

Name of Municipality: TOWN OF ORANGETOWN Date Submitted: _____

2021 LAND USE BOARD APPLICATION

Please check all that apply:

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

PERMIT#: 51470
ASSIGNED
INSPECTOR: Domenic Miano

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

Project Name: McGovern Residence- Porch Addition/Renovation

Street Address: 94 Cedar Avenue
Pearl River, NY 10965

Tax Map Designation:
Section: 68.20 Block: 4 Lot(s): 27
Section: _____ Block: _____ Lot(s): _____

Directional Location:
On the Southerly side of Cedar Avenue, approximately 200.15 feet west of the intersection of South John Street, in the Town of ORANGETOWN in the hamlet/village of Pearl River.

Acreage of Parcel <u>0.17</u>	Zoning District Pearl River <u>RG</u>
School District <u>Pearl River</u>	Postal District <u>Pearl River</u>
Ambulance District <u>Pearl River</u>	Fire District <u>Pearl River</u>
Water District Pearl River <u>SUEZ</u>	Sewer District Pearl River <u>Orangetown</u>

Project Description: *(If additional space required, please attach a narrative summary.)*
New boiler, electrical work throughout, remove skylights and frame in, 7x22 deck, 15x18 covered porch,
kitchen renovation, master bath renovation, remove living room partition, new stairs to basement, new closet,
new sheet rock throughout.

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.
Date: _____ Applicant's Signature John J. Mc...

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 1 _____

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

Environmental Constraints:

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

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

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

no _____

Project History:

Has this project ever been reviewed before? no _____

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

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

68.20-4-18, 68.20-4-25, 68.20-4-26, 68.20-4-28, 68.20-4-29, 68.20-4-30, 68.20-4-31,

68.20-4-32, 68.20-4-33



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: may 20, 21

Applicant: McGovern

Address: 94 Cedar Ave, Pearl River, NY

RE: Application Made at: same

Chapter 43, Table 3.12, Column 1 RG District, Column 2 Group Q , Column 3 SFR, Column 8 Front Yard 25' with 21.5' proposed, Column 9 Required Side Yard 10' w/ 3' & 4' proposed. Section 5.21 Undersized lot applies.

Three variances required

Section: 68.20 Block: 4 Lot: 27

Dear McGovern :

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

May 7, 2021, has been denied. I have enclosed a Xerox copy of your application, where you will find at the bottom the reason for denial.

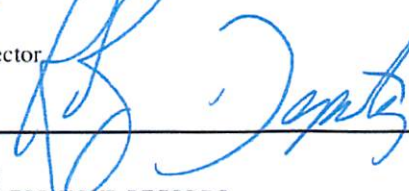
In Accordance with Zoning, Chapter 43 Section 10.322 the time to appeal a determination of a Building Inspector or Similar administrative office is thirty (30) days from the filing of such a determination with the Town Clerk.

