

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#: 49785
ASSIGNED
INSPECTOR: Dave
Referred from Planning Board: YES / ☒ NO
If yes provide date of Planning Board meeting: _____

Project Name: Dawling Addition

Street Address: 207 Ann St
Pearl River, NY

Tax Map Designation: Section: 73.05 Block: 1 Lot(s): 7
Section: _____ Block: _____ Lot(s): _____

Directional Location:

On the W side of Ann St, approximately 160 feet N of the intersection of Gilboa Ave, in the Town of ORANGETOWN in the hamlet/village of Pearl River.

Acreage of Parcel <u>.29</u>	Zoning District <u>R-15</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>Suez</u>	Sewer District <u>Orangetown</u>

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

Front Dormer on Residence

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

Date: _____ Applicant's Signature: _____

APPLICATION REVIEW FORM

Applicant: William Dowling Phone # 845-323-2143
Address: 207 Ann Street Pearl River NY 10965
Street Name & Number (Post Office) City State Zip Code

Property Owner: William Dowling Phone # 845-323-2143
Address: 207 Ann Street 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: William Dowling Phone # 845-323-2143
Address: 207 Ann Street Pearl River NY 10965
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 checked="" 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 checked="" type="checkbox"/> RC Highway Department	<input type="checkbox"/> RC Division of Environmental Resources
<input checked="" type="checkbox"/> RC Drainage Agency	<input checked="" 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? _____
- 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.



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

APPEAL TO ZONING BOARD OF APPEALS

Date: February 6, 2020

Applicant: William and Jaclyn Dowling

Address: 207 Ann Street, Pearl River, NY 10965

RE: Application Made at: same

Chapter 43, Article IX, Section 9.2; Degree of Non-conforming bulk not to be increased. Side yard required is 20', existing 12.6', proposed 12.6' to new dormer addition.

Section: 73.05

Block: 1

Lot: 7

Dear Mr. and Mrs. Dowling:

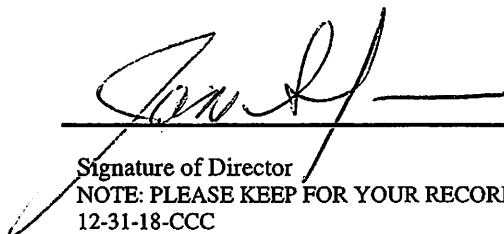
Please be advised that the Building Permit Application, which you submitted on

February 5, 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,


Signature of Director

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

Date

CC: Rosanna Sfraga
Liz Decort
Debbie Arbolino

2-6-2020

FOR OFFICE
USE ONLY

SECTION

BLOCK

LOT

NAME

PERMIT#

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 10962

Phone: (845) 359-8410 Fax: (845) 359-8526

ZONE: R-15 OFFICIAL USE ONLY ACREAGE: _____Inspector: DM Date App Received: 2/5/2020 Received By: LJ3Permit No. 49785 Date Issued: _____

CO No. _____ Date Issued: _____

Permit Fee: \$1032 Ck# 5939 Paid By RWS Homes LLCGIS Fee: \$20 Ck# 5938 Paid By _____

Stream Maintenance Fee Ck # _____ Paid By _____

Additional Fee: _____ Ck# _____ Date Paid _____ Paid By _____

1st 6 mo. Ext.: _____ Ck # _____ Exp. Date: _____ Paid By _____2nd 6 mo. Ext.: _____ Ck # _____ Exp. Date: _____ Paid By _____

RECEIVED

APPLICANT COMPLETES:

FEB 5 2020

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: 207 Ann St Pearl River, NY 10965Section: 73.05 Block: 1 Lot: 7Property Owner: William & Jaclyn DowlingMailing Address: 207 Ann St. Pearl River NY 10965Email: billyjacks516@gmail.com Phone #: _____

Lessee (Business Name): _____

Mailing Address: _____

Email: _____ Phone #: _____

Type of Business /Use: _____

Contact Person: Robert Stout Relation to Project: G.C.Email: rstout@rwsbuild.com Phone#: 845-551-2055

