



To the Honorable Zoning Board of Appeals,

As per your request, included are the drawings showing the shed turned to have the front doors facing E Madison Ave (Exhibit I), please note positioning the shed this way would eliminate 96 square feet of the small space we are trying to create in the yard. I have also included a drawing (Exhibit II) which shows the shed moved in line with the house which would encroach on the existing patio and eliminate additional space in the yard.

Also included are some photos of the property for a better visual and a signed petition from the surrounding neighbors who we have discussed the project with that are in favor of the granting of the variance.

We look forward to discussing the project further with you at the June 19th meeting.

Thank you,

Rocco & Nancy Surace

52 E Madison Ave

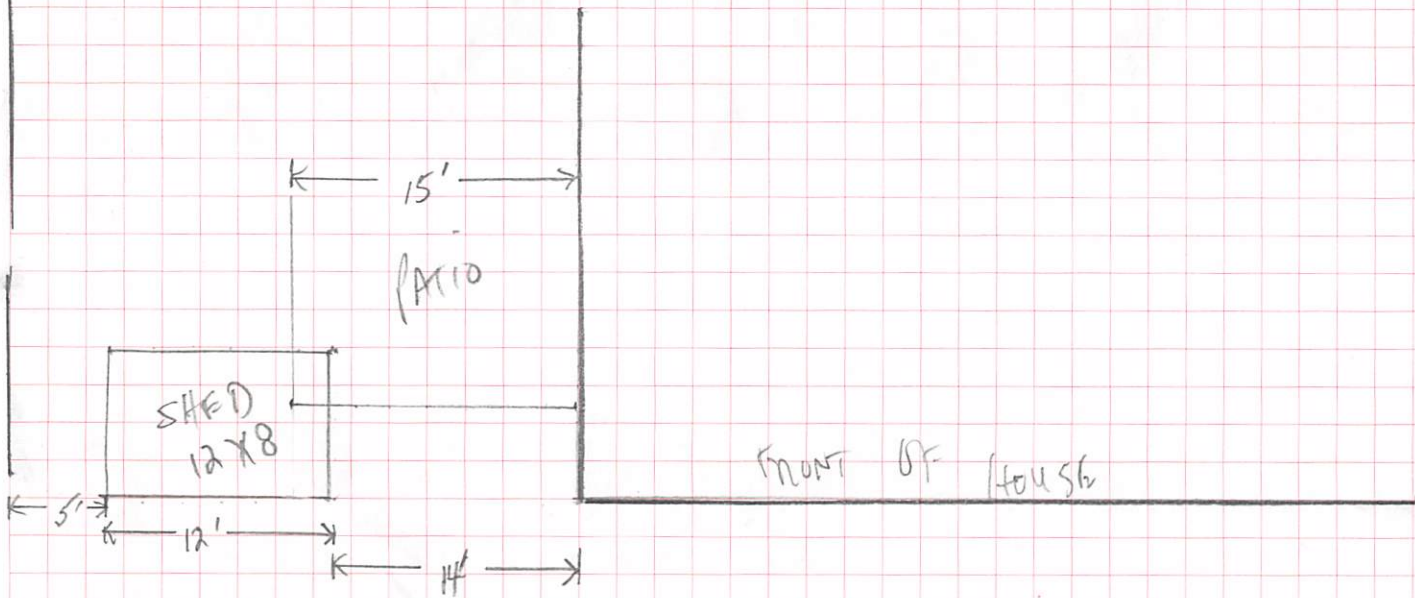
Pearl River, NY 10965

Town of Orangetown
MEETING OF:

JUN 19 2024

ZONING BOARD OF APPEALS

EXHIBIT II



RECEIVED
 JUN 3 2024
 TOWN OF ORANGETOWN
 LAND USE BOARD

Town of Orangetown
 MEETING OF:

JUN 19 2024

ZONING BOARD OF APPEALS

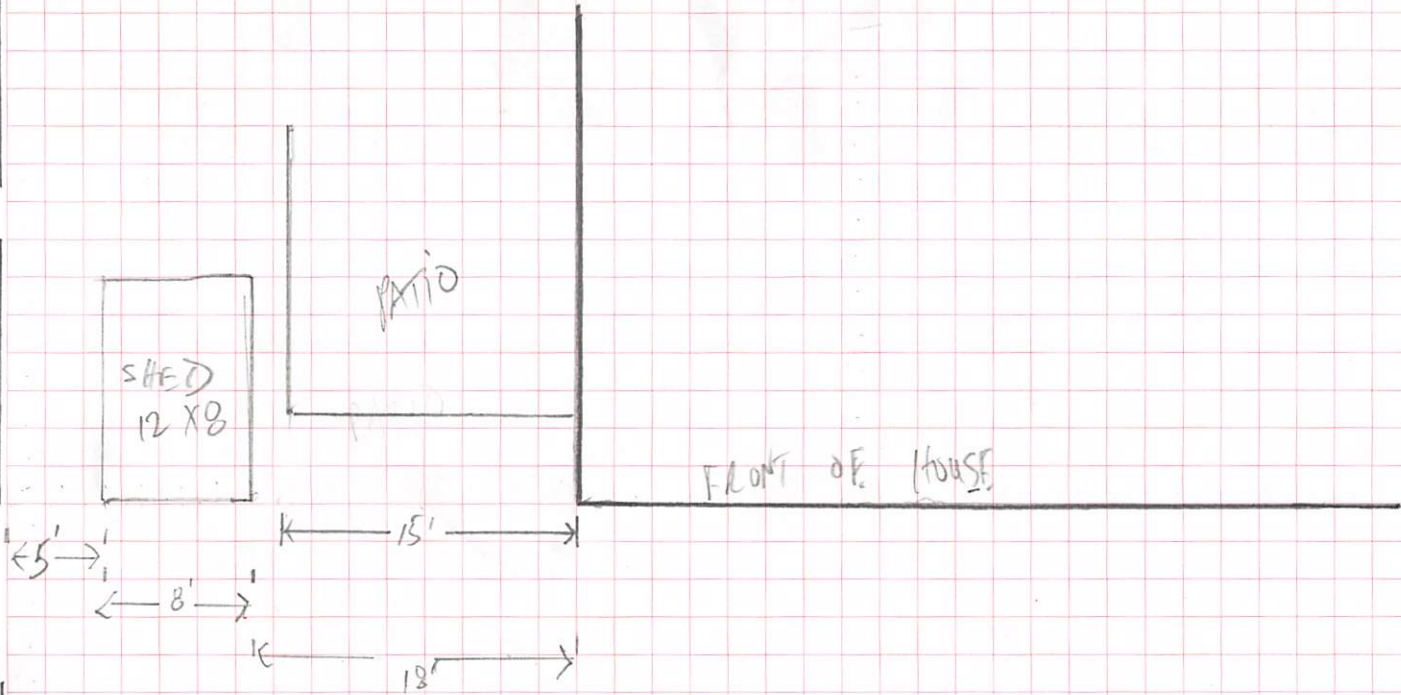
↑
 DROP LINE

SOUTH MAIN ST

E MADISON AVE

EXHIBIT I

RECEIVED
 JUN 3 2024
 TOWN OF ORANGETOWN
 LAND USE BOARD



Town of Orangetown
 MEETING OF:
 JUN 19 2024
 ZONING BOARD OF APPEALS

↑
 PROP LINE

SOUTH MAIN ST

E. MADISON AVE



View from rear corner of property where shed was previously located



View from rear corner of property where shed was previously located

Town of Orangetown
MEETING OF:

JUN 19 2024

ZONING BOARD OF APPEALS





View showing backyard



Street view of front yard/ shed from the corner of E Madison Ave & S Main St

Town of Orangetown
MEETING OF:
JUN 19 2024
ZONING BOARD OF APPEALS

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JUN 3 2024
TOWN OF ORANGE TOWN
LAND USE BOARDS



View of outdoor space with shed in current location



Town of Orangetown
MEETING OF:

JUN 19 2024

ZONING BOARD OF APPEALS

View of shed and house from street (E Madison Ave)



Town of Orangetown
MEETING OF:
JUN 19 2024
ZONING BOARD OF APPEALS

RECEIVED
JUN 3 2024
TOWN OF ORANGETOWN
LAND USE BOARDS



To The Zoning Board of Appeals:

May 25, 2024

I have reviewed the proposed shed variance as presented by my neighbors, Rocco & Nancy Surace, who reside at 52 E. Madison Avenue, Pearl River, NY 10965.

