

Name of Municipality: TOWN OF ORANGETOWN Date Submitted: _____

2021 LAND USE BOARD APPLICATION

Please check all that apply:

<input checked="" type="checkbox"/> Commercial	<input 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#: BLDG-432-22
 ASSIGNED
 INSPECTOR: Glenn
 Referred from Planning Board: YES / NO
 If yes provide date of Planning Board meeting: _____

Project Name: CALABRIA

Street Address: 479 WESTER HWY
ORANGETOWN NY 10962

Tax Map Designation:
Section: 74-06 Block: 3 Lot(s): 4
Section: _____ Block: _____ Lot(s): _____

Directional Location:
On the East side of Western Highway, approximately Zero feet of the intersection of Mountainview Road, in the Town of ORANGETOWN in the hamlet/village of Orangeburg.

Acreage of Parcel _____	Zoning District <u>R-15</u>
School District _____	Postal District <u>ORANGETOWN</u>
Ambulance District _____	Fire District <u>ORANGETOWN</u>
Water District <u>Sub 2</u>	Sewer District <u>ORANGETOWN</u>

Project Description: (If additional space required, please attach a narrative summary.)
Take Down Existing Non conforming porch and
CREATE AN ENCLOSED STRUCTURE AND CREATE A
PIZZA KITCHEN

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.
Date: 2/2/22 Applicant's Signature: [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 _____

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? 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.



OFFICE OF BUILDING, ZONING, PLANNING,
ADMINISTRATION AND ENFORCEMENT
TOWN OF ORANGETOWN

20 Greenbush Road
Orangeburg, N.Y. 10962

Revised
3/29/2022

Jane Slavin, R.A.
Director

(845)359-8410

Fax: (845) 359-8526

DENIAL TO THE ZONING BOARD OF APPEALS

Date: January 21, 2022

Applicant: Calabria / Side Porch

Address: 479 Western Highway, Blauvelt, NY

RE: Application Made at: same

---Chapter 43, Table 3.12, Column 1 R-15 District, Column 2 Group O, Column 3 Non-Conforming Restaurant, Col 4 Max FAR 20% w/ 25.7% proposed, Column 8 Front Yard 100' with 8' proposed (and 1' and .2' existing), Column 12 Max Height 3" per foot or 2' w/ 22-3/4" per foot or 15.2' proposed.

---Chapter 43, Section 9.34 Extension and Enlargement allows a non-conforming use to be extended to the extent the bulk regulations allow... with FAR, Front Yd, and Height proposed limits being extended beyond the bulk allowances. Also, the Section 9.34 provision may only be used once with a second extensions proposed for this application.

5 Variances required

Section: 74.06

Block: 3

Lot: 4

Dear Calabria / Side Porch:

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

January 4, 2022, has been denied. I have enclosed a Xerox copy of your application, where you will find at the bottom the reason for denial.

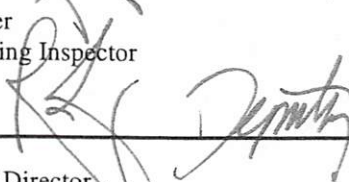
In Accordance with Zoning, Chapter 43 Section 10.322 the time to appeal a determination of a Building Inspector or Similar administrative office is thirty (30) days from the filing of such a determination with the Town Clerk.

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

Sincerely,

 3/29/22

Richard Oliver
Deputy Building Inspector

 3/29/22

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

Date
CC: Rosanna Sfraga
Liz Decort
Debbie Arbolino



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

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Three variances required

Section: 74.06

Block: 3

Lot: 4

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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

APP reensed to package

HARRY J. GOLDSTEIN
ARCHITECT, P.C.
DESIGN & DEVELOPMENT

4 REGINA ROAD, MONSEY, NEW YORK 10952
TEL: 845-356-7942 TEL: 914-393-5787
EMAIL: HJGOLDSTEINARCH@AOL.COM

FEBRUARY 10, 2022
PROJECT 211194

ZONING BOARD OF APPEALS
TOWN OF ORANGETOWN
20 GREENBUSH ROAD
ORANGEBURG, NEW YORK

RE: DESCRIPTION LETTER FOR
THE SIDE PORCH TAVERN
CALABRIA PIZZERIA ADDITION
479 WESTERN HIGHWAY
BLAUVELT, NEW YORK

DEAR BOARD MEMBER,

I HAVE PREPARED THE ARCHITECTURAL PLANS FOR THE ABOVE CAPTIONED PROPERTY AND OFFER THE FOLLOWING:

TO THE BEST OF MY PROFESSIONAL OPINION, THIS PROPOSED PLAN HAS THE LEAST IMPACT ON THE EXISTING PROPERTY. THE EXISTING 256 SQUARE FOOT WOOD DECK WITH APPROVED SEATING FOR 12 PERSONS WILL BE REMOVED. A NEW 562 SQUARE FOOT ADDITION IS PROPOSED, CONSISTING OF A PIZZERIA KITCHEN AND A CUSTOMER PICK-UP AREA. THE DIFFERENCE IN AREA IS 306 SQUARE FEET. THE EXISTING WOOD DECK PROJECTS 8'-0" OFF THE MAIN STRUCTURE. THE PROPOSED ONE-STORY ADDITION PROJECTIONS WILL RANGE FROM 7'-6" TO 16'-0" OFF THE MAIN STRUCTURE, ON THE NORTHEAST SIDE OR MOUNTAINVIEW AVENUE SIDE OF THE PROPERTY. THIS IS WHERE THE EXISTING BUILDING HAS THE GREATEST AMOUNT OF SPACE TO THE PROPERTY LINE, AND REPLACES AN UNSIGHTLY AND UNDERUTILIZED FOOTPRINT OF STRUCTURE.

