

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: \_\_\_\_\_

Please check all that apply:

<input type="checkbox"/> Commercial <input type="checkbox"/> Planning Board <input checked="" type="checkbox"/> Zoning Board of Appeals  <input type="checkbox"/> Subdivision <input type="checkbox"/> Number of Lots <input type="checkbox"/> Site Plan <input type="checkbox"/> Conditional Use  <input type="checkbox"/> Special Permit <input checked="" type="checkbox"/> Variance <input type="checkbox"/> Performance Standards Review <input type="checkbox"/> Use Variance <input type="checkbox"/> Other (specify): _____	<input type="checkbox"/> Residential <input type="checkbox"/> Historical Board <input type="checkbox"/> Architectural Board  <input type="checkbox"/> Consultation <input type="checkbox"/> Pre-Preliminary/Sketch <input type="checkbox"/> Preliminary <input type="checkbox"/> Final <input type="checkbox"/> Interpretation
--	--

PERMIT#: 51680  
 ASSIGNED \_\_\_\_\_  
 INSPECTOR: MIKE

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

Project Name: GREEN RESIDENCES

Street Address: 8 HILLSIDE TERRACE  
NANUET, NY 10954

Tax Map Designation:  
Section: 64.18 Block: 1 Lot(s): 7  
Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_

Directional Location:  
On the SOUTH side of TOWNLINE ROAD, approximately 100 feet EAST of the intersection of VILLA DRIVE, in the Town of ORANGETOWN in the hamlet/village of NANUET.

Acreage of Parcel <u>.23</u>	Zoning District <u>R-15</u>
School District <u>SOUTH ORANGETOWN</u>	Postal District <u>NANUET</u>
Ambulance District <u>ORANGETOWN</u>	Fire District <u>NANUET</u>
Water District <u>ORANGETOWN</u>	Sewer District <u>ORANGETOWN</u>

Project Description: (If additional space required, please attach a narrative summary.)  
ADDITIONS TO LEFT SIDE, REAR & SECOND FLOOR TO EXISTING  
EXIST. DWLG, WITH NEW FRONT PORCH

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

Date: 7/29/21 Applicant's Signature: \_\_\_\_\_

# APPLICATION REVIEW FORM

FILL IN WHERE APPLICABLE.

( IF THE FOLLOWING DOES NOT APPLY PLEASE MOVE ON TO THE NEXT PAGE )

## If subdivision:

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

## If site plan:

- 1) Existing square footage \_\_\_\_\_
- 2) Total square footage \_\_\_\_\_
- 3) Number of dwelling units \_\_\_\_\_

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

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

## Environmental Constraints:

Are there slopes greater than 25%? If yes, please indicate the amount and show the gross and net area No

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

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

No

## Project History:

Has this project ever been reviewed before? No

If so, provide a narrative, including the list case number, name, date, and the board(s) you appeared before, and the status of any previous approvals.

N/A

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

N/A



OFFICE OF BUILDING, ZONING, PLANNING,  
ADMINISTRATION AND ENFORCEMENT  
**TOWN OF ORANGETOWN**  
20 Greenbush Road  
Orangeburg, N.Y. 10962

Jane Slavin, R.A.  
Director

(845)359-8410

Fax: (845) 359-8526

**DENIAL TO THE ZONING BOARD OF APPEALS**

Date: July 2, 2021  
Applicant: Green  
Address: 8 Hillside Terrace, Nanuet  
RE: Application Made at: same

Chapter 43, Table 3.12, Column 1 R-15 District, Column 2 Group M, Column 3 SFR, Column 4  
Maximum FAR .20 permitted with .243 Proposed; Column 8 Required Front Yard 30' with 21.5' proposed;  
Section 5.21(c) applies, Maximum Building Height Permitted is 20' with 22'-7" Proposed.

3 Variances required

64.18  
Section: ~~64.08~~ Block: 1 Lot: 7

Dear Green:

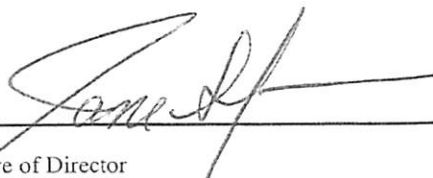
Please be advised that the Building Permit Application, which you submitted on

June 30, 2021, has been denied. I have enclosed a Xerox copy of your application, where you will find  
at the bottom the reason for denial.

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

The Clerk to the Zoning Board of Appeals, Debbie Arbolino, will assist you in the preparation necessary to  
appear before the board.

Sincerely,



Signature of Director  
NOTE: PLEASE KEEP FOR YOUR RECORDS  
12-31-18-CCC

7-2-21

Date  
CC: Rosanna Sfraga  
Liz Decort  
Debbie Arbolino

Joanne & Christopher Green  
8 Hillside Avenue  
Nanuet, New York 10954

July 27, 2021

Building, Zoning Departments  
Town of Orangetown  
20 Greenbush Road  
Orangeburg, New York 10962

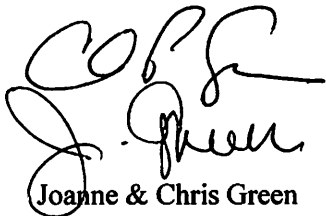
Re:  
Green Residence  
8 Hillside Avenue  
Nanuet, New York 10954

To whom it may concern,

This letter should act as confirmation that John Perkins Architect should act as our agent in all phases of preparing the application for the Zoning Board of Appeals and Building permit applications. It should be noted Mr. Perkins will be acting as our contact and representative at any Board meetings. Please grant access to any reference materials in filing these applications in our file.

If you have any questions, please feel free to contact us.

Respectfully Yours,



Joanne & Chris Green

Christopher Green  
Tax Map #: 64.18-1-7  
8 Hillside Terr  
Nanuet, NY 10954

*Applicant*

William Haney  
Tax Map #: 64.18-1-8  
6 Hillside Terr  
Nanuet, NY 10954

✓ (1)

Joan Rice  
Tax Map #: 64.18-1-6  
10 Hillside Terr  
Nanuet, NY 10954

✓ (2)

Denis A O'Donnell  
Tax Map #: 64.18-1-58  
7 Hillside Terr  
Nanuet, NY 10954

✓ (3)

Patricia A Monroe  
Tax Map #: 64.18-1-9  
4 Hillside Ter  
Nanuet, NY 10954

✓ (4)

Christine Carbone  
Tax Map #: 64.18-1-57  
5 Hillside Ter  
Nanuet, NY 10954

✓ (5)

John Haugh  
Tax Map #: 64.18-1-59  
9 Hillside Terr  
Nanuet, NY 10954

✓ (6)

Kevin A Nulty  
Tax Map #: 64.18-1-56  
3 Hillside Terr  
Nanuet, NY 10954

✓ (7)

Richard G Conklin  
Tax Map #: 64.18-1-51  
8 Summit Pl  
Nanuet, NY 10954

✓ (8)

Robert Wentland  
Tax Map #: 64.18-1-10  
2 Hillside Terr  
Nanuet, NY 10954

✓ (9)

Peter N Russell  
Tax Map #: 64.18-1-60  
5 Camelot Way  
Orangeburg, NY 10962

✓ (10)

Robert C Miles  
Tax Map #: 64.18-1-52  
6 Summit Pl  
Nanuet, NY 10954

✓ (11)

Jeremiah F Wholey  
Tax Map #: 64.18-1-5  
15 E Townline Rd  
Nanuet, NY 10954

✓ (12)

Richard Wilhelm  
Tax Map #: 64.18-1-50  
10 Summit Pl  
Nanuet, NY 10954

✓ (13)

Patricia M Peters  
Tax Map #: 64.18-1-61  
PO BOX 524  
Nanuet, NY 10954

✓ (14)

Karen Dowling  
Tax Map #: 64.18-1-53  
4 Summit Pl  
Nanuet, NY 10954

✓ (15)

