

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: 8/12/20

**2020 LAND USE BOARD APPLICATION**

*Please check all that apply:*

<input type="checkbox"/> Commercial	<input type="checkbox"/> Residential
<input type="checkbox"/> <b>Planning Board</b>	<input type="checkbox"/> <b>Historical Board</b>
<input checked="" type="checkbox"/> <b>Zoning Board of Appeals</b>	<input type="checkbox"/> <b>Architectural Board</b>
<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#:** 50363

**ASSIGNED** \_\_\_\_\_

**INSPECTOR:** DM

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

**Project Name:** 1st floor addition, deck addition, and dormer

**Street Address:** 48 Roosevelt St., Pearl River, NY

**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.

<b>Acreage of Parcel</b> <u>0.17</u>	<b>Zoning District</b> <u>RG</u>
<b>School District</b> <u>Pearl River</u>	<b>Postal District</b> <u>Pearl River</u>
<b>Ambulance District</b> <u>Pearl River</u>	<b>Fire District</b> <u>Pearl River</u>
<b>Water District</b> <u>Suez</u>	<b>Sewer District</b> <u>Orangetown</u>

**Project Description:** *(If additional space required, please attach a narrative summary.)*  
1st floor addition, deck addition, and full second floor dormer, total work sapce aprox 450 sq. ft.

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.  
 Date: 8/12/20 Applicant's Signature: R. Gordon Rossman

## APPLICATION REVIEW FORM

**Applicant:** Ralph G. Bossmann Phone # 845-735-3592

**Address:** 48 Roosevelt St. Pearl River NY 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 NY 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 NJ 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 # 845-664-3071

**Address:** 48 Roosevelt St. 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? <sup>Yes</sup> \_\_\_\_\_

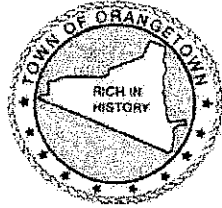
If so, provide a narrative, including the list case number, name, date, and the board(s) you appeared before, and the status of any previous approvals.

\_\_\_\_\_ We added a front porch in 2009 that required a variance. ZBA #07-103  
\_\_\_\_\_

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	68.16-4-16	Marilyn E Uleman	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

12 notes



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: August 6, 2020

Applicant: Bosman

Address: 48 Roosevelt St, Pearl River, NY

RE: Application Made at: same

Chapter 43, Table 3.12 Column 1- RG District, Column 2- Group Q, Column 3- SFR, Column 9 Required Side Yard 10' with 6' proposed. Column 10 Total Side Yard 30' with 15' proposed.  
Two Variances Required

Section: 68.16 Block: 5 Lot: 40

Dear Bosman:

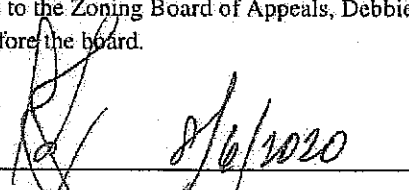
Please be advised that the Building Permit Application, which you submitted on

July 24, 2020, has been denied. I have enclosed a Xerox copy of your application, where you will find at the bottom the reason for denial.

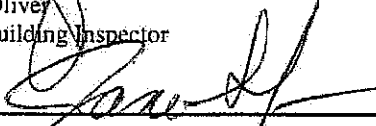
**In Accordance with Zoning, Chapter 43 Section 10.322 the time to appeal a determination of a Building Inspector or Similar administrative office is thirty (30) days from the filing of such a determination with the Town Clerk.**

