

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                  |
| <input type="checkbox"/> Special Permit                     | <input type="checkbox"/> Interpretation         |
| <input checked="" type="checkbox"/> Variance                |   |
| <input type="checkbox"/> Performance Standards Review       |   |
| <input type="checkbox"/> Use Variance                       |   |
| <input type="checkbox"/> Other (specify): _____             |   |

PERMIT#: BLDR-6189-24  
 ASSIGNED \_\_\_\_\_  
 INSPECTOR: Dom

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

Project Name: MORONEY

Street Address: 5 SUNRISE LANE  
PEARL RIVER, NY 10965

Tax Map Designation: Section: 69.18 Block: 3 Lot(s): 23  
Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_

**Directional Location:**

On the NORTH side of 5 SUNRISE LN, PEARL RIVER, NY, approximately 98 feet EAST of the intersection of SUNRISE LN + ORANGETOWN RD in the Town of ORANGETOWN in the hamlet/village of PEARL RIVER.

|                                       |                                 |
|---------------------------------------|---------------------------------|
| Acreage of Parcel <u>.34 ACRE</u>     | Zoning District _____           |
| School District <u>PEARL RIVER</u>    | Postal District <u>PR</u>       |
| Ambulance District <u>PEARL RIVER</u> | Fire District <u>PR</u>         |
| Water District <u>Veolia</u>          | Sewer District <u>municipal</u> |

**Project Description:** (If additional space required, please attach a narrative summary.)  
10' X 12' SHED PLACED NEAR REAR DRIVEWAY, NO IMPEDIMENT TO SIGN LIGHTS OF INTERSECTION.

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

Date: 8/5/25 Applicant's Signature: Michael Moroney

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**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.

\_\_\_\_\_

\_\_\_\_\_

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TOWN OF ORANGETOWN  
LAND USE BOARDS



OFFICE OF BUILDING, ZONING, PLANNING,  
ADMINISTRATION AND ENFORCEMENT  
TOWN OF ORANGETOWN

26 Orangeburg 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: 8/8/25 4.1.25 Section: 69.18 Block: 3 Lot: 23  
Applicant: Moroney  
Address: 5 Sunrise Ln., Pearl River, NY  
RE: Application Made at: same

Referred For:

Chapter 43, Section 5.227 Accessory structures allowed in side and rear yards, with front yard proposed.

1 variances required

Comments:

shed in front yard

Dear Moroney:

Please be advised that the Building Permit Application # 6189-25, which you submitted on 10.31.24, has been referred to the Town of Orangetown Zoning Board of Appeals. The Clerk to the Zoning Board of Appeals, Katlyn Bettmann can assist you in the preparation necessary to appear before the board. She can be reached at 845-359-8410 ext. 4316 or kbettmann@orangetown.com

Sincerely,

[Signature]  
Richard Oliver  
Deputy Building Inspector

8/8/25  
[Signature]

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TOWN OF ORANGETOWN  
LAND USE BOARDS

[Signature]  
Signature of Director  
NOTE: PLEASE KEEP FOR YOUR RECORDS  
10-01-2024: emd

8/8/25  
[Signature]  
Date  
CC: Katlyn Bettmann  
Elizabeth Decort



OFFICE OF BUILDING, ZONING, PLANNING,  
ADMINISTRATION AND ENFORCEMENT  
**TOWN OF ORANGETOWN**

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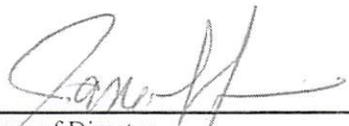
Sincerely,

  
Richard Oliver  
Deputy Building Inspector

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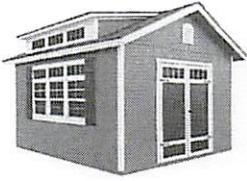
TOWN OF ORANGETOWN  
LAND USE BOARD

  
Signature of Director  
NOTE: PLEASE KEEP FOR YOUR RECORDS  
10-01-2024: emd

4/2/25  
Date  
CC: Katlyn Bettmann  
Elizabeth Decort

- »Shed Buying Guide
- »Site Map

Shed Reviews 



If you're willing to put in the effort, this is prefect. I w ..



