

ZONING BOARD OF APPEALS

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

Date: July 2, 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: September 4, 2024

Review of Plans: White, 7 Sickletown Road, Pearl River, New York

Section: 69.19 Block: 1 Lot: 24; R-40 zone

Chapter 43, R-40 District, Section 3.12, Group E, Column 3 (floor area ratio: 15% permitted, with 25% proposed), from Column 9(side yard: 30' required, with 10' 4" proposed), Column 10(total side yard: 60' required, with 30' 4" proposed), Column 12(building height: 20'permitted, with 35' proposed). Section 5.21 (A) & (E) undersized lot applies(existing non-conforming lot area: required 40,000 sf, with 37,897.20 sf existing) for a new single-family dwelling with a garage. The premises are located at 7 Sickletown Road, Pearl River, New York and identified on the Orangetown Tax Map as Section 69.19, Block 1, Lot 24 in the R-40 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

Zoning Board Meeting Date: September 4, 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.

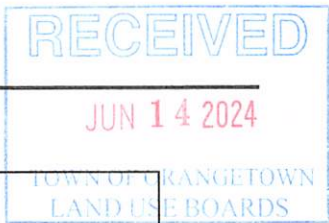
This project is before the Zoning Board on **Wednesday, September 4, 2024.** **Kindly forward your completed review to this office by September 4, 2024.**

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

PERMIT#: BLDR-5311-24
ASSIGNED
INSPECTOR: Dom

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

Project Name: White Residence/Proposed Addition and Renovations

Street Address: 7 Sickletown Road, Pearl River, NY 10965

Tax Map Designation:

Section: 69.19 Block: 1 Lot(s): 24
 Section: _____ Block: _____ Lot(s): _____

Directional Location:

On the South side of Gilbert Avenue, approximately
210 feet Center of the intersection of Driveway, in the
 Town of Orangetown in the hamlet/village of _____.

Acreeage of Parcel .87 **Zoning District** R-40
School District _____ **Postal District** _____
Ambulance District _____ **Fire District** _____
Water District _____ **Sewer District** _____

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

Proposed addition and renovations to single family residence.

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

Date: _____ Applicant's 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: 6.19.24 Section: 69.19 Block: 1 Lot: 24

Applicant: White

Address: 7 Sickletown Rd, Pearl River, NY

RE: Application Made at: same

Referred For:

Chapter 43, Table 3.12 R-40 District, Column 3 Max FAR 15% with 25% proposed, Column 9 Min Side Yard 30' w/ 10'4" proposed, Column 10 Total Side Yrd 60' w/ 30'4" proposed, Column 12 Max Height 20' w/ 35' proposed

Existing Non-Conforming Lot Area, Required 40,000 sf w/ 37,897.20 sf existing

Chapter 43, Section 5.21(A) & (E) Undersized Lot applies

4 Variances required

Comments:


FAR, Side Yrd, Total Side Yrd, Height

Existing Non-Conforming Lot Area

Dear White :


Please be advised that the Building Permit Application # 5311-24, which you submitted on Feb 23, 2024 Column 9, has been referred to the Town of Orangetown Zoning Board of Appeals. The Clerk to the Zoning Board of Appeals, Katlyn Bettmann can assist you in the preparation necessary to appear before the board. She can be reached at 845-359-8410 ext. 4331 or kbettmann @orangetown.com.