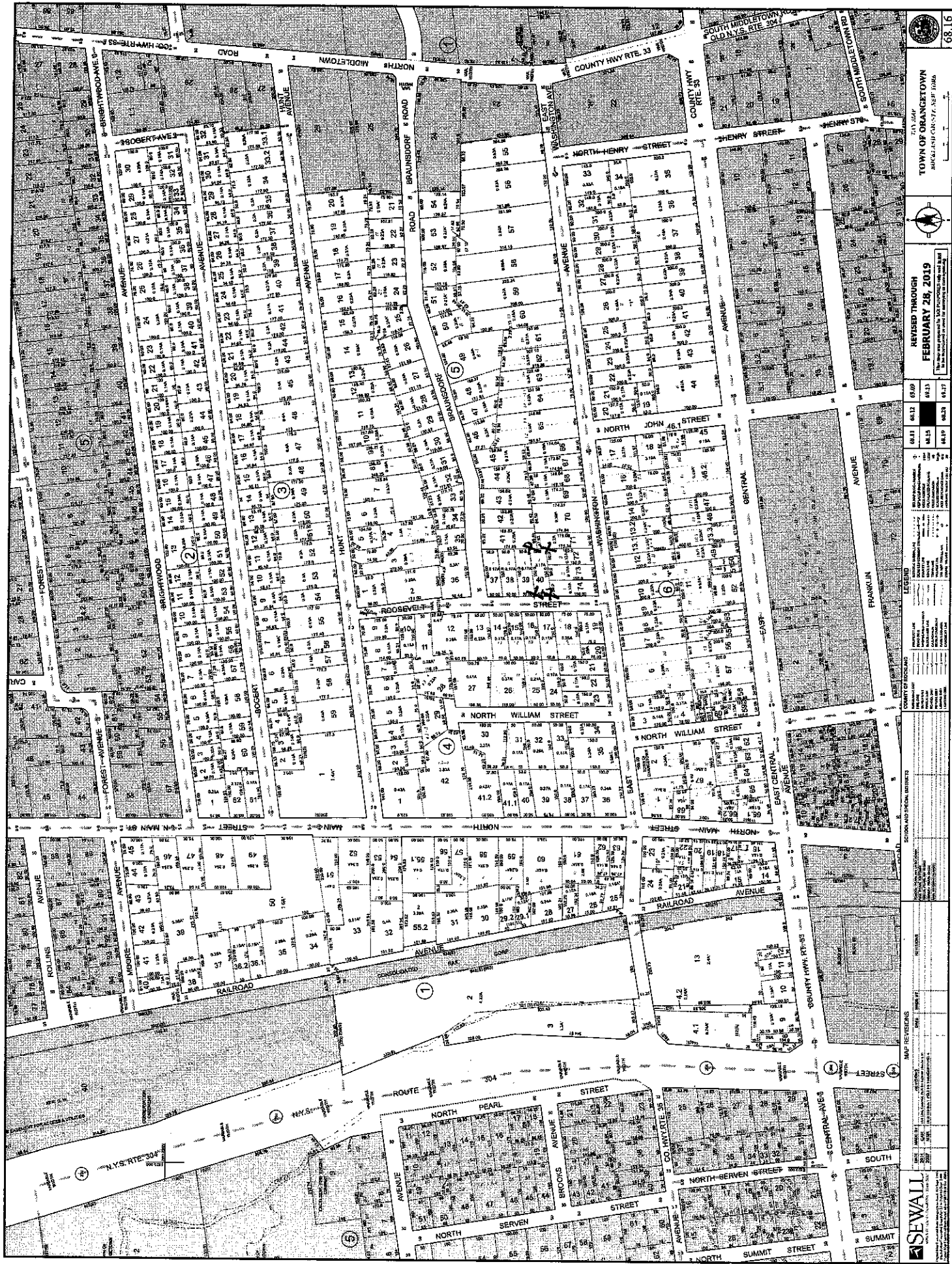
The Clerk to the Zoning Board of Appeals, Debbie Arbolino, will assist you in the preparation necessary to appear before the board.

Sincerely,

  
Richard Oliver  
Deputy Building Inspector

Signature of Director  
NOTE: PLEASE KEEP FOR YOUR RECORDS  
12-31-18-CCC

  
Date  
CC: Rosanna Straga  
Liz Decort  
Debbie Arbolino



**SEWELL**  
MAP ENGINEERS  
100 WEST 11TH STREET, SUITE 200  
ORANGETOWN, NY 10914  
TEL: 845-339-1111  
WWW.SEWELLMAPS.COM

