

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: _____

Please check all that apply:

<input type="checkbox"/> Commercial <input type="checkbox"/> Residential <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 type="checkbox"/> Variance <input type="checkbox"/> Performance Standards Review <input type="checkbox"/> Use Variance <input type="checkbox"/> Other (specify): _____	<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#: B-LDR-3214-23
 ASSIGNED
 INSPECTOR: Ken L

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

Project Name: Enclosed Porch (legalize Existing) Getter

Street Address: 108 Oldert DR
Pearl River, NY 10965

Tax Map Designation:
Section: 109.18 Block: 2 Lot(s): 48
Section: _____ Block: _____ Lot(s): _____

Directional Location:

On the EAST side of Oldert DR, approximately 100 feet EAST of the intersection of Montgomery Rd, in the Town of Orangetown in the hamlet/village of Pearl River

Acreage of Parcel <u>0.51A</u>	Zoning District <u>R-15</u>
School District <u>Pearl River</u>	Postal District <u>Pearl River</u>
Ambulance District <u>S. Orangetown</u>	Fire District <u>4</u>
Water District <u>Verona</u>	Sewer District <u>S. Orangetown</u>

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

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.
Date: 5/12/23 Applicant's Signature: [Signature]

APPLICATION REVIEW FORM

X Applicant: Mary Gettler Trustee Phone # 845-661-4713
Address: 24 Oldert Dr. Pearl River NY 10965
Street Name & Number (Post Office) City State Zip Code

X Property Owner: Marian Ferrone Trust Phone # 845-661-4713
Address: 68 Oldert Drive Pearl River NY 10965
Street Name & Number (Post Office) City State Zip Code

Engineer/Architect/Surveyor: _____ Phone # _____
Address: _____
Street Name & Number (Post Office) City State Zip Code

Attorney: _____ Phone # _____
Address: _____
Street Name & Number (Post Office) City State Zip Code

X Contact Person: Mary Gettler Phone # 845-661-4713
Address: 24 Oldert Drive Pearl River NY 10965
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 _____

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.

SWIS	PRINT KEY	NAME	ADDRESS
392489	69.18-2-15.2	James Cahill	58 Noyes St,Pearl River, NY 10965
392489	69.18-2-21	Michael J Donovan	88 Noyes St,Pearl River, NY 10965
392489	69.18-2-22	Richard T Barron	80 Noyes St,Pearl River, NY 10965
392489	69.18-2-23	Stephen Mc Cusker	72 Noyes St,Pearl River, NY 10965
392489	69.18-2-24	Richard H Gravier	64 Noyes St,Pearl River, NY 10965
392489	69.18-2-33	Thomas C Burke	41 Noyes St,Pearl River, NY 10965
392489	69.18-2-34	Gregory Yavalidakis	49 Noyes St,Pearl River, NY 10965
392489	69.18-2-35	William J Allison IV	57 Noyes St,Pearl River, NY 10965
392489	69.18-2-36	Thomas E Roberts	65 Noyes St,Pearl River, NY 10965
392489	69.18-2-37	Lawrence Mc Kearney	73 Noyes St,Pearl River, NY 10965
392489	69.18-2-38	Albert Alexander	81 Noyes St,Pearl River, NY 10965
392489	69.18-2-39	Brian S Moloney	89 Noyes St,Pearl River, NY 10965
392489	69.18-2-40	Dennis Toal	469 Gilbert Ave,Pearl River, NY 10965
392489	69.18-2-41	Eileen Dalton	461 Gilbert Ave,Pearl River, NY 10965
392489	69.18-2-42	Michael J Anselmi	453 Gilbert Ave,Pearl River, NY 10965
392489	69.18-2-43	John M Hippler	447 Gilbert Ave,Pearl River, NY 10965
392489	69.18-2-44	Nicholas Baum	92 Oldert Dr,Pearl River, NY 10965
392489	69.18-2-45	Gerard Harrington	86 Oldert Dr,Pearl River, NY 10965
392489	69.18-2-46	Marissa T Booth	80 Oldert Dr,Pearl River, NY 10965
392489	69.18-2-47	Abbey Lara Co Inc	234 Manor Blvd,Pearl River, NY 10965
392489	69.18-2-48	Marian E Ferrone	68 Oldert Dr,Pearl River, NY 10965
392489	69.18-2-49	Kelly Family Trust	10 Garrecht Pl,West Nyack, NY 10994
392489	69.18-2-50	Patric Lindquist	56 Oldert Dr,Pearl River, NY 10965
392489	69.18-2-51	Michael P Maloney Jr	50 Oldert Dr,Pearl River, NY 10965
392489	69.18-2-52	Michael Count	44 Oldert Dr,Pearl River, NY 10965
392489	69.18-2-64	Pamela Vinci	51 Oldert Dr,Pearl River, NY 10965
392489	69.18-2-65	Michael E Maiorano	55 Oldert Dr,Pearl River, NY 10965
392489	69.18-2-66	Caroline Murphy	61 Oldert Dr,Pearl River, NY 10965
392489	69.18-2-67	Lynn Foote	73 Oldert Dr,Pearl River, NY 10965
392489	69.18-2-68	Frank E Taylor Jr	81 Oldert Dr,Pearl River, NY 10965
392489	69.18-2-69	Frank J Loss	87 Oldert Dr,Pearl River, NY 10965
392489	69.18-2-78	Daniel L Hooker	17 Montgomery Rd,Pearl River, NY 10965



