

ZONING BOARD OF APPEALS

Town of Orangetown
20 Greenbush Road
Orangeburg, New York 10962
(914) 359-8410 (ex. 4331)

Date: July 22, 2020

TO: OBAPAE

- | | |
|--|----------------------------|
| Environmental Management and Engineering | ✓ Rockland County Drainage |
| ✓ Rockland County Sewer District #1 | ✓ Rockland County Health |
| New York State Dept. of Transportation | ✓ Rockland County Planning |
| ✓ Palisades Interstate Park Commission | ✓ Rockland County Highway |
| Orange and Rockland Utilities | NYS DEC |
| Orangetown Highway | US Army Corps |
| Fire Prevention (Performance Standards) | |

Review of Plans: Robinson, 149 Pearce Parkway, Pearl River, NY

Section 69.09 Block 3 Lot 21 R-15 zone

This matter is scheduled for:

Chapter 43, R-15 District, Group M, Section 3.12, Column 4 (Floor Area Ratio: 20% permitted, 37.13% proposed) for an addition to an existing single-family residence.

Please review the information enclosed and provide comments. These comments may be mailed, e-mailed or faxed to the Zoning Board Office.

If your Agency does not have any comments at this time, please respond to this office by sending back this sheet.

- US Postal: 20 South Greenbush Road, Orangeburg, NY 10962
- Email to Zoning Board: darbolino@orangetown.com or
- Fax to the Town of Orangetown ZBA @845 359 8526

Zoning Board Meeting Date: September 2, 2020

- Comments attached
- No Comments at this time. Please send future correspondence for review.
- No future correspondence for this site should be sent to this agency. Plans reviewed and this agency does not have any further comments.
- This project is out of the jurisdiction of this agency and has no further comments.

This project is before the Zoning Board on **Wednesday, September 2, 2020**. Kindly forward your completed review to this office by **September 2, 2020**.

Reviewing Agency _____

Name _____ date: _____

Signature: _____

Thank you, Deborah Arbolino

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: 7/9/2020

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#: 50263
 ASSIGNED _____
 INSPECTOR: DAVE
 Referred from Planning Board: YES / NO
 If yes provide date of Planning Board meeting: _____

Project Name: 149 Pearce Parkway Pearl River, NY 10965

Street Address: 149 Pearce Parkway
Pearl River, NY 10965

Tax Map Designation:
Section: 69.09 Block: 3 Lot(s): 21
Section: _____ Block: _____ Lot(s): _____

Directional Location:

On the north side of Pearce Parkway, approximately 450 feet west of the intersection of Ehrhardt Road, in the Town of ORANGETOWN in the hamlet/village of Pearl River.

Acreage of Parcel <u>.35</u>	Zoning District <u>Orangetown</u>
School District <u>Pearl River</u>	Postal District <u>Pearl River</u>
Ambulance District <u>Pearl River</u>	Fire District <u>Pearl River</u>
Water District <u>Pearl River</u>	Sewer District _____

Project Description: (If additional space required, please attach a narrative summary.)
Addition - 18' x 18'6", 1 story for larger Kitchen
New 20x24 Garage, demo old garage

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

Date: 7/8/2020 Applicant's Signature: Gloria Robinson

APPLICATION REVIEW FORM

Applicant: Darren & Fiona Robinson Phone # (845) 920-8115

Address: 149 Pearce Parkway Pearl River, NY 10965
Street Name & Number (Post Office) City State Zip Code

Property Owner: Darren & Fiona Robinson Phone # (845) 920-8115

Address: 149 Pearce Parkway Pearl River, NY 10965
Street Name & Number (Post Office) City State Zip Code

Engineer/Architect/Surveyor: Harry J. Goldstein Phone # (914) 393-5787

Address: 4 Regina Road Monsey, NY 10952
Street Name & Number (Post Office) City State Zip Code

Attorney: _____ Phone # _____

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

Contact Person: Darren Robinson Phone # (914) 629-1891

Address: 149 Pearce Parkway 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? _____

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.