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Enter Email Address 

 **SHOPPING GUARANTEE**  ID Theft Protection  Purchase Guarantee  Lowest Price Guarantee **FREE** with your purchase

As low as \$169.66/mo with **PayPal**. [Learn more](#)

## Handy Home Windemere 10x12 Wood Shed Kit w/ Floor

~~\$4271.99~~ **\$3149.95**

[19481-8]

 (1) Review



Our Windemere 10x12 shed features 8 transom windows, 3 large operable windows, all pre-cut 2x4 stud construction, loft, shelf, work bench and wood floor!

Sale Ends October 31st

Only While Supplies Last

FREE Shipping!

Don't Miss This!

 [Owners Manual](#)  [View Brochures](#)

**Delivery: Nov 12 - Nov 19**   
FREE

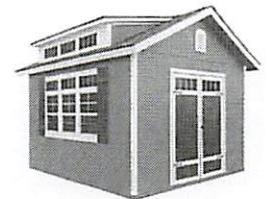
### ADD RECOMMENDED ACCESSORIES:

SOLAR LIGHT:

(None)

WOOD FLOOR KIT:

Wood Floor Included!



[Click to enlarge](#)

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LAND USE BOARDS

**FREE FAST SHIPPING**  **BUY NOW**  
Small 1-5 Days | Large 3-10 Days

Handy Home Windemere 10'W x 12'D Premier Wood Shed Kit with Floor (model 19481-8)

The Handy Home Windemere 12 ft. x 10 ft. Do-It-Yourself Wood Shed Kit is in a class all its own - contemporary styling, extended and architectural roof overhangs, and loaded with extra features. The treated, engineered wood siding resists fungal decay and wood-destroying insects and choice, 2x4 wood framing provides ground-to-peak strength. Pre-hung, 56 in. wide by 6 ft. high double doors with integrated transom windows are mounted on full-length galvanized steel hinges prevents door sagging and keep doors aligned for optimal performance. Providing 1018 cu. ft. of storage capacity, this multi-versatile wood building fits the need for storage and recreation, a creative work-space or lifestyle-inspired sanctuary. Th Windemere shed also includes a complete wood floor with treated wood floor framing and wood floor decking, Deluxe Window Suite, Appearance Package, Organization Package, and a keyed locking handle to keep your items safe and secure. The Handy Home Windemere Shed Kit can be easily assembled with a hammer, drill/drive, screwdriver, tape measure, level and stepladder and always wear safety glasses. Illustrated instructions, hardware, and limited material warranty included. Paint and shingles not included (both sold separately).

**The Handy Home Windemere Shed Kit Includes:** 3 Operable Windows, 1 Roof Dormer with 3 Upper Transom Windows, 2 Arched Gable Vents, Carriage Style Double Doors with Transom Windows, Key Locking Door Handle, 1 Wood Shelf, 1 Wood Work Surface, 1 Wc Loft and Complete Flooring System with Floor Decking and Treated Floor Framing.

**Features:**

- All wood is pre-cut and ready-to-assemble
- Choice, 2x4 wood framing provides ground-to-peak strength
- Pre-hung, 56 in. wide x 6 ft. high double doors with integrated transom windows are mounted on full-length, galvanized steel hinges
- Engineered, wood-grain embossed siding is treated to resist decay and wood-destroying insects
- Factory-primed siding is ready to paint (paint sold separately)
- 1018 cu. ft. storage capacity offers the perfect amount of space to work and organize your things
- Over-sized, 7 ft. high side walls and 10 ft. peak; extended roof overhangs
- Strong wood construction withstands demanding wind and snow loads
- **Includes complete wood floor with treated wood floor framing and wood floor decking**
- **Includes Deluxe Window Suite:** 3 operable windows with 3 upper transom windows
- **Includes Appearance Package:** 1 roof dormer with 3 transom windows, 2 arched gable vents, and carriage-house style doors, faux strap hinges
- **Includes Organization Package:** 1 shelf, 1 work-surface and 1 loft
- **Includes keyed locking handle** keep your items safe and secure
- **Illustrated instructions and hardware included**
- Personalize your Windemere Storage Shed the way you want it - purchase paint and shingles (both sold separately)
- 10-year limited material warranty
- **Designed and manufactured in the USA**