Architect/Engineer: _____ NYS Lic # _____

Address: _____ Phone#: _____

Builder/General Contractor: RWS Homes LLC RC Lic # H-11405Address: 228 E. Rte 59 #174 Manlius, NY 10954 Phone#: 845-551-2055Plumber: N/A RC Lic # _____

Address: _____ Phone#: _____

Electrician: James Murphy Electric RC Lic #: E-00566Address: Po Box 451 New City, NY 10956 Phone#: 845-558-7022

Heat/Cooling: _____ RC Lic#: _____

Address: _____ Phone#: _____

Existing use of structure or land: Single family residenceProposed Project Description: Build Front PorchProposed Square Footage: _____ Estimated Construction Value (\$): 50,000**BUILDING DEPARTMENT COMPLETES BELOW**

PLANS REVIEWED: _____

PERMIT REFERRED / DENIED FOR: CHAPTER 43, ARTICLE IX, SECTION 9.2 AgreeOF NON-CONFORMING BUILD NOT TO BE INCREASEDREQUIRED WIDENED 20', EXISTING 12.6', PROPOSED 12.6' to NewFORMER 2-6-202



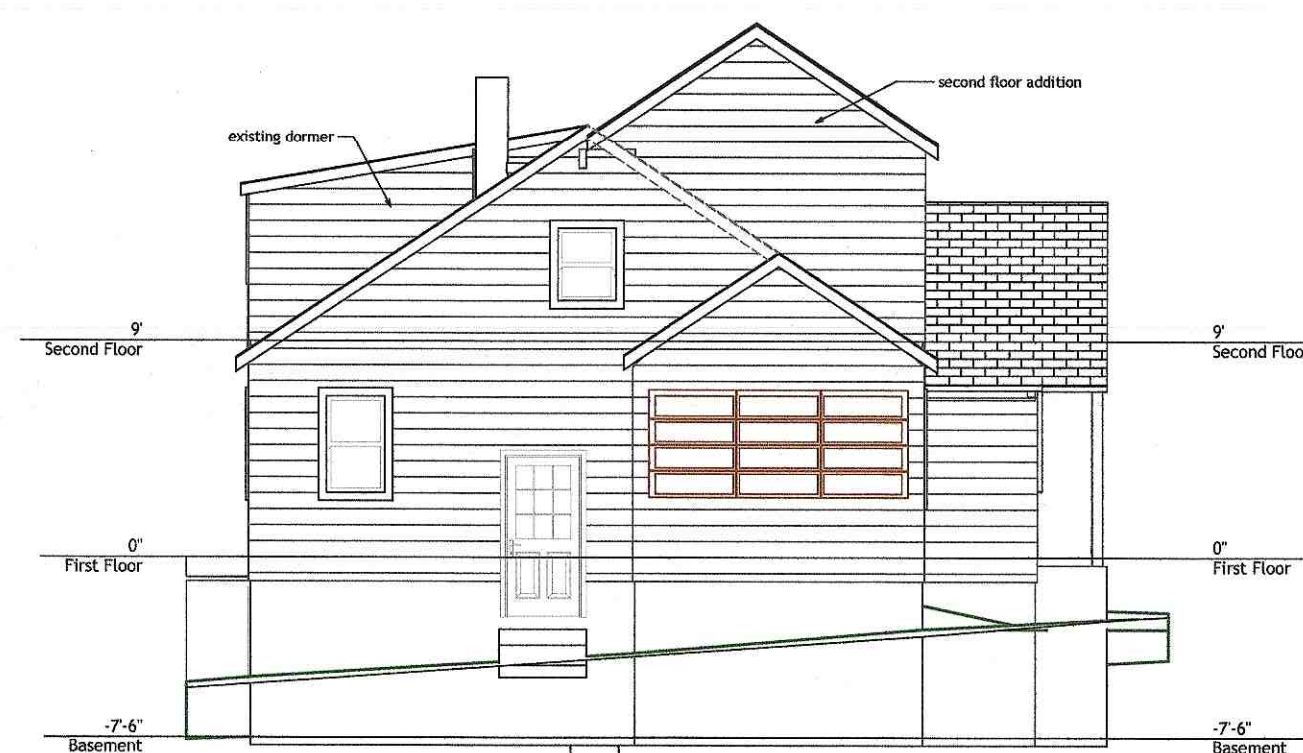
207 Ann St Bay River
7305-1-7, R-15
27 Letters/6 Posters
Dwelling

