

Name of Municipality: TOWN OF ORANGETOWN Date Submitted: _____

2020 LAND USE BOARD APPLICATION

Please check all that apply:

| | |
|---|---|
| <input type="checkbox"/> Commercial <input type="checkbox"/> Planning Board <input checked="" type="checkbox"/> Zoning Board of Appeals <input type="checkbox"/> Subdivision <input type="checkbox"/> Number of Lots <input type="checkbox"/> Site Plan <input type="checkbox"/> Conditional Use <input type="checkbox"/> Special Permit <input type="checkbox"/> Variance <input type="checkbox"/> Performance Standards Review <input type="checkbox"/> Use Variance <input type="checkbox"/> Other (specify): _____ | <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Historical Board <input type="checkbox"/> Architectural Board <input type="checkbox"/> Consultation <input type="checkbox"/> Pre-Preliminary/Sketch <input type="checkbox"/> Preliminary <input type="checkbox"/> Final <input type="checkbox"/> Interpretation |
|---|---|

PERMIT#: 48985
ASSIGNED
INSPECTOR: DOM

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

Project Name: Cassidy Deck

Street Address: 56 Salina Road, Pearl River, NY 10965

Tax Map Designation:
 Section: 68.11 Block: 2 Lot(s): 61
 Section: _____ Block: _____ Lot(s): _____

Directional Location:
 On the East side of Salina Road, approximately
570 feet North East of the intersection of Crooked Hill, in the
 Town of ORANGETOWN in the hamlet/village of Pearl River.

| | |
|---|---|
| Acreage of Parcel <u>.39</u> School District <u>Pearl River</u> Ambulance District <u>Pearl River</u> Water District <u>SUEZ</u> | Zoning District <u>R-15</u> Postal District <u>Pearl River</u> Fire District <u>Pearl River</u> Sewer District <u>Orangetown</u> |
|---|---|

Project Description: *(If additional space required, please attach a narrative summary.)*
To Legalize existing 16'x26' deck

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

APPLICATION REVIEW FORM

Applicant: Michael J Cassidy Phone # 845-735-9292

Address: 56 Salina Road Pearl River NY 10965
Street Name & Number (Post Office) City State Zip Code

Property Owner: Phone #

Address:
Street Name & Number (Post Office) City State Zip Code

Engineer/Architect/Surveyor: Phone #

Address:
Street Name & Number (Post Office) City State Zip Code

Attorney: Phone #

Address:
Street Name & Number (Post Office) City State Zip Code

Contact Person: Michael J Cassidy Phone # 845-735-9292

Address: 56 Salina Road 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:

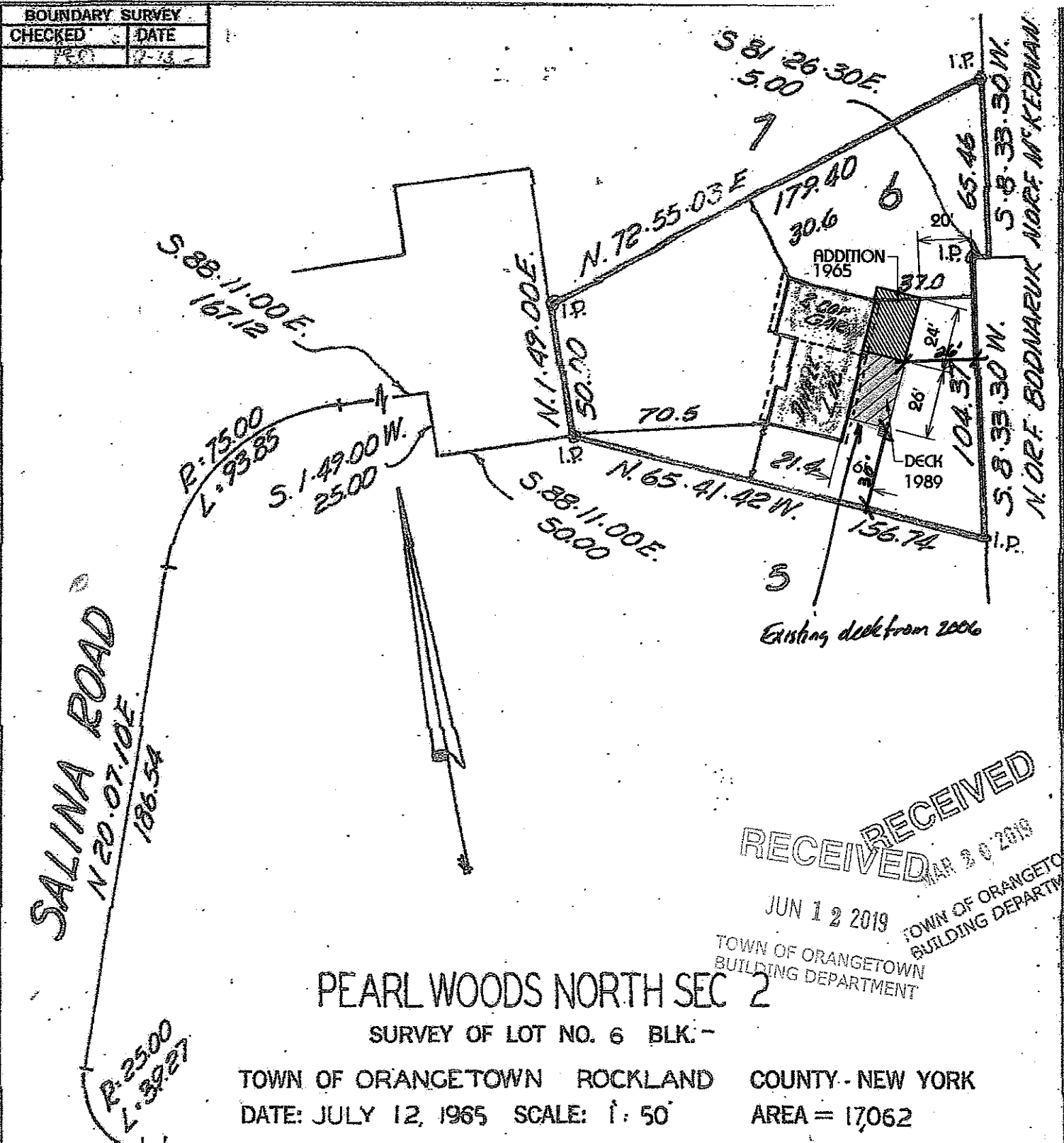
Has this project ever been reviewed before? ^{Yes} _____

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.

ZBA#88-77

List tax map section, block & lot numbers for all other abutting properties in the same ownership as this project.

| BOUNDARY SURVEY | |
|-----------------|------|
| CHECKED | DATE |
| RS | 7-73 |



RECEIVED
 JUN 12 2019
 TOWN OF ORANGETOWN
 BUILDING DEPARTMENT

PEARL WOODS NORTH SEC 2

SURVEY OF LOT NO. 6 BLK. -

TOWN OF ORANGETOWN ROCKLAND COUNTY - NEW YORK
 DATE: JULY 12, 1965 SCALE: 1" = 50' AREA = 17,062

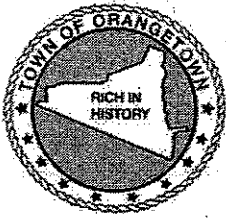
Ref: Filed in the Rockland County Clerk's Office,
 New City, N.Y., 4/2/65, Bk. 69, Pg. 39, Map #3322.
 Certified to: Dime Savings Bank of Brooklyn and
 Home Title Division to be correct and accurate.

