

Name of Municipality: TOWN OF ORANGETOWN Date Submitted: _____

2021 LAND USE BOARD APPLICATION

Please check all that apply:

<input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Planning Board <input checked="" 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 checked="" type="checkbox"/> Variance <input type="checkbox"/> Performance Standards Review <input type="checkbox"/> Use Variance <input type="checkbox"/> Other (specify): _____	<input checked="" 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
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PERMIT#: 51100
 ASSIGNED _____
 INSPECTOR: JLM
 Referred from Planning Board: YES / NO
 If yes provide date of Planning Board meeting: _____

Project Name: Existing Pool and Deck Variance for Mr. & Mrs. Surace

Street Address: 110 Violet Drive Pearl River NY 10965

Tax Map Designation:

Section: 69.05 Block: 4 Lot(s): 1
 Section: _____ Block: _____ Lot(s): _____

Directional Location:

On the Right side of Violet Drive heading north, approximately 340 feet from _____ of the intersection of Strawberry Place, in the Town of ORANGETOWN in the hamlet/village of Pear River.

Acreage of Parcel <u>.46</u> School District <u>Pearl River</u> Ambulance District <u>Pearl River</u> Water District <u>Orangetown</u>	Zoning District <u>R-15</u> Postal District <u>Pearl River</u> Fire District <u>Pearl River</u> Sewer District <u>Orangetown</u>
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Project Description: *(If additional space required, please attach a narrative summary.)*
Existing Pool and Deck Variance for for Mr. & Mrs. Surace as per attached survey and owner plans.

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

Date: _____ Applicant's Signature: _____

APPLICATION REVIEW FORM

Applicant: Mr. & Mrs. Surace Phone # 845-729-7185

Address: 110 Violet Drive Pearl River NY 10965
Street Name & Number (Post Office) City State Zip Code

Property Owner: Mr. & Mrs. Surace Phone # 845-729-7185

Address: 110 Violet Drive Pearl River NY 10965
Street Name & Number (Post Office) City State Zip Code

Engineer/Architect/Surveyor: Karl Ackermann, AIA Phone # 845-661-0893

Address: 159 E Central Avenue Pearl River NY 10965
Street Name & Number (Post Office) City State Zip Code

Attorney: N/A Phone # _____

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

Contact Person: Karl Ackermann, AIA Phone # 845-661-0893

Address: 159 E Central Avenue 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 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? _____
- 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? _____

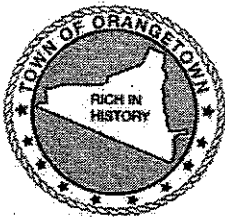
If so, provide a narrative, including the list case number, name, date, and the board(s) you appeared before, and the status of any previous approvals.

List tax map section, block & lot numbers for all other abutting properties in the same ownership as this project.

SWIS	PRINT KEY	NAME	ADDRESS
392489	64.17-2-31	Joaquin Castro	32 Rolfe Pl, Pearl River, NY 10965
392489	64.17-2-32	Frank A Perricelli	40 Rolfe Pl, Pearl River, NY 10965
392489	64.17-2-33	James J Levis	48 Rolfe Pl, Pearl River, NY 10965
392489	64.17-2-34	Martin Kuhn	56 Rolfe Pl, Pearl River, NY 10965
392489	64.17-2-35	William J Lundy	64 Rolfe Pl, Pearl River, NY 10965
392489	64.17-2-36	Frank W Quinn	95 Violet Dr, Pearl River, NY 10965
392489	64.17-2-39	Rodney Decort	57 Rolfe Pl, Pearl River, NY 10965
392489	64.17-2-40	Guy Magno	49 Rolfe Pl, Pearl River, NY 10965
392489	69.05-3-1	Steven J Gassler	103 Violet Dr, Pearl River, NY 10965
392489	69.05-3-2	Berna Maloney	111 Violet Dr, Pearl River, NY 10965
392489	69.05-3-3	Lawrence A Urban	119 Violet Dr, Pearl River, NY 10965
392489	69.05-3-4	Lauren Morgan	127 Violet Dr, Pearl River, NY 10965
392489	69.05-4-1	Rocco Surace	110 Violet Dr, Pearl River, NY 10965
392489	69.05-4-2	Jane Kelly	118 Violet Dr, Pearl River, NY 10965
392489	69.05-4-3	Anthony R Pelio	126 Violet Dr, Pearl River, NY 10965
392489	69.05-4-4	Joseph Kandarappallil	134 Violet Dr, Pearl River, NY 10965
392489	69.05-4-6	Cristiane Rocha-Cunha	11 Surrey Ct, Pearl River, NY 10965
392489	69.05-4-7	Brian J O'Sullivan	19 Surrey Ct, Pearl River, NY 10965
392489	69.05-4-8	Alysha R Bartunek	27 Surrey Ct, Pearl River, NY 10965

