

ZONING BOARD OF APPEALS

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

Date: July 31, 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: Helen Strilec Schatiloff, 86 Old Middletown Road, Pearl River, NY
Section 69.17 Block 5 Lot 34 R-15 zone

This matter is scheduled for:

Chapter 43, R-15 District, Section 3.12, Group M, Column 9 (Side Yard: 20' required, 11.9' proposed) 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 or
- Fax to the Town of Orangetown ZBA @845 359 8526

Zoning Board Meeting Date: September 20, 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 20, 2023**. **Kindly forward your completed review to this office by September 20, 2023.**

Reviewing Agency _____

Name _____ date: _____

Signature: _____

Thank you, Deborah Arbolino

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 type="checkbox"/> Historical Board
<input 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 Interpretation
<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): _____	

PERMIT#: BLDR-1780-22
 ASSIGNED
 INSPECTOR: Glenn

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

Project Name: 86 OLD MIDDLETOWN ROAD, REAR YARD GUARDIAN INSTALLATION GARAGE ROOM ADDITION

Street Address: 86 OLD MIDDLETOWN ROAD PEARL RIVER, NY 10965

Tax Map Designation:

Section: 6917 Block: 5 Lot(s): 34
 Section: _____ Block: _____ Lot(s): _____

Directional Location:

On the EAST side of OLD MIDDLETOWN ROAD, approximately 500 feet SOUTH of the intersection of OLD ORANGEBURG RD, in the Town of ORANGETOWN in the hamlet/village of PEARL RIVER.

Acreage of Parcel <u>.33</u>	Zoning District <u>R-15</u>
School District <u>PR</u>	Postal District <u>PR</u>
Ambulance District <u>PR</u>	Fire District <u>PR</u>
Water District <u>VEOLIA</u>	Sewer District <u>Orangetown</u>

Project Description: (If additional space required, please attach a narrative summary.)
Addition to single family home

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.
 Date: 6/13/23 Applicant's Signature: Anna Stille Schetloff

APPLICATION REVIEW FORM

Applicant: HELEN STRILEC SCHATLOFF Phone # 914-391-2356 (CELL)

Address: 86 OLD MIDDLETOWN ROAD PEARL RIVER, NY 10965
Street Name & Number (Post Office) City State Zip Code

Property Owner: HELEN STRILEC SCHATLOFF Phone # 914-391-2356

Address: 86 OLD MIDDLETOWN RD PEARL RIVER, NY 10965
Street Name & Number (Post Office) City State Zip Code

Engineer/Architect/Surveyor: ARBEN SELA Phone # 646-489-6938

Address: 28 CONTINENTAL DRIVE, WEST NYACK, NY 10994
Street Name & Number (Post Office) City State Zip Code

Attorney: — Phone # —

Address: —
Street Name & Number (Post Office) City State Zip Code

Contact Person: HELEN STRILEC SCHATLOFF Phone # 914-391-2356

Address: 86 OLD MIDDLETOWN ROAD 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 checked="" 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. _____ *NO*

Are there **wetlands** on the site? If yes, please provide the names and type: _____ *NO*

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.

_____ *NONE* _____



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: August 17, 2022

Applicant: Schatiloff

Address: 86 Old Middletown Rd, Pearl River, NY

RE: Application Made at: same

Chapter 43, Table 3.12, Column 1 R-15 District, Column 2 Group M, Column 3 SFR, Column 9 Required Side Yard 20' w/ 11.9' proposed
One variance required

Section: 69.17

Block: 5

Lot: 34

Dear Schatiloff:

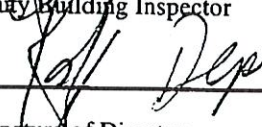
Please be advised that the Building Permit Application, which you submitted on August 4, 2022, has been denied. I have enclosed a Xerox copy of your application, where you will find at the bottom the reason for denial.

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 Olver
Deputy Building Inspector


Signature of Director

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

Date

CC: Rosanna Sfraga
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

ZONE: R-15 OFFICIAL USE ONLY ACREAGE: 0.517
 Inspector: Glenn Date App Received: 8-4-22 Received By: Glenn
 Permit No. BDR1780-22 Date Issued: _____
 CO No. _____ Date Issued: _____
 Permit Fee: 1392 Ck# 242 Paid By HELEN STRILEC SCHATILOFF
 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 BYG - 4 2022
 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 signed by the applicant.