Please note I have no objection to this variance, and it will not cause any detriment to my property. The shed does not obstruct any line of sight or pose any hazards to the surrounding area.

Town of Orangetown
MEETING OF:

I am in favor and support the approval of this variance.

JUN 19 2024

ZONING BOARD OF APPEALS

<u>Print Name</u>	<u>Signature</u>	<u>Address</u>	<u>Date</u>
DREW KASTNER		144 S. MAIN ST PR,	917.364 5503
Steve Cassler		143 S. Main St. PR	845-304-8872
Donna McGuire		143 S. Main St. Pearl River	845-304-8872
Julia Jaxquez		120 S MAIN ST Pearl River	347 401 3080
FRANK Zoccali		168 S Main St Pearl River	845.558 2750
EDDIE KEMPSEY		138 S. MAIN ST PEARL RIVER NY	917-416 4278

To The Zoning Board of Appeals:

May 25, 2024

I have reviewed the proposed shed variance as presented by my neighbors, Rocco & Nancy Surace, who reside at 52 E. Madison Avenue, Pearl River, NY 10965.

Please note I have no objection to this variance, and it will not cause any detriment to my property. The shed does not obstruct any line of sight or pose any hazards to the surrounding area.

I am in favor and support the approval of this variance.

William Ackermann, Cellist - 13750 Madison St PR 914-629-1827

Town of Orangetown
MEETING OF:

JUN 19 2024

ZONING BOARD OF APPEALS



Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: _____

Please check all that apply:

<input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Residential
<input checked="" 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#: BLDR-4949-24
 ASSIGNED _____
 INSPECTOR: Ken L

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

Project Name: Surface ~~Shed~~

Street Address: 52 E. Madison Ave
Pearl River, NY 10905

Tax Map Designation:
Section: 08.20 Block: 5 Lot(s): 48
Section: _____ Block: _____ Lot(s): _____

Directional Location:
On the _____ side of E. Madison Ave, approximately
0 feet of the intersection of Main St., in the
Town of Orangetown in the hamlet/village of Pearl River
Acreage of Parcel _____ Zoning District R9
School District Pearl River Postal District Pearl River
Ambulance District S. Orangetown Fire District Pearl River
Water District Verona Sewer District So. Orangetown

Project Description: (If additional space required, please attach a narrative summary.)
12' x 8' shed in front/side yard on corner lot

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.
Date: 4/1/2024 Applicant's Signature: [Signature] Town of Orangetown MEETING OF:
MAY 15 2024

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. _____

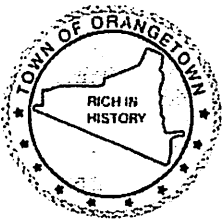
Are there **wetlands** on the site? If yes, please provide the names and type:

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

REFERRAL TO THE ZONING BOARD OF APPEALS

Date: April 5, 2024 Section: 68.20 Block: 5 Lot: 48
Applicant: Rocco Surace
Address: 52 E Madison Ave, Pearl River, NY
RE: Application Made at: same

Referred For:

Chapter 43, Section 5.227, Accessory structures may be located in any rear or side yard, with front yard proposed. Section 5.153, Accessory structures must be 15' from another structure, with 14' proposed

2 Variance required

Comments:


Front Yard variance for accessory structure

Accessory structure less than 15' from another structure

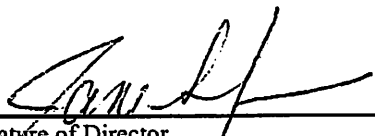
Dear Rocco Surace :

Please be advised that the Building Permit Application # 4949-24, which you submitted on April 2, 2024, has been referred to the Town of Orangetown Zoning Board of Appeals. The Clerk to the Zoning Board of Appeals, Debbie Arbolino, can assist you in the preparation necessary to appear before the board. She can be reached at 845-359-8410 ext. 4331 or darbolino@orangetown.com.

Sincerely,


Richard Oliver
Deputy Building Inspector

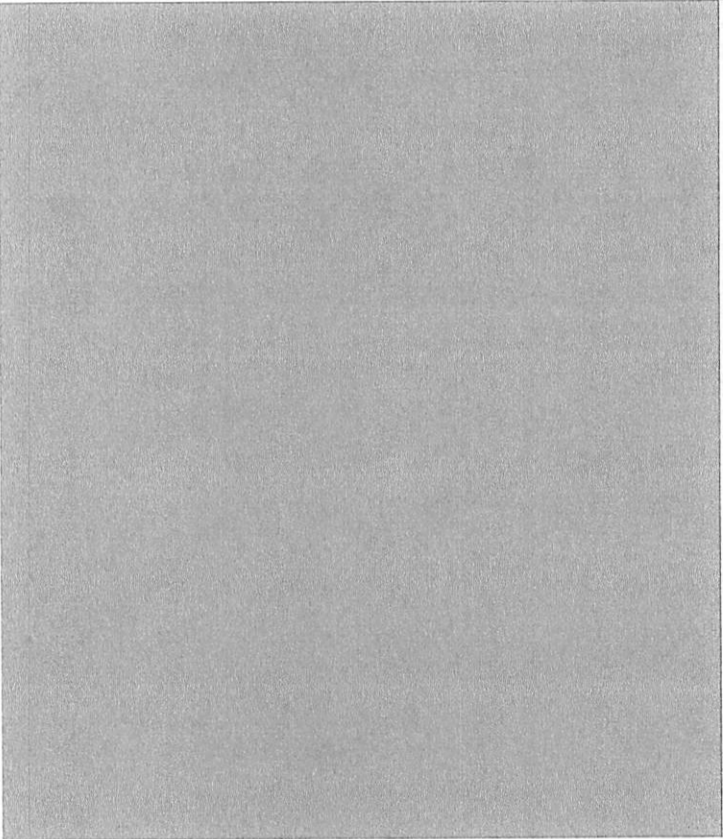
4/8/24


Signature of Director
NOTE: PLEASE KEEP FOR YOUR RECORDS
1-30-2023

4/8/24
Date
Liz DeCort
Debbie Arbolino

SWIS	PRINT KEY	NAME	ADDRESS
392489	68.20-5-13	Francis Aiello	117 S William St,Pearl River, NY 10965 ✓
392489	68.20-5-14	Mark A Koval	119 S William St,Pearl River, NY 10965 ✓
392489	68.20-5-15	Clare William St LLC	27 Pacific Ave,Nanuet, NY 10954 ✓
392489	68.20-5-18	Elizabeth T O'Callaghan	156 Ridge St,Pearl River, NY 10965 ✓
392489	68.20-5-19	Nelson J Massey Jr	150 Ridge St,Pearl River, NY 10965 ✓
392489	68.20-5-20	Thomas Joyce	159 Grand Av,Pearl River, NY 10965 ✓
392489	68.20-5-21	Michael F Boland	138 Ridge St,Pearl River, NY 10965 ✓
392489	68.20-5-22	Patrick Rice	134 Ridge St,Pearl River, NY 10965 ✓
392489	68.20-5-23	Melissa A Vogel	130 Ridge St,Pearl River, NY 10965 ✓
392489	68.20-5-24	Zylfi Pepic	502 Camboan Rd,Nyack, NY 10960 ✓
392489	68.20-5-25	Robert Lyons	116 Ridge St,Pearl River, NY 10965 ✓
392489	68.20-5-26	Marcia Elliott	112 Ridge St,Pearl River, NY 10965 ✓
392489	68.20-5-27	Cecile Goldsack	100 Ridge St,Pearl River, NY 10965 ✓
392489	68.20-5-32	Paul Mc Kiernan	101 Ridge St,Pearl River, NY 10965 ✓
392489	68.20-5-33	Yong Rui Li	107 Ridge St,Pearl River, NY 10965 ✓
392489	68.20-5-34	Jesus E Bernal	111 Ridge St,Pearl River, NY 10965 ✓
392489	68.20-5-35	Philip J Murphy	117 Ridge St,Pearl River, NY 10965 ✓
392489	68.20-5-36	Kevin Hayes	85 Grand Ave,Pearl River, NY 10965 ✓
392489	68.20-5-37	Denis C Nolan	34 Englewood Ave,Nanuet, NY 10954 ✓
392489	68.20-5-38	Edward F Fitzgerald	339 Blauvelt Rd,Pearl River, NY 10965 ✓
392489	68.20-5-39	James Entwistle Jr	137 Ridge St,Pearl River, NY 10965 ✓
392489	68.20-5-40	Christopher Higgins	141 Ridge St,Pearl River, NY 10965 ✓
392489	68.20-5-41	Thomas D Budano	143 Ridge St,Pearl River, NY 10965 ✓
392489	68.20-5-42	Christopher Brundage	147 Ridge St,Pearl River, NY 10965 ✓
392489	68.20-5-43	Mattison J Stanton	150 S Main St,Pearl River, NY 10965 ✓
