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RECEIVED

FEB 27 2020

DEPT. OF PLANNING

ZONING BOARD OF APPEALS

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

Date: February 24, 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: Ben Wiley, 161 Old Middletown Road, Pearl River, NY

Section 69.17 Block 1 Lot 26 R-15 zone

This matter is scheduled for:

Chapter 43, R-15 District, Section 3.12, Group M, Columns 9 (Side Yard: 15' required, 4.9' existing, 4.8' proposed), 10 (Total Side Yard: 30' required, 27.8' existing, 20.8' proposed) and 12 (Building Height: 20' permitted, 23.5' proposed) (Section 5.21 e undersize lot applies) for an addition to 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: April 1, 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, April 1, 2020**. **Kindly forward your completed review to this office by April 1, 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 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#: 49596
 ASSIGNED _____
 INSPECTOR: Mike

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

RECEIVED

Project Name: BEN WILEY

FEB 27 2020

Street Address: 161 OLD MIDDLE TOWN ROAD
PEARL RIVER NY 10965

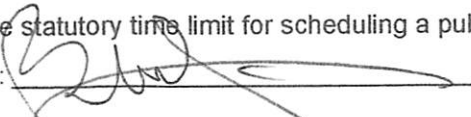
DEPT. OF PLANNING

Tax Map Designation:
Section: 69.17 Block: 1 Lot(s): 26
Section: _____ Block: _____ Lot(s): _____

Directional Location:
On the WEST side of OLD MIDDLE TOWN ROAD, approximately 823 feet NORTH of the intersection of GILBERT and OLD MIDDLE TOWN RD, in the Town of ORANGETOWN in the hamlet/village of PEARL RIVER.

Acreage of Parcel <u>0.38</u>	Zoning District <u>R15</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>SUEP</u>	Sewer District <u>ORANGETOWN</u>

Project Description: (If additional space required, please attach a narrative summary.)
2-story addition to add dining room, den, & master bedroom

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.
Date: 2/2/20 Applicant's Signature: 

CONTACT PERSON INFORMATION SHEET:

NAME: BEN WILEY

MAILING ADDRESS:

161 Old Middletown Rd
Street number (PO Box) Street Name
Pearl River NY 10965
City State Zip Code

TELEPHONE #: 973-901-1393

CELL PHONE #: 973-901-1393

FAX #: —

E-MAIL ADDRESS: HUNGJURY@GMAIL.COM

Relation to project: OWNER OCCUPANT

APPLICATION REVIEW FORM

Applicant: Ben Wiley Phone # 973-901-1393
Address: 161 Old Middletown Rd. Pearl River NY 10965

Property Owner: BEN WILEY Phone # 973-901-1393
Address: 161 Old Middletown Rd. Pearl River NY 10965

Engineer/Architect/Surveyor: John J. Gilchrest PC Phone # 201-573-1877
Address: 210 Summit Ave Montvale, NJ 07645

Attorney: Phone #
Address:

Contact Person: BEN WILEY Phone # 973-901-1393
Address: 161 Old Middletown Rd. 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? 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.

APPLICATION REVIEW FORM

Affidavit Pursuant to Section 809 of the General Municipal Law

State of New York)
County of Rockland) SS.:
Town/Village of ORANGETOWN PEARL RIVER)

I, BEN WILEY, being duly sworn, hereby depose and say that all the following statements and the statements contained in the papers submitted herewith are true and that the nature and extent of any interests set forth are disclosed to the extent that they are known to the applicant.

1. Print or type full name and post office address

BEN WILEY
161 OLD MIDDLETOWN ROAD
PEARL RIVER NY 10965

Certifies that he/she is owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner that he/she has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application for the relief set forth:

2. To the ZBA of the Town/Village of Orangetown, Rockland County, New York:

- Application, petition or request is hereby submitted for:
(X) Variance or modification from the requirement of Section 5Y TSY BTT
() Special permit per the requirements of Section
() Review and approval of proposed subdivision plat;
() Exemption from a plat or official map;
() An order to issue a certificate, permit or license;
() An amendment to the Zoning Ordinance of Official Map or change thereof;
() Other (explain)

To permit construction, maintenance and use of 2 story Addition
Diy room 9 bed bath