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

Sincerely,


Richard Oliver
Deputy Building Inspector

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


Date
CC: Rosanna Sfraga
Liz Decort
Debbie Arbolino

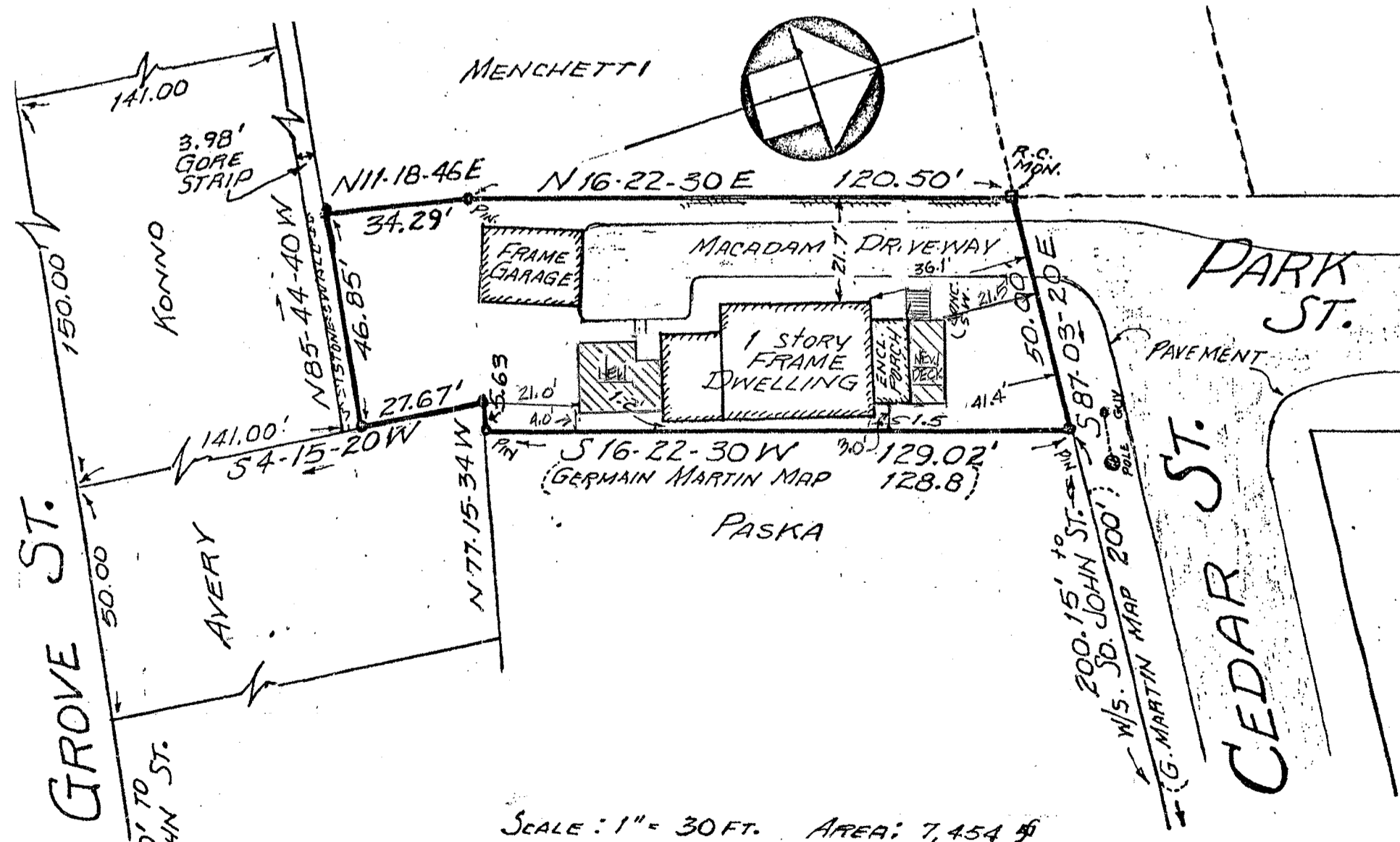
SWIS	PRINT KEY	NAME	ADDRESS
392489	68.20-4-18	Anthony Costello	113 E Park Av,Pearl River, NY 10960
392489	68.20-4-25	Neal Crouch	101 Cedar Ave,Pearl River, NY 10965
392489	68.20-4-26	John J Vickers	92 Cedar Ave,Pearl River, NY 10965
392489	68.20-4-27	John Mc Govern	94 Cedar Ave,Pearl River, NY 10965
392489	68.20-4-28	Stephen Gallagher	40 Kinsely Grv,Pearl River, NY 10965
392489	68.20-4-29	David W Pashley	106 Cedar Ave,Pearl River, NY 10965
392489	68.20-4-30	Biao Pei	135 S John St,Pearl River, NY 10965
392489	68.20-4-32	Michael J Finnegan	93 Grove St,Pearl River, NY 10965
392489	68.20-4-33	Kevin Cully	89 Grove St,Pearl River, NY 10965
392489	68.20-4-31	Michael W Lawson	97 Grove St,Pearl River, NY 10965

