

ZONING BOARD OF APPEALS

Town of Orangetown  
20 Greenbush Road  
Orangeburg, New York 10962  
(914) 359-8410 (ex. 4331)

Date: July 26, 2023

TO: OBAPAE

- |  |                           |
|--|---------------------------|
| Environmental Management and Engineering | ✓Rockland County Drainage |
| Rockland County Sewer District #1 ✓      | ✓Rockland County Health   |
| New York State Dept. of Transportation   | ✓Rockland County Planning |
| Palisades Interstate Park Commission     | ✓Rockland County Highway  |
| Orange and Rockland Utilities            |                           |
| Orangetown Highway                       |                           |
| Fire Prevention (Performance Standards)  |                           |

Review of Plans: Gendron/Cahill, 53 South Nauraushaun Road, Pearl River, NY  
Section 69.18 Block 4 Lot 45 R-15 zone

This matter is scheduled for:

Chapter 43, R-15 District, Section 5.2 Exceptions to Bulk Regulations , 5.21 (a thru e); and  
Section 9.2 Non-Conforming Bulk and Section 3.12, Group M, Column 4 ( Floor Area Ratio: .20  
permitted, .26 proposed) and 10 (Total Side Yard: 30' required, 28.3' proposed) (Section 5.21(c)  
Undersize lot applies) for an addition to a single-family residence.

Please review the information enclosed and provide comments. These comments may be mailed ,  
e-mailed or faxed to the Zoning Board Office.

If your Agency does not have any comments at this time, please respond to this office by sending  
back this sheet.

- US Postal: 20 South Greenbush Road, Orangeburg, NY 10962
- Email to Zoning Board: [darbolino@orangetown.com](mailto:darbolino@orangetown.com) or
- Fax to the Town of Orangetown ZBA @845 359 8526

**Zoning Board Meeting Date: September 6, 2023**

( ) Comments attached

( ) No Comments at this time. Please send future correspondence for review.

( ) No future correspondence for this site should be sent to this agency. Plans reviewed and  
this agency does not have any further comments.

( ) This project is out of the jurisdiction of this agency and has no further comments.

This project is before the Zoning Board on **Wednesday, September 6, 2023** . **Kindly forward  
your completed review to this office by September 6, 2023.**

Reviewing Agency \_\_\_\_\_

Name \_\_\_\_\_ date: \_\_\_\_\_

Signature: \_\_\_\_\_

Thank you, Deborah Arbolino

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: 7/24/2023

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

PERMIT#: BLDR-3504-23  
 ASSIGNED  
 INSPECTOR: Ken L

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

Project Name: Gendron Cahill

Street Address: 53 South Nauravshavn Rd  
Pearl River, NY 10965

Tax Map Designation:  
Section: 69.16 Block: 4 Lot(s): 45  
Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_

Directional Location:  
On the South side of S. Nauravshavn Rd, approximately 25 feet left of the intersection of West Nauravshavn Rd, in the Town of Orangetown in the hamlet/village of Pearl River.  
Acreage of Parcel: 358 Zoning District: R-15  
School District: Pearl River Postal District: Pearl River  
Ambulance District: Pearl River Fire District: Pearl River  
Water District: Volta Sewer District: Orangetown

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

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.  
Date: 7/24/2023 Applicant's Signature: Mark J. Anderson

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 1412
- 2) Total square footage 3697
- 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:  
\_\_\_\_\_  
\_\_\_\_\_

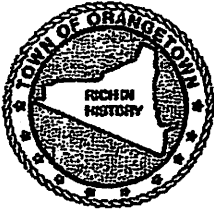
Project History:

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.

N/A  
\_\_\_\_\_  
\_\_\_\_\_



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: 6-30-2023 Section: 69.18 Block: 4 Lot: 45

Applicant: Gendron

Address: 53 S Nauraushaun RD, Pearl River, NY

RE: Application Made at: same

Referred For:

\*\*\*Chapter 43, Bulk Table 3.12, R-15 District and 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 4, Max FAR allowed .20 with .26 proposed and Column 10 Total Side Yard required is 30' w/ 28.3' proposed (Section 5.21(c) applies);

\*\*\*ENC (Existing Non-Conforming Lot Width 85'

Comments: Addition to existing one story dwelling

Dear Mr. Gendron :

Please be advised that the Building Permit Application # BLDR-3504-23, which you submitted on 6-21-2023, 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](mailto:darbolino@orangetown.com).