Sincerely,


Richard Oliver
Deputy Building Inspector

6/19/24



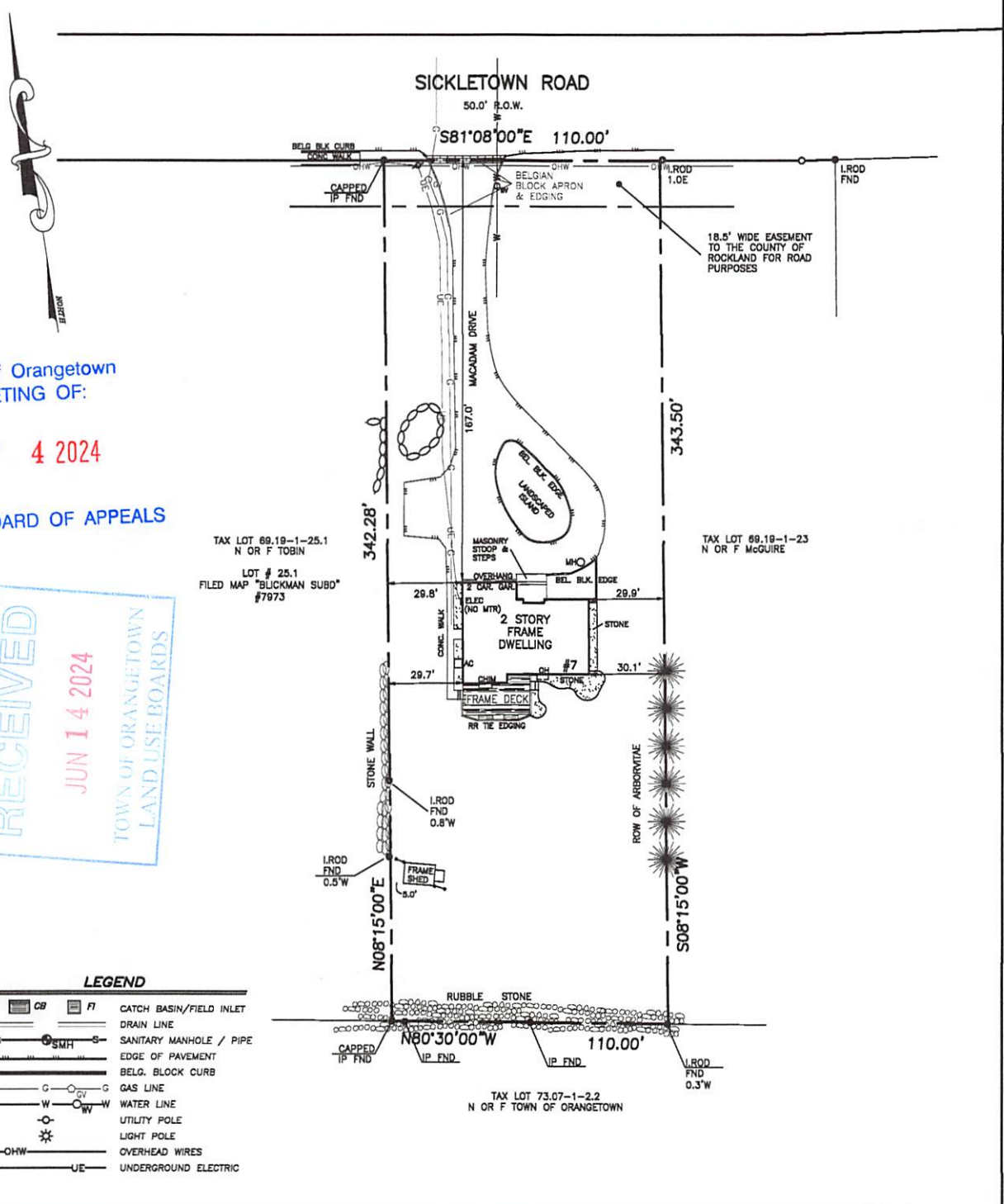

Signature of Director
NOTE PLEASE KEEP FOR YOUR RECORDS
1-30-2023

6/24/24

Date
Liz DeCort
Debbie Arbolino

SWIS	PRINT KEY	NAME	ADDRESS
392489	69.19-1-20	Barry D Berson	157 Blue Hill Rd,Pearl River, NY 10965
392489	69.19-1-21	Corwick Realty Corp Altus Group US Inc	P.O. Box 71970,Phoenix, AZ 85050
392489	69.19-1-22	Christopher Filardo	3 Sickletown Rd,Pearl River, NY 10965
392489	69.19-1-23	Keith Mc Guire	5 Sickletown Rd,Pearl River, NY 10965
392489	69.19-1-24	John Sokol	7 Sickletown Rd,Pearl River, NY 10965
392489	69.19-1-27	James Frankel	12 Sickletown Rd,Pearl River, NY 10965
392489	69.19-1-28	Charles R Medicott	10 Sickletown Rd,Pearl River, NY 10965
392489	69.19-1-29	Jason M Brezina	6 Sickletown Rd,Pearl River, NY 10965
392489	69.19-1-30	Una Mc Mahon	2 Sickletown Rd,Pearl River, NY 10965
392489	73.07-1-2.1	Christopher M O'Rourke	646 Gilbert Av,Pearl River, NY 10965
392489	73.07-1-2.2	Town Of Orangetown	26 Orangeburg Rd,Orangeburg, NY 10962
392489	73.07-1-3	Corwick Realty Corp Altus Group US Inc	P.O. Box 71970,Phoenix, AZ 85050
392489	69.19-1-25.1	Kathleen Tobin	11 Sickletown Rd,Pearl River, NY 10965
392489	69.19-1-25.2	James J DeRubertis	15 Sickletown Rd,Pearl River, NY 10965
392489	69.19-1-25.3	Robert S Cassidy	652 Gilbert Ave,Pearl River, NY 10965





