

Town of Haverstraw Zoning Board of Appeals  
LEGAL NOTICE

Please take notice the Town of Haverstraw Zoning Board of Appeals shall hold a Public Hearing to consider the application of Laura Wexler (2 Ambery Lane., Thiells) to construct a new two story, Corner Lot Front Yard addition.

The following Variances are required:

1. Front Yard (Southerly Side): Required 30' Ft., proposed 27.3' Ft.  
A 2.7' Ft. Variance is required

Said property being located on the Northern corner of Ambery Lane and Jacobs Road and located on the Town of Haverstraw Tax Map as Section: 26.09 Block: 05 Lot: 19.

Said Public Hearing shall be held on Wednesday, September 13, 2023 at 7:10 PM in the large meeting room of Haverstraw Town Hall, One Rosman Road, Garnerville.

All interested parties are invited to attend and will be heard by the board.

By Order of the Zoning Board of Appeals of the Town Of Haverstraw

Gregg Lawless, Acting Chairman  
Christie Tomm Addona, Zoning Board Attorney  
Annette Hendrie, Senior Clerk  
August 21, 2023

ORIGINAL  
FOR OFFICE FILE

TOWN OF HAVERSTRAW ZONING BOARD OF APPEALS  
ONE ROSMAN ROAD, GARNERVILLE, NY 10923

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PHONE 845-942-3710

FAX 845-786-7647

Gregg Lawless, Acting Chairman

Christie Tomm Addona, Attorney

Annette Hendrie, Senior Clerk

August 15, 2023

R.C. Dept. of Planning  
50 Sanatorium Road – Bldg. T  
Pomona, NY 10970  
Att: Michael Kezner

Re: Laura Wexler & Stephanie Vargas  
2 Ambery Lane  
Thiells, NY 10984  
Sect: 25.12 Block: 03 Lot: 09

Dear Mr. Kezner,

Enclosed please find the following:

- Letter from George T. Behn, Building Inspector dated 08/09/2023
- Zoning Board Application dated 08/14/2023
- Plot Plan dated 04/14/2023; Revised 07/17/2023

Please review and submit comments to:

Town of Haverstraw Zoning Board of Appeals  
One Rosman Road  
Garnerville, NY 10923  
Annette Hendrie, Senior Clerk

If you have any questions please feel free to call me at 845-942-3710.

Sincerely,  
*Annette Hendrie*  
Annette Hendrie  
Senior Clerk



**TOWN OF HAVERSTRAW**  
BUILDING DEPARTMENT

George T. Behn, Jr.  
Building Inspector II

Erich J. Desch  
Deputy Building Inspector

8/9/2023

**DENIED**

**MAILED**  
8/10/23

Laura Wexler  
2 Ambery Ln  
Thiells, NY 10923

SBL: 25.12-3-9

To Whom it may concern,

The application as submitted to construct a PROPOSED ADDITION RENOVATION at the above stated address is **DENIED** for the following reason:

2 Ambery Lane is a corner lot and, in the Town of Haverstraw, a corner lot has two front yards (167-53[B] of the Town Code). The required minimum front yard setback in the R15 Zoning District is 30 feet. The South side of the proposed addition is located in the Ambery Lane front yard and is a distance of 27.3 feet from the front yard line; therefore, a 2.7 foot Variance must be granted by the Town of Haverstraw Zoning Board of Appeals (ZBA).

To summarize, for a building permit to be approved/issued, you must first submit an application to the ZBA requesting the above stated variance be granted.

My preferred method of communication is email. Please email me and I will send you the application documents required to appear before the ZBA.

Should you have any questions or concerns, please feel free to contact me.

George T. Behn Jr. *Building Inspector II*

ROCKLAND COUNTY DEPARTMENT OF PLANNING  
REFERRAL FORM FOR GENERAL MUNICIPAL LAW REVIEWS

Municipality Town of Haverstraw Date Sent 09/15/2023

Board  Planning  ZBA  Town/Village Meeting Date 09/13/2023

File Name 2 Ambery Lane, Thiells  
Contact Person Stephanie Vargas (daughter)  
Address 2 Ambery Lane  
Thiells NY 10984

**Referral Agencies**

(Please indicate the agencies that have also received copies of this application)

- RC Highway Department
- RC Division of Environmental Resources
- RC Drainage Agency
- RC Department of Environmental Health (Sewers, Water, Mosquito Code, Underground Tanks)
- RC Sewer District #1
- NYS Department of Environmental Conservation
- NYS Department of Transportation
- NYS Thruway Authority
- NY-NJ Trail Conference (Long Path)
- Palisades Interstate Park Commission
- US Army Corps of Engineers
- Cornell Cooperative Extension of Rockland County
- Adjacent Municipality \_\_\_\_\_
- Other \_\_\_\_\_

Pursuant to the General Municipal Law Article 12-B, Section

- 239 (n)  Subdivision  
239 (l) & (m):  Site Plan  Variance  Special Permit  Zone Change/Amendment  
 Other - Please list \_\_\_\_\_

Location of Parcel(s) \_\_\_\_\_

Existing Sq. Footage \_\_\_\_\_ Acreage of Parcel (s) \_\_\_\_\_  
Proposed Sq. Footage \_\_\_\_\_

The Property in Question Lies Within 500 Feet of:

- County Road  State Road, Thruway, or Parkway
- County Stream  State Park
- County Park  Village, Town, or County Boundary
- County or State Facility  The Long Path

Map \_\_\_\_\_ Block \_\_\_\_\_ Lot(s) \_\_\_\_\_ Map Date \_\_\_\_\_  
Map \_\_\_\_\_ Block \_\_\_\_\_ Lot(s) \_\_\_\_\_ Current Zoning \_\_\_\_\_

Brief Project Description 2 story front yard addition (corner lot)  
adding bedroom w/ master bath and a kitchen

Variations Needed (if applicable)	Required	Provided
<u>Front yard</u>	<u>30'</u>	<u>27.3</u>
_____	_____	_____
_____	_____	_____

APPLICATION REVIEW FORM

PART I

Name of Municipality Town of Haverstraw Date 08/14/2023

Please check all that apply:

<input type="checkbox"/> Planning Board	<input type="checkbox"/> Municipal Board
<input checked="" type="checkbox"/> Zoning Board of Appeals* (*Fill out Parts I & II of this form)	<input type="checkbox"/> Historical Board
<input type="checkbox"/> Subdivision _____ # of Lots _____	<input type="checkbox"/> Architectural Board
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Pre-preliminary/Sketch
<input type="checkbox"/> Special Permit	<input type="checkbox"/> Preliminary
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Final
<input type="checkbox"/> Zoning Code Amendment	
<input type="checkbox"/> Zone Change	
<input checked="" type="checkbox"/> Variance	

Project Name: 2 Ambery Lane, Thiells

Tax Map Designation:

Section 25.12 Block 3 Lot(s) 9  
Section      Block      Lot(s)     

Location: On the \_\_\_\_\_ side of \_\_\_\_\_,  
\_\_\_\_\_ feet \_\_\_\_\_ of \_\_\_\_\_ in the  
town/village of Haverstraw

Street Address: 2 Ambery Lane, Thiells

Acreage of Parcel 3/4 Zoning District \_\_\_\_\_

School District N. Rockland Postal District Thiells

Fire District Thiells Ambulance District \_\_\_\_\_

Water District SUER Sewer District JRSB

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

(Corner lot)  
Proposed Front Yard Addition, 2 story

(adding Bedroom w/ Master Bath  
and a Kitchen

Top: 348 Sq. ft., Bottom: 371 Sq. ft.

# APPLICATION REVIEW FORM

**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.**

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**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.

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

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APPLICATION REVIEW FORM

Contact Information:

Applicant: Stephanie Vargas Phone # 845-323-8632  
Address 2 Ambery Lane Thrells 10984  
Street Name & Number (Post Office) State Zip code

Property Owner: Laura Wexler Phone # 845-352-2337  
Address 2 Ambery Lane Thrells 10984  
Street Name & Number (Post Office) State Zip code

Engineer/Architect/Surveyor: Donald Stedge Phone # 845-325-9734  
Address 112 Murray Ave. Goshen NY 10924  
Street Name & Number (Post Office) State Zip code

Attorney: N/A Phone # \_\_\_\_\_  
Address \_\_\_\_\_  
Street Name & Number (Post Office) State Zip code

Contact Person: Stephanie Vargas Phone # Same above  
Address Same above  
Street Name & Number (Post Office) 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: (Please make sure that the appropriate agencies as needed received copies of your application and plans for their review.)

- |  |  |
|--|--|
| <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 Comm.         |
| <input type="checkbox"/> Adjacent Municipality _____ |  |
| <input type="checkbox"/> Other _____                 |  |

\*\*All applicants must send copies of their applications and plans to:  
Orange and Rockland, Regional manager, 75 West Route 59, Spring Valley, NY 10997.

APPLICATION REVIEW FORM

Owners of Nearby Properties:

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

SECTION/BLOCK/LOT                      NAME    ADDRESS


*(use additional paper if needed)*

SWORN to before this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Notary Public



APPLICATION REVIEW FORM

Affidavit of Ownership/Owner's Consent

State of New York  
County of Rockland) SS: Haverstraw  
Town/Village of \_\_\_\_\_)

I, Laura Wexler being duly sworn, hereby  
depose and say that I reside at: 2 Ambery Lane  
Thiells  
in the county of Rockland in the state of New York.

I am the (\* \_\_\_\_\_ ) owner in fee simple of premises located at:

described in a certain deed of said premises recorded in the Rockland County Clerk's  
Office in Liber \_\_\_\_\_ of conveyances, page \_\_\_\_\_ or as Instrument ID # \_\_\_\_\_.

Said premises have been in my/its possession since \_\_\_\_\_. Said premises are also  
known and designated on the Town of Haverstraw Tax Map as:  
section 25.12 block 3 lot(s) 9.

I hereby authorize the within application on my behalf, and that the statements of fact  
contained in said application are true, and agree to be bound by the determination of the  
board.

Owner  
Mailing Address

Laura Wexler  
2 Ambery Lane  
Thiells NY 10984  
\* Laura Wexler

SWORN to before this  
14<sup>th</sup> day of August, 20 23

Annette Hendrie  
Notary Public



\* If owner is a corporation or LLC, fill in the office held by deponent and name of corporation or LLC, and provide a list of all directors, officers, and stockholders owning more than 5% of any class of stock and all members having greater than 5% beneficial interest.

