

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

✓ Environmental Management and Engineering
✓ Rockland County Sewer District #1
New York State Dept. of Transportation
Palisades Interstate Park Commission
Orange and Rockland Utilities
Orangetown Highway

Rockland County Drainage ✓
Rockland County Health ✓
Rockland County Planning ✓
Rockland County Highway ✓

Review of Plans: Liam Madden, 69 Cara Drive, Pearl River, NY

Section 69.06 Block 1 Lot 98; R-15 zone

This matter is scheduled for: **March 6, 2024**

Chapter 43, R-15 District, Section 3.12, Group M, Column 10 (Total Side Yard: 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 Orangetown Tax Map as Section 69.06, Block 1, Lot 98 in the R-15 zoning district.

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: March 6, 2024

() 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 March 6, 2024. Kindly forward your completed review to this office by March 6, 2024.

Reviewing Agency _____

Name _____ **date:** _____

Signature: _____

Thank you, Deborah Arbolino

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: _____

Please check all that apply:

<p><input type="checkbox"/> Commercial</p> <p><input checked="" type="checkbox"/> Planning Board</p> <p><input checked="" 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 checked="" 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 checked="" 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> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"><p>PERMIT#: <u>BLDR-436923</u></p><p>ASSIGNED _____</p><p>INSPECTOR: <u>Mike</u></p><p>Referred from Planning Board: YES / NO</p><p>If yes provide date of Planning Board meeting: _____</p></div>
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Project Name: ~~69 Cara Dr Addition~~ Madden

Street Address: 69 Cara Dr
Pearl River, NY 10965

Tax Map Designation:

Section: <u>69.06</u>	Block: <u>1</u>	Lot(s): <u>98</u>
Section: _____	Block: _____	Lot(s): _____

Directional Location:

On the West side of Cara Drive, approximately
375 feet South of the intersection of Pinto Rd, in the
Town of Orangetown in the hamlet/village of Pearl River.

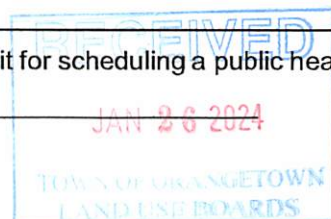
Acreage of Parcel <u>0.52</u>	Zoning District <u>R15</u>
School District <u>Narvet</u>	Postal District <u>Pearl River</u>
Ambulance District <u>Pearl River/Orangetown</u>	Fire District <u>S. Orangetown</u>
Water District <u>Verona</u>	Sewer District <u>Orangetown</u>

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

addition to side of existing single-family residence

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? 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.



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: December 14, 2023 Section: 69.06 Block: 1 Lot: 98

Applicant: Madden

Address: 69 CaraDr, Pearl River, NY

RE: Application Made at: same

Referred For:

Chapter 43, Table 3.12 R-15 District, Column 10, Minimum Total Side Yard 50' with 46.3' proposed.

One Variance required


Comments:

Total Side Yard

Dear Madden:


Please be advised that the Building Permit Application # p23-4369, which you submitted on November 20, 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

12/14/23




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

12/18/23
Date
Liz DeCort
Debbie Arbolino

SWIS	PRINT KEY	NAME	ADDRESS
392489	69.06-1-91	Erik van der Leeuw	10 Retz Rd, Pearl River, NY 10965
392489	69.06-1-95	Anthony Gonzalez	63 Cara Dr, Pearl River, NY 10965
392489	69.06-1-96	Sean Mc Loughlin	65 Cara Dr, Pearl River, NY 10965
392489	69.06-1-97	James O'Sullivan	67 Cara Dr, Pearl River, NY 10965
392489	69.06-1-98	Liam J Madden	69 Cara Dr, Pearl River, NY 10965
392489	69.06-2-20	Martin C Davin	64 Cara Dr, Pearl River, NY 10965
392489	69.06-2-21	Robert S Brennen	66 Cara Dr, Pearl River, NY 10965
392489	69.06-2-22	Paul Przygucki	68 Cara Dr, Pearl River, NY 10965
392489	69.06-2-23	Michael Mc Namara	70 Cara Dr, Pearl River, NY 10965
392489	69.10-2-1	Joseph Mc Carren	14 Retz Rd, Pearl River, NY 10965
392489	69.10-2-2	Andrew P Mc Evoy	18 Retz Rd, Pearl River, NY 10965
392489	69.10-2-3	Mariela Amparo	22 Retz Rd, Pearl River, NY 10965
392489	69.10-2-5	David Urtiaga	101 Duhaime Rd, Pearl River, NY 10965
392489	69.10-2-7	John A Hastings	75 Cara Dr, Pearl River, NY 10965
392489	69.10-2-8	Rudy Mendez	73 Cara Dr, Pearl River, NY 10965
392489	69.10-2-9	Steven Stein	71 Cara Dr, Pearl River, NY 10965
392489	69.10-2-11	Edna M Sibley	74 Cara Dr, Pearl River, NY 10965
392489	69.10-2-12	Atilio Runko	76 Cara Dr, Pearl River, NY 10965

69.10-2-6 John Callahan

105 Duhaime Rd. Pearl River NY
10905

69.10-2-10 Peter Langer

72 Cara Dr, Pearl River, NY
10905



GENERAL NOTES

- SITE NOTES

- RECEIVED
DEC 13 2023
TOWN OF ORANGETOWN
BUILDING DEPARTMENT

TABLE R402.1.2

Table R301.2 (1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

**MADDEN RESIDENCE
TWO-STORY ADDITION**

4 REGINA ROAD
MONSEY, NEW YORK 10952
(516) 356-7942 (914) 393-5787

2
OF
4



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

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 11/6/17

SCALE: 1" = 40'

Group: 1A Use: SINGLE-FAMILY RES

	Required	Existing	Proposed
Floor area ratio	0.20	0.071 (0.63)	0.182 (3.285)
Lot area	15,800	22,900	22,900
Lot width	100	172.01 (38.6 A.E.)	172.01 (38.6 A.E.)
Street frontage	75	127.01	127.01
Front yard setback	30	38.5	31.0
Side yard setback	20	24.3	22.0
Total side yard setback	50	61.2	* 46.3
Rear yard setback	35	120.0	120.0
Maximum building height	1'	5 1/2'	9 1/2'

*VARIANCE REQUIRED