

Name of Municipality: TOWN OF ORANGETOWN Date Submitted: _____

2021 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 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 type="checkbox"/> Variance	
<input type="checkbox"/> Performance Standards Review	
<input type="checkbox"/> Use Variance	
<input type="checkbox"/> Other (specify): _____	

PERMIT#: 51158
ASSIGNED
INSPECTOR: Mike M.
Referred from Planning Board: YES / NO
If yes provide date of Planning Board meeting: _____

Project Name: CofO for sheds

Street Address: 48 Roosevelt St., Pearl River, N.Y.

Tax Map Designation:
Section: 68.16 Block: 5 Lot(s): 40
Section: _____ Block: _____ Lot(s): _____

Directional Location:
On the EAST side of ROOSEVELT ST., approximately
140 feet NORTH of the intersection of WASHINGTON AVE., in the
Town of ORANGETOWN in the hamlet/village of PEARL RIVER.

Acreage of Parcel <u>0.17</u>	Zoning District <u>RG</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.)*
seeking Certificate of Occupancy for existing sheds

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

APPLICATION REVIEW FORM

Applicant: Ralph G. Bossmann **Phone #** 845-735-3592
Address: 48 Roosevelt St. Pearl River N.Y. 10965
Street Name & Number (Post Office) City State Zip Code

Property Owner: Ralph G. Bossmann **Phone #** 845-735-3592
Address: 48 Roosevelt St. Pearl River N.Y. 10965
Street Name & Number (Post Office) City State Zip Code

Engineer/Architect/Surveyor: Robert Murphy **Phone #** 201-207-5537
Address: 13 Bradrick Lane West Milford N.J. 07480
Street Name & Number (Post Office) City State Zip Code

Attorney: _____ **Phone #** _____
Address: _____
Street Name & Number (Post Office) City State Zip Code

Contact Person: Ralph G. Bossmann **Phone #** 845-735-3592
Address: 48 Roosevelt St. Pearl River N.Y. 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? ^{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.

[Faint, illegible text]

SWIS	PRINT KEY	NAME	ADDRESS
392489	68.16-4-16	Marilyn E Ujemañ	51 Roosevelt St, Pearl River, NY 10965
392489	68.16-4-17	William Gallagher	49 Roosevelt St, Pearl River, NY 10965
392489	68.16-5-37	Patrick Benn	84 Colonial Ct, Pearl River, NY 10965
392489	68.16-5-38	Peter A Divone	58 Roosevelt St, Pearl River, NY 10965
392489	68.16-5-39	Helen C Kovarik	52 Roosevelt St, Pearl River, NY 10965
392489	68.16-5-40	Ralph G Bossmann	48 Roosevelt St, Pearl River, NY 10965
392489	68.16-5-41	Brandon Cruz	68 Braunsdorf Rd, Pearl River, NY 10965
392489	68.16-5-70	Suzette Reinecke	81 E Washington Av, Pearl River, NY 10965
392489	68.16-5-71	Fernando C Cabrera	3 S Serven St, Pearl River, NY 10965
392489	68.16-5-72	Virginia Carney	77 E Washington Ave, Pearl River, NY 10965
392489	68.16-5-73	Robert & Kristen Bonomolo	75 E Washington Ave, Pearl River, NY 10965
392489	68.16-5-74	Timothy D O'Connor	71 E Washington Ave, Pearl River, NY 10965

*Bossmann
11 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 11, 2021

Applicant: Bossman

Address: 48 Roosevelt St, Pearl River, NY

RE: Application Made at: same

Chapter 43, Section 5.227 requires 5' setback from side or rear proepry lines in RG District with 1.0', 1.4', 2.0' and 2.0' proposed
Four variances required

Section: 68.16 Block: 5 Lot: 40

Dear Bossman:

Please be advised that the Building Permit Application, which you submitted on March 3, 2021, has been denied. I have enclosed a Xerox copy of your application, where you will find at the bottom the reason for denial.

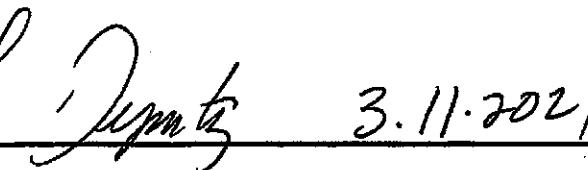
In Accordance with Zoning, Chapter 43 Section 10.322 the time to appeal a determination of a Building Inspector or Similar administrative office is thirty (30) days from the filing of such a determination with the Town Clerk.

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

Sincerely,


Richard Olive
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: RG OFFICIAL USE ONLY ACREAGE: .19
 Inspector: Mick M. Date App Received: 03/03/21 Received By: U3
 Permit No. 51158 Date Issued: _____
 CO No. _____ Date Issued: _____
 Permit Fee: \$150 Ck# 81025 Paid By BOSSMANN
 GIS Fee: \$20 Ck# 81026 Paid By _____
 Stream Maintenance Fee Ck# _____ Paid By _____

Additional Fee: _____ Ck# _____ Date Paid _____ Paid By _____
 1st 6 mo. Ext.: _____ Ck # _____ Exp. Date: _____ Paid By MAR 3 2021
 2nd 6 mo. Ext.: _____ Ck # _____ Exp. Date: _____ Paid By _____

RECEIVED

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 signed by the applicant.

Property Location: 48 Roosevelt St, Pearl River, N.Y. 10965
 Section: 68.16 Block: 5 Lot: 40
 Property Owner: Ralph and Evelyn Bossmann
 Mailing Address: 48 Roosevelt St, Pearl River, N.Y. 10965
 Email: buddybossmann@gmail.com Phone # 845-735-3592
 Lessee (Business Name): _____
 Mailing Address: _____
 Email: _____ Phone #: _____

Type of Business /Use: _____
 Contact Person: Ralph Bossmann Relation to Project: Owner
 Email: buddybossmann@gmail.com Phone # 845-664-3701
 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: _____
 Proposed Project Description: C.O.F.O. for existing sheds
 Proposed Square Footage: _____ Estimated Construction Value (\$): _____

BUILDING DEPARTMENT COMPLETES BELOW

PLANS REVIEWED: _____

PERMIT REFERRED / DENIED FOR:
Chapter 43, Section 5.207 requires a 5' setback to side and rear property lines in RG District, with 1.0', 1.4', 2.0', and 2.0' proposed. 4 Variances required.

[Signature] 3-11-2021

FOR OFFICE USE ONLY SECTION BLOCK LOT NAME PERMIT #