110 Violet Drive

18 letters



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: March 18, 2021

Applicant: Surace

Address: 110 Violet Dr. 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 20' with 13.9' proposed for Pool, 19' for Pool Deck, and 18.8' for Main Deck, Column 10 Required Total Side Yard 50' with 42.4' proposed.

4 variances required

Section: 69.05

Block: 4

Lot: 1

Dear Surace:

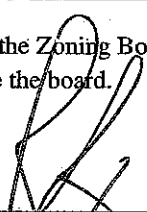
Please be advised that the Building Permit Application, which you submitted on

February 12, 2021, has been denied. I have enclosed a Xerox copy of your application, where you will find at the bottom the reason for denial.

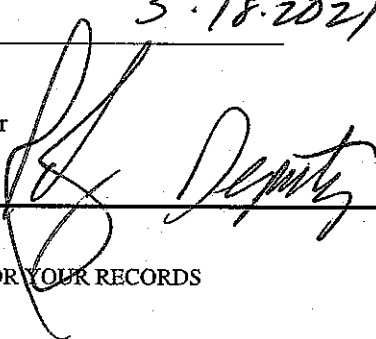
In Accordance with Zoning, Chapter 43 Section 10.322 the time to appeal a determination of a Building Inspector or Similar administrative office is thirty (30) days from the filing of such a determination with the Town Clerk.

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

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-18 (CML) **OFFICIAL USE ONLY** **ACREAGE:** .86
Inspector: GM **Date App Received:** 02-12-21 **Received By:** UB
Permit No. 51100 **Date Issued:** _____
CO No. _____ **Date Issued:** _____
Permit Fee: \$258 **Ck#** 4120 **Paid By** Surace
GIS Fee: \$20 **Ck#** _____ **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** _____

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: 110 VIOLET DR Pearl River, NY 10965
Section: 69.05 **Block:** 4 **Lot:** 1
Property Owner: Rocco Surace
Mailing Address: 110 VIOLET DR Pearl River, NY 10965
Email: _____ **Phone #:** 845-729-7185
Lessee (Business Name): _____
Mailing Address: _____
Email: _____ **Phone #:** _____
Type of Business /Use: _____
Contact Person: ROCCO SURACE **Relation to Project:** owner
Email: NYAKROCK2002@Y2400.COM **Phone#:** 845-729-7185
Architect/Engineer: _____ **NYS Lic #** _____
Address: _____ **Phone#:** _____
Builder/General Contractor: _____ **RC Lic #** _____
Address: _____ **Phone#:** _____
Plumber: _____ **RC Lic #** _____
Address: _____ **Phone#:** _____
Electrician: _____ **RC Lic #:** _____
Address: _____ **Phone#:** _____
Heat/Cooling: _____ **RC Lic#:** _____
Address: _____ **Phone#:** _____
Existing use of structure or land: Residential
Proposed Project Description: legalize existing deck attached to house, pool deck & above ground pool - installed by previous owner. 24' round

FOR OFFICE USE ONLY SECTION 69.05 BLOCK 4 LOT 1 NAME SURACE PERMIT

UTILITY POLE WITH O/H WIRES (TYP.)