Property Location: 86 OLD MIDDLETOWN RD, PEARL RIVER, NY 10965
 Section: 69.17 Block: 5 Lot: 34
 Property Owner: HELEN STRILEC SCHATILOFF
 Mailing Address: 86 OLD MIDDLETOWN RD, PEARL RIVER, NY 10965
 Email: HSTRILEC@GMAIL.COM Phone #: 914-391-2356
 Lessee (Business Name): _____
 Mailing Address: _____
 Email: _____ Phone #: _____
 Type of Business /Use: RESIDENCE
 Contact Person: ANDREW WRIGHT Relation to Project: ARCHITECT
 Email: WRIGHTARCHITECTS@GMAIL.COM Phone#: 845-338-3383
 Architect/Engineer: WRIGHT ARCHITECTS NYS Lic # 17381
 Address: 233 FAIR ST, KINGSTON, NY 12401 Phone#: 845-338-3383
 Builder/General Contractor: TBD RC Lic # _____
 Address: _____ Phone#: _____
 Plumber: TBD RC Lic # _____
 Address: _____ Phone#: _____
 Electrician: TBD RC Lic # _____
 Address: _____ Phone#: _____
 Heat/Cooling: N/A RC Lic #: _____
 Address: _____ Phone#: _____

Existing use of structure or land: REAR YARD
Proposed Project Description: BUILD A GARDEN ROOM W/ SINK AND TOILET

Proposed Square Footage: 527 SQ. FT. Estimated Construction Value (\$): 70,000.00

BUILDING DEPARTMENT COMPLETES BELOW

PLANS REVIEWED: _____

PERMIT REFERRED / DENIED FOR: _____
 Date: August 17, 2022
 Applicant: Schatiloff
 Address: 86 Old Middletown Rd, Pearl River, NY
 RE: Application Made at: same

[Handwritten signature]

Chapter 43, Table 3.12, Column 1 R-15 District, Column 2 Group M, Column 3 SFR, Column 9 Required Side Yard 20' w/ 11.9' proposed One variances required

P 22-1780

UNANNOUNCED

AUG - 5 2022

FOR OFFICE USE ONLY SECTION BLOCK LOT NAME PERMIT#

SWIS	PRINT KEY	NAME	ADDRESS
392489	69.17-1-15	Aaron S Wertheimer	65 Old Middletown Rd,Pearl River, NY 10965
392489	69.17-1-16	Edward B Doyle	69 Old Middletown Rd,Pearl River, NY 10965
392489	69.17-1-17	James A Zuidema	241 Rockland Rd,Pearl River, NY 10965
392489	69.17-1-18	Joseph V Sgroi	248 Rockland Rd,Pearl River, NY 10965
392489	69.17-5-2	Michael Maguire	81 S Mountainview Ave,Pearl River, NY 10965
392489	69.17-5-3	Clare Pascocello	83 Mountainview Ave,Pearl River, NY 10965
392489	69.17-5-4	Donald Cinque	101 So Mountainview Av,Pearl River, NY 10965
392489	69.17-5-5	John B Holmboe	107 So Mountainview Av,Pearl River, NY 10965
392489	69.17-5-6	Kevin Faul	111 S Mountainview Ave,Pearl River, NY 10965
392489	69.17-5-32	Michael Sheehan	120 Old Middletown Rd,Pearl River, NY 10965
392489	69.17-5-33	Theresa E Anselmi	96 Old Middletown Rd,Pearl River, NY 10965
392489	69.17-5-34	Dimitry V Schatloff	86 Old Middletown Rd,Pearl River, NY 10965
392489	69.17-5-35	Theresa O'Shea	78 Old Middletown Rd,Pearl River, NY 10965
392489	69.17-5-1.1	Edna Charles	70 Old Middletown Rd,Pearl River, NY 10965
392489	69.17-5-1.2	Matthew Franchino	75 Mountainview Ave,Pearl River, NY 10965