

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: _____

Please check all that apply:

<input type="checkbox"/> Commercial	<input 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 type="checkbox"/> Variance	
<input type="checkbox"/> Performance Standards Review	
<input type="checkbox"/> Use Variance	
<input type="checkbox"/> Other (specify): _____	

PERMIT#: BLDR-1555-22
ASSIGNED
INSPECTOR: Mike

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

Project Name: Anthony Cilibrasi

Street Address: 136 Constitution Drive
Orangeburg NY 10962

Tax Map Designation:

Section: 74.17 Block: 1 Lot(s): 27
Section: _____ Block: _____ Lot(s): _____

Directional Location:

On the corner side of Constitution Drive, approximately 0 feet of the intersection of Morristown Drive, in the Town of Orangetown in the hamlet/village of Orangeburg.

Acreage of Parcel <u>.38</u>	Zoning District <u>R-22</u>
School District <u>Pearl River</u>	Postal District <u>Orangeburg</u>
Ambulance District <u>Orangeburg</u>	Fire District <u>Orangeburg</u>
Water District <u>Viola</u>	Sewer District <u>Orangetown</u>

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

12 x 16 Gazebo in front yard (2 front yards)

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

Date: x 7/26/22 Applicant's Signature: x [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: July 20, 2022

Applicant: Cilibrasi

Address: 136 Constitution Dr

RE: Application Made at: same

Chapter 43, Table 3.12, Column 1 R-22 District, Column 2 Group I, Column 3 SFR, Column 8 Front Yard 40'

Per Subdivision Map Betsy Ross Estates, dated April 26, 1967, Front Yard minimum allowed 30' with 12' proposed.

One Variance required

Section: 74.17

Block: 1

Lot: 27

Dear Cilibrasi:

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

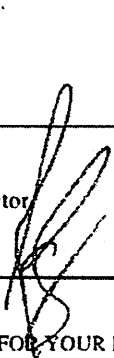
July 1, 2022, has been denied. I have enclosed a Xerox copy of your application, where you will find at the bottom the reason for denial.

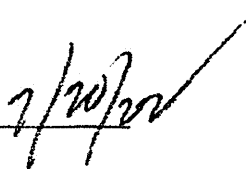
In Accordance with Zoning, Chapter 43 Section 10.322 the time to appeal a determination of a Building Inspector or Similar administrative office is thirty (30) days from the filing of such a determination with the Town Clerk.

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

Sincerely,


Richard Oliver
Deputy Building Inspector


Signature of Director
NOTE: PLEASE KEEP FOR YOUR RECORDS
12-31-18-CCC


Date
CC: Rosanna Straga
Liz Decort
Debbie Arbolino

SWIS	PRINT KEY	NAME	ADDRESS
392489	74.17-1-25	Soon Hee Kim Shin	106 Morristown Dr,Orangeburg, NY 10962
392489	74.17-1-26	Carmela Spiotta	108 Morristown Dr,Orangeburg, NY 10962
392489	74.17-1-27	Anthony J Cilibrasi	136 Constitution Dr,Orangeburg, NY 10962
392489	74.17-1-28	Richard Russell	134 Constitution Dr,Orangeburg, NY 10962
392489	74.17-1-29	Meno E Lueders	132 Constitution Dr,Orangeburg, NY 10962
392489	74.17-1-52	Paul Neugebauer	125 Constitution Dr,Orangeburg, NY 10962
392489	74.17-1-53	Ronald Stern	127 Constitution Dr,Orangeburg, NY 10962
392489	74.17-1-54	Paul Meyer	129 Constitution Dr,Orangeburg, NY 10962
392489	74.17-1-55	Theresa Battiato	131 Constitution Dr,Orangeburg, NY 10962
392489	74.17-2-46	Barry Silverman	36 Key Pl,Tappan, NY 10983
392489	74.17-2-47	William Byrnes	46 Key Pl,Tappan, NY 10983

DECISION ON APPLICATION FOR VARIANCE

Z.B.A.-73-44
S.27-B.354-L.83

FROM: ZONING BOARD of APPEALS, Town of Orangetown

TO: Mr. HAROLD PRICE, Owner

RE: Application for variances from the provisions of Sections 3.12 and 5.153 of the Zoning Code of the Town of Orangetown to install a below-grade swimming pool resulting in lesser front yard, side yard and accessory structure (pool) to be located in front yard: premises involved located at and known as #109 Constitution Drive in the Nauraushaun area of the Hamlet of Pearl River and zoned R-22.
(ZB#3-Meeting 5/2/73)

