

ZONING BOARD OF APPEALS

Town of Orangetown
20 Greenbush Road
Orangeburg, New York 10962
(845) 359-8410 (ex. 4316)

Date: June 26, 2024

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

Rockland County Drainage
Rockland County Health
Rockland County Planning
Rockland County Highway
NYS Dept of Environmental
Conservation

This matter is scheduled for: July 31, 2024

Review of Plans: Lennox, 47 W Carroll St., Pearl River, New York

Section: 68.12 Block: 1 Lot: 38; RG zone

Chapter 43, RG District, Section 3.12, Group Q, Column 8 (Front Yard: minimum setback 25' required, with 5.9' proposed to Designated Street Line per Section 5.111), and from section 9.2 expansion of non-conforming bulk ((Front Yard: existing garage 2.8' to designated street line per section 5.111) for a carport attached to a garage, for an existing accessory structure in a front yard. The premises are located at 47 W Carroll Street, Pearl River, New York and identified on the Orangetown Tax Map as Section 68.12, Block 1, Lot 38 in the RG zoning district.

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: KBettmann@orangetown.com or

Zoning Board Meeting Date: July 31, 2024

- () 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, July 31, 2024.** **Kindly forward your completed review to this office by July 31, 2024.**

Reviewing Agency_____

Name:_____Date:_____

Signature:_____

Thank you, Katlyn Bettmann

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 checked="" 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-5153-24
 ASSIGNED _____
 INSPECTOR: Dom

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

+ Project Name: Car port lennox

+ Street Address: 47 W Carroll st
Pearl River NY 10965

+ Tax Map Designation:
Section: 68.12 Block: 1 Lot(s): 38
Section: _____ Block: _____ Lot(s): _____

Directional Location:

On the North side of W Carroll st, approximately 300 Ft feet of the intersection of Main st + W Carroll st in the Town of Orangetown in the hamlet/village of Pearl River.

Acreage of Parcel <u>.25</u>	Zoning District <u>RB</u>
School District <u>P.R</u>	Postal District <u>10965</u>
Ambulance District <u>P.R</u>	Fire District <u>P.R</u>
Water District _____	Sewer District <u>Orangetown</u>

Project Description: (If additional space required, please attach a narrative summary.)
Car-port on the site of existing
garage

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

Date: 6/1/24 Applicant's Signature: [Signature]



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 28, 2024 Section: 68.12 Block: 1 Lot: 38
Applicant: Lennox
Address: 47 W Carroll St, Pearl River, NY
RE: Application Made at: same

Referred For:

Chapter 43, RG District, Column 8 Front Yard min setback 25' with 5.9' (to DSL per section 5.111) proposed.

* Existing garage front yard 2.8' (to DSL per section 5.111).

Section 9.2 Expansion of existing non-conforming bulk... for expansion of existing accessory structure in front yard

2 Variances required

Comments:

Roof overhang alongside existing garage

Dear Lennox :

Please be advised that the Building Permit Application # 5153-24, which you submitted on 5.2.24, 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,