GENERAL SPECS. CONTINUED

- FRAMING**
30. ALL LUMBER MATERIAL USED IN THE BUILDING SHALL BE GOOD, SOUND, DRY MATERIAL, FREE FROM ROT, LARVAE AND LOOSE KNOTS, SHAKES, AND OTHER IMPERFECTIONS WHEREBY THE STRENGTH MAY BE IMPAIRED AND OF SIZES INDICATED ON DRAWINGS. STUDS, SILL, POSTS, LINTELS AND PARTERS SHALL BE HEAVY 10% MAXIMUM GRADE EXCEPT IF NOTED OTHERWISE HEREINAFTER IN THIS SPECIFICATION OR ON THE DRAWING. THE MIN. UNIT STRESS FOR HEM-FIR SHALL BE:
- FIBER STRESS (F_b) - 1600 PSI
 - HORIZONTAL SHEAR (F_v) - 95 PSI
 - MODULUS OF ELASTICITY (E) - 1,400,000 PSI
- WHERE INDICATED ON THE DRAWINGS WITH THE NOTATION FB-100 ONLY DOUGLAS FIR-LARCH-NORTH (19% MAX. MOISTURE) NO. 1 GRADE SHALL BE USED WITH THE FOLLOWING MIN. UNIT STRESSES:
- FIBER STRESS (F_b) - 1600 PSI
 - HORIZONTAL SHEAR (F_v) - 95 PSI
 - MODULUS OF ELASTICITY (E) - 1,800,000 PSI
- CALCULATED DESIGN LOADS TO BE APPLIED TO ALL SPANS:
- ROOF 30 PSI LIVE LOAD (S)
 - FLOORS 40 PSI LIVE LOAD (S)
 - ATTIC 20 PSI LIVE LOAD (S)
 - DECKS 60 PSI LIVE LOAD (S)
31. ALL SILL PLATES IN CONTACT WITH CONCRETE OR MASONRY WALLS, SLABS, ETC. SHALL BE PRESURE TREATED LUMBER (UNLESS OTHERWISE NOTED). SILL SEAL SHALL BE OWENS CORNING SILL SEALER (OR APPROVED EQUAL). THERMITE SHIELD SHALL BE INSTALLED WHERE REQUIRED BY SITE CONDITIONS AND BUILDING CODES.
32. DOUBLE JOISTS SHALL BE INSTALLED UNDER ALL PARTITIONS RUNNING PARALLEL WITH SPANS AND AROUND ALL FLOOR OPENINGS. DOUBLE STUDS SHALL BE INSTALLED AROUND ALL WALL OPENINGS. ONE ROW OF SOLID BRIDGING AT MID-HEIGHT AND ALL INTERIOR BEARING WALLS, DOUBLE FRAMING AROUND ALL SKYLIGHTS, ROOF AND FLOOR TRUSSES AND L.V.L. MICRO-LAM TO BE INSTALLED IN STRICT COMPLIANCE WITH MANUFACTURER'S SPECIFICATIONS. FLOOR JOISTS SHALL RECEIVE CROSSBRIDGING AT 7' O.C. MAXIMUM SPACING.
33. INTERIOR SUBFLOOR SHALL BE 3/4" TONGUE AND GROOVE SHEATHING GLEED AND NAILED (OVER PREFABRICATED FLOOR TRUSSES) OR TWO LAYERS OF 1/2" PLYWOOD LAD OVER EACH OTHER, WITH BUILDING PAPER BETWEEN LAYERS, GLEED AND NAILED TO FLOOR JOISTS. EXTERIOR SHEATHING SHALL BE 1/2" EXTERIOR GRADE APPLIED HORIZONTALLY WITH VERTICAL JOINTS STAGGERED 4". ROOF SHEATHING SHALL BE 1/2" EXTERIOR GRADE PLYWOOD, UNLESS OTHERWISE NOTED.
34. EXTERIOR WALLS SHALL BE 2" X 6" WOOD FRAMING. INTERIOR PARTITIONS SHALL BE 2" X 4" WOOD FRAMING. STUDS SHALL BE PLACED AT 16" ON CENTER (UNLESS OTHERWISE NOTED) AND RECEIVE BLOCKING AT MID-HEIGHT AS REQUIRED. STUDS AT CHASE ENDS UNDER CATHEDRAL CEILING SHALL RUN FULL HEIGHT FROM SOLE PLATE TO ROOF AND SHALL RECEIVE SOLID BLOCKING AT 2' ABOVE FLOOR. ALL BEARING WALLS AND PARTITIONS SHALL RECEIVE BLOCKING AT MID-HEIGHT.