Ruben D Arroyo-Perez  
Tax Map #: 64.18-1-62  
5 Villa Dr  
Nanuet, NY 10954

✓ (16)

~~Elaine Merritt  
Tax Map #: 64.18-1-79  
1055 Sleepy Hollow Ln  
Plainfield, NJ 07060~~

~~James C White  
Tax Map #: 64.18-1-54  
2 Summit Pl  
Nanuet, NY 10954~~

~~Jimmy L Alvarez  
Tax Map #: 64.18-1-47  
7 Summit Pl  
Nanuet, NY 10954~~

~~William Young  
Tax Map #: 64.18-1-48  
9 Summit Pl  
Nanuet, NY 10954~~

~~Tricia Cullen  
Tax Map #: 64.18-1-11  
2 Cara Dr  
Nanuet, NY 10954~~

~~Jennifer Toro  
Tax Map #: 64.18-1-46  
5 Summit Pl  
Nanuet, NY 10954~~

~~Julie Caton  
Tax Map #: 64.18-1-49  
11 Summit Pl  
Nanuet, NY 10954~~

**Town Of Clarkstown  
Attn: Planning Board  
10 Maple Ave,  
New City, NY 10956**

✓ (17)

64.18-1-64  
10954

~~Thomas E Conese  
Tax Map #: 64.18-1-63  
7 Villa Dr  
Nanuet, NY 10954~~

~~Rafael Montanez  
Tax Map #: 64.18-1-4  
11 E Townline Rd  
Nanuet, NY 10954~~

~~Geoffrey Gajst  
Tax Map #: 64.18-1-12  
4 Cara Dr  
Nanuet, NY 10954~~

~~Michael Pattwell  
Tax Map #: 64.18-1-45  
3 Summit Pl  
Nanuet, NY 10954~~

# Short Environmental Assessment Form

## Part 1 - Project Information

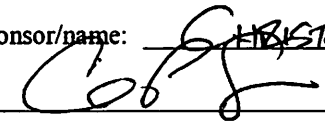
### Instructions for Completing

**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.

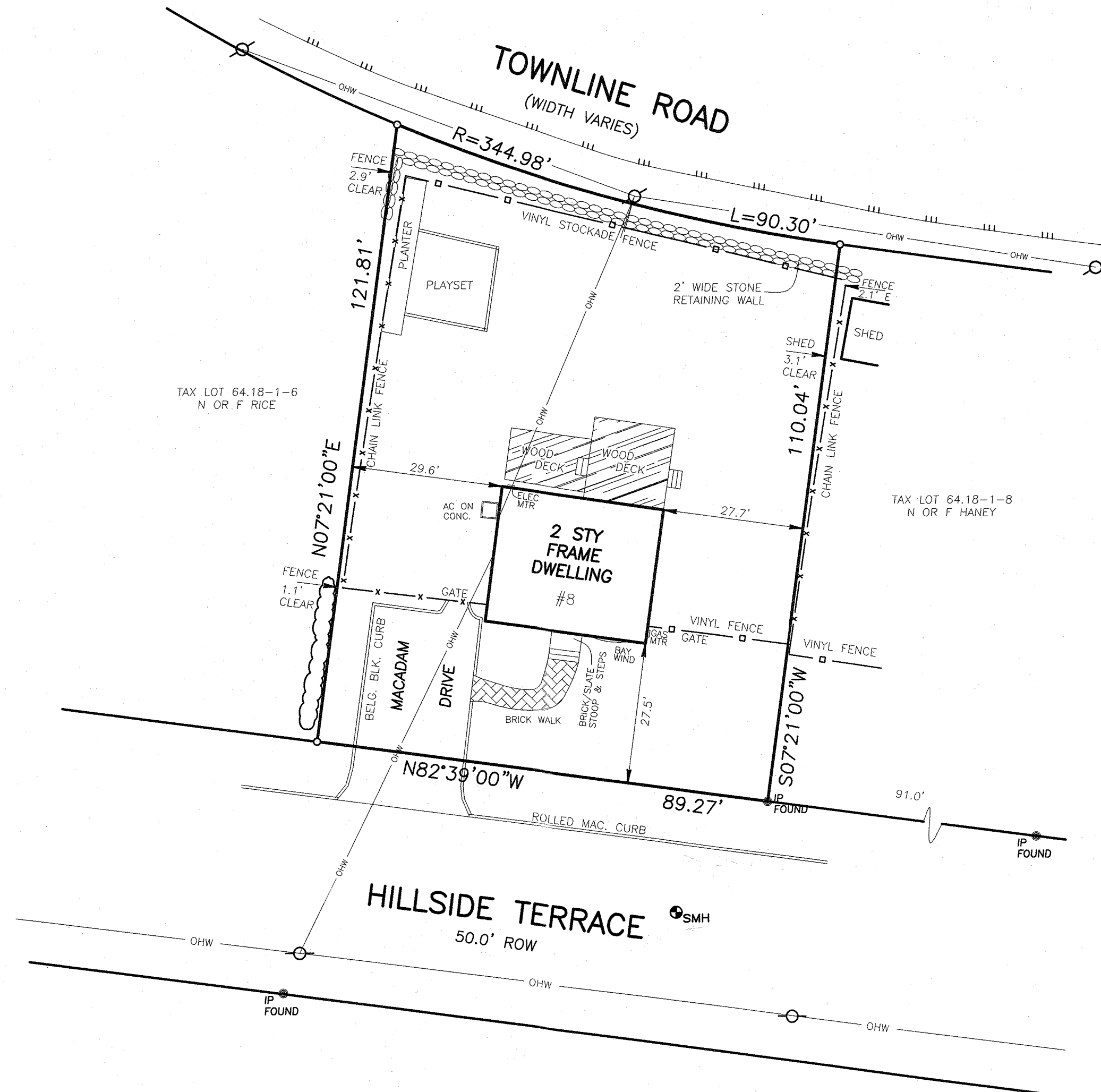
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: <span style="font-size: 1.2em;">GREEN RESIDENCE</span>			
Project Location (describe, and attach a location map): <span style="font-size: 1.2em;">8 HILLSIDE TERR. NANUET NY</span>			
Brief Description of Proposed Action: <span style="font-size: 1.2em;">ADDITIONS/ALTERATIONS TO EXISTING SINGLE FAMILY RESIDENCE</span>			
Name of Applicant or Sponsor: <span style="font-size: 1.2em;">CHRISTOPHER GREEN</span>		Telephone:	
		E-Mail:	
Address: <span style="font-size: 1.2em;">8 HILLSIDE TERR.</span>			
City/PO: <span style="font-size: 1.2em;">NANUET, NY</span>		State: <span style="font-size: 1.2em;">N.Y.</span>	Zip Code: <span style="font-size: 1.2em;">10954</span>
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:			NO <input checked="" type="checkbox"/> YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 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			