3. Premises affected are in a zone and from the Town of

Tax map, the property is known as Section 69.17, Block, 1, Lot(s) 26

APPLICATION REVIEW FORM

4. There is no state officer, Rockland County officer or employee or town/village officer or employee nor his or her spouse, brother, sister, parent, child or grandchild, or a spouse of any of these relatives who is the applicant or who has an interest in the person, partnership or association making this application, petition or request, or is an officer, director, partner or employee of the applicant, or that such officer or employee, if this applicant is a corporation, legally or beneficially owns or controls any stock of the applicant in excess of 5% of the total of the corporation if its stock is listed on the New York or American Stock Exchanges; or is a member or partner of the applicant, if the applicant is an association or a partnership; nor that such town/village officer or employee nor any member of his family in any of the foregoing classes is a party to an agreement with the applicant, express or implied, whereby such officer or employee may receive any payment or other benefit, whether or not for service rendered, which is dependent or contingent upon the favorable approval of this application, petition or request.

5. To the extent that the same is known to your applicant, and to the owner of the subject premises there is disclosed herewith the interest of the following officer or employee of the State of New York or the County of Rockland or of the Town/Village of ORANGETOWN in the petition, request or application or in the property or subject matter to which it relates:

(IF NONE, SO STATE)

NONE

- a. Name and address of officer or employee _____
- b. Nature of interest _____
- c. If stockholder, number of shares _____
- d. If officer or partner, nature of office and name of partnership _____
- e. If a spouse or brother, sister, parent, child, grandchild or the spouse of any of these blood relatives of such state, county or town/village officer or employee, state name and address of such relative and nature of relationship to officer and employee and nature and extent of office, interest or participation or association having an interest in such ownership or in any business entity sharing in such ownership. _____
- f. In the event of corporate or limited liability company ownership: A list of all directors, officers and stockholders of each corporation or members of each limited liability company owning more than five (5%) percent of any class of stock or more than five (5%) percent beneficial interest, must be attached, if any of these are officers or employees of the State of New York, or of the County of Rockland, or of the Town of Orangetown.

6. I do hereby depose and say that all the above statements and statements contained in the papers submitted herewith are true, knowing that a person who knowingly and intentionally violates this section is guilty of a misdemeanor.

Signature: _____

Mailing Address: _____

161 Old Middletown Rd
Pearl River NY 10965

SWORN to before this

21 day of Feb, 20 20

Notary Public

Deborah Arbolino
Notary Public, State of New York
No. 01AR6199210
Qualified in Rockland County
Commission Expires Jan. 12, 2021

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

Phone: (845) 359-8410 Office Hours: 8 to 4
 Fax: (845) 359-8526

Date Application Received: 11/27/19

Name of Municipality: Town of Orangetown, 20 Greenbush Road, Orangetown, NY

Inspector: <u>M</u>	OFFICIAL USE ONLY	Received By: <u>U2</u>
Zoning District: <u>R-15</u>	Red Ball Yes/No	Acreage: <u>.38</u>
Permit Information: <u>49596</u>		Date: _____
Permit No.: _____		Date: _____
C.O. No.: _____		Date: _____
Check Amount: <u>\$1752</u>	Date: <u>11/26/19</u>	
Check #: <u>5520</u>		From: <u>RWS Homes LLC</u>
GIS Fee: From <u>RWS Homes LLC</u>	Ck. # <u>5521</u> Amt. <u>\$20</u>	Date: <u>11/26/19</u>
S.M.F. Ck. No.: _____	Amt. _____	From: _____
1st 6Mo Extension/Date: _____	Ck. # _____ Amt. _____	From: _____
2nd 6Mo Extension/Date: _____	Ck. # _____ Amt. _____	From: _____

Rockland County Home Improvement - please submit a copy of license
 Workmen's Compensation and Disability Carrier - please submit a copy of the policy

APPLICANT COMPLETES:

Note: See inside for instructions for completing this application

Property Location: 161 Old Middletown Rd. Pearl River

Section: 69-17 Block 1 Lot 26

Property Owner: Brian Wiley Phone # Home: 973-901-293

Address: 161 Old Middletown Rd. Pearl River, NY 10965 Work: _____

Email: brianwiley@gmail.com Work#: _____ Cell: _____

Lessee _____ Phone # _____

Address _____

Contact Person: Robert Stout (TRAINBRIDGE RWSBUILD.COM) Phone # 845-551-2055

Architect/Engineer: John T. Gilchrist PE, NYS Lic # _____ Phone # 201-573-1877

Address: 210 Summit Ave. Montvale, NJ 07645

Builder/General Contractor: RWS Homes LLC RC Lic # H-11405

Address: 228 E. Rt 59 #174 Nanuet, NY 10954 Phone # 845-551-2055

Plumber: All County Mechanical RC Lic # P-01091

Address: 67 N. Middletown Rd. Nanuet, NY 10954 Phone # 845-527-7397

Heat/Cooling: All County Mechanical RC Lic # P-01091

Address: 67 N. Middletown Rd. Nanuet, NY 10954 Phone # 845-527-7397

Electrician: James Murney Electrical Inc. RC Lic # E-09566

Address: PO Box 451, New City, NY 10956 Phone # 845-558-7000

Existing use of structure or land: _____

Proposed Project Description: 2 story addition with bedroom + bath on 2nd floor. Dining + office on 1st floor

Proposed Square Footage: _____ Estimated Construction Value (\$): 90,000

BUILDING DEPARTMENT COMPLETES

PLANS REVIEWED:

PERMIT REFERRED/DENIED FOR:

Chapter 43, Table 2.12, Column 1 - R-15, Column 2 - Group M, Column 3 - Single Family Residential, Column 9 - Required side yard 15' (Section 5.2) w/ 4.8' proposed, Column 10 - Total Side Yard 30' (Section 5.2) w/ 20.8' proposed, Column 12 - Max height 20' or less Section 5.2 (Chapter 43) w/ 23.5' proposed, 3 Variations required

[Signature]

FOR OFFICE USE ONLY SECTION: 69-17 BLOCK: 1 LOT: 26 NAME: Wiley Permit # 49596



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 ZONING BOARD OF APPEALS

Date: December 17, 2019

Applicant: Wiley

Address: 161 Old Middletown Rd, Pearl River, NY

RE: Application Made at: same

Chapter 43, Table 3.12, Column 1- R-15 District, column 2- Group M, Column 3- SFR, Column 9- required side Yard 15' (as per ch 43 sect 5.21) w/ 4.8' proposed, Column 10 - Total Side Yard 30' w/ 20.8' proposed. Column 12, Max Height 20' (as per ch 43 sect 5.21), with 23.5' proposed. Three variances required.

Section: 69.17

Block: 1

Lot: 26

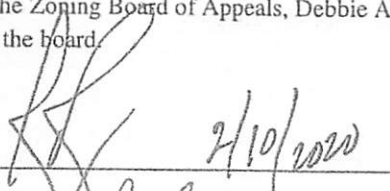
Dear Wiley:

Please be advised that the Building Permit Application, which you submitted on November 27, 2019, has been denied. I have enclosed a Xerox copy of your application, where you will find at the bottom the reason for denial.

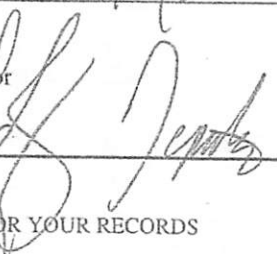

In Accordance with Zoning, Chapter 43 Section 10.322 the time to appeal a determination of a Building Inspector or Similar administrative office is thirty (30) days from the filing of such a determination with the Town Clerk.

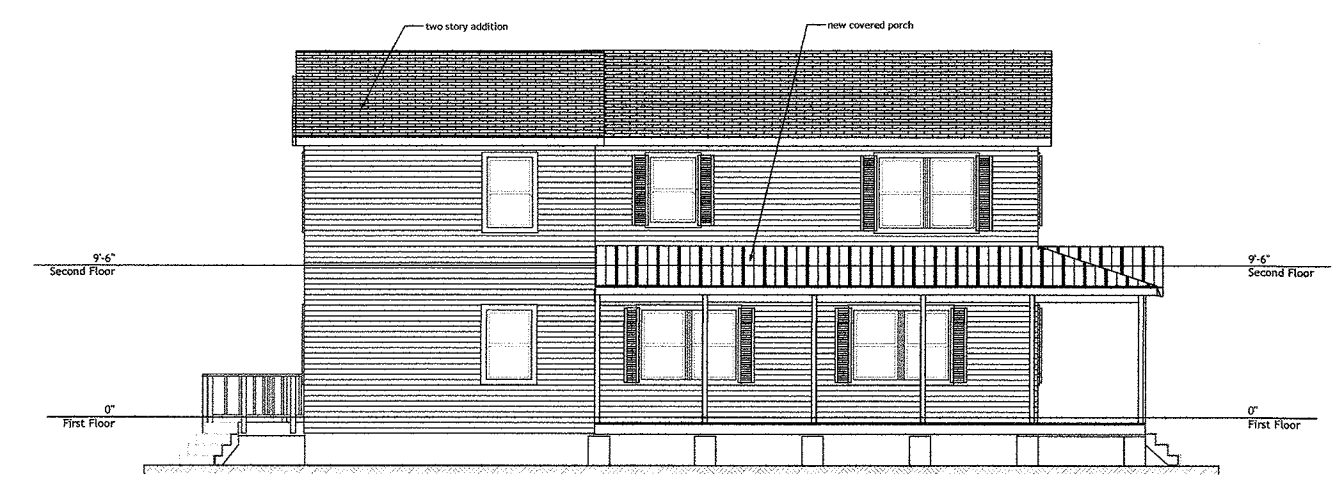
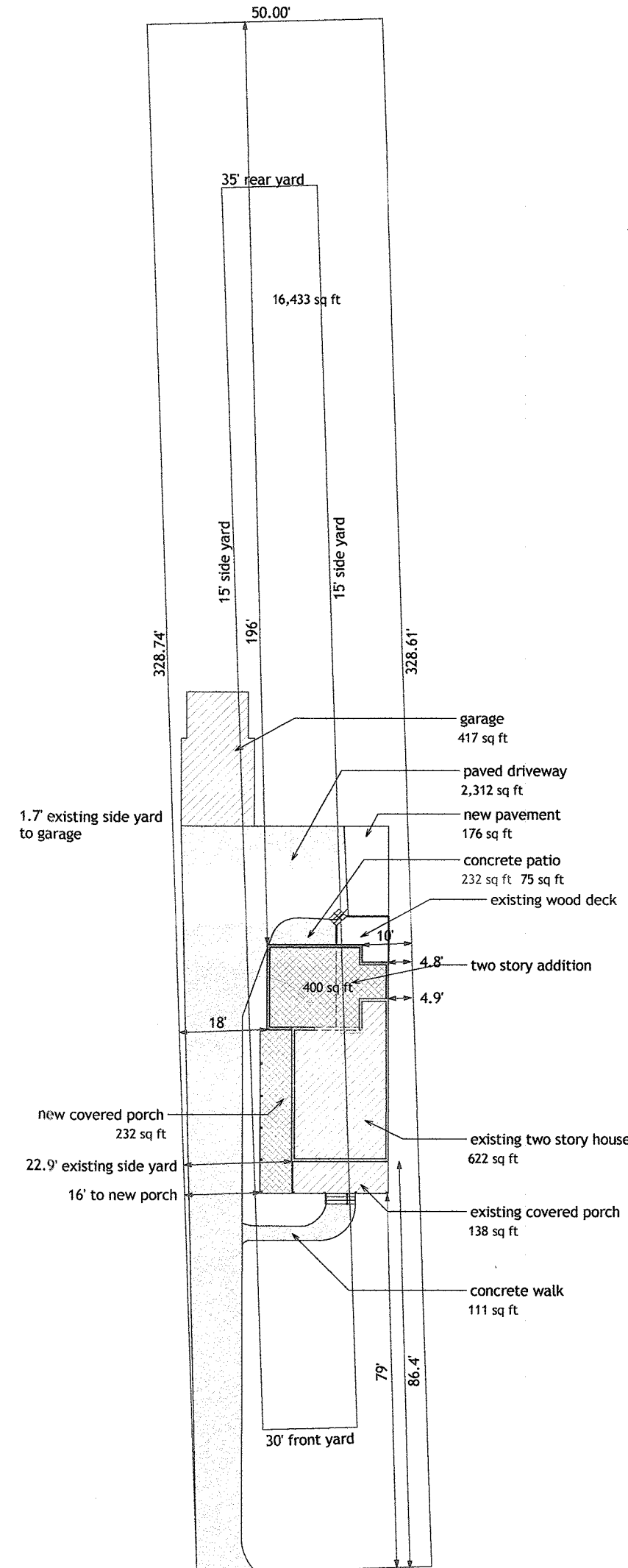
The Clerk to the Zoning Board of Appeals, Debbie Arbolino, will assist you in the preparation necessary to appear before the board.

Sincerely,


Richard Oliver
Deputy Building Inspector

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



Date
CC: Rosanna Sfraga
Liz Decort
Debbie Arbolino



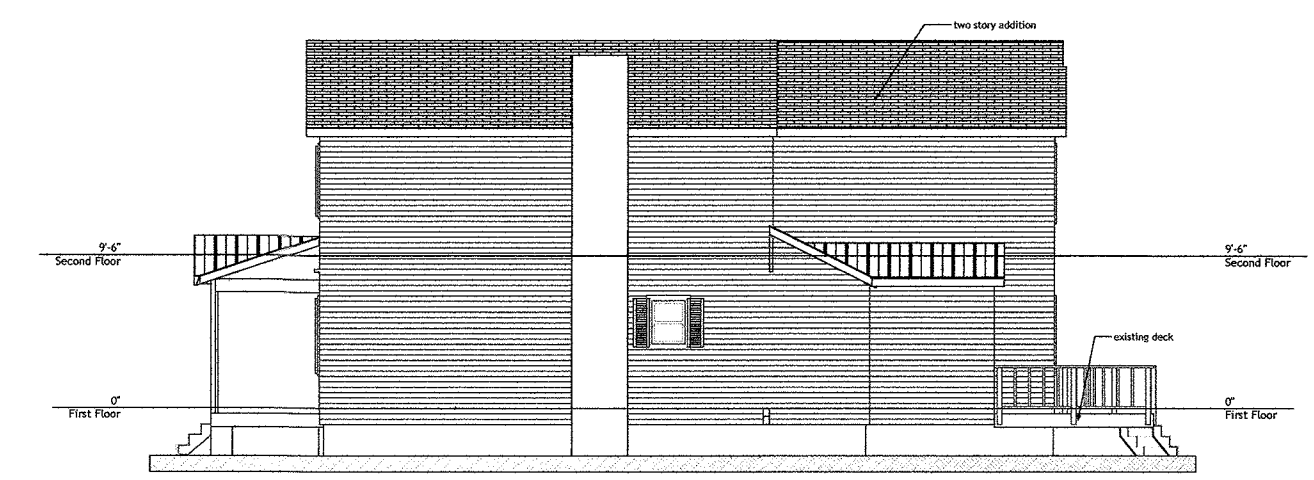
South Elevation
SCALE: 1/8" = 1'-0"



East Elevation
SCALE: 1/8" = 1'-0"



West Elevation
SCALE: 1/8" = 1'-0"



North Elevation
SCALE: 1/8" = 1'-0"

1-28-2020	revised per 1-27-20 review	JJG
1-17-2020	revised per 1-8-20 review	JJG

Old Middletown Road

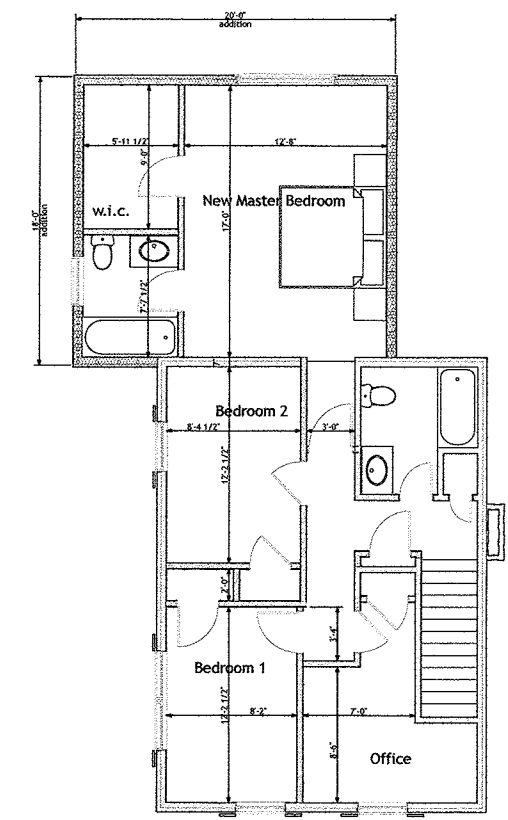
Site Plan
Scale: 1" = 20.0'
0 10' 20' 40'

