

ZONING BOARD OF APPEALS

Town of Orangetown
26 Orangeburg Road
Orangeburg, New York 10962
(845) 359-8410 (ex. 4316)

Date: September 12, 2025

TO: OBAPAE

NYS Dept of Environmental Conservation
New York State Dept. of Transportation
Palisades Interstate Park Commission
NYS Thruway Authority
ACOE
CSX

Rockland County Drainage
Rockland County Health
Rockland County Planning
Rockland County Highway
Rockland County Swr Dstrt #1
Orange and Rockland Utilities
Veolia

This matter is scheduled for: **October 29, 2025**

Review of Plans: Sampath, 1 Martha Lane(223 W. central Ave.), Pearl River, NY

Section: 68.19 Block: 1 Lot: 54 R-22 Zoning District (Average Density R-15 Bulk regulations)

Chapter 43, R-22 District, Group I(Average Density – R-15 Bulk regulations) refer to Group M, Section 3.12, Column 9 (side yard: 20’ required, with 18’ proposed). Section 33-4 (Pool setback: 20’ required, 15’ proposed), for the legalization of an existing deck and above ground pool at a single-family residence. The premises are located at 1 Martha Lane(223 W. central Ave.), Pearl River, New York and identified on the Orangetown Tax Map as Section 68.19, Block 1, Lot 54, in the R-22 Zoning District (Average Density R-15 Bulk regulations).

Please review the information enclosed and provide comments. These comments may be mailed, or e-mailed 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: 26 Orangeburg Road, Orangeburg, NY 10962**
- Email to Zoning Board: KBettmann@orangetown.com

Zoning Board Meeting Date: October 29, 2025

- () 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, October 29, 2025**. **Kindly forward your completed review to this office BEFORE October 29, 2025**

Reviewing Agency _____

Name: _____ Date: _____

Signature: _____

Thank you, **Katlyn Bettmann (EXT. 4316)**

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: 8/20/25

Please check all that apply:

<input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Residential
<input 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-7568-25
 ASSIGNED _____
 INSPECTOR: Thomas

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

Project Name: Sampath

Street Address: 1 Martha Lane Pearl River

Tax Map Designation:

Section: 68.19 Block: 1 Lot(s): 54

Section: _____ Block: _____ Lot(s): _____

Directional Location:

On the West side of MARtha Lane, approximately 15 feet W of the intersection of MARtha & W. Central, in the Town of PEARL RIVER in the hamlet/village of ORangetown.

Acreage of Parcel <u>1/4</u>	Zoning District <u>R-22</u>
School District <u>PEARL RIVER</u>	Postal District <u>PEARL RIVER</u>
Ambulance District <u>PEARL RIVER</u>	Fire District <u>PEARL RIVER</u>
Water District <u>municipal</u>	Sewer District <u>municipal</u>

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

Deck and above ground pool

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

Date: 9/8/2025 Applicant's Signature: [Signature]

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AUG 11 2025

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.

RECEIVED

AUG 11 2025

TOWN OF ORANGETOWN
LAND USE BOARDS



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

26 Orangeburg Road
Orangeburg, N.Y. 10962

(845)359-8410

Fax: (845) 359-8526

REFERRAL TO THE ZONING BOARD OF APPEALS

Date: 7/11/25 Section: 68.19 Block: 1 Lot: 54

Applicant: Sampath

Address: 1 Martha Ln, Pearl River

RE: Application Made at: Same

Referred For: Chapter 43 sec 3.12 R-22 Average Density (R-15 Bulk)

Column #9 Side Yard Required 20' / 18' Proposed

R-22, Group I (Average Density R-15 Bulk)

One variance needed

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AUG 11 2025

TOWN OF ORANGETOWN
LAND USE BOARDS

Comments:

Legalize existing deck

Dear Sampath:

Please be advised that the Building Permit Application # 7568-25, which you submitted on 7/11/22, 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,