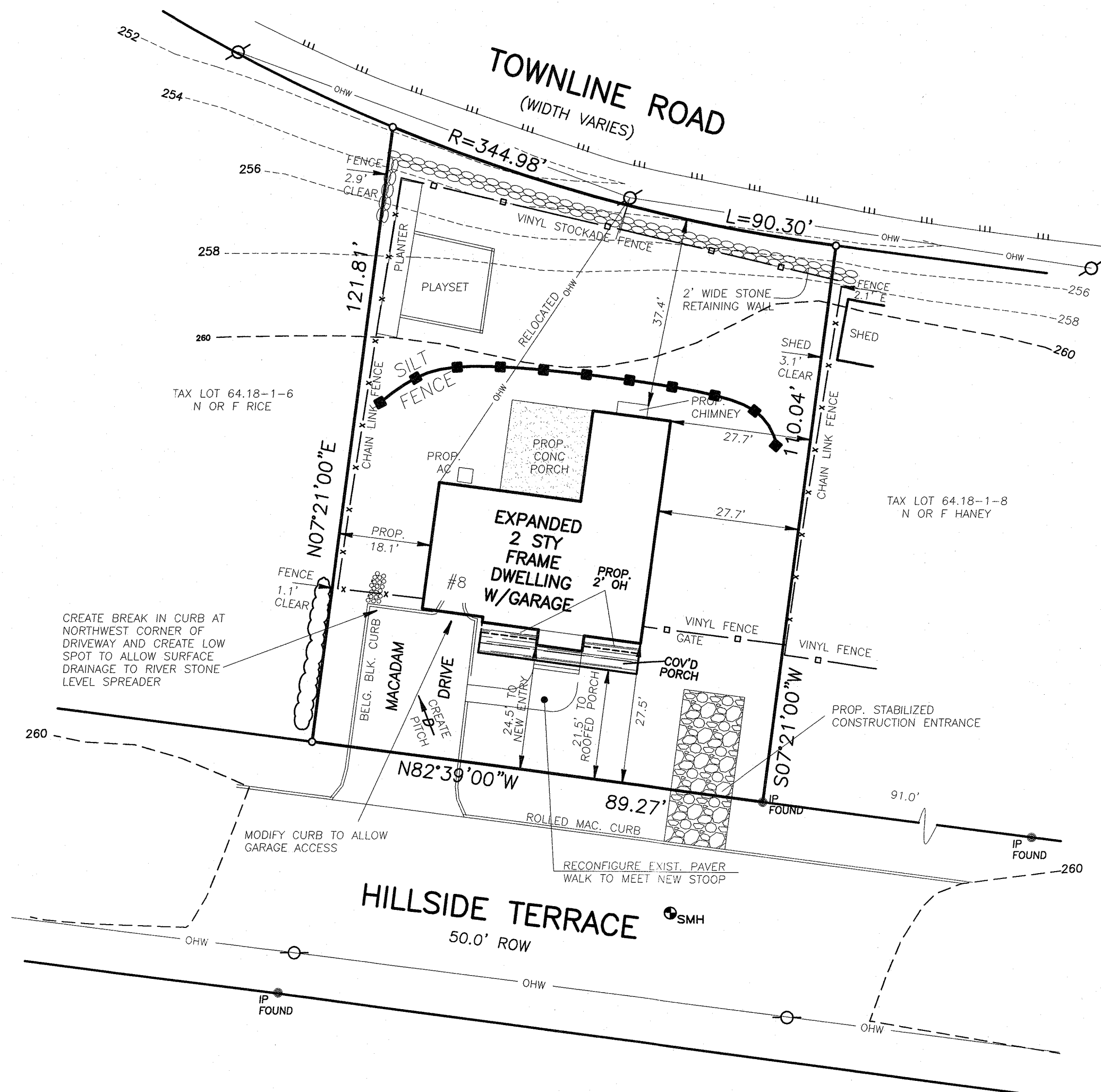
<p>5. Is the proposed action,</p> <p>a. A permitted use under the zoning regulations?</p> <p>b. Consistent with the adopted comprehensive plan?</p>	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?</p>	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p>7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?</p> <p>If Yes, identify: _____</p>	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<p>8. a. Will the proposed action result in a substantial increase in traffic above present levels?</p> <p>b. Are public transportation services available at or near the site of the proposed action?</p> <p>c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?</p>	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<p>9. Does the proposed action meet or exceed the state energy code requirements?</p> <p>If the proposed action will exceed requirements, describe design features and technologies:</p> <p>_____</p> <p>_____</p>	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p>10. Will the proposed action connect to an existing public/private water supply?</p> <p>If No, describe method for providing potable water: _____</p> <p>_____</p>	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p>11. Will the proposed action connect to existing wastewater utilities?</p> <p>If No, describe method for providing wastewater treatment: _____</p> <p>_____</p>	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p>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?</p> <p>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?</p>	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<p>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?</p> <p>b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?</p> <p>If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____</p> <p>_____</p> <p>_____</p>	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

<p>14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:</p> <p> <input type="checkbox"/> Shoreline   <input type="checkbox"/> Forest   <input type="checkbox"/> Agricultural/grasslands   <input type="checkbox"/> Early mid-successional  <input type="checkbox"/> Wetland   <input type="checkbox"/> Urban   <input checked="" type="checkbox"/> Suburban </p>		
<p>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?</p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>16. Is the project site located in the 100-year flood plan?</p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,</p> <p style="margin-left: 40px;">a. Will storm water discharges flow to adjacent properties?</p> <p style="margin-left: 40px;">b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?</p> <p>If Yes, briefly describe:</p> <p>_____</p> <p>_____</p>	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>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)? If Yes, explain the purpose and size of the impoundment:</p> <p>_____</p> <p>_____</p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:</p> <p>_____</p> <p>_____</p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:</p> <p>_____</p> <p>_____</p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p> <p>Applicant/sponsor/name: <u>CHRISTOPHER GREEN</u> Date: <u>7/29/21</u></p> <p>Signature: <u></u> Title: <u>OWNER</u></p>		