FURTHER DETAILS OF THE PROJECT ARE INDICATED ON THE FLOOR PLANS WHICH HAVE BEEN PREVIOUSLY SUBMITTED TO THE BUILDING DEPARTMENT AND ZBA.

IT IS RESPECTFULLY REQUESTED THAT THIS DESCRIPTION BE CONSIDERED WHEN EVALUATING THE SUBJECT PROPERTY.



N.Y.S. LICENSE NO. 023518
N.J.S. LICENSE NO. A114353
CT. S. LICENSE NO. 0014030

THANK YOU,

HARRY J. GOLDSTEIN

REGISTERED ARCHITECT

ZBA #99-26 pg.2.

2. The deck would mask unattractive air conditioning units and waste pipes to the rear of the building. It would thus enhance the appearance of the building and would not produce an undesirable change in the character of the neighborhood or a detriment to nearby properties.
3. The requested variance would not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

DECISION: In view of the foregoing and the testimony and documents presented to the Board, the application is **APPROVED:**

(i) The approval of any variance or Special Permit is granted by the Board in accordance with, and subject to those facts shown on the plans submitted and, if applicable, as amended at or prior to this hearing, as hereinabove recited or set forth.

(ii) Any approval of a variance or Special Permit by the Board is limited to the specific variance or Special Permit requested but only to the extent such approval is granted herein and subject to those conditions, if any, upon which such approval was conditioned which are hereinbefore set forth.

(iii) The Board gives no approval of any building plans, including, without limitation, the accuracy and structural integrity thereof, of the applicant, but same have been submitted to the Board solely for informational and verification purposes relative to the variances being requested.

(iv) A building permit as well as any other necessary permits must be obtained within a reasonable period of time following the filing of this decision and prior to undertaking any construction contemplated in this decision. To the extent any variance or Special Permit granted herein is subject to any conditions, the Building Department shall not be obligated to issue any necessary permits where any such condition imposed should, in the sole judgment of the Building department, be first complied with as contemplated hereunder. Occupancy will not be made until, and unless, a Certificate of Occupancy is issued by the Office of Building, Zoning, and Planning Administration and Enforcement which legally permits such occupancy.

(v) Any foregoing variance or Special Permit will lapse if any contemplated construction for which the variance or Special Permit is granted is not substantially implemented within one year of the date this decision is filed; it being clearly understood and agreed that the mere obtainment of a Building Permit does not constitute "substantial implementation" for the purposes hereof.

The foregoing resolution to approve the application for variance was presented and moved by Dominic Filippone, seconded by Ennio Munno and carried as follows; Dominic Filippone, aye; Alfred Visalli, aye; Ennio Munno, aye; William Mowerson, nay and John Duffy, nay.

ZBA #99-26 pg.3.

The administrative aide to the Board is hereby authorized, directed and empowered to sign this decision and file a certified copy thereof in the office of the Town Clerk.

DATED: March 17, 1999

ZONING BOARD OF APPEALS
TOWN OF ORANGETOWN

By 

John A. Bosco
Administrative Aide

DISTRIBUTION:

Applicant
Town Board Members
ZBA Members
Supervisor
Town Attorney
Deputy Town Attorney
OBZPAE
Building Inspector

Town Clerk
Highway Department
Assessor
Dept. of Environmental
Mgmt and Engineering
Supervising Clerk
Chairman PB,ZBA, ACABOR

TO: [illegible]
99-000-11-01-02
TOP: [illegible]

DEPARTMENT OF PLANNING
Dr. Robert L. Yeager Health Center
50 Sanatorium Road, Building T
Pomona, New York 10970
Phone: (845) 364-3434 Fax: (845) 364-3435

Douglas J. Schuetz
Acting Commissioner

Helen Kenny-Burrows
Deputy Commissioner

March 9, 2022

Orangetown Zoning Board of Appeals
21 Greenbush Road
Orangeburg, NY 10962

Tax Data: 74.06-3-4

Re: GENERAL MUNICIPAL LAW REVIEW: Section 239 L and M
Map Date: 12/29/2021

Date Review Received: 2/8/2022

Item: *CALABRIA SIDE PORCH - 479 WESTERN HIGHWAY (O-2434)*

Variations to permit construction of a pizza kitchen and pick-up area at a restaurant on 0.42 acres in the R-15 zoning district. The addition will be constructed in the location of an existing non-conforming porch, which will be removed. The variations required for the proposal include floor area ratio, front yard, and building height.