Town of Orangetown
MEETING OF:

SEP 4 2024

ZONING BOARD OF APPEALS

RECEIVED
JUN 14 2024
TOWN OF ORANGETOWN
LAND USE BOARDS

LEGEND

		CATCH BASIN/FIELD INLET
		DRAIN LINE
		SANITARY MANHOLE / PIPE
		EDGE OF PAVEMENT
		BELG. BLOCK CURB
		GAS LINE
		WATER LINE
		UTILITY POLE
		LIGHT POLE
		OVERHEAD WIRES
		UNDERGROUND ELECTRIC

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CERTIFIED TO:

JAY A. GREENWELL, PLS
NYS LIC. # 49676

SURVEY OF PROPERTY FOR
WHITE

PEARL RIVER, TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK

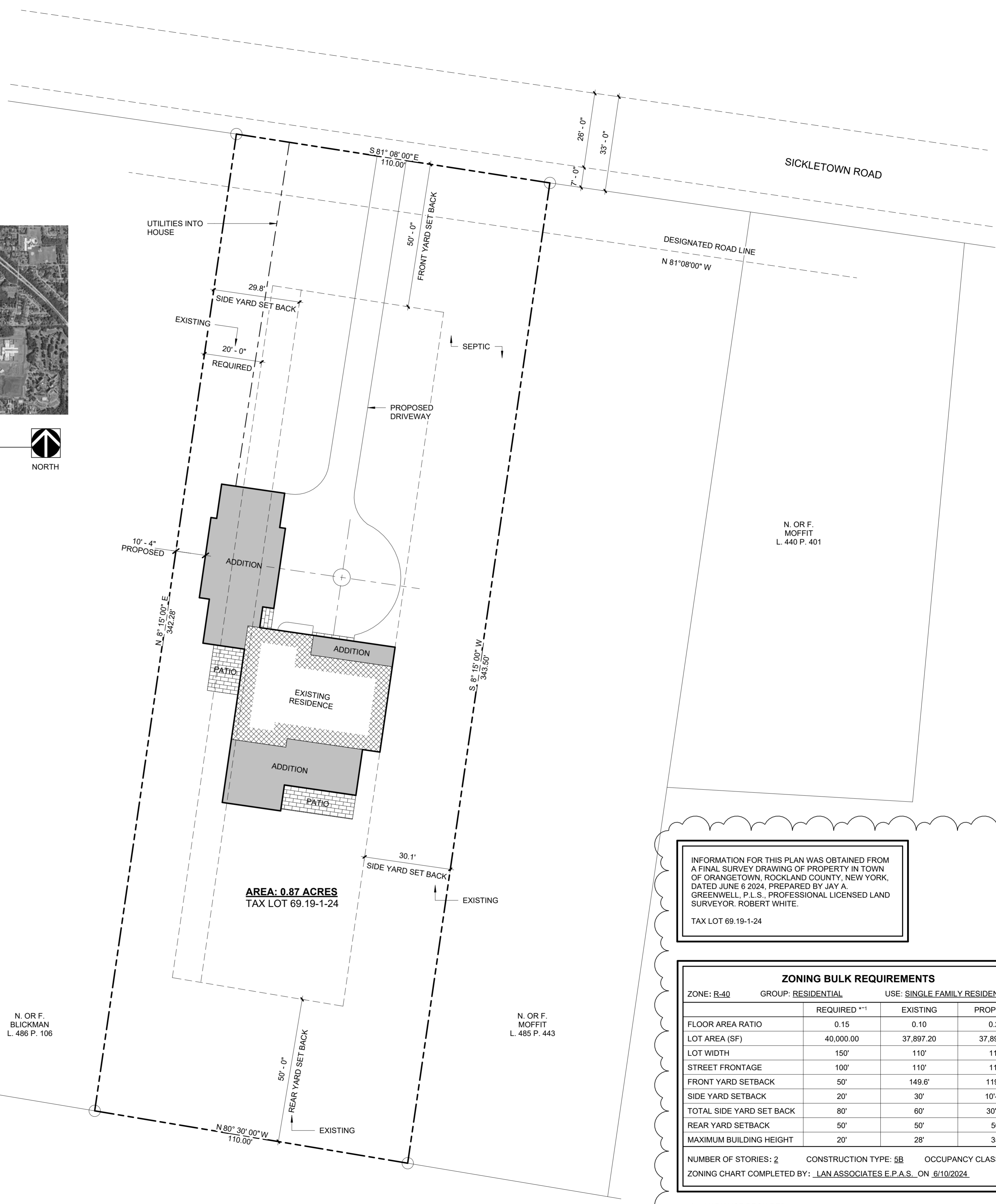
JAY A. GREENWELL, PLS, LLC

LAND SURVEYING - LAND PLANNING
34 WAYNE AVENUE, SUFFERN, NEW YORK, 10901
PHONE 845-357-0830 GREENWELLPLS@AOL.COM
© 2024 JAY A GREENWELL, PLS, LLC