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

REFERRAL TO THE ZONING BOARD OF APPEALS

Date: 5.9.23 Section: 69.18 Block: 2 Lot: 48

Applicant: Gettler

Address: 68 Oldert Dr, Pearl River, NY

RE: Application Made at: same

Referred For:


- ***Chapter 43, Bulk Table 3.12, RG District with Article V, Section 5.2 Exceptions to Bulk Regulations, 5.21(a thru e); and Section 9.2 Non-Conforming Bulk
- ***Column 1 R-15, Column 2 Group M, Column 3 SFR, Column 9 Min Required Side Yard 15' w/ 9.1' proposed
- ***Section 9.2 Degree of Non-Conforming Bulk to be increased
- ***Two variances required
- ***ENC (Existing Non-Conforming Lot Width 90'

Comments: side porch

Dear Gettler:

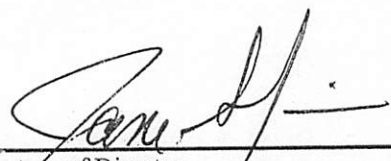
Please be advised that the Building Permit Application # p23-3214, which you submitted on 5.4.23, has been referred to the Town of Orangetown Zoning Board of Appeals. The Clerk to the Zoning Board of Appeals, Debbie Arbolino, can assist you in the preparation necessary to appear before the board. She can be reached at 845-359-8410 ext. 4331 or darbolino@orangetown.com.

Sincerely,


Richard Oliver
Deputy Building Inspector

5/9/23

**4X NOTE ARCHITECT
MUST PROVIDE
SIGNED/SEALED
PLANS.**


Signature of Director
NOTE: PLEASE KEEP FOR YOUR RECORDS
1-30-2023

5/11/23

Date
Liz DeCort
Debbie Arbolino

PERMIT EXPIRES TWO (2) YEARS FROM DATE OF ISSUANCE.
 TWO SIX (6) MONTH EXTENSIONS MAY BE GRANTED PRIOR TO EXPIRATION DATE.
APPLICATION FOR BUILDING / DEMOLITION PERMIT

TOWN OF ORANGETOWN

20 Greenbush Road, Orangeburg, NY 10962 Phone: (845) 359-8410 Fax: (845) 359-8526

FOR OFFICE USE ONLY SECTION BLOCK LOT NAME PERMIT#

ZONE: R-15 (GM) OFFICIAL USE ONLY ACREAGE: .51

Inspector: Len Date App Received: 05/04/23 Received By: UZ

Permit No. BDR-3214-23 Date Issued: _____

CO No. _____ Date Issued: _____

Permit Fee: \$1072 Ck# 622 Paid By Mary Gettler

GIS Fee: \$20 Ck# _____ Paid By _____

Stream Maintenance Fee Ck # _____ Paid By _____

Additional Fee: _____ Ck# _____ Date Paid _____ Paid By _____

1st 6 mo. Ext.: _____ Ck # _____ Exp. Date: _____ Paid By MAY 4 2023

2nd 6 mo. Ext.: _____ Ck # _____ Exp. Date: _____ Paid By _____

RECEIVED
 TOWN OF ORANGETOWN
 BUILDING DEPARTMENT

APPLICANT COMPLETES:

Note: See inside for instructions for completing this application,
PAGES 2, 3 and PAGE 4 must be reviewed and PAGES 3 & 4 must be signed by the applicant.