Southeast corner of Mountainview Avenue and Western Highway, along the south side of Mountainview Avenue and east side of Western Highway

Reason for Referral:

Western Highway (CR 15)

The County of Rockland Department of Planning has reviewed the above item. Acting under the terms of the above GML powers and those vested by the County of Rockland Charter, I, the Commissioner of Planning, hereby:

****Recommend the following modifications***

- 1 Permitting development that does not comply with the applicable bulk standards can set an undesirable land use precedent and result in the overutilization of individual sites. We caution the Zoning Board of Appeals to consider precedent before granting substantial variances. The proposed development has a floor area ratio that is 29% greater than the permitted maximum. The ability of the existing infrastructure to accommodate oversized commercial establishments on undersized, nonconforming parcels is a countywide concern and must be evaluated. The new addition encroaches into the required front yard along Mountainview Road by 92%. The height of the addition is 86% higher than the permitted maximum. This evaluation must consider whether local roads will become more congested and the sewer system, stormwater management systems and the public water supply will be overburdened. The Zoning Board of Appeals (ZBA) must consider the cumulative and regional impacts of permitting such development before granting variances. Community character issues must also be evaluated given the residential zoning designation.
- 2 A review must be completed by the County of Rockland Department of Highways and all required permits obtained from them.
- 3 A review must be done by the Rockland County Department of Health to ensure compliance with Article XIX (Mosquito Control) of the Rockland County Sanitary Code.

CALABRIA SIDE PORCH - 479 WESTERN HIGHWAY (O-2434)

- 4 The letter of denial from the Town of Orangetown Building Department categorizes the proposed use as being in Use Group "O" for the R-15 zoning district; however, the bulk requirements table on site plan and the ZBA application list the standards for Use Group M. This must be corrected so that the correct standards are applied.
- 5 Parking calculations showing the required number of parking spaces for the entire development must be included on the site plan. According to the aerial imagery available to this department, the site has approximately 31 parking spaces available. Chapter 43 Attachment 1 of the Town of Orangetown Zoning Code has a requirement of one parking space per 100 square feet of gross floor area for restaurant use. This would indicate that the site would require a minimum of 47 parking spaces to accommodate this addition. We believe that a variance for parking may be needed for the proposed development. The public hearing notice must be reviewed and re-issued if it contains inaccurate or incomplete information.
- 6 The parking spaces with dimensions must be delineated on the site plan drawing.
- 7 The height of the existing fence must be indicated on the plot plan.
- 8 The use group must be indicated on the bulk table.
- 9 The bulk table lists "1'-9" New (8.0)" as the proposed height. The ZBA application form shows that the proposed height is 15.2'. The actual height of the proposed addition must be listed on the bulk table.
- 10 The following additional comments are offered strictly as observations and are not part of our General Municipal Law (GML) review. The board may have already addressed these points or may disregard them without any formal vote under the GML process:
 - 10.1 A vicinity map that contains a north arrow and scale must be provided. It must include zoning district information and municipal boundaries.
 - 10.2 Map notes must be provided that include district information, zoning designation, owner information, and existing and proposed use.
 - 10.3 Some of the labels and annotations on the plot plan are distorted and must be revised for legibility.
 - 10.4 The description on the ZBA application indicates that the variance concerns regulations in the "R-215" district. This must be corrected to "R-15."



Douglas J. Schuetz
Acting Commissioner of Planning

cc: Supervisor Teresa Kenny, Orangetown
Rockland County Highway Department
Rockland County Department of Health
Harry J. Goldstein Architect

Anthony Ripani

**NYS General Municipal Law Section 239 requires a vote of a 'majority plus one' of your agency to act contrary to the above findings. The review undertaken by the Rockland County Planning Department is pursuant to, and follows the mandates of Article 12-B of the New York General Municipal Law. Under Article 12-B the County of Rockland does not render opinions, nor does it make determinations, whether the item reviewed implicates the Religious Land Use and Institutionalized Persons Act. The Rockland County Planning Department defers to the municipality forwarding the item reviewed to render such opinions and make such determinations if appropriate under the circumstances.*

CALABRIA SIDE PORCH - 479 WESTERN HIGHWAY (O-2434)

In this respect, municipalities are advised that under the Religious Land Use and Institutionalized Persons Act, the preemptive force of any provision of the Act may be avoided (1) by changing a policy or practice that may result in a substantial burden on religious exercise, (2) by retaining a policy or practice and exempting the substantially burdened religious exercise, (3) by providing exemptions from a policy or practice for applications that substantially burden religious exercise, or (4) by any other means that eliminates the substantial burden.

Proponents of projects are advised to apply for variances, special permits or exceptions, hardship approval or other relief.

Pursuant to New York State General Municipal Law §239-m(6), the referring body shall file a report of final action it has taken with the Rockland County Department of Planning within thirty (30) days after final action. A referring body which acts contrary to a recommendation of modification or disapproval of a proposed action shall set forth the reasons for the contrary action in such report.

