

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

PERMIT#: 50144
 ASSIGNED _____
 INSPECTOR: Dom M

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

Project Name: Sheehan Pool

Street Address: 19 Staubitz Ave
Pearl River, NY 10965

Tax Map Designation:
Section: 69.10 Block: 1 Lot(s): 50
Section: _____ Block: _____ Lot(s): _____

Directional Location:
On the West side of Staubitz Ave, approximately 185 feet NORTH of the intersection of S. Reid Dr., in the Town of ORANGETOWN in the hamlet/village of Pearl River.

Acreage of Parcel <u>0.24 A</u>	Zoning District <u>R-15</u>
School District <u>Pearl River</u>	Postal District <u>Pearl River</u>
Ambulance District <u>S. Orangetown</u>	Fire District <u>"</u>
Water District <u>Suez</u>	Sewer District <u>S. Orangetown</u>

Project Description: (If additional space required, please attach a narrative summary.)
Above ground pool, rear yard variance

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

Date: 06/18/20 Applicant's Signature: [Signature]

APPLICATION REVIEW FORM

Applicant: CHRISTOPHER SHEEHAN Phone # 845 570 1298 - Cell 845 735 2337 - Home

Address: 19 STAUBITZ AVE Pearl River NY 10965

Property Owner: CHRISTOPHER SHEEHAN Phone # 845 570 1298 - cell 845 735 2337 - Home

Address: 19 STAUBITZ AVE Pearl River NY 10965

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: CHRISTOPHER SHEEHAN Phone # 845 570 1298 cell 845 735 2337 HOME

Address: 19 STAUBITZ AVE Pearl River NY 10965

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.

- State or County Road, Long Path, Municipal Boundary, State or County Park, County Stream, County Facility

List name(s) of facility checked above

Referral Agencies:

- RC Highway Department, RC Drainage Agency, NYS Dept. of Transportation, NYS Thruway Authority, Adjacent Municipality, Other, RC Division of Environmental Resources, RC Dept. of Health, NYS Dept. of Environmental Conservation, Palisades Interstate Park Commission

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:

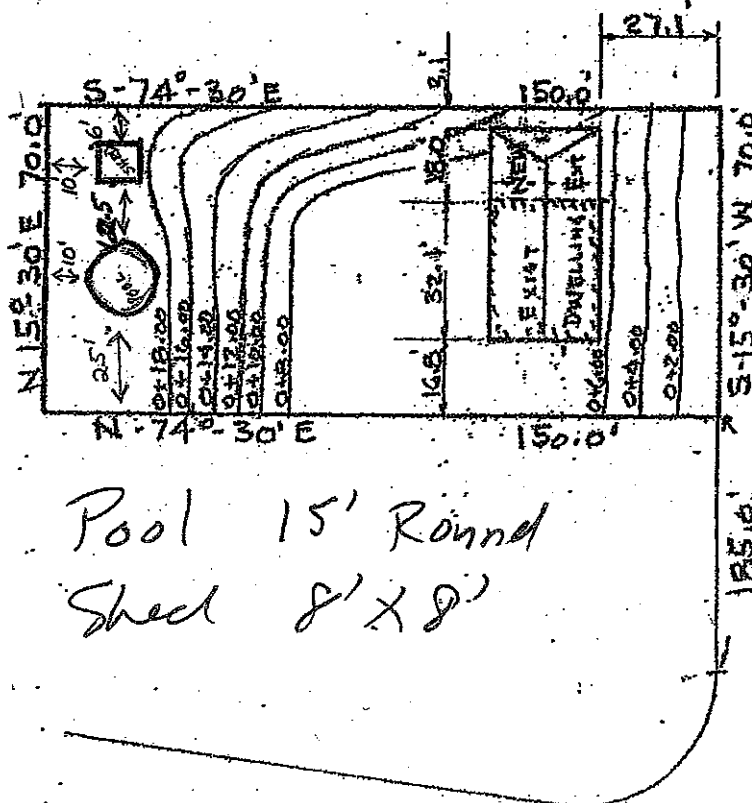
Project History:

Has this project ever been reviewed before? _____

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.