Glenn E. Maier
Assistant Building Inspector

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

07-14-25

Date
CC: Katlyn Bettmann
Elizabeth Decort



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

26 Orangeburg Road
Orangeburg, N.Y. 10962

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(845)359-8410

Fax: (845) 359-8526
TOWN OF ORANGETOWN
LAND USE BOARDS

REFERRAL TO THE ZONING BOARD OF APPEALS

Date: 7/11/25 Section: 68.19 Block: 1 Lot: 54

Applicant: Sampath

Address: 1 Martha Ln, Pearl River

RE: Application Made at: Same

Referred For: Chapter 33 Swimming Pools

Section 33-4 Setback No below-ground swimming pool, or structure in connection with above- or below-ground swimming pool, shall be built, constructed or erected nearer to the side lines and lot lines than the front, rear and side setbacks required by Chapter 43, Zoning, of the Town of Orangetown for the district in which pool is to be located.

R-22, Group I (Average Density R-15 Bulk)
Required Side Yard 20' / 15' Proposed
One variance needed

Comments: Legalize existing above ground pool

Dear Sampath:

Please be advised that the Building Permit Application # 7568-25, which you submitted on 7/11/22, 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,

Glenn E. Maier
Assistant Building Inspector

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

7/14/25
Date
CC: Katlyn Bettmann
Elizabeth Decort

Joseph J. Moran, P.E.
3 Salisbury Point, LB
Nyack, New York 10960
jmoran2112@yahoo.com

RECEIVED
JUL 10 2025
TOWN OF ORANGETOWN
BUILDING DEPARTMENT

July 8, 2025

Mr. Rick Oliver, Director
Town of Orangetown
Office of Building, Zoning, Planning
Administration and Enforcement
26 Orangeburg Road
Orangeburg, NY 10962

RECEIVED
AUG 11 2025
TOWN OF ORANGETOWN
LAND USE BOARDS

Re: Plot Plan depicting Rear Yard setbacks of a pool and deck at 1 Martha Lane, Pearl River, NY 10965

Dear Director Oliver,

I have attached a plot plan derived from an original survey by Fabian C. Adler & Associates depicting a distance from the rear property line to the existing pool of 15' and a distance from the rear property line to the existing deck of 18' at the subject location. The subject property is in an R-15 zone and will require a variance for the distances of these structures to the rear property line.

I respectfully request a review of these documents leading to a review by the Zoning Board of Appeals.

I can be reached at jmoran2112@yahoo.com or 914-406-5388 with any questions.

Sincerely,



Joseph J. Moran, P.E.

