

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: \_\_\_\_\_

Please check all that apply:

<input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Residential
<input checked="" type="checkbox"/> Planning Board	<input type="checkbox"/> Historical Board
<input checked="" 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 checked="" type="checkbox"/> Variance	
<input type="checkbox"/> Performance Standards Review	
<input type="checkbox"/> Use Variance	
<input type="checkbox"/> Other (specify): _____	

PERMIT#: BLDR-4949-24  
 ASSIGNED  
 INSPECTOR: Ken L

Referred from Planning Board: YES / NO  
 if yes provide date of Planning Board meeting: \_\_\_\_\_

Project Name: Surface ~~shed~~

Street Address: 52 E. Madison Ave  
Pearl River, NY 10905

Tax Map Designation: Section: 08.20 Block: 5 Lot(s): 48  
Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_

**Directional Location:**

On the \_\_\_\_\_ side of E. Madison Ave, approximately \_\_\_\_\_ feet of the intersection of Main St., in the Town of Orangetown in the hamlet/village of Pearl River

Acreage of Parcel _____	Zoning District <u>R4</u>
School District <u>Pearl River</u>	Postal District <u>Pearl River</u>
Ambulance District <u>S. Orangetown</u>	Fire District <u>Pearl River</u>
Water District <u>Verlona</u>	Sewer District <u>So. Orangetown</u>

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

12' x 8' shed in front/side yard on corner lot

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

Date: 4/1/2024 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? 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: April 5, 2024 Section: 68.20 Block: 5 Lot: 48

Applicant: Rocco Surace

Address: 52 E Madison Ave, Pearl River, NY

RE: Application Made at: same

Referred For:

Chapter 43, Section 5.227, Accessory structures may be located in any rear or side yard, with front yard proposed. Section 5.153, Accessory structures must be 15' from another structure, with 14' proposed

2 Variance required

Comments:

Front Yard variance for accessory structure

Accessory structure less than 15' from another structure

Dear Rocco Surace :

Please be advised that the Building Permit Application # 4949-24, which you submitted on April 2, 2024, 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](mailto:darbolino@orangetown.com).