**Specifications:**

**Model:** 19481-8

**Overall:** 10' W X 12' D X 10' H

**Door:** 4' 8" X 5' 10"

**Door Style:** Double Door

**Wall Thickness:** 4"

**Overall Area:** 120 square feet

**Overall Product Weight:** 1936 lb.

**Floor:** 5/8 inches OSB. Thickness siding 3/8"

**Material:** OSB, LP Smart Siding

**Wood Treatment:** Pressure Treated

**Wood Type:** Pine

**Storage Capacity:** 1018 cubic feet

**Wind Rating:** 90 mph

**Snow Load Capacity:** 30 lb.

**Weather Resistant:** Yes

**Water Resistant:** Yes

**Rot Resistant:** Yes

**Paintable / Stainable:** Yes

**Warranty:** 10 Years Limited Warranty

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TOWN OF ORANGETOWN  
LAND USE BOARDS

# Premier Series Easy Assembly

## STEP 1 - FOUNDATION

Assemble our optional pre-cut floor kit or prepare your own wood or concrete foundation.

## STEP 2 - ASSEMBLE WALL SECTIONS

Pre-cut studs, plates and wall panels allow quick assembly of wall sections.

## STEP 3 - STAND WALLS

Stand assembled walls and attach to foundation.

## STEP 4 - ROOF TRUSSES

Roof truss halves assemble quickly with strong wood gussets and attach to wall top plates.

## STEP 5 - ROOF

Attach roof and gable panels to trusses.

## STEP 6 - INSTALL DOORS

Pre-assembled, pre-hung doors simplify installation and can be installed on eave or gable side. Crossbucks add extra rigidity and beauty to doors - unattached for those who prefer the look without crossbucks.

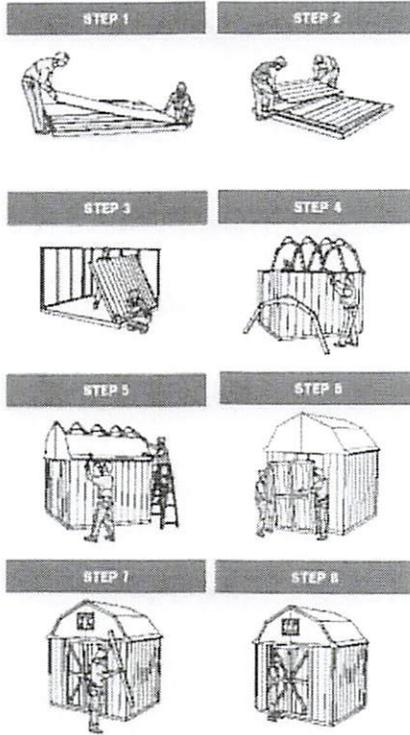
## STEP 7 - TRIM

Attach pre-cut trim.

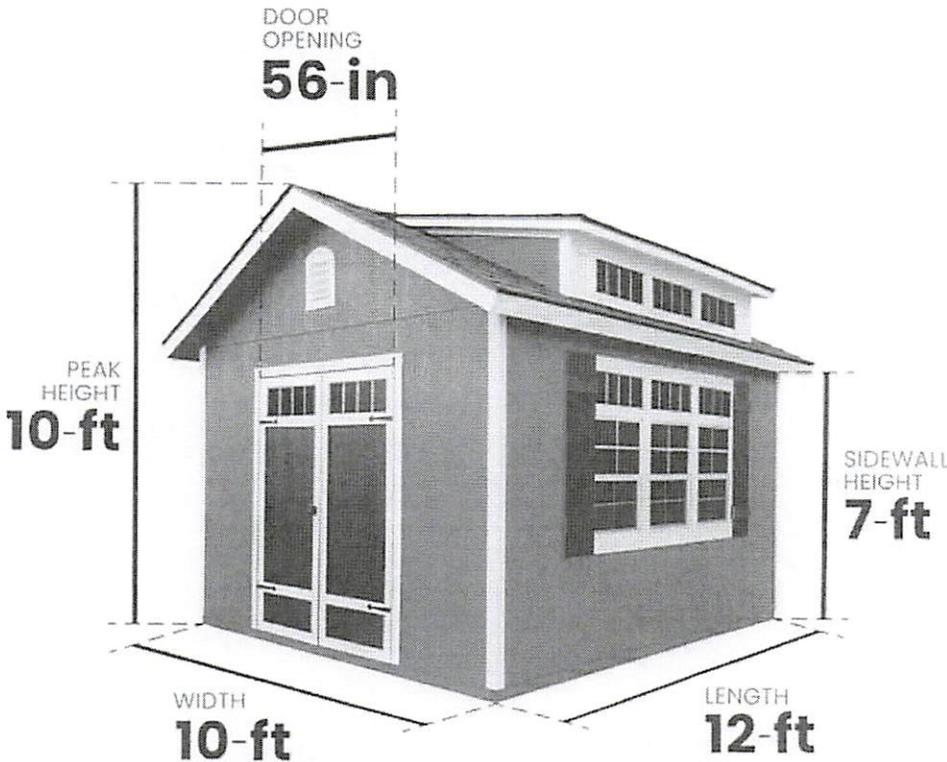
## STEP 8 - HARDWARE

Complete by installing door hardware and weatherstrip.

Your building is now ready to paint and shingle. (sold separately)



Windemere 10x12 DIY Wood Shed Kit Measurements

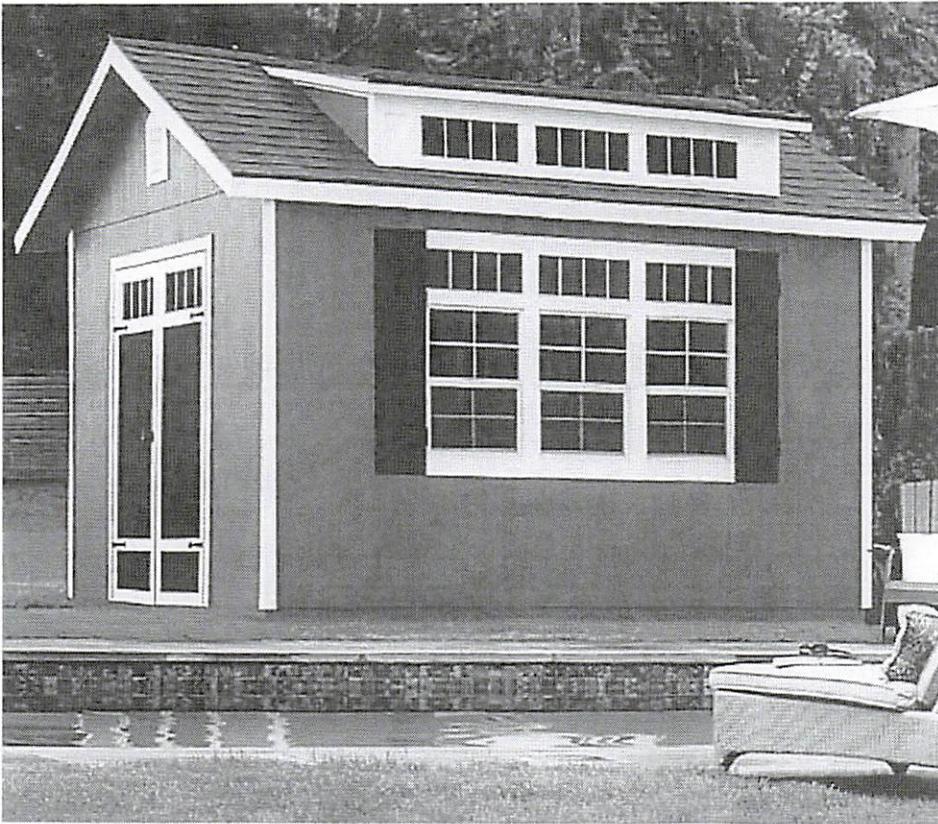


Excellent For Use As A Pool House!