Sincerely,

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

6/30/23

Date  
Liz DeCort  
Debbie Arbolino

SWIS	PRINT KEY	NAME	ADDRESS
392489	69.18-3-38	Thomas Ryan	68 So Naurashaun Rd, Pearl River, NY 10965
392489	69.18-3-39	Joseph Colletti	64 So Naurashaun Rd, Pearl River, NY 10965
392489	69.18-3-40	Daniel J Cooper	60 S Naurashaun Ave, Pearl River, NY 10965
392489	69.18-3-41	Thomas J Curley	56 S Naurashaun Rd, Pearl River, NY 10965
392489	69.18-3-42	Michael P Dinet	44 W Naurashaun Av, Pearl River, NY 10965
392489	69.18-3-44	Thomas E Crowe	35 Sunrise Ln, Pearl River, NY 10965
392489	69.18-3-45	Brigid Roberts	40 W Naurashaun Av, Pearl River, NY 10965
392489	69.18-3-47	Bernard Gallagher	45 W Naurashaun Ave, Pearl River, NY 10965
392489	69.18-3-48	Darlene E Gibson	51 W Naurashaun Av, Pearl River, NY 10965
392489	69.18-3-49	Kenneth Sullivan	46 So Naurashaun Rd, Pearl River, NY 10965
392489	69.18-3-50	Margaret J Wheatley	40 S Naurashaun Rd, Pearl River, NY 10965
392489	69.18-4-40	Brian Agosti	73 S Naurashaun Rd, Pearl River, NY 10965
392489	69.18-4-41	Thomas D Dunn	71 So Naurashaun Rd, Pearl River, NY 10965
392489	69.18-4-42	Richard Windram	67 So Naurashaun Rd, Pearl River, NY 10965
392489	69.18-4-43	James B Callahan	63 S Naurashaun Rd, Pearl River, NY 10965
392489	69.18-4-44	Michael Tully	57 S Naurashaun Rd, Pearl River, NY 10965
392489	69.18-4-45	Janet Cahill	53 S Naurashaun Rd, Pearl River, NY 10965
392489	69.18-4-46	Evelyn M Cahill	45 S Naurashaun Rd, Pearl River, NY 10965
392489	69.18-4-47	Robert J Collura	41 So Naurashaun Rd, Pearl River, NY 10965
392489	69.18-4-48	Kenneth Tait	33 S Naurashaun Rd, Pearl River, NY 10965
392489	69.18-4-49	David Masterson	21 S Naurashaun Rd, Pearl River, NY 10965
392489	69.18-4-54	Vincent Tyer	539 Gilbert Ave, Pearl River, NY 10965
392489	69.18-4-55	John Carson	547 Gilbert Av, Pearl River, NY 10965
392489	69.18-4-56	Bruce A Muldoon	555 Gilbert Ave, Pearl River, NY 10965
392489	69.18-4-57	Brian Sullivan	563 Gilbert Ave, Pearl River, NY 10965
392489	69.18-4-58	Michael Hayes	571 Gilbert Ave, Pearl River, NY 10965
392489	69.18-4-59	Richard Dolan	579 Gilbert Ave, Pearl River, NY 10965

69.18-4-80 Joseph McCormack 534 Gilbert Ave, Pearl River NY 10965  
 69.18-4-79 Tara Muldoon 544 Gilbert Ave, Pearl River, NY 10965  
 69.18-4-78 Wayne Owens 554 Gilbert Ave, Pearl River, NY 10965  
 69.18-4-77 Robert King 570 Gilbert Ave, Pearl River NY 10965



# SOUTH NAURAUSHAUN ROAD

MAPLESHADE AVE.

539.99'

S 81°27'00" E  
85.00'

50'

N. or F.  
CAHILL

N. or F.  
TULLY

N 07°48'00" E

183.48'

114.8'

N 07°48'00" E

23'

106.0'

85.00'  
N 81°26'00" W

N. or F.  
MULDOON

23.9'

18.1'

183.51'

S 07°48'00" W

20.5'

EXIST. GARAGE

20.2'

SHED

EXIST. PORCH

EXIST. WALK

DRIVEWAY

EXISTING ONE STORY DWELLING

PROPOSED SECOND STORY ADDITION

PROPOSED TWO STORY ADDITION

PROPOSED SECOND STORY ADDITION

PROPOSED ONE STORY ADDITION

EXIST. WALK

PROPOSED TWO STORY ADDITION

PROPOSED COVERED AREA

PAVED

# 53 S.  
Nauraushaun  
Road

**PROPOSED ADDITION**

Land Survey  
For  
**CAHILL & GENDRON**  
Pearl River  
Town of Orangetown Rockland County, NY  
Scale: 1" = 30' Area = 0.358 Ac.  
November 30, 2009  
May 26, 2023 - Revised

Tax Lot Desig.: Section 69.18 Block 4 Lot 45

Reference: map entitled "MAP OF PROPERTY TO BE CONVEYED TO THE TOWN OF ORANGETOWN", Filed in the Rockland County Clerks Office July 26, 1935 as map # 1135