Sincerely,

Richard Oliver  
Deputy Building Inspector

4/8/24

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

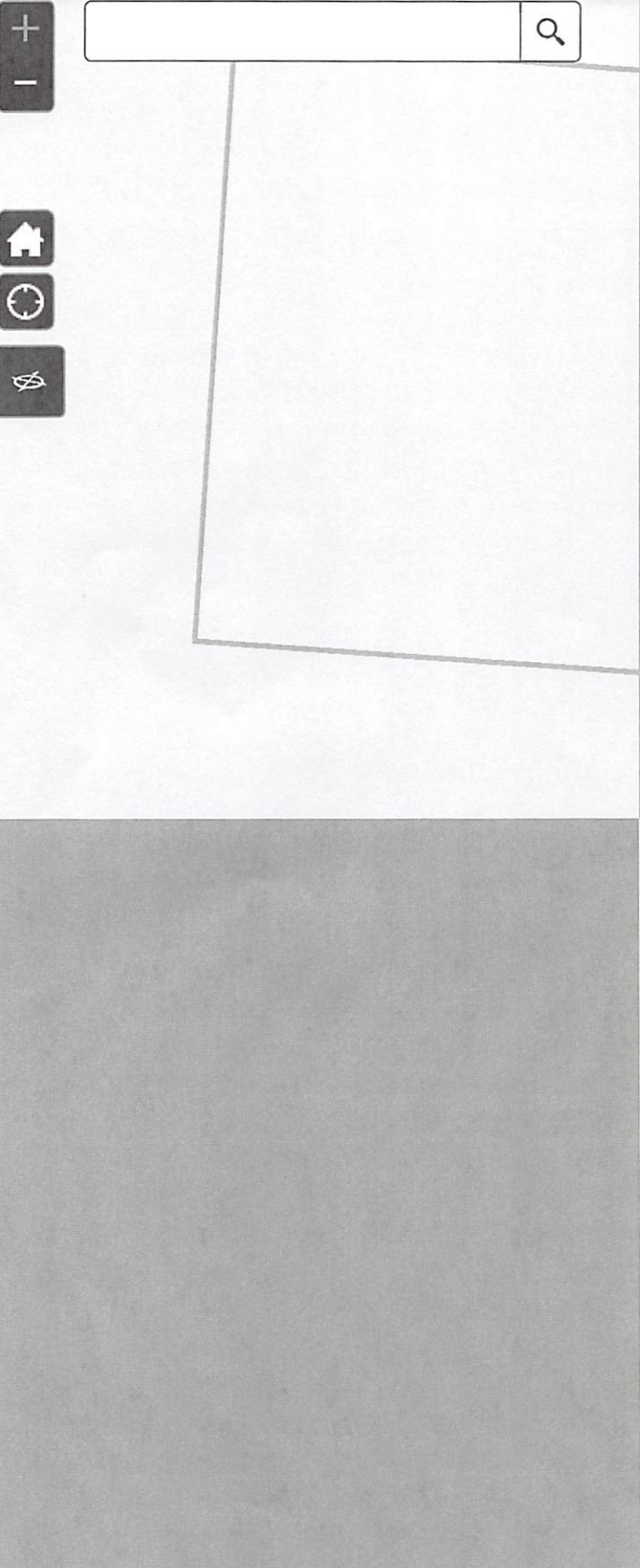
4/8/24

Date  
Liz DeCort  
Debbie Arbolino

CC:

SWIS	PRINT KEY	NAME	ADDRESS
392489	68.20-5-13	Francis Aiello	117 S William St,Pearl River, NY 10965
392489	68.20-5-14	Mark A Koval	119 S William St,Pearl River, NY 10965
392489	68.20-5-15	Clare William St LLC	27 Pacific Ave,Nanuet, NY 10954
392489	68.20-5-18	Elizabeth T O'Callaghan	156 Ridge St,Pearl River, NY 10965
392489	68.20-5-19	Nelson J Massey Jr	150 Ridge St,Pearl River, NY 10965
392489	68.20-5-20	Thomas Joyce	159 Grand Av,Pearl River, NY 10965
392489	68.20-5-21	Michael F Boland	138 Ridge St,Pearl River, NY 10965
392489	68.20-5-22	Patrick Rice	134 Ridge St,Pearl River, NY 10965
392489	68.20-5-23	Melissa A Vogel	130 Ridge St,Pearl River, NY 10965
392489	68.20-5-24	Zylfi Pepic	502 Camboan Rd,Nyack, NY 10960
392489	68.20-5-25	Robert Lyons	116 Ridge St,Pearl River, NY 10965
392489	68.20-5-26	Marcia Elliott	112 Ridge St,Pearl River, NY 10965
392489	68.20-5-27	Cecile Goldsack	100 Ridge St,Pearl River, NY 10965
392489	68.20-5-32	Paul Mc Kiernan	101 Ridge St,Pearl River, NY 10965
392489	68.20-5-33	Yong Rui Li	107 Ridge St,Pearl River, NY 10965
392489	68.20-5-34	Jesus E Bernal	111 Ridge St,Pearl River, NY 10965
392489	68.20-5-35	Philip J Murphy	117 Ridge St,Pearl River, NY 10965
392489	68.20-5-36	Kevin Hayes	85 Grand Ave,Pearl River, NY 10965
392489	68.20-5-37	Denis C Nolan	34 Englewood Ave,Nanuet, NY 10954
392489	68.20-5-38	Edward F Fitzgerald	339 Blauvelt Rd,Pearl River, NY 10965
392489	68.20-5-39	James Entwistle Jr	137 Ridge St,Pearl River, NY 10965
392489	68.20-5-40	Christopher Higgins	141 Ridge St,Pearl River, NY 10965
392489	68.20-5-41	Thomas D Budano	143 Ridge St,Pearl River, NY 10965
392489	68.20-5-42	Christopher Brundage	147 Ridge St,Pearl River, NY 10965
392489	68.20-5-43	Mattison J Stanton	150 S Main St,Pearl River, NY 10965
392489	68.20-5-44	Michael Kuchieski	148 S Main St,Pearl River, NY 10965
392489	68.20-5-45	Drew Kastner	144 So Main St,Pearl River, NY 10965
392489	68.20-5-46	Edward A Kempsey	138 S Main St,Pearl River, NY 10965
392489	68.20-5-47	Carmita H Laviera	134 S Main St,Pearl River, NY 10965
392489	68.20-5-48	Rocco Surace	52 E Madison Ave,Pearl River, NY 10965
392489	68.20-5-49	Brian R Quezada	120 S Main St,Pearl River, NY 10965
392489	68.20-5-50	William B Mott	116 S Main St,Pearl River, NY 10965
392489	68.20-5-51	Ann Riordan	112 So Main St,Pearl River, NY 10965
392489	68.20-5-52	Keith Braunfotel	12 Balmoral Dr,New City, NY 10956
392489	68.20-5-53	Timothy J Sheridan	99 Yale Ter,Blauvelt, NY 10913
392489	68.20-5-56	Anthony J Nery	103 So Main St,Pearl River, NY 10965
392489	68.20-5-57	William Boera	107 So Main St,Pearl River, NY 10965
392489	68.20-5-58	Chester Mc Guire	111 S Main St,Pearl River, NY 10965
392489	68.20-5-59	Liburn Qosja	25 Dutchess Dr,Orangeburg, NY 10962
392489	68.20-5-60	Joe Zwyhun	111 S Middletown Rd,Pearl River, NY 10965
392489	68.20-5-61	William X Holland	126 N Pilgrim Ct,Pearl River, NY 10965
392489	68.20-5-62	Holt Fred Inc	50 E Washington Ave,Pearl River, NY 10965
392489	68.20-5-63	William X Holland	126 N Pilgrim Ct,Pearl River, NY 10965
392489	68.20-5-64	William Ackermann	137 So Main St,Pearl River, NY 10965
392489	68.20-5-65	Steve Cassler	143 S Main St,Pearl River, NY 10965
392489	68.20-5-66	Maureen E Sullivan	147 S Main St,Pearl River, NY 10965
392489	68.20-5-67	Patrick J Murphy	151 So Main St,Pearl River, NY 10965
392489	68.20-5-68	Lewis Wallace	153 So Main St,Pearl River, NY 10965
392489	68.20-5-69	Waheed Gill	161 South Main St,Pearl River, NY 10965
392489	72.08-1-29	Marjan Simoni	30 S Cole Ave Apt 4D, Spring Valley, NY 10977
392489	72.08-1-30	Eileen Grady	159 Ridge St,Pearl River, NY 10965