APPLICATION REVIEW FORM

PART II\*

Application before the Zoning Board of Appeals

Application, petition, or request is hereby submitted for:

- Area Variance from the requirement of Section 167-53[B] \_\_\_\_\_;
- Use Variance from the requirement of Section \_\_\_\_\_;
- Special permit per the requirements of Section \_\_\_\_\_;
- Review of an administrative decision of the Building Inspector;
- An order to issue a Certificate of Occupancy;
- An order to issue a Building Permit;
- An interpretation of the Zoning Ordinance or Map;
- Certification of an existing non-conforming structure or use;
- Other (*explain*) \_\_\_\_\_;

To permit construction, maintenance and use of Proposed Rear yard  
Two Story Addition on a corner lot

Previous Appeal:

- a. A previous appeal \_\_\_ has, or \_\_\_ has not, been made with respect to this property.
- b. Such appeal was in the form of:
  - \_\_\_ An AREA Variance; or
  - \_\_\_ A USE Variance; or
  - \_\_\_ Appeal from decision of Town Official or Officer; or
  - \_\_\_ Interpretation of the Zoning Ordinance or Map; or
  - \_\_\_ Other
- c. The previous appeal described above was appeal number \_\_\_\_\_,  
dated \_\_\_\_\_ and was \_\_\_\_\_ (Granted/Denied).

**TO ALL APPLICANTS:** Complete all relevant information by the section or sections pertaining to your appeal ONLY. You may also include extra pages to supplement this form with a narrative explanation. At the time of the hearing, you must present written documentation in support of all the statements made in this application. You must also substantiate all financial information supplied.

## APPLICATION REVIEW FORM

**A. AREA VARIANCE** (This section to be completed only for an AREA variance. Use additional pages, if needed.)

This application seeks a variance from the provisions of Article Corner LOTS,  
 Section(s) (167-53) [B]. Specifically, the applicant seeks a variance  
 from the requirements from:

Dimension*	Column	Required	Provided
<u>Front Yard</u>		<u>30ft.</u>	<u>27.3 ft.</u>
<u>Variance of 2.7 ft. is required</u>			

\*e.g., front yard, side setback, FAR, etc.

1. Is the requested variance the minimum necessary to relieve the practical difficulty or economic injury? No

Describe: \_\_\_\_\_  
 \_\_\_\_\_

2. Is the variance substantial in relation to the zoning code? No

Explain: \_\_\_\_\_  
 \_\_\_\_\_

3. Will a substantial change be produced in the character of the neighborhood, or a substantial detriment to adjoining property owners be created, if this variance is granted? No

Explain: There are currently other residences in the area that have additions.

4. Can the alleged practical difficulty or economic injury be overcome by some method other than a variance? No

Explain: It would not match aesthetically to the home or the neighborhood.

APPLICATION REVIEW FORM

5. Will the granting of this variance affect the health, safety, or welfare of the neighborhood or community? NO

Explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

6. Will there be any affect on governmental facilities or services if this variance is granted? NO

Describe: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

7. Other factors I/we wish the Board to consider in this case are

This is being built to help accommodate spacially for our family to live comfortably due to my mother not being able to care for her home without our support.

B. USE VARIANCE (This section to be completed only for a USE variance. Use additional pages, if needed.)

1. This property cannot be used for any uses currently permitted in this zone because:

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

2. The problem with this property is due to unique circumstances and not to the general conditions of the neighborhood in that:

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

3. The use requested by this variance will not alter the essential character of the neighborhood in that:

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

4. The amount paid for the entire parcel was: \_\_\_\_\_

5. The date of purchase of the property was: \_\_\_\_\_

6. The present value of the entire property is: \_\_\_\_\_

7. The monthly expenses attributed to normal and usual maintenance of the property are: \_\_\_\_\_

8. The annual taxes on the property are: \_\_\_\_\_

## APPLICATION REVIEW FORM

9. The current income from the property is: \_\_\_\_\_

10. The amount of mortgages and other encumbrances on the property in question is:

- a. Date of mortgage: \_\_\_\_\_
- b. Scheduled maturity (payoff) date: \_\_\_\_\_
- c. Present monthly payment amount: \_\_\_\_\_
- d. Current principal balance: \_\_\_\_\_
- e. Current interest rate: \_\_\_\_\_

11. Other factors I/we wish the Board to consider in this case are:

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### **C. APPEAL OF DECISION OF BUILDING INSPECTOR** *(This section to be completed for an appeal, only. Use additional pages, if needed.)*

1. Name and position of official making the decision:

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2. Nature of decision:

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3. The decision described above is hereby appealed because:

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### **D. INTERPRETATION OF ZONING CODE** *(This section to be completed for an interpretation, only. Use additional pages, if needed.)*

1. Section(s) to be interpreted: \_\_\_\_\_

2. An interpretation of the Zoning Code is requested because:

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# APPLICATION REVIEW FORM

## Applicant's Combined Affidavit and Certification

State of New York )

County of Rockland ) ss.:

Town/Village of Haverstraw )

Stephanie Vargas being duly sworn, deposes and says:  
*Applicant's Name*

I am the applicant in this matter. I make these statements to induce the Town/Village of Haverstraw, its boards, commissions, officers, employees, and consultants, to entertain my application, knowing that the Town/Village will rely upon the statements made herein.

**1. Verification of Facts.** All statements contained in this application and in all documents, drawings, writings, and other communications submitted in connection with this application are true.

**2. Consent to Enter.** I hereby give permission to members of said boards and/or supporting staff to visit the property in question at a reasonable time during the day.

**3. Affidavit Pursuant to General Municipal Law Section 809.** All the following statements and the statements contained in the papers submitted herewith are true and the nature and extent of any interests set forth are disclosed to the extent that they are known to the applicant.

A. I certify that I am the owner, officer, member or agent of owner, of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application for the relief below set forth:

B. There is no state officer, Rockland County officer or employee or town/village officer or employee nor his or her spouse, brother, sister, parent, child or grandchild, or a spouse of any of these relatives who is the applicant or who has an interest in the person, partnership or association making this application, petition or request, or is an officer, director, partner or employee of the applicant, or that such officer or employee, if this applicant is a corporation, legally or beneficially owns or controls any stock of the applicant in excess of 5% of the total of the corporation if its stock is listed on the New York or American Stock Exchanges; or is a member or partner of the applicant, if the applicant is an association or a partnership; nor that such town/village officer or employee nor any member of his family in any of the foregoing classes is a party to an agreement with the applicant, express or implied, whereby such officer or employee may receive any payment or other benefit, whether or not for service rendered, which is dependent or contingent upon the favorable approval of this application, petition or request.

## APPLICATION REVIEW FORM

C. To the extent that the same is known to your applicant, and to the owner of the subject premises there is disclosed herewith the interest of the following officer or employee of the State of New York or the County of Rockland or of the Town/Village of Haverstraw in the petition, request or application or in the property or subject matter to which it relates:

(if none, so state)

- a. Name and address of officer or employee None
- b. Nature of interest \_\_\_\_\_
- c. If stockholder, number of shares \_\_\_\_\_
- d. If officer or partner, nature of office and name of partnership \_\_\_\_\_
- e. If a spouse or brother, sister, parent, child, grandchild or the spouse of any of these blood relatives of such state, county or town/village officer or employee, state name and address of such relative and nature of relationship to officer and employee and nature and extent of office, interest or participation or association having an interest in such ownership or in any business entity sharing in such ownership. \_\_\_\_\_
- f. In the event of corporate or limited liability company ownership: A list of all directors, officers and stockholders of each corporation or members of each limited liability company owning more than five (5%) percent of any class of stock or more than five (5%) percent beneficial interest, must be attached, if any of these are officers or employees of the State of New York, or of the County of Rockland, or of the Town/Village of \_\_\_\_\_.

D. I do hereby depose and say that all the above statements and statements contained in the papers submitted herewith are true, knowing that a person who knowingly and intentionally violates this section is guilty of a misdemeanor.

**4. Reimbursement for Professional Consulting Services.** I understand that the Town/Village Board, Planning Board, Zoning Board of Appeals, and other municipal boards, in the review of any application described above, may refer any such application presented to it to such engineering, planning, environmental or other technical consultant as such Board shall deem reasonably necessary to enable it to review such application as required by law. The charges made by such consultants shall be in accord with charges usually made for such services in the metropolitan New York region or pursuant to an existing contractual agreement between the town/village and each such consultant for the cost of such consultant services upon receipt of the bill.

APPLICATION REVIEW FORM

5. Application Fee(s)

I, Laura Wexler, have paid to the Town/Village Clerk and/or Treasurer, the required fee for this application. (The fee is subject to the Schedule of Fees of the municipality). I shall review a copy of the zoning Local Law and Land Development Regulations, and be ready and prepared to review this application when scheduled. The Municipal Board, Planning Board, or Zoning Board of Appeals in the review of any application described above, may refer the subject application to an engineering, planning, environmental, or other technical consultant as such Board shall deem reasonably necessary to enable it to review the application as required by law.

*\*\*The following paragraph is optional to add if your municipality establishes escrow accounts:*

(I agree to establish an escrow account with the Town/Village of Flaverstraw from which these consultants' fees will be paid. The escrow account will not draw interest, and will be replenished upon notification by the Town/Village. Any additional sums needed to pay the Town's/Village's consultants shall be paid prior to final action on the application. The Town/Village may suspend processing of the application if there is a deficiency in the escrow account. Permits will not be issued and site plan or subdivision will not be signed until bill is paid in full. Any sums remaining in the escrow account after the consultants have been paid in full will be returned to the applicant. The applicant has the right to examine escrow and payment records upon prior written notice to the Town/Village.)

X Applicant's Signature Laura Wexler  
Print Applicant's Name LAURA WEXLER  
Stephanie Vargas Co-Applicant

SWORN to before me this 14<sup>th</sup> day of August, 2023

Annette Hendrie  
Notary Public



I have received from Laura Wexler the sum of 150.00 on this date August 14, 2023 Application Fee