**TOWN OF ORANGETOWN**  
REVISÉ THROUGH  
**FEBRUARY 28, 2019**  
BY: [Signature]

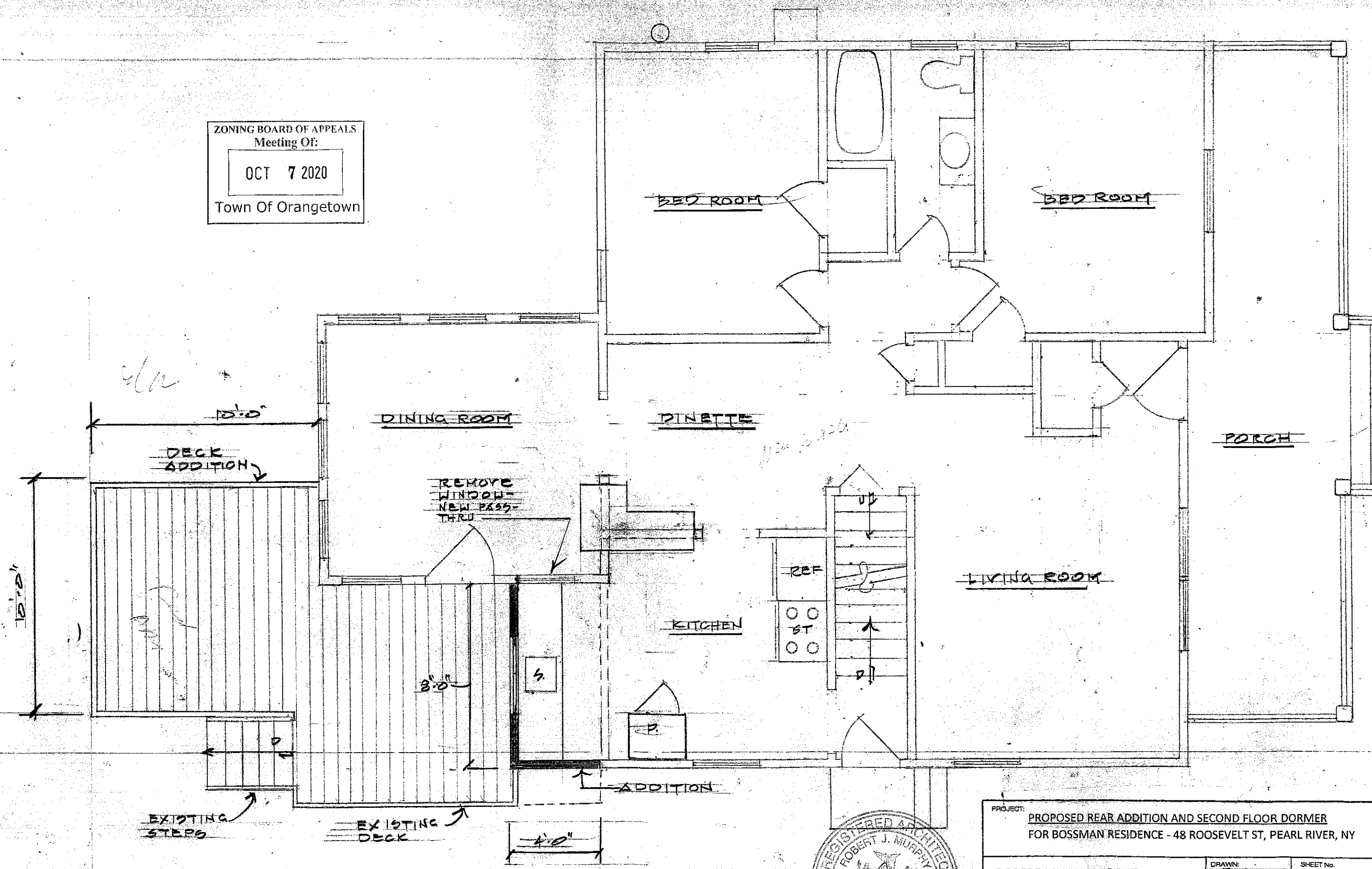
68.16

DATE	SCALE	BY
01/17/19	AS SHOWN	MS
01/17/19	AS SHOWN	MS
01/17/19	AS SHOWN	MS
01/17/19	AS SHOWN	MS

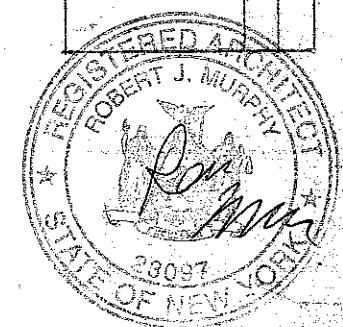
LEGEND

- PROPERTY LINE
- EXISTING LOT
- EXISTING LOT AREA
- EXISTING LOT DIMENSIONS
- EXISTING LOT CORNERS
- EXISTING LOT CURVES
- EXISTING LOT EASEMENTS
- EXISTING LOT ENCUMBRANCES
- EXISTING LOT UTILITIES
- EXISTING LOT OBSTRUCTIONS
- EXISTING LOT ADJACENTS
- EXISTING LOT DISTANCES
- EXISTING LOT BEARINGS
- EXISTING LOT AREA CALCULATIONS
- EXISTING LOT DIMENSION CALCULATIONS
- EXISTING LOT CORNER CALCULATIONS
