

ZONING BOARD OF APPEALS

Town of Orangetown
20 Greenbush Road
Orangeburg, New York 10962
(914) 359-8410 (ex. 4331)

Date: June 8, 2020

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
Fire Prevention (Performance Standards)

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

Review of Plans: William and Eileen Horan, 619 Orangeburg, Road, Pearl River, NY
Section 69.18 Block 1 Lot 86 R-15 zone

This matter is scheduled for:

Chapter 43, R-15 District, Group M, Section 3.12, Column 9 (Side Yard: 20' required, 10' proposed) and Section 5.227 (Pool must be 20' from rear yard: 10' proposed) for an above ground pool at an existing single-family residence.

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: July 15, 2020

- () 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, July 15, 2020** . **Kindly forward your completed review to this office by July 15, 2020.**

Reviewing Agency _____

Name _____ date: _____

Signature: _____

Thank you, Deborah Arbolino

Name of Municipality: TOWN OF ORANGETOWN Date Submitted: _____

2020 LAND USE BOARD APPLICATION

Please check all that apply:

| | |
|--|--|
| <input type="checkbox"/> Commercial <input type="checkbox"/> Planning Board <input type="checkbox"/> Zoning Board of Appeals <input type="checkbox"/> Subdivision <input type="checkbox"/> Number of Lots <input type="checkbox"/> Site Plan <input type="checkbox"/> Conditional Use <input type="checkbox"/> Special Permit <input type="checkbox"/> Variance <input type="checkbox"/> Performance Standards Review <input type="checkbox"/> Use Variance <input type="checkbox"/> Other (specify): _____ | <input type="checkbox"/> Residential <input type="checkbox"/> Historical Board <input type="checkbox"/> Architectural Board <input type="checkbox"/> Consultation <input type="checkbox"/> Pre-Preliminary/Sketch <input type="checkbox"/> Preliminary <input type="checkbox"/> Final <input type="checkbox"/> Interpretation |
|--|--|

PERMIT#: _____
ASSIGNED _____
INSPECTOR: _____

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

Project Name: HORAN Above Ground Pool

Street Address: 619 Orangeburg Road

Tax Map Designation:
 Section: 69.18 Block: 1 Lot(s): 86
 Section: _____ Block: _____ Lot(s): _____

Directional Location:
 On the North side of Orangeburg Road, approximately 200 feet West of the intersection of Sicketown Road, in the Town of ORANGETOWN in the hamlet/village of Pearl River.

| | |
|---|--|
| Acreage of Parcel _____ School District <u>Pearl River</u> Ambulance District <u>Pearl River</u> Water District <u>Pearl River</u> | Zoning District _____ Postal District <u>Pearl River</u> Fire District <u>Pearl River</u> Sewer District <u>Pearl River</u> |
|---|--|

Project Description: *(If additional space required, please attach a narrative summary.)*
 Installation of 15'x26' oval-shaped above ground swimming pool. Variance is reduce setback from neighbors property line from neighbor's property line (Scherer on the West and Farrell on the North).
 Both neighbors support this project (documentation attached).

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.
 Date: 6/4/20 Applicant's Signature: _____

APPLICATION REVIEW FORM

Applicant: William Horan Phone # 917-574-6591
Address: 619 Orangeburg Road Pearl River NY 10965
Street Name & Number (Post Office) City State Zip Code

Property Owner: William Horan Phone # 917-574-56591
Address: 619 Orangeburg Rd Pearl River NY 10965
Street Name & Number (Post Office) City State Zip Code

Engineer/Architect/Surveyor: _____ Phone # _____
Address: _____
Street Name & Number (Post Office) City State Zip Code

Attorney: _____ Phone # _____
Address: _____
Street Name & Number (Post Office) City State Zip Code

Contact Person: SAME Phone # _____
Address: _____
Street Name & Number (Post Office) City State Zip Code

GENERAL MUNICIPAL LAW REVIEW:

This property is within 500 feet of:

(Check all that apply)

IF ANY ITEM IS CHECKED, A REVIEW MUST BE DONE BY THE ROCKLAND COUNTY COMMISSIONER OF PLANNING UNDER THE STATE GENERAL MUNICIPAL LAW, SECTIONS 239 L, M, N, AND NN.

