

TOWN OF HAVERSTRAW PLANNING BOARD

NOTICE OF PUBLIC HEARING

Please take notice that the Town of Haverstraw Planning Board does hereby schedule a Public Hearing to consider the application of CrossLife Church (2 Ridge Road, Thiells) for Site Plan Approval for an approximate 1,250 Sq. Ft. (One Thousand-Two Hundred and Fifty) Side Yard Addition.

Said property being located on the East side of Letchworth Village Road 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, July 12, 2023 at 7:30 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 Planning Board of the Town Of Haverstraw

Sal Corallo, Chairman

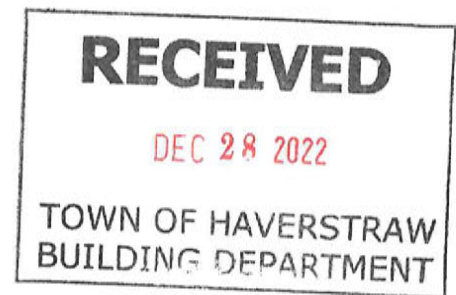
Christie Tomm Addona, Planning Board Attorney

Annette Hendrie, Senior Clerk

June 26, 2023

ORIGINAL
FOR OFFICE FILE

Celentano Engineering PLLC
Anthony Celentano, PE
31 Rosman Rd
Thiells NY 10984
(845)429-5290
Email: jkcelentano@gmail.com



2 Ridge Rd
Thiells
Town of Haverstraw NY

Project Narrative
10/20/2022

The applicant, Jose Castro, from CrossLifeChurch has been a member of the church since 2016. As a deacon, Jose has dedicated time to understand the needs of the church and the community. Due to the growth of the church space constraints have been noted and therefore the applicant would like to propose an addition to the existing building which will help clear up congestion in aisles and leave more room for existing and new members to congregate.

The existing conditions of the property include a one story building, a large parking area with 20+ spaces, a chain link fence around the perimeter, concrete walks along the sides and front of the building, a metal container, an existing well and plenty of green space (roughly 40,000+ SQFT).

Proposed improvements include expansion of the one story building, new curb appeal to uplift the look of the church and an update to the landscaping and lighting throughout. These improvements will lead to an overall better site conditions and a safer structure overall.

According to the bulk table on sheet 1 applicant complies with most requirements based on R-120 district regulations including building height, lot area and setbacks. Due to the large parking lot the sites' impervious surface is over the maximum allowed of 18% which would trigger a variance, However applicant plans to remediate that by removing the macadam walkway that starts at the parking lot which leads to the front entrance of the church and replacing it with previous pavers. This will lead to a decrease in impervious surface and compliance with net zero regulations.

CrossLife Church

2 Ridge Road ~ P.O. Box 403 ~ Thiells, New York 10984
(845) 947-1208 ~ www.crosslifenyc.com



Rev. Reinaldo Maldonado

pastorrey@crosslifenyc.com

ORIGINAL
FOR OFFICE FILE

February 1, 2022

To whom it may concern,

Jose Castro as an authorized agent of CrossLife Church in regards to all building expansion matters. He is authorized to receive and disseminate information in regards to all business concerning CrossLife Church. Please do not hesitate to reach out to us with any questions regarding this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Reinaldo Maldonado".

Rev. Reinaldo Maldonado Pastor/President

TOWN OF HAVERSTRAW PLANNING BOARD INFORMATION SHEET

ONE ROSMAN ROAD, GARNERVILLE NY 10923

PH: (845) 429-2200 FAX: (845) 786-7647

SAL CORALLO, CHAIRMAN
STEVEN SILVERBERG, CONSULTING ATTORNEY
GLENN MCCREEDY, CONSULTING ENGINEER
MICHAEL KAUKER, CONSULTING PLANNER
GEORGE BEHN, BUILDING INSPECTOR
ANNETTE HENDRIE, SECRETARY

**ORIGINAL
FOR OFFICE FILE**

THE FOLLOWING ITEMS ARE REQUIRED IN ORDER TO ACCEPT AN APPLICATION:

- 1) A COMPLETE APPLICATION FORM
- 2) A COMPLETED APPLICATION CHECKLIST
- 3) A NARRATIVE AND DETAILED PLAN OF THE PROPOSED SITE
- 3) PAYMENT OF ALL REQUIRED FEES
- 4) ALL APPLICATIONS (INCLUDING REQUESTED REVISIONS, DOCUMENTATIONS ETC...) MUST BE RECEIVED 3 WEEKS PRIOR TO THE NEXT REGULARLY SCHEDULED PLANNING BOARD MEETING IN ORDER TO HAVE SUFFICIENT TIME FOR THE STAFF TO REVIEW

THE APPLICATION WILL BE DISTRIBUTED TO THE STAFF FOR TECHNICAL REVIEW TO DETERMINE WHETHER THE APPLICATION IS COMPLETE AND CAN BE PLACED ON THE AGENDA AND/OR WORKSHOP.