Prepared with information taken from "Survey Prepared for Ben & Stacy Wiley Tax Map Section 69.17, Block 1, Lot 25 Town of Orangetown, Rockland County, New York," by W.E. James Engineering and Land Surveying, PLLC dated October 16, 2017

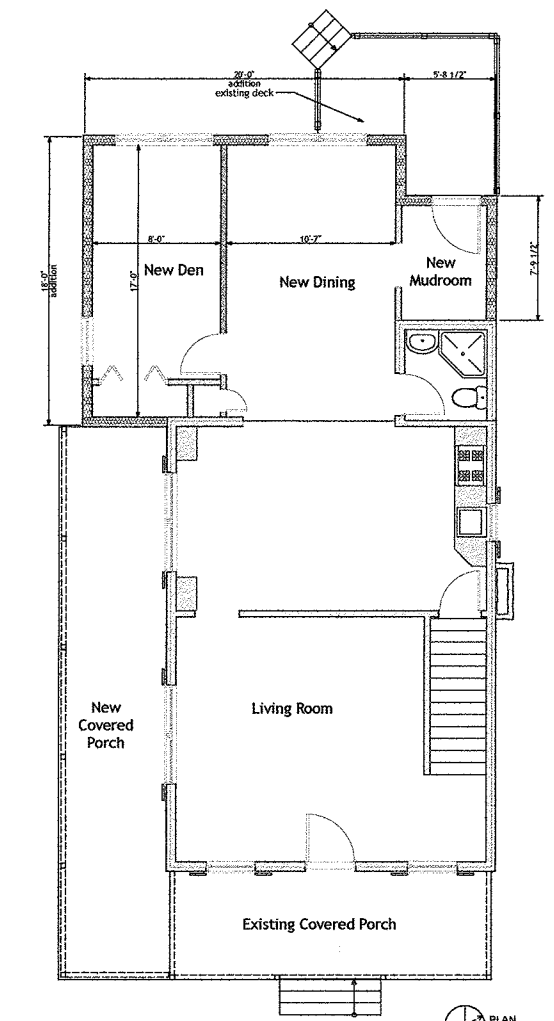
Town of Orangetown Zoning Schedule				
R15 Single Family Detached Group M	Ordinance	Existing	Proposed	
Maximum Floor Area Ratio	0.20	0.11	0.17	
Minimum Lot Area	15,000	16,433	not changed	
Minimum Lot Width	100	50	existing non-conforming	
Minimum Street Frontage	75	50	existing non-conforming	
Required Front Yard	30	79	not changed	
Required Side Yard	20 (15)*	4.9	4.8	variance
Total Side Yard	50(30)*	27.8	20.8	variance
Required Rear Yard	35	207	196	
Maximum Building Height	20*	23.5	23.5	variance
Required Side Yard Accessory Structure	5	2	existing non-conforming	

Building Area		
First Floor	622	982
Second Floor	584	984
Covered Porch	138	370
Existing Garage	417	417
Total Building Area	1,761	2,753

*Per Section 5.21, Exceptions to bulk regulations



Second Floor Plan
SCALE: 1/8" = 1'-0"



First Floor Plan
SCALE: 1/8" = 1'-0"

12-20-19	review	JJG
11-27-19	review	JJG
11-18-19	review	JJG
11-11-19	review	JJG
11-5-19	review	JJG
11-1-19	review	JJG
10-28-19	review	JJG
10-24-19	for review	JJG
Date	Issue	Initial

Residential Addition & Renovations for
Ben & Stacy Wiley
161 Old Middletown Road
Pearl River
Town of Orangetown
Rockland County New York
Section 69.17 Block 1 Lot 26

Preliminary

[Signature]
NJ 10567 NY 024343-1

John J Gilchrist
Architect

A Professional Corporation
210 Summit Avenue
Montvale NJ 07645
Phone 201 573 1877
JGilchristAIA@aol.com

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