35. HEADERS OVER ALL DOORS, WINDOWS, AND OTHER OPENINGS UNDER 6" SHALL BE 2" X 12" UNLESS OTHERWISE NOTED. HEADER OPENINGS 6" TO 8" SHALL RECEIVE (2" X 10" OR (2" X 12" UNLESS OTHERWISE NOTED).
36. ALL EXTERIOR DECKS SHALL BE FRAMED WITH PRESSURE TREATED LUMBER (UNLESS OTHERWISE NOTED). LUMBER SHALL HAVE THE FOLLOWING MINIMUM STRESS: F 1300 PSI AND E 1,800,000 PSI AND SHALL BE SOUTHERN YELLOW PINE OR APPROVED EQUAL. GALVANIZED STEEL DUTY BOLTS SHALL BE PROVIDED AT BASE OF ALL WOOD CONNECTIONS. DECK JOISTS SHALL RECEIVE DIAGONAL CROSS BRACE OR DIAGONAL BRACING. DECKING AND RAILS TO NON-TIMBER LUMBER, I.E. DOUGLAS FIR, CEDAR OR EQUAL. RAILINGS TO BE CONSTRUCTED AT 36" HEIGHT AND WITH MAXIMUM 6" SPHERE OPENING, AS PER CODES.
37. ROOFING MATERIAL SHALL BE MINIMUM 20 YEAR FIBERGLASS SHINGLES (OWENS CORNING OR APPROVED EQUAL) OVER 1/2" ROOFING FELT. VALLEY FLASHING AND OTHER APPROPRIATE FLASHING SHALL BE PROVIDED AS REQUIRED. ICE AND WATER SHIELD SHALL BE INSTALLED AS REQUIRED.
38. FASCIA BOARDS SHALL BE SCARFED AT A 45 DEGREE ANGLE OR 90 DEGREE ANGLE. FASCIA BOARDS SHALL BE COMMON PINE WRAPPED IN ALUMINUM, UNLESS OTHERWISE NOTED.
39. ALUMINUM GUTTERS AND LEADERS SHALL BE PROVIDED AS REQUIRED. SPASH BLOCKS SHALL BE PROVIDED AT OUTLETS UNLESS OTHER PROVISIONS FOR WATER DISPERSION ARE PROVIDED. ALL WATER MUST DRAIN AWAY FROM STRUCTURE SO AS NOT TO CONTRIBUTE TO GROUND WATER SEEPAGE AT FOUNDATION.
- DOORS AND WINDOWS**
40. WINDOWS SHALL BE SIZE, TYPE AND MFG. AS INDICATED ON PLANS, WITH SCREENS AND HARDWARE PROVIDED. GLAZING LESS THAN 1" ABOVE FLOOR SHALL BE TEMPERED. OPTIONS SUCH AS GLAZING, GRILLES, COLORS, ETC., SHALL BE SELECTED BY OWNER AND/OR BUILDER PRIOR TO CONSTRUCTION. HEAD HEIGHT SHALL BE 6" - 10" UNLESS OTHERWISE NOTED.
41. EXTERIOR DOORS TO BE OF THE MANUFACTURER, TYPE, SIZE, AND STYLE AS INDICATED ON THE DRAWINGS. ANY MANUFACTURER'S OPTIONS SHALL BE THE RESPONSIBILITY OF THE OWNER/CONTRACTOR UNLESS OTHERWISE INDICATED ON THE DRAWINGS. ALL DOORS SHALL BE 6" - 8" HEIGHT UNLESS OTHERWISE NOTED. PROVIDE WEATHER STRIP SADDLE ON ALL EXTERIOR DOORS. PROVIDE ALUMINUM SADDLE ON ALL INTERIOR PERSONNEL GARAGE DOORS.
- PLUMBING**
42. ALL PLUMBING WORK SHALL BE IN ACCORDANCE WITH LOCAL HEALTH DEPARTMENT REQUIREMENTS AND SHALL BE SUBJECT TO THE APPROVAL OF THE PLUMBING INSPECTOR. PLUMBING WORK SHALL BE PROVIDED BY CONTRACTOR. BATHROOM FIXTURES SHALL BE KOHLER, AMERICAN STANDARD, OR APPROVED EQUAL. OWNER SHALL SELECT FIXTURES AND COLORS. PLUMBING FIXTURES TO BE MANUFACTURED BY (OR EQUAL):