GML Sec. 239

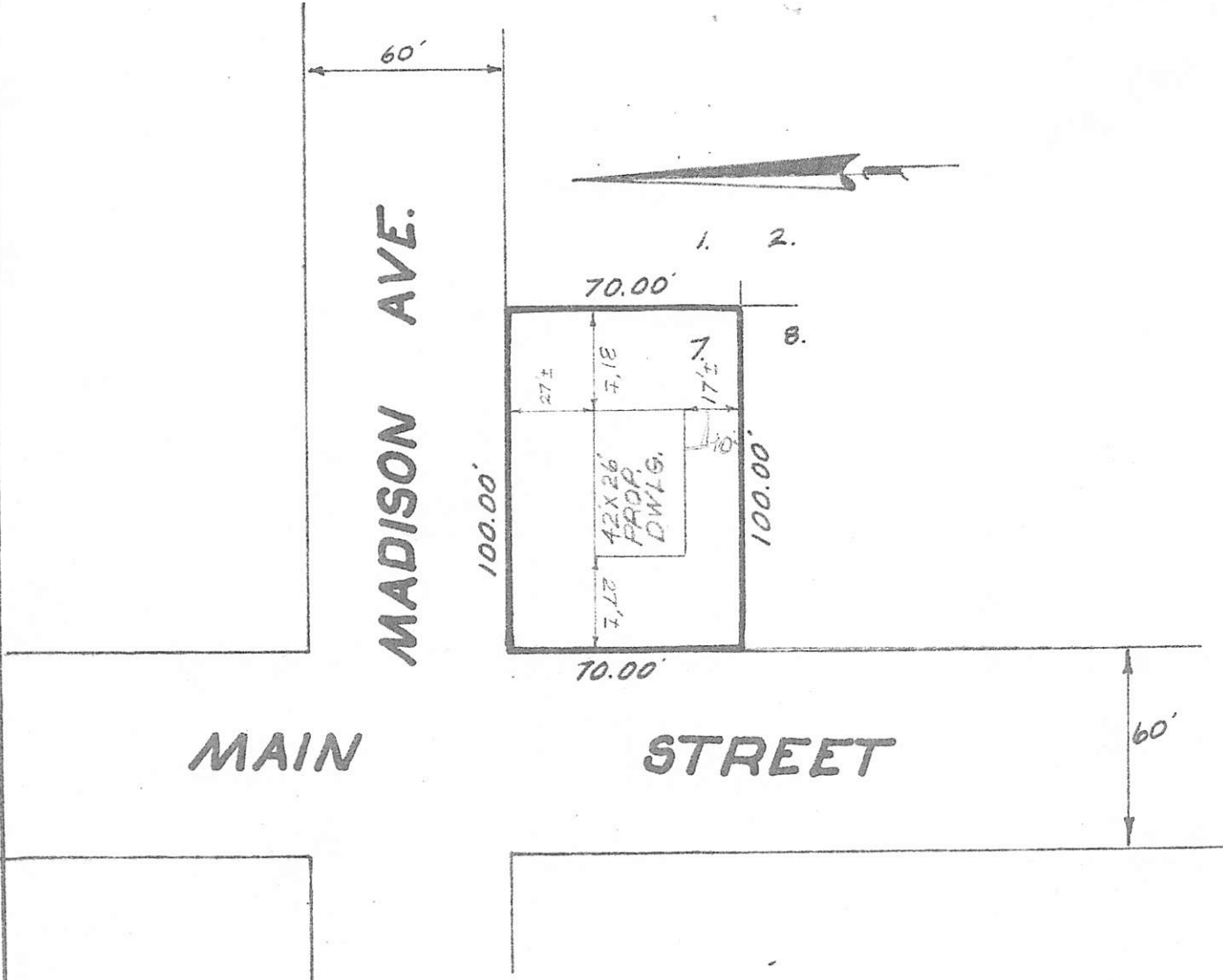
Select By ID Buffer Results

[Export Search URL](#) [Zoom All](#) [Clear](#) [Report](#)