TAX LOT #	69.19-1-24
AREA	37,715 SF
FILE	22421SURV
SCALE	1" = 40'
DATE	06/05/24
JOB NO.	22421



2 Vicinity Map
G1.02 3" = 1'-0"
NORTH



LEGEND

- EXISTING RESIDENCE (3,865 SF)
- PROPOSED ADDITION (9,452 SF)
- PROPOSED PATIO
- PROPERTY LINE
- SET BACK LINE

1 Plot Plan
G1.02 1" = 20'-0"
NORTH

INFORMATION FOR THIS PLAN WAS OBTAINED FROM A FINAL SURVEY DRAWING OF PROPERTY IN TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK, DATED JUNE 6 2024, PREPARED BY JAY A. GREENWELL, P.L.S., PROFESSIONAL LICENSED LAND SURVEYOR, ROBERT WHITE.
TAX LOT 69.19-1-24

ZONING BULK REQUIREMENTS

ZONE: R-40	GROUP: RESIDENTIAL		USE: SINGLE FAMILY RESIDENCE	
	REQUIRED **1	EXISTING	PROPOSED	
FLOOR AREA RATIO	0.15	0.10	0.25	
LOT AREA (SF)	40,000.00	37,897.20	37,897.20	
LOT WIDTH	150'	110'	110'	
STREET FRONTAGE	100'	110'	110'	
FRONT YARD SETBACK	50'	149.6'	119.5'	
SIDE YARD SETBACK	20'	30'	10'-4"	
TOTAL SIDE YARD SET BACK	80'	60'	30'-4"	
REAR YARD SETBACK	50'	50'	50'	
MAXIMUM BUILDING HEIGHT	20'	28'	35'	

NUMBER OF STORIES: 2 CONSTRUCTION TYPE: 5B OCCUPANCY CLASS: R-2
ZONING CHART COMPLETED BY: LAN ASSOCIATES E.P.A.S. ON 6/10/2024

* VARIANCE REQUIRED
**1 CHAPTER §3, SECTION 5.2 APPLIES

NY Certificate of Authorization
Eng'y. Nos. 0018887
Date 6/11/24
Checked JD
Drawn JM