[Signature] 5/28/24
Richard Oliver
Deputy Building Inspector



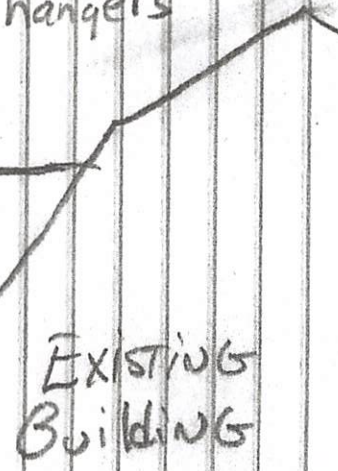
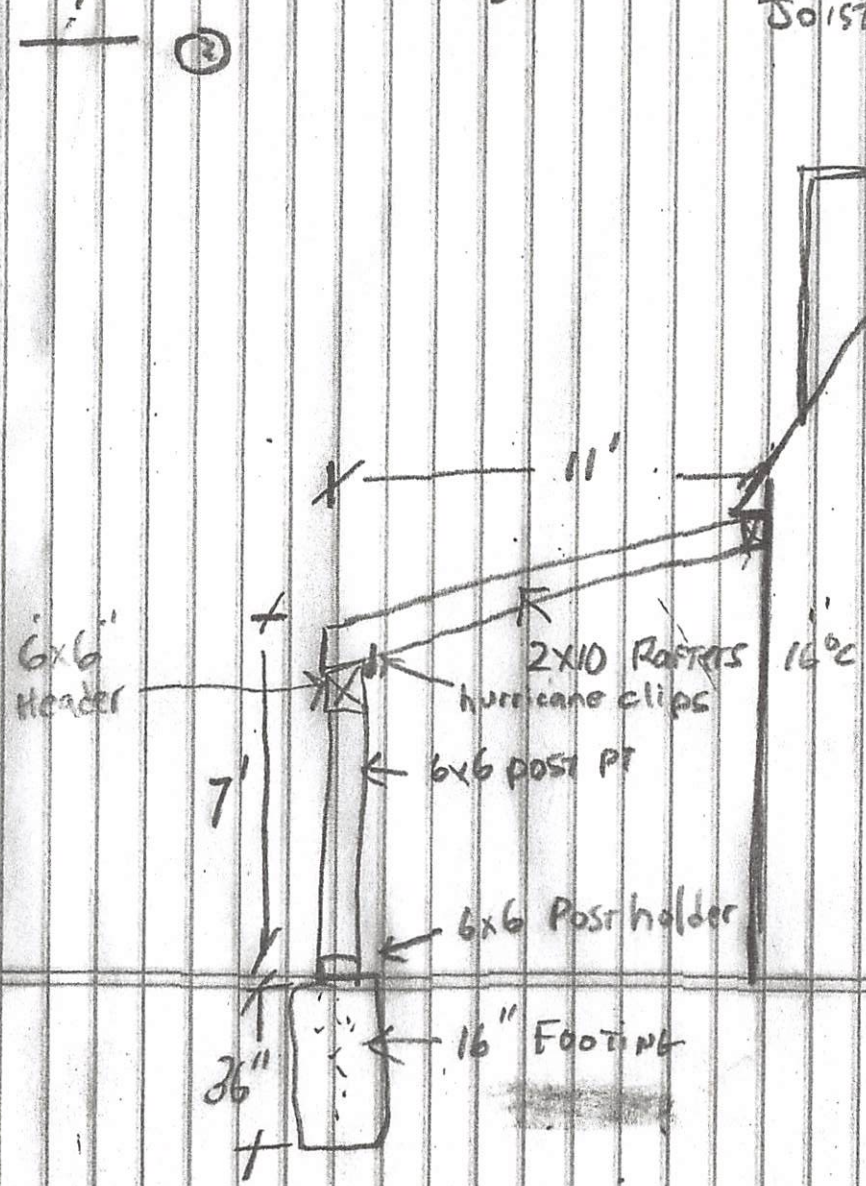
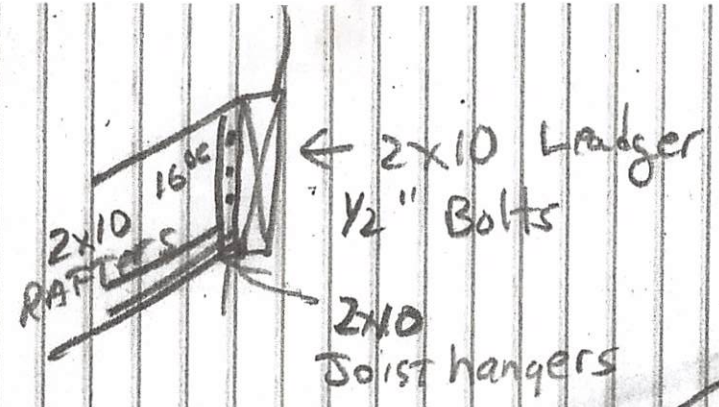
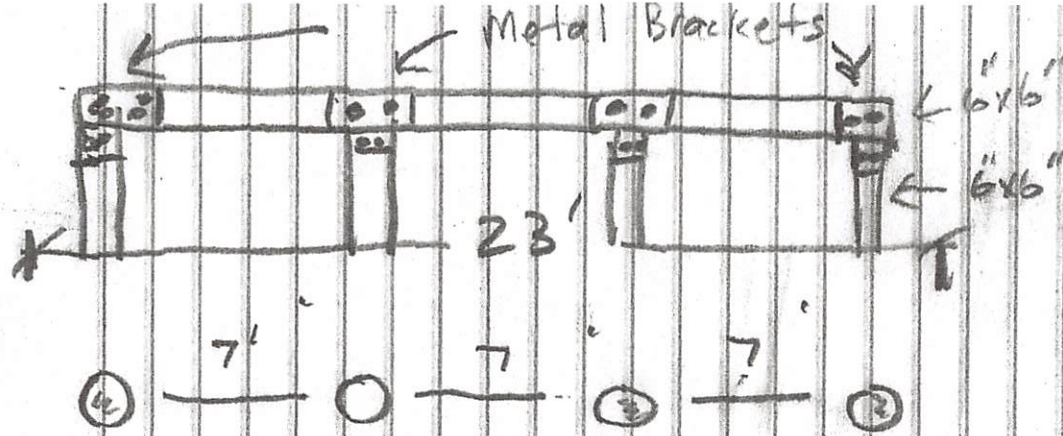
[Signature] 5/28/24
Signature of Director Date
NOTE: PLEASE KEEP FOR YOUR RECORDS CC: Liz DeCort
1-30-2023 Debbie Arbolino