 **Rockland County**
HEALTH

CENTER FOR ENVIRONMENTAL HEALTH

Dr. Robert L. Yeager Health Center
50 Sanatorium Road, Building D
Pomona, New York 10970
Phone: (845) 364-2608 Fax: (845) 364-2025



Public Health
Prevent. Promote. Protect.

EDWIN J. DAY
County Executive

PATRICIA S. RUPPERT, DO, MPH, CPE, DABFM, FAAFP
Commissioner of Health

SAMUEL RULLI, PE
Director, Environmental Health

March 11, 2022

Ms. Deborah Arbolino
Town of Orangetown Zoning Boards of Appeals
20 Greenbush Road
Orangeburg, NY 10962

Re: Calabria – 479 Western Highway
Addition to Existing Restaurant
Tax lot 74.06-3-4

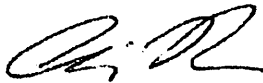
Dear Ms. Arbolino:

We have received an application and plans as prepared by Harry J. Goldstein, Architect, revised through December 29, 2021, for the above referenced project. Comments are as follows:

1. A permit for the pizza kitchen will need to be obtained from the Rockland County Department of Health.
2. Should the Board require a stormwater management system to remediate the increase in impervious surface, application is to be made to the RCDOH for review of the system for compliance with the County Mosquito Code.

If you have any questions regarding this matter, do not hesitate to call.

Very truly yours,



Elizabeth Mello, P.E.
Senior Public Health Engineer
(845) 364-2616

cc: Helen Kenny-Burrows, Rockland County Department of Planning
Patrice Robertson, RCDOH (via email)



Rockland County

Ed Day, Rockland County Executive

ROCKLAND COUNTY SEWER DISTRICT NO. 1

4 Route 340

Orangeburg, New York 10962

Phone: (845) 365-6111 Fax: (845) 365-6686

RCS@co.rockland.ny.us

George Hoehmann
Chairman

Michael R. Saber, P.E.
Executive Director

March 10, 2022

Ms. Deborah Arbolino
Town of Orangetown Zoning Board of Appeals
20 South Greenbush Road
Orangeburg, NY 10962

Re: Calabria/Side Porch
479 Western Highway, Orangeburg
Tax Lot 89/74.07-4-3 (formerly 30-77-746.1)

Dear Ms. Arbolino:

Our office has received and reviewed architectural drawings that were last revised on December 29, 2021, which Harry J. Goldstein, RA prepared for the above referenced project. We thank you for the opportunity to comment on this application. Our comments are as follows:

1. Rockland County Sewer District No. 1 does not object to the plan as shown. This project does not affect any sanitary sewers within the District. We request no future correspondence for this site.

Please inform us if any developments in this project change to affect the District. If you have any questions, please contact this office at 845-365-6111.

Very truly yours,

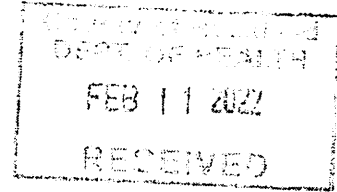
Joseph LaFiandra
Engineer II

cc: M. Saber M. Dolphin
Michael Kezner – Rockland County Department of Planning

File: TOO 74.07-4-3 – 479 Western Highway
Reader

Rocklandgov.com

ZONING BOARD OF APPEALS
Town of Orangetown
20 Greenbush Road
Orangeburg, New York 10962
(914) 359-8410 (ex. 4331)
Date: February 7, 2022
TO: OBAPAE



Environmental Management and Engineering
✓ Rockland County Sewer District #1
New York State Dept. of Transportation
Palisades Interstate Park Commission
Orange and Rockland Utilities
Orangetown Highway
Fire Prevention (Performance Standards)

Rockland County Drainage ✓
Rockland County Health ✓
Rockland County Planning ✓
Rockland County Highway ✓

Review of Plans: Calabria/Side Porch 479 Western Highway, Blauvelt, NY
Section 74.06 Block 3 Lot 4 R-15 zone
This matter is scheduled for:

Chapter 43, R-215 District, Group O, Non-Conforming Restaurant, Column 4 (Floor Area Ratio: .20 permitted, .227 existing, .257 proposed), 8 (Front Yard: 30' required, .2' and 1' existing, 8' proposed); and 12 (Building Height: 201' per 8' permitted, 1.9' or 15.2' proposed) for an addition to a pre-existing non-conforming restaurant. (See ZBA Decision #99-26 Extension of Non-conforming Bulk was extended but not up to 50%: should this be considered)

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

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

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

Zoning Board Meeting Date: March 16, 2022

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

This project is before the Zoning Board on **Wednesday, March 16, 2022**. Kindly forward your completed review to this office by **March 16, 2022**.