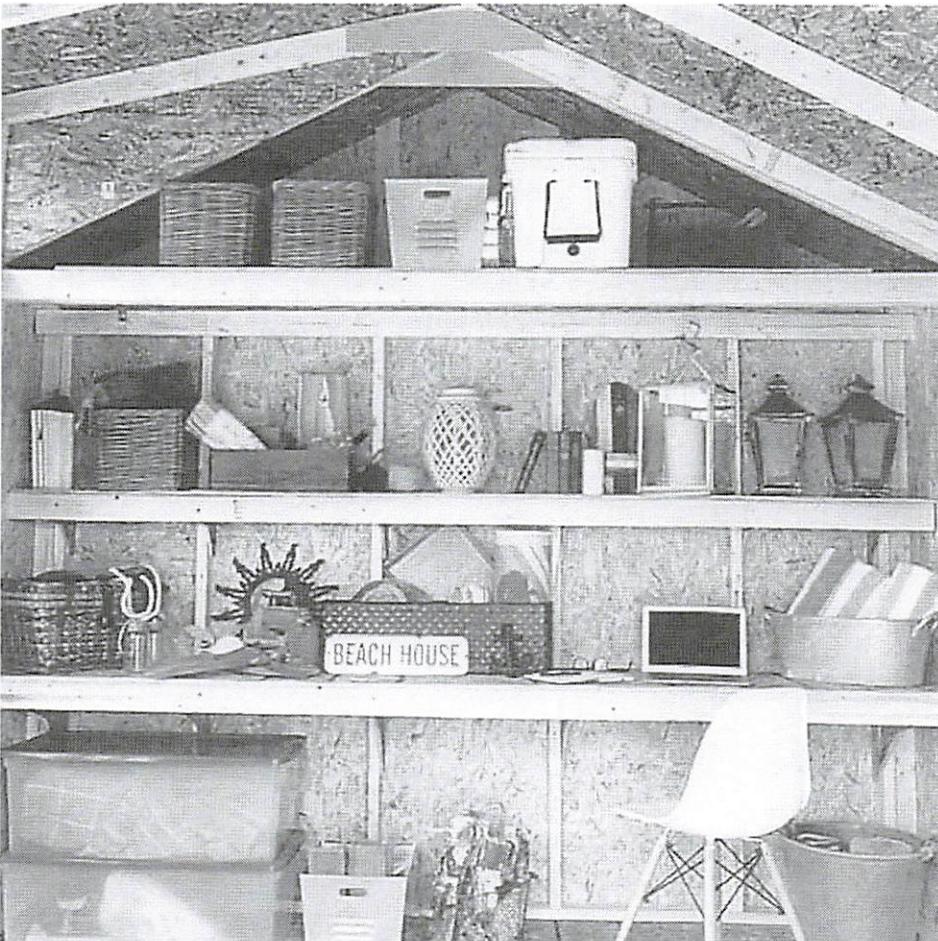
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All 2x4 Stud Construction & Wood Shelf, Loft & Floor Included!



All Pre-Cut Materials Ready For Do-It-Yourself Assembly

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ORANGETOWN RD

34 ACRES

SUNRISE LANE 130'