CROOKED HILL ROAD

BUILDING UNDER CONSTRUCTION 12-27-65
 FINAL BUILDING LOCATION 2-23-66
 CONTINUATION SURVEY _____
 REVISION 7/5/66 I.P. SET. RS
 I.S. 4753A

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

 LIC. NO. N.Y. 23037



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: November 24, 2020

Applicant: Cassidy

Address: 56 Salina Rd., Pearl River, NY

RE: Application Made at: same

Chapter 43, Table 3.12 column 1 R-15 District, Column 2 Group M, Column 3 SFR, Column 11 Required Rear Yard 35' w 26' proposed.

one variance required

Section: 68.11 Block: 2 Lot: 61

Dear Cassidy:

Please be advised that the Building Permit Application, which you submitted on June 12, 2019, has been denied. I have enclosed a Xerox copy of your application, where you will find at the bottom the reason for denial.

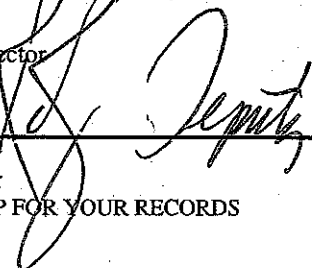
In Accordance with Zoning, Chapter 43 Section 10.322 the time to appeal a determination of a Building Inspector or Similar administrative office is thirty (30) days from the filing of such a determination with the Town Clerk.

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 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: R-15 (GMU) OFFICIAL USE ONLY ACREAGE: .39
 Inspector: DOM Date App Received: 6/12/19 Received By: DOM
 Permit No. 48985 Date Issued: _____
 CO No. _____ Date Issued: _____
 Permit Fee: \$474 Ck# 392 Paid By CASSIDY
 GIS Fee: \$20 Ck# 393 Paid By "
 Stream Maintenance Fee Ck # _____ Paid By _____
 Additional Fee: _____ Ck# _____ Date Paid _____ Paid By _____
 1st 6 mo. Ext.: _____ Ck # _____ Exp. Date: _____ Paid By RECEIVED
 2nd 6 mo. Ext.: _____ Ck # _____ Exp. Date: _____ Paid By _____

JUN 12 2019

APPLICANT COMPLETES:

Note: See inside for instructions for completing this application. **TOWN OF ORANGETOWN BUILDING DEPARTMENT**
 PAGES 2, 3 and PAGE 4 must be reviewed and PAGES 3 & 4 must signed by the applicant.

✓ Property Location: 56 SALINA RD PEARL RIVER
 Section: 68.11 Block: 2 Lot: 61
 ✓ Property Owner: Michael Cassidy
 Mailing Address: 56 SALINA RD Pearl River
 Email: Michael.Cassidy@ORAN.ORG Phone #: (845) 735-9292
 Lessee (Business Name): _____
 Mailing Address: _____
 Email: _____ Phone #: _____
 Type of Business /Use: _____
 ✓ Contact Person: _____ Relation to Project: _____
 Email: _____ Phone#: _____
 Architect/Engineer: _____ NYS Lic # _____
 Address: _____ Phone#: _____
 Builder/General Contractor: Homeowner RC Lic # AFFIDAVIT
 Address: _____ Phone#: _____
 Plumber: _____ RC Lic # _____
 Address: _____ Phone#: _____
 Electrician: _____ RC Lic #: _____
 Address: _____ Phone#: _____
 Heat/Cooling: _____ RC Lic#: _____
 Address: _____ Phone#: _____

Existing use of structure or land: Single Family Residence
 Proposed Project Description: Legalize an existing composite deck 16'x26'
 Proposed Square Footage: 416 sq Estimated Construction Value (\$): 18,750.00

BUILDING DEPARTMENT COMPLETES BELOW

PLANS REVIEWED: _____

PERMIT REFERRED/DENIED FOR: _____

Chapter 43, Table 3.12 Col 1 R-15, Col 2 Group M Col 3 SFR, Col 11
 Required rear yard 35' w/ 26' proposed.

