

Name of Municipality: TOWN OF ORANGETOWN Date Submitted: DEC 14, 2020

2020 LAND USE BOARD APPLICATION

Please check all that apply:

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

PERMIT#: _____
 ASSIGNED _____
 INSPECTOR: _____

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

Project Name: Proposed REAR DECK - Rcid Residence

Street Address: 21 Brightwood AVE
Pearl River NY

Tax Map Designation:

Section: 68.12 Block: 5 Lot(s): 55
Section: _____ Block: _____ Lot(s): _____

Directional Location:

On the Left side of Brightwood AVE, approximately 350 feet East of the intersection of N. Main Street, in the Town of ORANGETOWN in the hamlet/village of Pearl River.

Acreage of Parcel <u>0.164</u>	Zoning District <u>RG</u>
School District <u>Pearl River Union Free</u>	Postal District <u>Pearl River</u>
Ambulance District <u>Pearl River</u>	Fire District <u>Pearl River Fire</u>
Water District <u>Suez</u>	Sewer District <u>Orangetown</u>

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

Construction of new 16' x 24' Deck at the rear of
this residence and installation of new sliding patio
door from residence to new Deck

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

Date: 12/17/2020 Applicant's Signature: [Signature]

APPLICATION REVIEW FORM

Applicant: SEAN CLERC Phone # 845-664-1811

Address: 148 FRANKLIN AVE Pearl River NY 10965

Property Owner: SEAN REID Phone # 845-521-8143

Address: 1121 BRIGHTWOOD AVE Pearl River NY 10965

Engineer/Architect/Surveyor: MANUEL ANTONIO ANDRADA Phone # 845-369-1010

Address: 198 ORANGE AVE Suffern NY 10901

Attorney: NONE Phone #

Address:

Contact Person: SEAN CLERC Phone # 845-664-1811

Address: 148 FRANKLIN AVE Pearl River NY 10965

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.

- State or County Road, Long Path, Municipal Boundary, State or County Park, County Stream, County Facility

List name(s) of facility checked above:

Referral Agencies:

- RC Highway Department, RC Drainage Agency, NYS Dept. of Transportation, NYS Thruway Authority, Adjacent Municipality, Other, RC Division of Environmental Resources, RC Dept. of Health, NYS Dept. of Environmental Conservation, Palisades Interstate Park Commission

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 No

Are there **streams** on the site? If yes, please provide the names. No

Are there **wetlands** on the site? If yes, please provide the names and type:

No

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.

NONE



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: December 4, 2020

Applicant: Reid

Address: 21 Brightwood Ave., 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 8.08' proposed, Column 10- Total Side yard 30' with 24.9' proposed, Column 11- Required Rear Yard 25' with 23.71' proposed. 3 Variances required.

plan says: 23.71 TSY
20.33 7 Rear yard to deck
17.33 to stairs

Section: 68.12

Block: 5

Lot: 55

Dear Reid:

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

October 8, 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
12/4/2020
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

528-

ZONE: R6 OFFICIAL USE ONLY ACREAGE: 1.17
 Inspector: Don Date App Received: 10-8-2020 Received By: Alan
 Permit No. 50642 Date Issued: _____
 CO No. _____ Date Issued: _____
 Permit Fee: 508.- Ck# 1262 Paid By Fine Line Construction
 GIS Fee: 20.- Ck# 1263 Paid By " "
 Stream Maintenance Fee Ck # _____ Paid By _____
 Additional Fee: _____ Ck# _____ Date Paid _____ Paid By _____
 1st 6 mo. Ext.: _____ Ck # _____ Exp. Date: _____ Paid By _____
 2nd 6 mo. Ext.: _____ Ck # _____ Exp. Date: _____ Paid By _____

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 signed by the applicant.