392489,69.10-1-43,Michael J Mc Manus,20
Staubitz Ave,Pearl River, NY 10965
392489,69.10-1-44,Arthur J Rendina,24
Staubitz Av,Pearl River, NY 10965
392489,69.10-1-48,Ciaran O'Donnell,31
Staubitz Ave,Pearl River, NY 10965
392489,69.10-1-49,~~Showplace Properties~~ *Occupant*
~~Inc,1 Crane Pl,Suffern, NY 10901~~ *25 Staubitz Ave*
392489,69.10-1-50,Christopher Sheehan,19
Staubitz Ave,Pearl River, NY 10965
392489,69.10-1-51,Alfred D Hoag,15
Staubitz Av,Pearl River, NY 10965
392489,69.10-1-52,Stephanie Torigian,7
Staubitz Ave,Pearl River, NY 10965
392489,69.10-1-55,John Burke,65 S Reld
Dr,Pearl River, NY 10965
392489,69.10-1-56,Philip Lane,59 S Reld
Dr,Pearl River, NY 10965
392489,69.10-1-57,Thomas Maucione,53 S
Reld Dr,Pearl River, NY 10965
392489,69.10-1-58,Ryan Deis,4 Villa
Rd,Pearl River, NY 10965



Pool 15' Round
Shed 8' x 9'

STAUBITZ AVE

CASAZZA PL.

SCALE: 1" = 40.0'

RECEIVED

JUN 10 2020

TOWN OF ORANGETOWN
BUILDING DEPARTMENT

LOT # 56 as shown on Revised Sub
Map of PEARL PARK. Filed Aug 10-1950
Copied from Certified Plot Plan
Filed Jan 5-1951 BY Brown Wright Inc.

PLAN INFORMATION
 Owner Name: Sheehan
 Address: 19 Staubitz Ave
Pearl River
 Sec-Blk-Lot: 69.10 - 1 - 50
 Prepared By: Christopher Sheehan
 Date: 6/10/2020

LOMAR ASSOCIATES
 PEARL RIVER NY
 PLOT PLAN
 ADDITION TO DWELLING
 BY MR & MRS. THOMAS EGAN



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: June 16, 2020

Applicant: Sheehan

Address: 19 Stanbits Ave, Pearl River, NY

RE: Application Made at: same

Chapter 43, Section 5.227 Pools in R-15 District require 20' Rear Yard setback with 10' proposed

1 variance required

Section: 69.10 Block: 1 Lot: 50

Dear Sheehan:

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

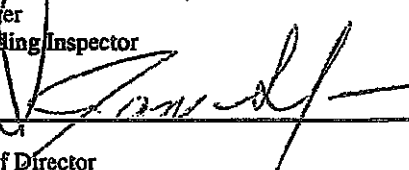
June 10, 2020, has been denied. I have enclosed a Xerox copy of your application, where you will find at the bottom the reason for denial.

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

6/18/2020
Date
CC: Rosanna Sfraga
Liz Decort
Debbie 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, Orangetown, NY 10962 Phone: (845) 359-8410 Fax: (845) 359-8526

ZONE: <u>R-15</u>	OFFICIAL USE ONLY	ACREAGE: <u>.29</u>
Inspector: <u>Dom</u>	Date App Received: <u>12/10/2020</u>	Received By: <u>Amby</u>
Permit No. <u>20144</u>	Date Issued: _____	
CO No. _____	Date Issued: _____	
Permit Fee: <u>\$222</u>	Ck# <u>359</u>	Paid By <u>C. Sheehan</u>
GIS Fee: <u>\$20</u>	Ck# <u>358</u>	Paid By <u>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 be signed by the Applicant.