- ELECTRICAL**
43. ALL ELECTRICAL WORK SHALL CONFORM COMPLETELY TO THE REQUIREMENTS OF THE N.E.C. AND LOCAL UTILITY COMPANY. GROUND FAULT INTERRUPTERS (GFI) SHALL BE INSTALLED AS REQUIRED ACCORDING TO KITCHEN AND/OR BATH LAYOUTS AND CODE REQUIREMENTS.
- HEATING / VENTILATING / AIR CONDITIONING**
44. ALL HEATING AND AIR CONDITIONING WORK SHALL CONFORM COMPLETELY TO THE REQUIREMENTS OF THE LOCAL AND STATE BUILDING CODES. THE HEATING AND AIR CONDITIONING SYSTEM SHALL MEET ALL REQUIREMENTS OF THE NEW JERSEY STATE ENERGY CONSERVATION CONSTRUCTION CODE AS THEY APPLY.
- THERMAL AND MOISTURE PROTECTION**
45. APPLY FOUNDATION DAMPROOFING OR WATERPROOFING ON ALL BACKFILL FACES OF WALLS BELOW EARTH GRADE.
46. PROVIDE 1/2" BUILDING FELT, TYPIC, "TYPAR", OR EQUAL, BEHIND ALL SIDING, WIN DOWN, AND DOOR CASINGS, MAIL TRIMS, ETC.
47. ALL EXTERIOR OPENINGS SHALL BE PROPERLY FLASHED, CAULKED, WEATHER STRIPPED OR OTHERWISE PROPERLY SEALED.
48. ALL EXTERIOR WALLS AND ROOFS SHALL BE INSULATED AS INDICATED ON PLANS AND AS PER CODES. INSULATION SHALL BE POLYURETHANE OR FOAM FACED FIBERGLASS BATT INSULATION. RIDGE VENTS SHALL BE INSTALLED IN CATHEDRAL CEILING AS REQUIRED.
- INTERIOR**
49. ALL GYPSUM BOARD SHALL BE SCREWED ON CEILING AND/OR NAILED TO WALLS. TO RECEIVE THREE COATS OF SPACKLE. FINISHED TO RECEIVE TWO COATS OF PAINT. ONE COAT OF PRIMER, COLORS BY OWNER. BATHROOMS SHALL RECEIVE WATERPROOF SHEETROCK BEHIND TILE AREAS, AND WATERBOARD OR APPROVED EQUAL BEHIND TILE IN BATH AND SHOWER AREAS.
50. FLOORING, TRIM, CLOSET SHELVING, CABINETRY, APPLIANCES, FIXTURES, HARDWARE ETC. SHALL BE SELECTED BY OWNER AND INSTALLED BY BUILDER IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
51. INTERIOR DOORS SIZED AS INDICATED ON DRAWINGS, STYLE AND TYPE BY OWNER/CONTRACTOR.
52. CERAMIC TILE OR MARBLE FLOORS IN THE AREA INDICATED ON PLANS SHALL BE INSTALLED IN A "W" BASE.
53. OAK HARDWARE FLOORS SHALL BE INSTALLED MINIMUM 3 DAYS AFTER DELIVERY AND BUILDING TO BE HEATED. OAK FLOORS TO RECEIVE TWO COATS OF POLYURETHANE, GYI SEAL OR EQUAL.
54. STAIRS TO BE AS INDICATED ON DRAWINGS WITH A MINIMUM OF 9" TREAD, AND A MAXIMUM RISE OF 8". MATERIAL AND STYLE BY OWNER, UNLESS OTHERWISE INDICATED. ALL SHALL BE INSTALLED AS PER STATE AND LOCAL CODES. ALL DRAWINGS TO BE 3/4" HIGH (MINIMUM). STYLE AND MATERIAL TO BE SELECTED BY OWNER, AND SHALL CONFORM TO ALL STATE AND LOCAL CODES, 9" SPHERE MAXIMUM OPENING. ALL EXPOSED WOOD TRIM TO RECEIVE ONE COAT OF STAIN AND OPTIONAL TWO COATS POLYURETHANE.