Reviewing Agency RC Health Dept

Name Liz Mello date: 3/11/22

Signature: [Signature]

Thank you, Deborah Arbolino

2022 FEB 14 AM 10

ZONING BOARD OF APPEALS

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

Date: February 7, 2022

TO: OBAPAE

- Environmental Management and Engineering
- Rockland County Sewer District #1
- New York State Dept. of Transportation
- Palisades Interstate Park Commission
- Orange and Rockland Utilities
- Orangetown Highway
- Fire Prevention (Performance Standards)

- Rockland County Drainage
- Rockland County Health
- Rockland County Planning
- Rockland County Highway

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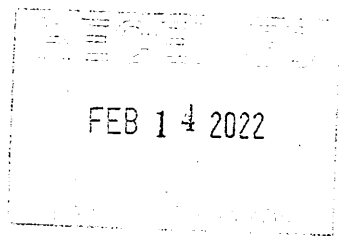
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- Email to Zoning Board: darbolino@orangetown.com or
- Fax to the Town of Orangetown ZBA @845 359 8526



Zoning Board Meeting Date: March 16, 2022

- Comments attached
- No Comments at this time. Please send future correspondence for review.
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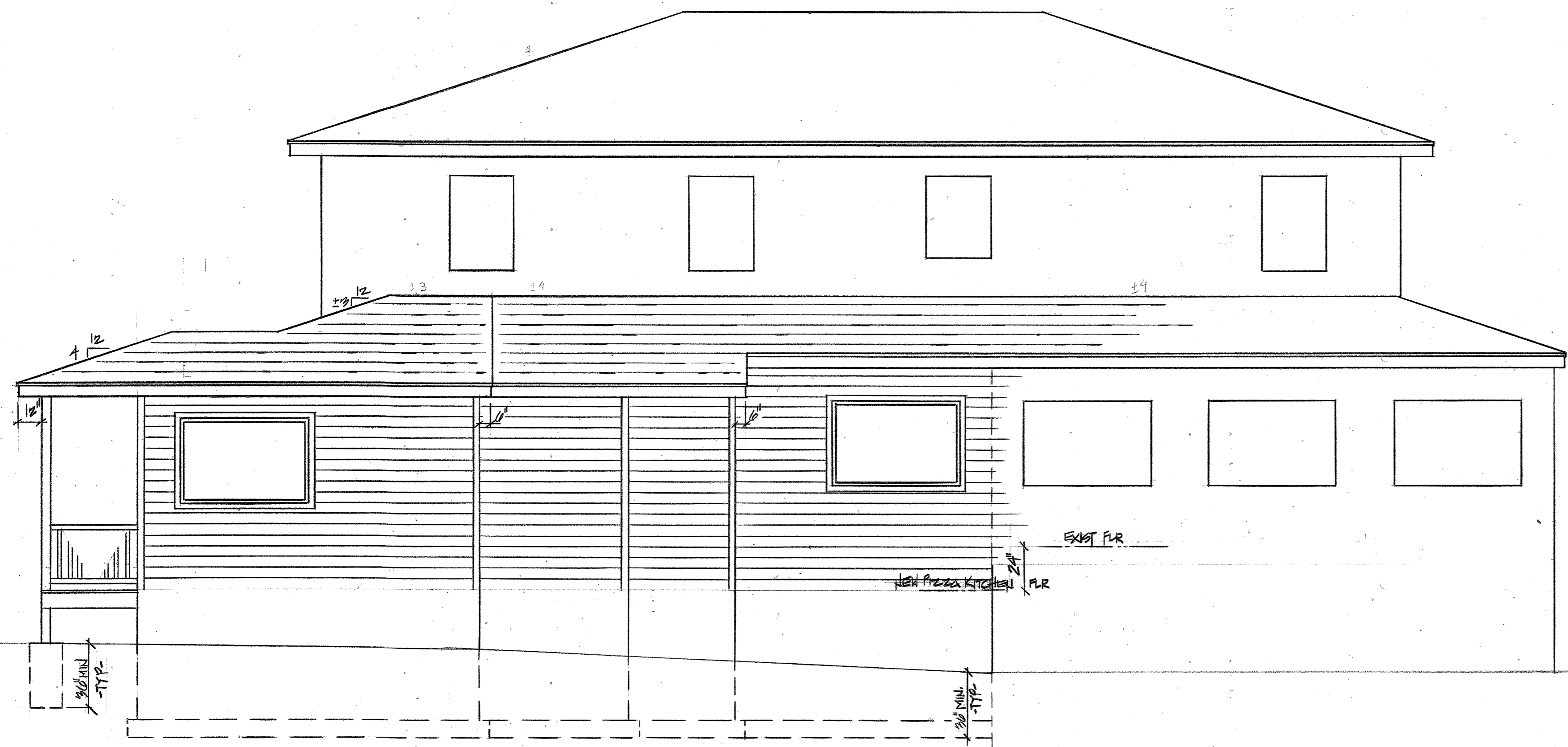
This project is before the Zoning Board on Wednesday, March 16, 2022. Kindly forward your completed review to this office by March 16, 2022.