EXISTING CONDITIONS

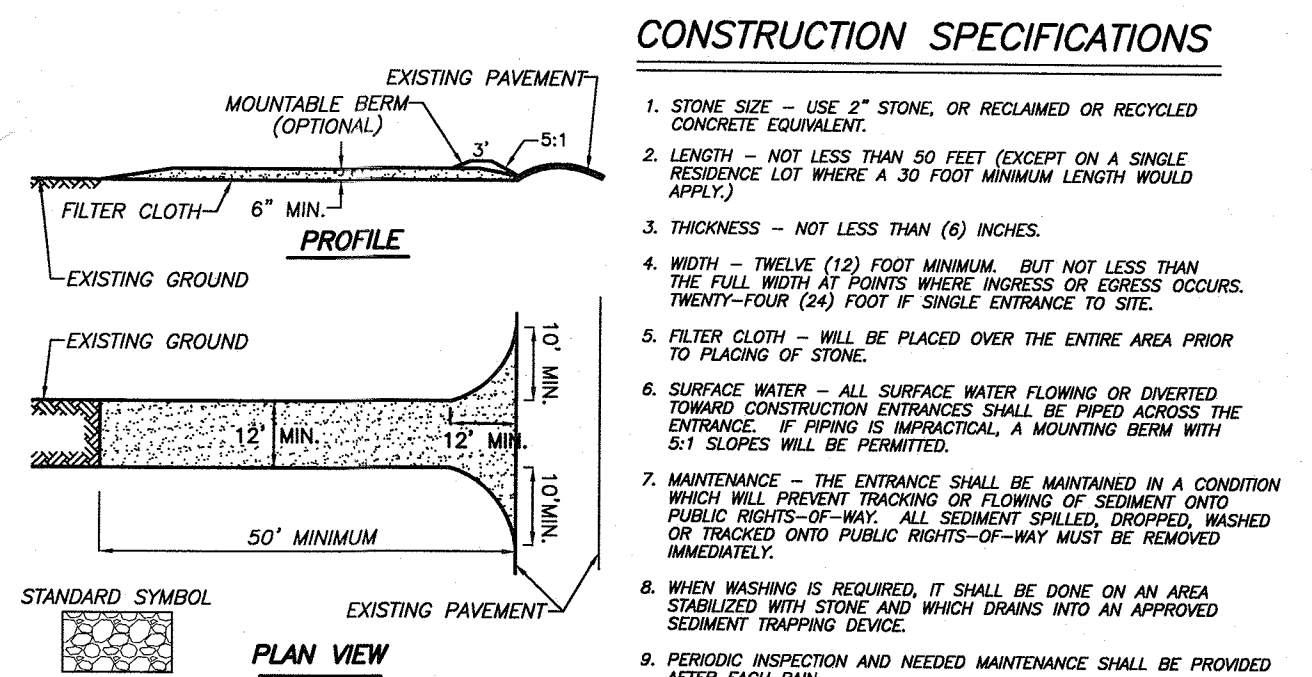


PROPOSED CONDITIONS

EXISTING GAS, ELECTRIC, SAN. SEWER, WATER SERVICES TO REMAIN

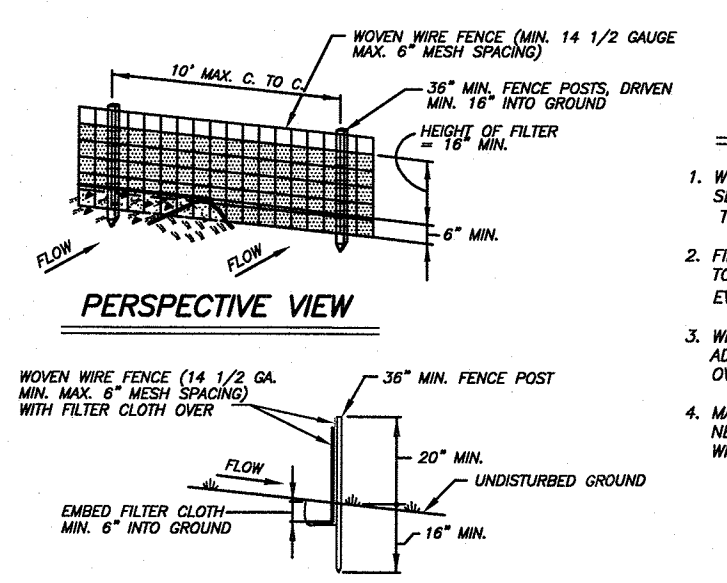


- NOTES:
- THIS IS A SITE PLAN OF TAX LOT 64.18-1-7 AS SHOWN ON THE TOWN OF ORANGETOWN TAX MAPS.
  - RECORD OWNER: CHRISTOPHER & JOANNE GREEN  
8 HILLSIDE TERRACE  
MANUET, NEW YORK 10954
  - APPLICANT: SAME
  - AREA = 10,171 SF
  - ZONE: R-15
  - THIS PLAT DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP, AND 8. THIS PLAT DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP, AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239 L&M OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.
  - ALL UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE SHALL BE INSTALLED UNDERGROUND.
  - THIS PLAT IS SUBJECT TO DETAILS OF GRADING, ROADS AND UTILITIES AS SHOWN ON CONSTRUCTION PLANS APPROVED BY THE PLANNING BOARD AND FILED WITH THE TOWN CLERK. LOT DRAINAGE SHOWN ON SUCH PLANS SHALL CONSTITUTE EASEMENTS RUNNING WITH THE LAND & SHALL NOT BE DISTURBED.
  - ANY EXISTING UTILITIES (POLES, HYDRANTS, ETC.) AFFECTED BY CONSTRUCTION OF THIS SITE PLAN SHALL BE RELOCATED AT THE DEVELOPER'S EXPENSE PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.
  - NO BUILDING PERMIT SHALL BE ISSUED UNTIL SITE PLANS HAVE BEEN APPROVED BY ACABOR.



STABILIZED CONSTRUCTION ENTRANCE

NTS



PERSPECTIVE VIEW

SECTION

CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
- FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 30" INCHES AND FOLDED.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED. WHEN "BULGES" DEVELOP IN THE SILT FENCE.

WIRE REINFORCED SILT FENCE

NTS

NOTE: ALL UTILITY CONNECTIONS ARE TO BE RE-USED.

TOPO OBTAINED FROM ROCKLAND COUNTY AERIAL DATA 2000

LEGEND

- CB FI CATCH BASIN/FIELD INLET
- DRAIN LINE
- SMH — SANITARY MANHOLE / PIPE
- EDGE OF PAVEMENT
- CONCRETE CURB
- G — GAS LINE
- W — WATER LINE
- U — UTILITY POLE
- OHW — OVERHEAD/UNDERGROUND ELECTRIC

	BULK REGULATIONS — R15 — SINGLE FAMILY RESIDENCE GROUP "M"								
	MIN LOT AREA	MIN LOT WIDTH	MIN STREET FRONTAGE	MIN FRONT YARD	MIN SIDE YARD	TOTAL SIDE YARDS	MIN REAR YARD	MAX BLDG HEIGHT	MAX F.A.R.
REQUIRED	15,000 SF	100 FT	75 FT	30 FT	15 FT	30 FT	35 FT	1FT/FT	0.20
EXISTING	10,171 SF †	89.27' †	89.27'	27.5' † & 41.1'	27.7'	57.5'	N/A	22'7"(1)	0.17
PROPOSED	NO CHANGE	NO CHANGE	NO CHANGE	21.5'* & 37.4'	18.1'	45.8'	N/A	NO CHANGE (2)	0.243*