Property Location: 19 Staubitz Avenue Pearl River, NY 10965

Section: 69.10 Block: 1 Lot: 50

Property Owner: Christopher Sheehan

Mailing Address: 19 Staubitz Ave. Pearl River, NY 10965

Email: chris4carz@yahoo.com Phone #: 845-570-1298

Lessee (Business Name): _____

Mailing Address: _____

Email: _____ Phone #: _____

Type of Business / Use: Residential

Contact Person: Christopher Sheehan Relation to Project: Owner

Email: chris4carz@yahoo.com Phone #: 845-570-1298

Architect/Engineer: _____ NYS Lic #: _____

Address: _____ Phone #: _____

Builder/General Contractor: Westrock Pool & Spa RC Lic #: 00254-25

Address: 21 N. Middletown Road Nanuet, NY 10954 Phone #: 845-623-3844

Plumber: _____ RC Lic #: _____

Address: _____ Phone #: _____

Electrician: Phillip Ammirati Elec Contractor, Inc RC Lic #: 398

Address: 150 N Middletown Rd Pearl River, NY 10965 Phone #: 845-735-7344

Heat/Cooling: _____ RC Lic #: _____

Address: _____ Phone #: _____

Existing use of structure or land: _____

Proposed Project Description: Install above ground pool. -15' ROUND

Proposed Square Footage: _____ Estimated Construction Value (\$): 4500

BUILDING DEPARTMENT COMPLETES BELOW

PLANS REVIEWED: _____

PERMIT REFERRED / DENIED FOR: _____

Chapter 42 Section 5.227 fails in R-15 District
require 10' from yard setback of 10' proposed:
6/18/2020 8-16/18/2020

FOR OFFICE USE ONLY SECTION _____ BLOCK _____ NAME _____ PERMIT # _____

RECEIVED

JUN 10 2020

TOWN OF ORANGETOWN
BUILDING DEPARTMENT

I hereby confirm that I do not oppose the installation of an above ground pool at the residence of Christopher Sheehan, 19 Staubitz Avenue, Pearl River, NY 10965.

Alfred Hoag

6/22/20

Signed - Alfred D. Hoag - 15 Staubitz Avenue, Pearl River, NY 10965 - Date

[Signature]