Reviewing Agency Rockland Highway Department (County)

Name Dyan Rajabmizhan date: 02.14.22

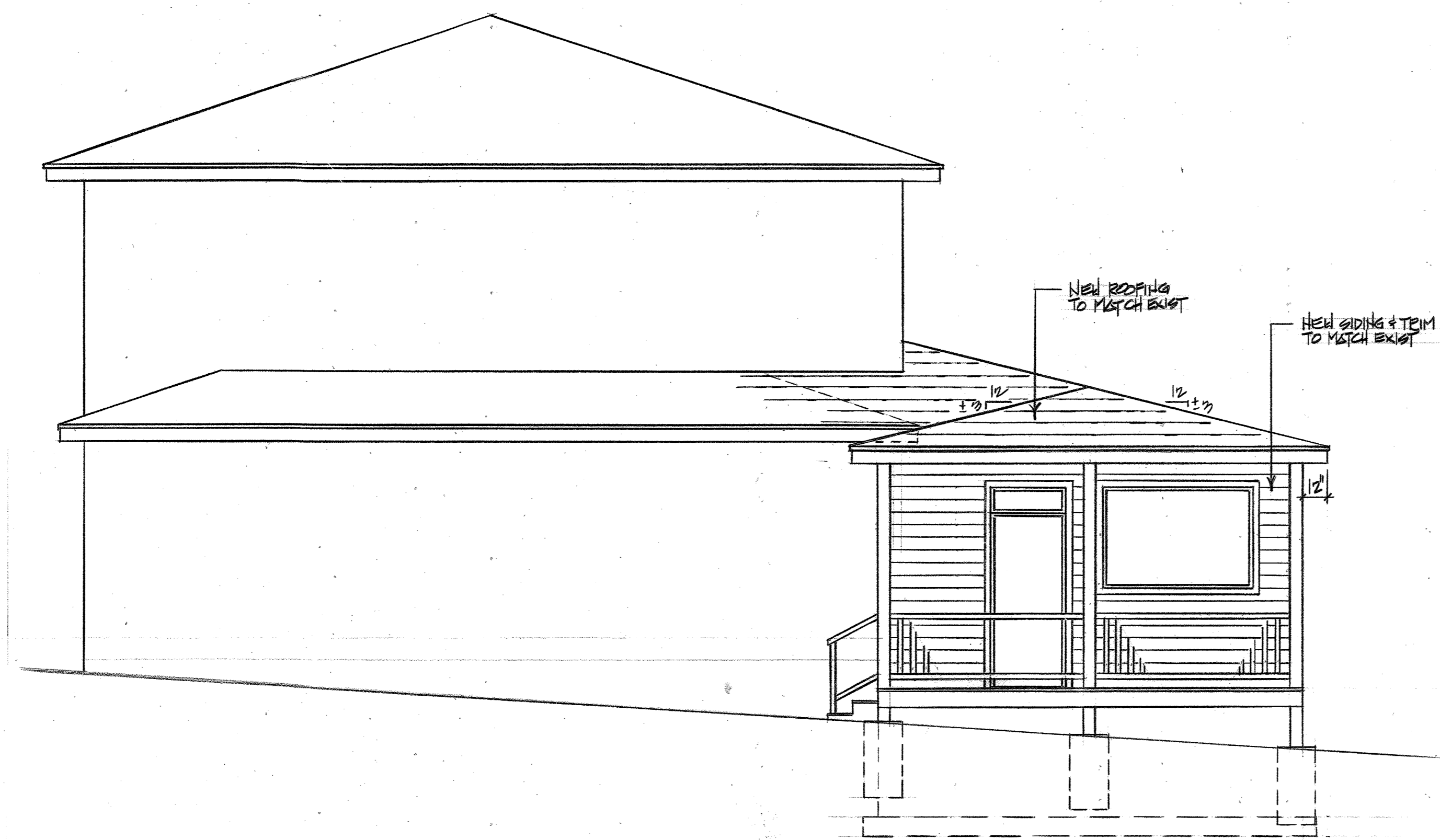
Signature: [Handwritten Signature]

Thank you, Deborah Arbolino

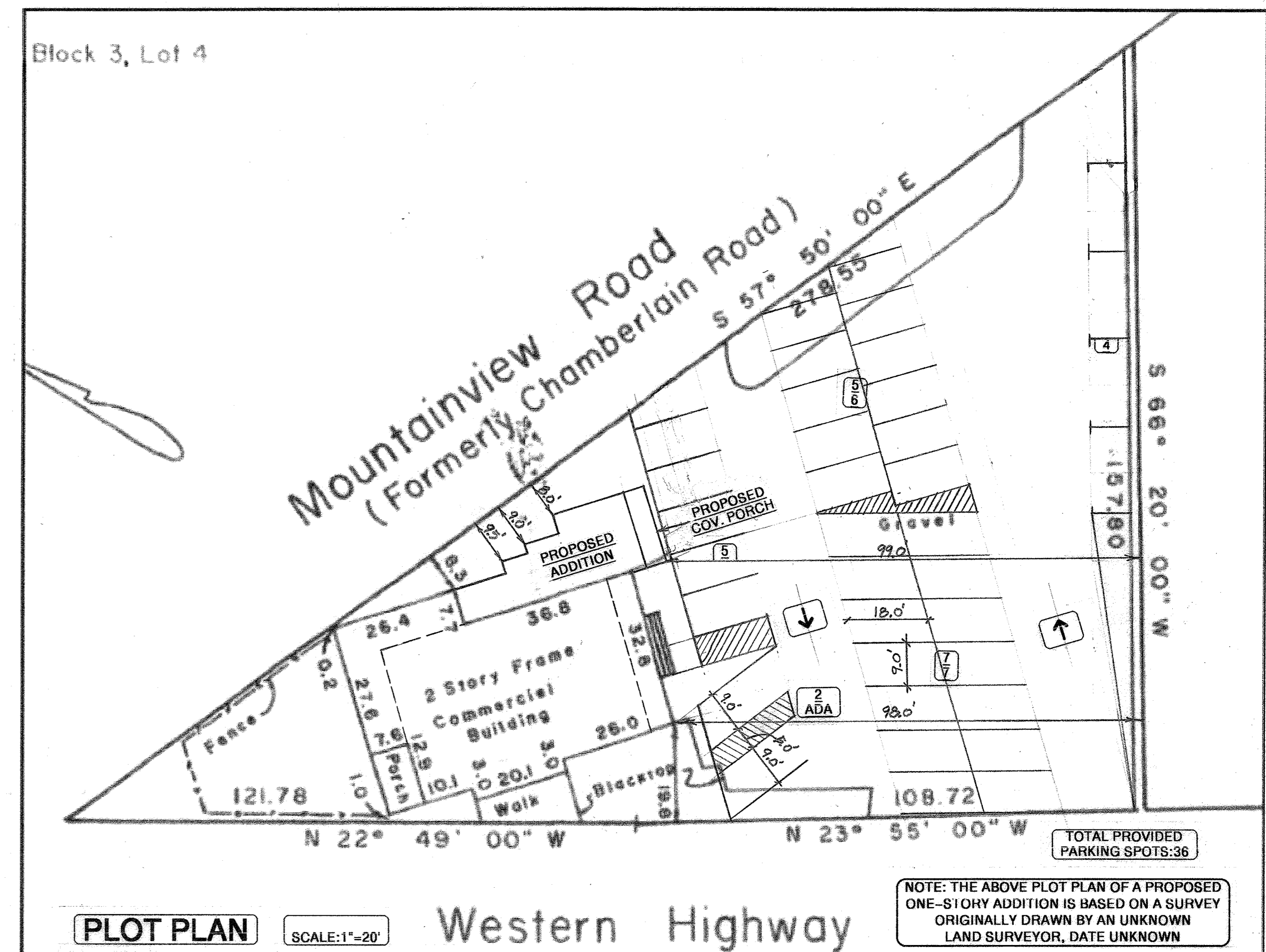


REAR ELEVATION

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



RIGHT SIDE ELEVATION

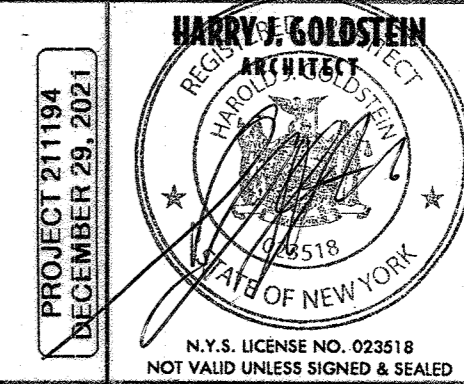


PLOT PLAN

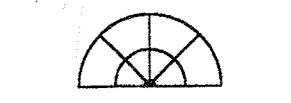
SCALE: 1" = 20'