Heard by the ZONING BOARD of APPEALS, Town of Orangetown, Rockland County, New York, at meeting held on Wednesday evening, MAY 2, 1973, and, as of that date, determination made as follows:

FINDINGS OF FACT: This is an appeal from a denial by the Inspector and application by J. F. Crecco, agent, on behalf of Harold Price, owner, to install a 16 foot by 32 foot below-grade and completely fenced-in swimming pool in the front yard and to the north side of the applicant's single family dwelling resulting in a lesser front yard, lesser side yard and locating the pool in a front yard where prohibited. The premises involved are located in an R-22 zoning district.

The variances requested from the Zoning Code of the Town of Orangetown are as follows:

- (1) Section 3.12, Column 7, Group K - a front yard of 40 feet is required whereas 18 feet is proposed;
- (2) Section 3.12, Column 8, Group K - a side yard of 25 feet is required whereas 22 feet is proposed;
- (3) Section 5.153 - no accessory structures permitted in a front yard.

The premises involved are located on the southeast corner of Morristown Drive and Constitution Drive in the "Betsy Ross" subdivision in the Nauraushaun area of Pearl River.

The applicant appeared and testified that there is no other place on the property to locate a pool. Because of drainage problems to the south of the house and the grade to the rear which raises to about 5 feet to the rear, this is the only logical place on the lot where a pool could be located. The Board members made a personal inspection of the premises on Sunday, April 29, 1973, and noted that this is a residential area of 2-story, one family residential dwellings. The Board also noted that this is a corner lot and, therefore, has two front yards. That is the reason for the need of a front yard variance in this case. The Board also noted that if a pool were to be placed anywhere else on the lot it would necessitate the cutting of trees. A satisfactory statement, in accordance with the provisions of Section 809 of the General Municipal Law of the State of New York, was received. After hearing all of the testimony, the Board found that the applicant had demonstrated sufficient practical difficulty to warrant the granting of the variances requested. The granting of these variances would be in harmony with the spirit and general purpose and intent of the Zoning Code. They would not be detrimental to the public welfare; public safety and welfare would be secured and substantial justice done.

DECISION: In view of the foregoing and the testimony before this Board, the application for variances BE and HEREBY is GRANTED.

Approval of the Board is limited to specific approval of the variances requested and granted.

The Board gives no approval to any building plans of the applicant.

(DECISION : HAROLD PRICE : sheet #2)

The foregoing variances will lapse if the contemplated construction, for which the variances have been granted, is not substantially implemented within one year from the filing of this decision.

Motion on the foregoing made by Mr. Aakesson, seconded by Mr. Kayser and unanimously carried by the Board members present as follows:

Leonard D. Bodkin, Aye; James L. Crosbie, Aye; Kenneth A. Aakesson, Aye; Louis Kayser, Aye. (A. Roger Kelly, absent.)

NOTE: The applicant is advised that no building, structure or sign shall be altered, erected, constructed, used or occupied, in whole or in part, nor may any new land or building use be permitted until a Permit or Certificate of Occupancy has been issued by the Office of Building, Zoning and Planning Administration and Enforcement.

The Clerk of the Board is hereby authorized, directed and empowered to sign this decision and file a certified copy thereof in the office of the Town Clerk.

ZONING BOARD OF APPEALS
TOWN OF ORANGETOWN -

By: R. W. Balford
R. W. Balford, Clerk

Distribution:

Town Clerk
Wm. Snair, Esq.
Geo. Bergerman, Esq.
Mr. J. J. Komar, Spvr.
Mr. R. J. DiFiore
Property File-OBZPAE
Assessor's Office
Pearl River School Disct.
Members Zoning Bd.
Members Town Bd.
Chrmn. & Secy., Planning Bd.
Mr. J. F. Crecco