Features selected: 1 [Export All to CSV](#)

*PARCEL DATE:* February 2023  
*SWIS:* 392489  
*PRINT\_KEY:* 68.20-5-48  
*OLD\_ID:* 40-4-104.12  
*OWNER1:* SURACE ROCCO & NUNZIA  
*OWNER2:*  
*ADDITIONAL OWNERS:*  
*ADDRESS:* 52 E MADISON AV  
*ADDRESS2:*  
*ALTERNATE ADDRESS:*  
*CITY:* PEARL RIVER  
*STATE:* NY  
*ZIP:* 10965  
*BOOK-PAGE:* 00345-01708  
*INSTRUMENT:*  
*DEED\_DATE:* 03/21/1989  
*MUNICIPALITY:* Orangetown  
*TOWN:* Orangetown  
*VILLAGE:* -  
*DEED\_ACRES:* 0.16  
*GIS\_ACRES:* 0.16668967  
*GML\_REVIEW:* NO  
*ROW - PALISADES INTERSTATE PARKWAY:* NO  
*ROW - NYS THRUWAY:* NO  
*ROW - COUNTY HWY:* NO  
*ROW - STATE HWY:* NO  
*COUNTY REGULATED STREAM:* NO  
*LONG PATH TRAIL:* NO  
*COUNTY PARK:* NO  
*STATE PARK:* NO  
*STATE FACILITY:* NO  
*COUNTY FACILITY:* NO  
*VILLAGE BOUNDARY:* NO  
*TOWN BOUNDARY:* NO  
*ORANGE COUNTY:* NO  
*SPLIT\_ZONE:* NO  
*ZONES:* 1

20ft



MAP OF PROPERTY FOR  
**THEODORE MORRISOHN**  
 TOWN OF ORANGETOWN-ROCKL. CTY. N. Y.  
 SCALE — 1" = 50'

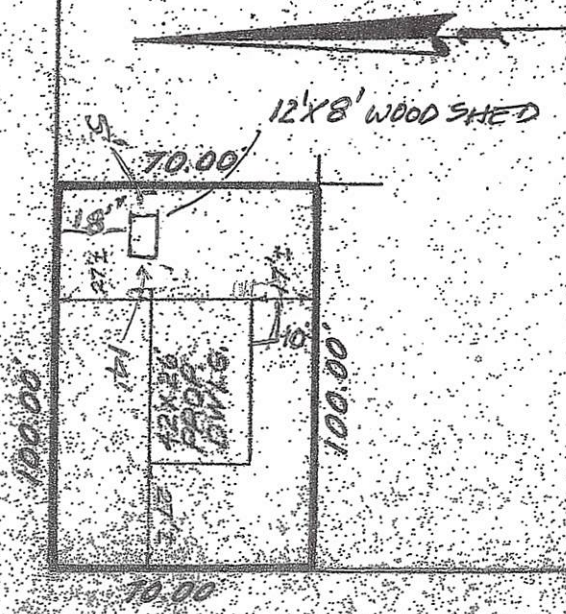
NOV. 18, 1964.

BARBOUR, JOST & BOSWELL  
 SURVEYORS, NEW CITY, N.Y.

L.S. 4797



MADISON AVE.



MAIN

STREET

60'

Town of Orangetown  
MEETING OF

MAY 15 2024

ZONING BOARD OF APPEALS

MAP OF PROPERTY FOR  
**ROCCO SURACE**  
 TOWN OF ORANGETOWN ROCKY CITY, N.Y.  
 SCALE — 1" = 50'

RG ZONE SETBACKS  
 25' FRONT YARD SETBACK  
 5' SIDE YARD SETBACK  
 15' ACCESSORY STRUCTURE  
 TO PRINCIPLE BUILDING

PREPARED BY: ROCCO SURACE

\* THIS IS A PLOT PLAN  
 BASED ON SURVEY DONE BY  
 BARBOUR, JOSEPH & BOSWELL  
 SURVEYORS, NEW CITY, NY  
 NOV. 18, 1964

L.S. 4797