

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: _____

Please check all that apply:

<p><input type="checkbox"/> Commercial</p> <p><input type="checkbox"/> Planning Board</p> <p><input type="checkbox"/> Zoning Board of Appeals</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Number of Lots</p> <p><input type="checkbox"/> Site Plan</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Special Permit</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Performance Standards Review</p> <p><input type="checkbox"/> Use Variance</p> <p><input type="checkbox"/> Other (specify): _____</p>	<p><input type="checkbox"/> Residential</p> <p><input type="checkbox"/> Historical Board</p> <p><input type="checkbox"/> Architectural Board</p> <p><input type="checkbox"/> Consultation</p> <p><input type="checkbox"/> Pre-Preliminary/Sketch</p> <p><input type="checkbox"/> Preliminary</p> <p><input type="checkbox"/> Final</p> <p><input type="checkbox"/> Interpretation</p>
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PERMIT#: BLDR-4109-23

ASSIGNED

INSPECTOR: Mike

Referred from Planning Board: YES / NO

If yes provide date of Planning Board meeting: _____

Project Name: Portillo

Street Address: 15 Ethan Allen Ct, Orangeburg

Tax Map Designation:

Section: <u>74.17</u>	Block: <u>2</u>	Lot(s): <u>6</u>
Section: _____	Block: _____	Lot(s): _____

Directional Location:

On the _____ side of _____, approximately _____ feet _____ of the intersection of _____, in the Town of _____ in the hamlet/village of _____

Acreage of Parcel <u>2000 sq ft</u>	Zoning District <u>R22</u>
School District <u>Orangetown</u>	Postal District <u>Orangeburg</u>
Ambulance District <u>Orange town</u>	Fire District <u>Orange town</u>
Water District <u>Viola</u>	Sewer District <u>Orange town</u>

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

C/O for existing roof over rear deck
(deck received variance)

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

Date: _____ Applicant's 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? Yes

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

REFERRAL TO THE ZONING BOARD OF APPEALS

Date: November 14, 2023 Section: 74.17 Block: 2 Lot: 6

Applicant: Portillo

Address: 15 Ethan Allen Ct, Orangeburg, NY

RE: Application Made at: same

Referred For:

Chapter 43, Table 3.12 R-22 District Column 8 Required Side Yard 20' (§5.21(b) undersized lot size exception) w/ 16' proposed.
One Variance required

Comments:

C/O for existing roof over rear deck (deck rec'd variance)


Dear Portillo:

Please be advised that the Building Permit Application # p23-4109, which you submitted on September 29, 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.

Sincerely,


Richard Oliver
Deputy Building Inspector

11/14/23


Signature of Director

NOTE: PLEASE KEEP FOR YOUR RECORDS
1-30-2023

CC:


Date

Liz DeCort
Debbie Arbolino

IS	PRINT KEY	NAME	ADDRESS
489	74.13-2-21	Ramo Koljenovic	11 Ethan Allen Ct,Orangeburg, NY 10962
489	74.13-2-22	Hsueh Wen Lin	12 Ethan Allen Ct,Orangeburg, NY 10962
489	74.13-2-23	William C Kelly	13 Ethan Allen Ct,Orangeburg, NY 10962
489	74.13-2-24	Christy C Goldsmith	36 Minute Man Cir,Orangeburg, NY 10962
489	74.13-2-25	Donald Terry	65 Minute Man Cir,Orangeburg, NY 10962
489	74.13-2-39	John Lucanera	37 Minute Man Cir,Orangeburg, NY 10962
489	74.17-1-12	James J Flaherty	66 Minute Man Cir,Orangeburg, NY 10962
489	74.17-1-13	Gary A Riley	67 Minute Man Cir,Orangeburg, NY 10962
489	74.17-2-1	Hasina Hossain	35 Minuteman Cir,Orangeburg, NY 10962
489	74.17-2-2	Milca Laurenceau	34 Minuteman Cir,Orangeburg, NY 10962
489	74.17-2-3	Joseph Gagllone	18 Ethan Allen Ct,Orangeburg, NY 10962
489	74.17-2-4	Noemi Cicalo	17 Ethan Allen Ct,Orangeburg, NY 10962
489	74.17-2-5	Guy S Scarpaci	16 Ethan Allen Ct,Orangeburg, NY 10962
489	74.17-2-6	Humberto Portillo	15 Ethan Allen Ct,Orangeburg, NY 10962
489	74.17-2-7	Robert A Iorio	14 Ethan Allen Ct,Orangeburg, NY 10962
489	74.17-2-9	Helen S Crabbe	26 Ethan Allen Ct,Orangeburg, NY 10962
489	74.17-2-10	Elizabeth Raymundo	25 Ethan Allen Ct,Orangeburg, NY 10962
489	74.17-2-11	Babar Zaman	24 Ethan Allen Ct,Orangeburg, NY 10962
489	74.17-2-12	Alfio F Miano	23 Ethan Allen Ct,Orangeburg, NY 10962
489	74.17-2-13	Zeeva Greenberg	31 Pulaski Ct,Orangeburg, NY 10962
489	74.17-2-16	Charles L Dever	22 Ethan Allen Ct,Orangeburg, NY 10962
489	74.17-2-17	Maria A Balano	21 Ethan Allen Ct,Orangeburg, NY 10962
489	74.17-2-18	Jeremy E Steward	107 Key Pl,Orangeburg, NY 10962

DECISION ON APPLICATION FOR VARIANCE

Z.B.A.-71-102

M.31-B.348-L.145

FROM: ZONING BOARD of APPEALS, Town of Orangetown

TO: Mr. ROSS J. VALENZA, Owner

RE: Application for variance of the provisions of Section 5.21(b) of the Zoning Code of the Town of Orangetown to erect an open deck around the northeast corner of an existing single family dwelling resulting in lesser side yard: premises involved located at and known as #15 Ethan Allen Court in the Nauraushaun area of Pearl River and in an R-22 zoning district.
(ZB#1-Meeting 10/6/71)

Heard by the ZONING BOARD of APPEALS, Town of Orangetown, Rockland County, New York, at meeting held Wednesday evening, OCTOBER 6, 1971, and, as of that date, determination made as follows:

FINDINGS OF FACT: This is an appeal from a decision of the Zoning Inspector and application of Ross J. Valenza, as owner, for variance of the provisions of Section 5.21(b) of the Zoning Code of the Town of Orangetown, to maintain an open deck around the northeast corner of a single family dwelling, said open deck extending out northward from the rear of the house a distance of approximately 16 feet and from the east side of the house approximately 4 feet resulting in a distance from the east side of the deck to the property line less than that which is stipulated in the Code. The premises consist of a lot with an irregular shape and which is undersized for the zoning district. There is located on the lot a single family dwelling. The property is on a curve on the westerly side of Ethan Allen Court, opposite the intersection of Pulaski Court in the Nauraushaun area of Pearl River. The property is in an R-22 zoning district. The side yard distance as stipulated in the section is 20 feet and only 16 feet is proposed. The Board members made a personal inspection of the premises on Sunday, October 3, 1971, and found them to be properly posted and generally as described in the application. The only variance from the application is the fact that the application stated that a variance was needed to erect the deck and the members of the Board found the deck had already been constructed. The applicant testified that it was the only place on the property where such a deck could logically be placed. He also stated that he did not know that a building permit was required for the construction. The applicant also pointed out that the request was for only a 4 foot variance. A satisfactory statement, in accordance with the requirements of Section 809 of the General Municipal Law of the State of New York, was received. After hearing all of the testimony, the members of the Board found that the granting of the variance would not be injurious to the neighborhood. The granting of the variance would be in harmony with the spirit and general purpose and intent of the Zoning Code. The granting of the variance would not be detrimental to the public welfare; public safety and welfare would be secured and substantial justice done.

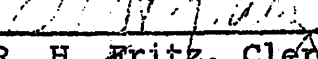
DECISION: In view of the foregoing and the testimony before this Board, the application for a variance BE and HEREBY is GRANTED.
Approval of the Board is limited to specific approval of the variance requested and granted.

Motion on the above made by Mr. Kelly, seconded by Mr. Moran and unanimously carried by the Board members present as follows: James L. Crosbie, Aye; James F. Moran, Aye; Kenneth A. Aakesson, Aye; A. Roger Kelly, Aye. (Leonard D. Bodkin, 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. H. Fritz, Clerk

Distribution:

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

Dated: October 7, 1971

OFFICE OF BUILDING, ZONING AND PLANNING
ADMINISTRATION AND ENFORCEMENT
TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK 10962

31-348-145

CERTIFICATE OF OCCUPANCY

Certificate No. 14489

Issued October 27th 19 71

Owner of Property Ross J. Valenza

Address of Owner 15 Ethan Allen Court, Pearl River, N. Y.

FOR PROPERTY LOCATED

Street Ethan Allen Court Hamlet Pearl River, N. Y.

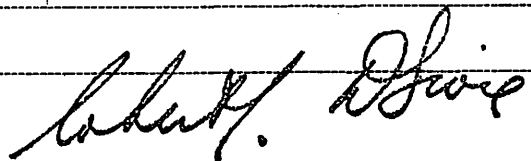
Section 31 Block 348 Lot 145

THIS CERTIFIES that PERMISSION is hereby granted for the OCCUPANCY of the
Sundeck

situated on the above mentioned premises for the purposes specified below:

ZONE R22

PERMITTED USE Addition of Sundeck to Side and Rear of
Existing 1-Family Dwelling.
(Bd. of App. Approval 10.6.71)



DIRECTOR

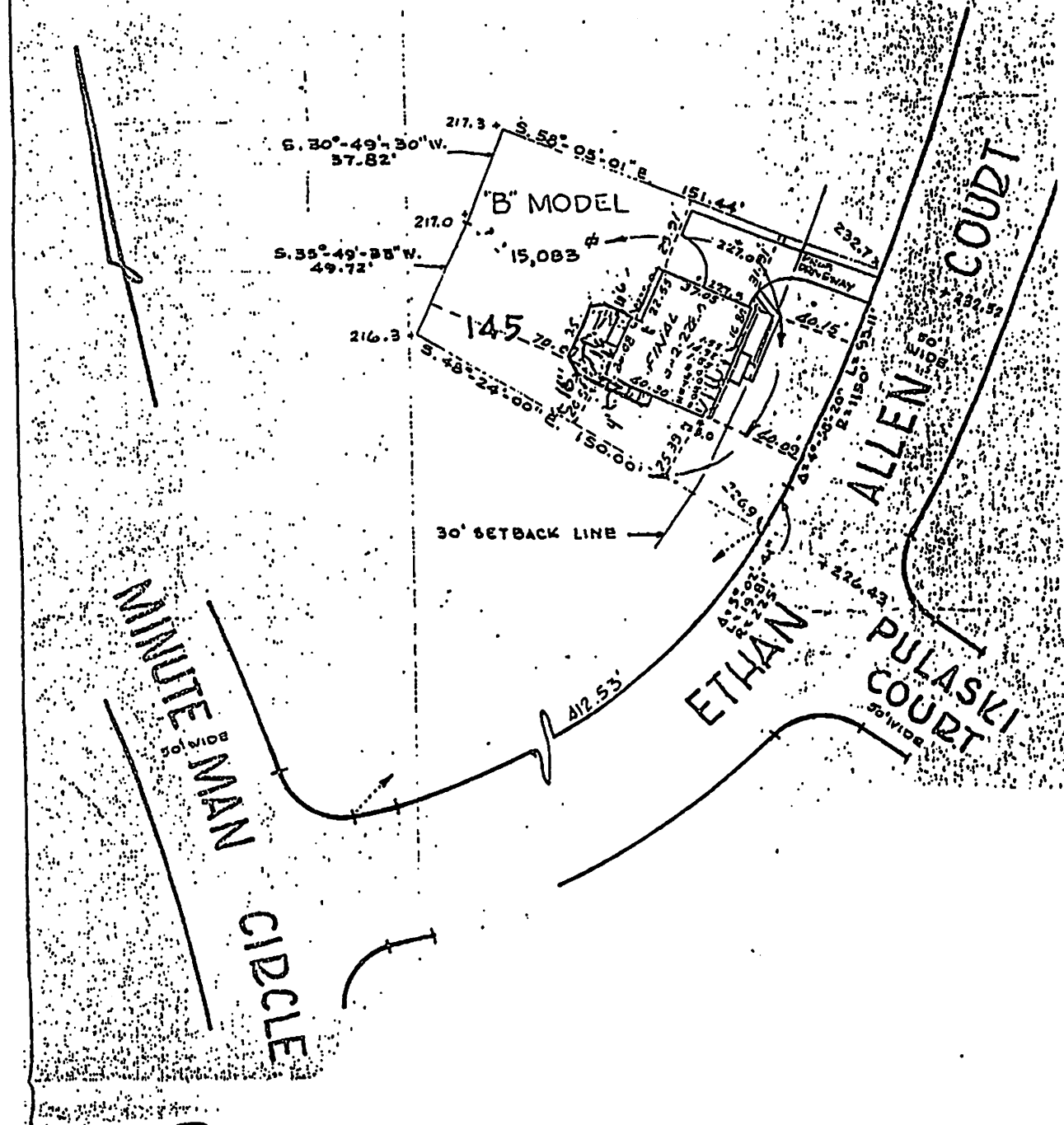
Office of Building, Zoning
and Planning Administration and Enforcement
Town of Orangetown, Rockland County, New York

PROPERTY
AT
NAUDAUSHAUN

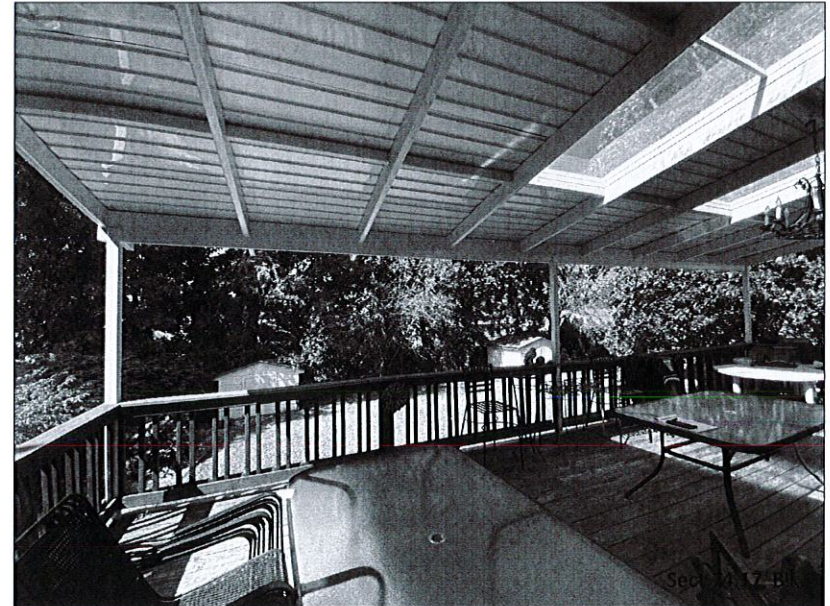
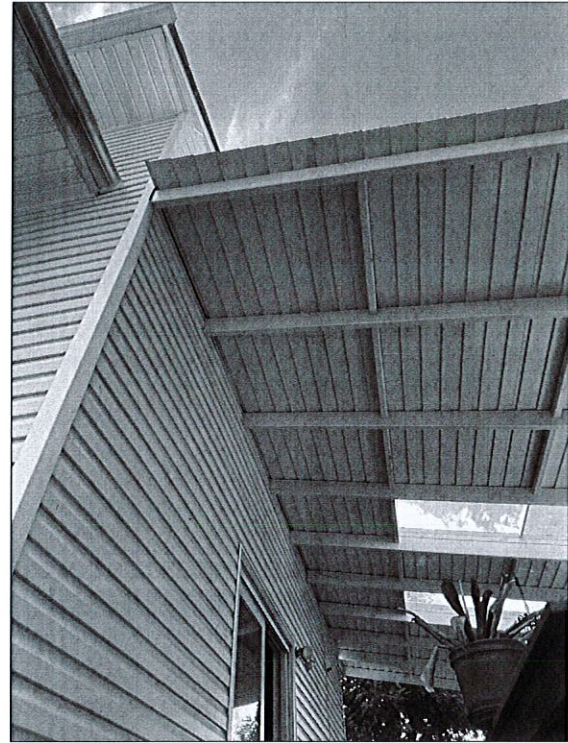
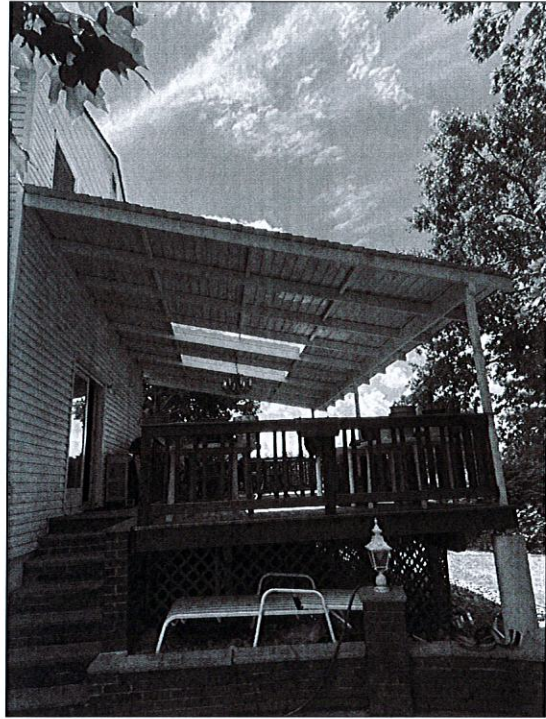
TOWN OF ORANGETOWN

ROCKLAND COUNTY

NEW YORK

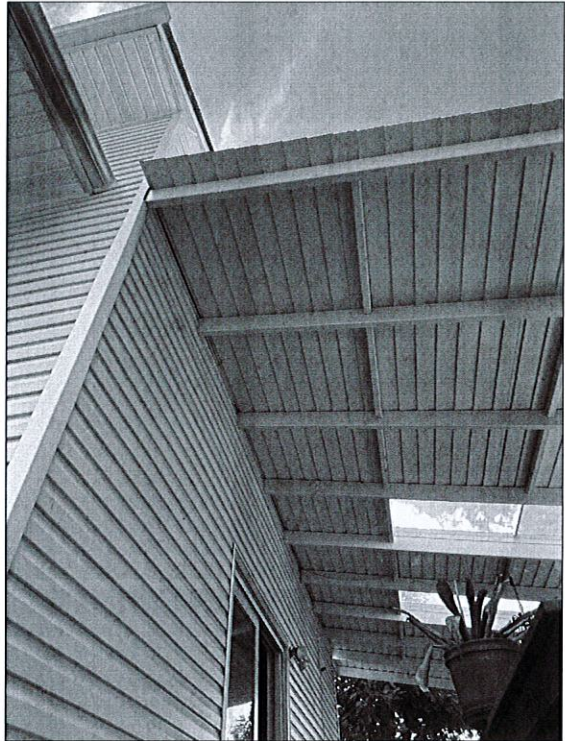
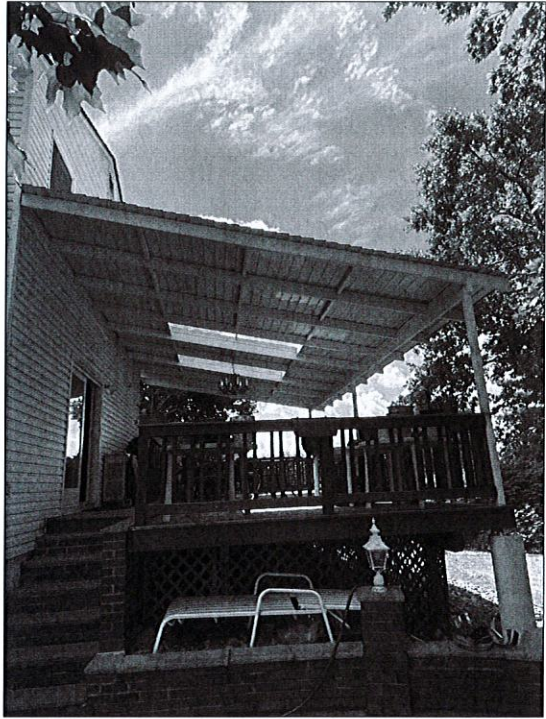


- BASED ON A SURVEY BY E. C. ADLER
SCALE 1" = 50' 6-15-70



Lot 6

Applicant of Record:	
Matthew Oscar, Architect	
222 Ackertown Rd., Monsey, NY 10952	
845-371-1444	mocar.ra@gmail.com
NY Lic. # 21217	NJ Lic. # 13669
PROJECT LOCATION:	
15 Ethan Allen Ct,	
Orangetown, NY 10962	
SHEET TITLE:	
Metal Shed roof over existing Deck	
Scale: as noted	
DATE: 10-15-2023	
REVISIONS:	
A-	003.00
Sheet 3 of 4	



Lot 6

Applicant of Record:	
Matthew Oscar, Architect	
222 Ackertown Rd., Monsey, NY 10952	
845-371-1444 moscar.ta@gmail.com	
NY Lic. # 21217 NJ Lic. # 13669	
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Sheet 3 of 4	