

Name of Municipality: TOWN OF ORANGETOWN Date Submitted: \_\_\_\_\_

**2020 LAND USE BOARD APPLICATION**

*Please check all that apply:*

<input type="checkbox"/> Commercial <input checked="" type="checkbox"/> <b>Planning Board</b> <input checked="" type="checkbox"/> <b>Zoning Board of Appeals</b>  <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 checked="" 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"/> <b>Historical Board</b> <input type="checkbox"/> <b>Architectural Board</b>  <input type="checkbox"/> Consultation <input type="checkbox"/> Pre-Preliminary/Sketch <input type="checkbox"/> Preliminary <input type="checkbox"/> Final <input type="checkbox"/> Interpretation
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**PERMIT#:** 50318  
**ASSIGNED** \_\_\_\_\_  
**INSPECTOR:** \_\_\_\_\_

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

**Project Name:** Proposed Variance and C/O Application for Mr. Anthony Delia

**Street Address:** 208 Cardean Place, Pearl River NY 10965

**Tax Map Designation:**  
 Section: 68.12 Block: 6 Lot(s): 31  
 Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_

**Directional Location:**  
 On the South side of Cardean Place - Heading East, approximately  
300 feet from \_\_\_\_\_ of the intersection of Forest Avenue, in the  
 Town of ORANGETOWN in the hamlet/village of Pearl River.

<b>Acreage of Parcel</b> <u>.23</u> <b>School District</b> <u>Pearl River</u> <b>Ambulance District</b> <u>Pearl River</u> <b>Water District</b> <u>Orangetown - Suez</u>	<b>Zoning District</b> <u>RG</u> <b>Postal District</b> <u>Pearl River</u> <b>Fire District</b> <u>Pearl River</u> <b>Sewer District</b> <u>Orangetown</u>
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**Project Description:** *(If additional space required, please attach a narrative summary.)*  
Existing Deck - Variance Rear Yard and C/O application as per attached

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.  
 Date: July 31-2020 Applicant's Signature: Anthony Delia

# APPLICATION REVIEW FORM

**Applicant:** Mr Anthony Delia Phone # 845-216-2331

**Address:** 1208 Cardean Place, Pearl River NY 1091 Pearl River NY 10965  
Street Name & Number (Post Office) City State Zip Code

**Property Owner:** Mr Anthony Delia Phone # 845-216-2331

**Address:** 208 Cardean Place, Pearl River NY Pearl River NY 10965  
Street Name & Number (Post Office) City State Zip Code

**Engineer/Architect/Surveyor:** Karl Ackermann, AIA Phone # 845-661-0893

**Address:** 159 E Central Avenue Pearl River NY 10965  
Street Name & Number (Post Office) City State Zip Code

**Attorney:** N/A Phone # \_\_\_\_\_

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

**Contact Person:** Karl Ackermann, AIA Phone # 845-661-0893

**Address:** 159 E Central Avenue 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**

N/A

**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? \_\_\_\_\_

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

**DENIAL TO THE ZONING BOARD OF APPEALS**

Date: July 23, 2020

Applicant: Delia

Address: 208 Cardean Place, 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 11 Required  
Rear Yard 25' with 18' proposed.  
One Variance Required

Section: 68.12 Block: 6 Lot: 31

Dear Delia:

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

July 14, 2020, has been denied. I have enclosed a Xerox copy of your application, where you will find at the bottom the reason for denial.

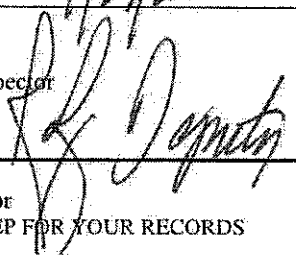
**In Accordance with Zoning, Chapter 43 Section 10.322 the time to appeal a determination of a Building Inspector or Similar administrative office is thirty (30) days from the filing of such a determination with the Town Clerk.**

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 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

<b>ZONE:</b> <u>RG</u>	<b>OFFICIAL USE ONLY</b>	<b>ACREAGE:</b> <u>.23</u>
<b>Inspector:</b> <u>DAVE</u>	<b>Date App Received:</b> <u>7/14/2020</u>	<b>Received By:</b> <u>CCC</u>
<b>Permit No.</b> <u>50318</u>	<b>Date Issued:</b> _____	
<b>CO No.</b> _____	<b>Date Issued:</b> _____	
<b>Permit Fee:</b> <u>\$204</u>	<b>Ck#</b> <u>271</u>	<b>Paid By</b> <u>Delia</u>
<b>GIS Fee:</b> <u>\$20</u>	<b>Ck#</b> <u>270</u>	<b>Paid By</b> _____
<b>Stream Maintenance Fee</b>	<b>Ck #</b> _____	<b>Paid By</b> _____
<b>Additional Fee:</b> _____	<b>Ck#</b> _____	<b>Date Paid</b> _____
<b>1<sup>st</sup> 6 mo. Ext.:</b> _____	<b>Ck #</b> _____	<b>Exp. Date:</b> _____
<b>2<sup>nd</sup> 6 mo. Ext.:</b> _____	<b>Ck #</b> _____	<b>Exp. Date:</b> _____