Title REGISTERED ARCHITECT License No. 30306
JAMES M. DIANA, R.A.
Exp. 6/31/2027

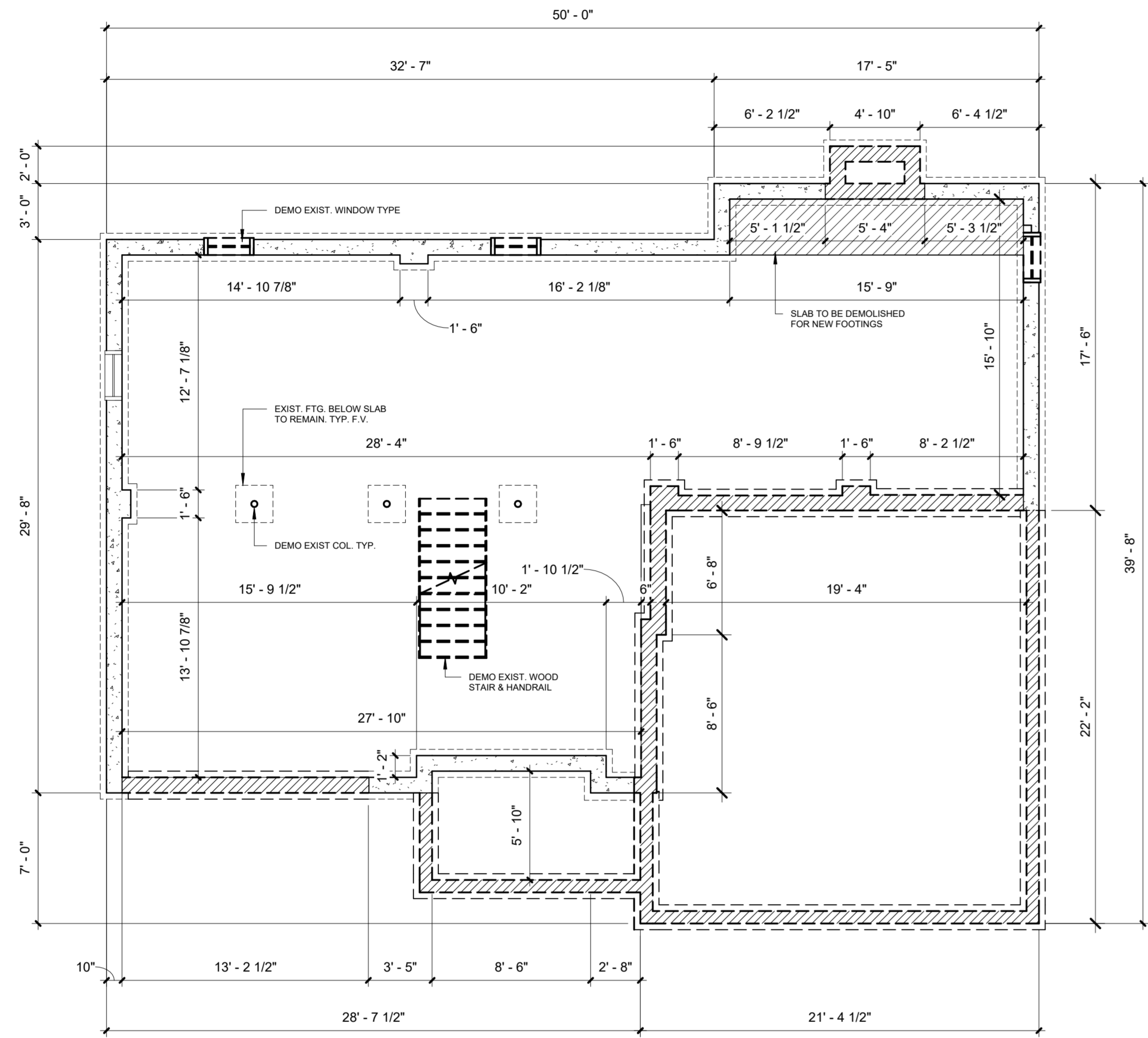
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6/10/24	BLDG. DEPT. COMMENTS.