Annette Hendrie  
Municipal Clerk/Treasurer

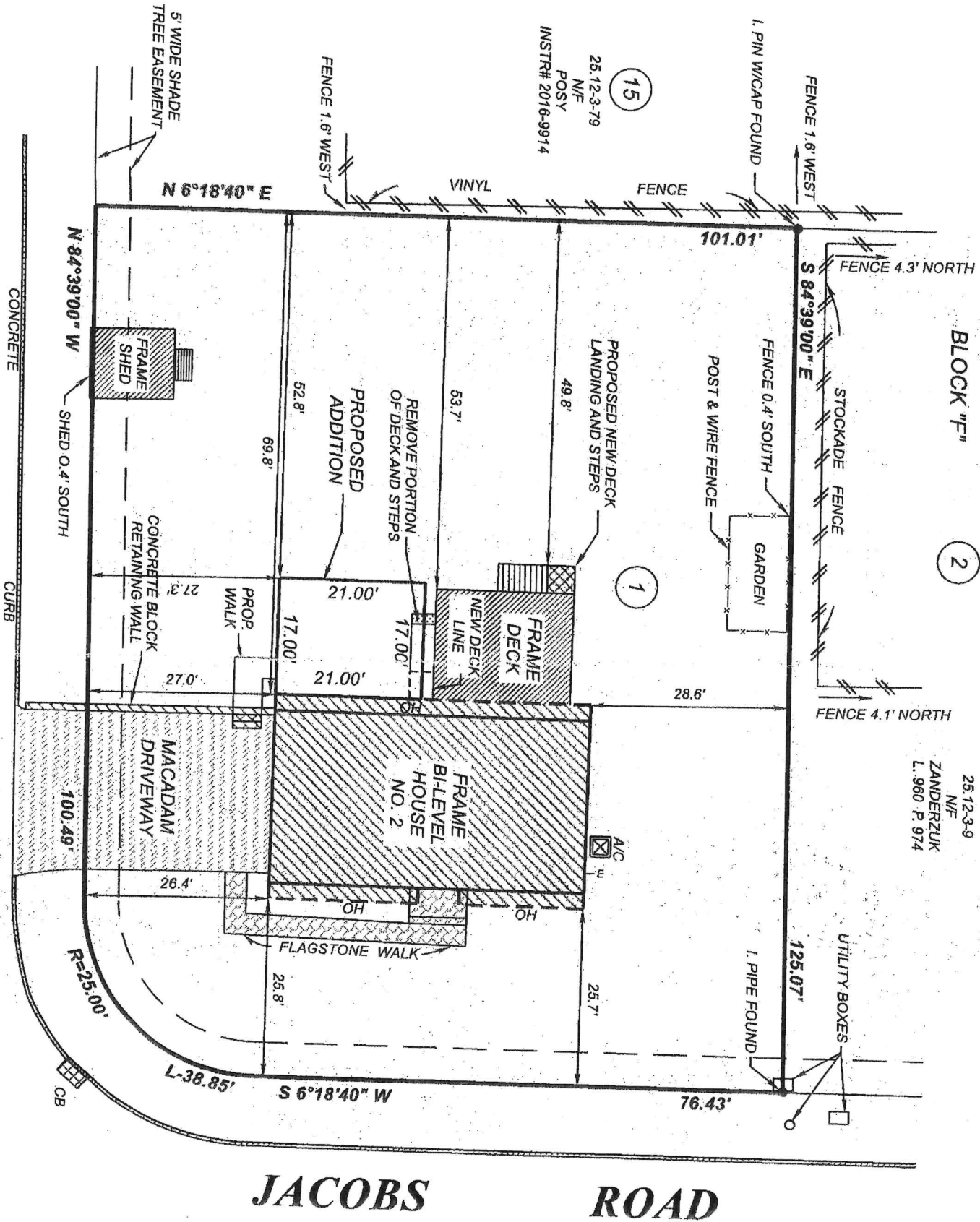
Reviewed by the ~~\_\_\_\_\_~~ on \_\_\_\_\_

Action Taken: ~~\_\_\_\_\_~~



AMBERY

LANE



**BULK REQUIREMENTS- ZONE: R-15 MEDIUM-DENSITY RESIDENCE DISTRICT**

<u>ITEM</u>	<u>REQUIRED</u>	<u>EXISTING</u>	<u>PROPOSED</u>
LOT AREA	15,000 S.F.	12,503 S.F.*	12,503 S.F.*
MIN. LOT WIDTH	100 FT	200 FT	200 FT
MIN. ROAD FRONTAGE	100 FT	215.77 FT	215.77 FT
FRONT YARD	30 FT	25.7 FT*	25.7 FT*
SIDE YARD	20 FT	28.6 FT	28.6 FT
TOTAL SIDE YARD	40 FT	N/A	N/A
REAR YARD	25 FT	69.8 FT	49.8 FT
MAX BLDG. HGT.	2 1/2 STORIES OR 35 FT	2 STORIES <35 FT	2 STORIES <35 FT
MAX BLDG. COV.	25%	14%	17%
MAX LOT COV.	35%	21%	24%

\* = PRE-EXISTING NON-CONFORMITY

**REVISIONS**

7/17/23- PROPOSED ADDITION,  
DECK REVISIONS, OFFSETS,  
PROPOSED WALK

Town of Haverstraw Zoning Board of Appeals  
LEGAL NOTICE

Please take notice the Town of Haverstraw Zoning Board of Appeals shall hold a Public Hearing to consider the application of Peihan Lin (8 Sherman Dr., Pomona) to construct a new one story, 18' (Ft.) x 55' (Ft.) Side Yard addition and legalize an existing carport.

The following Variances are required:

1. Westerly Side Yard: Required 20' Ft., proposed 6.6' Ft.  
A 13.4' Ft. Variance is required
2. Easterly Side Yard: Required 20' Ft., proposed 12.4' Ft.  
A 7.6' Ft. Variance is required
3. Total Side Yard: Required 40' Ft., proposed 19.0' Ft.  
A 21' Ft. Variance is required

Said property being located on the East side of Sherman Dr. and located on the Town of Haverstraw Tax Map as Section: 26.09  
Block: 05 Lot: 19.

Said Public Hearing shall be held on Wednesday, September 13, 2023 at 7:00 PM in the large meeting room of Haverstraw Town Hall, One Rosman Road, Garnerville.

All interested parties are invited to attend and will be heard by the board.

By Order of the Zoning Board of Appeals of the Town Of Haverstraw

Gregg Lawless, Acting Chairman  
Christie Tomm Addona, Zoning Board Attorney  
Annette Hendrie, Senior Clerk  
August 21, 2023

The Town of Haverstraw  
Building Department

1 Rosman Road  
Garnerville, NY 10993  
Phone: 845-942-3710  
Fax: 845-786-7647

ORIGINAL  
FOR OFFICE FILE

George T. Behn, Jr.  
Building Inspector II

Erich J. Desch  
Deputy Building Inspector

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7/13/2023

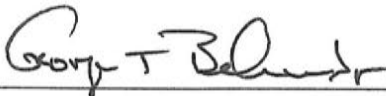
RE: THE VARIANCES REQUIRED TO CONSTRUCT A NEW 18' X 55' 1 STORY SIDE YARD ADDITION AND TO LEGALIZE AN EXISTING CARPORT, IN THE R-15 ZONING DISTRICT.

Owner: Peihan Lin *8 Sherman Drive*  
Address: ~~2 Parker Rd.~~ Garnerville, NY 10923  
Site Location: 8 Sherman Dr. Garnerville, NY 10923  
SBL: 26.09-5-19

To Whom It May Concern,

The following variances are required:

1. Westerly Side Yard: Required 20', Proposed 6.6', **A 13.4' Variance is required.**
2. Easterly Side Yard: Required 20', Proposed 12.4', **A 7.6' Variance is required.**
3. Total Side Yard: Required is 40', Proposed is 19', **A 21' Variance is required.**



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George T. Behn Jr. *Building Inspector II*

**TOWN OF HAVERSTRAW ZONING BOARD OF APPEALS  
ONE ROSMAN ROAD, GARNERVILLE, NY 10923**

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PHONE 845-942-3710

FAX 845-786-7647

**Gregg Lawless, Acting Chairman**

**Christie Tomm Addona, Attorney**

**Annette Hendrie, Senior Clerk**

August 10, 2023

R.C Drainage Agency  
23 New Hempstead Road  
New City, NY 10956  
Att: Shajan Thottakara

Re: Peihan Lin  
8 Sherman Dr.  
Garnerville, NY 10923  
Sect: 26.09 Block: 05 Lot: 19

Dear Mr. Thottakara,

Enclosed please find the following:

- Letter from George T. Behn, Building Inspector dated 07/13/2023
- Narrative from Elizabeth parks, Architect dated 07/31/2023
- Zoning Board Application dated 07/24/2023
- Plot Plan dated 06/15/2023
- Drawings dated 01/2023; Revised 07/31/2023

A Public Hearing will be scheduled for Wednesday, September 13, 2023 at 7:00PM.

Please review and submit comments to:

Town of Haverstraw Zoning Board of Appeals  
One Rosman Road  
Garnerville, NY 10923  
Annette Hendrie, Senior Clerk

If you have any questions please feel free to call me at 845-942-3710.

Sincerely,  
*Annette Hendrie*  
Annette Hendrie  
Senior Clerk

ORIGINAL  
FOR OFFICE FILE

**TOWN OF HAVERSTRAW ZONING BOARD OF APPEALS  
ONE ROSMAN ROAD, GARNERVILLE, NY 10923**

PHONE 845-942-3710

FAX 845-786-7647

**Gregg Lawless, Acting Chairman**

**Christie Tomm Addona, Attorney**

**Annette Hendrie, Senior Clerk**

August 10, 2023

NYS DOT                      Region 8-6  
275 Ridge Road  
New City, NY 10956  
Att: Brandon Robuck, PE

Re:    Peihan Lin  
      8 Sherman Dr.  
      Garnerville, NY 10923  
      Sect: 26.09    Block: 05    Lot: 19

Dear Mr. Robuck,

Enclosed please find the following:

- Letter from George T. Behn, Building Inspector dated 07/13/2023
- Narrative from Elizabeth parks, Architect dated 07/31/2023
- Zoning Board Application dated 07/24/2023
- Plot Plan dated 06/15/2023
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ONE ROSMAN ROAD, GARNERVILLE, NY 10923**

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**Gregg Lawless, Acting Chairman**

**Christie Tomm Addona, Attorney**

**Annette Hendrie, Senior Clerk**

August 10, 2023

R.C Dept. of Highway  
23 New Hempstead Road  
New City, NY 10956  
Att: Dyan Rajasingham

Re: Peihan Lin  
8 Sherman Dr.  
Garnerville, NY 10923  
Sect: 26.09 Block: 05 Lot: 19

Dear Mr. Rajasingham,

Enclosed please find the following:

- Letter from George T. Behn, Building Inspector dated 07/13/2023
- Narrative from Elizabeth parks, Architect dated 07/31/2023
- Zoning Board Application dated 07/24/2023
- Plot Plan dated 06/15/2023
- Drawings dated 01/2023; Revised 07/31/2023

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**TOWN OF HAVERSTRAW ZONING BOARD OF APPEALS  
ONE ROSMAN ROAD, GARNERVILLE, NY 10923**

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PHONE 845-942-3710

FAX 845-786-7647

**Gregg Lawless, Acting Chairman**

**Christie Tomm Addona, Attorney**

**Annette Hendrie, Senior Clerk**

August 10, 2023

R.C Dept. of Environmental Resources  
50 Sanatorium Road, Bldg. K  
Pomona, NY 10970  
Att: Michael DiMola

Re: Peihan Lin  
8 Sherman Dr.  
Garnerville, NY 10923  
Sect: 26.09 Block: 05 Lot: 19

Dear Mr. DiMola,

Enclosed please find the following:

- Letter from George T. Behn, Building Inspector dated 07/13/2023
- Narrative from Elizabeth parks, Architect dated 07/31/2023
- Zoning Board Application dated 07/24/2023
- Plot Plan dated 06/15/2023
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Garnerville, NY 10923  
Annette Hendrie, Senior Clerk

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Sincerely,  
*Annette Hendrie*  
Annette Hendrie  
Senior Clerk



ORIGINAL  
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**TOWN OF HAVERSTRAW ZONING BOARD OF APPEALS  
ONE ROSMAN ROAD, GARNERVILLE, NY 10923**

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PHONE 845-942-3710

FAX 845-786-7647

**Gregg Lawless, Acting Chairman**

**Christie Tomm Addona, Attorney**

**Annette Hendrie, Senior Clerk**

August 10, 2023

R.C Dept. of Health  
50 Sanatorium Road, Bldg. D  
Pomona, NY 10970  
Att: Liz Mello

Re: Peihan Lin  
8 Sherman Dr.  
Garnerville, NY 10923  
Sect: 26.09 Block: 05 Lot: 19

Dear Mrs. Mello,

Enclosed please find the following:

- Letter from George T. Behn, Building Inspector dated 07/13/2023
- Narrative from Elizabeth parks, Architect dated 07/31/2023
- Zoning Board Application dated 07/24/2023
- Plot Plan dated 06/15/2023
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One Rosman Road  
Garnerville, NY 10923  
Annette Hendrie, Senior Clerk

If you have any questions please feel free to call me at 845-942-3710.