**APPLICANT COMPLETES:**

Note: See inside for instructions for completing this application, JUL 14 2020

**PAGES 2, 3 and PAGE 4 must be reviewed and PAGES 3 & 4 must signed by the applicant.**

**Property Location:** 208 Cardean Place Pearl River, NY 10965

**Section:** 68.12 **Block:** 6 **Lot:** 31

**Property Owner:** Anthony Delia

**Mailing Address:** 208 Cardean Pl Pearl River, N.Y. 10965

**Email:** adelia1947@verizon.net **Phone #:** 845-735-4188

**Lessee (Business Name):** \_\_\_\_\_

**Mailing Address:** \_\_\_\_\_

**Email:** \_\_\_\_\_ **Phone #:** \_\_\_\_\_

**Type of Business /Use:** \_\_\_\_\_

**Contact Person:** Anthony Delia **Relation to Project:** Owner

**Email:** adelia1947@verizon.net **Phone#:** 845-735-4188

**Architect/Engineer:** \_\_\_\_\_ **NYS Lic #:** \_\_\_\_\_

**Address:** \_\_\_\_\_ **Phone#:** \_\_\_\_\_

**BUILDER/General Contractor:** \_\_\_\_\_ **RC Lic #:** \_\_\_\_\_

**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 Res

**Proposed Project Description:** Repaired existing Deck & bathroom done 40 yrs ago

**Proposed Square Footage:** \_\_\_\_\_ **Estimated Construction Value (\$):** 3,500

**BUILDING DEPARTMENT COMPLETES BELOW**

**PLANS REVIEWED:** \_\_\_\_\_

**PERMIT REFERRED / DENIED FOR:**

Chapter 43, Table 3-12, Column 1 - R6 District, Column 2 - Single D, Column 3 - SOR

Column 11 - Rear Yard setback 25' Required w/ 18' proposed

1 Variance required

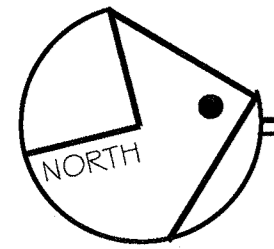
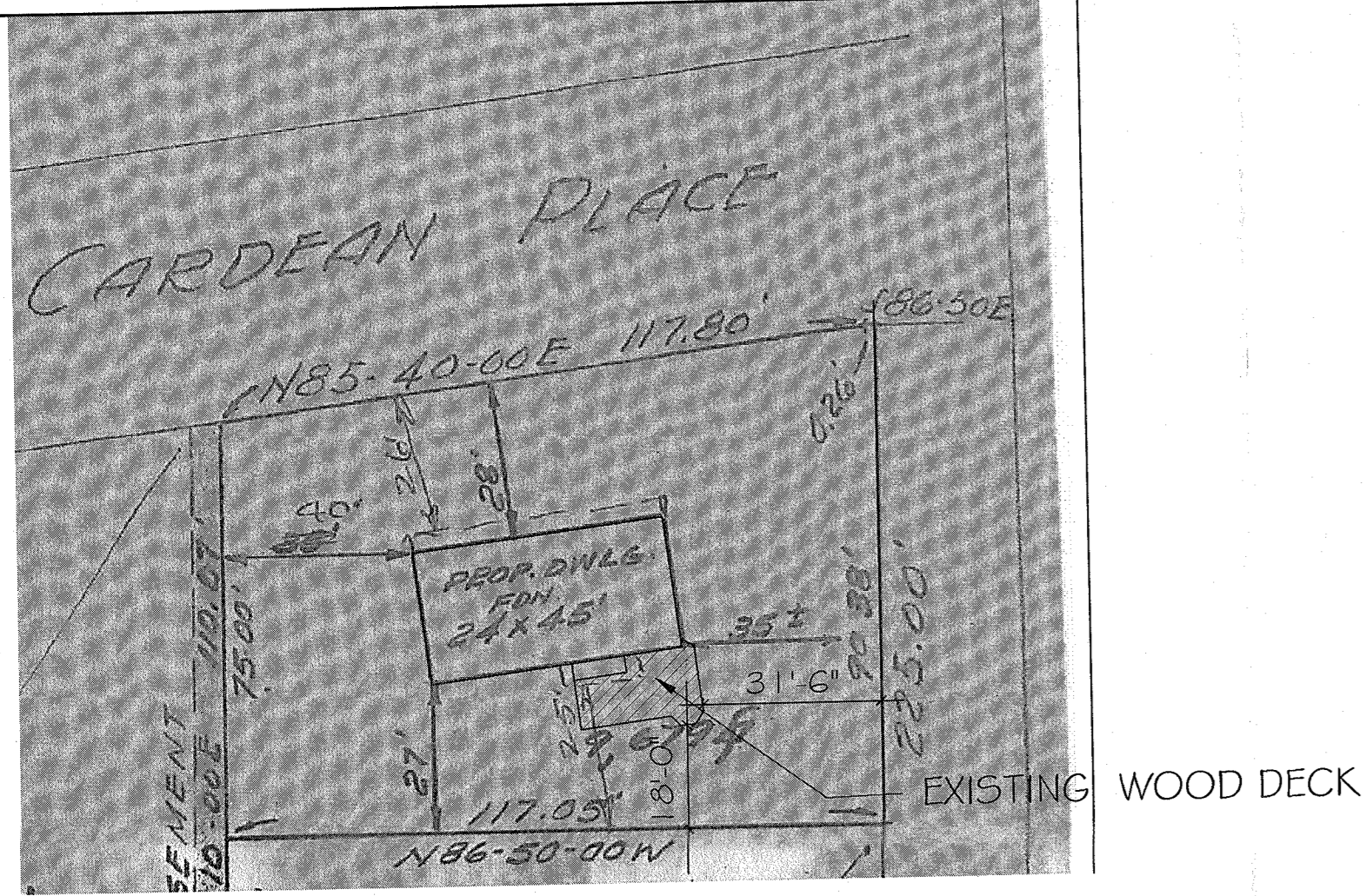
[Signature] 7/23/2020