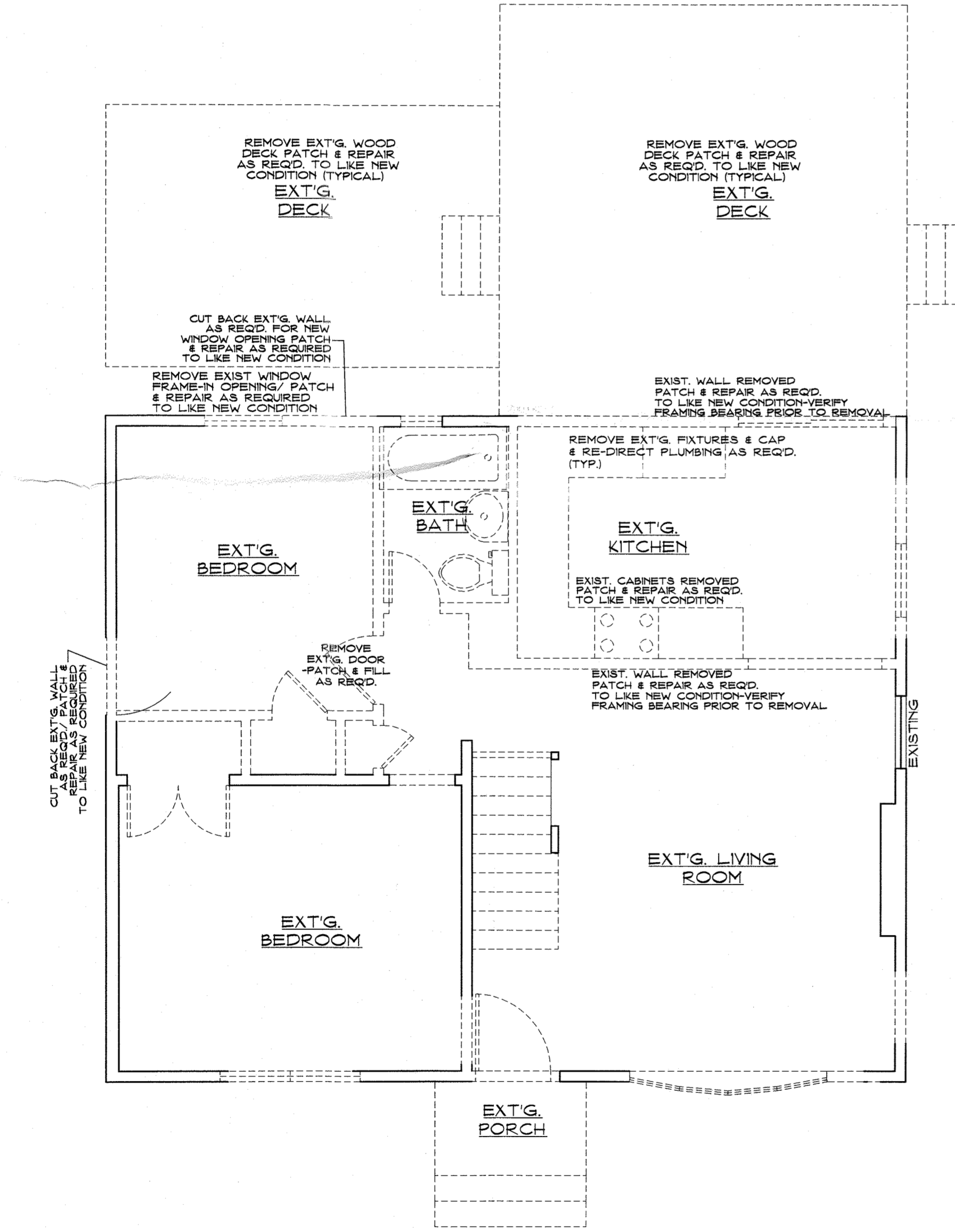
\* = VARIANCE REQUIRED

†NOTE: PARCEL WAS DEVELOPED IN ACCORDANCE WITH R-3 REGULATIONS IN EFFECT AT THE TIME, AND IS A PRE-EXISTING NON-CONFORMING LOT. PER § 5.21(c), SIDE YARD MAY BE REDUCED TO 15 FEET MINIMUM AND BUILDING HEIGHT TO 20 FEET MAX.  
(1) PERMITTED HEIGHT UNDER EXISTING CONDITIONS = 27.5'  
(2) PERMITTED HEIGHT UNDER PROPOSED CONDITIONS = 21.5' : VARIANCE REQUIRED

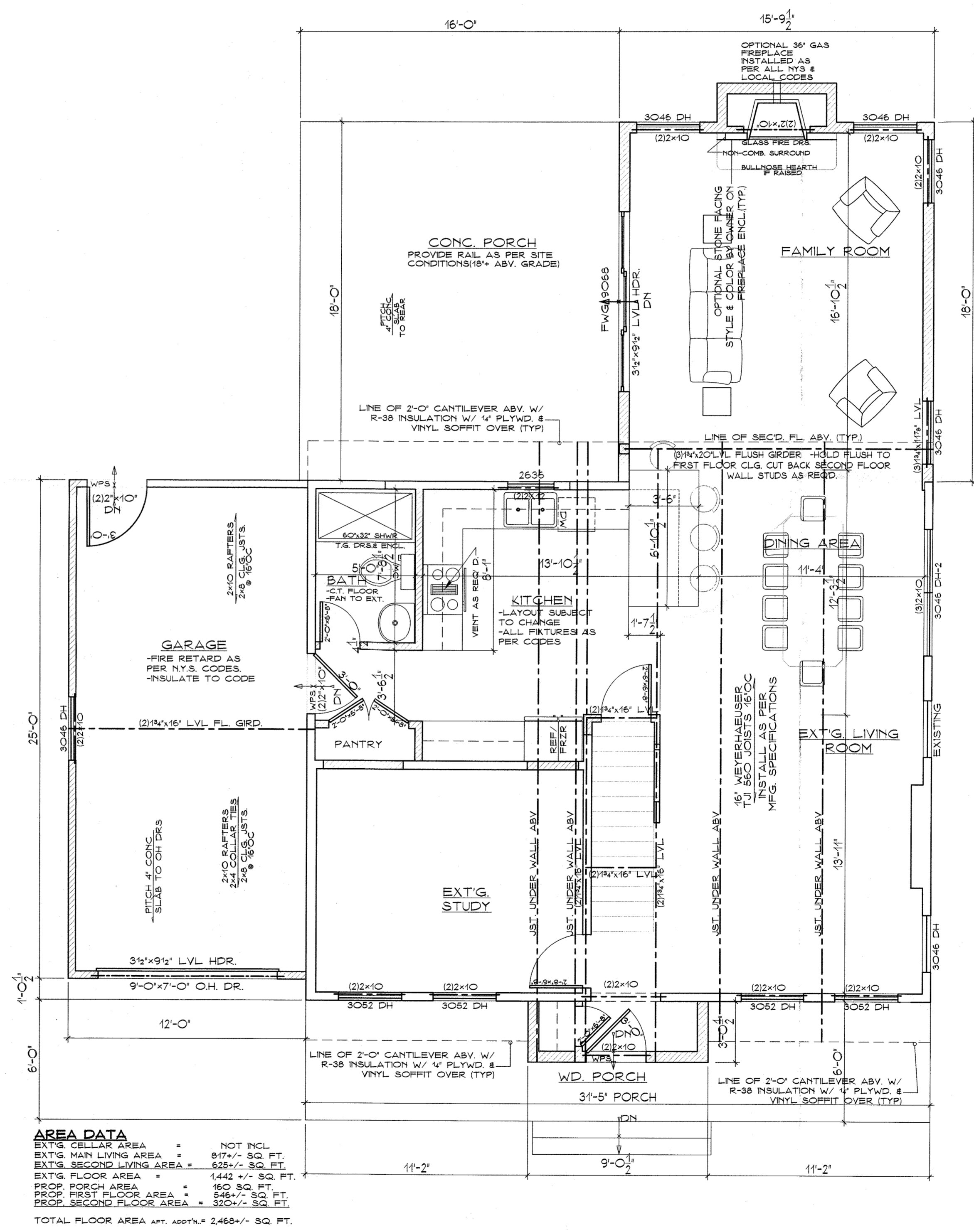
DATE	REVISIONS	PLOT PLAN FOR PROPOSED EXPANSION	TAX LOT #
6/21/21			GREEN 8 HILLSIDE TERRACE TOWN OF ORANGETOWN ROCKLAND COUNTY, NEW YORK
DESIGNED JAG DRAWN LDW CHECKED JAS APPROVED JAG			AREA 10,171 SF
			FILE 22029PLOT
		JAY A. GREENWELL, PLS, LLC	SCALE 1"=20'
		LAND SURVEYING — LAND PLANNING 85 LAFAYETTE AVENUE, SUFFERN, NEW YORK, 10901 PHONE 845-357-0830 FAX 845-357-0756 © 2021 JAY A GREENWELL, PLS, LLC	DATE 06/14/21
			JOB NO. 22029

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**ISSUE FOR ZBA REVIEW ONLY - NOT FOR CONSTRUCTION**

LEGEND	
	NEW FRAME WALLS- 2x6@EXTERIOR 2x4@INTERIOR
	NEW MASONRY WALLS
	WALLS TO BE REMOVED
	EXISTING WALLS TO REMAIN



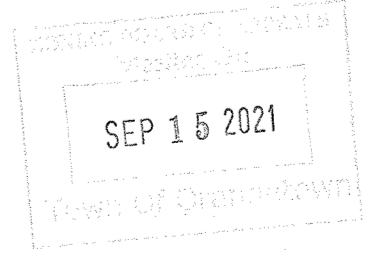
FIRST FLOOR DEMOLITION PLAN  
SCALE: 1/8"=1'-0"



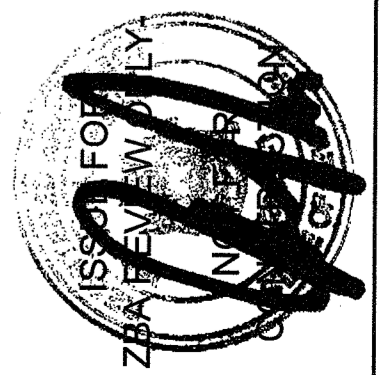
**AREA DATA**

EXT'G. CELLAR AREA	NOT INCL.
EXT'G. MAIN LIVING AREA	871 +/- SQ. FT.
EXT'G. SECOND LIVING AREA	622 +/- SQ. FT.
EXT'G. FLOOR AREA	1,442 +/- SQ. FT.
PROP. PORCH AREA	150 SQ. FT.
PROP. FIRST FLOOR AREA	1,442 +/- SQ. FT.
PROP. SECOND FLOOR AREA	320 +/- SQ. FT.
TOTAL FLOOR AREA APT. 4007N	2,468 +/- SQ. FT.