Sincerely,  
*Annette Hendrie*  
Annette Hendrie  
Senior Clerk

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**TOWN OF HAVERSTRAW ZONING BOARD OF APPEALS  
ONE ROSMAN ROAD, GARNERVILLE, NY 10923**

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PHONE 845-942-3710

FAX 845-786-7647

**Gregg Lawless, Acting Chairman**

**Christie Tomm Addona, Attorney**

**Annette Hendrie, Senior Clerk**

August 10, 2023

R.C Dept. of Planning  
50 Sanatorium Road, Bldg. T  
Pomona, NY 10970  
Att: Michael Kezner

Re: Peihan Lin  
8 Sherman Dr.  
Garnerville, NY 10923  
Sect: 26.09 Block: 05 Lot: 19

Dear Mr. Kezner,

Enclosed please find the following:

- Zoning Board Application dated 07/24/2023
- Letter from George T. Behn, Building Inspector dated 07/13/2023
- Narrative from Elizabeth parks, Architect dated 07/31/2023
- Plot Plan dated 06/15/2023
- Drawings dated 01/2023; Revised 07/31/2023

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Please review and submit comments to:

Town of Haverstraw Zoning Board of Appeals  
One Rosman Road  
Garnerville, NY 10923  
Annette Hendrie, Senior Clerk

If you have any questions please feel free to call me at 845-942-3710.

Sincerely,  
*Annette Hendrie*  
Annette Hendrie  
Senior Clerk

ORIGINAL  
FOR OFFICE FILE

July 31, 2023

Town of Haverstraw  
Zoning Board of Appeals  
1 Rosman Street  
Garnerville, NY 10993

Attn: Annette Hendrie

Re: 8 Sherman Street - Addition  
Project Description

The proposed project consists of a one-story wood framed addition in the side yard, approximately 990 square feet. The new space will provide room for the owner's aging parents to join their household and will extend from the current living room at the rear of the house. The proposed spaces include a bedroom, bathroom, and den, as well as a kitchenette and open living area.

The addition will be adjacent to an existing roofed patio at the rear yard and have another exit from the south end.

Variations are requested for the west side yard at the new addition and for a previously constructed carport on the east side of the property.

Sincerely,



Elizabeth Parks, A.I.A.

ORIGINAL  
FOR OFFICE FILE

# Zoning Board Of Appeals

## APPLICATION TO THE ZONING BOARD OF APPEALS

PLEASE TYPE OR PRINT CLEARLY

### PART I - OWNER INFORMATION

DATE: July 24, <sup>2023</sup> 2022

Property Location: 8 Sherman Drive Garnerville

Owner(s) of Record: Full name(s): Peihan Lin

Cell#: (914) 772-6861 Work#: ( ) - Home#: ( ) -

Email Address: phl72777@gmail.com

Mailing Address of Owner(s): ~~2 Parker Road, Garnerville, NY 10923~~  
8 SHERMAN Dr.

City, State & Zip Code: \_\_\_\_\_

### PART II - AGENT INFORMATION - (If Applicable; Please Attach Owner Authorization)

Agent: Full name(s): Elizabeth Parks

Cell#: (914) 204-1150 Work#: ( ) -

Email Address: elizabeth@elizabethparksarchitect.com

Mailing Address of Agent: 243 S. Highland Rd

City, State & Zip Code: Garrison, NY 10524

### PART III - ATTORNEY INFORMATION -

Attorney for Applicant(s): \_\_\_\_\_

Phone #: ( ) -

Email Address: \_\_\_\_\_

Mailing Address of Attorney: \_\_\_\_\_

City, State & Zip Code: \_\_\_\_\_

### PART IV: APPLICATION DETAILS -

Section 26.09 Block 5 Lot 19

Zoning District R-15

Type of Variance Sought: (Please check one)

Area Variance  Use Variance  Interpretation



# APPLICATION REVIEW FORM

### 5. Application Fee(s)

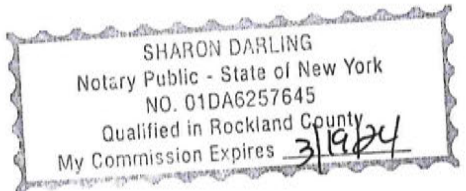
I, PEI LIN, have paid to the Town/Village Clerk and/or Treasurer, the required fee for this application. (The fee is subject to the Schedule of Fees of the municipality). I shall review a copy of the zoning Local Law and Land Development Regulations, and be ready and prepared to review this application when scheduled. The Municipal Board, Planning Board, or Zoning Board of Appeals in the review of any application described above, may refer the subject application to an engineering, planning, environmental, or other technical consultant as such Board shall deem reasonably necessary to enable it to review the application as required by law.

*\*\*The following paragraph is optional to add if your municipality establishes escrow accounts:*  
(I agree to establish an escrow account with the Town/Village of HAVERSTRAW from which these consultants' fees will be paid. The escrow account will not draw interest, and will be replenished upon notification by the Town/Village. Any additional sums needed to pay the Town's/Village's consultants shall be paid prior to final action on the application. The Town/Village may suspend processing of the application if there is a deficiency in the escrow account. Permits will not be issued and site plan or subdivision will not be signed until bill is paid in full. Any sums remaining in the escrow account after the consultants have been paid in full will be returned to the applicant. The applicant has the right to examine escrow and payment records upon prior written notice to the Town/Village.)

Applicant's Signature Pei Lin  
Print Applicant's Name PEI LIN

SWORN to before me this 01 day of August, 2023

[Signature]  
Notary Public



I have received from \_\_\_\_\_ the sum of \_\_\_\_\_ on this date \_\_\_\_\_

Reviewed by the \_\_\_\_\_ on \_\_\_\_\_ Municipal Clerk/Treasurer

Action Taken: \_\_\_\_\_

Town Of Haverstraw Zoning Board Of Appeals  
One Rosman Road – Garnerville, NY 10923  
(845) 942-3710  
Christie Addona, Attorney  
Annette Hendrie, Clerk to the Boards

OWNERS AUTHORIZATION FORM FOR AN AGENT

STATE OF NEW YORK

COUNTY OF ROCKLAND

I, Peihan Lin  
Owner

residing at 8 Sherman Drive Garnerville, NY 10923  
Owner Address

being the owner of premises 8 Sherman Drive Garnerville, NY 10923  
Property Location

also known on the Town of Haverstraw Tax Map as Section 26.09 Block 5 Lot 19

hereby authorize Elizabeth Parks  
Agent

whose mailing address is 243 S. Highland Rd. Garrison, NY 10524  
Agent Address

to appear on my behalf before the Town of Haverstraw Zoning Board of Appeals  
and to file any documents required with reference to my application.

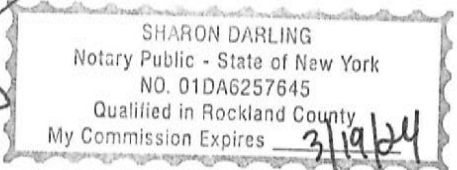
I hereby agree to allow my Agent, whose name appears above, to act on my behalf and I  
further agree to abide by any requirements imposed by this Board as a condition of their  
approval.

Owner Signature Pei Lin

Sworn to before me this 25<sup>th</sup>

Day of July, 2023

Notary Public [Signature]



ZONING BOARD OF APPEALS  
OWNERS AUTHORIZATION FOR A SITE VISIT

I (Please print) Peihan Lin

grant permission for members of the Zoning Board of Appeals and/or representatives of same Board to make a site visit on my property should they deem it necessary to review my application. The property location is:

8 Sherman Drive Garnerville, NY 10923

Signed,

P. Lin

Date:

7/24/23

ZONING BOARD OF APPEALS  
INTER-COMMUNITY IMPACT FORM  
239 DISCLOSURE

Applicant Name Peihan Lin

Property Address 8 Sherman Drive Garnerville, NY

The law requires that certain applications be provided to neighboring communities and to the County. Please state if any of the following are applicable:

1. This property is within 500 feet of any other municipality (including any other Town or Village)?  
NO  YES \_\_\_\_\_ if you answered yes, which other municipality or municipalities?

\_\_\_\_\_

2. Is the property within 500 feet of any of the following?

\_\_\_\_\_ The boundary of any existing or proposed county or state park or any other recreation area

The right-of-way of any existing or proposed county or state parkway, thruway, expressway, road or highway; or

\_\_\_\_\_ The existing or proposed right-of-way of any stream or drainage channel owned by the county or for which the county has established channel lines; or

\_\_\_\_\_ The existing or proposed boundary of any county or state owned land on which a public building or institution is situated.

Please note that the answers to these questions are needed in order to deem the application complete.

P. Lin  
Applicant Signature

Name (please print): Pei Lin

Date: 7/24/23



State in factual terms the exact manner in which applicant seeks from the Zoning Board of Appeals:

Variations from the east and west side yards are requested. The east side variance is to legalize a previously constructed carport. The west side variance is for the construction of a proposed addition. The proposed addition is 18' x 55', 1 story.

A summary statement of the practical difficulty because of the existing zoning regulations for the subject premises as follows:

Because it is not structurally feasible to add to the second floor areas of the existing home, an addition in the side yard is proposed.

Describe any circumstances supporting this application:

The proposed addition will provide living space for the owner's aging parents. It is proposed in the side yard to preserve the existing rear yard uses and the relatively low profile of the existing home.

Has a variance or special exception use ever been applied for on this property?

Yes  No

If yes, indicate the Zoning Board of Appeals date of decision: \_\_\_\_\_

Is the subject property located within 500 feet of any of the following?

- Town or Village boundary line (if yes, indicate which Town or Village : \_\_\_\_\_)
- State road, park, or other recreational facility
- County Road or right of way
- Federal owned property

## Area Variance Only

### Please answer the following:

Will there be an undesirable change in the character of the neighborhood, or a detriment to nearby properties if this variance is granted?

No. The proposed addition and carport are consistent in scale, materials and detailing with the existing home and with other homes in the neighborhood.

Can you achieve your goals via a reasonable alternative which does not involve the necessity of an area variance?

No. The addition is proposed in the side yard because ~~there~~ adding to the second floor areas of the existing home is structurally infeasible.

Is the variance substantial?

No. Partial side yard setbacks (6.6' and 12.4') are maintained.