- EXISTING LOT CURVE CALCULATIONS
- EXISTING LOT EASEMENT CALCULATIONS
- EXISTING LOT ENCUMBRANCE CALCULATIONS
- EXISTING LOT UTILITY CALCULATIONS
- EXISTING LOT OBSTRUCTION CALCULATIONS
- EXISTING LOT ADJACENT CALCULATIONS
- EXISTING LOT DISTANCE CALCULATIONS
- EXISTING LOT BEARING CALCULATIONS
- EXISTING LOT AREA CALCULATIONS
- EXISTING LOT DIMENSION CALCULATIONS
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- EXISTING LOT OBSTRUCTION CALCULATIONS
- EXISTING LOT ADJACENT CALCULATIONS
- EXISTING LOT DISTANCE CALCULATIONS
- EXISTING LOT BEARING CALCULATIONS

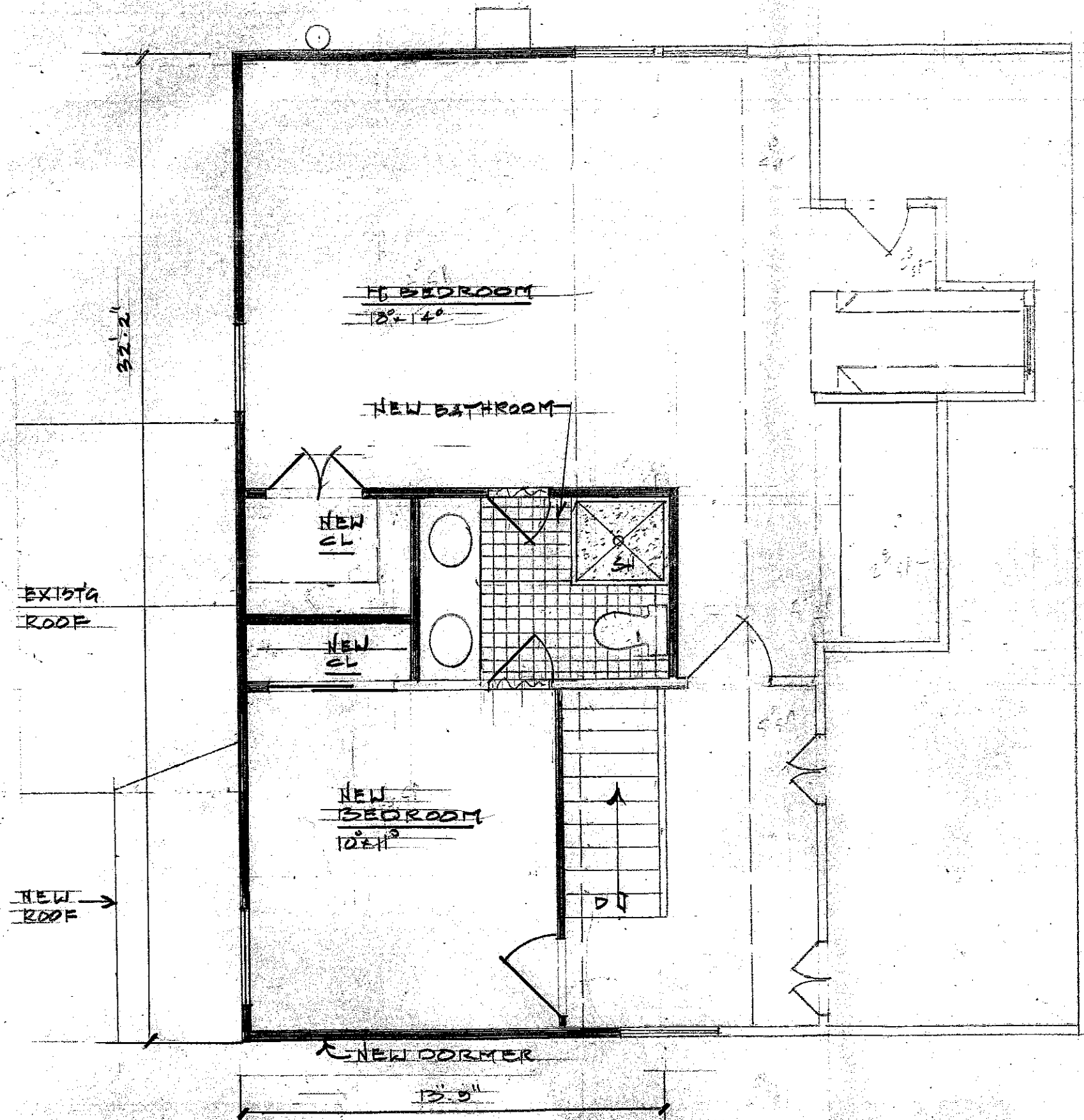
ZONING BOARD OF APPEALS  
Meeting Of:  
OCT 7 2020  
Town Of Orangetown