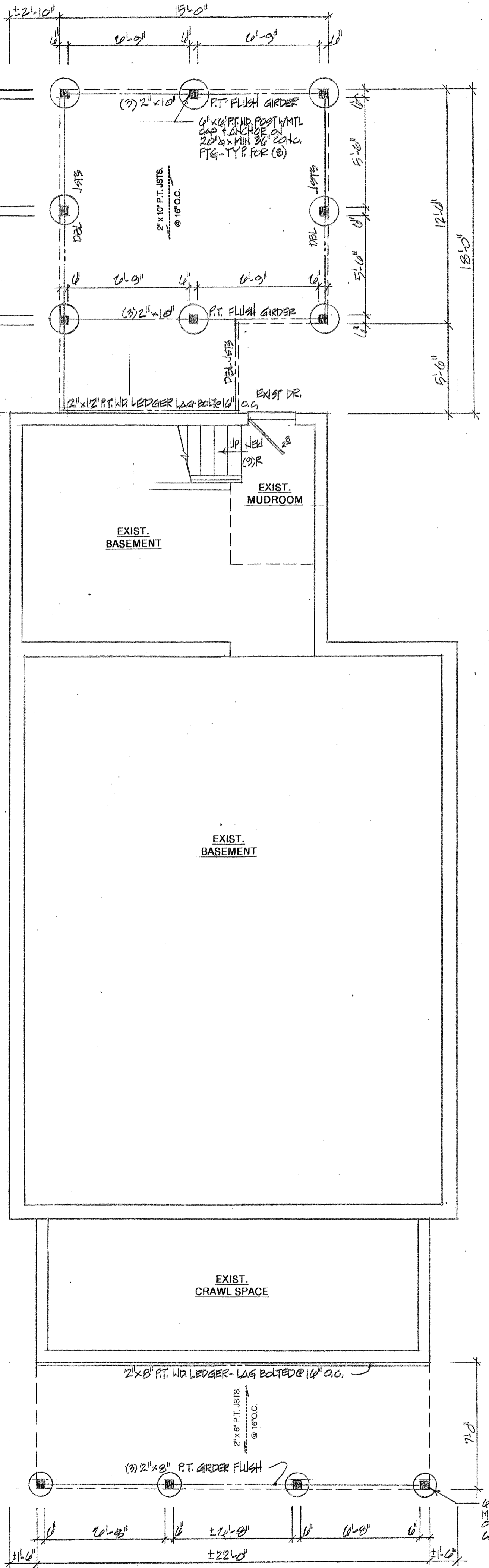
BULK REGULATIONS

COI	1. ZONE	R/G	2. GROUP G		3. USE SINGLE-FAMILY RES.	
			REQUIRED	EXISTING	PROPOSED	REMARKS
4	Floor area ratio	0.30	0.164	0.194	(1.18% 2E)	
5	Lot area	10,000	7,454	7,454		
6	Lot width	75	90	90		
7	Front yard depth	25	22.5	21.5		
8	Side yard width	10	1.2	EXIST: 1.2 NEW: 3.0 + 4.0		
9	Total width both side yards	20	22.9	22.9		
10	Rear yard depth	25	39.0	21.0		
11	Maximum building height in feet and inches per foot of distance from lot line	1'-4"	1'-2"	10'		