Will the variance have an adverse impact on physical or environmental conditions in the neighborhood or district?

No. The style and scale of the addition are consistent with the neighborhood. And the total lot coverage is within the limit of the zoning district, even with the addition.

Is this a self-created difficulty?

Yes

**Use Variance Only**

**Please answer the following:**

The applicant cannot realize a reasonable return, provided that the lack of return is substantial as demonstrated by competent financial evidence.

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The alleged hardship unique relating to the property in question, and does not apply to a substantial portion of the district or neighborhood.

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Will the use variance, if granted, alter the essential character of the neighborhood?

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Has the alleged hardship been self-created?

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# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

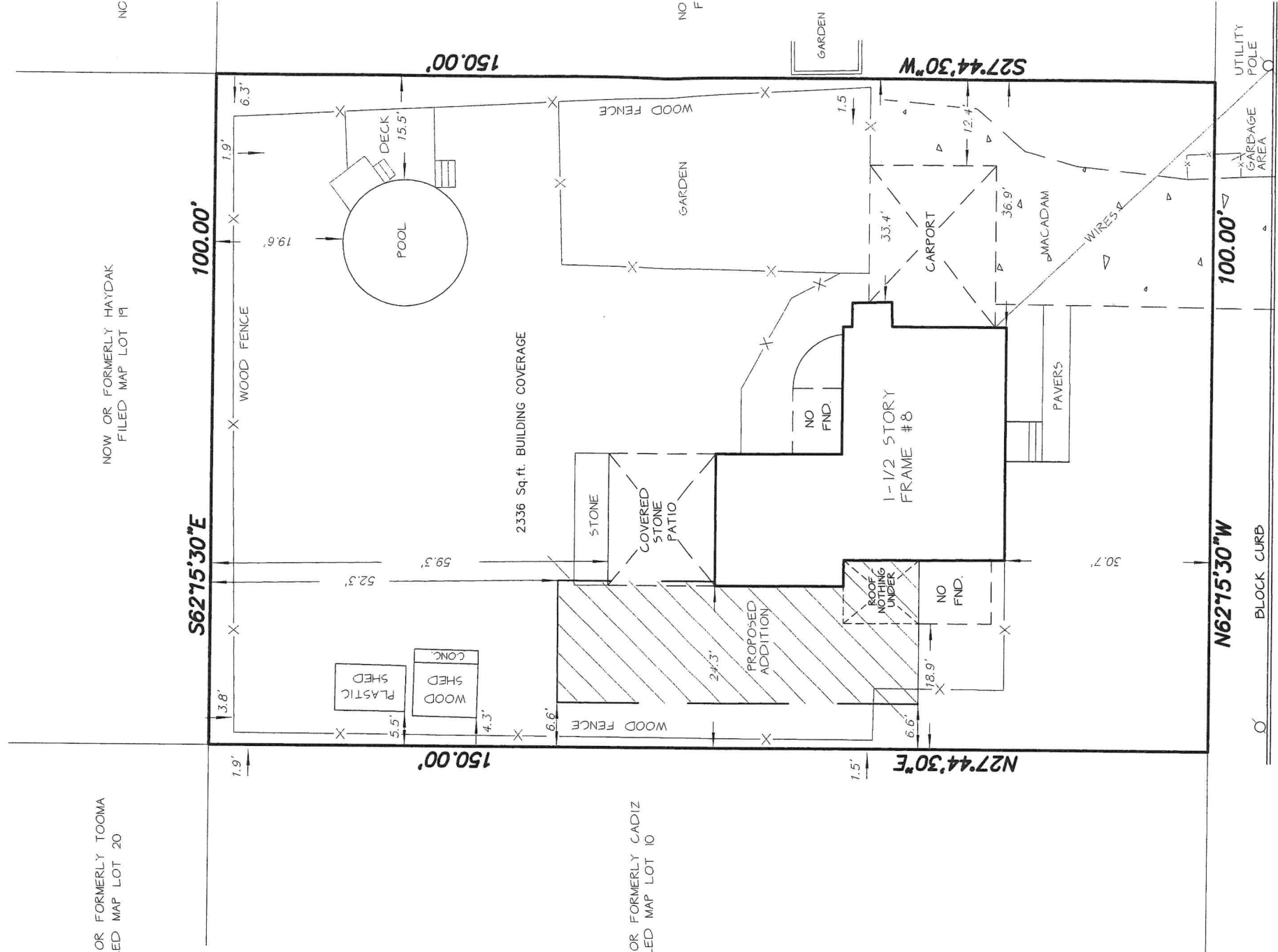
<b>Part 1 – Project and Sponsor Information</b>			
Elizabeth Parks for Peihan Lin			
Name of Action or Project: 8 Sherman Dr. - Addition			
Project Location (describe, and attach a location map): 8 Sherman Drive Garnerville, NY 10923			
Brief Description of Proposed Action: 1 story addition to single family home and legalization of previously constructed carport			
Name of Applicant or Sponsor: Elizabeth Parks		Telephone: (914) 204-1150	
		E-Mail: Elizabeth@elizabethparksarchitect.com	
Address: 243 S. Highland Road			
City/PO: Garrison, NY		State: NY	Zip Code: 10524
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: NYS - adj. to state highway		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		0.34 acres	
b. Total acreage to be physically disturbed?		0.02 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.34 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: <u>The new addition will meet the current energy code requirements for new construction</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline	<input type="checkbox"/> Forest	<input type="checkbox"/> Agricultural/grasslands
<input type="checkbox"/> Wetland	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?		NO YES
		<input checked="" type="checkbox"/> <input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?		NO YES
		<input checked="" type="checkbox"/> <input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?		NO YES
If Yes,		<input type="checkbox"/> <input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?		<input checked="" type="checkbox"/> <input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?		<input checked="" type="checkbox"/> <input type="checkbox"/>
If Yes, briefly describe: <u>Storm water will be retained on the project site</u>		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?		NO YES
If Yes, explain the purpose and size of the impoundment: _____		<input checked="" type="checkbox"/> <input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?		NO YES
If Yes, describe: _____		<input checked="" type="checkbox"/> <input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?		NO YES
If Yes, describe: _____		<input checked="" type="checkbox"/> <input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Elizabeth Parks</u>		Date: <u>7/24/23</u>
Signature: <u>[Signature]</u>		Title: <u>Architect</u>

IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. EASEMENTS OR RIGHTS OF WAY ON OR BELOW THE SURFACE OF THE GROUND WHICH ARE NOT VISIBLE ARE NOT SHOWN OR CERTIFIED SUBJECT TO THE FINDINGS OF A COMPLETE AND UP TO DATE TITLE SEARCH. COPIES OF THIS SURVEY NOT HAVING THE EMBOSSED SEAL OF THE LAND SURVEYOR SHALL NOT BE VALID.

REFERENCE: BEING LOT II, AS SHOWN ON A MAP ENTITLED "BRIAR PARK HOMES" FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON AUGUST 13, 1956 IN BOOK 57 PAGE 12 AS MAP #2440.



NOW OR FORMERLY TOOMA  
FILED MAP LOT 20

NOW OR FORMERLY HAYDAK  
FILED MAP LOT 19

NOW OR FORMERLY CADIZ  
FILED MAP LOT 10

SHERMAN DRIVE  
50' WIDE

JOHN NELTING, L.S., N.Y. LIC. # 49990

© COPYRIGHT 2023 JOHN NELTING ALL RIGHTS RESERVED



Town of Haverstraw Zoning Board of Appeals  
LEGAL NOTICE

Please take notice the Town of Haverstraw Zoning Board of Appeals shall hold a Public Hearing to consider the application of Cross Life Church (2 Ridge Rd., Thiells) to construct a new one story, 30' (Ft.) x 40' 5" (Ft.) Side Yard addition.

The following Variance is required:

1. Front Yard: Required 60' Ft., proposed 51.3' Ft.  
An 8.7' Ft. Variance is required

Said property being located on the East side of Letchworth and located on the Town of Haverstraw Tax Map as Section: 19.16 Block: 01 Lot: 15.

Said Public Hearing shall be held on Wednesday, September 13, 2023 at 7:05 PM in the large meeting room of Haverstraw Town Hall, One Rosman Road, Garnerville.

All interested parties are invited to attend and will be heard by the board.

By Order of the Zoning Board of Appeals of the Town Of Haverstraw

Gregg Lawless, Acting Chairman  
Christie Tomm Addona, Zoning Board Attorney  
Annette Hendrie, Senior Clerk  
August 21, 2023

ORIGINAL  
FOR OFFICE FILE

TOWN OF HAVERSTRAW ZONING BOARD OF APPEALS  
ONE ROSMAN ROAD, GARNERVILLE, NY 10923

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PHONE 845-942-3710

FAX 845-786-7647

Gregg Lawless, Acting Chairman

Christie Tomm Addona, Attorney

Annette Hendrie, Senior Clerk

August 15, 2023

R.C Dept. of Planning  
50 Sanatorium Road, Bldg. T  
Pomona, NY 10970  
Att: Michael Kezner

Re: Cross Life Church  
2 Ridge Road  
Thiells, NY 10984  
Sect: 19.16 Block: 01 Lot: 15

Dear Mr. Kezner,

Enclosed please find the following:

- Letter from George T. Behn, Building Inspector dated 08/04/2023
- Zoning Board Application dated 01/25/2022
- Plot Plan dated 05/20/2023

Please review and submit comments to:

Town of Haverstraw Zoning Board of Appeals  
One Rosman Road  
Garnerville, NY 10923  
Annette Hendrie, Senior Clerk

If you have any questions please feel free to call me at 845-942-3710.

Sincerely,  
*Annette Hendrie*  
Annette Hendrie  
Senior Clerk

ORIGINAL  
FOR OFFICE FILE

TOWN OF HAVERSTRAW ZONING BOARD OF APPEALS  
ONE ROSMAN ROAD, GARNERVILLE, NY 10923

---

PHONE 845-942-3710

FAX 845-786-7647

Gregg Lawless, Acting Chairman

Christie Tomm Addona, Attorney

Annette Hendrie, Senior Clerk

August 15, 2023

R.C Dept. of Health  
50 Sanatorium Road, Bldg. D  
Pomona, NY 10970  
Att: Liz Mello

Re: Cross Life Church  
2 Ridge Road  
Thiells, NY 10984  
Sect: 19.16 Block: 01 Lot: 15

Dear Mrs. Mello,

Enclosed please find the following:

- Letter from George T. Behn, Building Inspector dated 08/04/2023
- Zoning Board Application dated 01/25/2022
- Plot Plan dated 05/20/2023

Please review and submit comments to:

Town of Haverstraw Zoning Board of Appeals  
One Rosman Road  
Garnerville, NY 10923  
Annette Hendrie, Senior Clerk

If you have any questions please feel free to call me at 845-942-3710.