FOR OFFICE USE ONLY SECTION 68.12 BLOCK 6 LOT 31 NAME Delia PERMIT # 50318

**LIST OF DRAWINGS**

ARCHITECTURAL DRAWINGS  
 SHEET DESCRIPTION  
 A-0 SITE LOCATION PLAN, DECK FOUNDATION AND FRAMING PLAN AND DECK PLAN  
 A-1 DECK ELEVATIONS AND NOTES  
 A-2 DECK DETAIL AND STAIR CODE MIN DETAIL AND SPECIFICATIONS

**SITE LOCATION PLAN**



**EXISTING SITE PLAN**

SCALE: 1"=30'-0"

THIS SITE PLAN IS BASED ON A SURVEY PROVIDED BY OWNER.  
 THE DESIGNER SHALL ASSUME NO RESPONSIBILITY FOR ACCURACY OF ORIGINAL SURVEY. REFER TO ORIGINAL SURVEY FOR ALL ADDITIONAL INFORMATION.

**BULK TABLE**

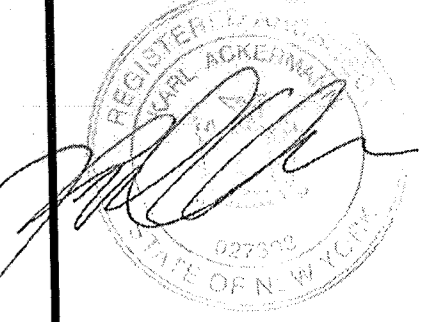
SITE DATA  
 ZONING BULK TABLE 208 Cardean Place - PEARL RIVER NY 10965  
 TAX MAP - SECTION 68.12, BLOCK 6, LOT 31 - RG ZONE

LOT REQUIRED 10,000 S.F.	EXISTING LOT AREA= 10,018 +/- SQ. FT.	EXISTING LOT AREA= 10,018 +/- SQ. FT.	
FAR - .30 (30%)	EXISTING FAR - 1,191 s.f. / 10,018 = .1188 (11.88%)	EXISTING FAR - 1,191 s.f. / 10,018 = .1188 (11.88%)	
FRONT YARD SET BACK: 25'-0"	26'-0" EXISTING	26'-0" EXISTING	
SIDE YARD SET BACK: 10'-0"	31.5' EXISTING -	31.5' EXISTING -	
COMBINED SIDE YARD SETBACK - 30'-0"	31.5' EXISTING + 40' = (71.5' TOTAL)	31.5' EXISTING + 40' = (71.5' TOTAL)	
REAR YARD SET BACK: 25'-0"	18.0' EXISTING	18.0' EXISTING	ENC
LOT WIDTH: 75'-0"	117.80' EXISTING AT BUILDING FRONT LINE	117.80' EXISTING AT BUILDING FRONT LINE	
STREET FRONTAGE: 50'-0"	117.80' EXISTING	117.80' EXISTING	
1'-0" on 1'-4"	EXISTING	EXISTING	