F.M.#2798

SECTION 64.17
BLOCK 2
LOT 35

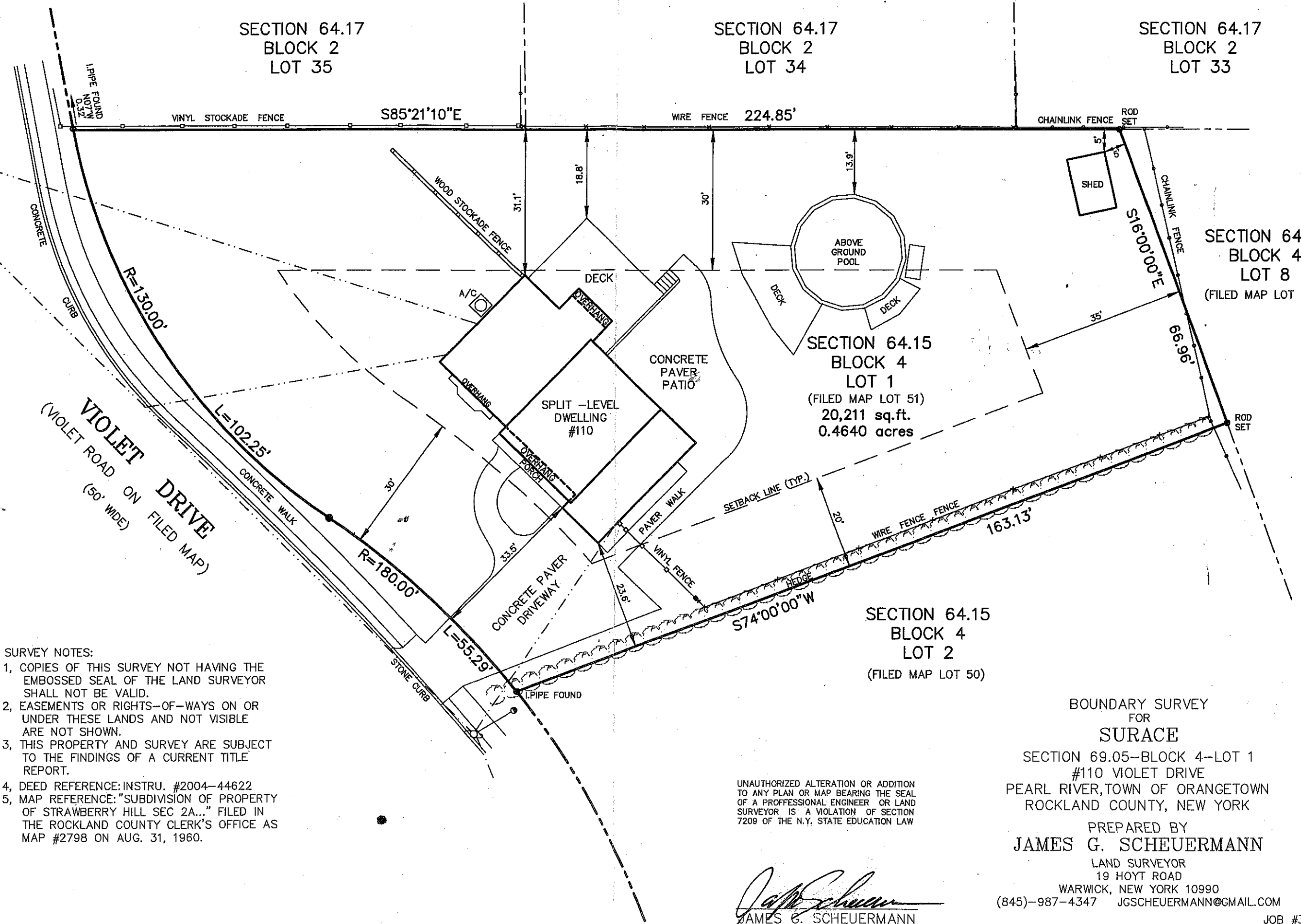
SECTION 64.17
BLOCK 2
LOT 34

SECTION 64.17
BLOCK 2
LOT 33

SECTION 64.15
BLOCK 4
LOT 8
(FILED MAP LOT 44)