**Zone R-15 Bulk Regulations Group M**

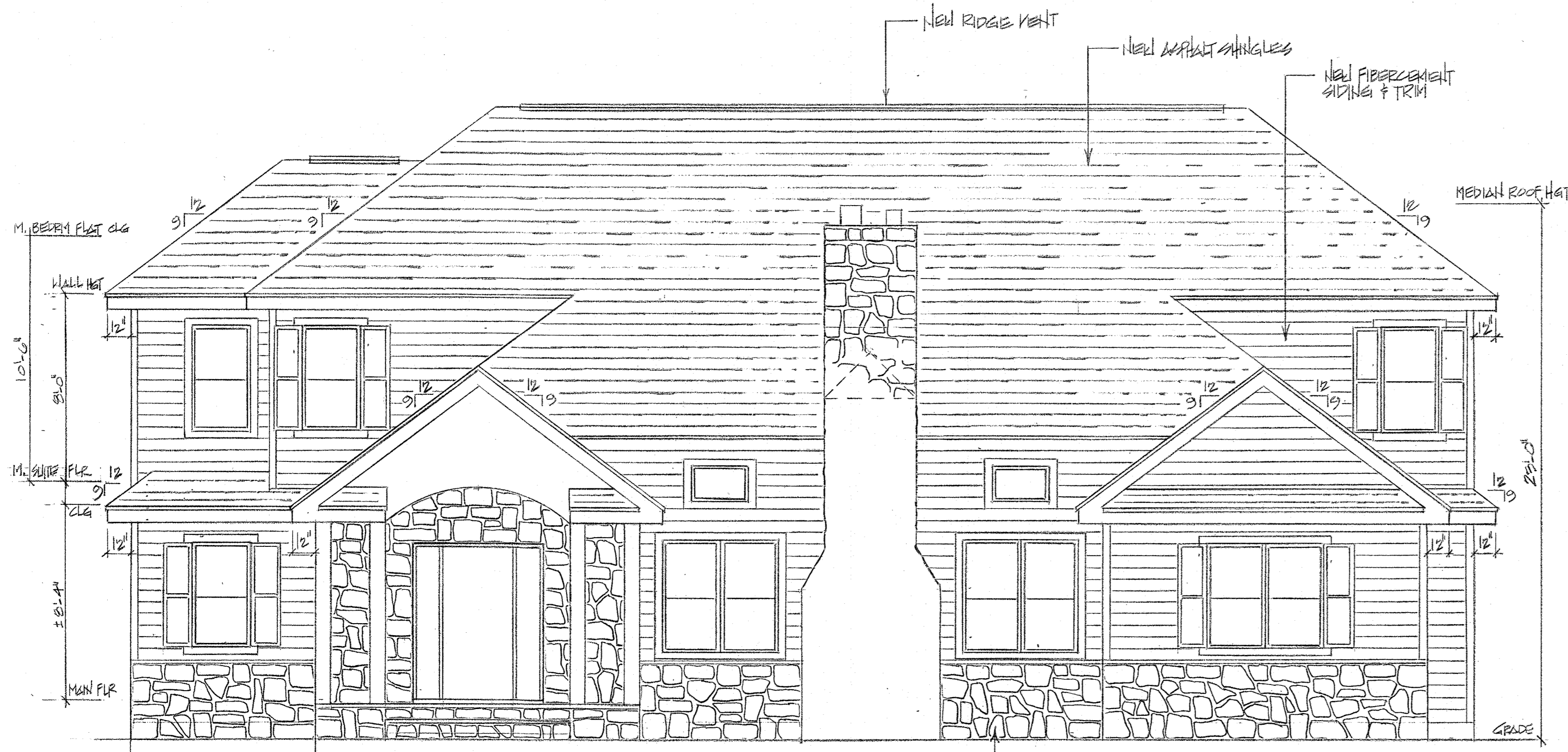
Item	Required	Existing	Proposed
Lot Area	15,000 sf	15,596 sf	No Change
Lot Width	100 ft.	* 85 ft.	No Change
Street Frontage	75 ft.	85 ft.	No Change
Front Yard	30 ft.	* 23 ft.	No Change
Side Yard	** 20 ft.	* 10.2 ft.	*** 18.1 ft.
Total Side Yard	** 50 ft.	* 34.1 ft.	*** 28.3 ft.
Rear Yard	35 ft.	114.8 ft.	106.0 ft.
Max.F.A.R.	0.20	0.12	*** 0.26
Max Bldg. Height	1 ft. per ft from lot line	6.8 inches per ft from lot line (13')	1 ft. per ft from lot line

\* Indicates Pre-Existing Non-Conforming  
 \*\* Indicates Variance required  
 Indicates Undersized Lot Reduction Chapter 43, Section 5.21 (c)  
 \*\*\* Indicates Variance Required

ZONING BOARD OF APPEALS  
Meeting Of:  
SEP 6 2023  
Town Of Orangetown

STATE OF NEW YORK  
ROBERT E. SORACE  
LICENSED LAND SURVEYOR  
049102  
Robert E. Sorace, PLS  
135 South Main Street  
New City, NY 10956  
845-638-1498  
Lic. 49162

RO 7724



FRONT ELEVATION

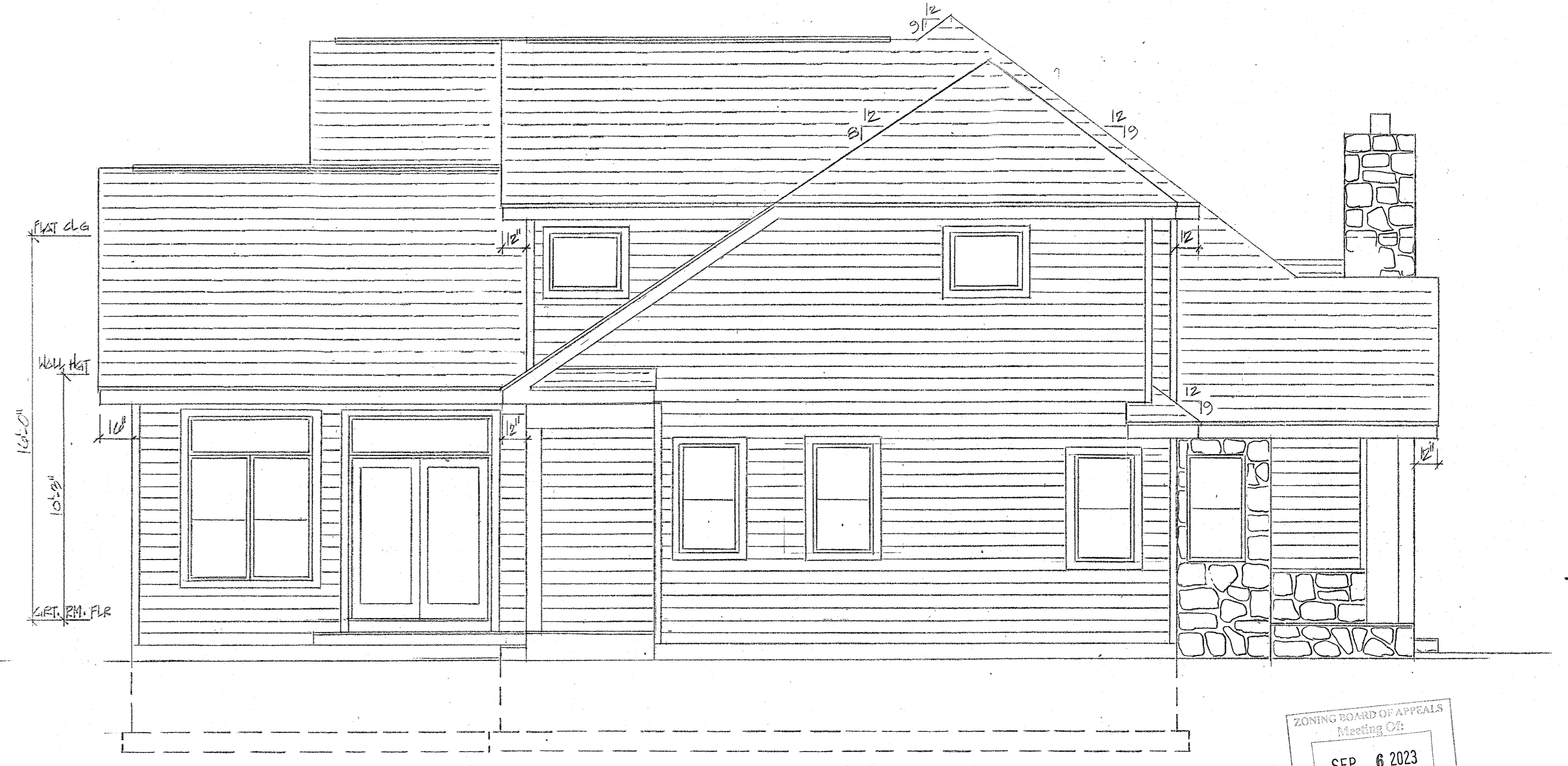
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION

ZONING BOARD OF APPEALS  
Meeting On:  
SEP 6 2023  
Town Of Orangetown

GENDRON/CAHILL RESIDENCE  
TWO-STORY ADDITION

53 S NAURAUSHAUN ROAD  
PEARL RIVER, NEW YORK

PROJECT 2112102  
APRIL 14, 2022

HARRY J. GOLDSTEIN  
ARCHITECT

*[Signature]*

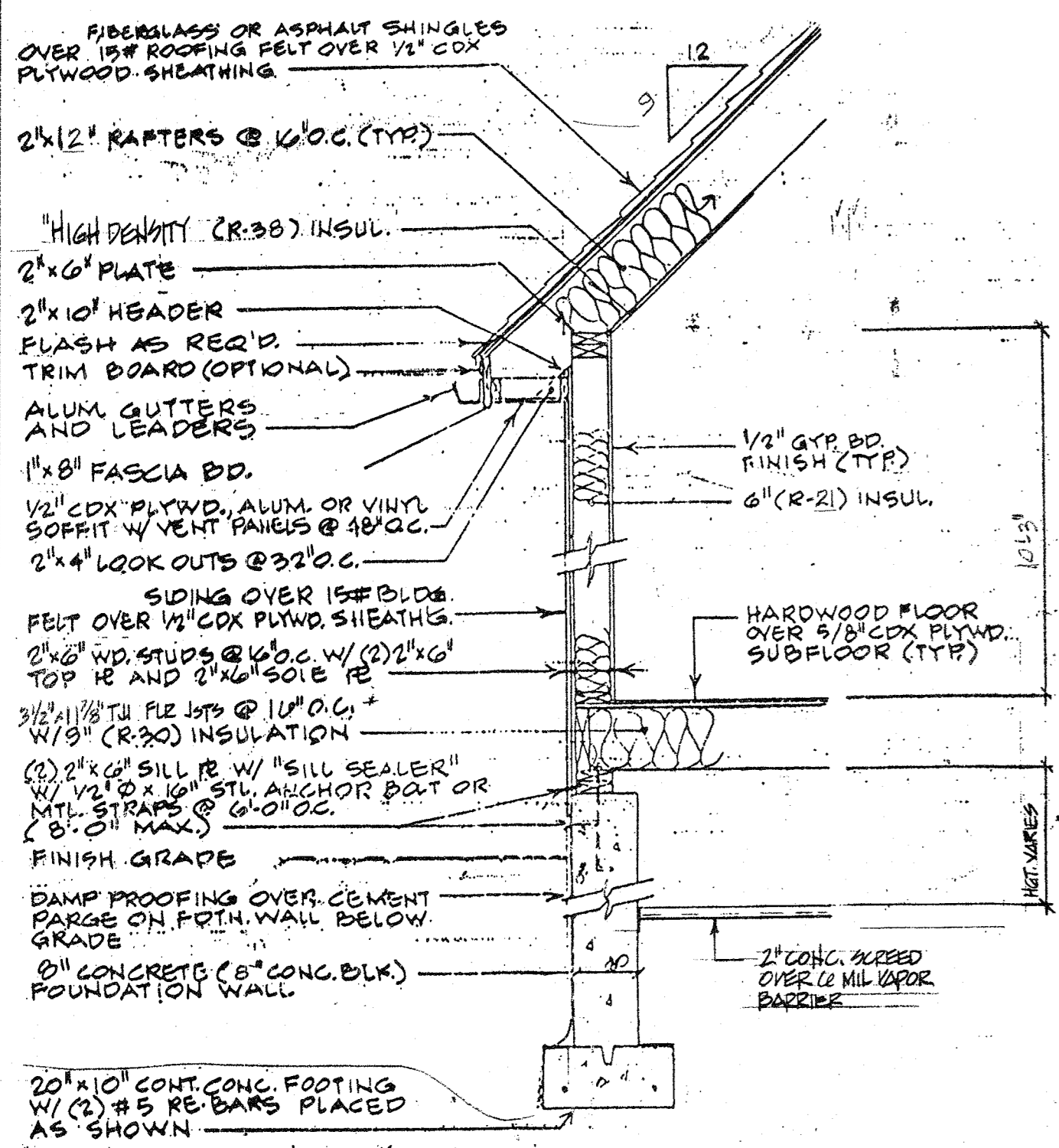
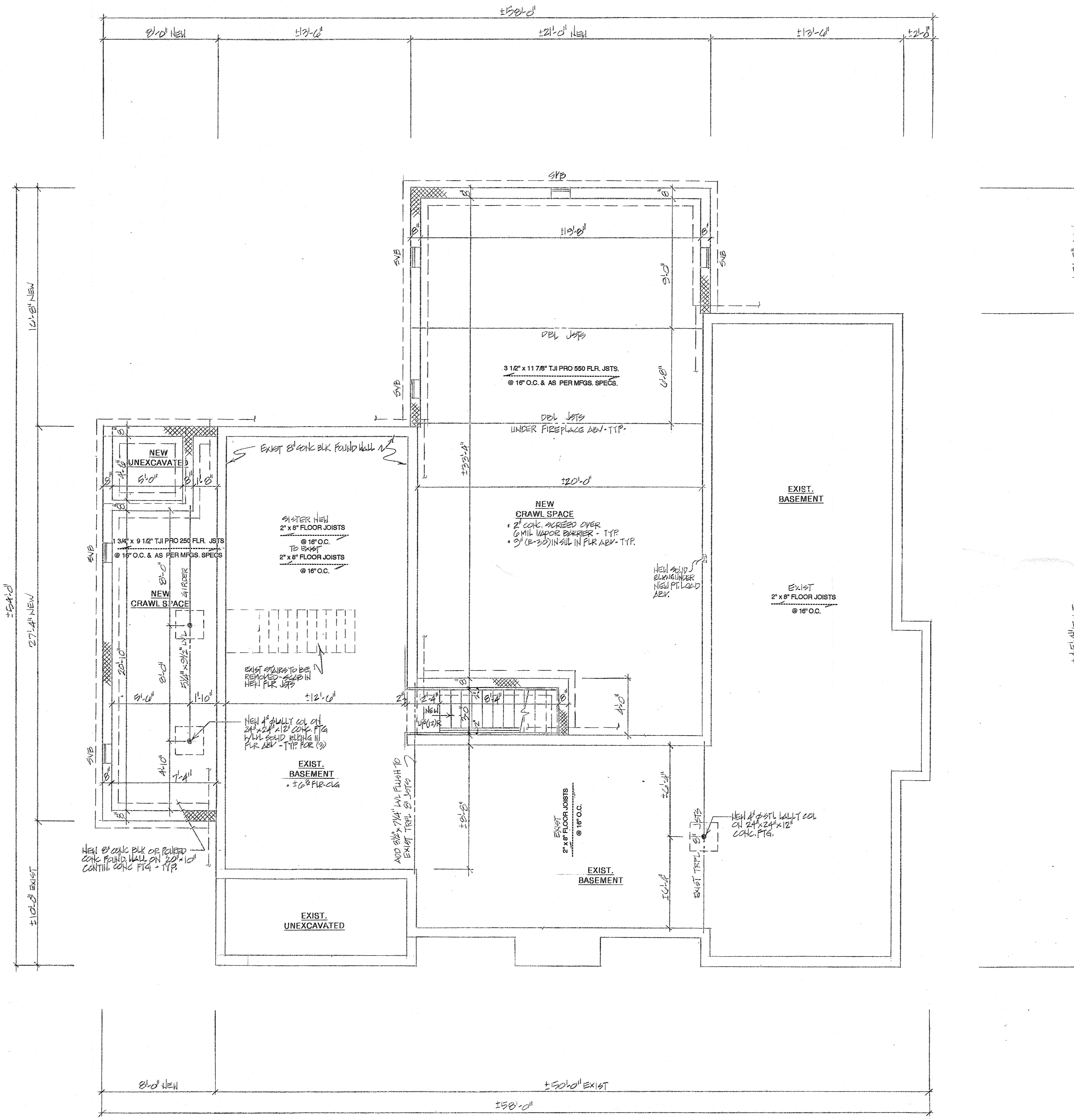
N.Y.S. LICENSE NO. 022518  
NOT VALID UNLESS SIGNED & SEALED