It is a violation of the law for any person, while editing, to alter or to cause to be altered, the signature of an architect in any way. If an item bearing the seal of an architect is altered, the altering architect shall affix to his item the seal and the notation "altered by" followed by his signature and the date of such alteration, and a specific description of the alteration.

**Karl Ackermann, AIA NCARB**  
 Architect

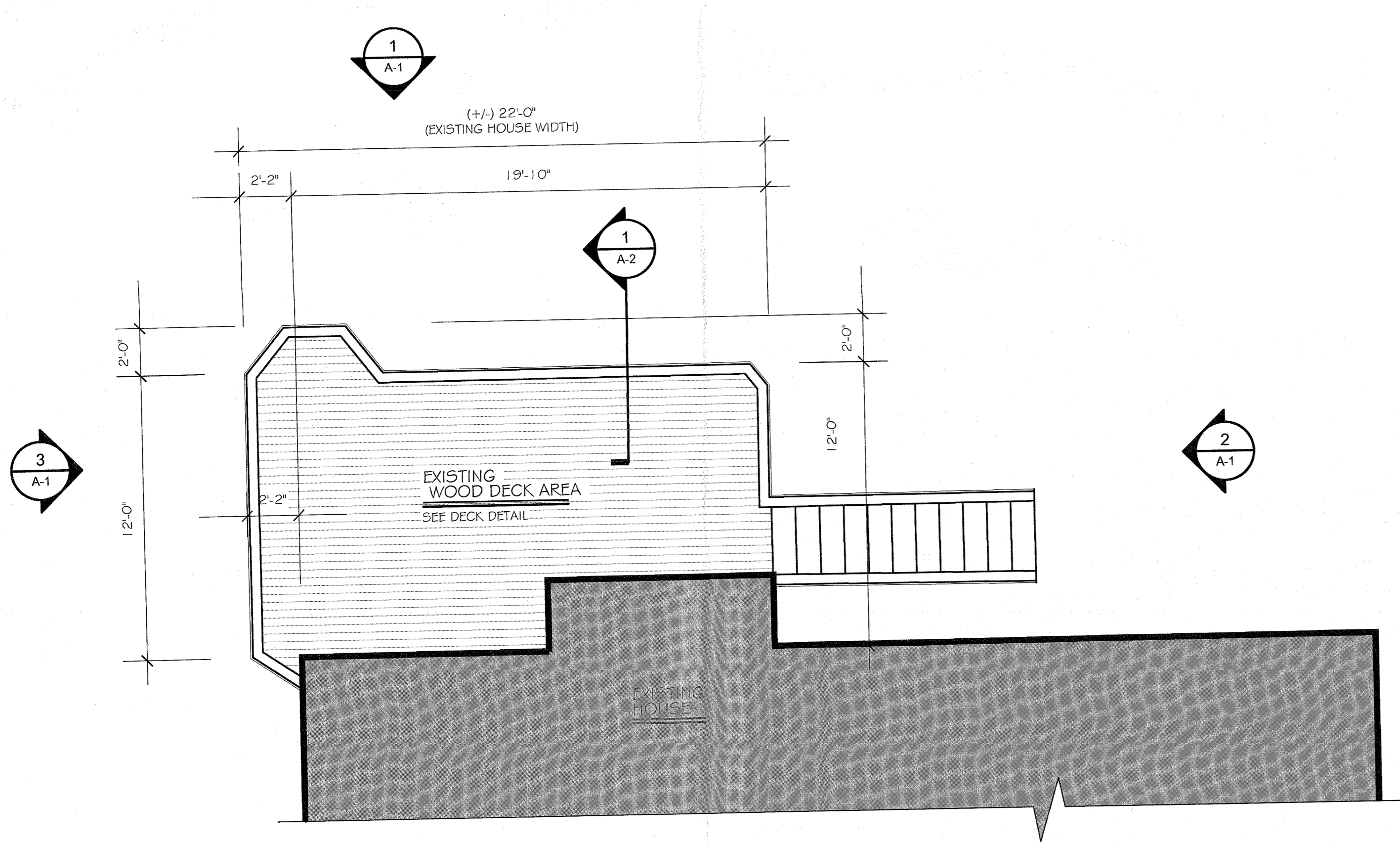
169 East Central Avenue  
 Pearl River, New York 10965  
 (845) 732-0732 karl@ackermann.com  
 Residential & Commercial Architecture and Green Design  
 New York & New Jersey Licensed Architect