Sincerely,  
*Annette Hendrie*  
Annette Hendrie  
Senior Clerk

ORIGINAL  
FOR OFFICE FILE

**TOWN OF HAVERSTRAW ZONING BOARD OF APPEALS  
ONE ROSMAN ROAD, GARNERVILLE, NY 10923**

---

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**Gregg Lawless, Acting Chairman**

**Christie Tomm Addona, Attorney**

**Annette Hendrie, Senior Clerk**

August 15, 2023

NYS DOT            Region 8-6  
275 Ridge Road  
New City, NY 10956  
Att: Brandon Robuck, PE

Re:    Cross Life Church  
      2 Ridge Road  
      Thiells, NY 10984  
      Sect: 19.16    Block: 01    Lot: 15

Dear Mr. Robuck,

Enclosed please find the following:

- Letter from George T. Behn, Building Inspector dated 08/04/2023
- Zoning Board Application dated 01/25/2022
- Plot Plan dated 05/20/2023

Please review and submit comments to:

Town of Haverstraw Zoning Board of Appeals  
One Rosman Road  
Garnerville, NY 10923  
Annette Hendrie, Senior Clerk

If you have any questions please feel free to call me at 845-942-3710.

Sincerely,  
*Annette Hendrie*  
Annette Hendrie  
Senior Clerk

**ORIGINAL  
FOR OFFICE FILE**

**TOWN OF HAVERSTRAW ZONING BOARD OF APPEALS  
ONE ROSMAN ROAD, GARNERVILLE, NY 10923**

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PHONE 845-942-3710

FAX 845-786-7647

**Gregg Lawless, Acting Chairman**

**Christie Tomm Addona, Attorney**

**Annette Hendrie, Senior Clerk**

August 15, 2023

R.C Dept. of Highway  
23 New Hempstead Road  
New City, NY 10956  
Att: Dyan Rajasingham

Re: Cross Life Church  
2 Ridge Road  
Thiells, NY 10984  
Sect: 19.16 Block: 01 Lot: 15

Dear Mr. Rajasingham,

Enclosed please find the following:

- Letter from George T. Behn, Building Inspector dated 08/04/2023
- Zoning Board Application dated 01/25/2022
- Plot Plan dated 05/20/2023

Please review and submit comments to:

Town of Haverstraw Zoning Board of Appeals  
One Rosman Road  
Garnerville, NY 10923  
Annette Hendrie, Senior Clerk

If you have any questions please feel free to call me at 845-942-3710.

Sincerely,  
*Annette Hendrie*  
Annette Hendrie  
Senior Clerk

ORIGINAL  
FOR OFFICE FILE

TOWN OF HAVERSTRAW ZONING BOARD OF APPEALS  
ONE ROSMAN ROAD, GARNERVILLE, NY 10923

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PHONE 845-942-3710

FAX 845-786-7647

Gregg Lawless, Acting Chairman

Christie Tomm Addona, Attorney

Annette Hendrie, Senior Clerk

August 15, 2023

R.C. Office of Fire & Emergency  
35 Firemens Memorial Dr.  
Pomona, NY 10970  
Att: Chris Jensen

Re: Cross Life Church  
2 Ridge Road  
Thiells, NY 10984  
Sect: 19.16 Block: 01 Lot: 15

Dear Mr. Jensen,

Enclosed please find the following:

- Letter from George T. Behn, Building Inspector dated 08/04/2023
- Zoning Board Application dated 01/25/2022
- Plot Plan dated 05/20/2023

Please review and submit comments to:

Town of Haverstraw Zoning Board of Appeals  
One Rosman Road  
Garnerville, NY 10923  
Annette Hendrie, Senior Clerk

If you have any questions please feel free to call me at 845-942-3710.

Sincerely,  
*Annette Hendrie*  
Annette Hendrie  
Senior Clerk

ORIGINAL  
FOR OFFICE FILE

ORIGINAL  
FOR OFFICE FILE

**TOWN OF HAVERSTRAW PLANNING**  
**TOWN OF HAVERSTRAW ZONING BOARD OF APPEALS**  
**ONE ROSMAN ROAD, GARNERVILLE, NY 10923**

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PHONE 845-429-2200 FAX 845-786-7647

SAL CORALLO, PLANNING BOARD CHAIRMAN  
GREGG LAWLESS, ACTING CHAIRMAN

CHRISTIE ADDONA, ATTORNEY

ANNETTE HENDRIE, SENIOR CLERK

August 15, 2023

R.C. Drainage Agency  
23 New Hempstead Road  
New City, NY 10956  
Attention: Shajan Thottakara

Re: CrossLife Church  
2 Ridge Road  
Tax Lots: 19.16-01-15

Dear Mr. Shajan:

Enclosed please find the following for your review:

- Letter (ZBA) from George Behn, Building Inspector dated August 04, 2023
- Narrative Summary (Celentano Engineering) dated October 20, 2022
- Final Site Plan & ZBA Application signed – dated January 26, 2023
- Site Plan prepared by Anthony Celentano dated May , 2023

Please submit comments to:  
Town of Haverstraw Planning Board  
Town of Haverstraw Zoning Board  
One Rosman Road, Garnerville, NY 10923  
Annette Hendrie, Senior Clerk

If you have any questions please feel free to contact me at 845-942-3710.

Sincerely,

*Annette Hendrie*

Annette Hendrie  
Senior Clerk

The Town of Haverstraw  
Building Department

1 Rosman Road  
Gamerville, NY 10993  
Phone: 845-942-3710  
Fax: 845-786-7647

ORIGINAL  
FOR OFFICE FILE

George T. Behn, Jr.  
*Building Inspector II*

Erich J. Desch  
*Deputy Building Inspector*

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8/4/2023

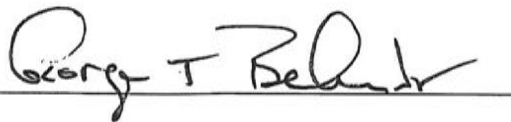
RE: THE VARIANCE REQUIRED TO CONSTRUCT A NEW 30' X 40'5" 1 STORY  
ADDITION.

Owner: Cross Life Church  
Address: 2 Ridge Rd. Thiells, NY 10984  
Site Location: 2 Ridge Rd. Thiells, NY 10984  
SBL: 19.16-1-15

To Whom It May Concern,

The following variance is required:

- Front Yard: Required 60', Proposed 51.3', an **8.7' variance is required.**



George T. Behn Jr. *Building Inspector II*



APPLICATION REVIEW FORM

PART I

Name of Municipality \_\_\_\_\_ Date \_\_\_\_\_

Please check all that apply:

<input checked="" type="checkbox"/> Planning Board	<input type="checkbox"/> Municipal Board
<input checked="" type="checkbox"/> Zoning Board of Appeals* <i>(*Fill out Parts I &amp; II of this form)</i>	<input type="checkbox"/> Historical Board
<input type="checkbox"/> Subdivision _____ # of Lots	<input type="checkbox"/> Architectural Board
<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Pre-preliminary/Sketch
<input type="checkbox"/> Special Permit	<input type="checkbox"/> Preliminary
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Final
<input type="checkbox"/> Zoning Code Amendment	
<input type="checkbox"/> Zone Change	
<input type="checkbox"/> Variance	

Project Name: CROSS LIFE CHURCH

Tax Map Designation:  
Section 19.16 Block 1 Lot(s) 15  
Section \_\_\_\_\_ Block \_\_\_\_\_ Lot(s) \_\_\_\_\_

Location: On the EAST side of HEITHURONVILLE ROAD  
2500 feet SOUTH of WILLOW GROVE ROAD in the  
town/village of Haverstrom

Street Address: 2 RIDGE ROAD, THEILLS NY 14984

Acreage of Parcel 1.59 Zoning District R-120

School District NRCSD Postal District THEILLS

Fire District THEILLS - ROOSEVELT Ambulance District \_\_\_\_\_

Water District PRIVATE WFL Sewer District JRSB

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

1250 SFT ADDITION

**ROCKLAND COUNTY DEPARTMENT OF PLANNING  
REFERRAL FORM FOR GENERAL MUNICIPAL LAW REVIEWS**

Municipality TOWN OF HAUGSTOWN Date Sent 1/25/22

Board  Planning  ZBA  Town/Village Meeting Date \_\_\_\_\_

File Name Cross Life Church  
 Contact Person Joy Castro 845-642-3932  
 Address 29 North Dr  
Garnerville NY 10922

**Referral Agencies**

*(Please indicate the agencies that have also received copies of this application)*

- RC Highway Department
- RC Division of Environmental Resources
- RC Drainage Agency
- RC Department of Environmental Health (Sewers, Water, Mosquito Code, Underground Tanks)
- RC Sewer District #1
- NYS Department of Environmental Conservation
- NYS Department of Transportation
- NYS Thruway Authority
- NY-NJ Trail Conference (Long Path)
- Palisades Interstate Park Commission
- US Army Corps of Engineers
- Cornell Cooperative Extension of Rockland County
- Adjacent Municipality \_\_\_\_\_
- Other \_\_\_\_\_

Pursuant to the General Municipal Law Article 12-B, Section 239 (n)

239 (l) & (m):  Subdivision  Site Plan  Variance  Special Permit  Zone Change/Amendment  
 Other - Please list \_\_\_\_\_

Location of Parcel(s) 2 REDGE ROAD THIEUS NY 10984

Existing Sq. Footage 3250 Acreage of Parcel (s) 1.54  
 Proposed Sq. Footage 1250

**The Property in Question Lies Within 500 Feet of:**

- County Road  State Road, Thruway, or Parkway
- County Stream  State Park
- County Park  Village, Town, or County Boundary
- County or State Facility  The Long Path

Map 19.16 Block 1 Lot(s) 15 Map Date \_\_\_\_\_  
 Map \_\_\_\_\_ Block \_\_\_\_\_ Lot(s) \_\_\_\_\_ Current Zoning R-120

Brief Project Description PROPOSED ADDITION

Variences Needed (if applicable)	Required	Provided
<u>LOT AREA</u>	<u>120000</u>	<u>67222</u>
<u>LOT COVER AGE</u>	<u>1040</u>	<u>3790</u>

APPLICATION REVIEW FORM

If subdivision:

- 1) Is any variance from the subdivision regulations required? NA
- 2) Is any open space being offered? NA If so, what amount? NA
- 3) Is this a standard or average density subdivision? NR

If site plan:

- 1) Existing square footage 3250 (1250) (1250) (1250) 3250
- 2) Total square footage 4500 1250
- 3) Number of dwelling units NA 9500

If special permit, list special permit use and what the property will be used for.

NA

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.

APPLICATION REVIEW FORM

Contact Information:

Applicant: JOSE CASTRO Phone # 925-642-3932

Address 29 NORTH DA GRANGE GARWOOD NY 10923  
Street Name & Number (Post Office) State Zip code

Property Owner: GROSS LIFE GARWOOD Phone # 642-3932

Address 2 ROBERT ROAD TITUS NY 10989  
Street Name & Number (Post Office) State Zip code

Engineer/Architect/Surveyor: C ELEVANO Phone # 500-6317

Address 31 ROSMAN ROAD THIRDS NY 10984  
Street Name & Number (Post Office) State Zip code

Attorney: \_\_\_\_\_ Phone # \_\_\_\_\_

Address \_\_\_\_\_  
Street Name & Number (Post Office) State Zip code

Contact Person: \_\_\_\_\_ Phone # \_\_\_\_\_

Address \_\_\_\_\_  
Street Name & Number (Post Office) 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.