THE SIDE PORCH TAVERN
CALABRIA PIZZERIA ADDITION

479 WESTERN HIGHWAY
ORANGEBURG, NEW YORK



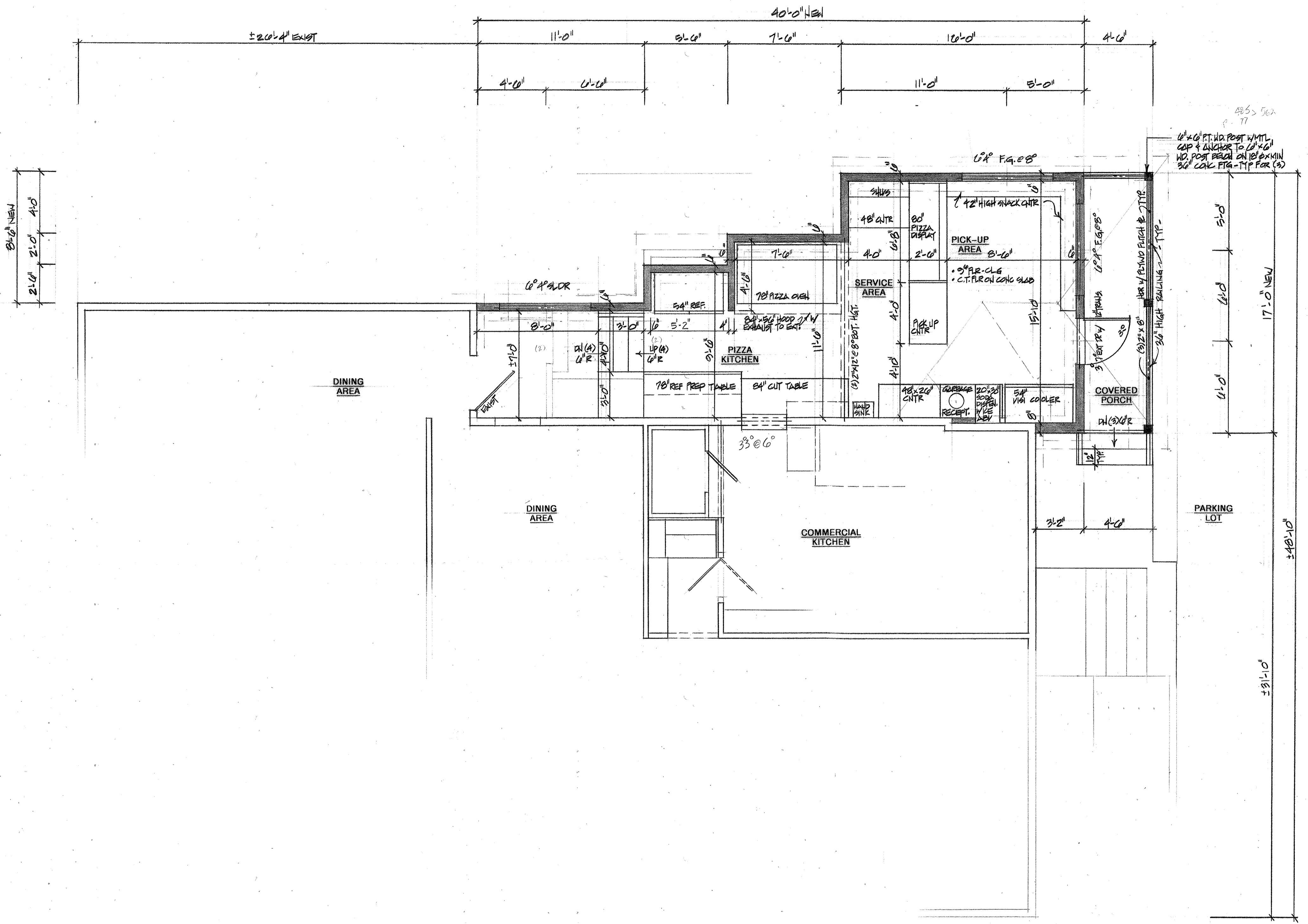
APR 20 2022



HARRY J. GOLDSTEIN
ARCHITECT
DESIGN & DEVELOPMENT

4 REGINA ROAD
MONROE, NEW YORK 10952
914 356-7942 (914) 393-5767

1
OF
2
REVISED
3/27/22



ZONING BULK REQUIREMENTS			
Zone: R-15	Group:		Use: NON-COMFORMING
	Required	Existing	Proposed
Floor area ratio	0.20	0.218 (3,960)	0.249 (4,522)
Lot area	15,000	18,186	18,186
Lot width	100	230.5/278.55	230.5/278.55
Street frontage	75	230.5/278.55	230.5/278.55
Front yard setback	30	0.2/1.0	0.2/1.0
Side yard setback	20	NA	NA
Total side yard setback	50	NA	NA
Rear yard setback	35	98.0	98.0
Maximum building height	1'		1'-9" New (80)

MAIN FLOOR PLAN

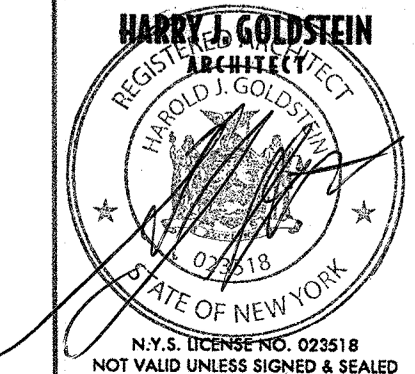
EXIST. S.F. :2222; NEW S.F. :582
TOTAL RESTAURANT S.F.:2784

EXIST. 2ND-FLR. APARTMENT S.F. :1640
EXIST. COVERED PORCH S.F. :98

NOTE: THIS PLAN TO BE USED FOR ZONING BOARD MEETINGS ONLY.
NOT TO BE USED FOR CONSTRUCTION PURPOSES.

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

**479 WESTERN HIGHWAY
ORANGEBURG, NEW YORK**



**HARRY J. GOLDSTEIN
ARCHITECT**
DESIGN & DEVELOPMENT

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REVISIONS
3/27/22
PROJECT 211184
DECEMBER 29, 2021
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