Property Location: 68 Oldert Drive Pearl River NY 10905

Section: 109.18 Block: 2 Lot: 48

Property Owner: Marian Ferrone Trust / Mary Gettler Trustee

Mailing Address: 24 OLDERT DRIVE PEARL RIVER NY 10905

Email: Marygettler@gmail.com Phone#: 845-661-4713

Lessee (Business Name): _____

Mailing Address: _____

Email: _____ Phone #: _____

Type of Business /Use: _____

Contact Person: Mary Gettler Relation to Project: daughter/owner

Email: Marygettler@gmail.com Phone#: 845-661-4713

Architect/Engineer: _____ NYS Lic # _____

Address: _____ Phone#: _____

Builder/General Contractor: _____ RC Lic # _____

Address: _____ Phone#: _____

Plumber: _____ RC Lic # _____

Address: _____ Phone#: _____

Electrician: _____ RC Lic # _____

Address: _____ Phone#: _____

Heat/Cooling: _____ RC Lic#: _____

Address: _____ Phone#: _____

Existing use of structure or land: Single family residence

Proposed Project Description: legalize existing enclosed porch & finished basement with bathroom

Proposed Square Footage: _____ Estimated Construction Value (\$): 10,000 - porch
20,000 basement

BUILDING DEPARTMENT COMPLETES BELOW

PLANS REVIEWED: _____ \$30,000 -

PERMIT REFERRED (DENIED FOR:

Chapter 43, Bulk Table 3.12, Col 1 R-15, Col 2 Group M, Col 3 SPR

Col 9 Min Side Yd 20' reduced to 15' per Section 5.21 (c) w/ 9.1' proposed

Section 9.2 Degree of non-conforming bulk to be increased.

RJ 5/9/23

2 Variances Required

5/11/23

SCANNED

MAY 4 2023

sidemud 20/50 undersized 15/30

DECISION ON APPLICATION FOR VARIANCE

Z.B.A.-72-8

S.28-B.324-L.24

FROM: ZONING BOARD of APPEALS, Town of Orangetown *Oldert Dr., P.R.*

TO: Mr. GEORGE J. FERRONE, Owner

RE: Application for variance of the provisions of Section 5.21(c) of the Zoning Code of the Town of Orangetown to erect an addition, sized 12 feet by 36 feet, to the east side of existing residential structure resulting in lesser side and total side yards: premises involved located at and known as #68 Oldert Drive in the Hamlet of Pearl River and in an R-15 zoning district.
(ZB#3-Meeting 1/19/72)

Heard by the ZONING BOARD of APPEALS, Town of Orangetown, Rockland County, New York, at meeting held Wednesday evening, JANUARY 19, 1972, and, as of that date, determination made as follows:

FINDINGS OF FACT: This is an appeal from a denial by the Inspector on an application of George J. Ferrone, owner, to erect a one story addition, sized 12 feet by 36 feet, to the east side of his existing single family residential structure, said addition to be used as a family room. The premises involved are located in an R-15 zoning district. Due to the lot frontage and the location of the residence, it appears reasonable to designate the easterly boundary line as a side lot line. The following variances were applied for:
Under Section 5.21(c) of the Zoning Code - lesser side and lesser total side yards. The lot having a width of 90 feet requires total side yards of 40 feet whereas 33.8 feet is proposed; The minimum side yard requirement is 15 feet whereas 11.2 feet is proposed.
The premises involved are located on the east side of Oldert Drive, approximately 350 feet south of Naomi Drive in Pearl River. The members of the Board visited the premises on Sunday, January 16, 1972, and found them to be properly posted and in an area of one family, one story frame dwellings. The Board noted that this is an inside corner lot. In the area where the proposed addition is to be added, there would be about 100 feet to the nearest dwellings which face on Noyes Street. The applicant testified that he could not put the addition in another place on the lot because of the topography. If he were to try and put this addition at any other place, the cost would be prohibitive. This matter was referred to the Rockland County Planning Board pursuant to the provisions of Section 239 (l) and (m) of the General Municipal Law of the State of New York and it was found by the Rockland County Planning Board that the granting of the variances requested would not be adverse to Gilbert Avenue, a County highway. 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 the variances would not be injurious to the neighborhood. They would be in harmony with the spirit and general purpose and intent of the Zoning Code. They would not be detrimental to 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 foregoing variances will lapse if the contemplated construction, for which the variances is granted, is not substantially implemented within one year from the filing of this decision.