Attachments: 2 copies of Plot Plan

INSPECTOR COPY

TOWN OF ORANGETOWN
LAND USE BOARDS

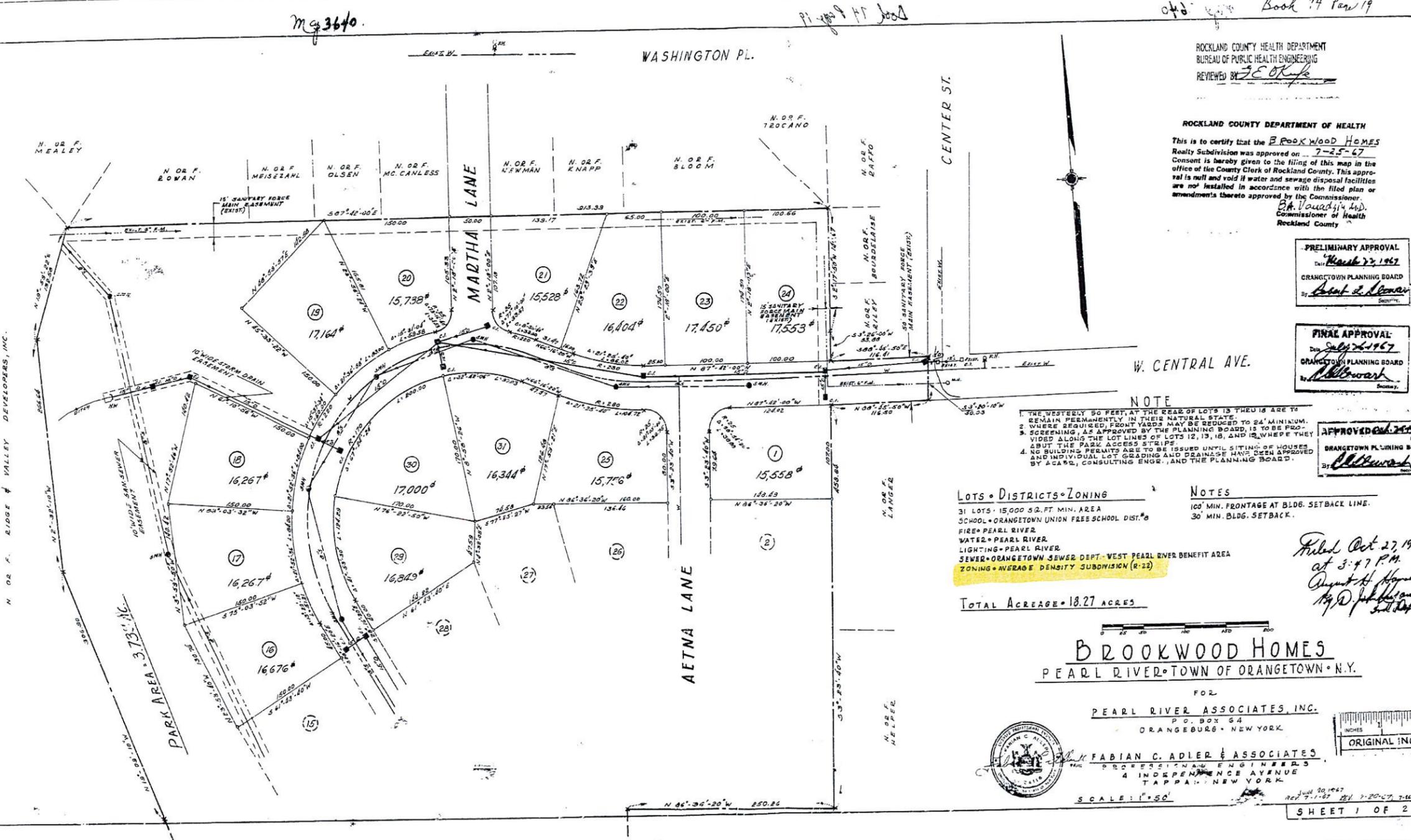
ZONING BOARD OF APPEALS

AUG 11 2025

RECEIVED

OCT 15 2025

Town of Orangetown
MEETING OF:



ROCKLAND COUNTY HEALTH DEPARTMENT
BUREAU OF PUBLIC HEALTH ENGINEERING
REVIEWED BY J.E. O'Keefe

ROCKLAND COUNTY DEPARTMENT OF HEALTH
This is to certify that the Brookwood Homes
Realty Subdivision was approved on 7-25-67
Consent is hereby given to the filing of this map in the
office of the County Clerk of Rockland County. This approval
is null and void if water and sewage disposal facilities
are not installed in accordance with the filed plan or
amendments thereto approved by the Commissioner.
B.A. Vaudy, M.D.
Commissioner of Health
Rockland County

PRELIMINARY APPROVAL
Date: March 22, 1967
ORANGETOWN PLANNING BOARD
By: Robert J. Leonard