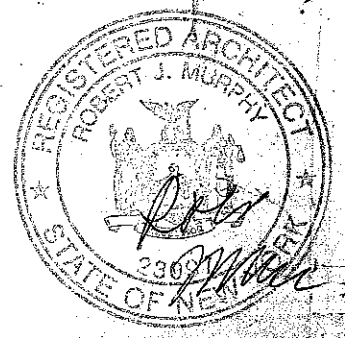
FIRST FLOOR PLAN 1/4" = 1'



PROJECT: PROPOSED REAR ADDITION AND SECOND FLOOR DORMER FOR BOSSMAN RESIDENCE - 48 ROOSEVELT ST, PEARL RIVER, NY		
ROBERT MURPHY ARCHITECT LLC 13 BRADRIK LANE, WEST MILFORD, NJ 07480 (201) 207 5537	DRAWN: RM DATE: 7.25.20 SCALE: AS NOTED	SHEET No. A1 1 OF 6
DWG. TITLE: FLOOR PLAN		

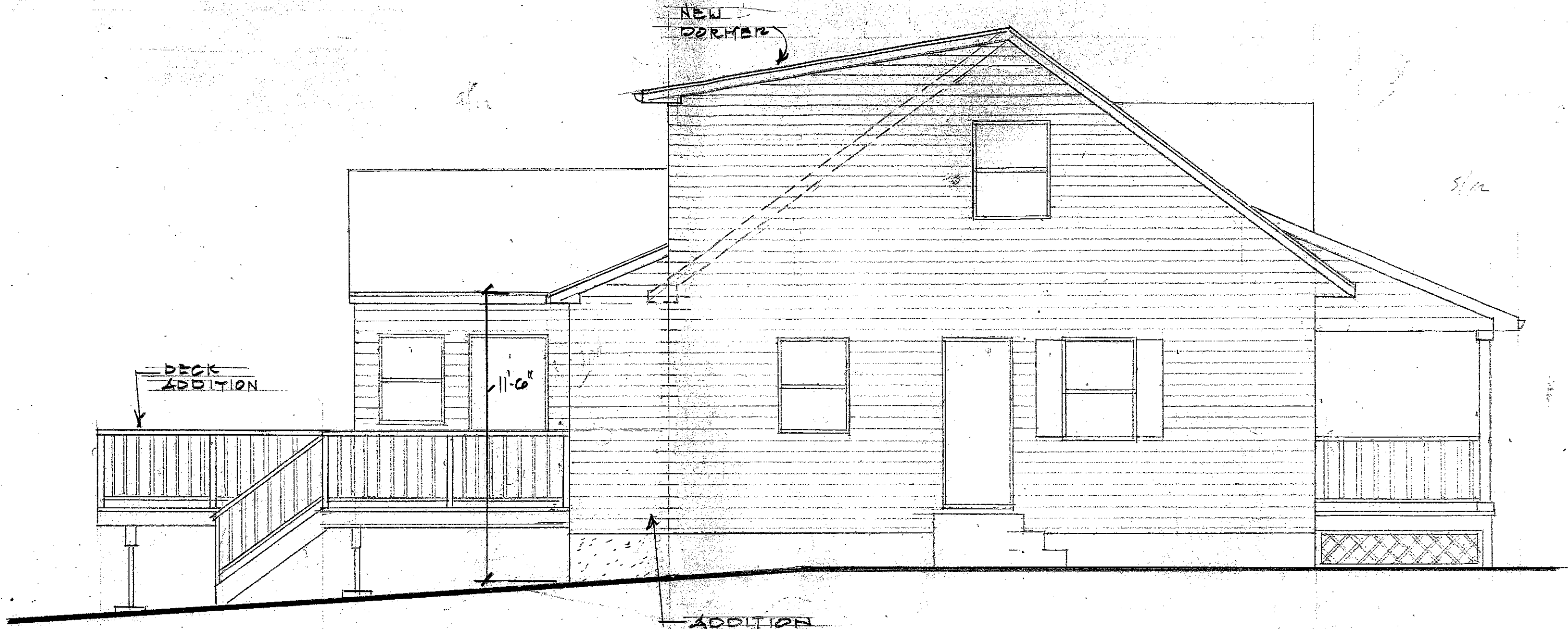


SECOND FLOOR PLAN 1/4" = 1'

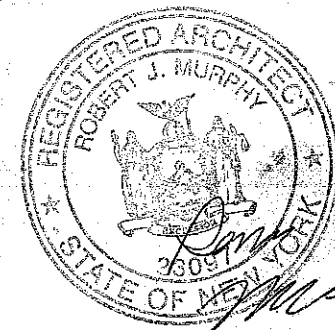


PROJECT: PROPOSED REAR ADDITION AND SECOND FLOOR DORMER FOR BOSSMAN RESIDENCE - 48 ROOSEVELT ST, PEARL RIVER, NY		
ROBERT MURPHY ARCHITECT LLC 13 BRADRICK LANE, WEST MILFORD, NJ 07480 (201) 207 5537	DRAWN: R.M. DATE: 7.25.10 SCALE: AS NOTED	SHEET No. A2
DWG. TITLE: FLOOR PLAN		2 OF 4