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

Leonard D. Bodkin, Aye; James L. Crosbie, Aye; Kenneth A. Aakesso Aye; A. Roger Kelly, Aye. (James F. Moran, 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.

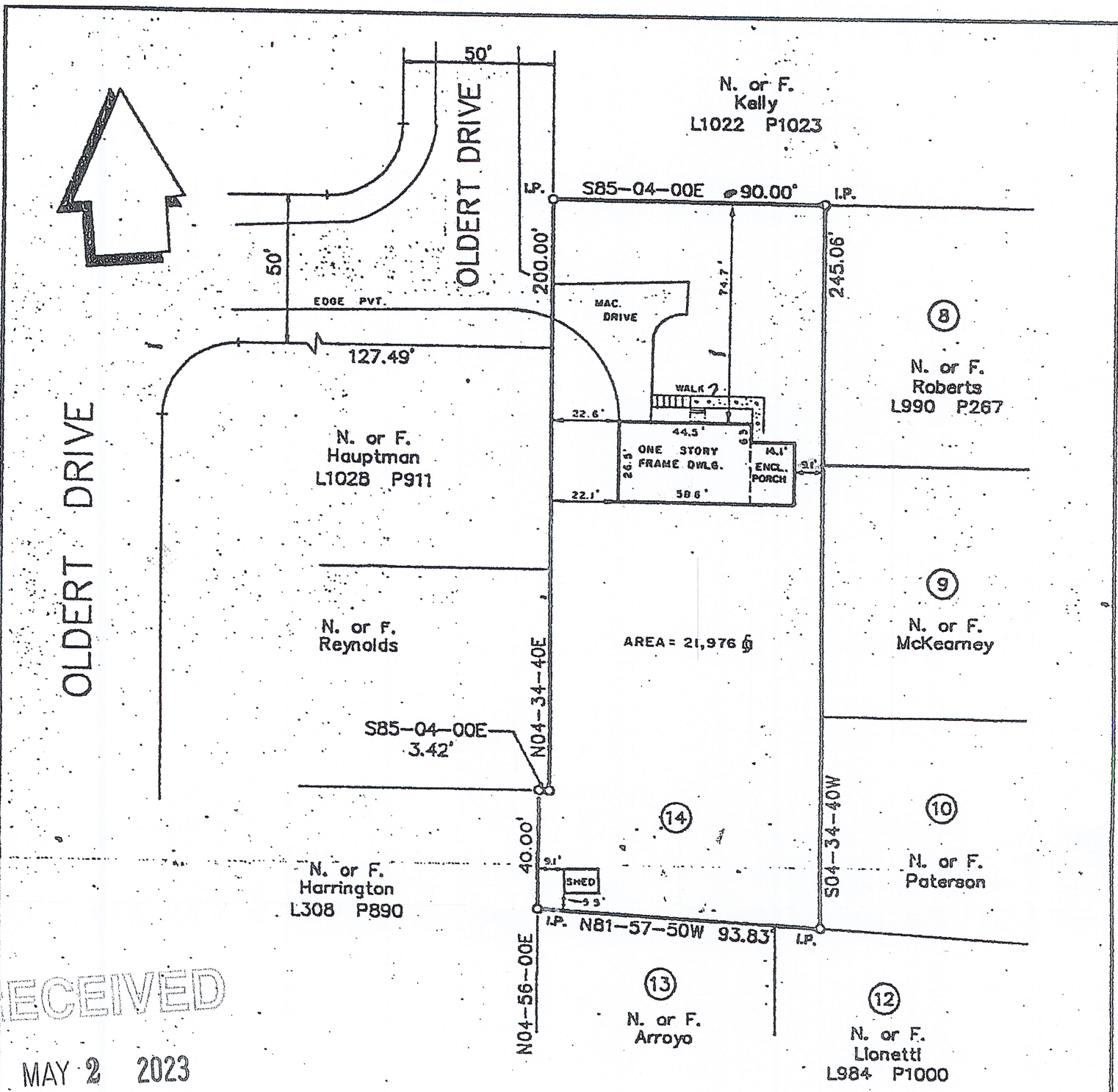
ZONING BOARD OF APPEALS
TOWN OF ORANGETOWN -