**Existing Wood Deck Variance / CO for Mr. Delia**  
 208 Cardean Place, Pearl River NY 10965

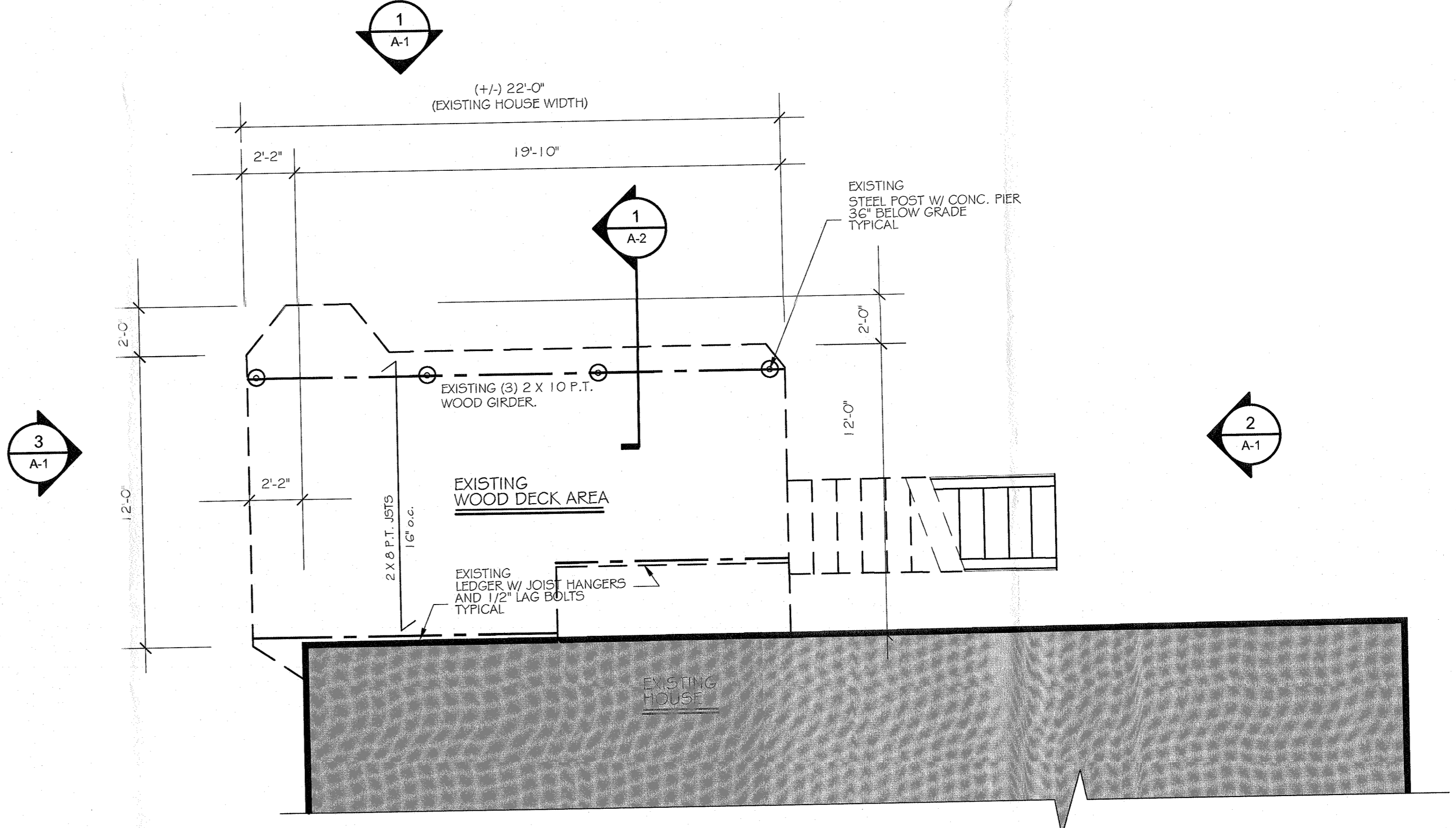
Issue Date: 7/30/20  
 Revisions:  
 1 7/30/20 BUILDING PERMIT  
 2