SECTION 64.15
BLOCK 4
LOT 1
(FILED MAP LOT 51)
20,211 sq.ft.
0.4640 acres

SECTION 64.15
BLOCK 4
LOT 2
(FILED MAP LOT 50)



SURVEY NOTES:

- 1, COPIES OF THIS SURVEY NOT HAVING THE EMBOSSED SEAL OF THE LAND SURVEYOR SHALL NOT BE VALID.
- 2, EASEMENTS OR RIGHTS-OF-WAYS ON OR UNDER THESE LANDS AND NOT VISIBLE ARE NOT SHOWN.
- 3, THIS PROPERTY AND SURVEY ARE SUBJECT TO THE FINDINGS OF A CURRENT TITLE REPORT.
- 4, DEED REFERENCE: INSTRU. #2004-44622
- 5, MAP REFERENCE: "SUBDIVISION OF PROPERTY OF STRAWBERRY HILL SEC 2A..." FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP #2798 ON AUG. 31, 1960.

UNAUTHORIZED ALTERATION OR ADDITION TO ANY PLAN OR MAP BEARING THE SEAL OF A PROFESSIONAL ENGINEER OR LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE N.Y. STATE EDUCATION LAW

BOUNDARY SURVEY FOR SURFACE

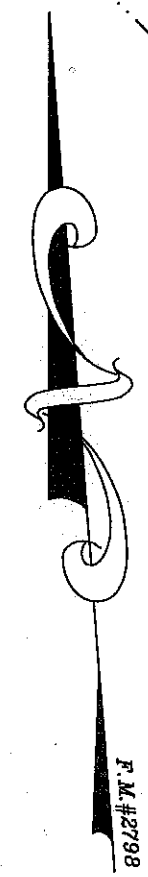
SECTION 69.05-BLOCK 4-LOT 1
#110 VIOLET DRIVE
PEARL RIVER, TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK

PREPARED BY
JAMES G. SCHEUERMANN
LAND SURVEYOR
19 HOYT ROAD
WARWICK, NEW YORK 10990
(845)-987-4347 JGSCHUEERMANN@GMAIL.COM