VIS	PRINT KEY	NAME	ADDRESS
2489	68.12-1-27	Robert Gabalski	54 W Crooked Hill Rd,Pearl River, NY 10965
2489	68.12-1-28	Kenneth Smellegar	44 W Crooked Hill Rd,Pearl River, NY 10965
2489	68.12-1-29	James G Whelan	36 W Crooked Hill Rd,Pearl River, NY 10965
2489	68.12-1-30	Ronald Shingelo	32 W Crooked Hill Rd,Pearl River, NY 10965
2489	68.12-1-37	Kevin H Stokes	52 Grotke Rd, Spring Valley, NY 10977
2489	68.12-1-38	William M Lennox	47 W Carroll St,Pearl River, NY 10965
2489	68.12-1-39	Charles Mc Gillick	53 W Carroll St,Pearl River, NY 10965

Town of Orangetown
MEETING OF:

JUL 31 2024

ZONING BOARD OF APPEALS



Town of Cambridge
MEETING CR

PLANNING BOARD OF APPEALS

PLAN INFORMATION

Owner Name: Lennox
Address: 47 W Carroll St

Sec-Blk-Lot: 68.12- -38

Prepared By:

Home owner
Date: 5-2-24

DECISION

**FLOOR AREA RATIO, SIDE YARD, AND BUILDING HEIGHT VARIANCES
APPROVED**

To: William Lennox
47 West Carroll Street
Pearl River, New York 10965

ZBA #19-110
Date: December 4, 2019
Permit # 48525

FROM: ZONING BOARD OF APPEALS: Town of Orangetown

ZBA#19-110: Application of William Lennox for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, Chapter 43, RG District, Group Q, Section 3.12, Columns 4 (Floor Area Ratio: .30 permitted, .2046 existing, .3202 proposed); 9 (Side Yard: 10' required, 5' existing, no change) and 12 (Building Height: 16.52' permitted, 23.2' proposed) for an addition to a single-family residence. The premises are located at 47 West Carroll Street, Pearl River, New York and is identified on the Orangetown Tax Map as Section 68.12, Block 1, Lot 38 in the RG zoning district.

Heard by the Zoning Board of Appeals of the Town of Orangetown at a meeting held on Wednesday, December 4, 2019 at which time the Board made the determination hereinafter set forth.

William and Caitlin Lennox appeared and testified.

The following documents were presented:

1. Plans labeled "New Addition 47 West Carroll Street" signed and sealed by Robert Hoene, Architect dated 10/26/2011 with the latest revision date of 05/28/2019 (2 pages).
2. Plot signed and sealed by Robert Hoene, Architect, dated 9/17/2019 last revised 10/08/2019.
3. Land Survey for William Lennox dated May 3, 2019 last revised September 6, 2019 signed and sealed by Robert E. Sorace, P.L.S...
4. A letter dated November 13, 2019 from the Rockland County Department of Planning signed by Douglas J. Schuetz, Acting Commissioner of Planning.
5. A letter dated November 20, 2019 from the Rockland County Sewer District #1 signed by Joseph LaFiandra, Engineer II.
6. A letter dated December 2, 2019 from the Rockland County Department of Health signed by Elizabeth Mello, P.E., Senior Public Health Engineer.

Mr. Sullivan, Chairman, made a motion to open the Public Hearing which motion was seconded by Ms. Castelli and carried unanimously.

On advice of Denise Sullivan, Deputy Town Attorney, counsel to the Zoning Board of Appeals, Mr. Sullivan moved for a Board determination that the foregoing application is a Type II action exempt from the State Environmental Quality Review Act (SEQRA), pursuant to SEQRA Regulations §617.5 (c) (11), (12), (16) and/or (17); which does not require SEQRA environmental review. The motion was seconded by Ms. Castelli and carried as follows: Mr. Bosco, aye; Ms. Salomon, aye; Mr. Sullivan, aye; Mr. Quinn, aye; and Ms. Castelli, aye.



TOWN CLERK'S OFFICE
2019 DEC 10 A 11:18
TOWN OF ORANGETOWN

William Lennox testified that they are proposing to go out the back of the house and add a dining room and kitchen and a master bedroom above it; that the house is small; that they have a tiny sitting area and a living room and really small kitchen downstairs and one bedroom upstairs; that they want to use the enclosed porch area to add stairs to the second floor because the stairs are so steep; and they will end up with a height of 23.2'.

Public Comment:

Michael McCue, 21 West Lewis Avenue, testified that he is the neighbor directly across the street; that Bill and Caitlin are wonderful neighbors; that he is in favor of the project and seeing them in a house that fits their needs.

Joseph Geppar, 57 West Carrol Street, testified that his house is two house up the street from the applicant; that the house was a rental house for many years and was not kept nice; that since they purchased the hose they have made it beautiful; that they are very good neighbors that always helping everyone and that he is in support of the application.

Robert Capello, 19 West Lewis Avenue, testified that he lives diagonal from the applicants; that Bill and Caitlin are wonderful neighbors and they have made a nice impact on the neighborhood and he is in support of the application.

The Board members made personal inspections of the premises the week before the meeting and found them to be properly posted and as generally described on the application.