- | | |
|---|---|
| <input type="checkbox"/> State or County Road | <input type="checkbox"/> State or County Park |
| <input type="checkbox"/> Long Path | <input type="checkbox"/> County Stream |
| <input type="checkbox"/> Municipal Boundary | <input type="checkbox"/> County Facility |

List name(s) of facility checked above:

Referral Agencies:

- | | |
|--|--|
| <input type="checkbox"/> RC Highway Department | <input type="checkbox"/> RC Division of Environmental Resources |
| <input type="checkbox"/> RC Drainage Agency | <input type="checkbox"/> RC Dept. of Health |
| <input type="checkbox"/> NYS Dept. of Transportation | <input type="checkbox"/> NYS Dept. of Environmental Conservation |
| <input type="checkbox"/> NYS Thruway Authority | <input type="checkbox"/> Palisades Interstate Park Commission |
| <input type="checkbox"/> Adjacent Municipality _____ | |
| <input type="checkbox"/> Other _____ | |

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? No
- 2) Is any open space being offered? No If so, what amount? _____
- 3) Is this a standard or average density subdivision? _____

If site plan:

- 1) Existing square footage _____
- 2) Total square footage No change
- 3) Number of dwelling units 1

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 No

Are there streams on the site? If yes, please provide the names. No

Are there wetlands on the site? If yes, please provide the names and type:
No

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.

N/A

| SWIS | PRINT KEY | NAME | ADDRESS |
|--------|------------|---------------------------|--|
| 392489 | 69.18-1-71 | Robert J Telepan | 10 Lark St, Pearl River, NY 10965 |
| 392489 | 69.18-1-72 | Robert Stabile | 16 Lark St, Pearl River, NY 10965 |
| 392489 | 69.18-1-73 | Joseph A Soldano | 24 Lark St, Pearl River, NY 10965 |
| 392489 | 69.18-1-77 | Camille R Finch | 18 Robin St, Pearl River, NY 10965 |
| 392489 | 69.18-1-78 | Kevin T Farrell | 20 Robin St, Pearl River, NY 10965 |
| 392489 | 69.18-1-79 | Tok Han | 28 Robin St, Pearl River, NY 10965 |
| 392489 | 69.18-1-82 | Orthodox Christian Church | P.O. Box 759, Pearl River, NY 10965 |
| 392489 | 69.18-1-83 | Gezeno Corp | 747 Blanch Ave, Norwood, NJ 07648 |
| 392489 | 69.18-1-84 | Michael Baumann | 658 Orangeburg Rd, Pearl River, NY 10965 |
| 392489 | 69.18-1-85 | Robert J Netan | 629 Orangeburg Rd, Pearl River, NY 10965 |
| 392489 | 69.18-1-86 | William Horan | 619 Orangeburg Rd, Pearl River, NY 10965 |
| 392489 | 69.18-1-87 | Michael J Arvanitas | 609 Orangeburg Rd, Pearl River, NY 10965 |
| 392489 | 69.18-1-88 | Dorothy L Scherer | 598 Orangeburg Rd, Pearl River, NY 10965 |

Horan



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

DENIAL TO THE ZONING BOARD OF APPEALS

Date: May 27, 2020

Applicant: Horan

Address: 619 Orangeburg Rd, Pearl River, NY

RE: Application Made at: same

Chapter 43, Table 3.12, Column 1.2.3 R-15 District, Group M, Single Family Residence

Column 9 Required Side Yard 20' with 10' proposed
Section 5.227 Required Rear Yard 20' with 10' proposed

Two Variances required

Section: 69.18

Block: 1

Lot: 86

Dear Horan:

Please be advised that the Building Permit Application, which you submitted on

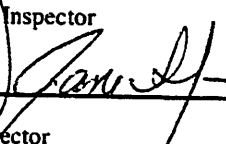
May 22, 2020, has been denied. I have enclosed a Xerox copy of your application, where you will find at the bottom the reason for denial.

In Accordance with Zoning, Chapter 43 Section 10.322 the time to appeal a determination of a Building Inspector or Similar administrative office is thirty (30) days from the filing of such a determination with the Town Clerk.

The Clerk to the Zoning Board of Appeals, Debbie Arbolino, will assist you in the preparation necessary to appear before the board.