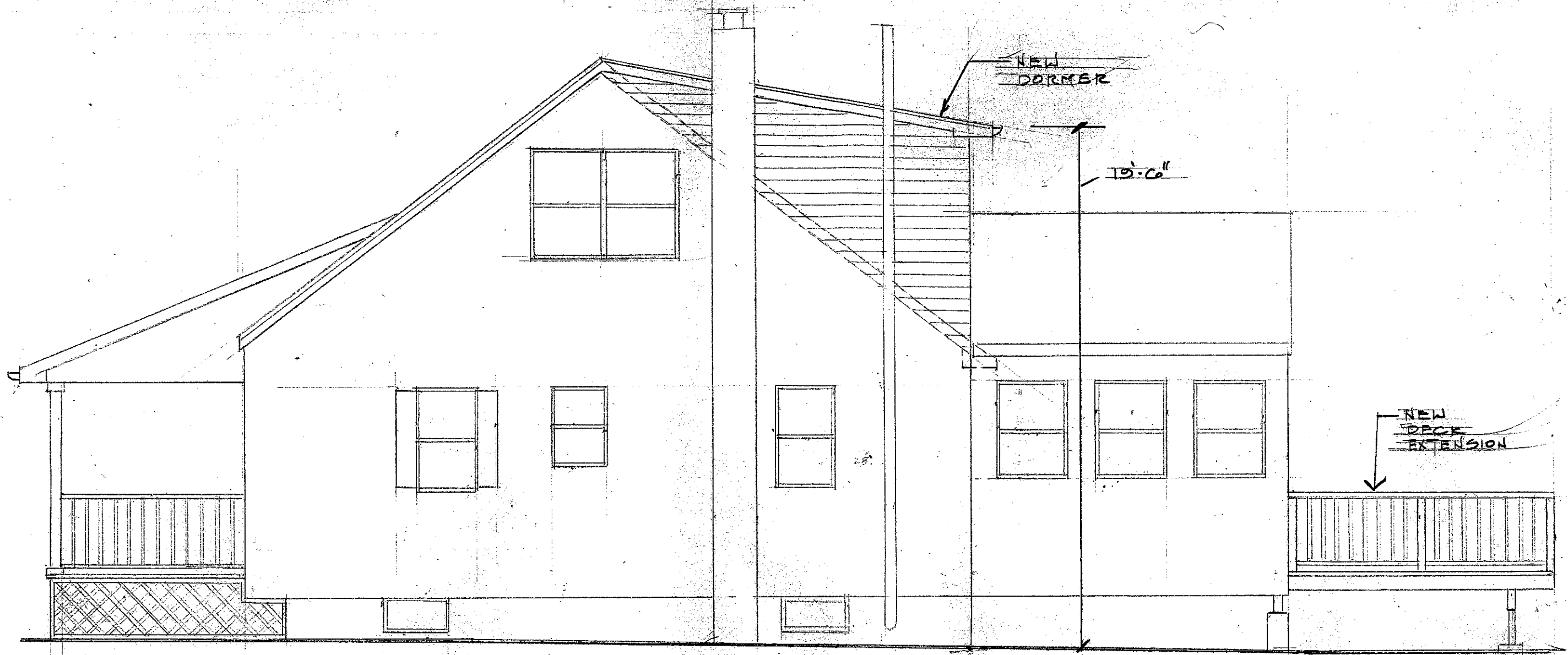




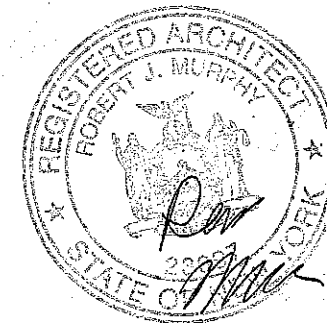
LEFT SIDE ELEVATION 1/4"=1'



PROJECT: PROPOSED REAR ADDITION AND SECOND FLOOR DORMER FOR BOSSMAN RESIDENCE - 48 ROOSEVELT ST, PEARL RIVER, NY		
ROBERT MURPHY ARCHITECT LLC 13 BRADRIK LANE, WEST MILFORD, NJ 07480 (201) 207 5537	DRAWN: RM DATE: 7-23-20 SCALE: AS NOTED	SHEET No. <b>A3</b>