A satisfactory statement in accordance with the provisions of Section 809 of the General Municipal Law of New York was received.

Mr. Sullivan made a motion to close the Public Hearing which motion was seconded by Ms. Castelli and carried unanimously.

FINDINGS OF FACT AND CONCLUSIONS:

After personal observation of the property, hearing all the testimony and reviewing all the documents submitted, the Board found and concluded that the benefits to the applicant if the variance(s) are granted outweigh the detriment (if any) to the health, safety and welfare of the neighborhood or community by such grant, for the following reasons:

1. The requested floor area ratio, side yard and building height variances will not produce an undesirable change in the character of the neighborhood or a detriment to nearby properties. Three neighbors came out and spoke in support of the application and similar additions have been constructed in the neighborhood.
2. The requested floor area ratio, side yard and building height variances will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. Three neighbors came out and spoke in support of the application and similar additions have been constructed in the neighborhood.

TOWN OF ORANGETOWN
2019 DEC 10 A 11:18
TOWN CLERK'S OFFICE

3. The benefits sought by the applicant cannot be achieved by other means feasible for the applicant to pursue other than by obtaining variances.
4. The requested floor area ratio, side yard and building height variances, although somewhat substantial, afford benefits to the applicant that are not outweighed by the detriment, if any, to the health, safety and welfare of the surrounding neighborhood or nearby community. Three neighbors came out and spoke in support of the application and similar additions have been constructed in the neighborhood.
5. The applicant purchased the property subject to Orangetown's Zoning Code (Chapter 43) and is proposing a new addition and/or improvements, so the alleged difficulty was self-created, which consideration was relevant to the decision of the Board of Appeals, but did not, by itself, preclude the granting of the area variances.

DECISION: In view of the foregoing and the testimony and documents presented, the Board RESOLVED that the application for the requested floor area ratio, side yard and building height variances are APPROVED; and FURTHER RESOLVED, that such decision and the vote thereon shall become effective and be deemed rendered on the date of adoption by the Board of the minutes of which they are a part.

General Conditions:

- (i) The approval of any variance or Special Permit is granted by the Board in accordance with and subject to those facts shown on the plans submitted and, if applicable, as amended at or prior to this hearing, as hereinabove recited or set forth.
- (ii) Any approval of a variance or Special Permit by the Board is limited to the specific variance or Special Permit requested but only to the extent such approval is granted herein and subject to those conditions, if any, upon which such approval was conditioned which are hereinbefore set forth.
- (iii) The Board gives no approval of any building plans, including, without limitation, the accuracy and structural integrity thereof, of the applicant, but same have been submitted to the Board solely for informational and verification purposes relative to any variances being requested.
- (iv) A building permit as well as any other necessary permits must be obtained within a reasonable period of time following the filing of this decision and prior to undertaking any construction contemplated in this decision. To the extent any variance or Special Permit granted herein is subject to any conditions, the building department shall not be obligated to issue any necessary permits where any such condition imposed should, in the sole judgment of the building department, be first complied with as contemplated hereunder. Occupancy will not be made until, and unless, a Certificate of Occupancy is issued by the Office of Building, Zoning and Planning Administration and Enforcement which legally permits such occupancy.

TOWN OF ORANGETOWN
2019 DEC 10 A 11:18
TOWN CLERK'S OFFICE


(v) Any foregoing variance or Special Permit will lapse if any contemplated construction of the project or any use for which the variance or Special Permit is granted is not substantially implemented within one year of the date of filing of this decision or that of any other board of the Town of Orangetown granting any required final approval to such project, whichever is later, but in any event within two years of the filing of this decision. Merely obtaining a Building Permit with respect to construction or a Certificate of Occupancy with respect to use does not constitute "substantial implementation" for the purposes hereof.

The foregoing resolution to approve the application for the requested floor area ratio, side yard and building height variances are APPROVED; was presented and moved by Mr. Sullivan, seconded by Mr. Bosco and carried as follows: Mr. Bosco, aye; Mr. Quinn, aye; Mr. Sullivan, aye; Ms. Salomon, aye; and Ms. Castelli, aye.

The Administrative Aide to the Board is hereby authorized, directed and empowered to sign this decision and file a certified copy thereof in the office of the Town Clerk.

DATED: December 4, 2019

ZONING BOARD OF APPEALS
TOWN OF ORANGETOWN

By 
Deborah Arbolino
Administrative Aide

DISTRIBUTION:

APPLICANT
ZBA MEMBERS
SUPERVISOR
TOWN BOARD MEMBERS
TOWN ATTORNEY
DEPUTY TOWN ATTORNEY
OBZPAE
BUILDING INSPECTOR-M.L.M.