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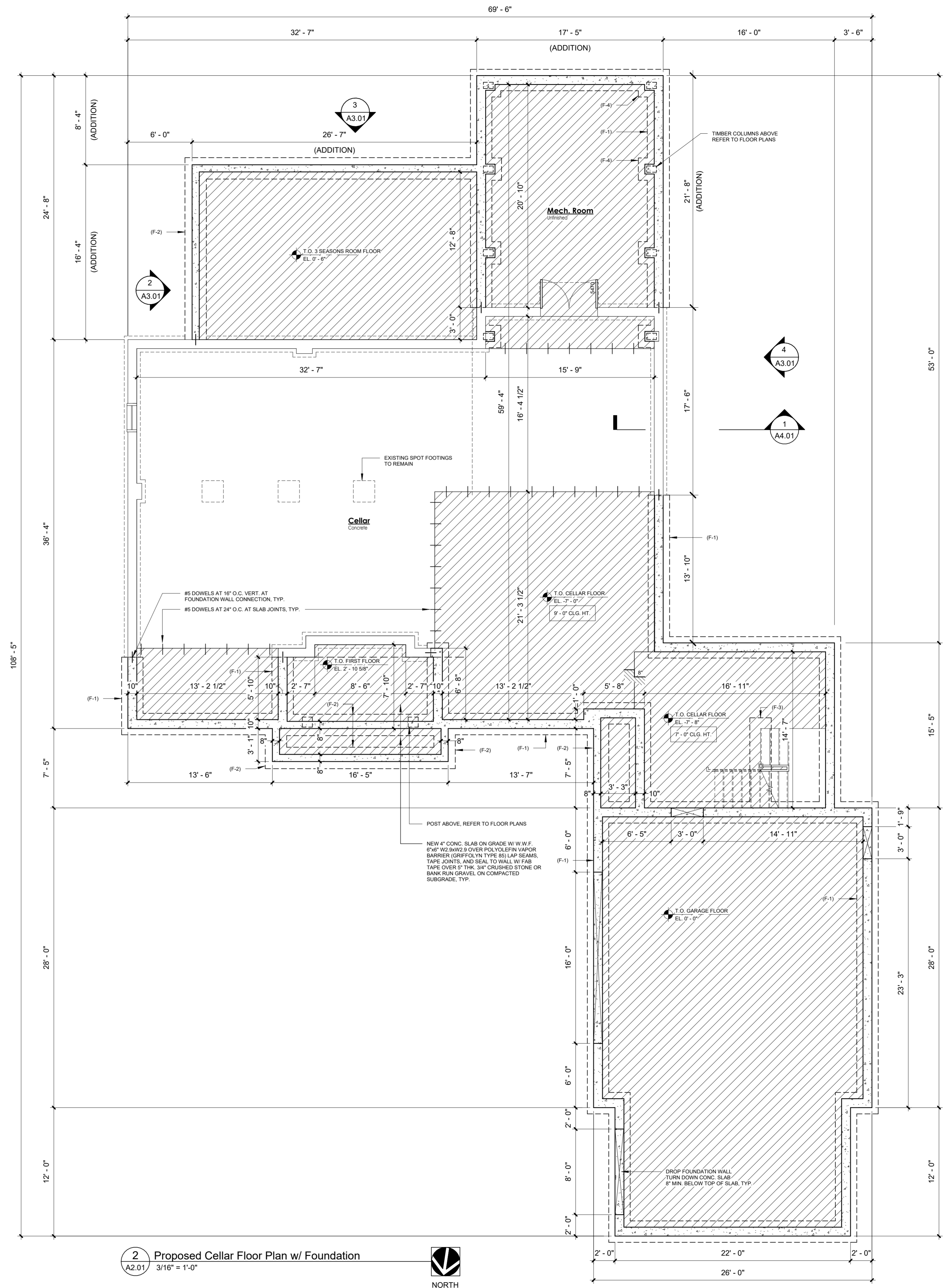
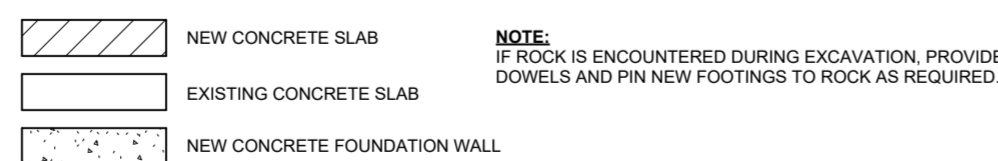
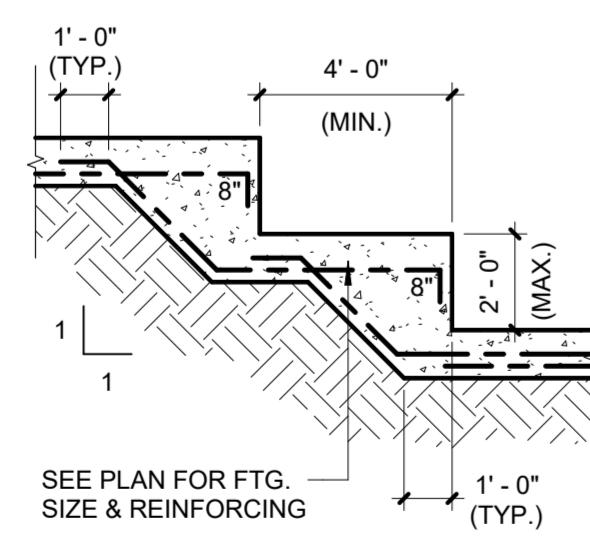
PLOT PLAN & NOTES
PROPOSED ADDITIONS & RENOVATION
WHITE RESIDENCE
7 SICKLETOWN ROAD
PEARL RIVER, NY 10965

Job No. 4.1695.01
File No.
G1.02



FOOTING / FOUNDATION SCHEDULE		
MARK	DESCRIPTION	FOOTING / FOUNDATION REINFORCEMENT
F-1	24"W x 12"H CONT. CONCRETE FOOTING 18" THK. CONC. WALL	REBAR: (3) #4 CONTINUOUS AND #4 @ 18" O.C. TRANSVERSE DOWELS: #4 @ 18" O.C. EACH WAY, CENTERED
F-2	24"W x 12"H CONT. CONCRETE FOOTING 8" THK. CONC. WALL	REBAR: (3) #4 CONTINUOUS AND #4 @ 18" O.C. TRANSVERSE DOWELS: #4 @ 18" O.C. EACH WAY, CENTERED
F-3	24"W x 12"H CONCRETE HAUNCH FOOTING	REBAR: (3) #4 CONTINUOUS AND #4 @ 18" TRANSVERSE
F-4	TIMBER POST IN GREAT ROOM STRUCTURE, TBD	COORD. SIZE TBD

1 Existing Cellar Plan w/ Demolition
 A2.01 3/16" = 1'-0"



2 Proposed Cellar Floor Plan w/ Foundation
 A2.01 3/16" = 1'-0"

NY Certificate of Authorization
 Eng'y. Nos. 0018867
 Date 6/11/24
 Checked JD
 Drawn JM

