

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"/> Residential
<input checked="" type="checkbox"/> <b>Planning Board</b>	<input type="checkbox"/> <b>Historical Board</b>
<input 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 checked="" type="checkbox"/> Variance	
<input type="checkbox"/> Performance Standards Review	
<input type="checkbox"/> Use Variance	
<input type="checkbox"/> Other (specify): _____	

PERMIT#: 50421  
 ASSIGNED \_\_\_\_\_  
 INSPECTOR: Glenn  
 Referred from Planning Board: YES / NO  
 If yes provide date of Planning Board meeting: \_\_\_\_\_

**Project Name:** Nicosia Addition

**Street Address:** 58 Lieutenant Cox Drive  
Pearl River, NY 10965

**Tax Map Designation:**  
Section: 68.15 Block: 4 Lot(s): 36  
Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_

**Directional Location:**  
On the east side of Lieutenant Cox Drive, approximately 200 feet north of the intersection of Washington Avenue, in the Town of ORANGETOWN in the hamlet/village of Pearl River.

<b>Acreage of Parcel</b> <u>.29</u>	<b>Zoning District</b> <u>Pearl River R-G</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>Pearl River</u>	<b>Sewer District</b> <u>Pearl River</u>

**Project Description:** *(If additional space required, please attach a narrative summary.)*  
Removal of existing garage and front mudroom. Construction of two (2) 2-story additions and one (1) front covered porch

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

Date: 9/28/2020 Applicant's Signature: [Signature]

# APPLICATION REVIEW FORM

**Applicant:** Matthew Nicosia **Phone #** 845-664-4174  
**Address:** 58 Lieutenant Cox Drive Pearl River NY 10965  
Street Name & Number (Post Office) City State Zip Code

**Property Owner:** Matthew Nicosia **Phone #** 845-664-4174  
**Address:** 58 Lieutenant Cox Drive Pearl River NY 10965  
Street Name & Number (Post Office) City State Zip Code

**Engineer/Architect/Surveyor:** Kier B. Levesque, R.A. **Phone #** 845-358-2359  
**Address:** 49 Third Avenue Nyack NY 10960  
Street Name & Number (Post Office) City State Zip Code

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

**Contact Person:** Matthew Nicosia **Phone #** 845-664-4174  
**Address:** 58 Lieutenant Cox Drive 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:  
None

**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 <sup>1</sup> \_\_\_\_\_

**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>No</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.

\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_

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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 21, 2020

Applicant: Nicosia

Address: 58 Lt Cox Dr, 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 8 Required  
Front Yard 25' with 19.3' proposed.  
One Variance Required

Section: 68.15 Block: 4 Lot: 36

Dear Nicosia:

Please be advised that the Building Permit Application, which you submitted on  
August 12, 2020, has been denied. I have enclosed a Xerox copy of your application, where you will find  
at the bottom the reason for denial.

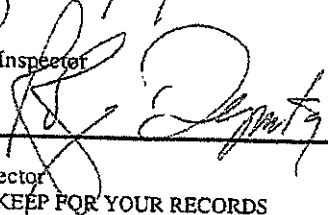
**In Accordance with Zoning, Chapter 43 Section 10.322 the time to appeal a determination of a  
Building Inspector or Similar administrative office is thirty (30) days from the filing of such a  
determination with the Town Clerk.**

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

ZONE: <u>RG</u>	OFFICIAL USE ONLY	ACREAGE: <u>.29</u>
Inspector: <u>GREEN</u>	Date App Received: <u>8/12/2020</u>	Received By: <u>LB</u>
Permit No. <u>50421</u>	Date Issued: _____	
CO No. _____	Date Issued: _____	
Permit Fee: <u>\$3318</u>	Ck# <u>0752</u>	Paid By <u>NICOSIA</u>
GIS Fee: <u>\$20</u>	Ck# <u>0751</u>	Paid By _____
Stream Maintenance Fee _____	Ck # _____	Paid By _____
Additional Fee: _____	Ck# _____	Date Paid _____ Paid By _____
1 <sup>st</sup> 6 mo. Ext.: _____	Ck # _____	Exp. Date: _____ Paid By <u>AUG 12 2020</u>
2 <sup>nd</sup> 6 mo. Ext.: _____	Ck # _____	Exp. Date: _____ Paid By _____