<u>SWIS</u>	<u>PRINT KEY</u>	<u>NAME</u>	<u>ADDRESS</u>
392489	69.09-3-16	Bardh Marku	113 Ehrhardt Rd, Pearl River, NY 10965
392489	69.09-3-19	John O'Donovan	161 Pearce Pkwy, Pearl River, NY 10965
392489	69.09-3-20	William Barringer	155 Pearce Pkwy, Pearl River, NY 10965
392489	69.09-3-21	Darren J Robinson	149 Pearce Pkwy, Pearl River, NY 10965
392489	69.09-3-22	Jose Salce	40 Meadows St, Pearl River, NY 10965
392489	69.09-3-23	Michael Duignan	46 Meadows St, Pearl River, NY 10965
392489	69.09-3-24	Denis F Tarrant	52 Meadows St, Pearl River, NY 10965
392489	69.09-3-25	William Buchan	58 Meadows St, Pearl River, NY 10965
392489	69.09-5-26	Stella Gilsean	24 Meadows St, Pearl River, NY 10965
392489	69.09-5-27	Sal C Falesto	146 Pearce Pkwy, Pearl River, NY 10965



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 2, 2020

Applicant: Robinson

Address: 149 Pearce Parkway

RE: Application Made at: same

Chapter 43, Table 3.12 Column 1- R-15 District, Column 2- Group M, Column 3- SFR,
Column 4, Max FAR 20% with 37.13% proposed
One Variance Required

Section: 69.09 Block: 3 Lot: 21

Dear Robinson:

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

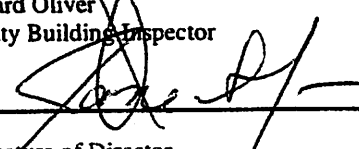
July 1, 2020, has been denied. I have enclosed a Xerox copy of your application, where you will find at the bottom the reason for denial.

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

7-6-2020
Date
CC: Rosanna Siraga
Liz Decort
Debbie Arbolino

2,616.-
20.-

**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>R-15</u>	OFFICIAL USE ONLY	ACREAGE: <u>.35</u>
Inspector: <u>DAVE</u>	Date App Received: <u>7-1-2020</u>	Received By: <u>[Signature]</u>
Permit No. <u>50263</u> Date Issued: _____		
CO No. _____ Date Issued: _____		
Permit Fee: <u>\$2,616.-</u>	Ck# <u>7948</u>	Paid By <u>LARVIK CONST</u>
GIS Fee: <u>\$20.-</u>	Ck# <u>7949</u>	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: 149 PEARCE PARKWAY, PEARL RIVER, N.Y. 10965

Section: 69.09 **Block:** 3 **Lot:** 21

Property Owner: ROBINSON, JUSTIN

Mailing Address: 149 PEARCE PARKWAY, PEARL RIVER

Email: _____ **Phone #:** _____

Lessee (Business Name): _____

Mailing Address: _____

Email: _____ **Phone #:** _____

Type of Business /Use: RESIDENTIAL

Contact Person: ARVE DYVIK **Relation to Project:** CONTRACTOR

Email: ARVEDYVIK@GMAIL.COM **Phone#:** 914-837-7418

Architect/Engineer: HARRY GOLDSTEIN **NYS Lic #** 022518

Address: 4 RETINA RD, MANSEY **Phone#:** _____

Builder/General Contractor: LARVIK CONTRACTING & CONST. **RC Lic #** H-10118-B6

Address: 117 MCNAULTARA RD, WESLEY HILLS **Phone#:** 914-837-7418

Plumber: O'SULLIVAN'S PLUMBING **RC Lic #** _____

Address: _____ **Phone#:** _____

Electrician: LIGHTNING ELECTRIC **RC Lic #:** _____

Address: _____ **Phone#:** _____

Heat/Cooling: _____ **RC Lic#:** _____

Address: _____ **Phone#:** _____

Existing use of structure or land: RESIDENTIAL

Proposed Project Description: ADDITION - 18' x 18'6", 1 STORY FOR LARGER KITCHEN, NEW 20' x 24' GARAGE, DEMO OLD GARAGE

Proposed Square Footage: 333 / 480 GARAGE **Estimated Construction Value (\$):** 138,000.-

BUILDING DEPARTMENT COMPLETES BELOW

PLANS REVIEWED: _____

PERMIT REFERRED / DENIED FOR:
Chapter 43, Table 3.12; Column 1.2.3 = R-15, Group M, SFR
Column 4, Max PAR 20% with 37.13% proposed
1 Version required

[Signature] 7/2/2020 [Signature] 7-6-2020

FOR OFFICE USE ONLY SECTION BLOCK LOT NAME PERMIT#



SEWELL

REVISED THROUGH
FEBRUARY 28, 2019

TOWN OF GRANDIS, OREGON



