ZONING BOARD OF APPEALS	
Town of Orangetown 20 Greenbush Road	
Orangeburg, New York 10962 (914) 359-8410 (ex. 4331)	
Date: January 29, 2024 TO: OBAPAE	
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	Rockiand County Inghway
Orangetown Highway	
Review of Plans: Liam Madden, 69 Cara Drive, Pearl Ri	ver NV
Section 69.06 Block 1 Lot 98; R-15 zone	(VCI, IN I
This matter is scheduled for: March 6, 2024	
Chapter 43, R-15 District, Section 3.12, Group M, Colu	mn 10 (Total Side Vard: 50' required
46.3' proposed) for an addition to the existing building	The premises are located at 69 Cara
Drive, Pearl River, New York and identified on the Oran	agetown Tax Man as Section 69.06.
Block 1, Lot 98 in the R-15 zoning district.	igotowii Tax Map as Socion os.co,
Block 1, Lot 98 In the K-13 zonning district.	
Please review the information enclosed and provide c mailed, e-mailed or faxed to the Zoning Board Office	
If your Agency does not have any comments at this ti sending back this sheet. • US Postal: 20 South Greenbush Road, Orange	
• Email to Zoning Board: darbolino@orangetov	
• Fax to the Town of Orangetown ZBA @845 35	
1 ax to the 10wh of Orangetown 2251 (65 to 50	
Zoning Board Meeting Date: March 6, 2024	
() Comments attached	
() No Comments at this time. Please send future co	orrespondence for review.
() No future correspondence for this site should be	
and this agency does not have any further comments.	
() This project is out of the jurisdiction of this agen	cy and has no further comments.
This project is before the Zoning Board on Wednesda	ay March 6, 2024. Kindly forward
your completed review to this office by March 6, 2024	4.
Reviewing Agency	_

Thank you, Deborah Arbolino

Signature:

	Please check all theCommercialPlanning BoardZoning Board of Appeals	nat apply: Residential Historical Board Architectural Board
	Subdivision Number of Lots Site Plan Conditional Use Special Permit Variance Performance Standards Review Use Variance Other (specify):	Consultation Pre-Preliminary/Sketch Preliminary Final Interpretation PERMIT#: BLDR-436923 ASSIGNED INSPECTOR: Mike Referred from Planning Board: YES / NO If yes provide date of Planning Board meeting:
Project	Name: 69 Cara Dr Addit	ion Madden
Street A	Address: 69 Cara Dr Pearl River, NY 109	65
Tax Ma _l	p Designation: Section: 69.06 Block: Section: Block:	Lot(s): 98 Lot(s):
Directio	onal Location:	
Town of S	side of Cara Dive	Zoning District R15
Project	Description: (If additional space required, ple	ase attach a narrative summary.) KISTNY SINGU FUMILY RICHE
		DECEMEN
	rsigned agrees to an extension of the statutory time I Applicant's Signature:	

APPLICATION REVIEW FORM

FILL IN WHERE APPLICABLE. (IF THE FOLLOWING DOES NOT APPLY PLEASE MOVE ON TO THE NEXT PAGE)

it subai	VIS	ion:
	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 p	lan	
	1)	Existing square footage
	2)	Total square footage
	3)	Number of dwelling units
If specia	al p	permit, list special permit use and what the property will be used for.
		////
Environ	me	ental Constraints:
and net ar Are there :	ea_ stre	tes greater than 25%? If yes, please indicate the amount and show the gross ams on the site? If yes, please provide the namesands on the site? If yes, please provide the names and type:
lf so, provi	rojed de a	or ever been reviewed before? WO name, date, and the board(s) you appeared
perore, and	a the	e status of any previous approvals.
•		
•		
List tax ma		ection, block & lot numbers for all other abutting properties in the same ownership as