Sheet No. **A-0**



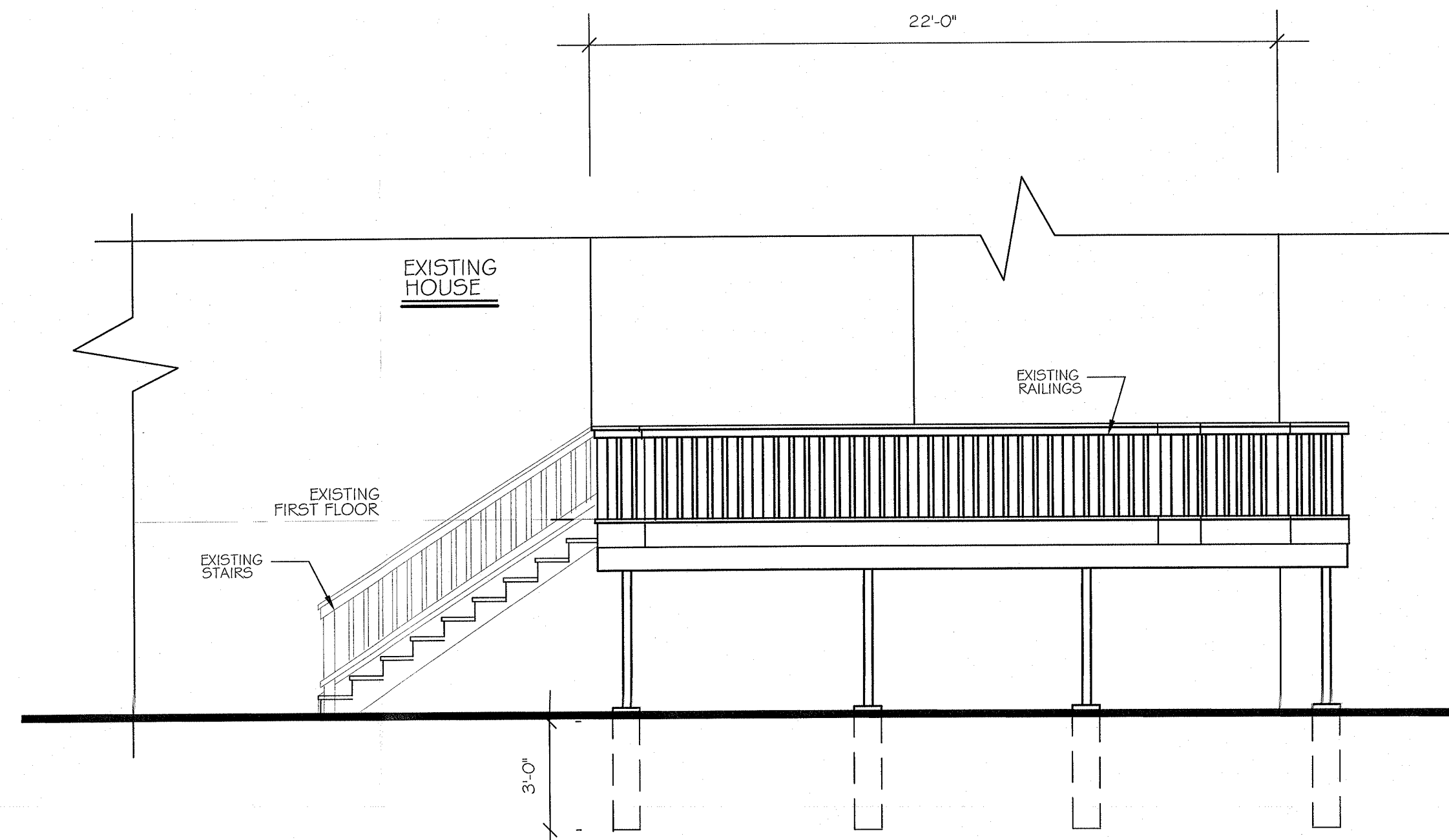
**EXISTING DECK PLAN - SECOND FLOOR - HIGH RANCH**

SCALE: 1/4"= 1'-0"



**EXISTING DECK FOUNDATION & FRAMING PLAN**

SCALE: 1/4"= 1'-0"



