

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: _____

<i>Please check all that apply:</i>		
<input checked="" type="checkbox"/> Planning Board	<input type="checkbox"/> Commercial	<input type="checkbox"/> Residential
<input checked="" type="checkbox"/> Zoning Board of Appeals	<input type="checkbox"/> Historical Board	<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	<div>PERMIT#: <u>BDR-4448-23</u> ASSIGNED INSPECTOR: <u>Dom</u> Referred from Planning Board: YES / NO If yes provide date of Planning Board meeting: _____</div>	
<input type="checkbox"/> Performance Standards Review		
<input type="checkbox"/> Use Variance		
<input type="checkbox"/> Other (specify): _____		

Project Name: 36 Guterl Terrace

Street Address: 36 Guterl Terrace, Pearl River, New York 10965

Tax Map Designation:

Section: 69.14 Block: 1 Lot(s): 9
Section: _____ Block: _____ Lot(s): _____

Directional Location:

On the East side of Guterl Terrace, approximately
287 feet of the intersection of Champ Avenue, in the
Town of Orangetown in the hamlet/village of Pearl River.

Acreage of Parcel 0.54
School District Pearl River
Ambulance District Pearl River
Water District Veolia

Zoning District R-15
Postal District Pearl River
Fire District Pearl River
Sewer District Orangetown

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

Covered Patio Bar

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

Date: 1/23/24 Applicant's Signature: [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? _____

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 8, 2023 Section: 69.14 Block: 1 Lot: 9

Applicant: Vergine

Address: 36 Guterl Dr., Pearl River, NY

RE: Application Made at: same

Referred For:

Chapter 43, Section 5.153 : 15' separation required with 7.4' proposed
Location of accessory buildings or structures. No accessory building or structure, except a fence or swimming pool, shall be closer to any principal building or to any other accessory building or structure than a distance equal to the height of such accessory building or structure, and in no event less than 15 feet, unless it is attached to and is a part of such principal building. Accessory buildings or structures shall conform to the bulk regulations of the district, except that none shall be located in a front yard. Swimming pools accessory to multifamily residences shall not be closer than 50 feet to any lot line. In-ground swimming pools accessory to one- or two-family residences shall not be located closer than eight feet to the principal building.

Comments:

Rear pergola

Existing

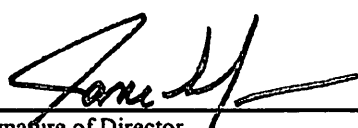
Dear Vergine:

Please be advised that the Building Permit Application # p23-4448, which you submitted on 12.7.23, 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

12/8/23


Signature of Director
NOTE: PLEASE KEEP FOR YOUR RECORDS
12-30-2023

12/11/23
Date
Liz DeCort
Debbie Arbolino

SWIS	PRINT KEY	NAME	ADDRESS
392489	69.09-4-18.4	Brendan Dowling	4 Glen Ct, Pearl River, NY 10965
392489	69.10-2-42	Sandra E Mahoney	44 Champ Av, Pearl River, NY 10965
392489	69.10-2-43	Loretta Molloy	52 Champ Av, Pearl River, NY 10965
392489	69.10-2-44	Anthony Moscardelli	56 Guterl Terr, Pearl River, NY 10965
392489	69.10-2-45	Daniel Reilly	50 Guterl Ter, Pearl River, NY 10965
392489	69.10-2-46	Richard J Laplaca	42 Guterl Terr, Pearl River, NY 10965
392489	69.10-2-47	Joseph Gartner	35 Guterl Ter, Pearl River, NY 10965
392489	69.10-2-48	Christopher Rogers	43 Guterl Ter, Pearl River, NY 10965
392489	69.10-2-49	Joseph T Coates	53 Guterl Terr, Pearl River, NY 10965
392489	69.14-1-1	James S Giblin	27 Guterl Ter, Pearl River, NY 10965
392489	69.14-1-2	Steve Lopez	19 Guterl Terr, Pearl River, NY 10965
392489	69.14-1-3	Thomas M Eastwick	433 Blauvelt Rd, Pearl River, NY 10965
392489	69.14-1-4	Thomas M Eastwick	433 Blauvelt Rd, Pearl River, NY 10965
392489	69.14-1-5	Arkadiusz A Jachimowicz	5 Guterl Ter, Pearl River, NY 10965
392489	69.14-1-6	Danielle M Delaney	4 Guterl Ter, Pearl River, NY 10965
392489	69.14-1-7	John A Braun	110 Grange Rd, Honesdale, PA 18431
392489	69.14-1-8	Kathryn J Mc Nerney	26 Guterl Ter, Pearl River, NY 10965
392489	69.14-1-9	Lawrence L Vergine Jr	36 Guterl Ter, Pearl River, NY 10965
392489	69.14-1-10	Spring Valley Water Works Altus Group US Inc	P.O. Box 71970, Phoenix, AZ 85050