\*WOOD FENCE TO BE REPLACED w/ ARBORVITAE

WRIGHT

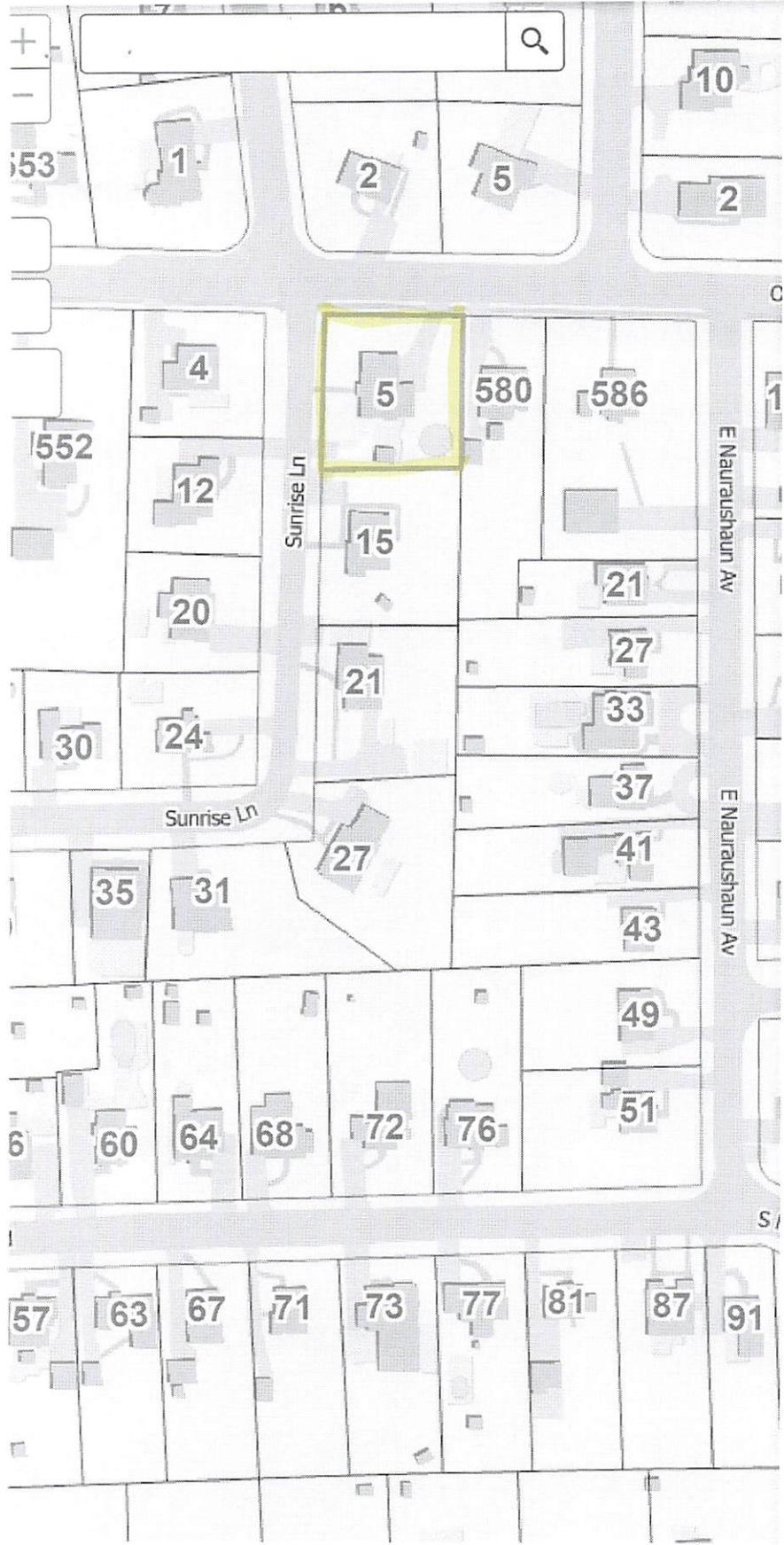
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TOWN OF ORANGETOWN LAND USE BOARD