PROPOSED FIRST FLOOR PLAN  
SCALE: 1/8"=1'-0"



# ISSUE FOR ZBA REVIEW ONLY - NOT FOR CONSTRUCTION



**John Perkins ARCHITECT**  
 Professional Limited Liability Company  
 N.C.A.R.B. Certified  
 NYS License 020851  
 NJ License 210310470  
 Post Office Box 271 Tonawanda, New York 10986  
 (845) 429-4225 www.JPerkinsArchitect.com

DRAWING TITLE:  
**FIRST FLOOR PLANS**

PROPOSED ADDITIONS/ALTERATIONS FOR THE  
**GREEN RESIDENCE**  
 8 HILLSIDE TERRACE  
 HAMLET OF NANUET  
 TOWN OF ORANGETOWN, NEW YORK

DATE: SHEET: **1 OF 3**

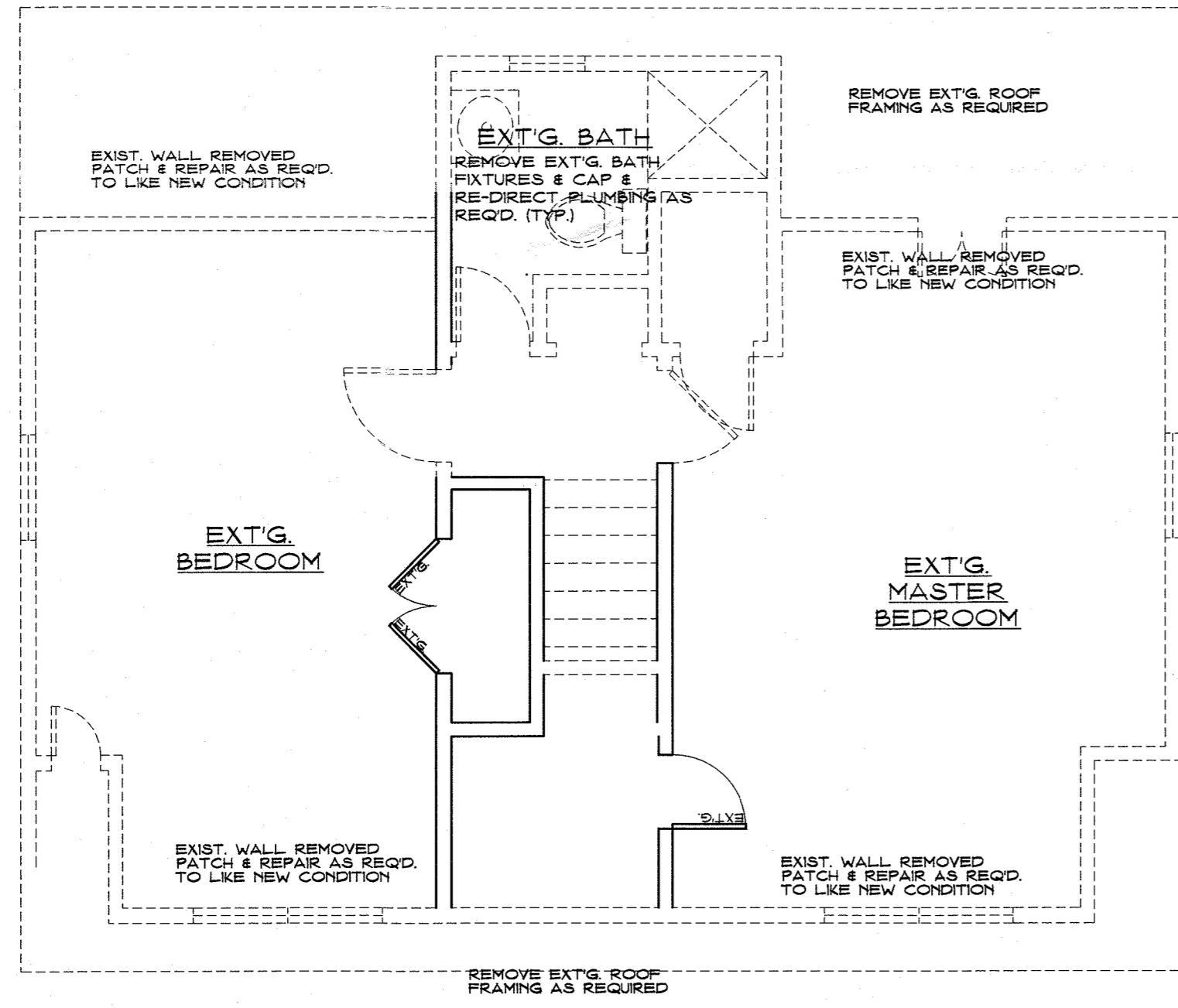
SEPTEMBER 25, 2020	NOVEMBER 19, 2020
NOVEMBER 19, 2020	NOVEMBER 25, 2020
APRIL 20, 2021	MAY 21, 2021
ISSUE FOR ZBA REVIEW	JUNE 16, 2021

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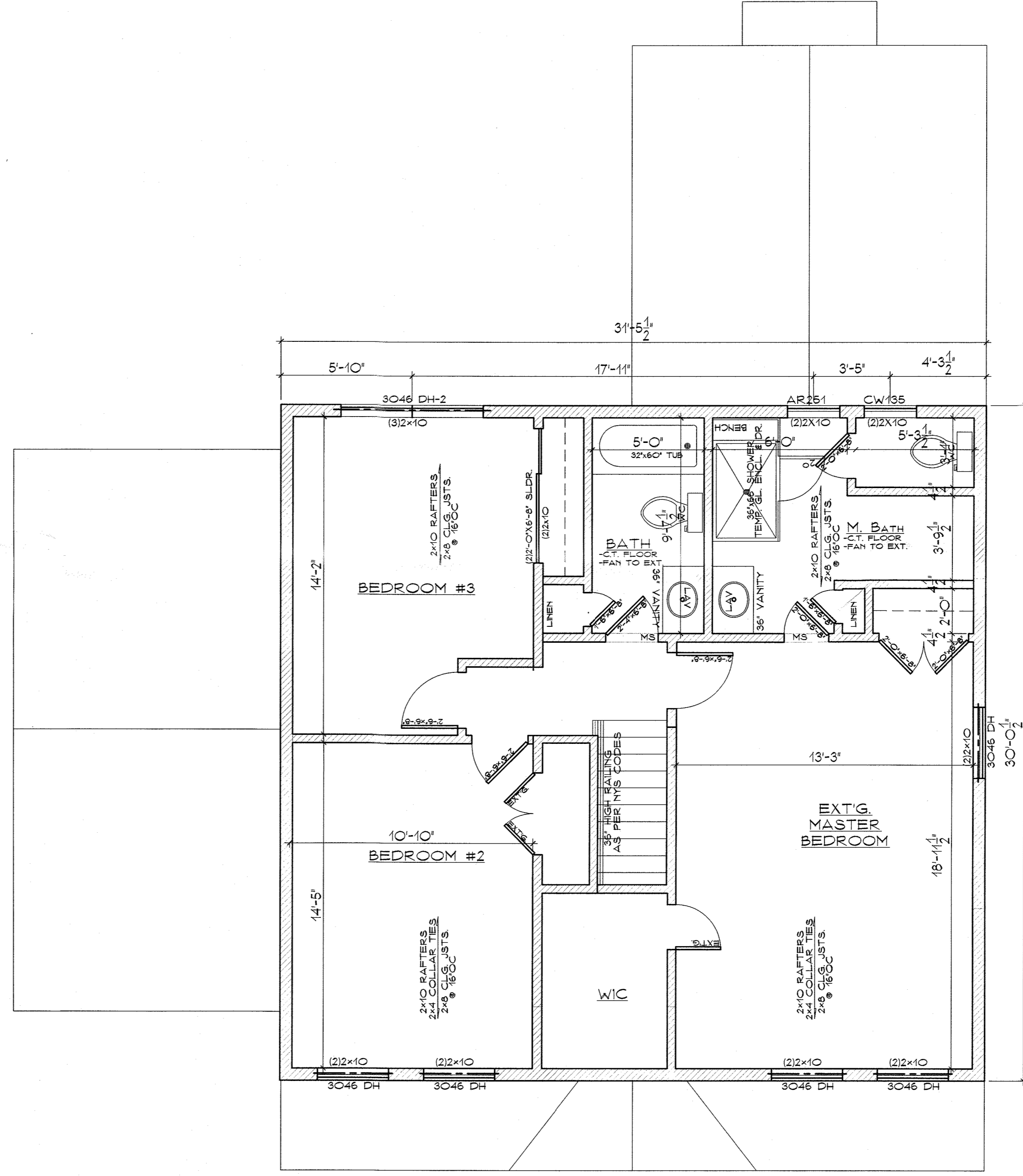
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LEGEND	
	NEW FRAME WALLS- 2x6@EXTERIOR 2x4@INTERIOR
	NEW MASONRY WALLS
	WALLS TO BE REMOVED
	EXISTING WALLS TO REMAIN