392489 69.10-2-41 Lorraine Morris 36 Champ Ave, Pearl River, NY 10965

392489 69.14-1-12 515 MDT LLC 12 Turner Rd, Pearl River, NY, 10965

HARRY J. GOLDSTEIN
ARCHITECT, P.C.
DESIGN & DEVELOPMENT

4 REGINA ROAD, MONSEY, NEW YORK 10952
TEL: 845-356-7942 TEL: 914-393-5787
EMAIL: HJGOLDSTEINARCH@AOL.COM

DECEMBER 1, 2023
PROJECT

BUILDING INSPECTOR
TOWN OF ORANGETOWN
20 GREENBUSH ROAD
ORANGEBURG, NEW YORK

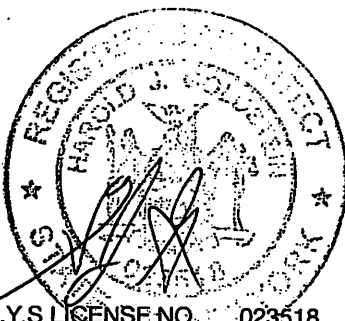
RE: CERTIFICATION LETTER FOR
EXISTING POOL CABANA
THE VERGINE RESIDENCE
36 GUTERL TERRACE
PEARL RIVER, NEW YORK
TOWN OF ORANGETOWN

DEAR INSPECTOR,

I HAVE INSPECTED THE EXISTING CONDITIONS OF THE POOL CABANA AT THE ABOVE CAPTIONED PROPERTY
AND OFFER THE FOLLOWING:

TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, THE EXISTING CABANA IS IN COMPLIANCE WITH APPLICABLE
CODES OF CONSTRUCTION AS REQUIRED BY THE 2020 RESIDENTIAL BUILDING CODE. THE CABANA IS WAS
BUILT IN 2023. THE DETAILS OF CONSTRUCTION ARE INDICATED ON THE DRAWINGS TO BE SUBMITTED WITH
THIS LETTER.

IT IS RESPECTFULLY REQUESTED THAT THIS CERTIFICATION BE CONSIDERED WHEN EVALUATING THE SUBJECT
PROPERTY.