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: Dece	ember 14, 2023 Sec	ction:	69.06	Block:	1	Lot:	98
		Madden						
		69 CaraDr, Pe	earl Ri	ver, NY				
	RE: Applic	cation Made at: Sa	ame					
Referre	ed For							
		e 3.12 R-15 Distri	ct, Colu	mn 10, Mir	nimum Total	Side Yard	d 50' with 46.0	3' proposed.
	Variance re			-50				
One v	variance re	ч						
Comme	ents: Tot	al Side Yard						
Dear N	1adden	:						
Dlease l	he advised	that the Building	Darmit	Application	" p23-	-4369	which you	submitted on
		has been referred			angetown Ze	oning Boa	, which you ard of Appeal	s. The Clerk to
the Zon	ning Board	of Appeals, Debb	ie Arbo	lino, can as	sist you in th	ne prepara	ation necessar	ry to appear
before t	the board.	She can be reache	d at 845	5-359-8410	ext. 4331 or	darboling	o@orangetow	n.com.
	Sincerely,				l li	REC	EIVED	
	187	/		/ , / -		IANI	2 6 2024	
	X/		12/1	14/23	_			
	Richard Ol Deputy Bu	iver ilding Inspector	1	/	10	LAND US	RANGETOWN EBOARDS	
	U							nul
		11					1.1	1
	6	mell-	٥	eres (British			12/18/	23
-	~~	714						-

Signature of Director

NOTE: PLEASE KEEP FOR YOUR RECORDS

1-30-2023

CC:

Date Liz DeCort Debbie Arbolino

10905

392489 392489 392489 392489 392489 392489 392489 392489 392489 392489 392489 392489 392489	69.06-1-91 69.06-1-95 69.06-1-96 69.06-1-97 69.06-1-98 69.06-2-20 69.06-2-21 69.06-2-22 69.06-2-23 69.10-2-1 69.10-2-2 69.10-2-3 69.10-2-5 69.10-2-7 69.10-2-8	Erik van der Leeuw Anthony Gonzalez Sean Mc Loughlin James O'Sullivan Liam J Madden Martin C Davin Robert S Brennen Paul Przygucki Michael Mc Namara Joseph Mc Carren Andrew P Mc Evoy Mariela Amparo David Urtiaga John A Hastings Rudy Mendez	10 Retz Rd,Pearl River, NY 10965 63 Cara Dr,Pearl River, NY 10965 65 Cara Dr,Pearl River, NY 10965 67 Cara Dr,Pearl River, NY 10965 69 Cara Dr,Pearl River, NY 10965 64 Cara Dr,Pearl River, NY 10965 66 Cara Dr,Pearl River, NY 10965 68 Cara Dr,Pearl River, NY 10965 70 Cara Dr,Pearl River, NY 10965 14 Retz Rd,Pearl River, NY 10965 18 Retz Rd,Pearl River, NY 10965 22 Retz Rd,Pearl River, NY 10965 75 Cara Dr,Pearl River, NY 10965 75 Cara Dr,Pearl River, NY 10965 73 Cara Dr,Pearl River, NY 10965
392489	69.10-2-9		73 Cara Di, Feari River, NY 10965
392489	69.10-2-11	Steven Stein	71 Cara Dr, Pearl River, NY 10965
392489	69.10-2-12	Edna M Sibley	74 Cara Dr, Pearl River, NY 10965
002400	09.10-2-12	Atilio Runko	76 Cara Dr, Pearl River, NY 10965
	69.10-2-6	John Callahan	105 Duhaime Rd. Peail River NY
₩,	69.10-2-10	Peter Langer	72 Cara Dr. Pearl River, NY