SECOND FLOOR DEMOLITION PLAN

SCALE: 1/4"=1'-0"

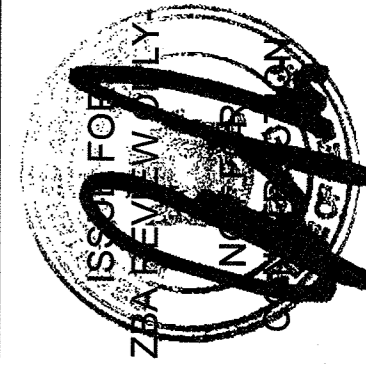


PROPOSED SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"

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(845) 429-4225 www.JPerkinsArchitect.com

DRAWING TITLE:

**SECOND FLOOR PLANS**

PROPOSED ADDITIONS/ALTERATIONS

FOR THE

**GREEN RESIDENCE**

8 HILLSIDE TERRACE  
HAMLET OF NANUJET

TOWN OF ORANGETOWN, NEW YORK

DATE:

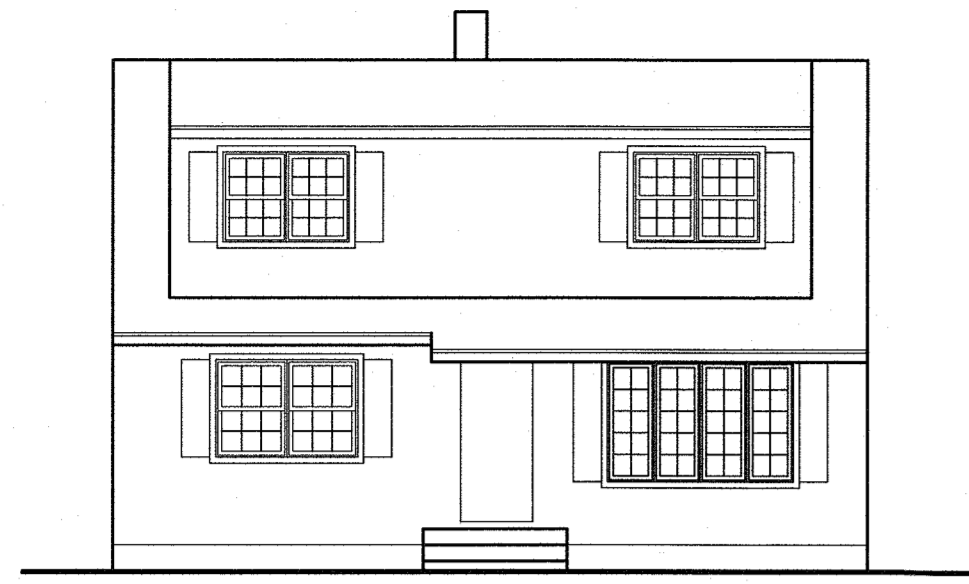
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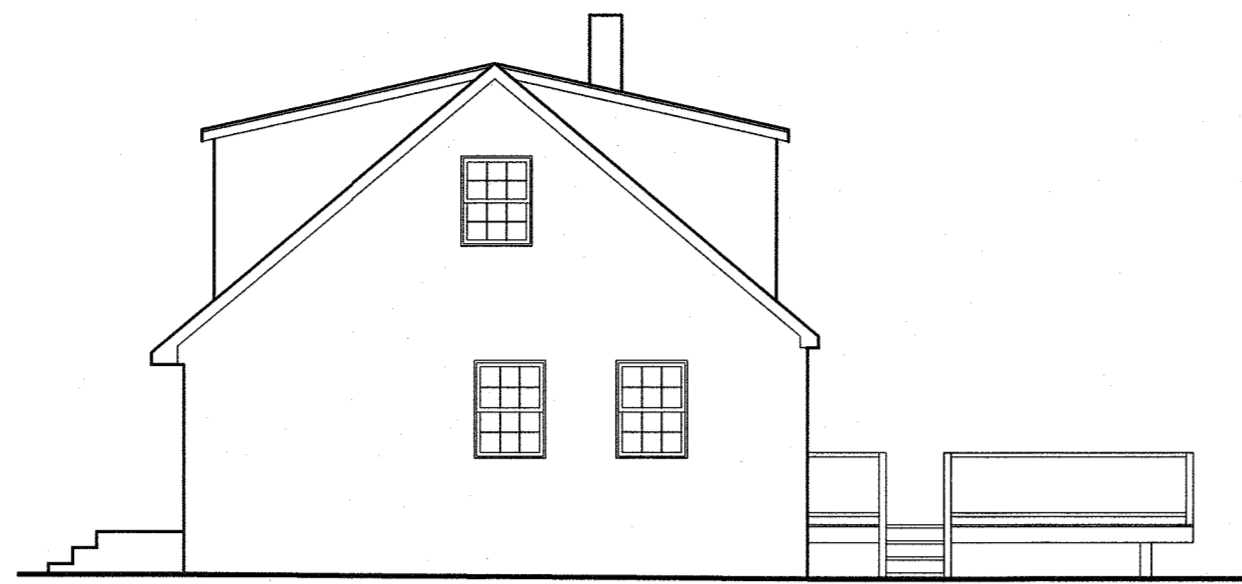
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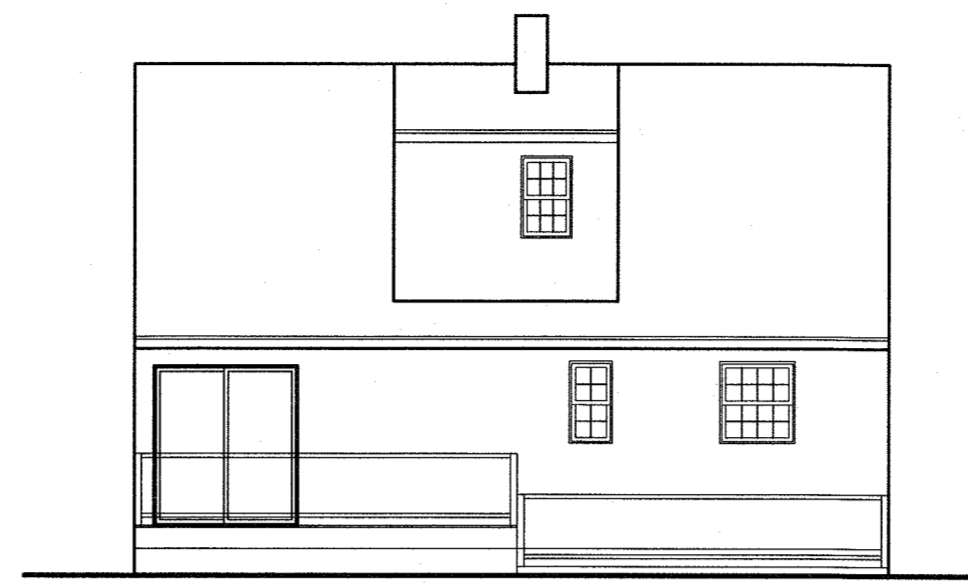
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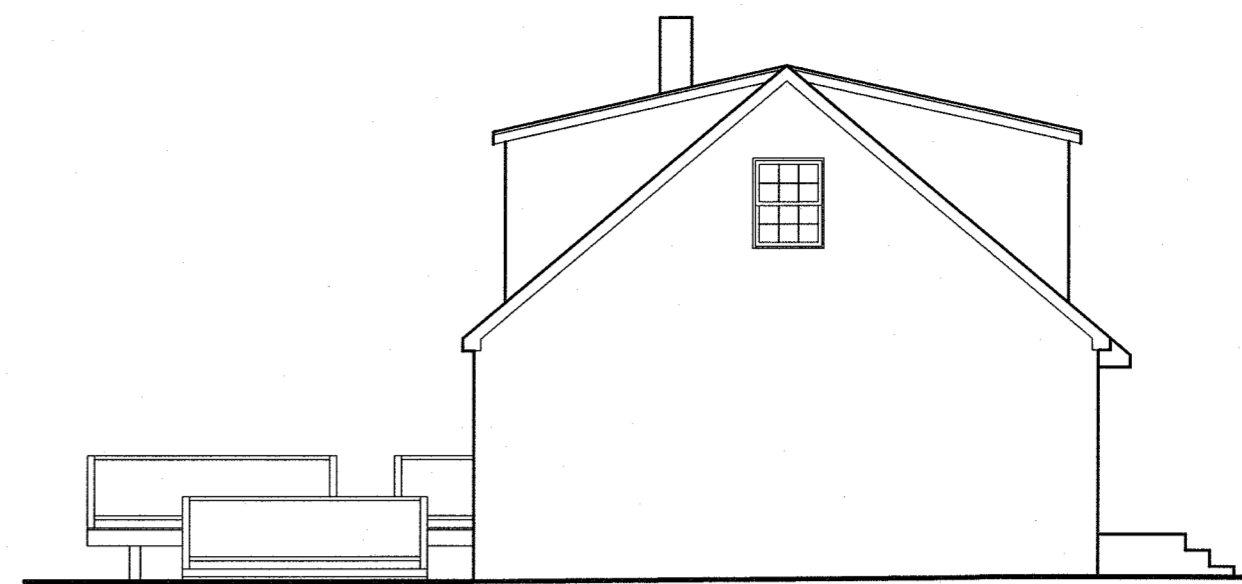
EXISTING FRONT ELEVATION  
SCALE: 1/8"=1'-0"