By: Herbert Heiling
Herbert Heiling, Clerk

Distribution:

Town Clerk
Wm. Snair, Esq.
Geo. Bergerman, Esq.
Mr. J. J. Komar, Spvr.
Mr. R. J. DiFiore
Mr. H. Heiling
Property File-OBZPAE
R. C. Planning Board
Bd. of Assessors
Pearl River School Disct.
Members Zoning Bd.
Members Town Bd.
Chrmn. & Secy., Planning Bd.

Dated: January 20, 1972



RECEIVED

MAY 2 2023

TOWN OF ORANGETOWN
BUILDING DEPARTMENT

LAND SURVEY

For

GEORGE J. & MARIAN E. FERRONE

Pearl River

Town of Orangetown

Rockland County, N.Y.

Scale: 1"=40'

October 11, 1990

Area = 0.51 Ac.

Certified to: George J. Ferrone, Marion E. Ferrone,
Union State Bank and TRW Title Insurance of New
York, Inc.

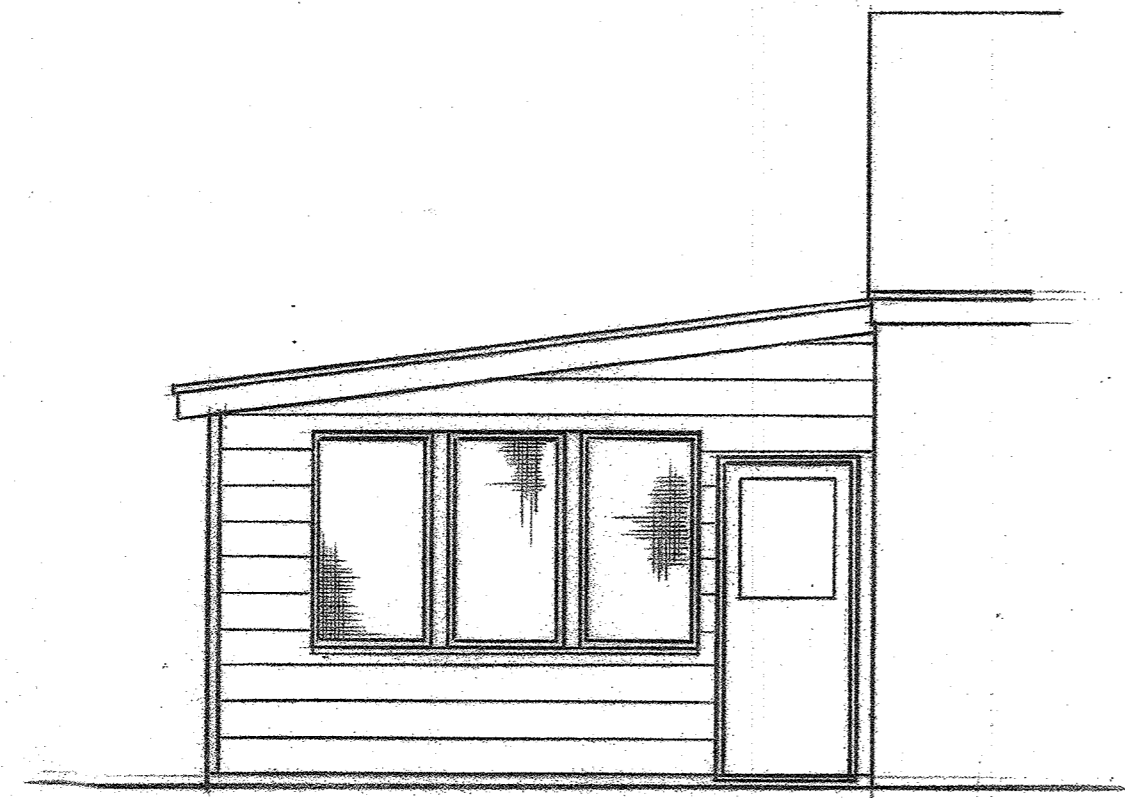
Reference: Map entitled: "SUBDIVISION PROPERTY OF
BLUEHILL ESTATES SEC. 2", filed in R.C.C.O. August 3,
1959 in Book 60 Page 39 as Map # 2679.