RECEIVED  
TOWN OF ORANGETOWN  
BUILDING DEPARTMENT

**APPLICANT COMPLETES:**

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

Property Location: 58 Lt. Cox Drive Pearl River, NY 10965

Section: 68.15 Block: 4 Lot: 36

Property Owner: Mathew & Angela Hein-Nicosia

Mailing Address: 58 Lt. Cox Drive Pearl River, NY 10965

Email: m.nicoais@montanacontracting.com Phone #: 845-664-4174

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

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

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

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

Contact Person: Matt Nicosia Relation to Project: Owner

Email: m.nicoais@montanacontracting.com Phone#: 845-664-4174

Architect/Engineer: Kier B. Levesque NYS Lic # 15,938

Address: 49 Third Ave. Nyack, NY 10960 Phone#: 845-358-2359

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 residential

Proposed Project Description: second floor addition over existing expanded garage, deck extension, 2 story rear addition and new open front porch

Proposed Square Footage: new 1,183 Estimated Construction Value (\$): 177,000.00

BUILDING DEPARTMENT COMPLETES BELOW

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

PERMIT REFERRED / DENIED FOR:

Chapter 43, Table 3.11, Column 1 = RG Permitted, Column 2 = Group 1, Column 3 = SRP, Column 8 = Reg'd front yard 25' w/ 19.8' proposed  
1 Variance required

*[Handwritten Signature]*

FOR OFFICE USE ONLY  
SECTION 68.15 BLOCK 4 LOT 36 NAME Hein-Nicosia PERMIT# 50421

# NICOSIA ADDITION

## 58 LT. COX DRIVE, PEARL RIVER, NY 10965

### INDEX TO DRAWINGS

- C COVER
- A1 FLOOR PLANS
- A3 ELEVATIONS

BULK REQUIREMENTS			
REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
ZONE DISTRICT: RG			
USE: Q SINGLE - FAMILY RESIDENTIAL			
PRINCIPAL BUILDING:			
LOT AREA, MIN. S.F.	10,000	12,480.95	NO CHANGE
FAR	.30 (3,744)	.13 (1,606)	.223 (2,789)
WIDTH MIN.	75	80	NO CHANGE
STREET FRONTAGE	50	80	NO CHANGE
FRONT YARD MIN.	25	17.83***	19.3*
SIDE YARD MIN.	10	22.3/15.2	17.21/15.2
TOTAL SIDE YARD MIN.	30	37.5	32.41
REAR YARD MIN.	35	40.9	38.9
MAX. BUILDING HEIGHT	1'-4"/PER 1'	9"/PER 1'	16.5' 1'-3.25"/PER 1' 24.62'

\* NON-CONFORMING VARIANCE MAY BE REQUIRED  
 \*\*\* EXISTING NON-CONFORMING

EXISTING FLOOR AREA:  
 FIRST FLOOR W/ GARAGE 855  
 ENCLOSED ENTRY 67  
 SECOND FLOOR 608  
 CELLAR 0  
 SHED 76  
 TOTAL 1,606