SEAWALL

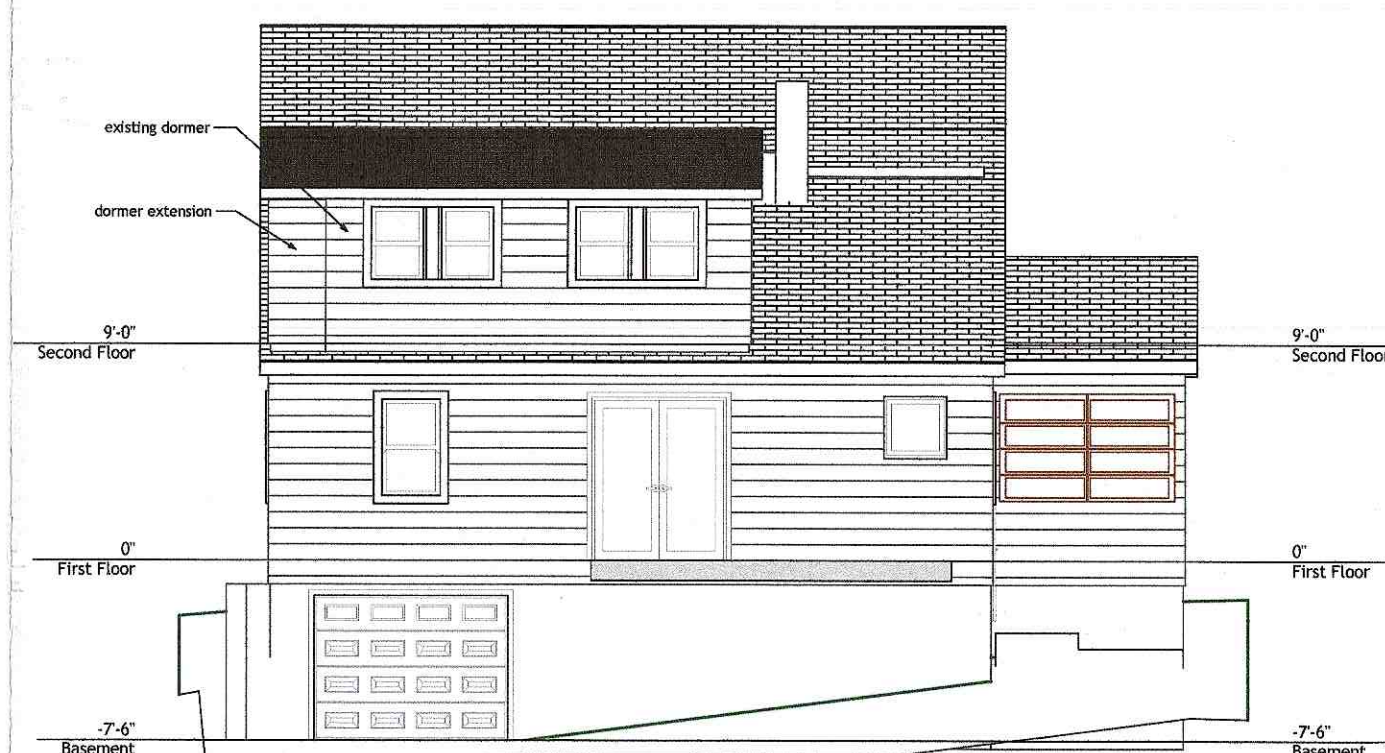
REVISSED THROUGH
FEBRUARY 28, 2019

TOWN OF QUANGETOWN
REVISSED THROUGH
FEBRUARY 28, 2019

