

DEPARTMENT OF PLANNING

Dr. Robert L. Yeager Health Center
50 Sanatorium Road, Building T
Pomona, New York 10970
Phone: (845) 364-3434 Fax: (845) 364-3435

Douglas J. Schuetz
Acting Commissioner

Arlene Miller
Deputy Commissioner

June 23, 2020

Orangetown Zoning Board of Appeals
21 Greenbush Road
Orangeburg, NY 10962

Tax Data: 69.18-1-86

Re: GENERAL MUNICIPAL LAW REVIEW: Section 239 L and M

Map Date: 8/30/1985

Date Review Received: 6/8/2020

Item: *WILLIAM & EILEEN HORAN (O-2401)*

Variances for side yard and pool less than 20 feet from rear yard, to permit the installation of an above-ground pool at an existing single-family dwelling, located on 0.43 acres in the R-15 zoning district. North side of Orangeburg Road, approximately 269 feet west of Sickletown Road

Reason for Referral:

Sickletown Road (CR 23), Nauraushaun Brook

The County of Rockland Department of Planning has reviewed the above item. Acting under the terms of the above GML powers and those vested by the County of Rockland Charter, I, the Commissioner of Planning, hereby:

****Approve***

1 Since the proposed variances will have no adverse impact on any County-wide interests, this matter is remanded for local determination.



Douglas J. Schuetz
Acting Commissioner of Planning

cc: Supervisor Teresa Kenny, Orangetown
Rockland County Drainage Agency
Rockland County Department of Highways

William Horan

WILLIAM & EILEEN HORAN (O-2401)

**The proposed action is deemed to have no significant negative impact on nearby municipalities, County or State roads or facilities, County Parks or Drainage Systems or the surrounding Neighborhood Character and, therefore, the ACTION IS FOR LOCAL DETERMINATION. Approval does not necessarily mean we endorse this subject action as desirable from the viewpoint of your municipality.*

The review undertaken by the Rockland County Planning Department is pursuant to, and follows the mandates of Article 12-B of the New York General Municipal Law. Under Article 12-B the County of Rockland does not render opinions, nor does it make determinations, whether the item reviewed implicates the Religious Land Use and Institutionalized Persons Act. The Rockland County Planning Department defers to the municipality forwarding the item reviewed to render such opinions and make such determinations if appropriate under the circumstances.

In this respect, municipalities are advised that under the Religious Land Use and Institutionalized Persons Act, the preemptive force of any provision of the Act may be avoided (1) by changing a policy or practice that may result in a substantial burden on religious exercise, (2) by retaining a policy or practice and exempting the substantially burdened religious exercise, (3) by providing exemptions from a policy or practice for applications that substantially burden religious exercise, or (4) by any other means that eliminates the substantial burden.

Proponents of projects are advised to apply for variances, special permits or exceptions, hardship approval or other relief.

Pursuant to New York State General Municipal Law §239-m(6), the referring body shall file a report of final action it has taken with the Rockland County Department of Planning within thirty (30) days after final action. A referring body which acts contrary to a recommendation of modification or disapproval of a proposed action shall set forth the reasons for the contrary action in such report.



Rockland County

HEALTH

CENTER FOR ENVIRONMENTAL HEALTH
Dr. Robert L. Yeager Health Center
50 Sanatorium Road, Building D
Pomona, New York 10970
Phone: (845) 364-2608 Fax: (845) 364-2025



Public Health
Prevent. Protect. Promote.

EDWIN J. DAY
County Executive

PATRICIA S. RUPPERT, DO, MPH, CPE, DABFM, FAAFP
Commissioner of Health

SAMUEL RULLI, PE
Director, Environmental Health

July 6, 2020

Ms. Deborah Arbolino
Town of Orangetown Zoning Boards of Appeals
20 Greenbush Road
Orangetown, NY 10962

Re: Horan – 619 Orangeburg Road, Pearl River
Variances for a Single Family Dwelling
Tax lot 69.18-1-86

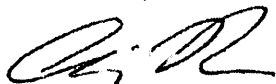
Dear Ms. Arbolino:

We have received an application and for the above referenced project. Comments are as follows:

1. Our records indicate that there is a septic system on the property, in the immediate vicinity of the proposed pool. It is to be verified that the dwelling is connected to the sanitary line in the driveway before permits are issued. The existing septic system is to be properly decommissioned, including removal of the field, before a swimming pool and associated equipment is installed.
2. Should the Board require a stormwater management system to remediate the increase in impervious surface, application is to be made to the RCDOH for review of the system for compliance with the County Mosquito Code.