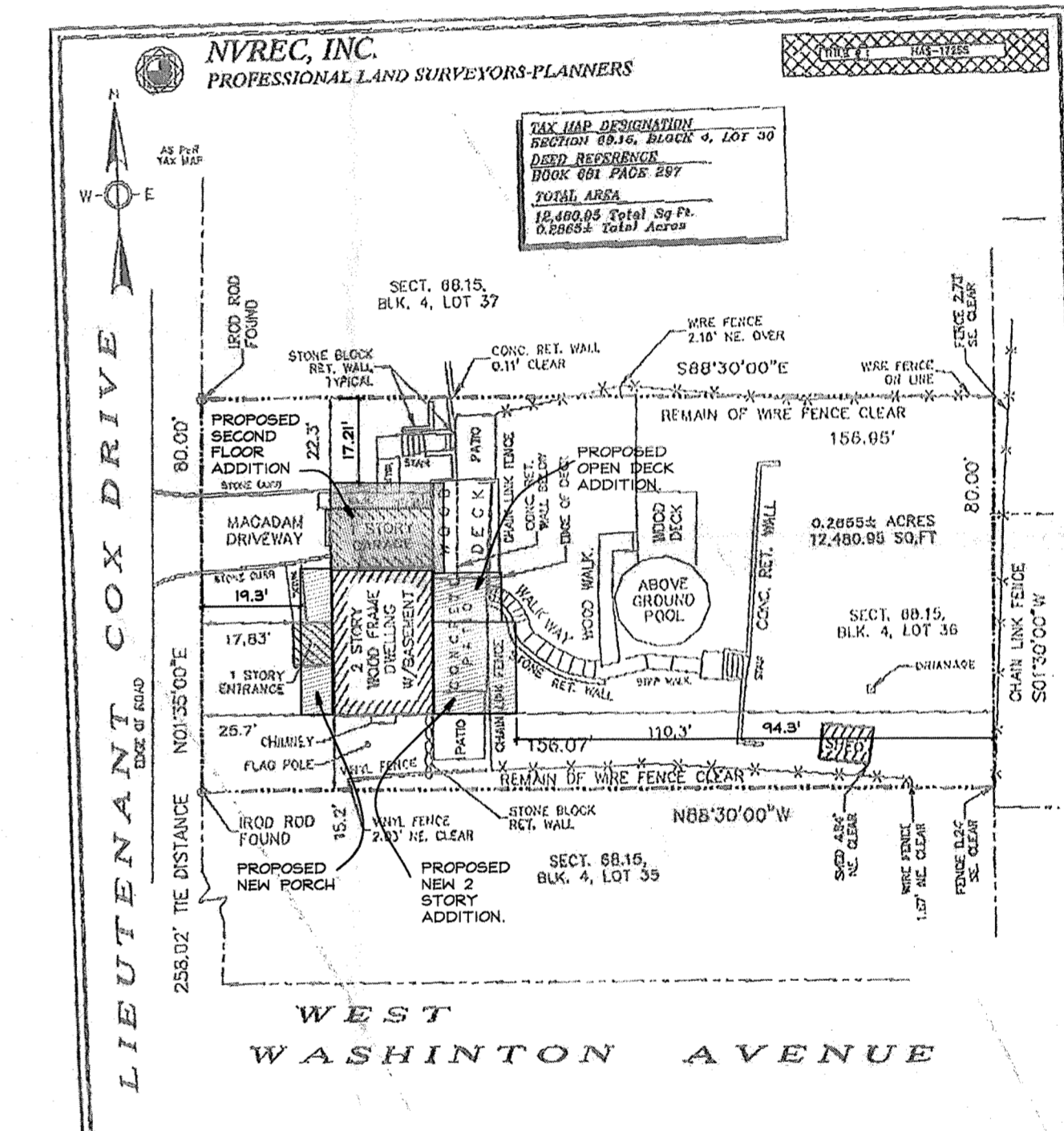
EXISTING FAR .13

NEW FLOOR AREA  
 FIRST FLOOR W/ ADDITIONS 1,245  
 SHED 76  
 REMOVED ENTRY -67  
 NEW COVERED PORCH 180  
 SECOND FLOOR W/ ADDITIONS 1,288  
 TOTAL PROPOSED 2,789

PROPOSED FLOOR AREA  
 2,789 GSF

PROPOSED FAR .223

1



1 SITE PLAN  
 C 1 INCH = 20 FEET

ALL UTILITIES ARE SHOWN IN AN APPROXIMATE WAY FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL CALL THE LOCAL UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION TO HAVE ALL UNDERGROUND UTILITIES MARKED IN THE FIELD PRIOR TO ANY CLEARING OR ANY CONSTRUCTION. THE CONTRACTOR SHALL ALSO VERIFY THE LOCATION, SIZE AND INVERT OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. ANY UTILITY FOR WHICH NO EVIDENCE CAN BE SEEN ON THE SURFACE OF THE LANDS MAY NOT BE SHOWN ON THIS DRAWING.

16 NYCRR PART 753  
 REQUIRES 2 WORKING DAYS NOTICE PRIOR TO START OF ANY UNDERGROUND WORK

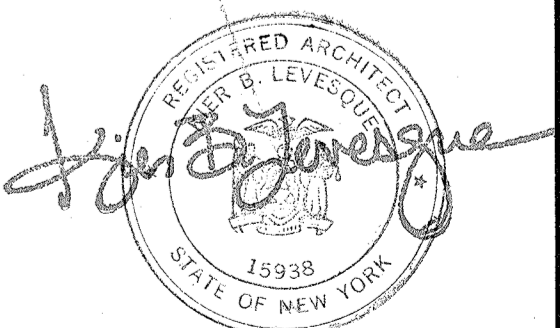
**DIG SAFELY NEW YORK**  
 WWW.DIGSAFELYNEWYORK.COM  
 1-800-962-7962

ORANGETOWN TAX MAP NO: 68.15 - 1 - 35 THE INFORMATION ON THIS DRAWING WAS TAKEN FROM A SURVEY FOR:  
 MATHW AND ANGELA HEIN-NICOSIA DATED: MAY 30, 2012