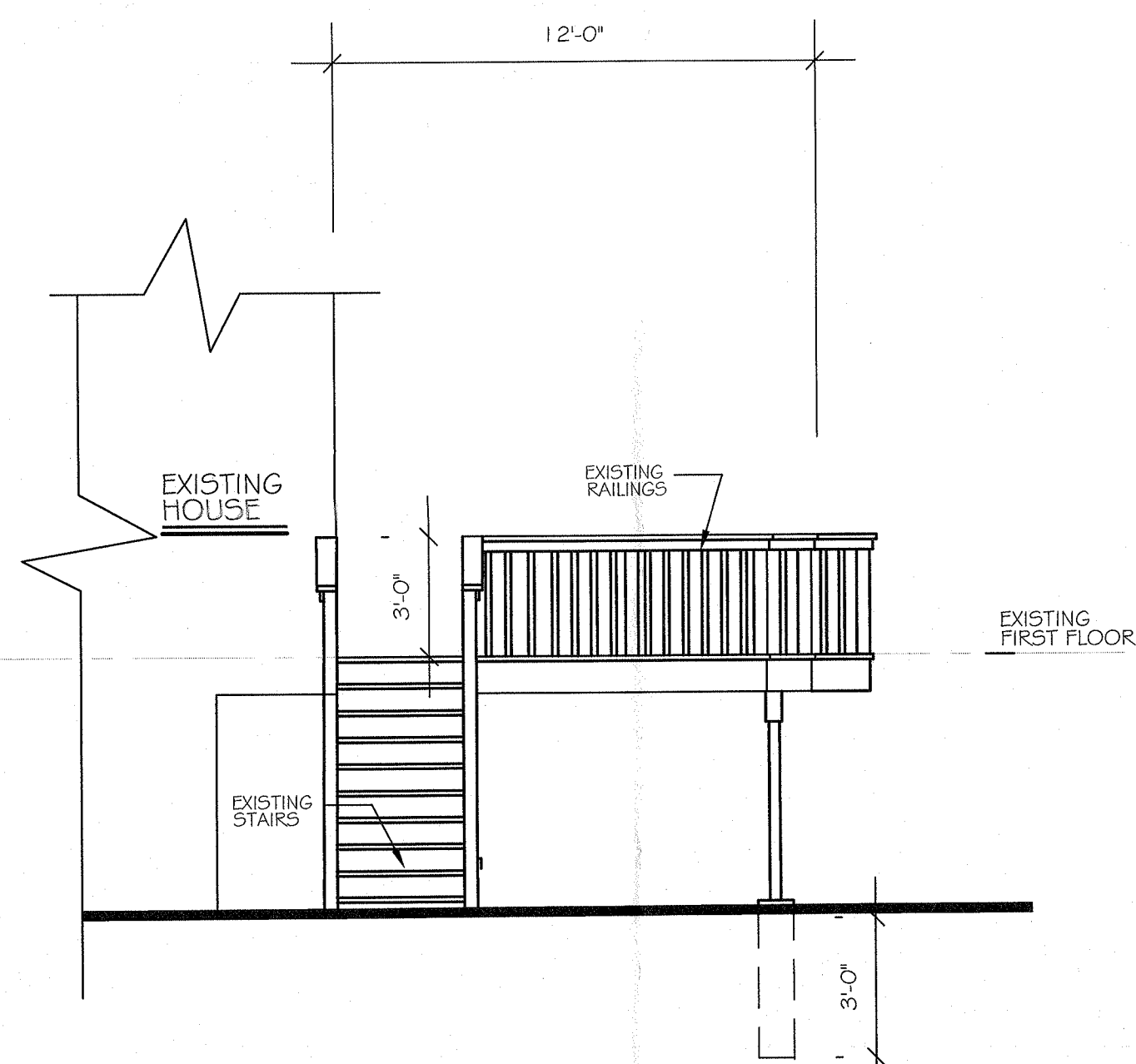
**1** PROPOSED REAR ELEVATION - EAST FACING  
SCALE: 1/4" = 1'-0"