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

List name(s) of facility checked above. LEITCHMAN VILLAGE  
LEITCHMAN UTILITY

Referral Agencies: (Please make sure that the appropriate agencies as needed received copies of your application and plans for their review.)

- RC Highway Department
- RC Drainage Agency
- NYS Dept. of Transportation
- NYS Thruway Authority
- RC Division of Environmental Resources
- RC Dept. of Health
- NYS Dept. of Environmental Conservation
- Palisades Interstate Park Comm.

Adjacent Municipality \_\_\_\_\_  
 Other NYS DEPARTMENT

\*\*All applicants must send copies of their applications and plans to:  
Orange and Rockland, Regional manager, 75 West Route 59, Spring Valley, NY 10997.

APPLICATION REVIEW FORM

**Applicant's Combined Affidavit and Certification**

State of New York )  
County of Rockland ) ss.  
Town/Village of Haverstraw

Jose Castro, being duly sworn, deposes and says:  
*Applicant's Name*

I am the applicant in this matter. I make these statements to induce the Town/Village of Haverstraw, its boards, commissions, officers, employees, and consultants, to entertain my application, knowing that the Town/Village will rely upon the statements made herein.

**1. Verification of Facts.** All statements contained in this application and in all documents, drawings, writings, and other communications submitted in connection with this application are true.

**2. Consent to Enter.** I hereby give permission to members of said boards and/or supporting staff to visit the property in question at a reasonable time during the day.

**3. Affidavit Pursuant to General Municipal Law Section 809.** All the following statements and the statements contained in the papers submitted herewith are true and the nature and extent of any interests set forth are disclosed to the extent that they are known to the applicant.

A. I certify that I am the owner, officer, member or agent of owner, of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner that he has been **duly and properly authorized to make this application and to assume responsibility for the owner** in connection with this application for the relief below set forth:

B. There is no state officer, Rockland County officer or employee or town/village officer or employee nor his or her spouse, brother, sister, parent, child or grandchild, or a spouse of any of these relatives who is the applicant or who has an interest in the person, partnership or association making this application, petition or request, or is an officer, director, partner or employee of the applicant, or that such officer or employee, if this applicant is a corporation, legally or beneficially owns or controls any stock of the applicant in excess of 5% of the total of the corporation if its stock is listed on the New York or American Stock Exchanges; or is a member or partner of the applicant, if the applicant is an association or a partnership; nor that such town/village officer or employee nor any member of his family in any of the foregoing classes is a party to an agreement with the applicant, express or implied, whereby such officer or employee may receive any payment or other benefit, whether or not for service rendered, which is dependent or contingent upon the favorable approval of this application, petition or request.

APPLICATION REVIEW FORM

C. To the extent that the same is known to your applicant, and to the owner of the subject premises there is disclosed herewith the interest of the following officer or employee of the State of New York or the County of Rockland or of the Town/Village of \_\_\_\_\_ in the petition, request or application or in the property or subject matter to which it relates:

(if none, so state)

a. Name and address of officer or employee \_\_\_\_\_

b. Nature of interest \_\_\_\_\_

*MNE*

c. If stockholder, number of shares \_\_\_\_\_

d. If officer or partner, nature of office and name of partnership \_\_\_\_\_

e. If a spouse or brother, sister, parent, child, grandchild or the spouse of any of these blood relatives of such state, county or town/village officer or employee, state name and address of such relative and nature of relationship to officer and employee and nature and extent of office, interest or participation or association having an interest in such ownership or in any business entity sharing in such ownership. \_\_\_\_\_

f. In the event of corporate or limited liability company ownership: A list of all directors, officers and stockholders of each corporation or members of each limited liability company owning more than five (5%) percent of any class of stock or more than five (5%) percent beneficial interest, must be attached, if any of these are officers or employees of the State of New York, or of the County of Rockland, or of the Town/Village of \_\_\_\_\_.

D. I do hereby depose and say that all the above statements and statements contained in the papers submitted herewith are true, knowing that a person who knowingly and intentionally violates this section is guilty of a misdemeanor.

**4. Reimbursement for Professional Consulting Services.** I understand that the Town/Village Board, Planning Board, Zoning Board of Appeals, and other municipal boards, in the review of any application described above, may refer any such application presented to it to such engineering, planning, environmental or other technical consultant as such Board shall deem reasonably necessary to enable it to review such application as required by law. The charges made by such consultants shall be in accord with charges usually made for such services in the metropolitan New York region or pursuant to an existing contractual agreement between the town/village and each such consultant for the cost of such consultant services upon receipt of the bill.

APPLICATION REVIEW FORM

5. Application Fee(s)

I, Jose Castro, have paid to the Town/Village Clerk and/or Treasurer, the required fee for this application. (The fee is subject to the Schedule of Fees of the municipality). I shall review a copy of the zoning Local Law and Land Development Regulations, and be ready and prepared to review this application when scheduled. The Municipal Board, Planning Board, or Zoning Board of Appeals in the review of any application described above, may refer the subject application to an engineering, planning, environmental, or other technical consultant as such Board shall deem reasonably necessary to enable it to review the application as required by law.

*\*\*The following paragraph is optional to add if your municipality establishes escrow accounts:*

(I agree to establish an escrow account with the Town/Village of \_\_\_\_\_ from which these consultants' fees will be paid. The escrow account will not draw interest, and will be replenished upon notification by the Town/Village. Any additional sums needed to pay the Town's/Village's consultants shall be paid prior to final action on the application. The Town/Village may suspend processing of the application if there is a deficiency in the escrow account. Permits will not be issued and site plan or subdivision will not be signed until bill is paid in full. Any sums remaining in the escrow account after the consultants have been paid in full will be returned to the applicant. The applicant has the right to examine escrow and payment records upon prior written notice to the Town/Village.)

Applicant's Signature Jose Castro  
Print Applicant's Name Jose Castro

SWORN to before me this  
26 day of January, 2023

Michelle L. Craffey  
Notary Public



-----

I have received from \_\_\_\_\_ the sum of \_\_\_\_\_ on this date  
\_\_\_\_\_.

Reviewed by the \_\_\_\_\_ on \_\_\_\_\_  
Municipal Clerk/Treasurer

Action Taken: \_\_\_\_\_

APPLICATION REVIEW FORM

Affidavit of Ownership/Owner's Consent

State of New York)  
County of Rockland) SS.: Haverstraw  
Town/Village of \_\_\_\_\_)

I, Jose Castro being duly sworn, hereby  
depose and say that I reside at: 29 N Park Dr Gurneeville NY 10923

in the county of Rockland in the state of NY

I am the (\* Deacon ) owner in fee simple of premises located at:  
2 Ridge Rd Thrills

described in a certain deed of said premises recorded in the Rockland County Clerk's  
Office in Liber \_\_\_\_\_ of conveyances, page \_\_\_\_\_ or as Instrument ID # \_\_\_\_\_

Said premises have been in my/its possession since \_\_\_\_\_. Said premises are also  
known and designated on the Town of \_\_\_\_\_ Tax Map as:  
section \_\_\_\_\_ block \_\_\_\_\_ lot(s) \_\_\_\_\_

I hereby authorize the within application on my behalf, and that the statements of fact  
contained in said application are true, and agree to be bound by the determination of the  
board.

Owner 29 Northpark Dr  
Mailing Address Gurneeville NY 10923

SWORN to before this  
26 day of January, 20 23

Michelle L. Craftey  
Notary Public



\* If owner is a corporation or LLC, fill in the office held by deponent and name of corporation or LLC, and provide a list of all directors, officers, and stockholders owning more than 5% of any class of stock and all members having greater than 5% beneficial interest.





APPLICATION REVIEW FORM

PART II\*

Application before the Zoning Board of Appeals

Application, petition, or request is hereby submitted for:

- Area Variance from the requirement of Section LOT AREA, LOT COVERAGE
- Use Variance from the requirement of Section \_\_\_\_\_;
- Special permit per the requirements of Section \_\_\_\_\_;
- Review of an administrative decision of the Building Inspector;
- An order to issue a Certificate of Occupancy;
- An order to issue a Building Permit;
- An interpretation of the Zoning Ordinance or Map;
- Certification of an existing non-conforming structure or use;
- Other (*explain*) \_\_\_\_\_;

To permit construction, maintenance and use of \_\_\_\_\_

Previous Appeal:

- a. A previous appeal \_\_\_ has, or \_\_\_ has not, been made with respect to this property.
- b. Such appeal was in the form of:
  - \_\_\_ An AREA Variance; or
  - \_\_\_ A USE Variance; or
  - \_\_\_ Appeal from decision of Town Official or Officer; or
  - \_\_\_ Interpretation of the Zoning Ordinance or Map; or
  - \_\_\_ Other
- c. The previous appeal described above was appeal number \_\_\_\_\_, dated \_\_\_\_\_ and was \_\_\_\_\_ (Granted/Denied).

TO ALL APPLICANTS: Complete all relevant information by the section or sections pertaining to your appeal ONLY. You may also include extra pages to supplement this form with a narrative explanation. At the time of the hearing, you must present written documentation in support of all the statements made in this application. You must also substantiate all financial information supplied.

APPLICATION REVIEW FORM

A. AREA VARIANCE (This section to be completed only for an AREA variance. Use additional pages, if needed.)

This application seeks a variance from the provisions of Article LOT AREA, LOT COVERAGE Section(s) \_\_\_\_\_. Specifically, the applicant seeks a variance from the requirements from:

Dimension*	Column	Required	Provided
<u>LOT AREA</u>		<u>120,000</u>	<u>67,222</u>
<u>LOT COVERAGE</u>		<u>18%</u>	<u>37%</u>

\*e.g., front yard, side setback, FAR, etc.