TOWN CLERK
HIGHWAY DEPARTMENT
ASSESSOR
DEPT. of ENVIRONMENTAL
MGMT. and ENGINEERING
FILE:ZBA, PB
CHAIRMAN, ZBA, PB, ACABOR

TOWN OF ORANGETOWN
2019 DEC 10 A 11:18
TOWN CLERK'S OFFICE

DECISION

**FRONT YARD, SIDE YARD AND BUILDING HEIGHT VARIANCES
APPROVED**

To: William Lenox
47 West Carroll Street
Pearl River, New York 10965

ZBA # 13-29
Date: May 15, 2013

FROM: ZONING BOARD OF APPEALS: Town of Orangetown

ZBA# 13-29: Application of William Lennox for variances from Chapter 43 (Zoning) Town of Orangetown, RG District, Group Q, Columns 8 (Front Yard: 25' required, 10' and 8' existing), 9 (Side Yard: 10' required, 5' existing) and 12 (Building height: 8'8" permitted, 15' proposed) for an addition to an existing detached garage at an existing single-family residence. The premises are located at 47 West Carroll Street, Pearl River, New York and are identified on the Orangetown Tax Map as Section 68.12, Block 1, Lot 38; RG zoning district.

Heard by the Zoning Board of Appeals of the Town of Orangetown at a meeting held on Wednesday, May 15, 2013 at which time the Board made the determination hereinafter set forth.

William Lenox and Robert Hoene, Architect, appeared and testified.

The following documents were presented:

1. Architectural plans dated 01/05/2012 by Robert Hoene, Architect.

Mr. Sullivan, Chair, made a motion to open the Public Hearing which motion was seconded by Ms. Salomon and carried unanimously.

On advice of Dennis Michaels, Deputy Town Attorney, counsel to the Zoning Board of Appeals, Mr. Sullivan moved for a Board determination that the foregoing application is a Type II action exempt from the State Environmental Quality Review Act (SEQRA), pursuant to SEQRA Regulations §617.5 (c) (9), (10), (12) and/or (13); which does not require SEQRA environmental review. The motion was seconded by Ms. Castelli and carried as follows: Ms. Albanese, aye; Ms. Salomon, aye; Ms. Castelli, aye; Mr. Bosco, aye; and Mr. Sullivan, aye.

Robert Hoene, Architect, testified that the applicant would like to extend the existing single car garage to a two-car garage and add a room above for storage since the existing house is small; that he did not realize that there was a paper road next to the property when he drew the plans; that when they submitted for the permit, they found out that they need to meet two front yard requirements instead of a front yard and side yard; that the setback to the yards are not changing; that they plan to use part of the existing foundation and add to it in the rear and toward the existing house; that they can lower the height by making the ceiling height 7'5" and it will not be habitable space; that he proposed the deck for the second floor to add architectural interest but that can be removed; and that they will remove the slop sink.

William Lennox testified that the existing garage was built in 1912; that the driveway goes directly to Carroll Street; that he lives alone; that he has three cars and motorcycles; and that he has no intention of creating an apartment.



TOWN CLERKS OFFICE

JUN 10 PM 1 03

TOWN OF ORANGETOWN

Public Comment:

Mary Gabalski, 54 West Crooked Hill Road, Pearl River, testified that she has concerns that the structure will become an apartment; and that there are a lot of children in the neighborhood.

The Board members made personal inspections of the premises the week before the meeting and found them to be properly posted and as generally described on the application.

A satisfactory statement in accordance with the provisions of Section 809 of the General Municipal Law of New York was received.

Mr. Sullivan made a motion to close the Public Hearing which motion was seconded by Ms. Salomon and carried unanimously.

FINDINGS OF FACT AND CONCLUSIONS:

After personal observation of the property, hearing all the testimony and reviewing all the documents submitted, the Board found and concluded that the benefits to the applicant if the variance(s) are granted outweigh the detriment (if any) to the health, safety and welfare of the neighborhood or community by such grant, for the following reasons:

1. The requested front yard, side yard and building height variances as modified will not produce an undesirable change in the character of the neighborhood or a detriment to nearby properties. The applicant has agreed to reduce the ceiling height of the storage area to 7' 5", remove the deck from the second floor and replace the door with a window; and that the proposed slop sink will be removed. The height of the proposed garage will be reduced to 14' and the front yard and side yard conditions are not changing.
2. The requested front yard, side yard and building height variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. The applicant has agreed to reduce the ceiling height of the storage area to 7' 5", remove the deck from the second floor and replace the door with a window; and that the proposed slop sink will be removed. The height of the proposed garage will be reduced to 14' and the front yard and side yard conditions are not changing.
3. The benefits sought by the applicant cannot be achieved by other means feasible for the applicant to pursue other than by obtaining variances. The applicant has agreed to reduce the ceiling height of the storage area to 7' 5", remove the deck from the second floor and replace the door with a window; and that the proposed slop sink will be removed. The height of the proposed garage will be reduced to 14' and the front yard and side yard conditions are not changing.
4. The requested front yard, side yard and building height variances as modified are not substantial.
5. The applicant purchased the property subject to Orangetown's Zoning Code (Chapter 43) and is proposing a new addition and/or improvements, so the alleged difficulty was self-created, which consideration was relevant to the decision of the Board of Appeals, but did not, by itself, preclude the granting of the area variances.