Dated: May 15, 1973

DECISION ON APPLICATION FOR VARIANCE

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S.27-B.354-L.83

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TOWN OF ORANGETOWN -

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Mr. J. F. Crecco

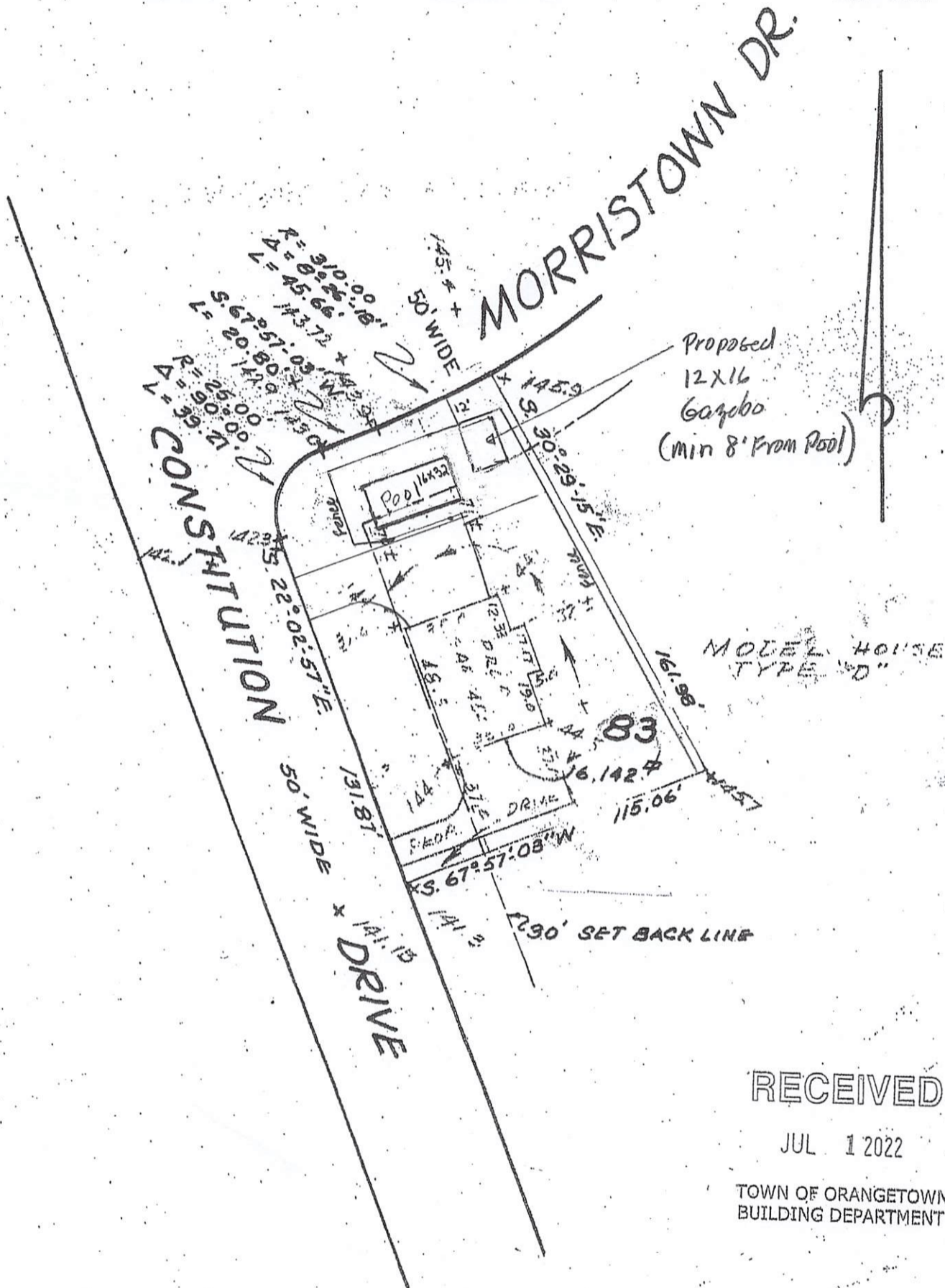
Dated: May 15, 1973

SURVEY
OF
PROPERTY
AT
NAURAUSHAUN

TOWN OF ORANGETOWN

ROCKLAND COUNTY

NEW YORK



RECEIVED

JUL 1 2022

TOWN OF ORANGETOWN
BUILDING DEPARTMENT

CERTIFIED CORRECT AND ACCURATE TO

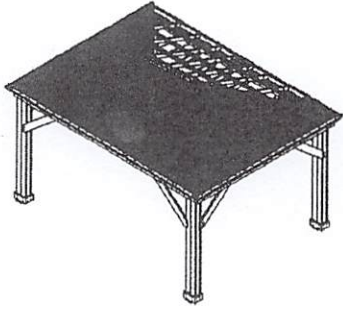
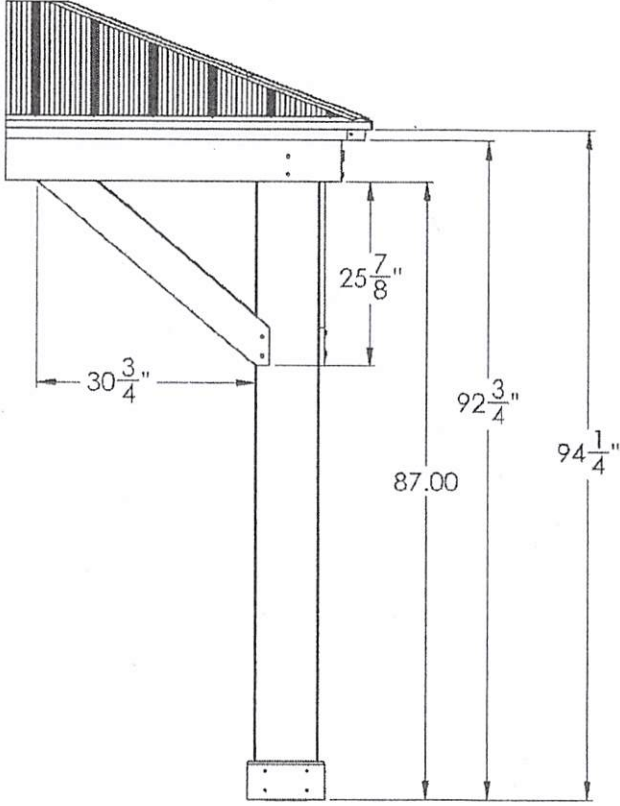
ZONING BOARD OF APPEALS
Meeting Of
SEP 21 2022
Town Of Orangetown

BEING LOT **83** BLOCK
MAP OF **BETSY ROSS ESTATES**
FILED IN THE OFFICE OF THE
ROCKLAND COUNTY CLERK
ON 7/24/67 AS MAP No. 3593
SCALE: 1" = 50' DATE 12/22/69

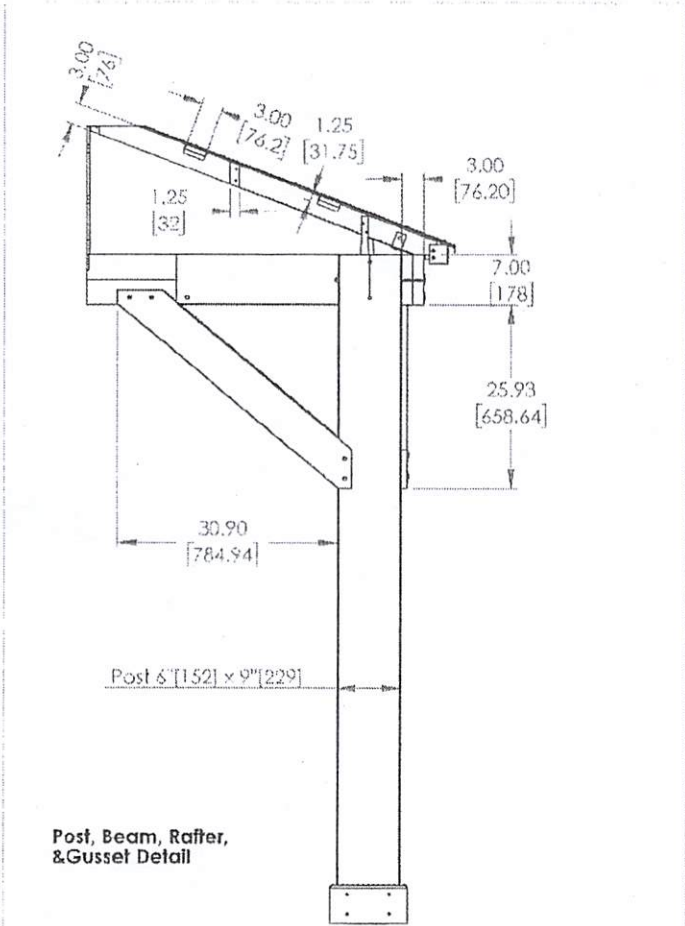
FABIAN C. ADLER & ASSOCIATES
PROFESSIONAL ENGINEERS
4 INDEPENDENCE AVE., TAPPAN, N. Y.

DWG. No.
REV.
SURVEY
PLOT CS, RDS, HY
CHECK

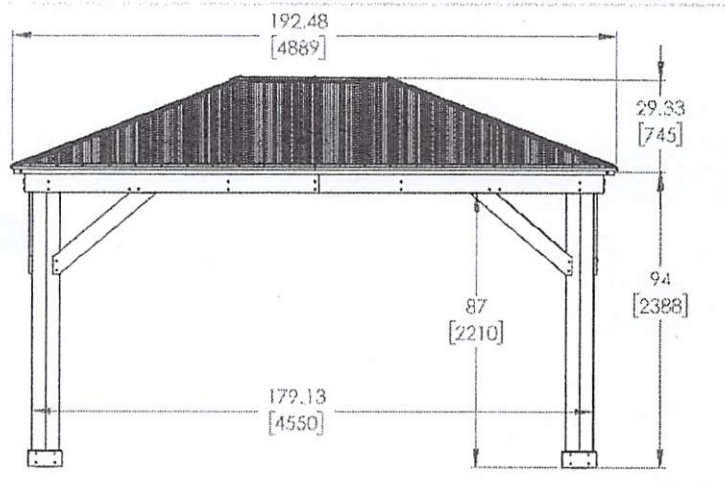
YM12944- 12 x 16 Gazebo



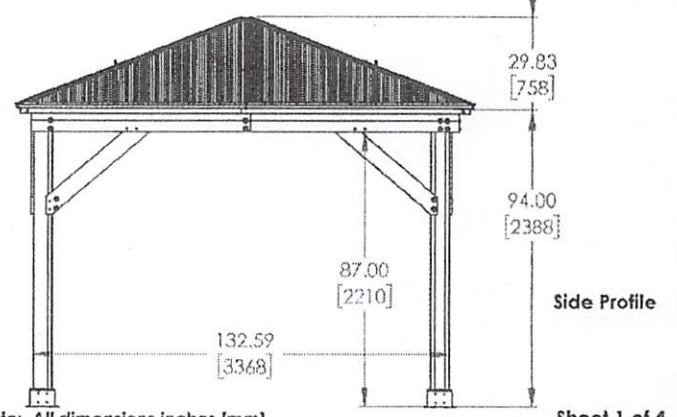
ZONING BOARD OF APPEALS
Meeting Of:
SEP 21 2022
Town Of Orangetown



Post, Beam, Rafter, & Gusset Detail



Front Profile



Side Profile

Note: All dimensions inches [mm]

Sheet 1 of 4

	12 x 16 Gazebo Item# n/a Mfg# YM12944	Date: 2019-04-16
	This drawing is proprietary and confidential. All information contained herein is the sole property of Yardistry Ltd. Any transmission or reproduction in part or as a whole without permission of Yardistry is prohibited.	

ZONING BOARD OF APPEALS
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1 1/4 [31.8] x 3 3/4 [88.9]
Rafter Tie x4

31.8 [1 1/4] x 76.2 [3]
Wood Strapping
S11 [20-1/8] O.C.

38.1 [1-1/2] x 139.7[5 1/2]
Wooden Gusset x8

45° Twist Bracket
attaches roof to
each post.
(1 per post)

1 1/4 [31.8] x 3 [76.2]
Inside Rafters 16-5/8 [497] O.C.
1 1/4 [31.8] x 3 [76.2]
End Rafters 20 3/4 [527] O.C.

Steel Insert
re-enforces
the Long Beam
(2 Quantity)

Corner cap joins
Fascias together x4

Peak Bracket ties
the rafters
together at peak
(4 quantity)

Tie Wrap Bracket
ties rafters together
at centre (4 Quantity)

Rafter Beam Bracket
functions as hurricane
tie. 1 per Rafter

Post Mount
anchors structure
to solid surface
such as concrete
or wood deck
(2 per post)

Note: All dimensions inches [mm]

Sheet 2 of 4

YARDISTRY

Item# n/a

12 x 16 Gazebo

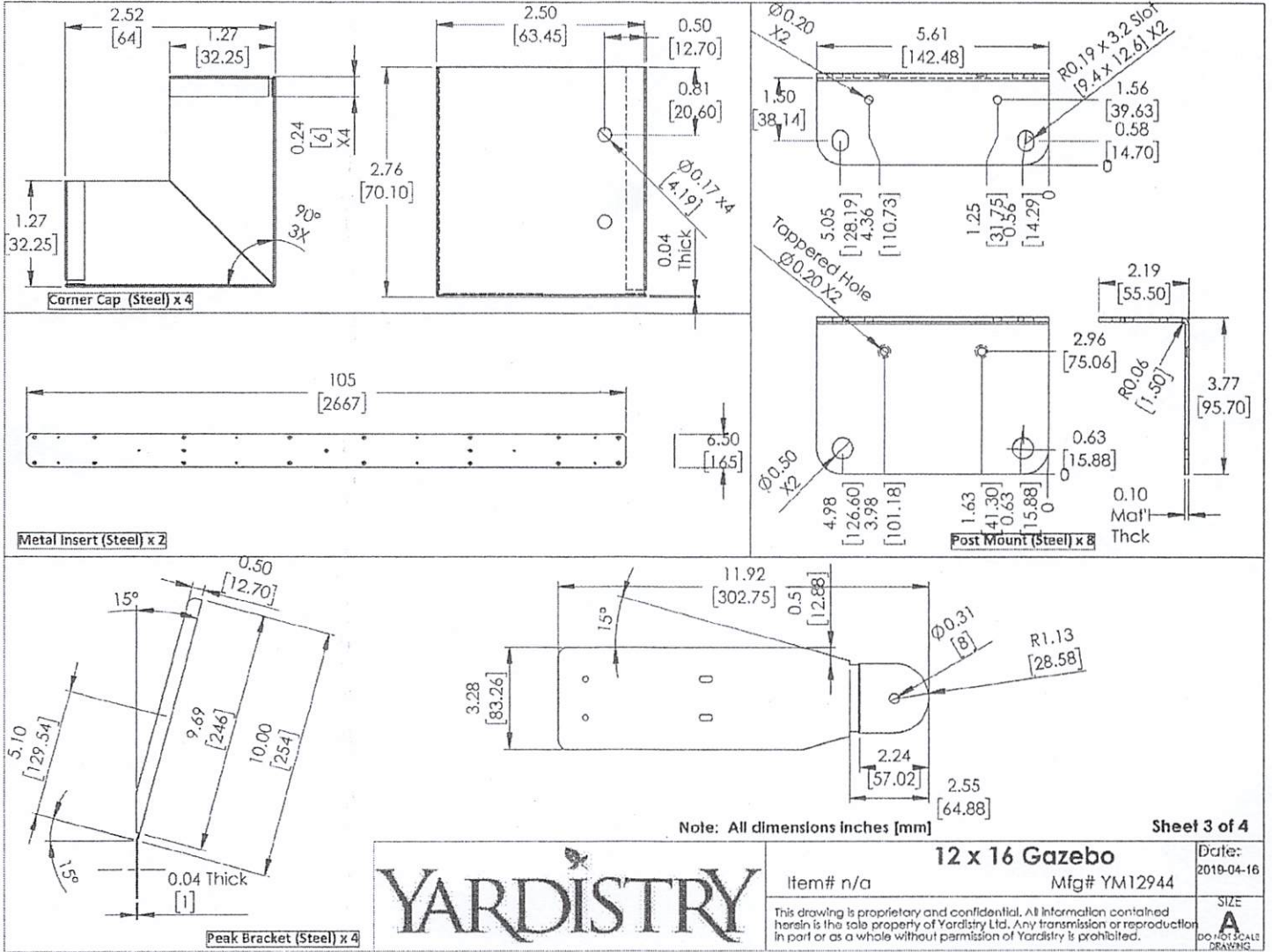
Mfg# YM12944

Date:
2019-04-16

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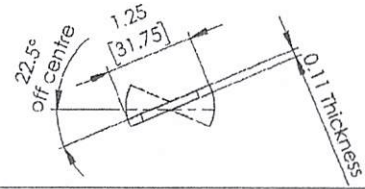
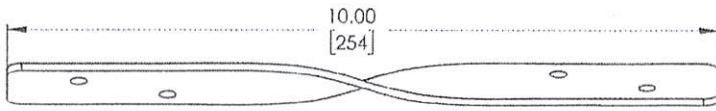
SIZE
A
DO NOT SCALE
DRAWING

ZONING BOARD OF APPEALS
Meeting Of:
SEP 21 2022
Town Of Orangetown

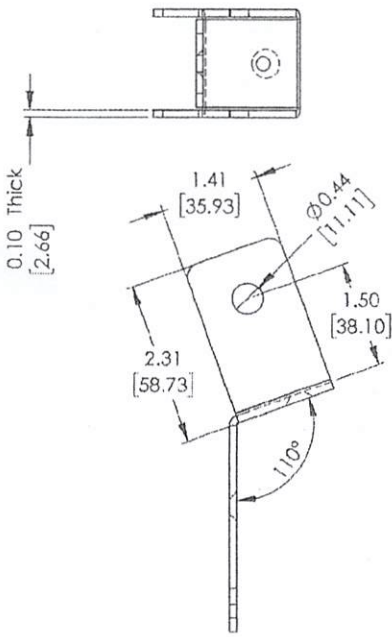


	12 x 16 Gazebo Item# n/a Mfg# YM12944	Date: 2019-04-16
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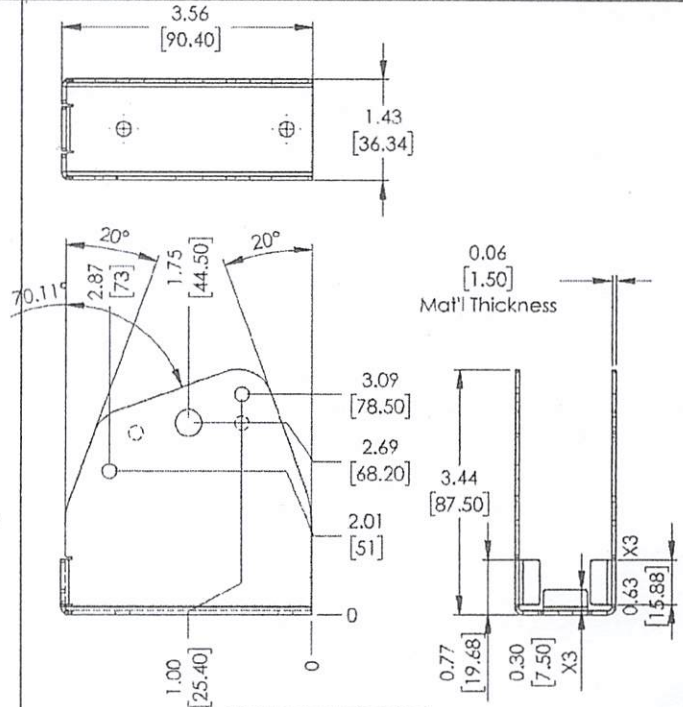
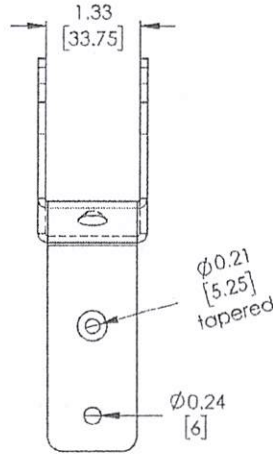
ZONING BOARD OF APPLICANTS
 Meeting Of:
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 Town Of Orangetown



45° Twist Bracket (Steel) x 4



Roof Beam Bracket (Steel) x 26



Tie Wrap Bracket (Steel) x 8

Note: All dimensions inches [mm]



Item# n/c

12 x 16 Gazebo

Mfg# YM12944

Date: 2019-04-12

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SIZE A DO NOT SCALE DRAWING

ZONING BOARD OF APPEALS
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