IF THE APPLICATION IS DEEMED INCOMPLETE, THE APPLICATION WILL BE RETURNED TO THE APPLICANT AND WILL NOT BE PLACED ON THE PLANNING BOARD AGENDA OR WORKSHOP.

IF THE APPLICATION IS ON THE AGENDA AND/OR WORKSHOP AND REVISIONS AND/OR DOCUMENTATION REQUESTED BY THE STAFF ARE SUBMITTED BUT NOT SUFFICIENT TO BE DEEMED COMPLETE THEN THE APPLICATION WILL BE REMOVED FROM THE AGENDA AND/OR WORKSHOP AND NOT PLACED BACK ON UNTIL THE STAFFS REQUESTS HAVE BEEN SATISFIED

P. B MEETINGS ARE SCHEDULED FOR THE SECOND WEDNESDAY OF EVERY MONTH

P.B WORKSHOPS ARE SCHEDULED FOR THE FOURTH THURSDAY OF EVERY MONTH

**TOWN OF HAVERSTRAW CHECKLIST FOR REQUIRED INFORMATION FOR
SKETCH SITE PLAN APPLICATIONS**

ITEM #	SKETCH PLAN INFORMATION	PROVIDED	NOT PROVIDED	NOT APPLICABLE
(A)	Key Map: A map at a scale of not less than (1) inch equals 600ft. showing the entire development, zone districts & it's relation to all features shown on the Official Map & Master Plan located within ½ mile of the extreme limits of the development.		✓	
(B)	Structures, Wooded Areas & Topography: The location & dimension of existing & proposed buildings and structures including dimensions from all existing & proposed lot lines; wooded areas; all trees more than 6 inches in diameter measured 4ft. above ground & the topography within the portion to be developed & within 100ft. thereof at 2ft. contours.		✓	
(C)	Owners: The name of the owner of the subject property & all owners of property contiguous to & across existing or proposed streets from the subject property as disclosed by the most recent municipal tax records.		✓	
(D)	Identity: The Tax Map sheet, block & lot numbers & zone district.	✓		
(E)	Easements, Watercourses & Rights-Of-Way: The location of existing or proposed streets, roads, easements, public rights-of-way, streams, bridges, culverts, drainage ditches, natural watercourses, flood control	✓		

	basins, floodways & floodplains in & within 200ft. of the development.			
(F)	Public Areas: Any existing or proposed parks, municipal lands, school sites, historic sites or other public areas shown on the duly adopted Master Plan and/or Official Map.	✓		
(G)	Lots: The existing & proposed lot layout, lot dimensions, all required set back lines & lot areas of each lot (in square feet). Lots shall be by consecutive numbers for Minor & Major Subdivisions until given official lot number designations by the town.	✓		
(H)	Date of Original Plan & any revisions, current plan name & old plan name if submitted previously under a different title.	✓		

**TOWN OF HAVERSTRAW CHECKLIST FOR REQUIRED INFORMATION FOR
PRELIMINARY SITE PLAN APPLICATIONS**

ITEM #	PRELIMINARY PLAN INFORMATION	PROVIDED	NOT PROVIDED	NOT APPLICABL
(A)	Key Map: A map at a scale of not less than (1) inch equals 600ft. showing the entire development, zone districts & it's relation to all features shown on the Official Map & Master Plan located within ½ mile of the extreme limits of the development.		✓	
(B)	Lots: Lot layout, lot dimensions, all required setback lines & individual lot areas in square feet & acreage. Lots shall be designated by consecutive numbers until given an official lot number designation by the Town Tax Assessor.	✓		
(C)	Other Contents: The plan name, Tax Map sheet & date (if revision), block & lot numbers, date of plan preparation, scale, graphic scale & the following names & addresses: (1) Record owner(s) of property to be developed. If other than an individual, the corporate officers or partners or statutory agent. (2) The applicant (3) New York State licensed design professional who prepared the map, including seal, license number & signature.	✓		
(D)	Acreage: Acreage of tract to be developed to nearest hundredth of an acre	✓		
(E)	Elevations & Contours: Sufficient elevations & contours at 2ft. vertical intervals to determine the general slope & the natural drainage of the land & the high & low points for the entire tract & for a distance of 100ft. from the tract boundary. All elevations shall be based on United States Geological Survey datum.		✓	