**GENERAL NOTE: (SEE SPECIFICATIONS.)**

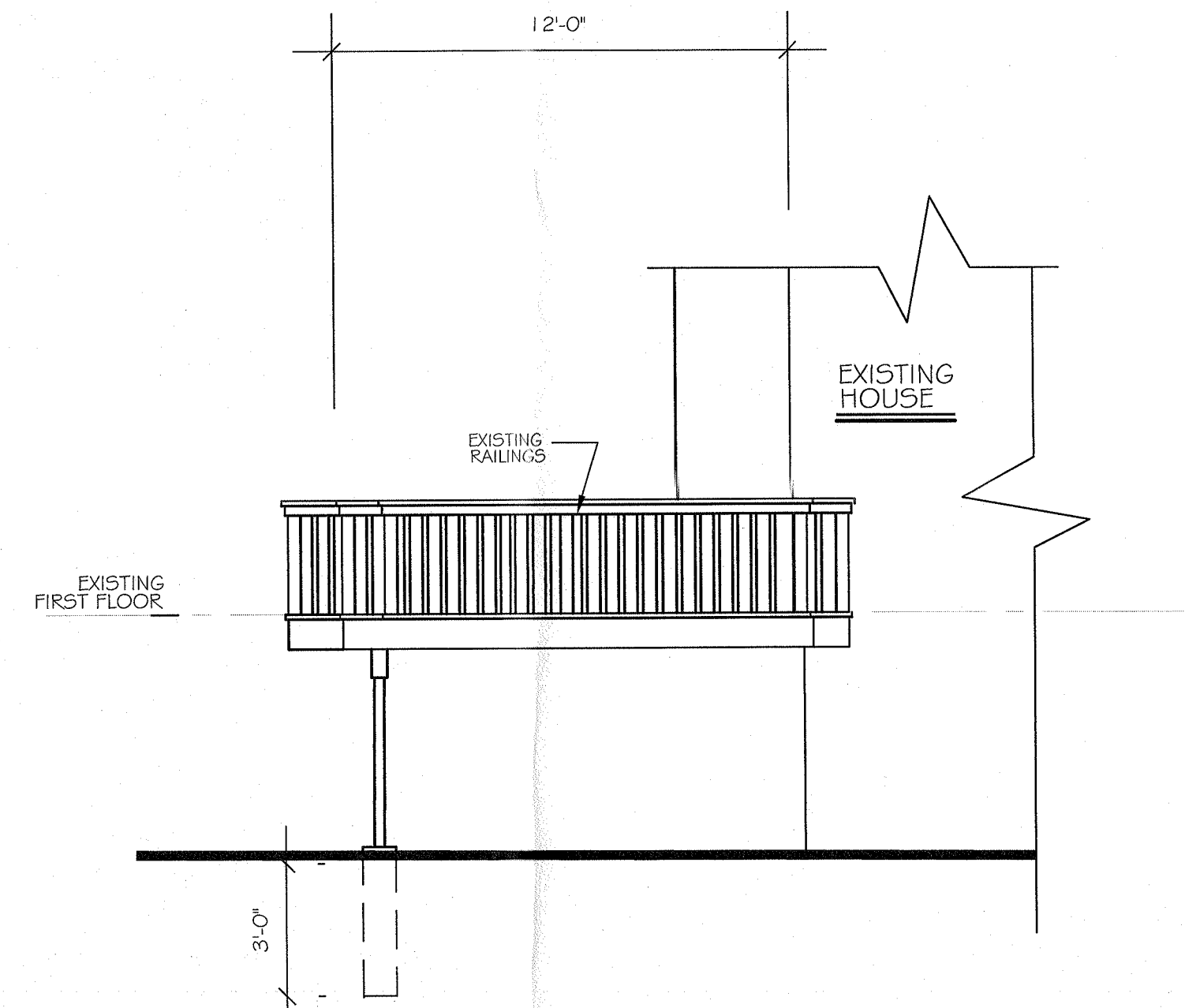
1. All work and materials shall conform to all local, county and New York State Codes.

Code Compliance & Building Standards:  
1984 NYS Residential code

It is a violation of the law for any person, unless acting under the direction of a licensed architect, to alter an item in any way if an item bearing the seal of an architect is altered, the altering architect shall be liable for the date of such alteration, and a specific description of the alteration.



**2** PROPOSED SIDE ELEVATION - NORTH FACING  
SCALE: 1/4" = 1'-0"

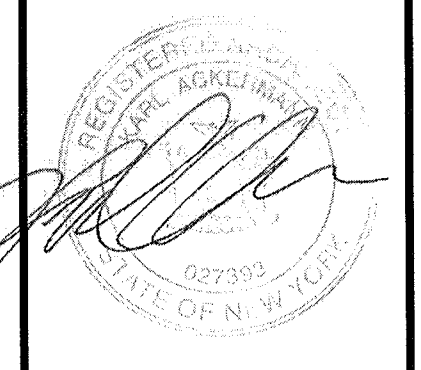


**3** PROPOSED SIDE ELEVATION - SOUTH FACING  
SCALE: 1/4" = 1'-0"

**Karl Ackermann, AIA NCARB**  
Architect

159 East Central Avenue  
Pearl River, New York 10965  
(845) 732-7992 karl@karlarchitect.com

Residential & Commercial Architecture and Green Design  
New York & New Jersey Licensed Architect



**Existing Wood Deck Variance / CO for**  
**Mr. Delia**  
208 Cardean Place, Pearl river NY 10965

Issue Date:	Revisions
1	7/30/20 BUILDING PERMIT
2	

Sheet No.  
**A-1**