James G. Scheuermann
JAMES G. SCHEUERMANN
N.Y.L.S. #050408

DRAWN BY: JGS SCALE: 1"=20' DATE: MAR. 9, 2021 JOB #3172
DWG #3172

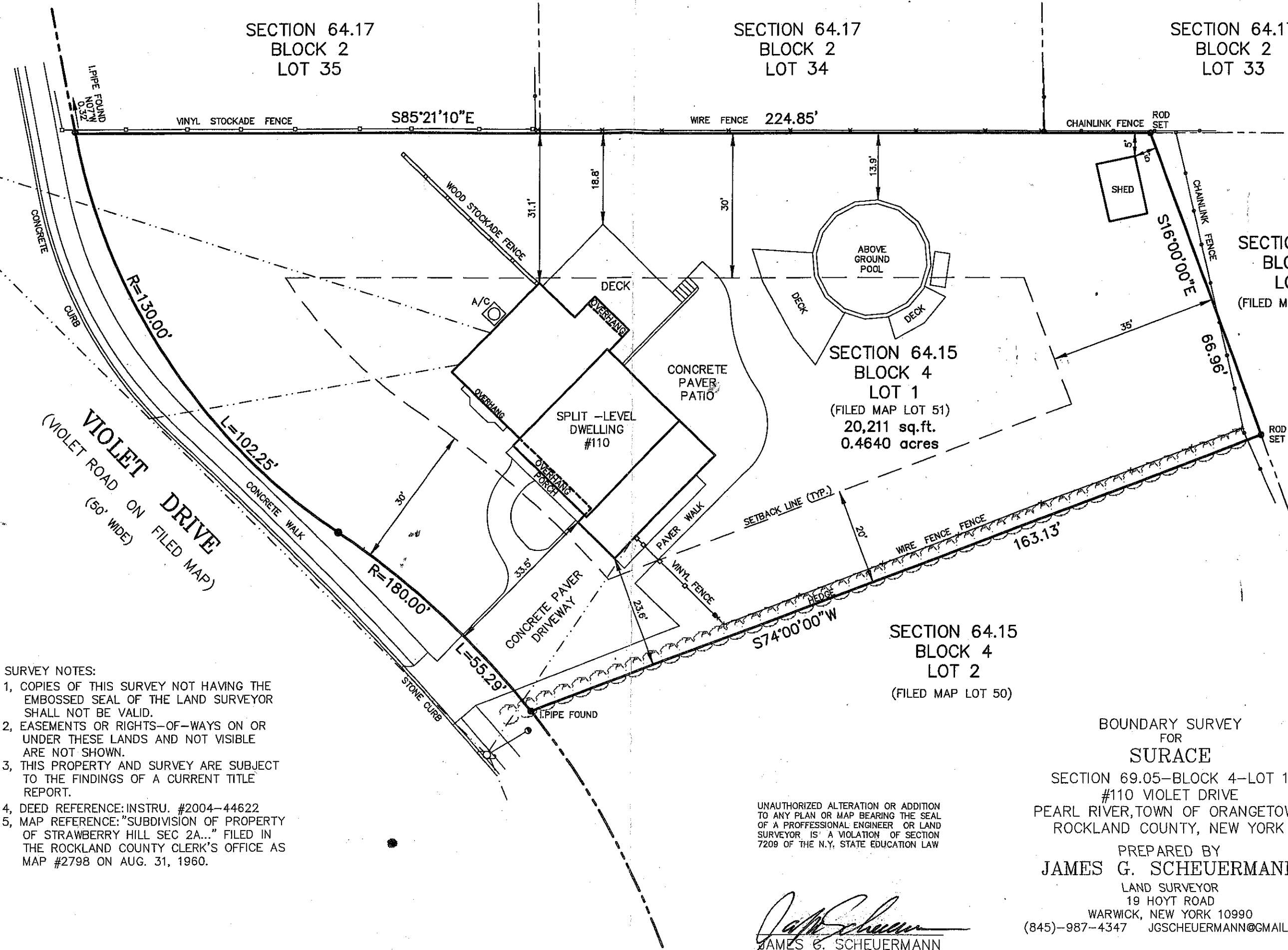
UTILITY POLE WITH O/H WIRES (TYP.)



SECTION 64.17
BLOCK 2
LOT 35

SECTION 64.17
BLOCK 2
LOT 34

SECTION 64.17
BLOCK 2
LOT 33



VIOLET DRIVE
(VIOLET ROAD ON FILED MAP)
(50' WIDE)

SURVEY NOTES:

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James G. Scheuermann
JAMES G. SCHEUERMANN
N.Y.L.S. #050408

SECTION 64.15
BLOCK 4
LOT 1
(FILED MAP LOT 51)
20,211 sq.ft.
0.4640 acres

SECTION 64.15
BLOCK 4
LOT 2
(FILED MAP LOT 50)

SECTION 64.15
BLOCK 4
LOT 8
(FILED MAP LOT 44)

**BOUNDARY SURVEY
FOR
SURFACE**

SECTION 69.05-BLOCK 4-LOT 1
#110 VIOLET DRIVE
PEARL RIVER, TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK

PREPARED BY
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