HARRY J. GOLDSTEIN  
ARCHITECT  
DESIGN & DEVELOPMENT

4 REGINA ROAD  
MONSEY, NEW YORK 10952  
(845) 356-7942 (914) 293-5787

1  
O  
F  
4

**GENERAL SPECIFICATIONS**



**TYPICAL WALL SECTION** SCALE: 1/2" = 1'-0"

**BASEMENT/FOUNDATION PLAN** SCALE: 1/4" = 1'-0"

**GENDRON/CAHILL RESIDENCE  
TWO-STORY ADDITION**

**53 S NAURAUSHAUN ROAD  
PEARL RIVER, NEW YORK**

HARRY J. GOLDSTEIN  
ARCHITECT

*[Signature]*

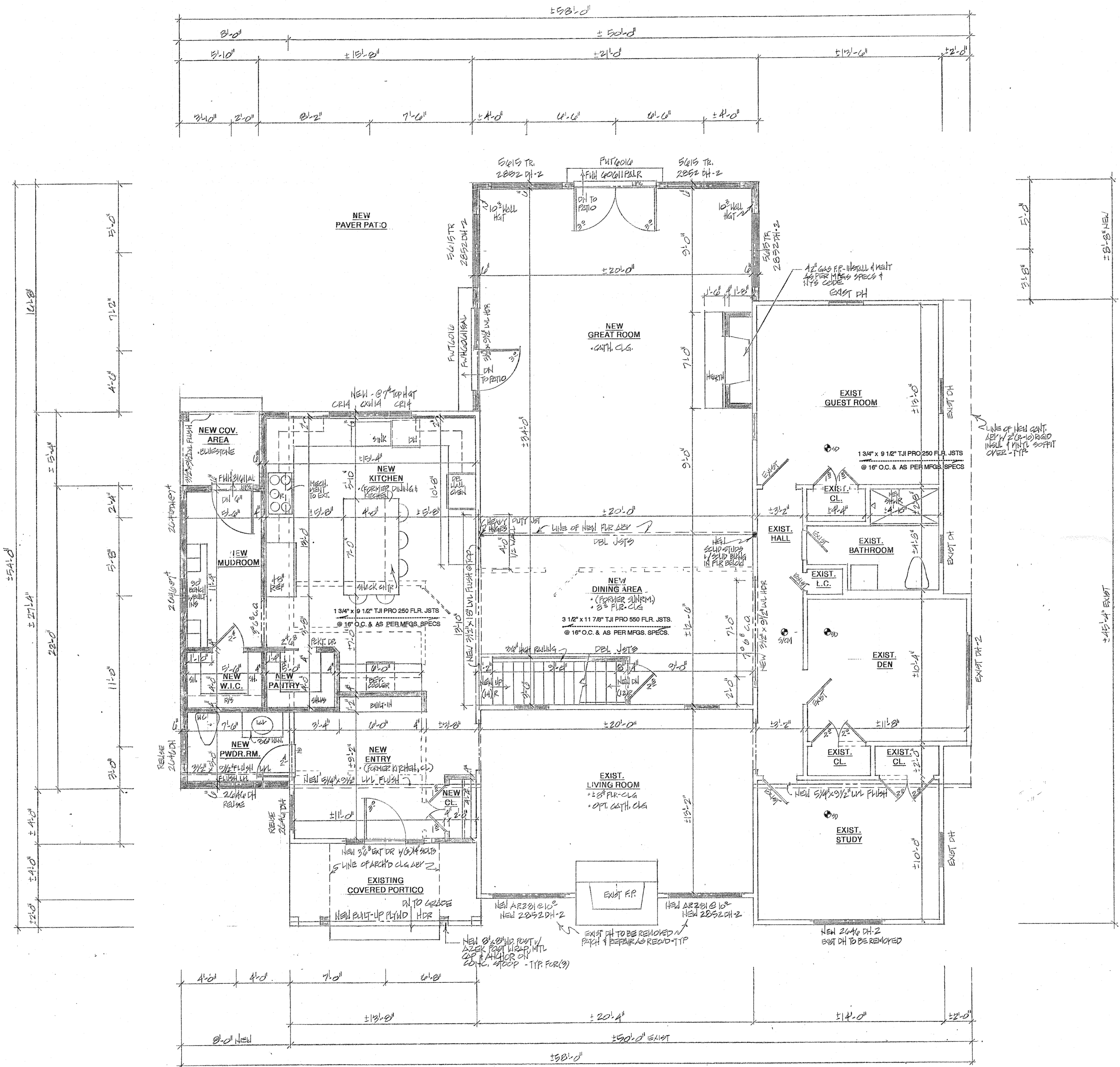
**HARRY J. GOLDSTEIN**  
ARCHITECT  
DESIGN & DEVELOPMENT

4 REGINA ROAD  
MONSEY, NEW YORK 10952  
1995 356-7942 19141 393-5787

PROJECT 2112102  
APRIL 14, 2022

2  
O  
F  
4





MAIN FLOOR PLAN

NOTE: ALL HEADERS ARE TO BE (2) 2"x10" UNLESS OTHERWISE INDICATED

EXIST. S.F. :1377; NEW S.F. :960  
TOTAL MAIN FLR. S.F. :2337

EXIST. S.F. :83; NEW S.F. :41  
TOTAL COVERED PORCH S.F. :124

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

GENDRON/CAHILL RESIDENCE  
TWO-STORY ADDITION

53 S NAURAUSHAUN ROAD  
PEARL RIVER, NEW YORK

HARRY J. GOLDBSTEIN  
ARCHITECT

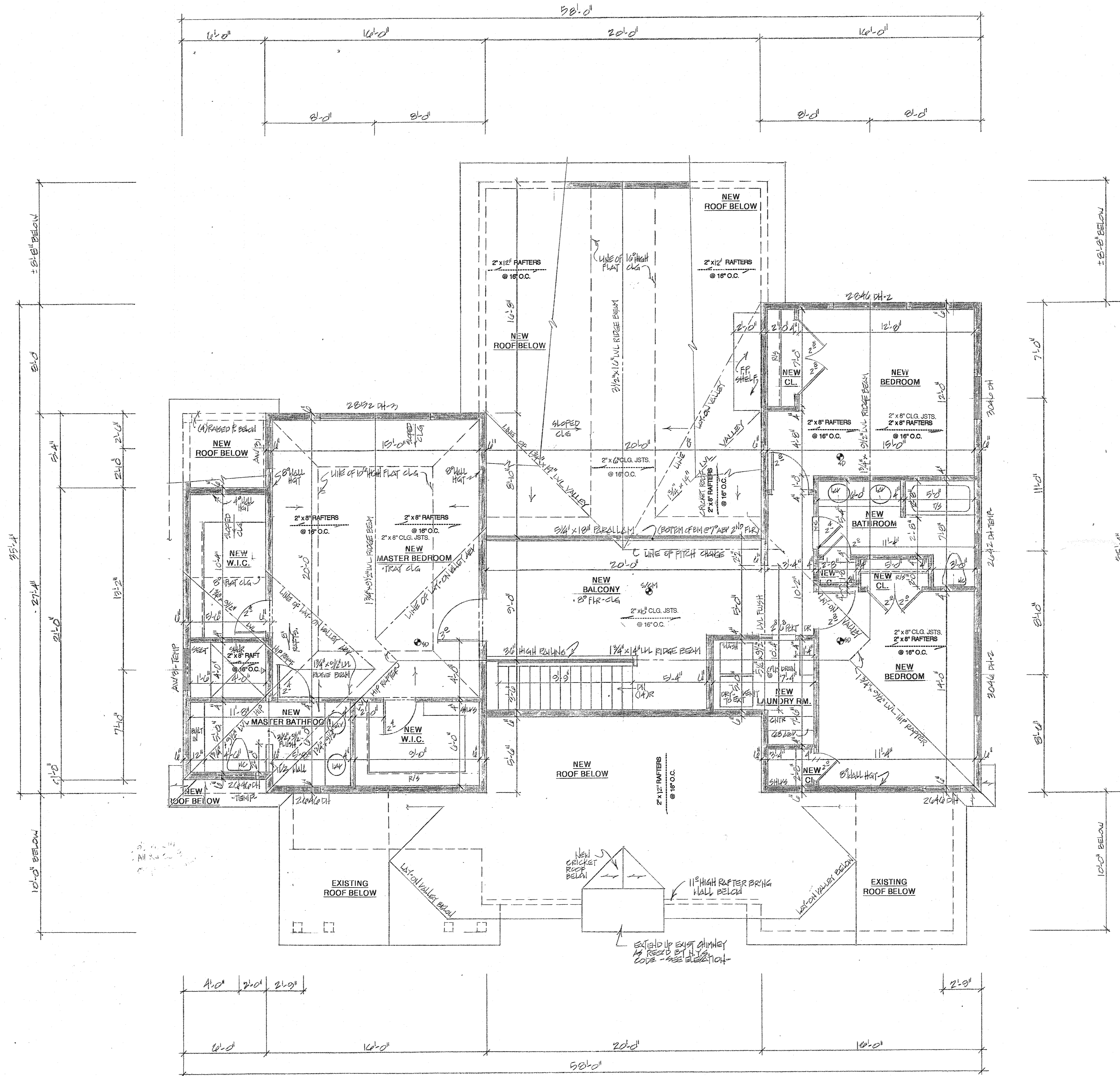


HARRY J. GOLDBSTEIN  
ARCHITECT  
DESIGN & DEVELOPMENT

4 REGINA ROAD  
MONSEY, NEW YORK 10952  
N.Y.S. LICENSE NO. 023518  
(609) 356-7942 (914) 393-5787  
NOT VALID UNLESS SIGNED & SEALED

PROJECT 2112102  
APRIL 14, 2022

3  
O  
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4



**SECOND FLOOR PLAN**

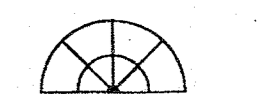
NOTE: ALL HEADERS ARE TO BE (2) 2"x10" UNLESS OTHERWISE INDICATED

NEW SECOND FLR. S.F.:1350  
NEW TOTAL LIVING S.F.:3687

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

**GENDRON/CAHILL RESIDENCE  
TWO-STORY ADDITION**  
**53 S NAURAUSHAUN ROAD  
PEARL RIVER, NEW YORK**

**HARRY J. GOLDSTEIN  
ARCHITECT**



**HARRY J. GOLDSTEIN  
ARCHITECT  
DESIGN & DEVELOPMENT**

4 REGINA ROAD  
MONSEY, NEW YORK 10952  
(914) 256-7942 (914) 393-5787

N.Y.S. LICENSE NO. 023514  
NOT VALID UNLESS SIGNED & SEALED

PROJECT 2112102  
APRIL 14, 2022

4  
O  
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