73.05



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



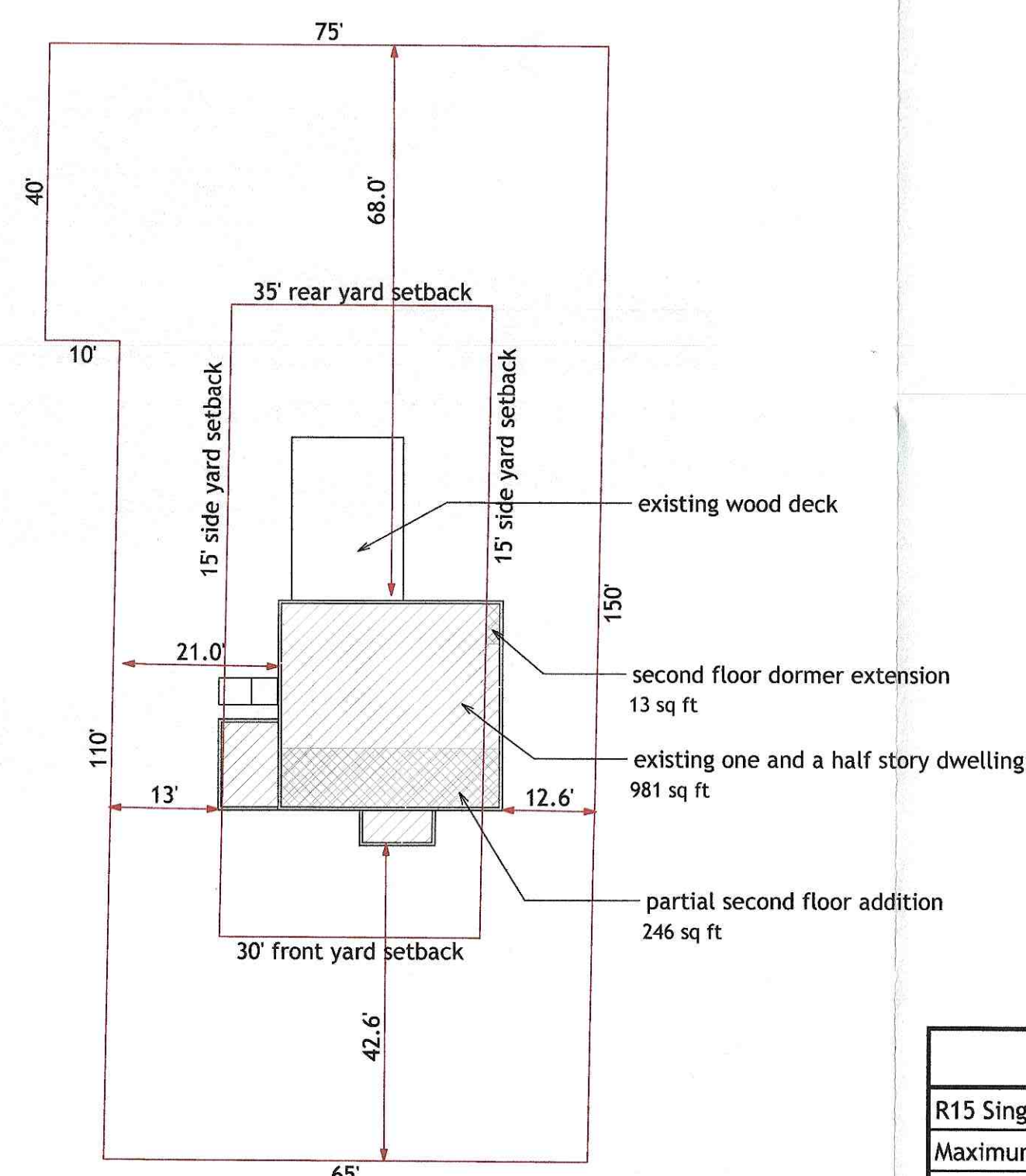
West Elevation
SCALE: 1/8" = 1'-0"