If you have any questions regarding this matter, do not hesitate to call.

Very truly yours,



Elizabeth Mello, P.E.
Senior Public Health Engineer
(845) 364-2616

cc: Arlene Miller, Rockland County Department of Planning
Town of Orangetown DEME



Rockland County

Ed Day, Rockland County Executive

ROCKLAND COUNTY SEWER DISTRICT NO. 1

4 Route 340
Orangeburg, New York 10962
Phone: (845) 365-6111 Fax: (845) 365-6686
RCSD@co.rockland.ny.us

George Hoehmann
Chairman

Michael R. Saber, P.E.
Assistant Director/Acting Executive Director

July 7, 2020

Ms. Deborah Arbolino
Town of Orangetown Zoning Board of Appeals
20 South Greenbush Road
Orangeburg, NY 10962

Re: William and Eileen Horan
619 Orangeburg Road, Pearl River
Tax Lot 89/69.18-1-86 (formerly 20-32-310.27/2)

Dear Ms. Arbolino:

Our office has received and reviewed a Land Use Board Application dated June 4, 2020 that the applicant signed for the above referenced project. We thank you for the opportunity to comment on this application. Our comments are as follows:

1. Rockland County Sewer District No. 1 does not object to the plan as described. This project does not affect any sanitary sewers within the District. We request no future correspondence for this site.

Please inform us if any developments in this project change to affect the District. If you have any questions, please contact this office at 845-365-6111.

Very truly yours,



Joseph LaFiandra
Engineer II

cc: M. Saber
Helen Kenny-Burrows – Rockland County Department of Planning

File: TOO 69.18-1-86 – 619 Orangeburg Road
Reader

Rocklandgov.com

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

RECEIVED
ROCKLAND COUNTY HWY DEPT.
2020 JUN 10 P 12:52

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.

RECEIVED
JUN 11 2020
TOWN OF ORANGETOWN
LAND USE BOARDS

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 Rockland County Highway Dept

Name Dyan Rajasingham date: 06.11.20

Signature: [Signature]

Thank you, Deborah Arbolino

County of Rockland
DEPT. OF HEALTH
JUN 10 2020
RECEIVED

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

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Reviewing Agency RC Health Dept

Name Liz Mello date: 7/6/20

Signature: 

Thank you, Deborah Arbolino

Kevin T Farrell
20 Robin St
Pearl River, NY 10965

Orangetown Zoning Board of Appeals
20 Greenbush Road
Orangeburg, NY 10962

6/4/2020

I have discussed with William Horan his proposal for a 15'x 26' oval shape pool and his request to the Zoning Board to reduce the setback requirement from 20 feet to 10 feet. I have no objection to the project or to Mr. Horan's request for the variance.

Sincerely,



Kevin T. Farrell



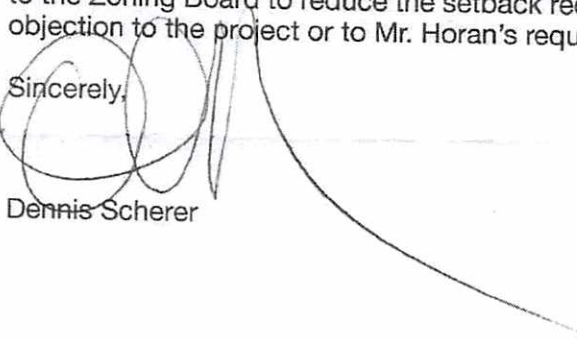
Dennis & Dorothy Scherer
599 Orangeburg Road
Pearl River, NY 10965

Orangetown Zoning Board of Appeals
20 Greenbush Road
Orangeburg, NY 10962

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Sincerely,


Dennis Scherer

RECEIVED

JUN 09 2020

TOWN OF ORANGETOWN
LAND USE BOARDS