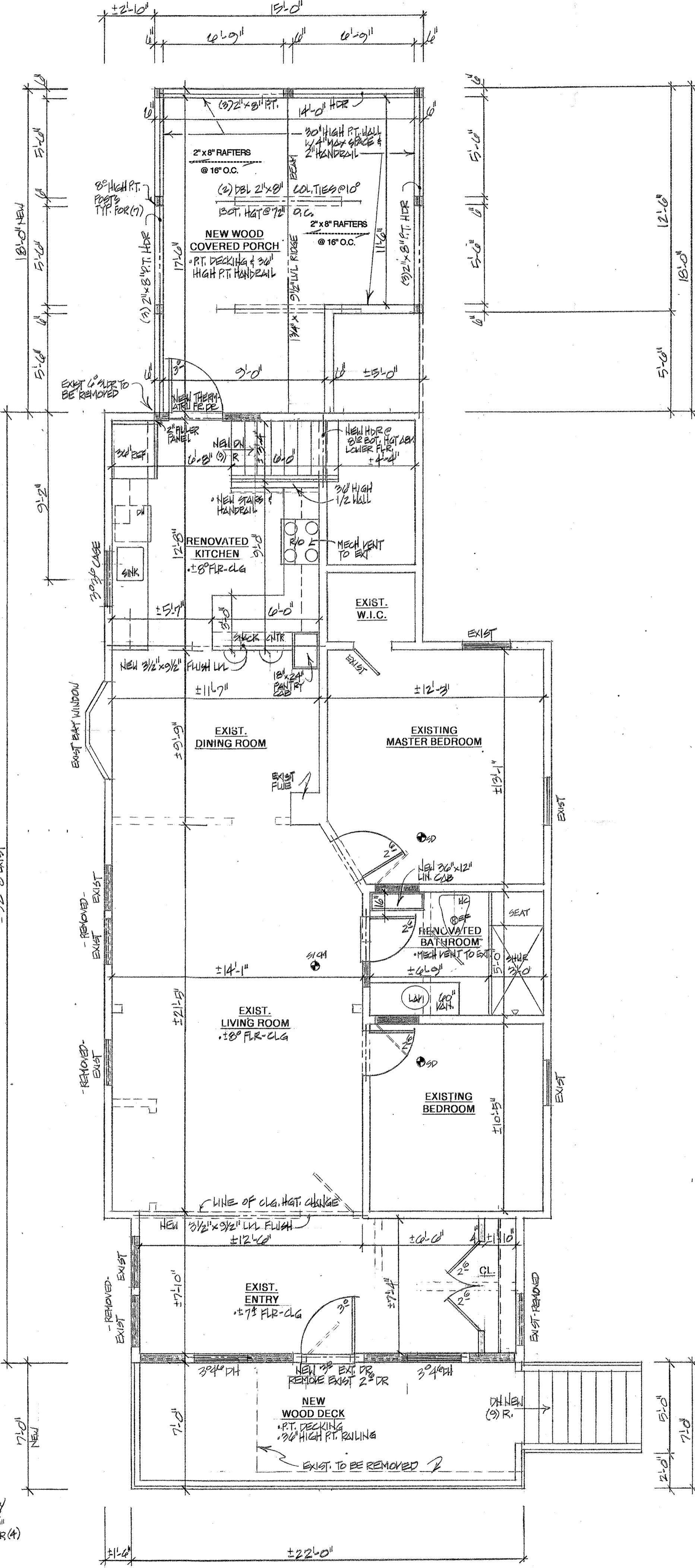


PLOT PLAN

NOTE: THE ABOVE PLOT PLAN OF A PROPOSED ONE-STORY ADDITION IS BASED ON A SURVEY ORIGINALLY DRAWN BY ROBERT JOST ASSOCIATES LAND SURVEYOR, ON 8/30/72



BASEMENT/FOUNDATION PLAN



MAIN FLOOR PLAN

NOTE: ALL HEADERS ARE TO BE (2) 2" X 10" UNLESS OTHERWISE INDICATED

NEW COVERED PORCH S.F.: 243
EXIST. MAIN FLOOR LIVING S.F.: 1202

MCGOVERN RESIDENCE PORCH ADDITION/RENOVATION

94 CEDAR AVENUE
PEARL RIVER, N.Y.

HARRY J. GOLDSTEIN ARCHITECT
DESIGN & DEVELOPMENT

4 REGINA ROAD
MONSEY, NEW YORK 10952
(845) 356-7942 (914) 393-5787

REVISIONS: 9/20/21, 06/28/21, 2/10/21, APRIL 9, 2021

2 OF 2