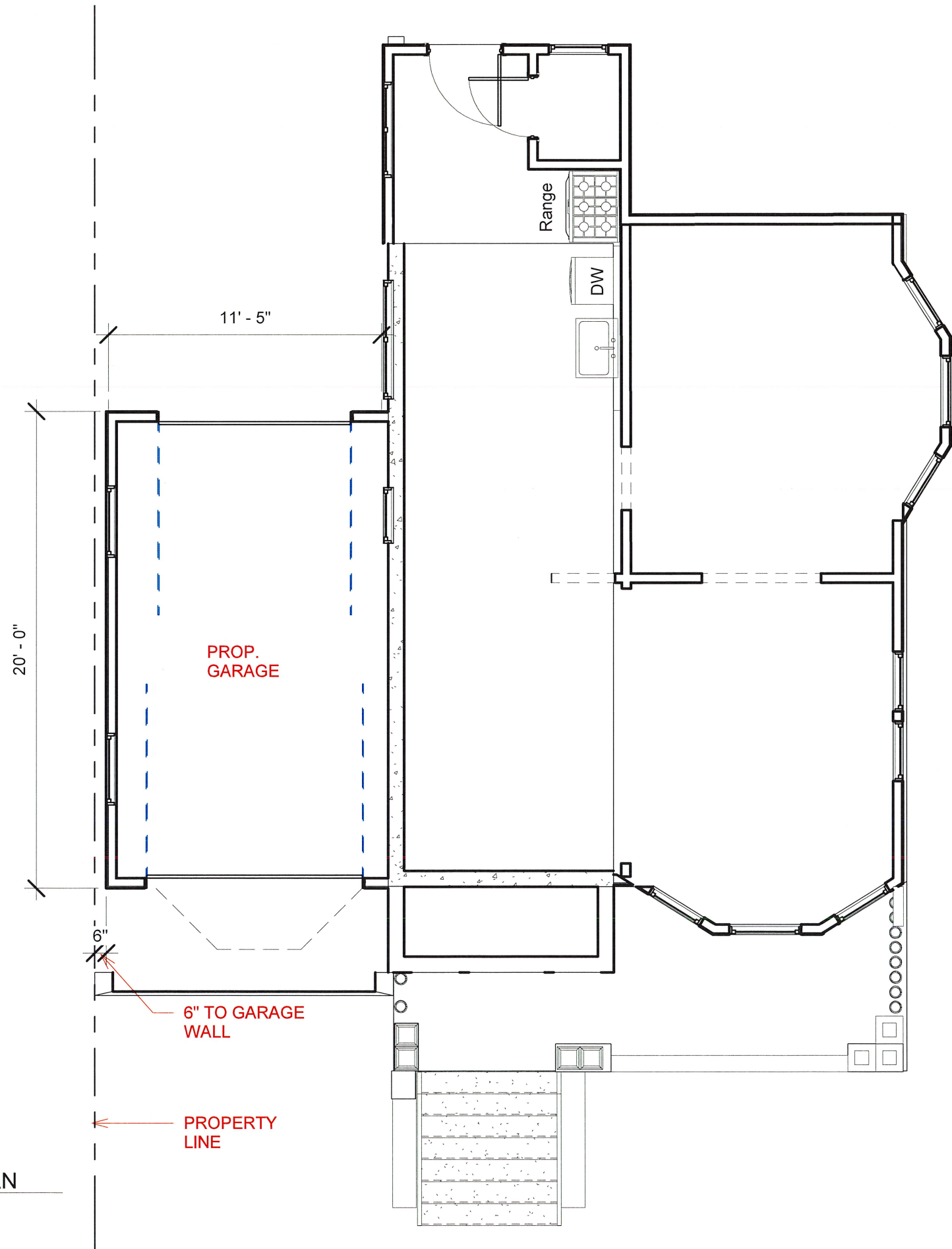
Drawn by JF

Checked by JF

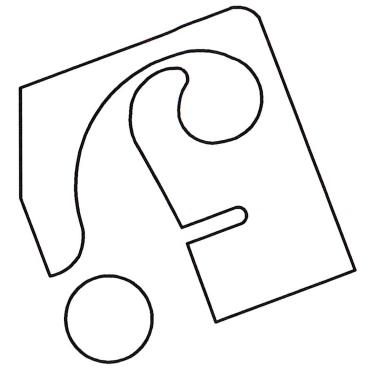
A-3

Scale 3/16" = 1'-0"



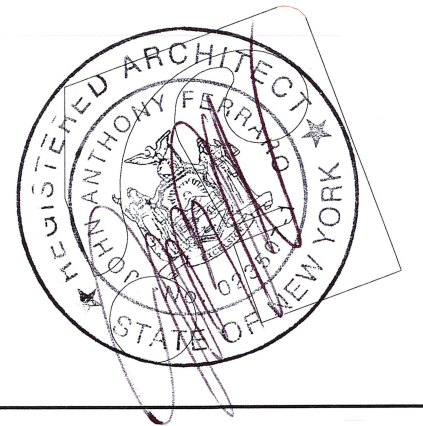


1 PROPOSED GARAGE PLAN
3/16" = 1'-0"



John Anthony Ferraro PC
ARCHITECT

37 Maple Avenue
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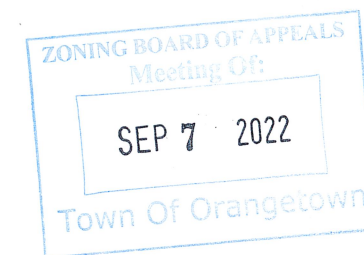
ALBANESE
131 MARTIN PLACE
PEARL RIVER NY 10965

GARAGE PLAN

Project number	ALBANESE
Date	6-15-22
Drawn by	Author
Checked by	Checker

A-4

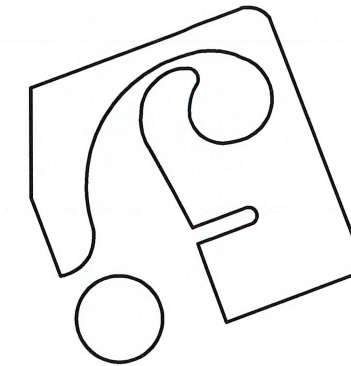
Scale	3/16" = 1'-0"
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① REAR RENDER 6-15 22
12" = 1'-0"

ZONING BOARD OF APPEALS
Meeting Of:
SEP 7 2022
Town Of Orangetown



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ALBANESE
131 MARTIN PLACE
PEARL RIVER NY 10965

REAR RENDER

Project number	ALBANESE
Date	6-15-22
Drawn by	JF
Checked by	JF

A-5

Scale	12" = 1'-0"
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