6/22/20

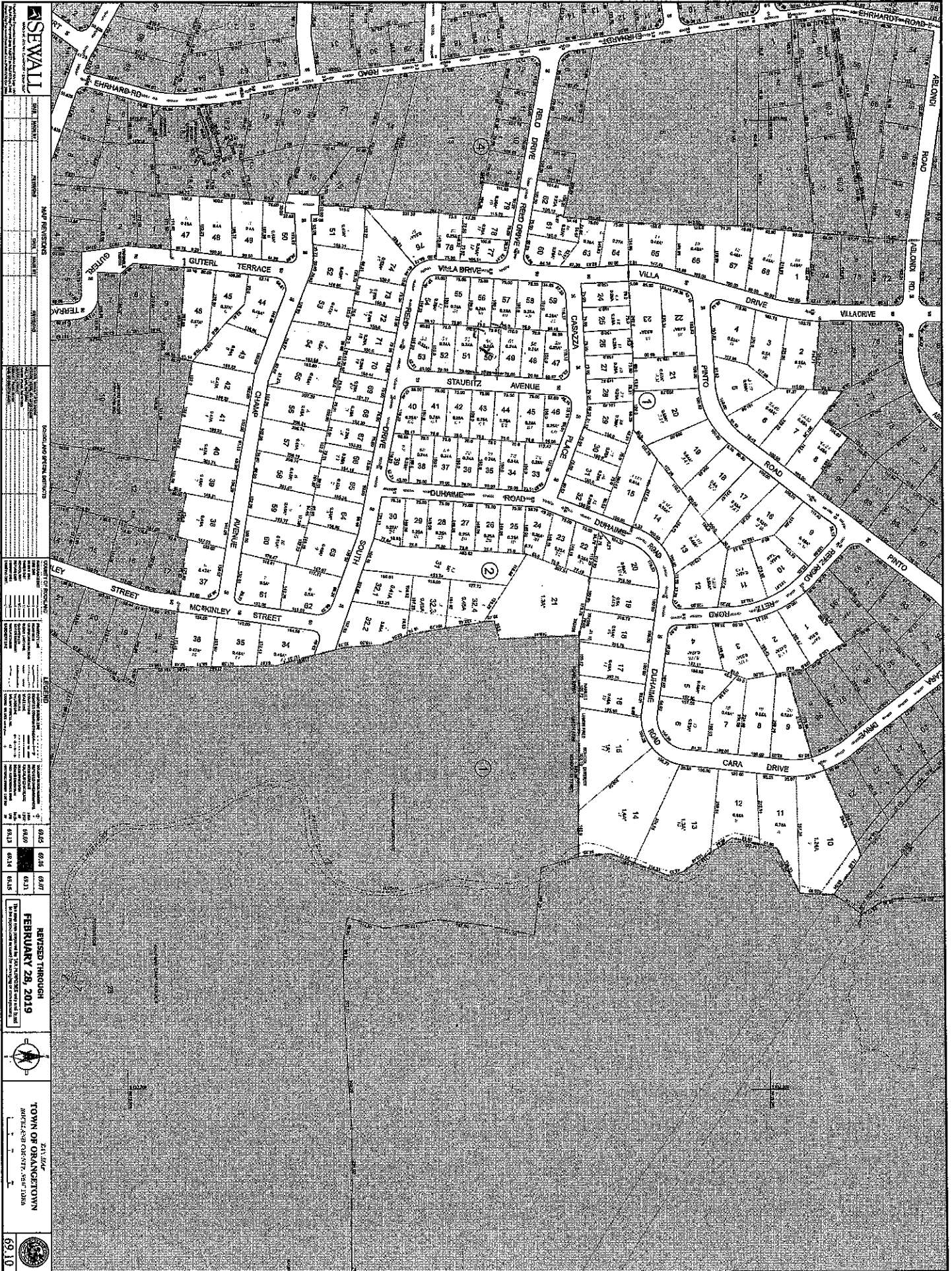
Signed - Occupant - 25 Staubitz Avenue, Pearl River, NY 10965 - Date

new neighbors - Loren + Joed

Philip Lane

6/22/20

Signed - Philip Lane - 59 S. Reld Drive, Pearl River, NY 10965 - Date



SEWALL
 ENGINEERS & ARCHITECTS
 10000 GRANDTOWN ROAD
 GRANDTOWN, MICHIGAN 49731
 PHONE: 269-781-1111
 FAX: 269-781-1112
 WWW.SEWALL-ENGINEERS.COM

MAP REVISIONS

NO.	DATE	DESCRIPTION
1	02/28/19	REVISED THROUGH FEBRUARY 28, 2019

SYMBOLS AND SPECIAL NOTATIONS

SYMBOL	DESCRIPTION
(Circle with '1')	Lot 1
(Circle with '2')	Lot 2

PROPERTY INFORMATION

PROPERTY ID	OWNER	ACRES	STATUS
01
02

LEGEND

SYMBOL	DESCRIPTION
(Solid line)	Property Boundary
(Dashed line)	Survey Boundary
(Circle with '1')	Lot 1
(Circle with '2')	Lot 2

REVISIONS

NO.	DATE	DESCRIPTION
01	02/28/19	REVISED THROUGH FEBRUARY 28, 2019
02	03/15/19	...
03	04/01/19	...
04	04/15/19	...
05	05/01/19	...

**REVISED THROUGH
 FEBRUARY 28, 2019**



TOWN OF GRANDTOWN
 271 1/2 Ave
 Grandtown, Michigan 49731
 Phone: 269-781-1111
 Fax: 269-781-1112
 www.grandtowntown.org