TOWN OF ORANGETOWN
2013 JAN 10 PM 1 09
TOWN CLERK'S OFFICE

DECISION: In view of the foregoing and the testimony and documents presented, the Board: RESOLVED, that the application for the requested front yard, side yard and building height (reduced from the proposed 15' to 14') variances are APPROVED with the Specific Condition that (1) the ceiling height of the proposed storage area shall be reduced to 7' 5", (2) the upper deck shall be removed; the door to the deck shall be replaced with a window; and (3) the slop sink in the garage shall be removed; and FURTHER RESOLVED, that such decision and the vote thereon shall become effective and be deemed rendered on the date of adoption by the Board of the minutes of which they are a part.

General Conditions:

(i) The approval of any variance or Special Permit is granted by the Board in accordance with and subject to those facts shown on the plans submitted and, if applicable, as amended at or prior to this hearing, as hereinabove recited or set forth.

(ii) Any approval of a variance or Special Permit by the Board is limited to the specific variance or Special Permit requested but only to the extent such approval is granted herein and subject to those conditions, if any, upon which such approval was conditioned which are hereinbefore set forth.

(iii) The Board gives no approval of any building plans, including, without limitation, the accuracy and structural integrity thereof, of the applicant, but same have been submitted to the Board solely for informational and verification purposes relative to any variances being requested.

(iv) A building permit as well as any other necessary permits must be obtained within a reasonable period of time following the filing of this decision and prior to undertaking any construction contemplated in this decision. To the extent any variance or Special Permit granted herein is subject to any conditions, the building department shall not be obligated to issue any necessary permits where any such condition imposed should, in the sole judgment of the building department, be first complied with as contemplated hereunder. Occupancy will not be made until, and unless, a Certificate of Occupancy is issued by the Office of Building, Zoning and Planning Administration and Enforcement which legally permits such occupancy.

(v) Any foregoing variance or Special Permit will lapse if any contemplated construction of the project or any use for which the variance or Special Permit is granted is not substantially implemented within one year of the date of filing of this decision or that of any other board of the Town of Orangetown granting any required final approval to such project, whichever is later, but in any event within two years of the filing of this decision. Merely obtaining a Building Permit with respect to construction or a Certificate of Occupancy with respect to use does not constitute "substantial implementation" for the purposes hereof.

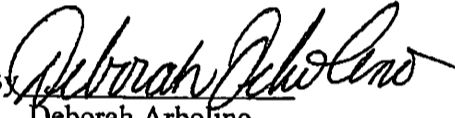
TOWN CLERKS OFFICE
2013 JUN 10 PM 1 00
TOWN OF ORANGETOWN

The foregoing resolution to approve the application for the requested front yard, side yard and building height (reduced to 14') variances with the following Specific Conditions that: (1) the slop sink shall be removed; (2) the upper deck shall be removed and the door to the deck shall be replaced with a window; (3) the ceiling height of the proposed storage area shall be reduced to 7' 5"; was presented and moved by Ms. Salomon, seconded by Ms. Albanese and carried as follows: Mr. Bosco, aye; Mr. Feroldi, aye; Ms. Albanese, aye ; Ms. Salomon, aye; and Mr. Sullivan, aye. Ms. Castelli was absent for this hearing.

The Administrative Aide to the Board is hereby authorized, directed and empowered to sign this decision and file a certified copy thereof in the office of the Town Clerk.

DATED: May 15, 2013

ZONING BOARD OF APPEALS
TOWN OF ORANGETOWN

By 
Deborah Arbolino
Administrative Aide

DISTRIBUTION:

APPLICANT
ZBA MEMBERS
SUPERVISOR
TOWN BOARD MEMBERS
TOWN ATTORNEY
DEPUTY TOWN ATTORNEY
OBZPAE
BUILDING INSPECTOR -M.M.