Property Location: 21 BRIGHTWOOD AVE, Pearl River, NY 10965
 Section: 68.12 Block: 5 Lot: 55 (D)

Property Owner: Sean Reid
 Mailing Address: 12 BRIGHTWOOD AVE, Pearl River, NY 10965
 Email: _____ Phone #: 845-521-8143

Lessee (Business Name): _____
 Mailing Address: _____
 Email: _____ Phone #: _____

Type of Business / Use: _____
 Contact Person: SEAN CLEERE Relation to Project: CONTRACTOR
 Email: Sean@finelineconstruction.com Phone#: 845-664-1811

Architect/Engineer: MANUEL ANTONIO ANDRADA NYS Lic # 023786-1
 Address: 198 ORANGE AVE, Suffern, NY 10990 Phone#: 845-369-1010

Builder/General Contractor: FINE LINE CONSTRUCTION RC Lic # H-20151
 Address: 148 FRANKLIN AVE Pearl River Phone#: 845-664-1811

Plumber: _____ RC Lic # _____
 Address: _____ Phone#: _____

Electrician: _____ RC Lic # _____
 Address: _____ Phone#: _____

Heat/Cooling: _____ RC Lic # _____
 Address: _____ Phone#: _____

Existing use of structure or land: ONE Family Residence

Proposed Project Description: 24x16 Deck Located at rear of existing residence.

Proposed Square Footage: 384sq Deck Estimated Construction Value (\$): 22,000

BUILDING DEPARTMENT COMPLETES BELOW

PLANS REVIEWED: _____

PERMIT REFERRED / DENIED FOR: _____

Chapter 43, Table 3.12, Column 1 = R6 District, Column 2 = Group Q, Column 3 = SFX, Column 4 = Side Yard 10' w/ 2.00' proposed, Column 5 = Total Side Yard 30' with 24.9' proposed, Column 6 = Rear Yard = 25' w/ 23.75' proposed.

3 Variances required. Sean Reid 10/15/2020

FOR OFFICE USE ONLY SECTION 68.12 BLOCK 5 LOT 55 NAME REID PERMIT # 50642

APPLICATION REVIEW FORM

AFFIDAVIT

State of New York)
 County of Rockland) SS.:
 Town/Village of Suffern NY)

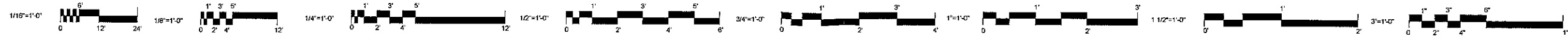
I, Manuel Antonio Andrade being duly sworn deposes and says that he is the applicant, agent or attorney for applicant, in the matter of the petition before the Zoning Board (board) in the town/village of Orangetown affecting property located at 21 Brightwood Ave, Rockland County, New York.

That the following are all of the owners of property 200 (distance) from the premises as to which this application is being taken.