(F)	Existing & Proposed Features: The Site Plan shall show the location of all existing & proposed features, including but not limited to property lines, streets, buildings, structures, parking areas, driveways, curb cuts, watercourses, railroads, easements, bridges, culverts, drainpipes, sanitary sewers, water mains, power lines & any natural features such as wooded areas, trees over 6 inches in diameter (measured 4 ft. above ground) & rock formations. This data shall be determined by field and/or photogrammetric survey.	✓		
(G)	Streets: Preliminary plans & profiles at a scale of not less than 1 inch equals 50ft. horizontally & 1 inch equals 5ft. vertically, including cross sections every 50ft. or as specified by the town engineer of all proposed streets, curbs, gutters and/or sidewalks within the development & proposed connection with existing or future continuing streets. The radii distances of all street lines shall be shown.		✓	
(H)	Sewers, Drains & Ditches: Preliminary Plans & profiles at a scale of 1 inch equals 50ft. horizontally & 1 inch equals 5 ft. vertically of all proposed and existing sanitary sewers, storm drains, drainage ditches & streams within the development, together with the locations, sizes, elevations, grades & capacities of any existing sanitary sewer, storm drain, drainage ditch, stream or watercourse to which the proposed facility shall be connected. When brook or stream channel improvements are proposed or required, the plans shall be approved by the New York State Department of Environmental Conservation and the Planning Board where applicable.		✓	
(I)	Set Back Lines: All front, rear & Side Yard Lines shall be shown for all lots.	✓		
(J)	Deed Restrictions: A copy of any existing & proposed covenants or deed restrictions applying to the land being developed shall be submitted with the preliminary plans to the Planning Board.		✓	

(K)	Open Space: Any open space proposed to be dedicated for public use, playgrounds or other public purposes shall be shown on the plan.			✓
(L)	Support Capability: When deemed necessary to determine the suitability of the soil to support new construction, the Planning Board shall require test holes or borings to be made by a New York State Engineer or an approved testing laboratory at the expense of the applicant and under direction of the town.		✓	
(M)	Parking: Indicate parking, loading docks, loading & unloading areas with dimensions, traffic patterns, access aisles, curb radii & bumpers.	✓		
(N)	Solid Waste: Indicate location & design of existing & proposed methods of solid waste storage & disposal.		✓	
(O)	Landscaping & Buffering: Indicate what will remain & what will be planted. Indicate common names of plant species, dimensions & spacing, approximate time of planting & maintenance plans.		✓	
(P)	Lighting: Indicate types of standards & fixtures, locations, radii of light & intensities in footcandles.		✓	
(Q)	Signs: Indicate location, dimensions & details.		✓	
(R)	Off Site Improvements: When the development is contingent upon improvements outside the boundaries of the lot or tract to be developed, certification shall be supplied by the applicant, prior to Planning Board's consideration, that the improvements have been agreed to by the owner of the land on which improvements are to be made.		✓	

**TOWN OF HAVERSTRAW CHECKLIST FOR REQUIRED INFORMATION FOR
FINAL SITE PLAN APPLICATIONS**

ITEM #	FINAL PLAN INFORMATION	PROVIDED	NOT PROVIDED	NOT APPLICABLE
(A)	Identification: Date, name & key map of the development, name of owner, scale & graphic scale. The final plan shall be drawn at a scale of not less than 1 inch equals 50ft.		✓	
(B)	Survey Data: Tract boundary lines, rights-of-way, lines of streets, easements, land to be reserved or dedicated to public use & all lot lines with accurate dimensions. Where appropriate, the bearings, distances, arc lengths, central angles, tangents & radii of all curves, lot lines & areas of each lot in square feet shall be shown	✓		
(C)	Public Use: The purpose of any easement or land reserved or dedicated for public use shall be indicated.		✓	
(D)	Block & Lots: All section, block & lot numbers shall be fixed by the Town Assessor.	✓	✓	
(E)	Monuments: Location & description of all required monuments shall be shown		✓	
(F)	Consent of Owner: Certification that the applicant is agent or owner of the land or that the owner has given consent to file said plan	✓		
(G)	Approval: When approval of a plan is required by any agency, whether municipal, county or state, approval shall be certified on the plat	✓		
(H)	Agreements: Agreements providing for ownership of common areas, including the perpetual maintenance and continuance of ownership.	✓		