FINAL APPROVAL
Date: July 2, 1967
ORANGETOWN PLANNING BOARD
By: William

APPROVED Oct 27, 1967
ORANGETOWN PLANNING BOARD
By: William

- NOTE**
1. THE WESTERLY 50 FEET AT THE REAR OF LOTS 13 THRU 18 ARE TO REMAIN PERMANENTLY IN THEIR NATURAL STATE.
 2. WHERE REQUIRED, FRONT YARDS MAY BE REDUCED TO 24' MINIMUM.
 3. SCREENING, AS APPROVED BY THE PLANNING BOARD, IS TO BE PROVIDED ALONG THE LOT LINES OF LOTS 12, 13, 18, AND 19, WHERE THEY ADJUT THE PARK ACCESS STRIPE.
 4. NO BUILDING PERMITS ARE TO BE ISSUED UNTIL SITING OF HOUSES AND INDIVIDUAL LOT GRADING AND DRAINAGE HAVE BEEN APPROVED BY A CADD, CONSULTING ENGINEER, AND THE PLANNING BOARD.

LOTS • DISTRICTS • ZONING

31 LOTS • 15,000 SQ. FT. MIN. AREA
SCHOOL • ORANGETOWN UNION FREE SCHOOL DIST. #8
FIRE • PEARL RIVER
WATER • PEARL RIVER
LIGHTING • PEARL RIVER
SEWER • ORANGETOWN SEWER DEPT. - WEST PEARL RIVER BENEFIT AREA
ZONING • AVERAGE DENSITY SUBDIVISION (R-22)

NOTES

100' MIN. FRONTAGE AT BLDG. SETBACK LINE.
30' MIN. BLDG. SETBACK.

*Filed Oct. 27, 1967
at 3:47 P.M.
August H. Hoffman, Clerk
By: D. J. ...*

TOTAL ACREAGE = 18.27 ACRES

BROOKWOOD HOMES

PEARL RIVER • TOWN OF ORANGETOWN • N.Y.

FOR
PEARL RIVER ASSOCIATES, INC.
P. O. BOX 64
ORANGETOWN • NEW YORK



FABIAN C. ADLER & ASSOCIATES, INC.
PROFESSIONAL ENGINEERS
4 INDEPENDENCE AVENUE
TAPPAN • NEW YORK

SCALE: 1" = 50'