JAMES M. DIANA, R.A.
 Title REGISTERED ARCHITECT License No. 30306 Exp. 8/31/2027

Date	Description

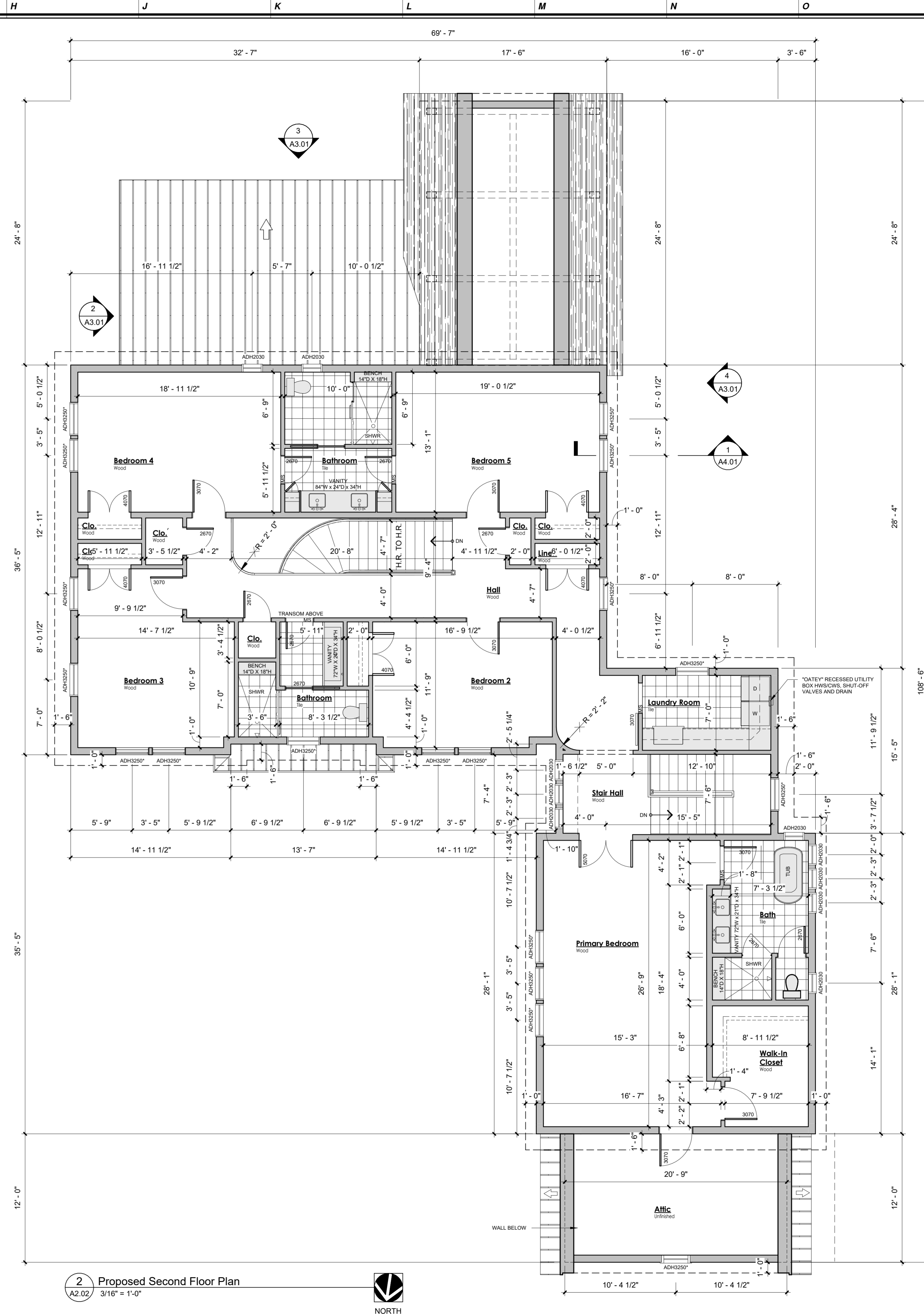
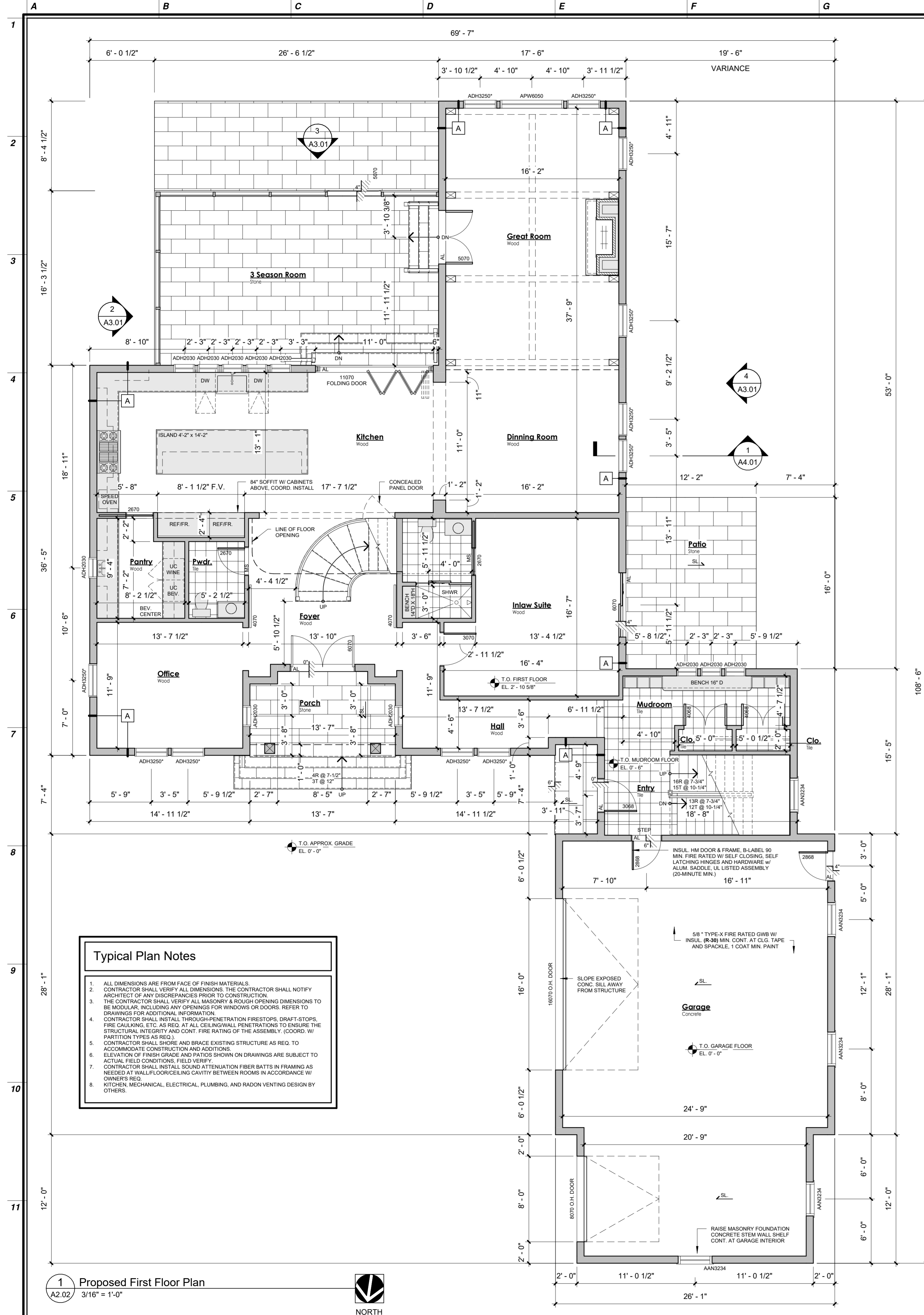
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DEMO & PROPOSED BASEMENT PLANS
 PROPOSED ADDITIONS & RENOVATION
 WHITE RESIDENCE
 7 SICKLETOWN ROAD
 PEARL RIVER, NY 10965

Job No. 4.1695.01
 File No.

A2.01



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PROPOSED FLOOR PLANS
 PROPOSED ADDITIONS & RENOVATION
 WHITE RESIDENCE
 7 SICKLETOWN ROAD
 PEARL RIVER, NY 10965

Job No. 4.1695.01
 File No.
A2.02



1 Existing North Elevation
A3.02 12" = 1'-0"



2 Existing West Elevation
A3.02 12" = 1'-0"



3 Existing South Elevation
A3.02 12" = 1'-0"



4 Existing East Elevation
A3.02 12" = 1'-0"



Proposed Elevation



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PROPOSED ELEVATIONS
 PROPOSED ADDITIONS & RENOVATION
 WHITE RESIDENCE
 7 SICKLETOWN ROAD
 PEARL RIVER, NY 10965

Job No. 4.1695.01
 File No.

A3.02