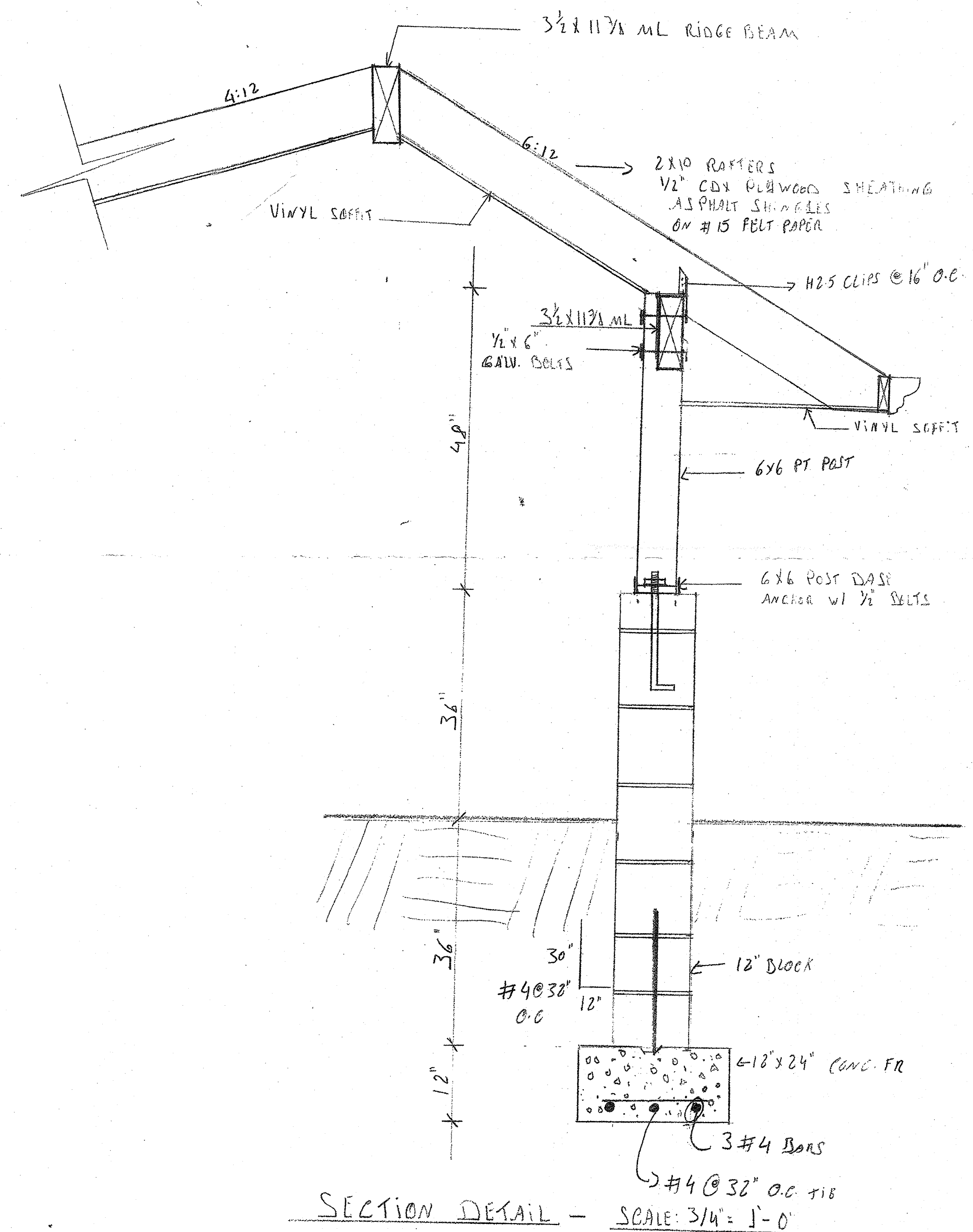
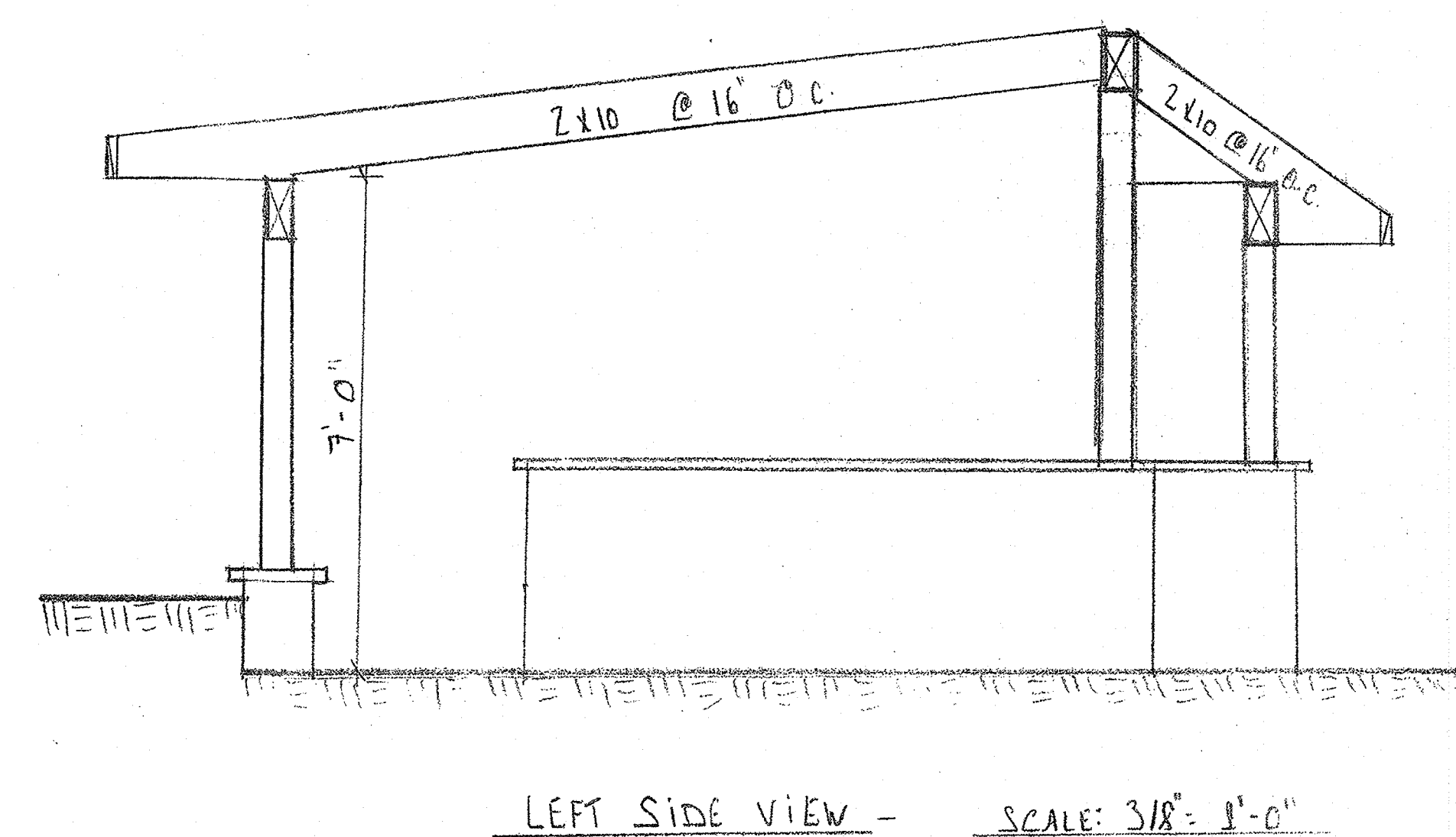
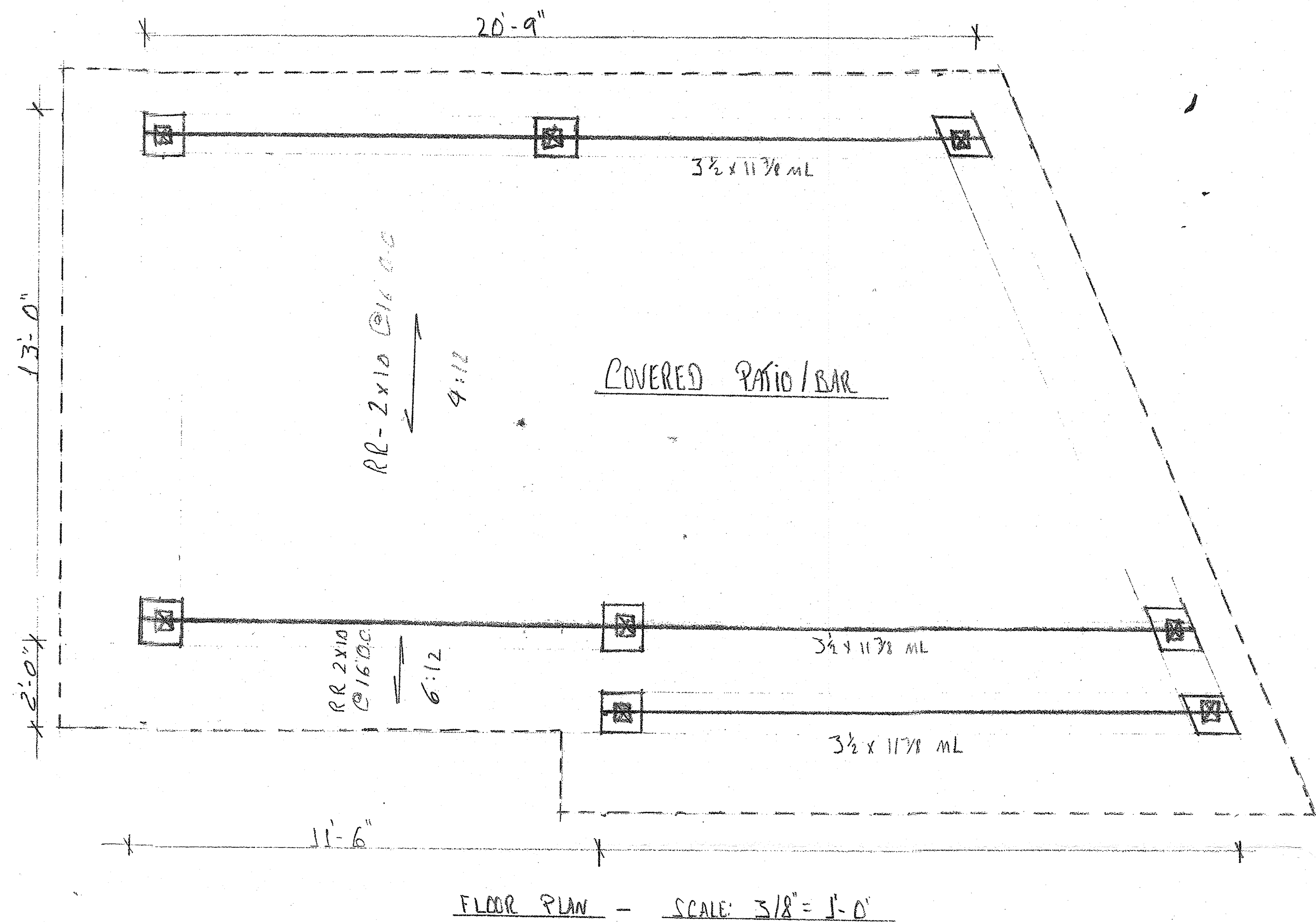
N.Y.S. LICENSE NO. 023518
N.J.S. LICENSE NO. A114353
CT. S. LICENSE NO. 0014030

THANK YOU,

A handwritten signature in black ink, appearing to read "HJ Goldstein", written over the "THANK YOU," text.

HARRY J. GOLDSTEIN

REGISTERED ARCHITECT



OWNER:	DATE: 10/18/23
ADDRESS: 36 BUTLER TER. PEARL RIVER, NY.	PG 01/01