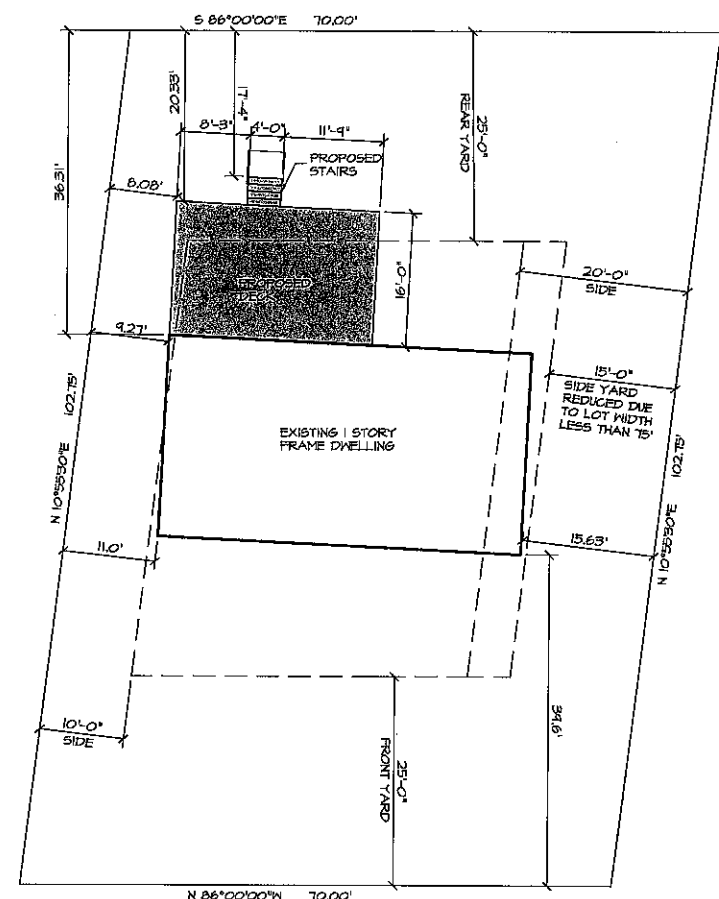
SECTION-BLOCK-LOT NAME ADDRESS

IS	PRINT KEY	NAME	ADDRESS
489	68.12-5-52	Brian Clerkin	45 Brightwood Ave, Pearl River, NY 10965
489	68.12-5-53	Christopher Widmer	39 Brightwood Ave, Pearl River, NY 10965
489	68.12-5-54	John Carpentieri	25 Brightwood Av, Pearl River, NY 10965
489	68.12-5-55	Sean Reid	21 Brightwood Ave, Pearl River, NY 10965
489	68.12-5-56	Francis Brooke	17 Brightwood Av, Pearl River, NY 10965
489	68.12-5-59	James H Bowe	12 Forest Ave, Pearl River, NY 10965
489	68.12-5-60	Richard M Koppel	16 Forest Av, Pearl River, NY 10965
489	68.12-5-61	Peter C Rooney	24 Forest Ave, Pearl River, NY 10965
489	68.12-5-62	Manuel Suquilema	30 Forest Ave, Pearl River, NY 10965
489	68.16-2-4	Daniel Devaney	20 Brightwood Av, Pearl River, NY 10965
489	68.16-2-5	Patrick M Finnegan	26 Brightwood Av, Pearl River, NY 10965
489	68.16-2-6	Michael Mc Donagh	30 Brightwood Ave, Pearl River, NY 10965
489	68.16-2-7	Robert Zerega	34 Brightwood Ave, Pearl River, NY 10965

PAGE # 1



IF THIS SHEET IS NOT 24x36 FULL SIZE, USE GRAPHIC SCALES FOR REDUCTION



BRIGHTWOOD AVENUE

PLOT PLAN BASED ON SURVEY PREPARED BY ROCKLAND BERGEN SURVEYORS DATED MAY 4, 1956



VICINITY MAP

KENNETH IRVING, ARCHITECT P.C.
 1750 ORANGE AVENUE, SUFFERN, NY 10901
 MANUEL ANTONIO ANDRADE, AIA, LEED AP BD&C
 MANU@KIRARCH.COM | 845.365.1010



These plans are not valid for a building permit or construction unless signed and sealed by Architect

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PROJECT NO. K1815
 DATE: OCTOBER 4, 2020
 DRAWN BY: MAA
 CHECKED BY: MAA

REVISIONS:

SHEET TITLE:
PLOT PLAN

ZONING ANALYSIS FOR 12 BRIGHTWOOD AVENUE, PEARL RIVER NY				
ZONE RG GROUP Q				
ITEM	ALLOWABLE OR REQUIRED	EXISTING	PROPOSED	VARIANCE REQUIRED
MIN. LOT AREA (SF)	10,000	7140.02	7140.02	EXISTING NON-CONFORMING
MIN LOT WIDTH (FT)	75'	70'	70'	EXISTING NON-CONFORMING
FRONT YARD (FT)	25	39.6'	39.6	NONE
SIDE YARD (FT) ONE SIDE	10	9.27'	8.08' (DECK)	YES
SIDE YARD (FT) BOTH SIDES	30 (25' **)	24.9'	23.71' (DECK)	YES
REAR YARD (FT)	25	36.31	20.33' (DECK) 17.33' (DECK STAIR)	YES

** (YARD REDUCED 5' DUE TO LOT WIDTH OF 70' IS LESS THAN MINIMUM OF 75') 5.21(d)

PROJECT:
 PROPOSED REAR DECK FOR EXISTING RESIDENCE
REID RESIDENCE
 21 BRIGHTWOOD AVE
 PEARL RIVER, NEW YORK 10965

SHEET NUMBER:
C-1
 1 of 1