1. Is the requested variance the minimum necessary to relieve the practical difficulty or economic injury? YES

Describe: \_\_\_\_\_

2. Is the variance substantial in relation to the zoning code? NO

Explain: \_\_\_\_\_

3. Will a substantial change be produced in the character of the neighborhood, or a substantial detriment to adjoining property owners be created, if this variance is granted? NO

Explain: \_\_\_\_\_

4. Can the alleged practical difficulty or economic injury be overcome by some method other than a variance? NO

Explain: \_\_\_\_\_

APPLICATION REVIEW FORM

5. Will the granting of this variance affect the health, safety, or welfare of the neighborhood or community? No

Explain: \_\_\_\_\_  
\_\_\_\_\_

6. Will there be any affect on governmental facilities or services if this variance is granted? No

Describe: \_\_\_\_\_  
\_\_\_\_\_

7. Other factors I/we wish the Board to consider in this case are

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

**B. USE VARIANCE** *(This section to be completed only for a USE variance. Use additional pages, if needed.)*

1. This property cannot be used for any uses currently permitted in this zone because:

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

2. The problem with this property is due to unique circumstances and not to the general conditions of the neighborhood in that:

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

3. The use requested by this variance will not alter the essential character of the neighborhood in that:

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

4. The amount paid for the entire parcel was: \_\_\_\_\_

5. The date of purchase of the property was: \_\_\_\_\_

6. The present value of the entire property is: \_\_\_\_\_

7. The monthly expenses attributed to normal and usual maintenance of the property are: \_\_\_\_\_

8. The annual taxes on the property are: \_\_\_\_\_

APPLICATION REVIEW FORM

9. The current income from the property is: \_\_\_\_\_

10. The amount of mortgages and other encumbrances on the property in question is:

- a. Date of mortgage: \_\_\_\_\_
- b. Scheduled maturity (payoff) date: \_\_\_\_\_
- c. Present monthly payment amount: \_\_\_\_\_
- d. Current principal balance: \_\_\_\_\_
- e. Current interest rate: \_\_\_\_\_

11. Other factors I/we wish the Board to consider in this case are:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**C. APPEAL OF DECISION OF BUILDING INSPECTOR** *(This section to be completed for an appeal, only. Use additional pages, if needed.)*

1. Name and position of official making the decision:

\_\_\_\_\_

2. Nature of decision:

\_\_\_\_\_

\_\_\_\_\_

3. The decision described above is hereby appealed because:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**D. INTERPRETATION OF ZONING CODE** *(This section to be completed for an interpretation, only. Use additional pages, if needed.)*

1. Section(s) to be interpreted: \_\_\_\_\_

2. An interpretation of the Zoning Code is requested because:

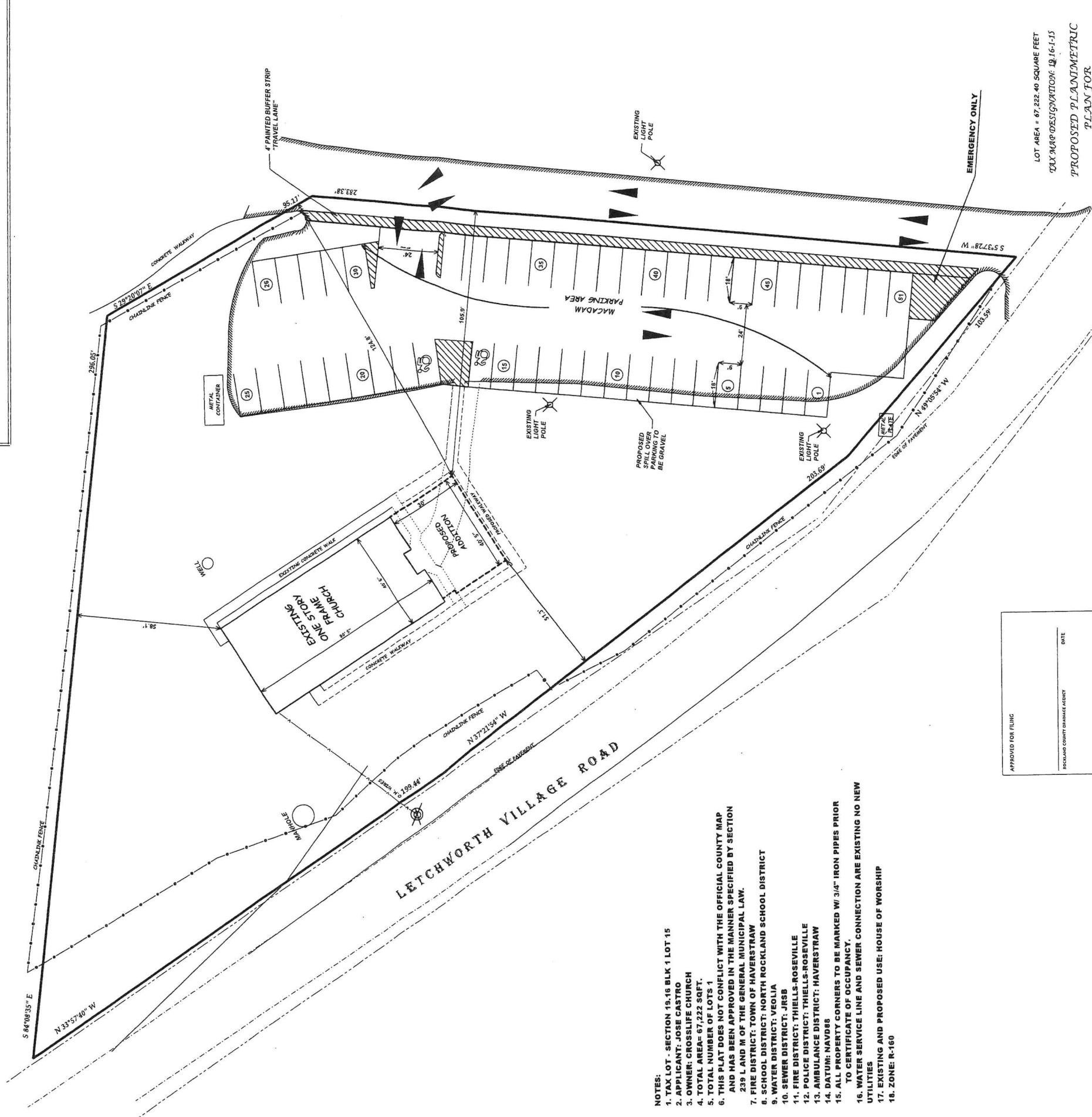
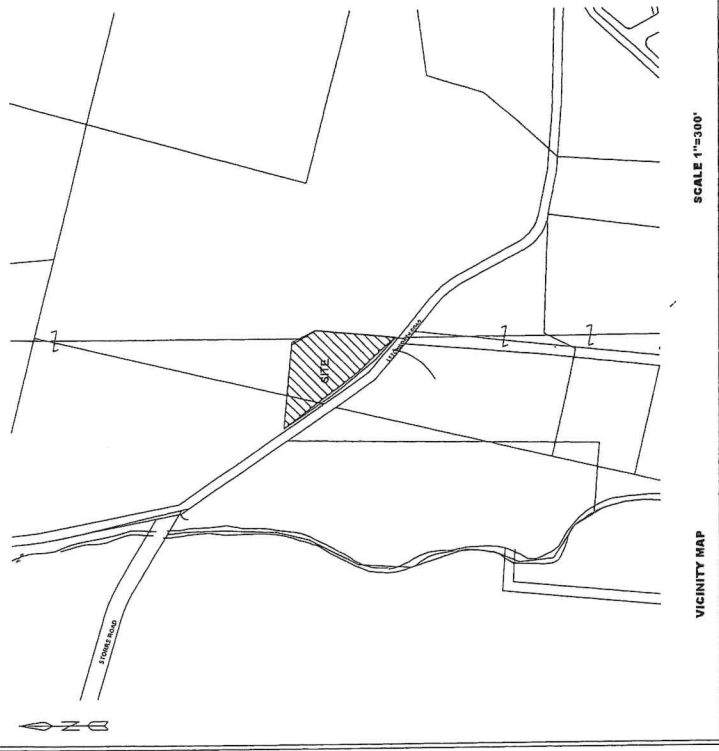
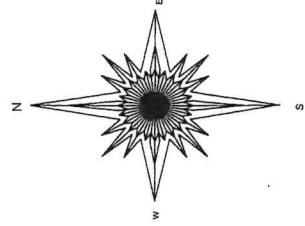
\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

ORIGINAL  
FOR OFFICE FILE



- NOTES:**
- TAX LOT - SECTION 19.18 BLK 1 LOT 15
  - APPLICANT: JOSE CASTRO
  - OWNER: CROSSLIFE CHURCH
  - TOTAL AREA= 67,222 SQFT.
  - TOTAL NUMBER OF LOTS 1
  - THIS PLAT DOES NOT CONFLICT WITH THE OFFICIAL COUNTY MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239 L AND M OF THE GENERAL MUNICIPAL LAW.
  - FIRE DISTRICT: TOWN OF HAVERSTRAW
  - SCHOOL DISTRICT: NORTH ROCKLAND SCHOOL DISTRICT
  - WATER DISTRICT: VEOLIA
  - SEWER DISTRICT: JRSB
  - FIRE DISTRICT: THIELLS-ROSEVILLE
  - POLICE DISTRICT: THIELLS-ROSEVILLE
  - AMBULANCE DISTRICT: HAVERSTRAW
  - DATUM: NAVD88
  - ALL PROPERTY CORNERS TO BE MARKED W/ 3/4" IRON PIPES PRIOR TO CERTIFICATE OF OCCUPANCY.
  - WATER SERVICE LINE AND SEWER CONNECTION ARE EXISTING NO NEW UTILITIES
  - EXISTING AND PROPOSED USE: HOUSE OF WORSHIP
  - ZONE: R-160

APPROVED FOR FILING

ROCKLAND COUNTY SHERRIFFS AGENCY \_\_\_\_\_ DATE \_\_\_\_\_

COMMISSIONER OF THE PLANNING BOARD \_\_\_\_\_ DATE \_\_\_\_\_

DIRECTOR OF ECONOMIC PLANNING AND ZONING \_\_\_\_\_ DATE \_\_\_\_\_

LOT AREA = 67,222.40 SQUARE FEET  
 TAX MAP DESIGNATION: 19.16-1-15  
 PROPOSED PLANIMETRIC PLAN FOR  
**CROSS LIFE CHURCH**  
 TOWN OF HAVERSTRAW, ROCKLAND COUNTY  
 CHELLS, NEW YORK  
 OCTOBER 23, 2018 SCALE: 1" = 20'  
 ANTHONY R. CELENTANO P.E.  
 37 ROSMAN ROAD  
 HAVERSTRAW, NY 11743  
 845 428 5280 FAX 428 5974



NO.	DATE	DESCRIPTION
1	1/27/2012	PARKING LAYOUT COMMENTS
2	3/2/2013	PARKING LAYOUT COMMENTS
3	4/2/2013	SUBMITTAL FOR PLANNING BOARD

ZONE: R-120, SECTION 167.58 HOUSE OF WORSHIP

USE	MIN. LOT AREA	MIN. LOT WIDTH	MIN. LOT DEPTH	MIN. FRONT YARD SETBACK	MIN. SIDE YARD SETBACK	MIN. REAR YARD SETBACK	MAXIMUM NUMBER OF STORIES	FLOOR AREA RATIO	PARKING SPACES
HOUSE OF WORSHIP	15,000 S.F.	300'	100'	40'	40'	40'	3	15%	15
REQUIRED	17,222 S.F.	116.3'	164.1'	124.4'	< 30'	< 30'	1	6.87%	41
PROVIDED	67,222 S.F.	116.3'	164.1'	124.4'	< 30'	< 30'	1	6.87%	41

VARIANCE REQUIRED

PARKING CALCULATIONS:  
 1 SPACE / 4 WORSHIPPERS  
 50 WORSHIPPERS  
 50 / 4 = 12.5 OR 13 SPACES REQUIRED