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



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



Anne Street

Site Plan

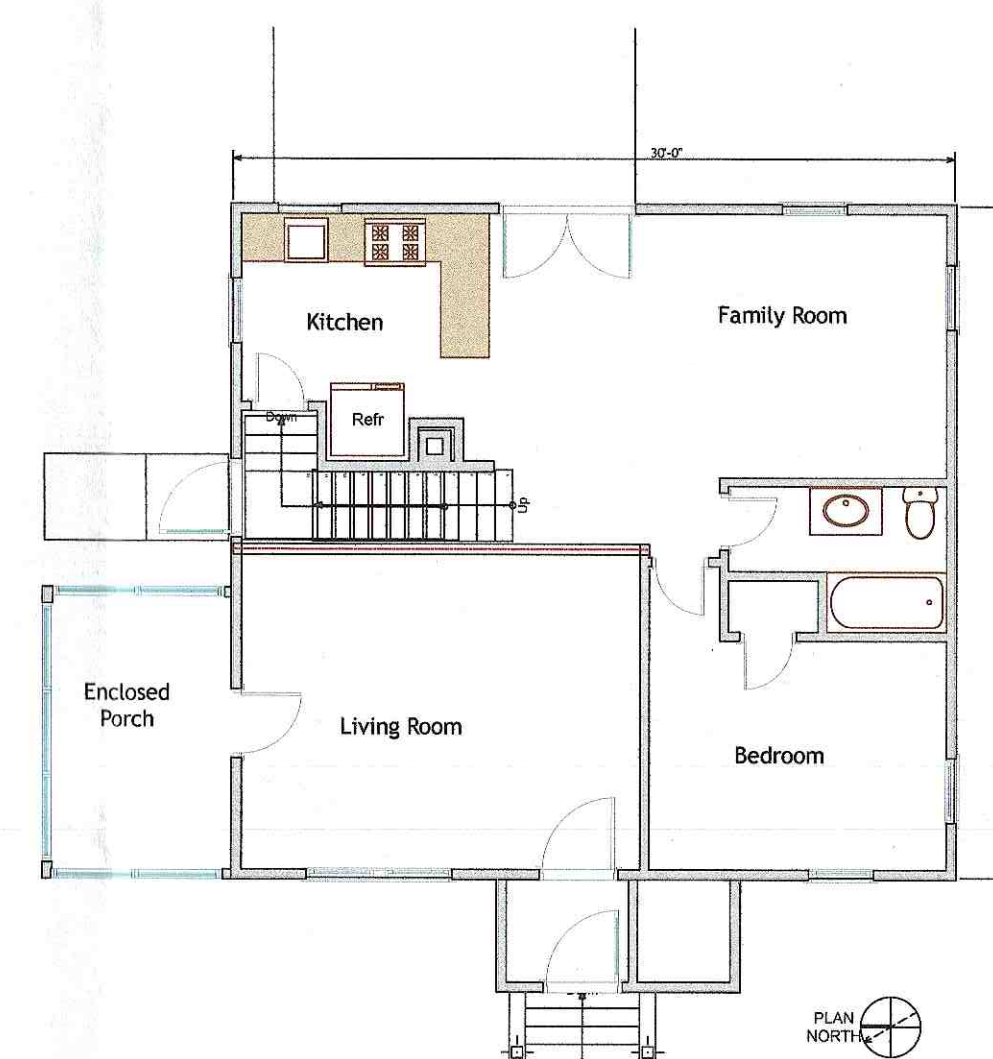
Scale: 1" = 20.0'
0 10' 20' 40'

Prepared with information taken from "Map of Property of Rudolph G. Behrendt, Pearl River, N.Y., Town of Orangetown, Rockland County," by H. I. Dorfman P.E. dated August 1945