"Certifications indicated hereon signify that this
survey was prepared in accordance with the ex-
isting Code of Practice for Land Surveys adopted
by the New York State Association of Professional
Land Surveyors. Said certification shall run only
to the person for whom the survey is prepared,
and on his behalf to the title company, governmen-
tal agency and lending institution listed hereon, and
to the assignees of the lending institution. Certifi-
cations are not transferable to additional institutions
or subsequent owners."

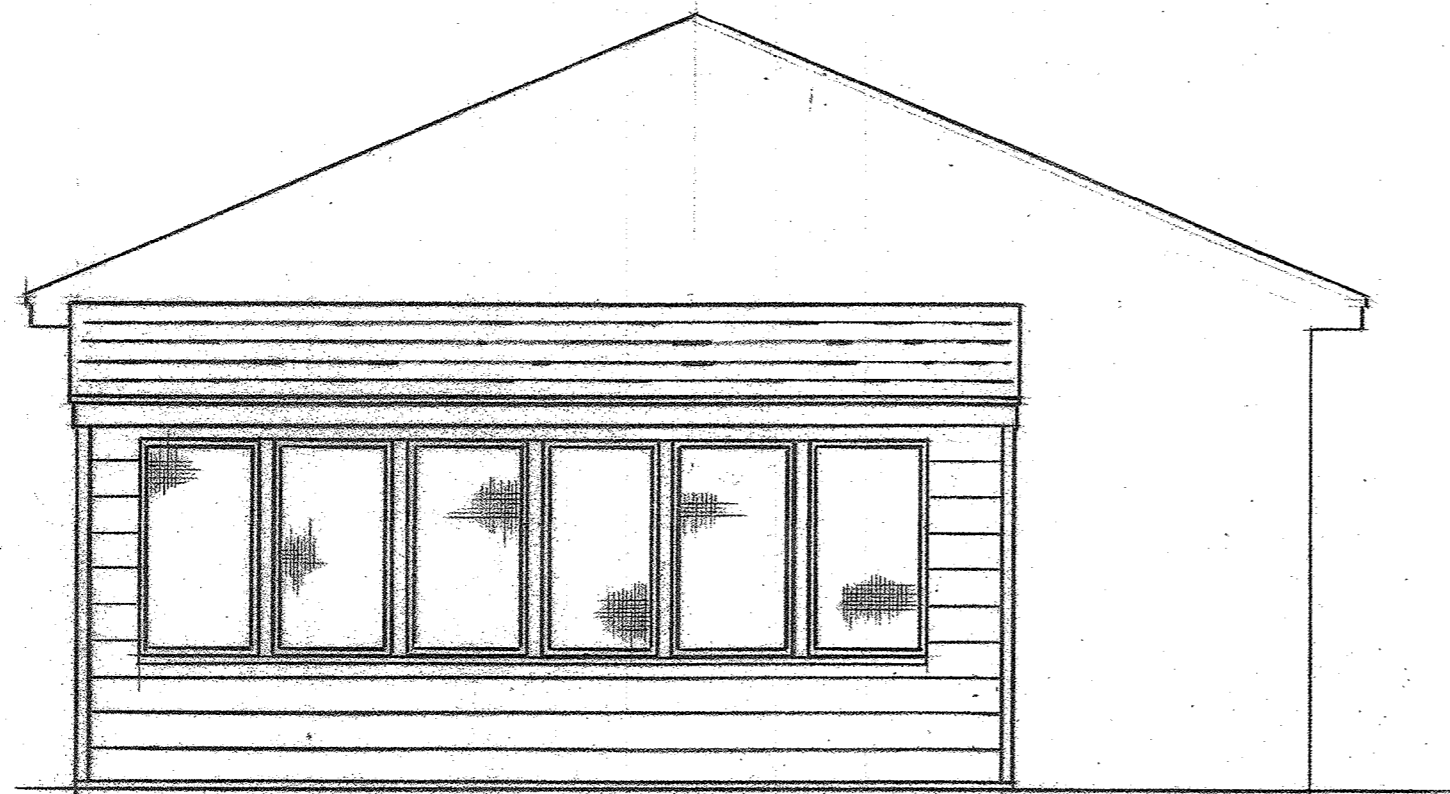
Robert E. Sorace
Lic. 49162
Robert E. Sorace, PLS.
11 Third Street
New York, N.Y. 10985

TAX LOT

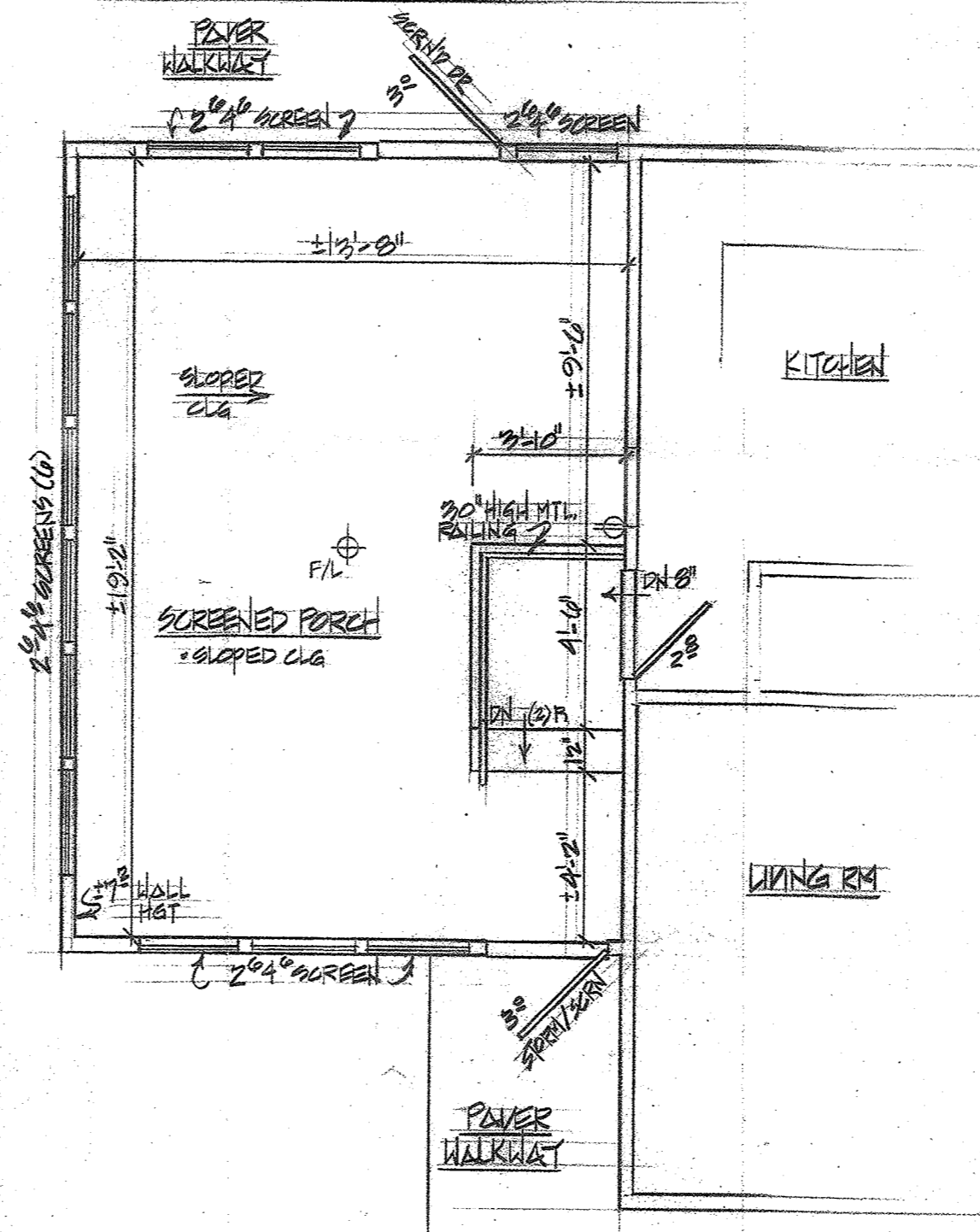
ZONING BOARD OF APPEALS
Meeting Of:
JUN 21 2023
Town Of Orangetown