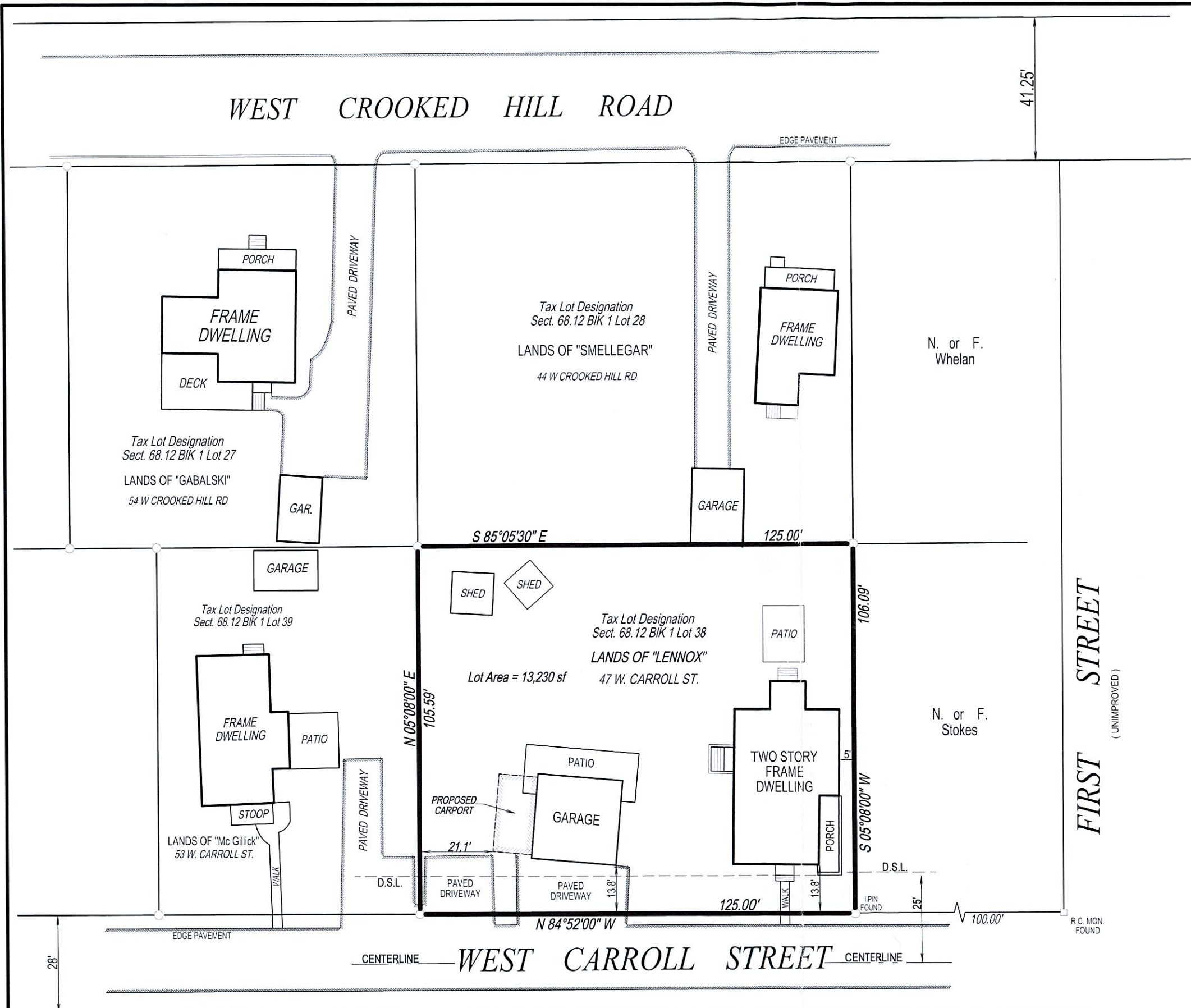
TOWN CLERK
HIGHWAY DEPARTMENT
ASSESSOR
DEPT. of ENVIRONMENTAL
MGMT. and ENGINEERING
FILE,ZBA, PB
CHAIRMAN, ZBA, PB, ACABOR

TOWN CLERKS OFFICE
2013 JUN 10 PM 1 09
TOWN OF ORANGETOWN

Town of Orangetown
MEETING OF:

JUL 31 2024

ZONING BOARD OF APPEALS



PROPOSED CARPORT

Land Survey
For
WILLIAM M. LENNOX
Pearl River
Town of Orangetown Rockland County, NY
Scale: 1" = 20' Area = 0.30 Ac.
May 1, 2024

Tax Lot Desig.: Section 68.12 Block 1 Lot 38

Reference: map entitled "MAP OF PROPERTY OF JOHN CARROLL", Filed in the Rockland County Clerks Office May 28, 1901 in book 17 page 247 as map # 274.