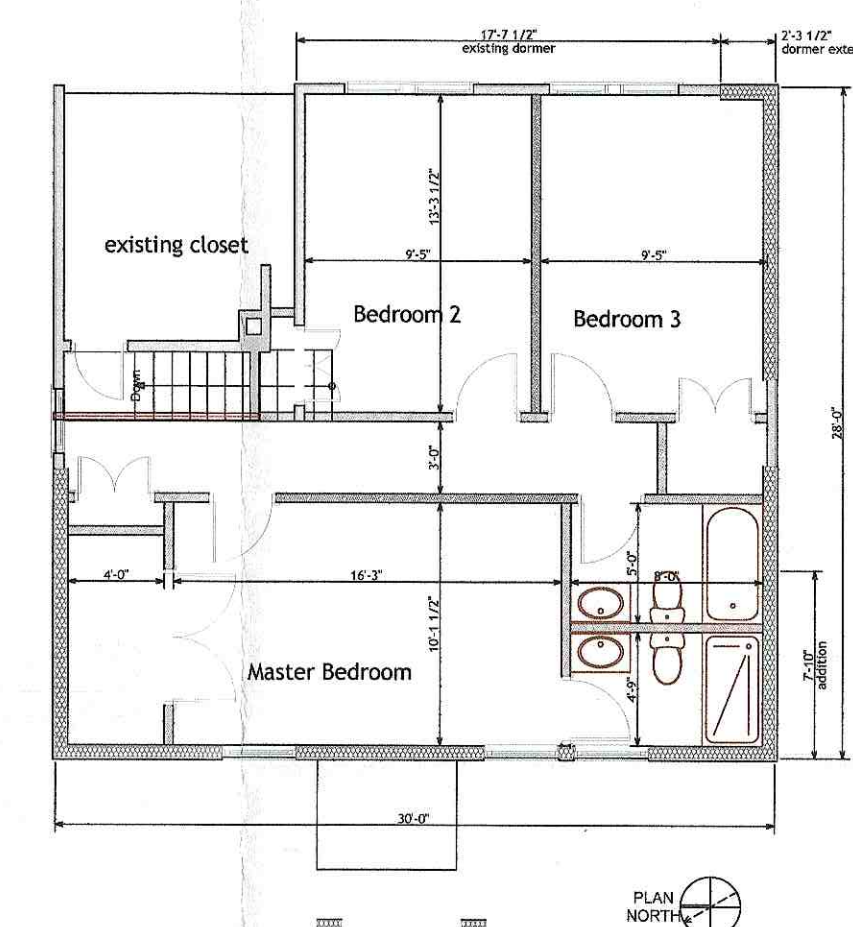


Town of Orangetown Zoning Schedule			
R15 Single Family Detached Group M	Ordinance	Existing	Proposed
Maximum Floor Area Ratio	0.20	0.14	0.17
Minimum Lot Area	15,000	10,149	existing non-conforming
Minimum Lot Width	75	65	existing non-conforming
Minimum Street Frontage	75	65	existing non-conforming
Required Front Yard	30	42.6	not changed
Required Side Yard	20 (15)	12.60	variance
Total Side Yard	50	25.60	existing non-conforming
Required Rear Yard	35	68.0	not changed
Maximum Height: 1' per foot from lot line	20	20	20

Building Area		
First Floor	981	981
Second Floor	464	723
Total Building Area	1,445	1,704



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



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



**JOHN J
GILCHRIST
ARCHITECT**
A Professional Corporation

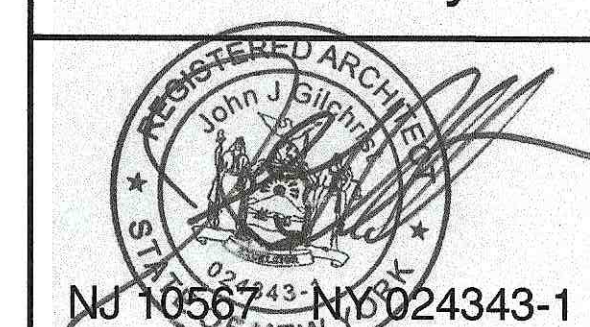
2-7-2020 for review JJG

Date Issue Initial

Residential Addition & Renovations for

Mr & Mrs Dowling
207 Anne Street
Pearl River
Town of Orangetown
Rockland County New York

Preliminary



**John J Gilchrist
Architect**

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

1/8" = 1'-0"

Dowling

200203

1 of 1