NOV 30 1967
7-1-67 251 7-20-67 7-24-67

SHEET 1 OF 2



SURVEY
OF
PROPERTY
AT
PEARL RIVER

S-B-L: U8.19-1-54
ADDRESS: 1 MARTHA LN
PERMIT#: BLDR-7568-25

TOWN OF ORANGETOWN

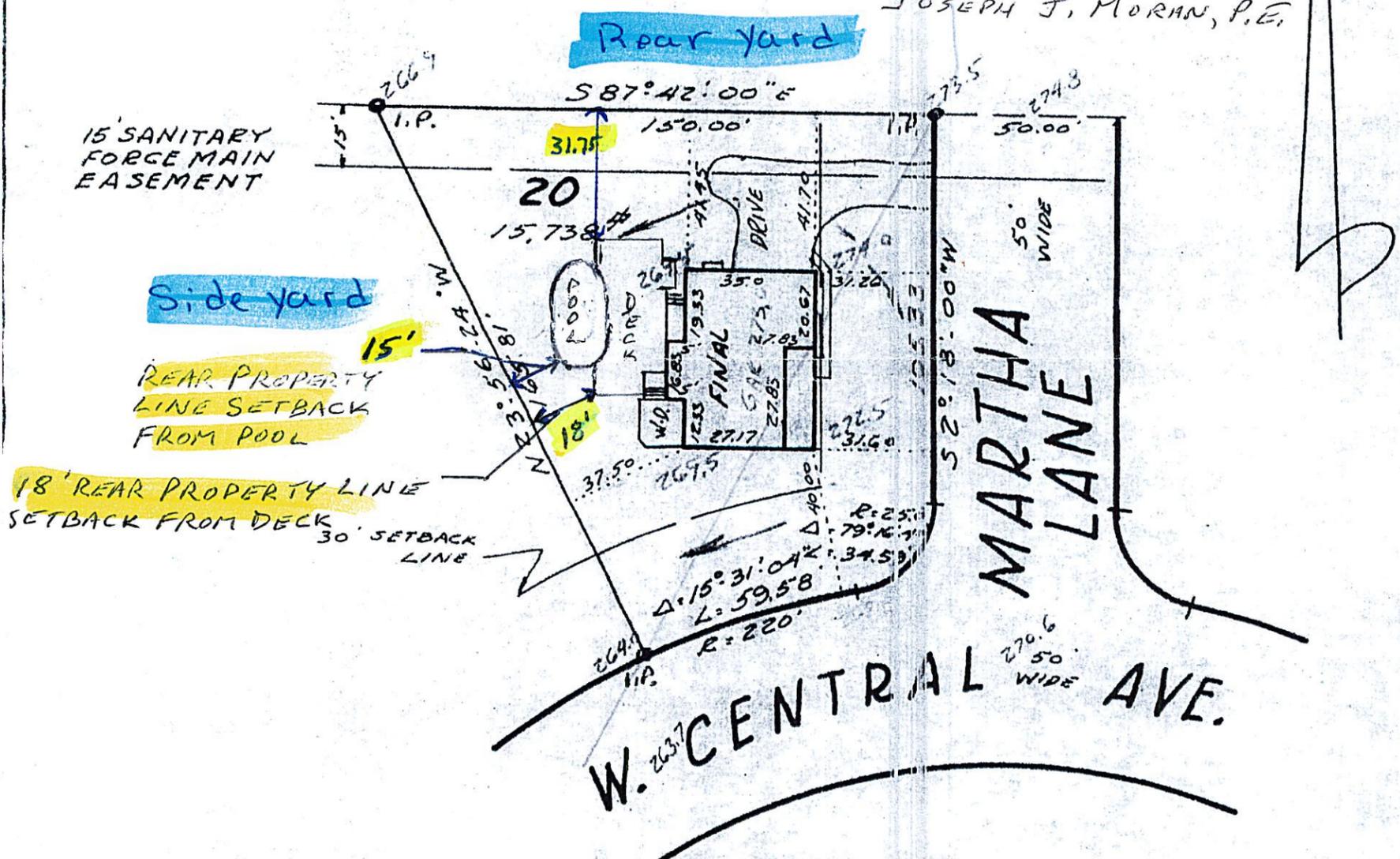
ROCKLAND COUNTY

NEW YORK

ORIGINAL SURVEY BY FABIAN C. ADLER & ASSOCIATES
ON 12/30/68 MODIFIED ON 7/8/25 TO DEPICT LOCATIONS
OF POOL & REAR YARD DECK SHOWING DISTANCES TO
REAR PROPERTY LINE.



JOSEPH J. MORAN, P.E.



Iron Paper Set May 14, 1969
Fabian C. Adler, P.E. 24116

PLOT PLAN
SCALE: 1" = 40'

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AUG 11 2025

TOWN OF ORANGETOWN
LAND USE BOARDS

Town of Orangetown
MEETING OF:

OCT 15 2025

ZONING BOARD OF APPEALS

RECEIVED

AUG 11 2025

TOWN OF ORANGETOWN
BUILDING DEPARTMENT

CERTIFIED CORRECT AND ACCURATE TO
COUNTY FEDERAL SAVINGS & LOAN ASSOC.
& HOME TITLE DIVISION,
CHICAGO TITLE COMPANY

BEING LOT 20
MAP OF BROOKWOOD HOMES
FILED IN THE OFFICE OF THE
ROCKLAND COUNTY CLERK
ON 10-27-68 AS MAP No. 3640
BK 74 PG 19
SCALE: 1" = 40' DATE 3-22-68
REV 9-3-68
FINAL SURVEY 12-30-68

Fabian C. Adler, P.E. 24116

FABIAN C. ADLER & ASSOCIATES
PROFESSIONAL ENGINEERS

REV.
SURVEY# 246.3P