FRONT ELEVATION

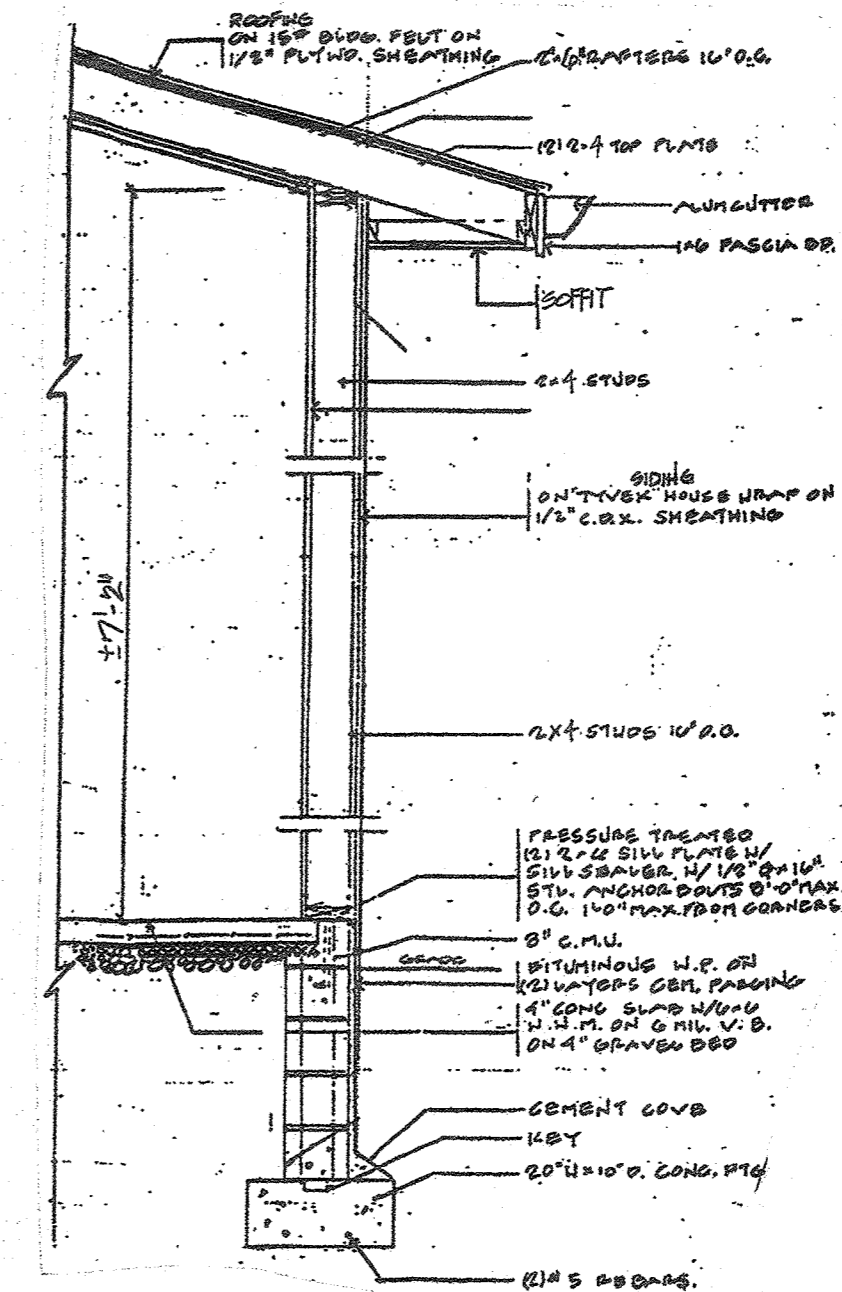


LEFT SIDE ELEVATION



FLOOR PLAN

1/4" = 1'-0"



TYPICAL WALL SECTION

ZONING BOARD OF APPEALS
 JUN 21 2023
 Town Of Orangetown

NOTE:
 PLAN TO BE USED FOR
 ZONING BOARD OF APPEALS
 PURPOSES ONLY

GETTLER RESIDENCE
 688 OLDETT DRIVE, PEARL RIVER, NY 10965
 SCREENED PORCH - AS BUILT PLAN
 SECTION 69.13 LOT 48 BLOCK 2

HARRY J. GOLDSTEIN
 ARCHITECT

N.Y.S. LICENSE NO. 02318
 NOT VALID UNLESS SIGNED & SEALED