EXISTING RIGHT ELEVATION  
SCALE: 1/8"=1'-0"



EXISTING REAR ELEVATION  
SCALE: 1/8"=1'-0"



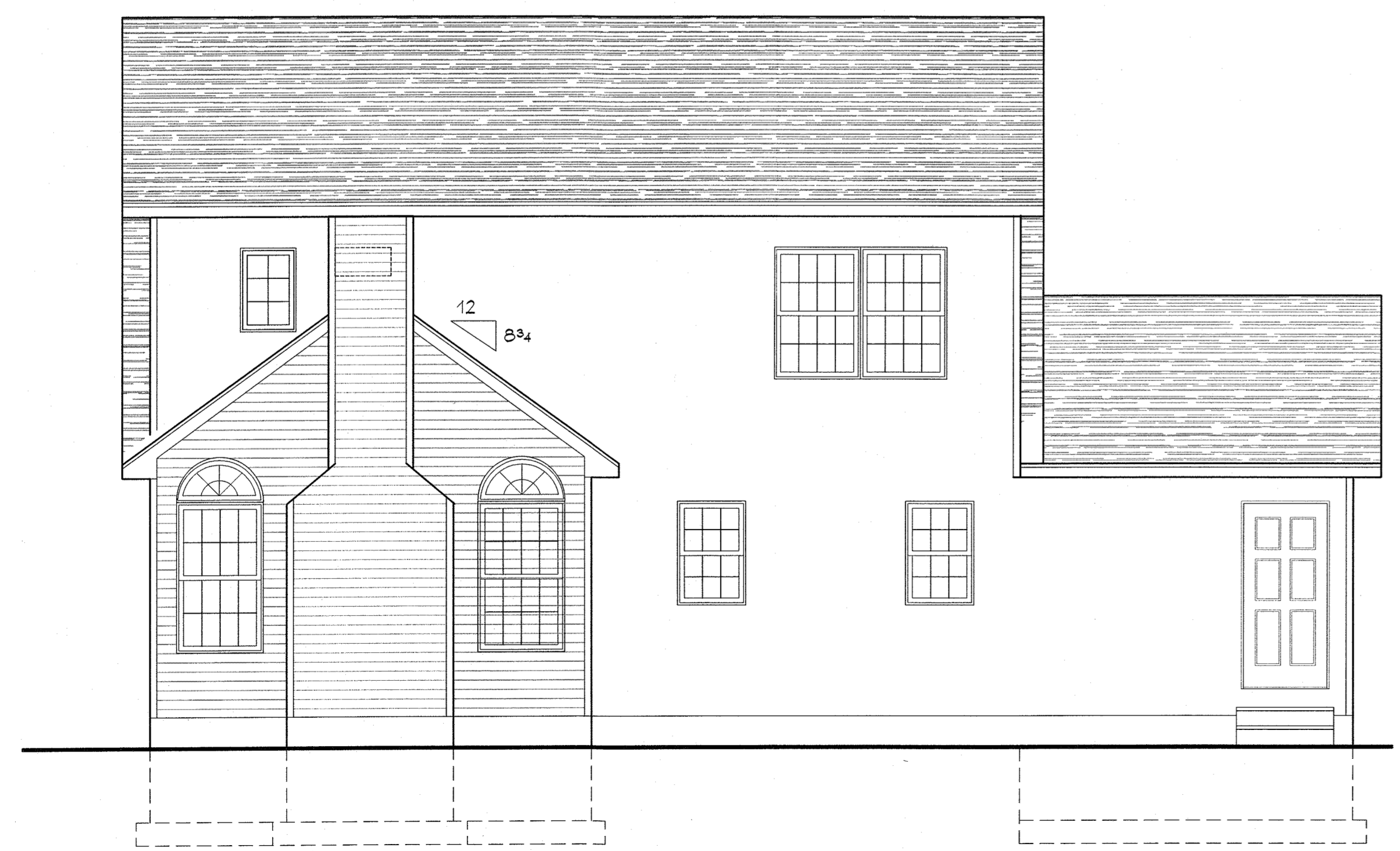
EXISTING LEFT ELEVATION  
SCALE: 1/8"=1'-0"



PROPOSED FRONT ELEVATION  
SCALE: 1/4"=1'-0"



PROPOSED LEFT ELEVATION  
SCALE: 1/4"=1'-0"



PROPOSED REAR ELEVATION  
SCALE: 1/4"=1'-0"



PROPOSED RIGHT ELEVATION  
SCALE: 1/4"=1'-0"

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DRAWING TITLE:

ELEVATIONS

PROPOSED ADDITIONAL ALTERATIONS FOR THE

GREEN RESIDENCE

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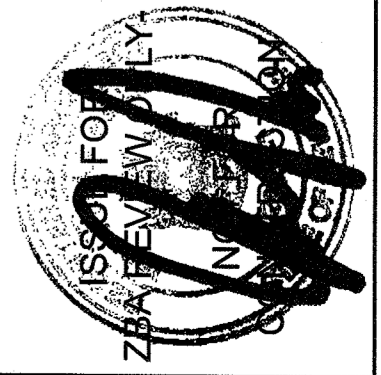
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N.C.A.R.B. Certified  
NY License #00552-1  
NJ License #121000200  
One Office Two Cities  
(845) 429-4225 www.JPerkinsArchitect.com