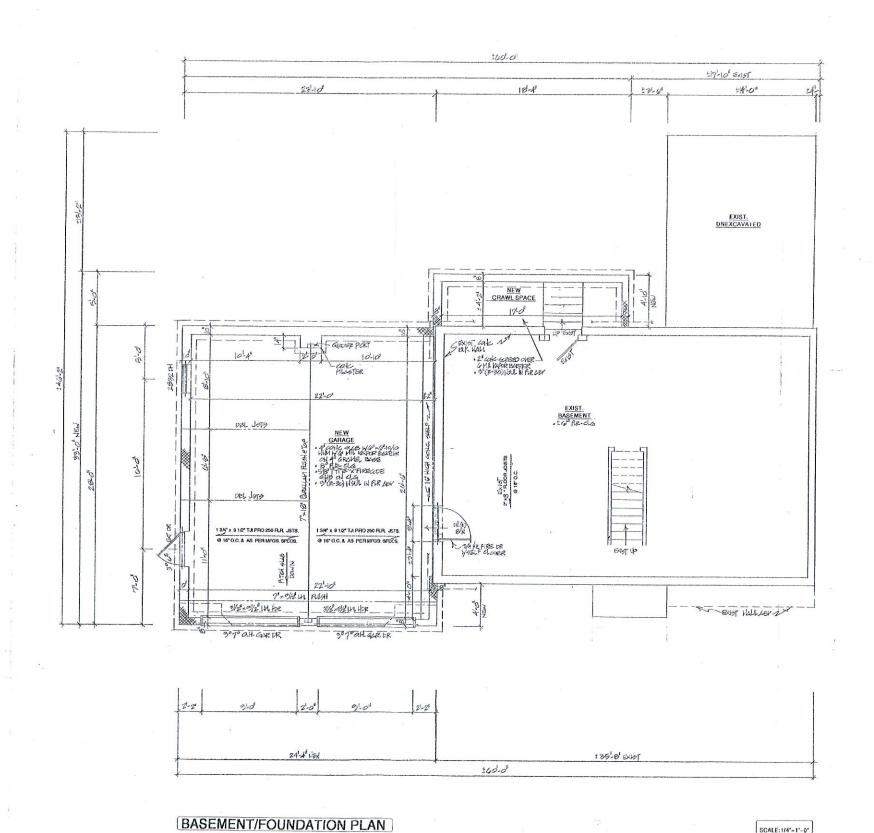
ADDRESS

SWIS

PRINT KEY

NAME





DRIVE PINTO DIOON NOON 69.10-2-2 RO MAEVOY

CARA 50 Mde

PLOT PLAN

| NOTE: THE ABOVE PLOT PLAN OF A PROPOSED TWO -STORY ADDITION IS BASED ON A SURVEY ORIGINALLY DRAWN BY ROBERT R. RAHNEFELD LAND SURVEYOR, ON 11/8/17

SCALE:1"=40"

ZONING BULK REQUIREMENTS Zone: 8-15 Group: // Required Use: GIGLE-FAMILY RES Existing 0.071 (1,633) Floor area ratio Lot area Lot width Street frontage 0.7.0 15,000 12,900 72,700 127.01 (836 AVE.) 17201 (38.6 AVE.) 127.01 Front yard setback Side yard setback Total side yard setback 69.2 Rear yard setback Maximum building height *VARIANCE REQUIRED GENERAL SPECIFICATIONS

 ALL WORK PERFORMED SHALL COMPLY WITH THE BUILDING AND ZONING ORDINANCES OF THE TOWN OF OR AND SHALL COMPLY AND THE N.Y.S. BUILDING AND ENERGY CODES. 2. THESE PLANS ARE TO BE USED FOR PERMITS & CONSTRUCTION GUIDE ONLY. IT IS NOT INTENDED TO BE USED AS A CONTRACT DOCUMENT, UNLESS OTHERWISE INDICATED BY ADOLLED TO

CONTRACTOR OR ANY SUSCONTRACTOR BOING ANY WORK UNDER THIS CONTRACT SHALL CARRY LIBELITY AND PROPERTY DAMAGE INSURANCE SCANSTA ACCIDENTS OF ALL KNDS AND SHALL FURNEY OWNER WITH CERTIFICATE OF INSURANCE.

4. CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL DIMENSIONS ON THESE PAINS ASAMST FIELD CAROTTORS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCES TO THE ASCHITECT.

10. ALL CONSTRUCTION 4 WATERIALS SHALL BE NEW - UNLESS OTHERWISE NOTED. ALL MATERIALS SHALL BE FURNISHED AND INSTALLED BY CONTRACTOR, UNLESS OTHERWISE

12. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT HAS BEEN SECURED AS REQUIRED BY THE APPLICABLE GOVERNING AGENCY OR AGENCIES.

13. ALL CONDITIONS AND DIMENSIONS SHALL BE VERIFIED BEFORE START OF ANY WORK AND DISCREPANCIES OR VARIATIONS TO APPROVED PLAN ARE TO BE BROUGHT TO THE ATTENTION OF THE OWNER SEFORE PROCEEDING.

14. PRIOR TO COMPLETION OF THE WORK, CONTRACTOR SHALL REMOVE FROM THE JOB SITE ALL TOOLS, SURPLUS MATERIALS, EQUIPMENT, SCRAP, DEBRIS, AND WASTE EXCEPT. AS OTHERWISE MOTOR BY THE OWNER.

15. CONTRACTORIOWNER IS RESPONSIBLE FOR NOTIFYING ALL UTILITY COMPANIES AND VEHICHING LOCATION OF EASE UTILITY COMPANIES LINES, SERVICES AND OTHER POSSIBLE EOUPHER OF UTILITY COMPANY.

16. ALL EXISTING CONDITIONS INDICATED ON THE PLANS TO BE REVOVED OR RELOCATED ARE TO BE SO EXECUTED IN A MANNER THAT WILL NOT DISTURB ADJOINING AREAS OR CONDITIONS WHICH ARE TO DEMAN!

18. ALL FOOTINGS TO REST ON VERGIN SOIL HAVING A MINIMUM BEARING CAPACITY OF 3,000 P.S.I. AT 3" 0" MINIMUM BELOW THE FINISHED GRADE.

IS BARTH UNDER CONCRETE SLAB BE TRIDDUCKET COMPARTED AND CLEARED OF THE BARD CLEARED OF THE BARD CLEARED OF THE BARD CLEARED OF THE BARD AND CLEARED OF THE BARD CLEAR

20. DC NOT BACKFALL UNTIL MAIN FLOOR SYSTEMS, INCLUDING SLASS AND FLOOR DECK-ING, ARE INSTALLED. 21. BACKFEL AGAINST & POURED CONCRETE WALLS SHALL BE A MAXIMUM OF F OF AND 10" CONCRETE BLOCK WALLS MAXIMUM & OF ABOVE SURE TO ADJACENT GRADE.

22. TOP 6" OF NEWLY GRADED AREAS IS TO BE TOP SOIL RAKED FREE FROM DEBRIS, STICKS, STONES OVER 2" IN SIZE AND OBJECTIONABLE MATERIAL."

25. FAISHED GRADE AND DRIVEWAY SHALL PITCH AWAY FROM THE BUADING, SO THAT ALL SURFACE WATER FLOWS AWAY FROM IT.

28. INSTALLATION OF GAS METERS SHALL BE IN STRICT ACC.
TY COMPANY SPECIFICATIONS.

27. INSTALLATION OF ELECTRIC METERS SHALL BE PERFORMED IN STRICT ACCORDANCE WITH LOCAL UTBLITY COMPANY SPECIFICATIONS. 28. FINISHED GRADE HEIGHT SHALL BE MINIMUM & BEL MUM (F ANY) AS FER LOCAL CODES.

CONCRETE AND MASONRY

RECEIVED

DEC 13 2023

ENERGY CODE

ZOME	FENESTRATION U-FACTORS	SEYLORIDA U-FACTOR	FDESTRATION SHOOL .	R-YALUE	FRAME WALL R-YALLE	WASS WALL R-VALUED	R-VALUE	BASEMENTO BALL R-VALLE	SLAGA R-VALUE & DEPTH	SPACE WALL R-VALU
4 except Morine	0.35	0.55	Ġ+0	49	20 or 13 + 5 h	0/13	. 19	10/13	10.2 ft	10/13
5 and Warine 4	C.32	0.55	NR	49	29 or 13 + 5 h	12/17	30 g	15/19	19.2 M	15/19

Ground	Wind Speed		SUBJE	SUBJECT TO DAMAGE FROM			Flood
Snow . Load	(MPH)	Category	Weathering	Frost Depth	Termite	Underlayment Required	Hazard
30psf	115	В	5	36"	Mod/Heav	Yes	Yes

MADDEN RESIDENCE TWO-STORY ADDITION

69 CARA DRIVE PEARL RIVER, N.Y.



HARRY J. GOLDSTEIN DESIGN & DEVELOPMENT

O