BY: NVREC, INC.  
 PROFESSIONAL LAND SURVEYORS AND PLANNERS  
 3024 RADCLIFF AVE.  
 BRONX, NY 10469

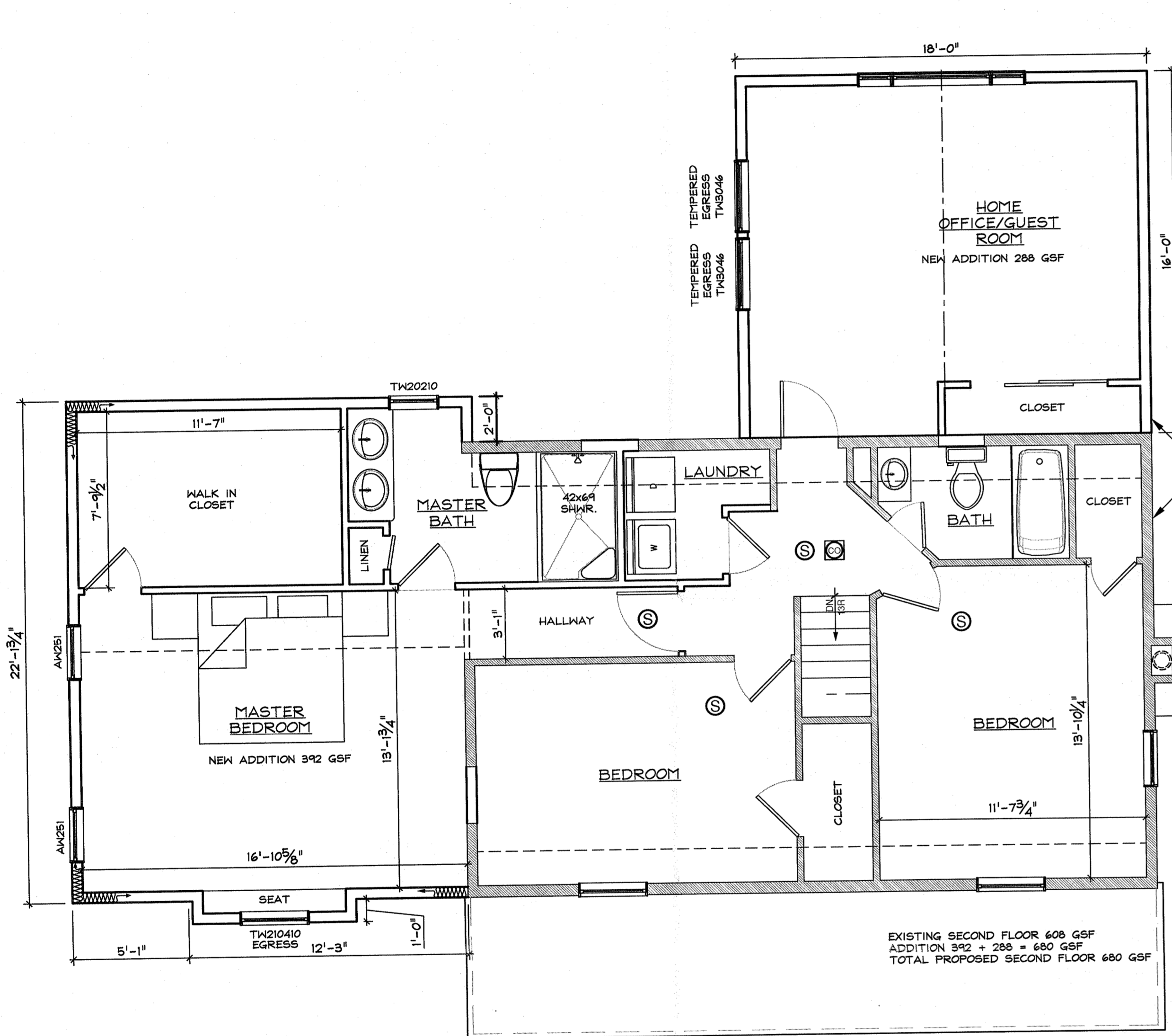
NY LIC# 15938

**KIER B. LEVESQUE, RA**  
**ARCHITECT**  
 49 THIRD AVENUE  
 NYACK, NEW YORK 10960  
 845-358-2359

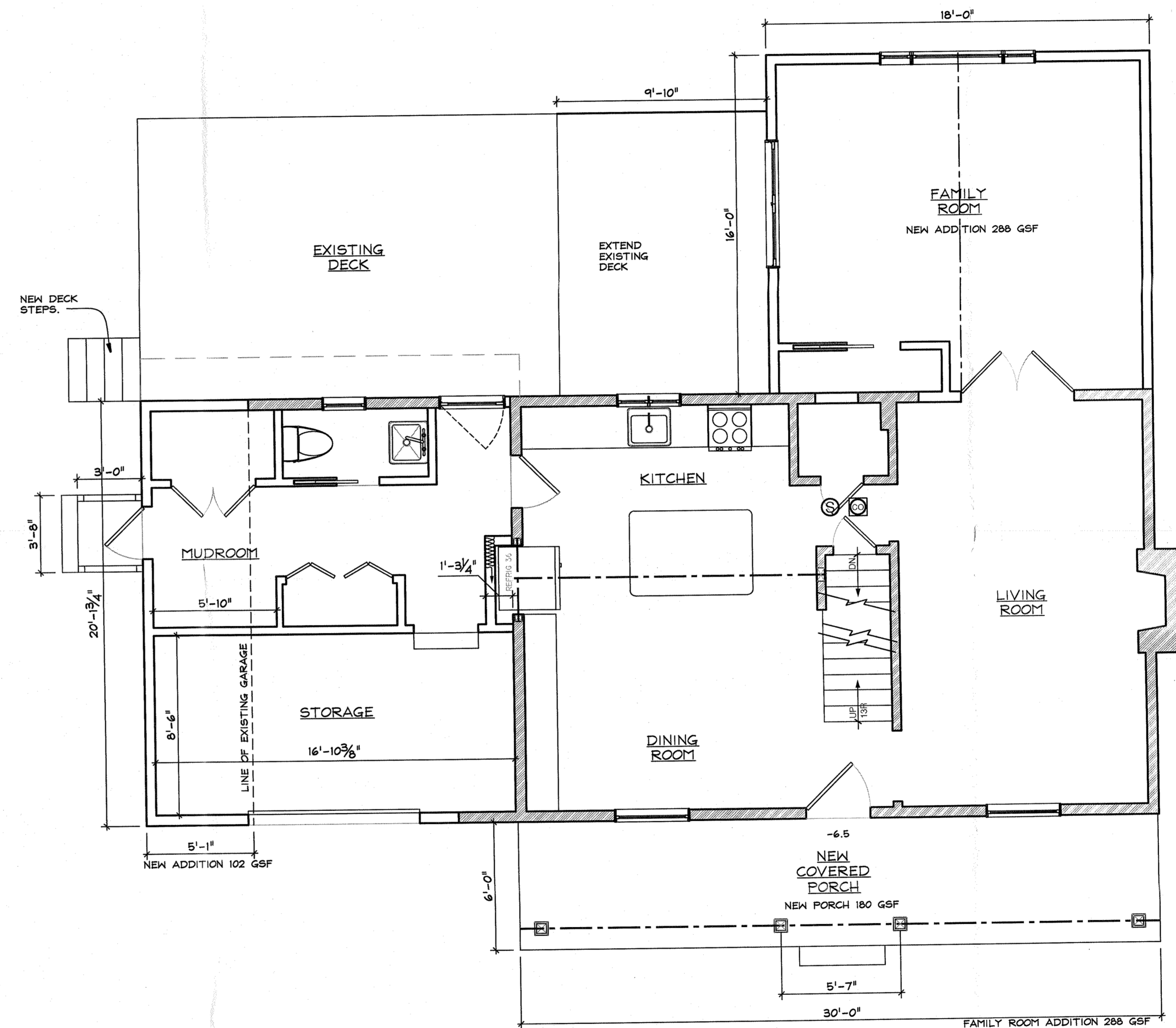


1 AUGUST 19, 2020

JULY 20, 2020  
 JOB# 1638



② SECOND FLOOR PLAN  
 A1 1/4" = 1 FOOT



① FIRST FLOOR PLAN  
 A1 1/4" = 1 FOOT

CONSTRUCTION LEGEND	
	NEW CONSTRUCTION
	EXISTING WALLS TO BE DEMOLISHED
	EXISTING MASONRY WALL
	EXISTING STUD WALL TO REMAIN
	SHEET NOTES CALL: SEE NOTES THIS SHEET
	HARDWIRED CARBON MONOXIDE DET.
	HARDWIRED SMOKE DETECTOR

FAMILY ROOM ADDITION 288 GSF  
 SIDE GARAGE ADDITION 102 GSF  
 EXISTING FIRST FLOOR W/ GARAGE 855 GSF  
 NEW PORCH 180 GSF  
 SHED 76 GSF  
 SECOND FLOOR ADDITION 680 GSF  
 EXISTING SECOND FLOOR 608 GSF  
 TOTAL PROPOSED FLOOR AREA 2,789 GSF  
 TOTAL FLOOR AREA FOR FAR 2,789 GSF

NICOSIA RENOVATION  
 58 LT. COX DRIVE  
 PEARL RIVER, N.Y. 10965

NY LICENSE # 15938  
 KIER B. LEVESQUE, R.A.  
 ARCHITECT  
 49 THIRD AVENUE  
 NYACK, NEW YORK 10960  
 845-358-2359

FLOOR PLAN

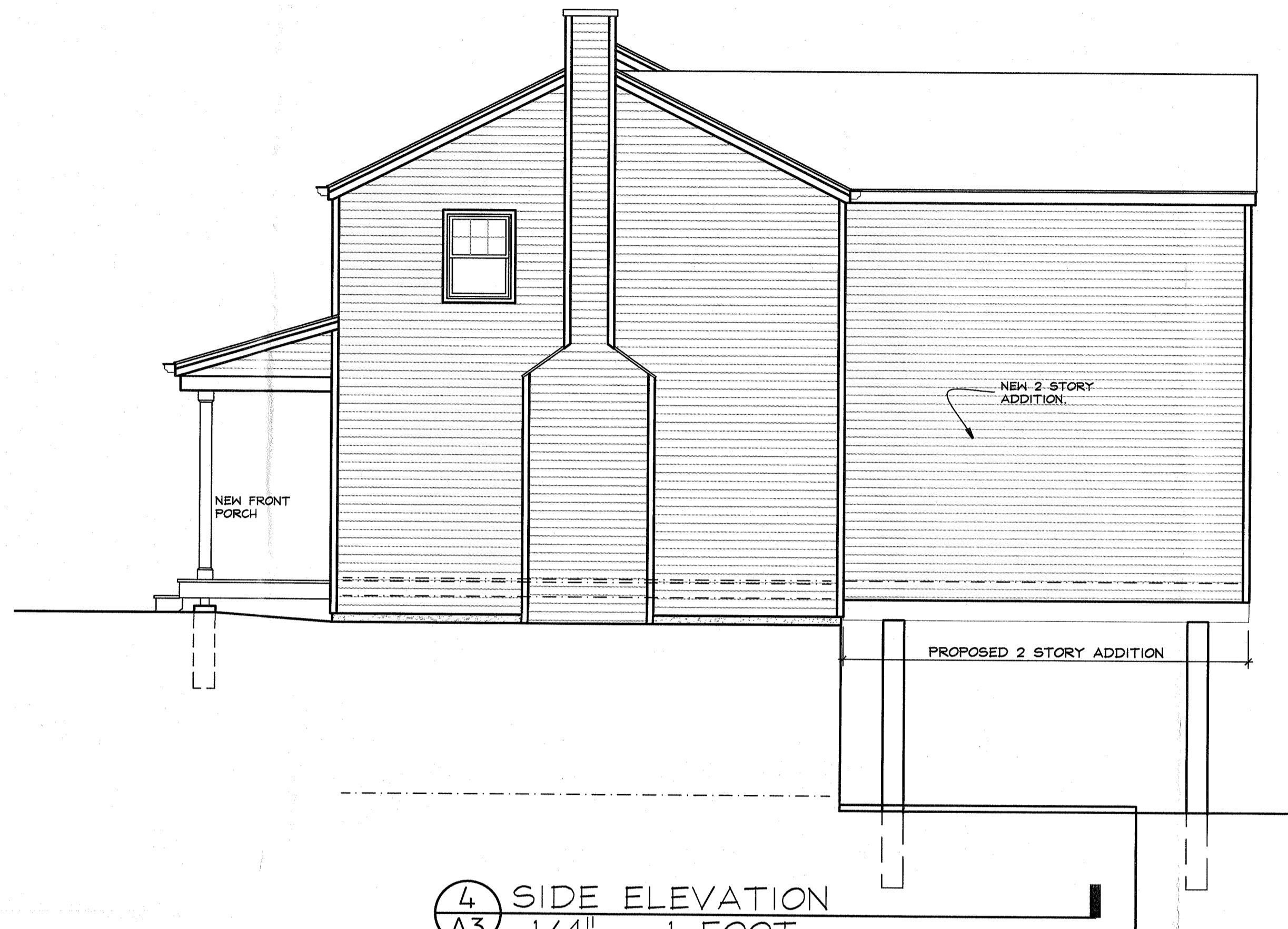
SCALE AS SHOWN  
 DATE JULY 20, 2020  
 JOB NO. 1638  
 REVISIONS: SHEET NO.



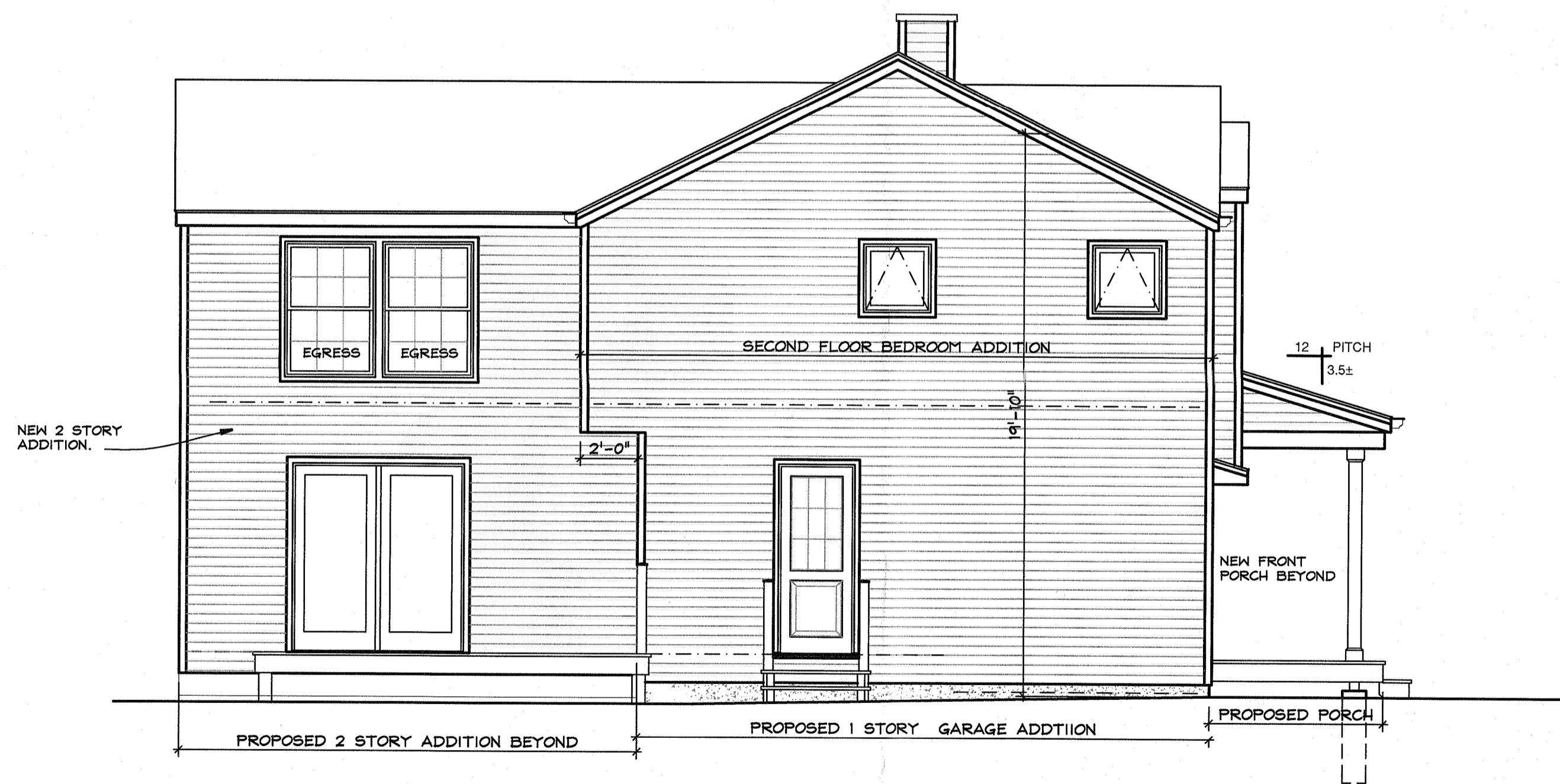
A-1



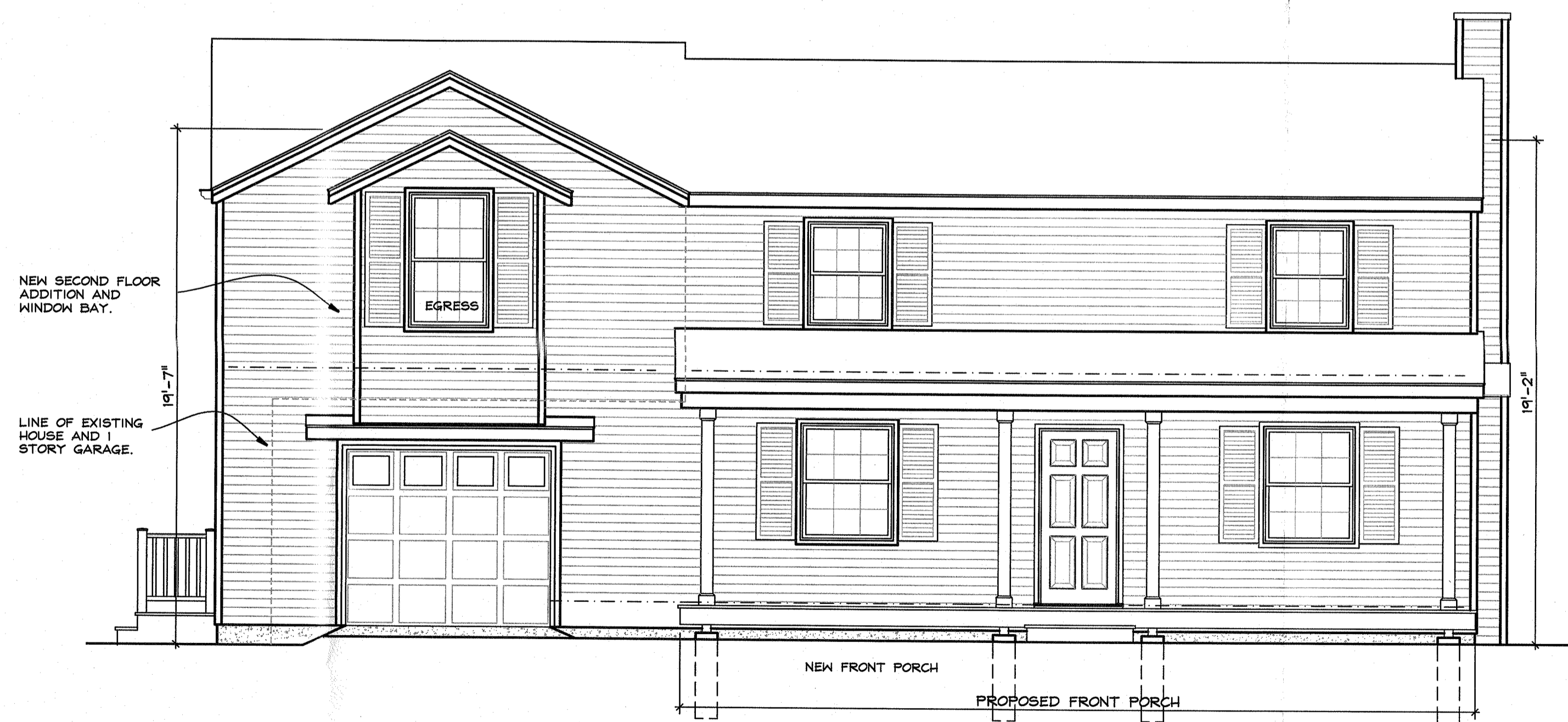
3 REAR ELEVATION  
A3 1/4" = 1 FOOT



4 SIDE ELEVATION  
A3 1/4" = 1 FOOT



2 SIDE ELEVATION  
A3 1/4" = 1 FOOT



1 FRONT ELEVATION  
A3 1/4" = 1 FOOT

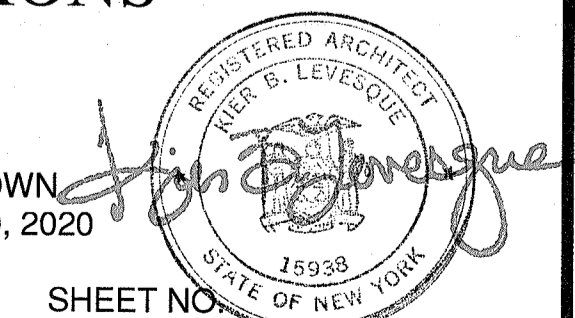
CONSTRUCTION LEGEND	
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	EXISTING WALLS TO BE DEMOLISHED
	EXISTING MASONRY WALL
	EXISTING STUD WALL TO REMAIN
	SHEET NOTES CALL: SEE NOTES THIS SHEET
	HARDWIRED CARBON MONOXIDE DET.
	HARDWIRED SMOKE DETECTOR

NICOSIA RENOVATION  
58 LT. COX DRIVE  
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NY LICENSE # 15938  
KIER B. LEVESQUE, R.A.  
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NYACK, NEW YORK 10960  
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ELEVATIONS

SCALE AS SHOWN  
DATE JULY 20, 2020  
JOB NO. 1638  
REVISIONS:



A-3