LMY/BN

GML Sec. 239



Select By ID Buffer Results

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

PARCEL DATE: August 2024  
 PRINT\_KEY: 69.18-3-23  
 OLD ID: 20-33-330.1  
 SWIS: 392489  
 MUNICIPALITY: ORANGETOWN  
 TOWN: ORANGETOWN  
 VILLAGE: N/A  
 ADDRESS: 5 SUNRISE LN  
 ADDRESS 2:  
 ALTERNATE ADDRESS:  
 CITY: PEARL RIVER  
 STATE: NY  
 ZIP: 10965  
 OWNER: MICHAEL MORONEY  
 ADDITIONAL OWNERS:  
 DATE OF DEED: 03/02/2004  
 BOOK-PAGE: N/A  
 INSTRUMENT: 2004-00014495  
 DEED\_ACRES:  
 GIS CALCULATED ACRES: 0.34304523  
 REQUIRES GML\_REVIEW: NO  
 ROW - PALISADES INTERSTATE PARKWAY: NO  
 ROW - NYS THRUWAY: NO  
 COUNTY PARK: NO  
 ROW COUNTY HWY: NO  
 ROW NYS HWY: NO  
 COUNTY REGULATED STREAMS: NO  
 LONG PATH HIKING TRAIL: NO  
 NYS PARK: NO  
 NYS FACILITY: NO  
 COUNTY FACILITY: NO  
 VILLAGE BOUNDARY: NO  
 TOWN BOUNDARY: NO  
 ORANGE COUNTY BOUNDARY: NO  
 X LONGITUDE: 631207  
 Y LATITUDE: 810406  
 SUBDIVISION MAP:

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TOWN OF ORANGETOWN  
LAND USE BOARD

200ft

October 29, 2024

To Whom it May Concern,

This affidavit is to confirm that I myself constructed a 10x12 foot shed on my property from a kit that was purchased on Wayfair for \$2,900. The kit was delivered to my home and I pre assembled the walls and roofing trellis' and had two friends assist me in the final assembly.  
*The shed is on a gravel pad.*

Respectfully,

*Michael Moroney*  
Michael Moroney

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LAND USE BOARDS



OFFICE OF BUILDING, ZONING, PLANNING,  
ADMINISTRATION AND ENFORCEMENT  
**TOWN OF ORANGETOWN**  
20 GREENBUSH ROAD • ORANGETOWN, NEW YORK 10962

Jane C. Slavin, R.A.  
Director

(845)359-8410

Fax: (845)359-8526

## VIOLATION NOTICE

September 20, 2024

Michael Moroney  
5 Sunrise Lane  
Pearl River, New York 10965

Dear Mr. Moroney

I received a complaint involving your property located at said address. I made a site inspection on 9/19/2024 and observed a new shed erected in the front yard setback. Because your property is a corner lot it has two front yards and the setback measurement is 30 feet as stated in the bulk regulations for your R15 district. You may apply for a variance to keep it in that location but as of now it is a violation of the Orangetown Zoning Code. Chapter 43, Section 5.1.

**5.153: 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

Please contact me within five days at (845) 359-8410 extension 4301 or via email at [Tcleere@Orangetown.com](mailto:Tcleere@Orangetown.com) so we can discuss this further.

Failure to do so will result in further action by this office.