Sincerely,


Richard Oliver
Deputy Building Inspector


Signature of Director
NOTE: PLEASE KEEP FOR YOUR RECORDS
12-31-18-CCC

5/27/2020
5/28/2020
Date
CC: Rosanna Sfraga
Liz Decort
Debbie Arbolino

ZONING BOARD OF APPEALS

Town of Orangetown
20 Greenbush Road
Orangeburg, New York 10962
(914) 359-8410 (ex. 4331)

Date: June 8, 2020

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Reviewing Agency _____

Name _____ date: _____

Signature: _____

Thank you, Deborah Arbolino

**PERMIT EXPIRES TWO (2) YEARS FROM DATE OF ISSUANCE.
TWO SIX (6) MONTH EXTENSIONS MAY BE GRANTED PRIOR TO EXPIRATION DATE.
APPLICATION FOR BUILDING / DEMOLITION PERMIT**

TOWN OF ORANGETOWN

20 Greenbush Road, Orangeburg, NY 10982 Phone: (845) 359-8410 Fax: (845) 359-8526

| | | |
|-----------------------------------|-------------------------------------|------------------------------|
| ZONE: <u>R-15</u> | OFFICIAL USE ONLY | ACREAGE: <u>.43</u> |
| Inspector: <u>Don</u> | Date App Received: <u>5/22/2020</u> | Received By: <u>camp box</u> |
| Permit No. <u>50056</u> | Date Issued: _____ | |
| CO No. _____ | Date Issued: _____ | |
| Permit Fee: <u>\$258</u> | Ck# <u>5316</u> | Paid By: <u>Horan</u> |
| GIS Fee: <u>\$70</u> | Ck# <u>535</u> | Paid By: <u>"</u> |
| Stream Maintenance Fee | Ck # _____ | Paid By _____ |
| Additional Fee: _____ | Ck# _____ | Date Paid _____ |
| 1 st 6 mo. Ext.: _____ | Ck # _____ | Exp. Date: _____ |
| 2 nd 6 mo. Ext.: _____ | Ck # _____ | Exp. Date: _____ |

APPLICANT COMPLETES:

Note: See inside for instructions for completing this application,
PAGES 2, 3 and PAGE 4 must be reviewed and PAGES 3 & 4 must signed by the applicant.
619 Orangeburg Road

Property Location: _____
 Section: 69.18-1-86 Block: _____ Lot: _____
 Property Owner: William & Eileen Horan
 Mailing Address: 619 Orangeburg Road Pearl River, NY 10965-2800
 Email: caiel22@optonline.net Phone #: 917-574-6591
 Lessee (Business Name): N/A
 Mailing Address: _____
 Email: _____ Phone #: _____
 Type of Business / Use: Residential
 Contact Person: Joseph Frank Relation to Project: Project Mgr
 Email: jf.westrock@aol.com Phone#: 917-589-5699
 Architect/Engineer: _____ NYS Lic # _____
 Address: _____ Phone#: _____
 Builder/General Contractor: Westrock Pool RC Lic # _____
 Address: 21 North Middletown Road Nanuet, NY 10954 Phone#: 845-842-7392
 Plumber: _____ RC Lic # _____
 Address: _____ Phone#: _____
 Electrician: _____ RC Lic # _____
 Address: _____ Phone#: _____
 Heat/Cooling: _____ RC Lic#: _____
 Address: _____ Phone#: _____
 Existing use of structure or land: Backyard
 Proposed Project Description: Above ground pool - 15x26'. No deck, no lighting