DWG. TITLE: <b>LEFT ELEVATION</b>	3 OF 6	



RIGHT SIDE ELEVATION 1/4"=1'



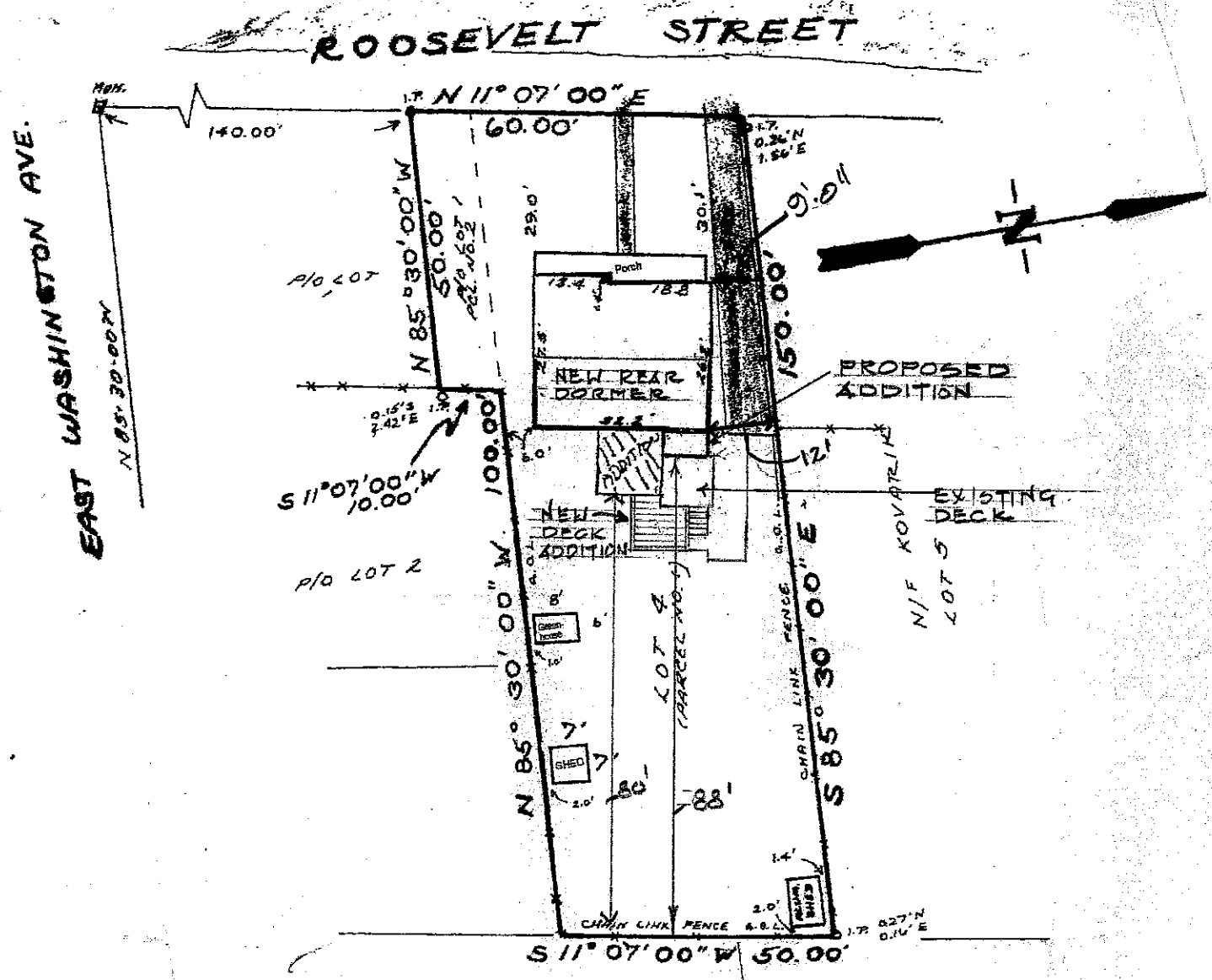
PROJECT: PROPOSED REAR ADDITION AND SECOND FLOOR DORMER FOR BOSSMAN RESIDENCE - 48 ROOSEVELT ST, PEARL RIVER, NY		
ROBERT MURPHY ARCHITECT LLC 13 BRADRICK LANE, WEST MILFORD, NJ 07480 (201) 207 5537	DRAWN: R.M. DATE: 7-23-20 SCALE: AS NOTED	SHEET No. 14
DWG. TITLE: RIGHT ELEVATION	4 OF 6	