Variance required
 Res Deputy 11/24/2020

FOR OFFICE USE ONLY SECTION 68.11 BLOCK 2 LOT 61 NAME CASSIDY PERMIT# 48985

DECISION

ZBA #88-77

TO: William C. Maleike
70 Williams Road, Chestnut Ridge, New York 10977

FROM: ZONING BOARD OF APPEALS, TOWN OF ORANGETOWN

RE: To consider an appeal from a denial by the Inspector and an application by William C. Maleike as agent for Michael J. & Eileen K. Cassidy, owners, to erect an addition to an existing single family dwelling.

Applicant requests a variance from the requirements of the Orangetown Zoning Code, Section 3.12, R-15 zoning district, Group M as follows:

Column 11 - Required rear yard depth is 35 feet and 22 feet is proposed.

Premises are located on the easterly end of the cul-de-sac of Salina Road approximately 490 feet north & east of the intersection of Salina Road & Crooked Hill Road (street address: 56 Salina Road) in the hamlet of Pearl River, Town of Orangetown, Rockland County, New York and shown on the Orangetown Tax Map as Section 10, Block 13, Lot 21 and in an R-15 zoning district.

Heard by the Zoning Board of Appeals of the Town of Orangetown at a meeting held on Wednesday evening, September 4, 1988, at which time the Board made the following determination:

William Maleike and Eileen Cassidy appeared for the application and testified.

They presented the following:

1. A portion of the tax map as a vicinity map.
2. A plot plan based on a survey by Barbour, Jost & Boswell, dated July 12, 1965.
3. Plans for the proposed addition dated April 29, 1988.

The applicant stated that with the marriage of one of their children, the Cassidy's family was expanding, and therefore they required more living space. There are also three children living at home, who need a place to entertain their friends. Since the existing family room is very small, they would like to build an enclosed patio which would serve as additional family room space.

The Board members made a personal inspection of the premises on Sunday, September 4, 1988, 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 the State of New York was received.

FINDINGS OF FACT:

The Board, after personal observation of the property, hearing all the testimony and reviewing same, found as a fact, that the applicant had presented sufficient practical difficulty to warrant the granting of the variance requested in that there is no other workable, logical place to locate the proposed addition.

TOWN OF ORANGETOWN
1988 SEP -9 AM 10:40
TOWN CLERKS OFFICE

The granting of the variance would be in harmony with the spirit and purpose of the Code. It would not be detrimental to the neighborhood or neighboring properties. Public safety and welfare would be secured and substantial justice done.

This is the minimum variance requested.

DECISION: In view of the foregoing and the testimony before the Board, the application for the variance BE and SAME is **HEREBY APPROVED**.

The foregoing variance is granted in accordance with the plot plan submitted and subject to the applicant obtaining the necessary permits from the Building Department.

Approval of the Board is limited to specific approval of the variance requested and granted.

The Board gives no approval to any building plans of the applicant.

The foregoing variance will lapse if the contemplated construction, for which the variance is granted, is not substantially implemented within one year from the filing of this decision.

A Building Permit must be obtained prior to undertaking the construction approved in this decision. Occupancy will not be made until a Certificate of Occupancy is issued by the Office of Building, Zoning & Planning Administration & Enforcement.

The foregoing resolution was presented and moved by Mr. Crosbie, seconded by Mr. Visalli, and carried as follows: Louis E. Kayser, aye; William H. Mowerson, aye; James L. Crosbie, aye; Martin Hodge, aye; Alfred Visalli, aye.

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

Dated: September 7, 1988

ZONING BOARD OF APPEALS
TOWN OF ORANGETOWN

By: 

Joan Salomon, Chief Clerk

DISTRIBUTION:

Applicant
ZBA Members
Town Board
Supervisor
Town Clerk
Assessor
Town Attorney
Deputy Town Attorney
OBZPAE file
Sewer Department
Highway Department

TOWN CLERKS OFFICE

1988 SEP -9 AM 10:40

TOWN OF ORANGETOWN