Proposed Square Footage: 360 Estimated Construction Value (\$): \$7,000

BUILDING DEPARTMENT COMPLETES BELOW

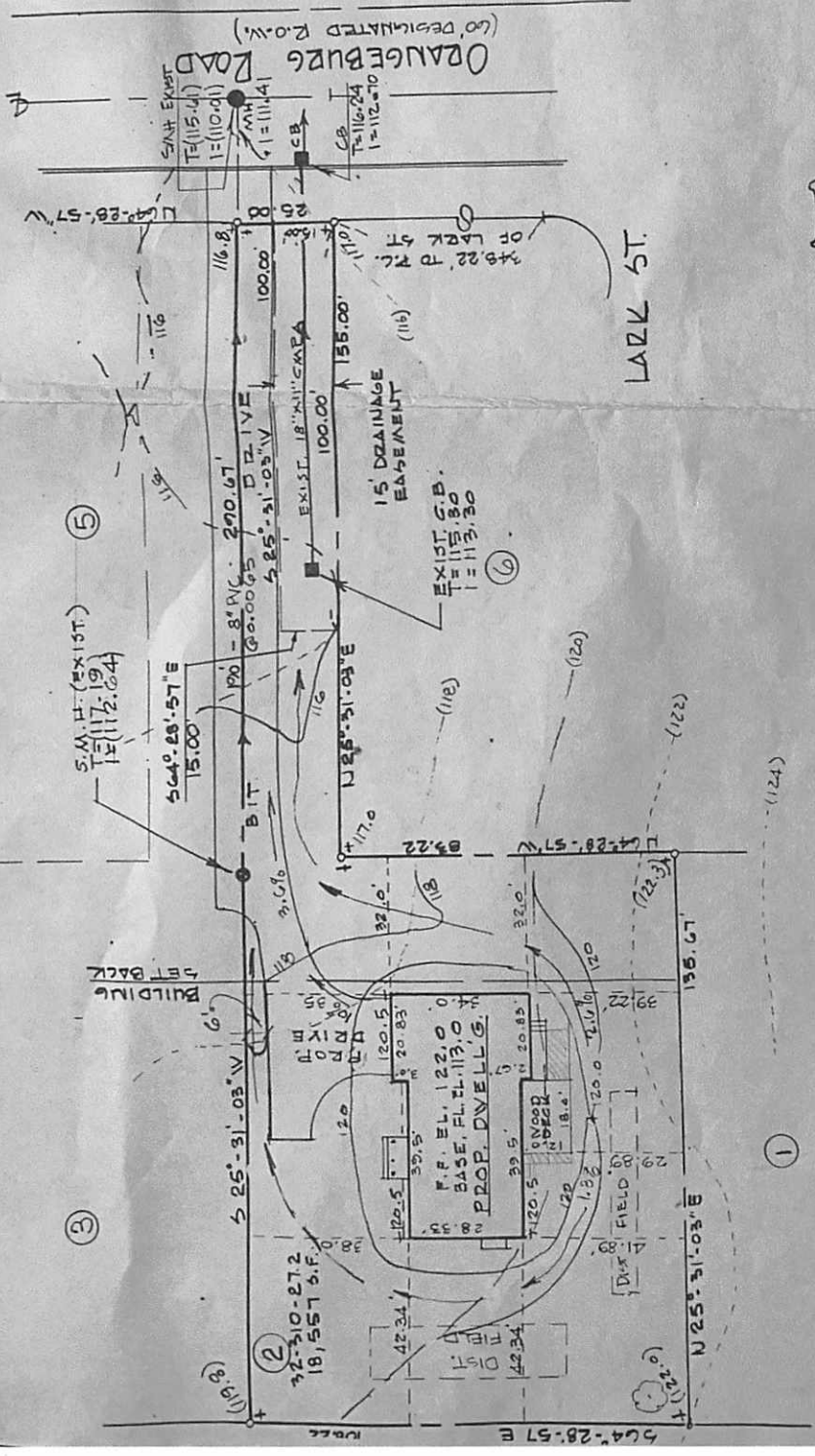
PLANS REVIEWED: _____

PERMIT REFERRED / DENIED FOR:
Chapter 43, Title 3-12 Columns 1, 2, 3 = R-15, Geog M, SPR
Column 9 Req'd side yard 20' w/ 10' proposed
section 5.227 Req'd rear yard 20' w/ 10' proposed
2 Variances Required

5/27/2020 5/28/2020

FOR OFFICE USE ONLY SECTION BLOCK LOT NAME PERMIT #

L U I N



BUILDING PERMIT

REV: SITE PLAN OF PROPERTY
 AT
 NAUZAUGHAN
 TOWN OF ORANGETOWN - ROCKLAND COUNTY - NEW YORK
 SCALE: 1" = 30'

FOR: KENNEDY ESTATES TWO
 FILED IN OFFICE OF ROCKLAND CO. CLERK
 ON: 8/30/85 AS MAP NO: 5795
 BOOK: 104 PAGE: 27



Adler & Young, P.C.
 ENGINEERS, PLANNERS & LANDSCAPE ARCHITECTS
 82 DEMAREST MILL RD., MANUET, NEW YORK



ZONING BLDG. DEPT.
 TOWN OF ORANGETOWN

NOTE: No TREES.