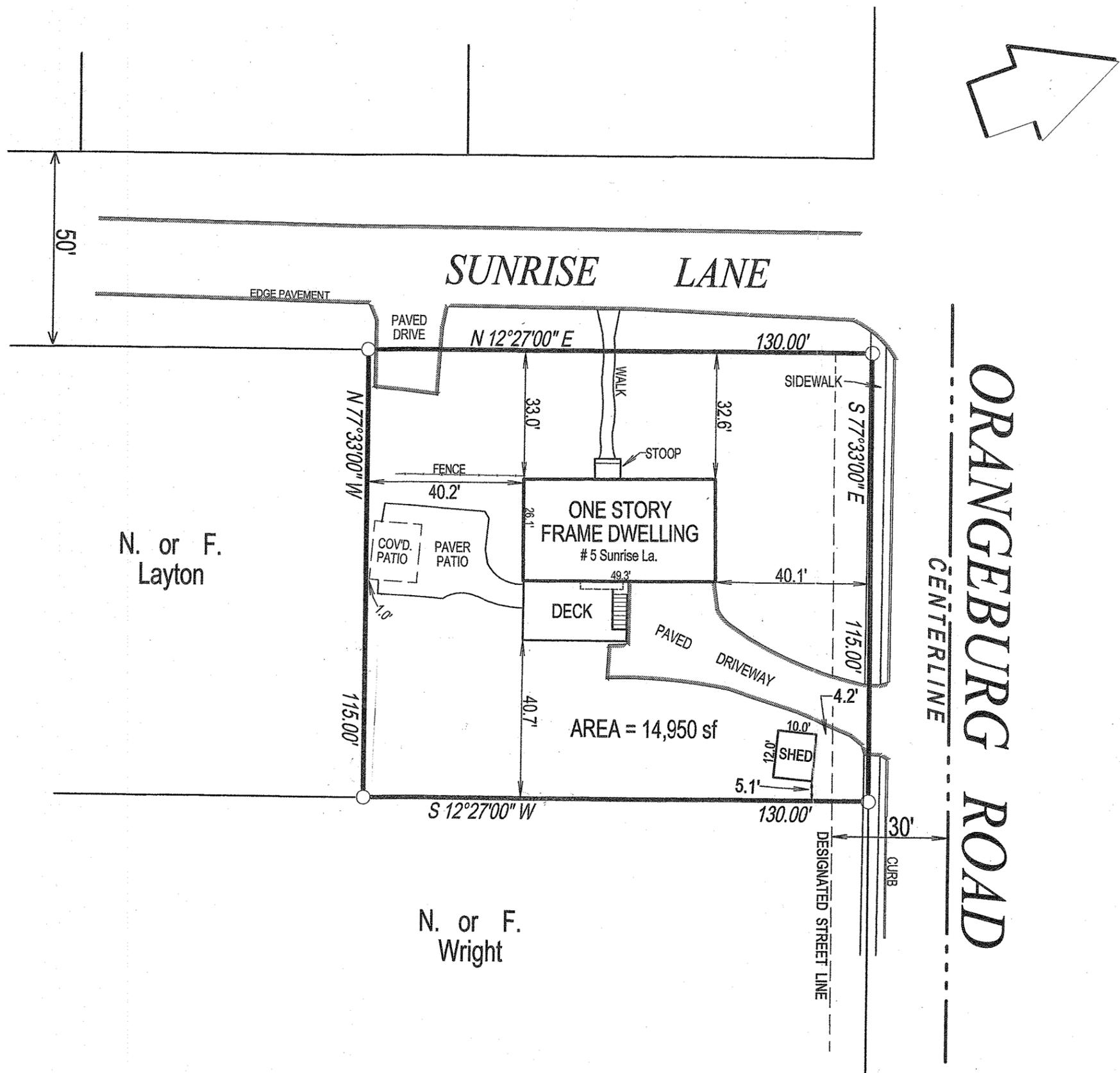
Very truly yours,

Thomas Cleere  
Code Enforcement Officer II

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TOWN OF ORANGETOWN  
LAND USE BOARD



Land Survey  
For  
**"Moroney"**

Pearl River  
Town of Orangetown Rockland County, NY  
Scale: 1" = 30' Area = 0.34 Ac.

July 28, 2022  
February 24, 2025 - Shed Location

Tax Lot Desig.: Section 69.18 Block 3 Lot 23

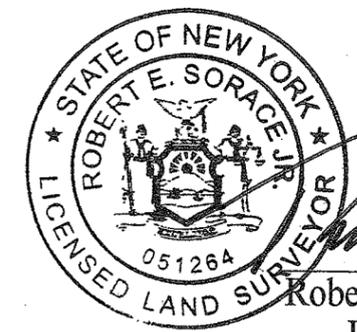
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Certified to:  
\* Michael Moroney

Certifications indicated hereon signify that this survey was prepared in accordance with the existing code of practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certification shall run only to the person for whom the survey is prepared, and on behalf to the title company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners."



*Robert E. Sorace*  
Robert E. Sorace, PLS  
P.O. Box 189  
New City, NY 10956  
845-638-1498  
Lic. 51264

RO 8286-M