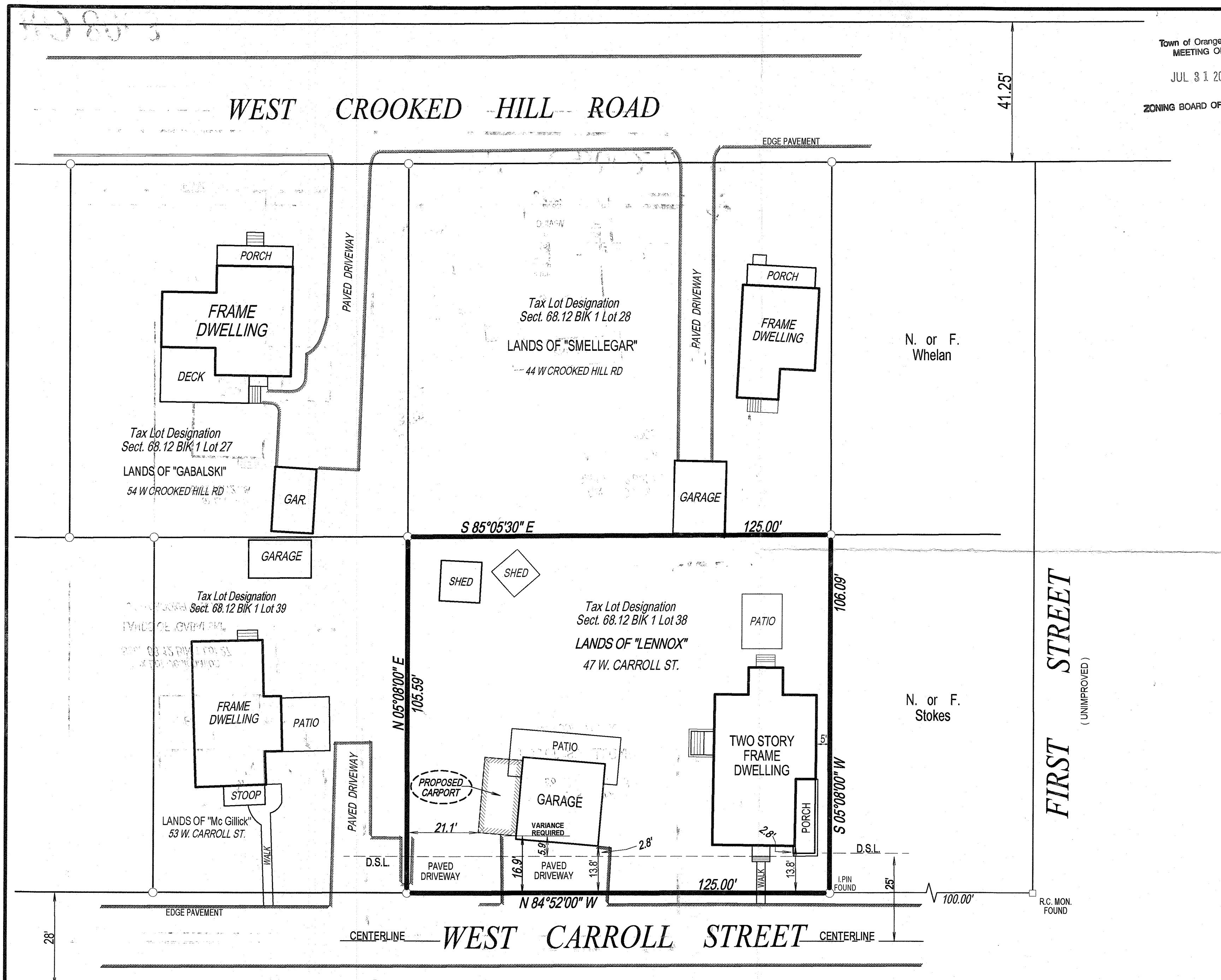
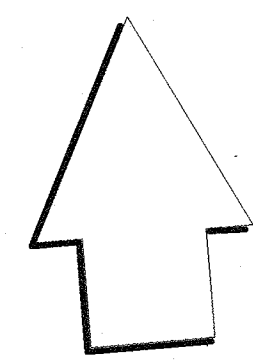
Certified to:
* William M. Lennox

Certifications indicated hereon signify that this survey was prepared in accordance with the existing code of practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certification shall run only to the person for whom the survey is prepared, and on behalf to the title company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners."



RO 8003

Town of Orangetown
MEETING OF:
JUL 31 2024
ZONING BOARD OF APPEALS



Zone RG Bulk Regulations Group Q

Item	Required	Existing	Proposed
Lot Area	10,000 sf	13,230 sf	No Change
Lot Width	75 ft.	125 ft.	No Change
Street Frontage	50 ft.	125 ft.	No Change
Front Yard	25 ft.	*13.8 ft.	**2.8 ft DSL
Side Yard	10 ft.	* 5 ft.	No Change
Total Side Yard	30 ft.	95.18 ft.	No Change
Rear Yard	25 ft.	39.5 ft.	No Change
Max.F.A.R.	0.30	0.26	0.28
Max Bldg. Height	1 ft. 4" per ft from lot line	*20.2' per ft from lot line	** 99.4" per ft from lot line

DSL
* DENOTES PRE-EXISTING NON-CONFORMING
** DENOTES VARIANCE REQUIRED

PROPOSED CARPORT

Land Survey
For
WILLIAM M. LENNOX
Pearl River
Town of Orangetown Rockland County, NY
Scale: 1" = 20' Area = 0.30 Ac.
May 1, 2024
May 20, 2024 - Revised

Tax Lot Desig.: Section 68.12 Block 1 Lot 38

Reference: map entitled "MAP OF PROPERTY OF JOHN CARROLL", Filed in the Rockland County Clerks Office May 28, 1901 in book 17 page 247 as map # 274.

Certified to:
* William M. Lennox

Certifications indicated hereon signify that this survey was prepared in accordance with the existing code of practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certification shall run only to the person for whom the survey is prepared, and on behalf to the title company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners.

RO 8003

Robert E. Sorace, PLS
New City, NY 10956
845-638-1498