REAR ELEVATION 1/4" = 1'



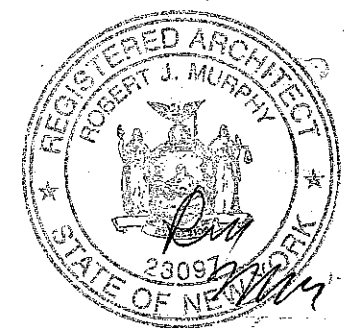
PROJECT: PROPOSED REAR ADDITION AND SECOND FLOOR DORMER FOR BOSSMAN RESIDENCE - 48 ROOSEVELT ST, PEARL RIVER, NY		
ROBERT MURPHY ARCHITECT LLC 13 BRADRICK LANE, WEST MILFORD, NJ 07480 (201) 207 5537	DRAWN: RM	SHEET No.
DATE: 7.23.20	SCALE: AS NOTED	A5
DWG. TITLE: REAR ELEVATION	3 OF 6	



SITE PLAN 1"=30'

ZONING INFORMATION			
RG ZONE	SINGLE FAMILY DETACHED DWELLING		
GROUP Q			
YARD AREA	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	10,000 SF	8,000 SF	NO CHANGE
MIN. FRONT YARD	25 FT	29 FT	NO CHANGE
MIN SIDE YARD	10 FT	6 FT	12 FT
TOTAL SIDE YARD	30 FT	15 FT	18 FT
FAR	.30	.189	.23
HGT	1'-4" / FT	RIGHT SIDE REAR OF HOUSE: 11'-6" EXISTING (8 FT ALLOWED)	NEW RAISED DORMER - RIGHT SIDE REAR OF HOUSE-19'-6" PROPOSED (8 FT ALLOWED); 1 <sup>ST</sup> FLOOR ADDITION - 11'-6" PROPOSED (16 FT ALLOWED)
MIN REAR YARD	20 FT.	80 FT	88 FT

SITE PLAN IS TAKEN FROM A SURVEY BY WILLIAM YOUNGBLOOD ASSOC  
 8 BIRCH ST, MONSEY, NY  
 DATED - 5/8/72



PROJECT: PROPOSED REAR ADDITION AND SECOND FLOOR DORMER FOR BOSSMAN RESIDENCE - 48 ROOSEVELT ST, PEARL RIVER, NY		
ROBERT MURPHY ARCHITECT LLC 13 BRADRICK LANE, WEST MILFORD, NJ 07480 (201) 207 5537	DRAWN: R.M. DATE: 7.20.20 SCALE: AS NOTED	SHEET No. 16
DWG. TITLE: SITE PLAN, ZONING	6 OF 6	