392489	68.20-5-44	Michael Kuchieski	148 S Main St,Pearl River, NY 10965 ✓
392489	68.20-5-45	Drew Kastner	144 So Main St,Pearl River, NY 10965 ✓
392489	68.20-5-46	Edward A Kempsey	138 S Main St,Pearl River, NY 10965 ✓
392489	68.20-5-47	Carmita H Laviera	134 S Main St,Pearl River, NY 10965 ✓
392489	68.20-5-48	Rocco Surace	52 E Madison Ave,Pearl River, NY 10965 ✓
392489	68.20-5-49	Brian R Quezada	120 S Main St,Pearl River, NY 10965 ✓
392489	68.20-5-50	William B Mott	116 S Main St,Pearl River, NY 10965 ✓
392489	68.20-5-51	Ann Riordan	112 So Main St,Pearl River, NY 10965 ✓
392489	68.20-5-52	Keith Braunfotel	12 Balmoral Dr,New City, NY 10956 ✓
392489	68.20-5-53	Timothy J Sheridan	99 Yale Ter,Blauvelt, NY 10913 ✓
392489	68.20-5-56	Anthony J Nery	103 So Main St,Pearl River, NY 10965 ✓
392489	68.20-5-57	William Boera	107 So Main St,Pearl River, NY 10965 ✓
392489	68.20-5-58	Chester Mc Guire	111 S Main St,Pearl River, NY 10965 ✓
392489	68.20-5-59	Liburn Qosja	25 Dutchess Dr,Orangeburg, NY 10962 ✓
392489	68.20-5-60	Joe Zwyhun	111 S Middletown Rd,Pearl River, NY 10965 ✓
392489	68.20-5-61	William X Holland	126 N Pilgrim Ct,Pearl River, NY 10965 ✓
392489	68.20-5-62	Holt Fred Inc	50 E Washington Ave,Pearl River, NY 10965 ✓
392489	68.20-5-63	William X Holland	126 N Pilgrim Ct,Pearl River, NY 10965 ✓
392489	68.20-5-64	William Ackermann	137 So Main St,Pearl River, NY 10965 ✓
392489	68.20-5-65	Steve Cassler	143 S Main St,Pearl River, NY 10965 ✓
392489	68.20-5-66	Maureen E Sullivan	147 S Main St,Pearl River, NY 10965 ✓
392489	68.20-5-67	Patrick J Murphy	151 So Main St,Pearl River, NY 10965 ✓
392489	68.20-5-68	Lewis Wallace	153 So Main St,Pearl River, NY 10965 ✓
392489	68.20-5-69	Waheed Gill	161 South Main St,Pearl River, NY 10965 ✓
392489	72.08-1-29	Marjan Simoni	30 S Cole Ave Apt 4D, Spring Valley, NY 10977 ✓
392489	72.08-1-30	Eileen Grady	159 Ridge St,Pearl River, NY 10965 ✓





20ft

GML Sec. 239

Select By ID Buffer Results

[Export Search URL](#) [Zoom All](#) [Clear](#) [Report](#)

Features selected: 1

[Export All to CSV](#)

PARCEL DATE: February 2023
SWIS: 392489
PRINT_KEY: 68.20-5-48
OLD_ID: 40-4-104.12
OWNER1: SURACE ROCCO & NUNZIA
OWNER2:
ADDITIONAL OWNERS:
ADDRESS: 52 E MADISON AV
ADDRESS2:
ALTERNATE ADDRESS:
CITY: PEARL RIVER
STATE: NY
ZIP: 10965
BOOK-PAGE: 00345-01708
INSTRUMENT:
DEED_DATE: 03/21/1989
MUNICIPALITY: Orangetown
TOWN: Orangetown
VILLAGE: -
DEED_ACRES: 0.16
GIS_ACRES: 0.16668967
GML_REVIEW: NO
ROW - PALISADES INTERSTATE PARKWAY: NO
ROW - NYS THRUWAY: NO
ROW - COUNTY HWY: NO
ROW - STATE HWY: NO
COUNTY REGULATED STREAM: NO
LONG PATH TRAIL: NO
COUNTY PARK: NO
STATE PARK: NO
STATE FACILITY: NO
COUNTY FACILITY: NO
VILLAGE BOUNDARY: NO
TOWN BOUNDARY: NO
ORANGE COUNTY: NO
SPLIT_ZONE: NO
ZONES: 1

MADISON AVE.

60'



1. 2.

70.00'

100.00'

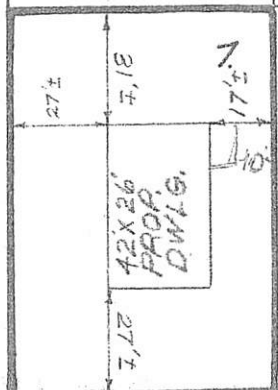
100.00'

10.00'

60'

MAIN

STREET



MAP OF PROPERTY FOR
THEODORE MORRISOHN
 TOWN OF ORANGETOWN-ROCKL. CTY. N. Y.
 SCALE ——— 1" = 50'

Town of Orangetown
 MEETING OF:

MAY 15 2024

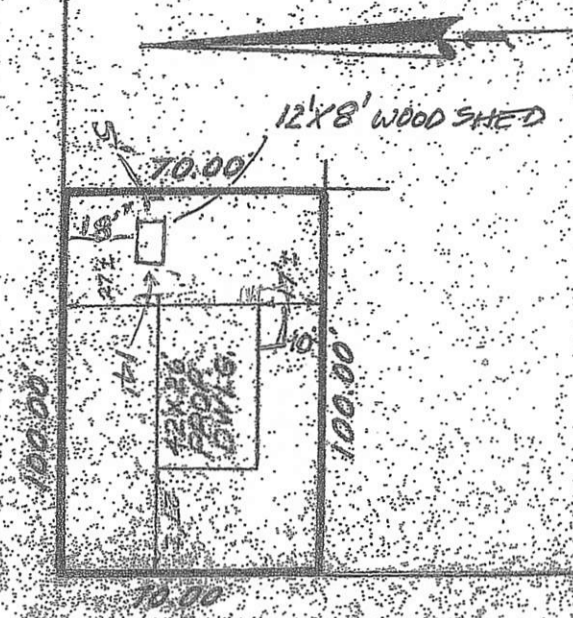
ZONING BOARD OF APPEALS

NOV. 18, 1964.

BARBOUR, JOST & BOSWELL
 SURVEYORS, NEW CITY, N.Y.

L.S. 4797

MADISON AVE.



MAIN STREET

Town of Orangetown
MEETING OF

MAY 15 2024

ZONING BOARD OF APPEALS

MAP OF PROPERTY FOR
ROCCO SURACE
 TOWN OF ORANGETOWN-RURAL CITY, N.Y.
 SCALE 1" = 50'

RG ZONE SETBACKS
 25' FRONT YARD SETBACK
 5' SIDE YARD SETBACK
 15' ACCESSORY STRUCTURE
 TO PRINCIPAL BUILDING.

PREPARED BY: ROCCO SURACE

* THIS IS A PLOT PLAN
 BASED ON SURVEY DONE BY
 BARBOUR, JOST & BOSWELL
 SURVEYORS, NEW CITY, NY
 NOV. 18, 1964

L.S. 4797