New York State Department of Environmental Conservation

SEQR Regulations

<http://www.dec.ny.gov/regs/4490.html>

"The SEQR Handbook"

http://www.dec.ny.gov/docs/permits_ej_operations_pdf/seqrhandbook.pdf

All Forms

<http://www.dec.ny.gov/permits/6191.html>

"SEQR Cookbook"

http://www.dec.ny.gov/docs/permits_ej_operations_pdf/cookbook1.pdf

"Local Official's Guide to SEQR"

http://www.dec.ny.gov/docs/permits_ej_operations_pdf/seqrofficials.pdf

"SEQR Flow Chart and Time Frames"

http://www.dec.ny.gov/docs/permits_ej_operations_pdf/seqrflow2003.pdf

APPLICATION REVIEW FORM

PART I

Name of Municipality _____ Date _____

Please check all that apply:

☒ Planning Board	☐ Municipal Board
☒ Zoning Board of Appeals*	☐ Historical Board
(*Fill out Parts I & II of this form)	☐ Architectural Board
☒ Subdivision _____ # of Lots _____	☐ Pre-preliminary/Sketch
☐ Site Plan	☐ Preliminary
☐ Special Permit	☐ Final
☐ Conditional Use	
☐ Zoning Code Amendment	
☐ Zone Change	
☐ 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 LEITHWICKVILLE ROAD
2500 feet SOUTH of WILLOW GROVE ROAD in the
town/village of HAUER STOWN.

Street Address: 2 RIDGE ROAD, THIEFELS NY 10984

Acreage of Parcel 1.34 Zoning District R-120

School District NRCSD Postal District THIEFELS

Fire District THIEFELS - ROOSEVELT Ambulance District _____

Water District PRIVATE WEL 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 WORT 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) ☒ Subdivision
239 (l) & (m): ☒ Site Plan ☒ Variance ☐ Special Permit ☐ Zone Change/Amendment
☐ Other - Please list _____

Location of Parcel(s) 2 RIDGE ROAD THIEUS NY 10984
Acreage of Parcel (s) 1.54
Existing Sq. Footage 3250 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

Variances Needed (if applicable)

LOT AREA
LOT COVER AGE

Required
120000
1090

Provided
67222
3790

APPLICATION REVIEW FORM

If subdivision:

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

If site plan:

- 1) Existing square footage 3250 (1250) increased 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 # 845-642-3932

Address 29 WEST HARBOR DRIVE CARROLL NY 10923
Street Name & Number (Post Office) State Zip code

Property Owner: GROSS LIFE GUARD Phone # 642-3932

Address 2 REDBONE ROAD TULSA OK 74109
Street Name & Number (Post Office) State Zip code

Engineer/Architect/Surveyor: C. ELIANTANO Phone # 500-6317

Address 31205 NW ROAD THELUS OK 74164
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

☐ State or County Park

☐ Long Path

☐ County Stream

☐ Municipal Boundary

☐ 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 Division of Environmental Resources

☐ RC Drainage Agency

☐ RC Dept. of Health

☐ NYS Dept. of Transportation

☐ NYS Dept. of Environmental Conservation

☐ NYS Thruway Authority

☐ 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)

Jon 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.

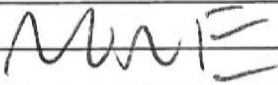
A. I certify that I am the owner, officer, member or agent of owner, of all that certain lot, piece or parcel of land and/or building described in this application **and if not the owner that he has been duly and properly authorized to make this application and to assume responsibility for the owner**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

Print Applicant's Name

Jose Castro
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
depone 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

Mailing Address

29 Northpark Dr
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.

Owners of Nearby Properties:

[illegible]

SWORN to before this

_____ day of _____, 20____

Notary Public

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>67,122</u>
<u>LOT Coverage</u>		<u>12%</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: _____

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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: _____

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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:
