

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: _____

2020 LAND USE BOARD APPLICATION

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 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#: 51857
 ASSIGNED
 INSPECTOR: Don
 Referred from Planning Board: YES / NO
 If yes provide date of Planning Board meeting: _____

Project Name: Noonan's

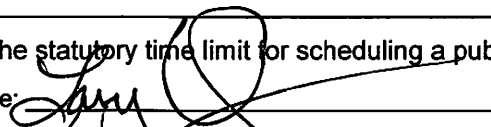
Street Address: 20 E Central Ave, Pearl River, NY 10962

Tax Map Designation:
 Section: 68.20 Block: 1 Lot(s): 13 & 14
 Section: _____ Block: _____ Lot(s): _____

Directional Location:
 On the South side of Central Ave., approximately
100 feet West of the intersection of William St., in the
 Town of ORANGETOWN in the hamlet/village of Pearl River.

Acreage of Parcel <u>0.15</u> School District <u>Pearl River</u> Ambulance District <u>Pearl River</u> Water District <u>Suez</u>	Zoning District <u>CS</u> Postal District <u>Pearl River</u> Fire District <u>Pearl River</u> Sewer District <u>Orangetown</u>
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Project Description: *(If additional space required, please attach a narrative summary.)*
Outdoor Dining Expansion - Moving Fence

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.
 Date: 5/27/22 Applicant's Signature: 

APPLICATION REVIEW FORM

Applicant: Larry Vergine Phone # 845-222-6292

Address: 20 E Central Ave. Pearl River NY 10965
Street Name & Number (Post Office) City State Zip Code

Property Owner: LLV Enterprises Phone # 845-222-6292

Address: 20 E. Central Ave. Pearl River NY 10965
Street Name & Number (Post Office) City State Zip Code

Engineer/Architect/Surveyor: Harry J. Goldstein Phone # 8445-356-7942

Address: 4 Regina Road Monsey NY 10952
Street Name & Number (Post Office) City State Zip Code

Attorney: Donald Brenner, P.E., LL.B. Phone # 845-359-2210

Address: 4 Independence Ave. Tappan NY 10983
Street Name & Number (Post Office) City State Zip Code

Contact Person: Donald Brenner, P.E., LL.B. Phone # 845-359-2210

Address: 4 Independence Ave. Tappan NY 10983
Street Name & Number (Post Office) City State Zip Code

GENERAL MUNICIPAL LAW REVIEW:

This property is within 500 feet of:
(Check all that apply)

IF ANY ITEM IS CHECKED, A REVIEW MUST BE DONE BY THE ROCKLAND COUNTY COMMISSIONER OF PLANNING UNDER THE STATE GENERAL MUNICIPAL LAW, SECTIONS 239 L, M, N, AND NN.

- | | |
|---|---|
| <input checked="" type="checkbox"/> State or County Road
<input type="checkbox"/> Long Path
<input type="checkbox"/> Municipal Boundary | <input type="checkbox"/> State or County Park
<input type="checkbox"/> County Stream
<input type="checkbox"/> County Facility |
|---|---|

List name(s) of facility checked above:

Referral Agencies:

- | | |
|---|---|
| <input type="checkbox"/> RC Highway Department
<input type="checkbox"/> RC Drainage Agency
<input type="checkbox"/> NYS Dept. of Transportation
<input type="checkbox"/> NYS Thruway Authority
<input type="checkbox"/> Adjacent Municipality _____
<input type="checkbox"/> Other _____ | <input type="checkbox"/> RC Division of Environmental Resources
<input type="checkbox"/> RC Dept. of Health
<input type="checkbox"/> NYS Dept. of Environmental Conservation
<input type="checkbox"/> Palisades Interstate Park Commission |
|---|---|

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? Yes _____

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.

ZBA - 07-118

Outside dining approved



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, 2022
Applicant: Noonans P51877 SBL 68.20-1-14
Address: 20 E Central Ave, Pearl River, NY, 10962
RE: Application Made at: same

REAR YARD: Chapter 43, Table 3.12 Coll CS District, Col 2 Group FF, Col 3 other uses, Col 11 Total Rear Yard 25' with 5'3" proposed (1 VARIANCE)
OUTDOOR DINING: Chptr 43, Table 3.11 CS Use Table, Column 7, #1 Outdoor Dining & #3 All retail and service establishments shall be within enclosed building. Requires Zoning Board approval (2 VARIANCES)
PARKING: Chptr 43, Table 3.11 CS Use Table, Column 6, restaurants require 1 parking space per 100 square feet of gross floor area. 20 E Central 238 sf = 2 spaces required. (1 VARIANCE)

1ST FLOOR 20 E CENTRAL (EXISTING 26 SPACES), 2ND FLOOR 20 E CENTRAL (EXISTING 20 SPACES)
TOTAL REQUIRED PARKING SPACES = 48

Section: 68.20 Block: 1 Lot: 13 & 14

Dear Noonans:

Please be advised that the Building Permit Application, which you submitted on September 2, 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

PERMIT EXPIRES TWO (2) YEARS FROM DATE OF ISSUANCE.
 TWO SIX (6) MONTH EXTENSIONS MAY BE GRANTED PRIOR TO EXPIRATION DATE.
APPLICATION FOR BUILDING / DEMOLITION PERMIT

TOWN OF ORANGETOWN

20 Greenbush Road, Orangeburg, NY 10962 Phone: (845) 359-8410 Fax: (845) 359-8526

ZONE: <u>CS</u> <u>GML</u> OFFICIAL USE ONLY	ACREAGE: <u>.17</u>
Inspector: <u>Dom</u> Date App Received: <u>9/2/21</u>	Received By: <u>W3</u>
Permit No. <u>51887</u>	Date Issued: _____
CO No. _____	Date Issued: _____
Permit Fee: <u>\$492</u> Ck# <u>5273</u>	Paid By: <u>T.F. NOONANS</u>
GIS Fee: <u>\$190</u> Ck# <u>5271</u>	Paid By: _____
Stream Maintenance Fee Ck# <u>5272</u>	Paid By: _____
Additional Fee: _____ Ck# _____	Date Paid _____ Paid By _____
1 st 6 mo. Ext.: _____ Ck# _____	Exp. Date: _____ Paid By _____
2 nd 6 mo. Ext.: _____ Ck# _____	Exp. Date: _____ Paid By <u>SEP 2</u>

RECEIVED
 2021

APPLICANT COMPLETES:

Note: See inside for instructions for completing this application. TOWN OF ORANGETOWN BUILDING DEPARTMENT
PAGES 2, 3 and PAGE 4 must be reviewed and PAGES 3 & 4 must signed by the applicant.

Property Location: 16 East Central Avenue 20 E Central

Section: 68.20 Block: 1 Lot: X 14

Property Owner: D & B Ent. No.2

Mailing Address: 4 Independence Ave, Tappan, NY 10983

Email: brennerlaw@optonline.net Phone #: 845-359-2210

Lessee (Business Name): Noonan's

Mailing Address: 16 East Central Ave Pearl River, NY 10965

Email: tfnoonans@gmail.com Phone #: 845-735-6427

Type of Business /Use: Restaurant

Contact Person: D & B Ent. No.2 Relation to Project: Owner

Email: brennerlaw@optonline.net Phone#: 845-359-2210

Architect/Engineer: Harry J. Goldstein NYS Lic # 023518

Address: 4 Regina Road, Monsey, NY 10952 Phone#: 845-356-7942

Builder/General Contractor: _____ RC Lic # _____

Address: _____ Phone#: _____

Plumber: _____ RC Lic # _____

Address: _____ Phone#: _____

Electrician: _____ RC Lic # _____

Address: _____ Phone#: _____

Heat/Cooling: _____ RC Lic#: _____

Address: _____ Phone#: _____

Existing use of structure or land: Restaurant

Proposed Project Description: Outdoor Dining Expansion - Moving Fence

Proposed Square Footage: NA Estimated Construction Value (\$): 20,000.00

BUILDING DEPARTMENT COMPLETES BELOW

PLANS REVIEWED: _____

REAR YARD: Chapter 43, Table 3.12 Col 1 CS District, Col 2 Group FF, Col 3 other uses, Col 11 Total Rear Yard 25' with 5'3" proposed (1 VARIANCE)
 OUTDOOR DINING: Chptr 43, Table 3.11 CS Use Table, Column 7, #1 Outdoor Dining & #3 All retail and service establishments shall be within enclosed building, Requires Zoning Board approval (2 VARIANCES)
 PARKING: Chptr 43, Table 3.11 CS Use Table, Column 6, restaurants require 1 parking space per 100 square feet of gross floor area. 20 E Central 238 sf = 2 spaces required. (1 VARIANCE)

1ST FLOOR 20 E CENTRAL (26 SPACE), ~~2ND FLOOR 20 E CENTRAL (20 SPACES)~~

TOTAL REQUIRED PARKING SPACES = 26

FOR OFFICE USE ONLY SECTION 68.20 BLOCK 1 LOT X 14 NAME NOONANS PERMIT# 51887

[Handwritten signature]

Loonan's 14-16 E Central Ave, Pearl River

68.20-1-13; CS ^{^Gmax}

48 Letter
4 Posters

~~392489 68.16-1-14
5-9 West Central Ave Assoc LLC
352 Hillside Ave
Hillsdale, NJ 07642~~

~~392489 68.16-1-15
Jerry Kuhn
8 Railroad Ave
Pearl River, NY 10965~~

✓ 392489 68.16-1-16
Peach Properties LLC
17 Route 340
Orangeburg, NY 10960

392489 68.16-1-17
Victory Nine Main Corp
24 Oak Ter Fl 1
Suffern, NY 10901

✓ 392489 68.16-1-18
Bluehill Consultancy
44 Franklin Ave,
Pearl River, NY 10965

✓ 392489 68.16-1-19
Tannariello Properties LLC
16A Railroad Ave
Pearl River, NY 10965

392489 68.16-1-20
Cesare Tullio
3 Ventnor Ct
Waretown, NJ 08758

✓ 392489 68.16-6-57
Pearl River Realty Corp
126 Gates Ave
Montclair, NJ 07042

✓ 392489 68.16-6-58
39 Central Avenue LLC
305 Blauvelt Rd
Pearl River, NY 10965

392489 68.16-6-59
Rycody LLC
37 E Central Ave
Pearl River, NY 10965

✓ 392489 68.16-6-60
Bright Summer Realty LLC
4 Mountainview Ave
Pearl River, NY 10965

✓ 392489 68.16-6-61.1
Bright Summer Realty LLC
4 Mountainview Ave
Pearl River, NY 10965

392489 68.16-6-61.2
Bright Summer Realty LLC
4 Mountainview Ave
Pearl River, NY 10965

✓ 392489 68.16-6-62
Skyview Plaza LLC
75 Michael Roberts Dr
Pearl River, NY 10965

✓ 392489 68.16-6-63
19 E Central Ave LLC
161 N Middletown Rd
Pearl River, NY 10965

392489 68.16-6-64
Ben Finn LLC
207 W Washington Ave
Pearl River, NY 10965

✓ 392489 68.16-6-65
John Hennessy
83 Hunt Ave
Pearl River, NY 10965

✓ 392489 68.16-6-66.1
JP Morgan Chase Bank
P.O. Box 810490
Dallas, TX 75381

392489 68.16-6-66.2
JP Morgan Chase Bank
P.O. Box 810490
Dallas, TX 75381

✓ 392489 68.16-6-67
Dionne's Way LLC
84 Sparrow Ln
Pearl River, NY 10965

✓ 392489 68.20-1-3
Town Of Orangetown
26 Orangeburg Rd
Orangeburg, NY 10962

392489 68.20-1-4
Krammars LLC
35 W Jefferson Ave
Pearl River, NY 10965

✓ 392489 68.20-1-5
Michael F O'sullivan
9 Franklin Ave
Pearl River, NY 10965

✓ 392489 68.20-1-6
Lisnaboy LLC
38 So Main St
Pearl River, NY 10965

392489 68.20-1-7.1
32 South Main Street LLC
32 S Main St
Pearl River, NY 10965

✓ 392489 68.20-1-7.2
Yuxiang 99 Inc
22-26 S Main St
Pearl River, NY 10965

✓ 392489 68.20-1-8
RSME Realty LLC
11 Homeland Ave
Cornwall on Hudson, NY 12520

392489 68.20-1-9
John Carolo
27 S Mary Francis St
Tappan, NY 10983

✓ 392489 68.20-1-10
Donald Kennedy
36 Pine Glen Dr
Blauvelt, NY 10913

✓ 392489 68.20-1-11
Deep Realty Holdings LLC
314 Old Nyack Tpke
Spring Valley, NY 10977

392489 68.20-1-12
10-12 East Central Avenue LLP
31 Cobble Pl
Blauvelt, NY 10913

~~392489 68.20-1-13
Donald Brenner
4 Independence Av
Tappan, NY 10983~~

✓ 392489 68.20-1-14
LLV Enterprises I LLC
86 Franklin Ave
Pearl River, NY 10965

392489 68.20-1-15
Evin Realty Corp
P.O. Box 141188
Coral Gables, FL 33114

✓ 392489 68.20-1-16
LLV Enterprises III LLC
86 Franklin Ave
Pearl River, NY 10965

✓ 392489 68.20-1-17
15 South William Street LLC
15-25 S William St
Pearl River, NY 10965

392489 68.20-1-18.1
Joan Agnes Noonan
15 Franklin Ave
Pearl River, NY 10965

✓ 392489 68.20-1-18.2
Joan Agnes Noonan
15 Franklin Ave
Pearl River, NY 10965

✓ 392489 68.20-1-18.3
Joan Agnes Noonan
15 Franklin Ave
Pearl River, NY 10965

392489 68.20-1-19
William O'Sullivan
134 Turner Rd
Pearl River, NY 10965

✓ 392489 68.20-1-20
Michael & Nancy Gilbridge
47 Rowan Rd
Pearl River, NY 10965

✓ 392489 68.20-1-21
Pilgrim Building Corp
16-18 Franklin Ave
Pearl River, NY 10965

392489 68.20-1-22
Robert D Jablonski Family Trst
56 Van Houten Flds
West Nyack, NY 10994

✓ 392489 68.20-1-23
Robert D Jablonski Family Trst
66 Van Houten Fld
West Nyack, NY 10994

✓ 392489 68.20-1-33.1
The Bertussi Irrevocable Trust
64 Center St
Pearl River, NY 10965

392489 68.20-1-33.2
The Bertussi Irrevocable Trust
54 Center St
Pearl River, NY 10965

✓ 392489 68.20-2-1
Mila Realty Corp
126 Gate Ave
Montclair, NJ 07042

✓ 392489 68.20-2-2
Hamil Paul Corp
126 Gates Ave
Montclair, NJ 07042

392489 68.20-2-4
Pearl River Union Free
135 W Crooked Hill Rd
Pearl River, NY 10965

✓ 392489 68.20-2-81
Roger Grossman
36 Edwood Rd
Chatham, NJ 07928

✓ 392489 68.20-2-82
JLM Holdings Corp
30-34 Franklin Av
Pearl River, NY 10965

OCCUPANCY ANALYSIS - A2 - BAR / TAVERN

TABLE 1004.5
AREA PER OCCUPANT

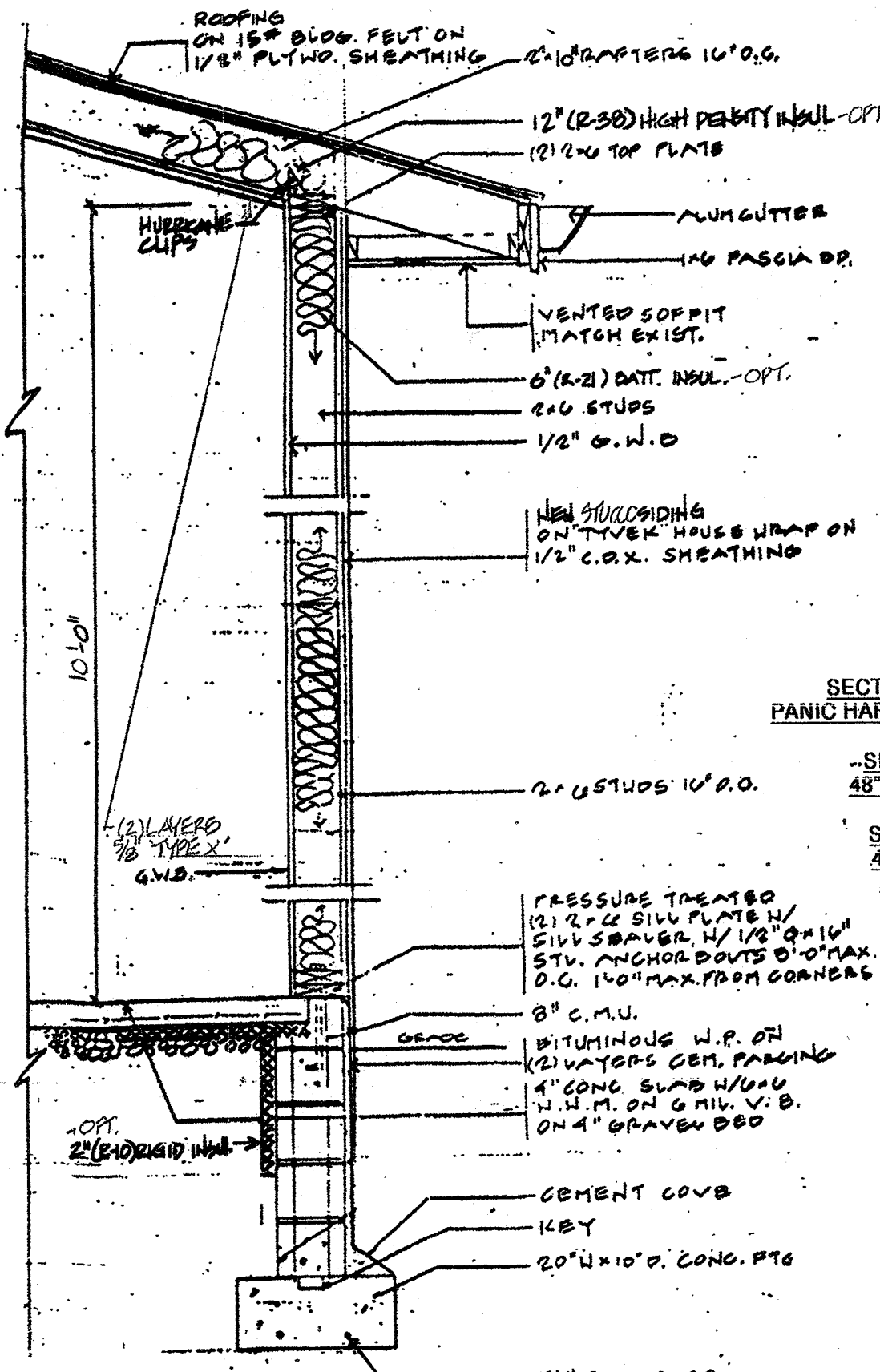
AREA TYPES	S.F./OCCUPANT	S.F. AREA	OCCUPANTS
EXISTING INDOOR BAR & DINING	15 (DINING) 7 (STANDING)	1516 (DINING) 85 (STANDING)	102 13
ENLARGED OUTDOOR DINING	15	1800	120
EXISTING OUTDOOR BAR	15	125	9
EXISTING INDOOR KITCHEN		156	1
NEW OUTDOOR PIZZA KITCHEN		195	1

246 TOTAL OCCUPANTS

PLUMBING FIXTURE ANALYSIS

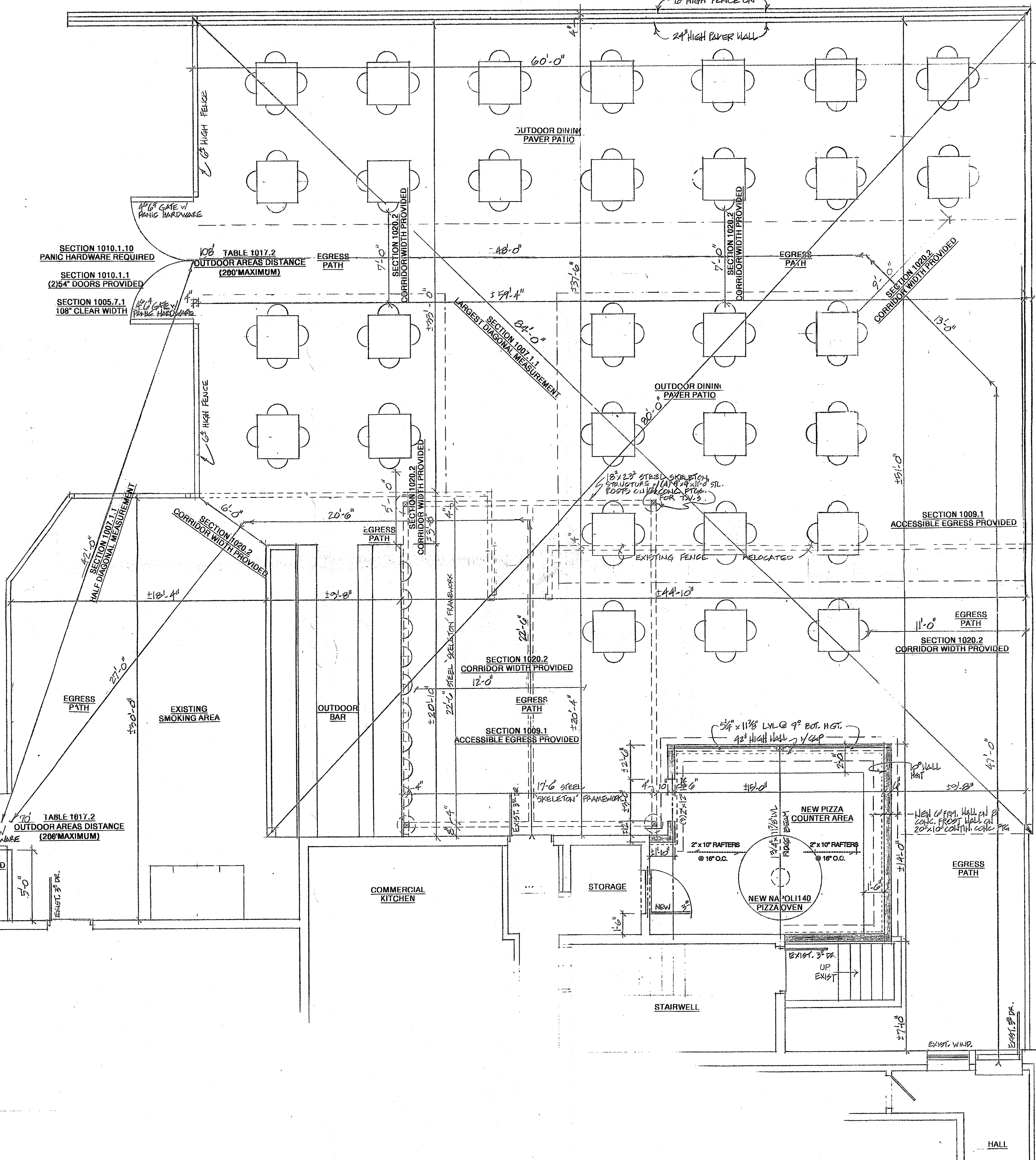
FIXTURES	FIXTURE / OCCUPANTS	REQUIRED	PROVIDED
MALE TOILETS	1 PER 40	4 (123/40)	4
FEMALE TOILETS	1 PER 40	4 (123/40)	5
MALE LAVATORIES	1 PER 75	2 (123/75)	2
FEMALE LAVATORIES	1 PER 75	2 (123/75)	3

123 MALE OCCUPANTS & 123 FEMALE OCCUPANTS



MAIN FLOOR PLAN

SECTION 1006.3.2 4 EXITS PROVIDED SECTION 1028 EXIT THROUGH EXTERIOR



GENERAL NOTES

1. ALL WORK PERFORMED SHALL COMPLY WITH THE BUILDING AND ZONING ORDINANCES OF THE TOWN OF ORANGETOWN AND THE N.Y.S. BUILDING AND ENERGY CODES.
2. ALL ELECTRICAL WORK PERFORMED SHALL BE APPROVED BY THE NATIONAL BOARD OF FIRE UNDERWRITERS AND LOCAL UTILITY COMPANIES.
3. ALL PLUMBING WORK AND SEWER/HOOKUP AND/OR SEPTIC SYSTEMS SHALL BE IN ACCORDANCE WITH LOCAL HEALTH DEPARTMENT REQUIREMENTS AND SHALL BE SUBJECT TO THE APPROVAL OF THE PLUMBING INSPECTOR.
4. CONTRACTOR OR ANY SUBCONTRACTOR DOING ANY WORK UNDER THIS CONTRACT SHALL CARRY LIABILITY AND PROPERTY DAMAGE INSURANCE AGAINST ACCIDENTS OF ALL KINDS. A SMALL FURNING OWNER WITH CERTIFICATE OF INSURANCE.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL DIMENSIONS ON THESE PLANS AGAINST FIELD CONDITIONS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE ARCHITECT. ALL DIMENSIONS AND LOCATIONS AS INDICATED ON THE DRAWINGS SHALL BE CONSIDERED AS REASONABLY CORRECT BUT IT SHALL BE UNDERSTOOD THAT THEY ARE SUBJECT TO MODIFICATION AS MAY BE NECESSARY OR DESIRABLE AT THE TIME OF INSTALLATION TO MEET ANY UNFORESEEN OR OTHER CONDITION.
6. ARCHITECT AND RELATED CONSULTANTS HAVE NOT BEEN RETAINED FOR CONSTRUCTION INSPECTION SERVICES OR FOR APPROVAL OF SHOP DRAWINGS. ARCHITECT IS ONLY RESPONSIBLE FOR THESE WORKING DRAWINGS AND THEIR RELATED SPECIFICATIONS. ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY EXISTING STRUCTURE OR ANY UNFORESEEN PROBLEMS PRIOR TO NEW CONSTRUCTION. ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY NEW CONSTRUCTION AND/OR DEMOLITION OPERATIONS AND METHODS.
7. ALL FOOTINGS TO REST ON VIRGIN SOIL HAVING A MINIMUM BEARING CAPACITY OF 15 TONS PER SF OF MINIMUM BELOW THE FINISHED GRADE.
8. EARTH UNDER CONCRETE SLAB SHALL BE THOROUGHLY COMPACTED AND CLEANED (DEBRIS, WATER AND OTHER MATTER). THE SUB-GRADE SHALL BE BROUGHT TO A TRUE PLAN AND COMPACTED TO SOLID BEARING.
9. ALL POURED CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AFTER 28 DAYS.
10. BACKFILL AGAINST POURED CONCRETE WALLS SHALL BE A MAXIMUM OF 7\"/>

CHAPTER 10 EGRESS ANALYSIS - A2 BAR / TAVERN

CODE SECTION	DESCRIPTION	REQUIRED	PROVIDED
TABLE 1004.5	MAX. FLOOR AREA PER OCCUPANT	15 SF/OCCUPANT	246 TOTAL OCCUPANTS
1005.3.2	EGRESS CAPACITY	246 X .2 = 49.2"	48" & 54"
1005.5	LOSS OF 1 EXIT	50% OF REQUIRED CAPACITY (WIDTH)	48" OR 54"
TABLE 1006.3.2	MIN. NUMBER OF EXITS PER STORY	1-500 OCC. = 2	4
1007.1.1	DISTANCE BETWEEN EXITS	HALF LARGEST DIAGONAL, 84'	42'
TABLE 1017.2	2 EXIT ACCESS TRAVEL DISTANCE	200' MAX. NON-SPRINKLERED	189'
TABLE 1020.2	MINIMUM CORRIDOR WIDTH	44"	60"

1028: OUTDOOR EXIT DISCHARGE SHALL NOT RE-ENTER BUILDING

STATE OF NEW YORK ADOPTED CODES AND STANDARDS

- INTERNATIONAL BUILDING CODE - NY EDITION, 2020
- NATIONAL ELECTRIC CODE, 2020
- NATIONAL STANDARD PLUMBING CODE, 2020
- INTERNATIONAL MECHANICAL CODE, 2020
- INTERNATIONAL FUEL GAS CODE, 2020

**T.F. NOONAN'S RESTAURANT
OUTDOOR DINING EXPANSION**

**16 E. CENTRAL AVENUE
PEARL RIVER, NEW YORK**

One plan for both Denials accepted by Building Dept.

JUL 6 2022
Town of Orangetown

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

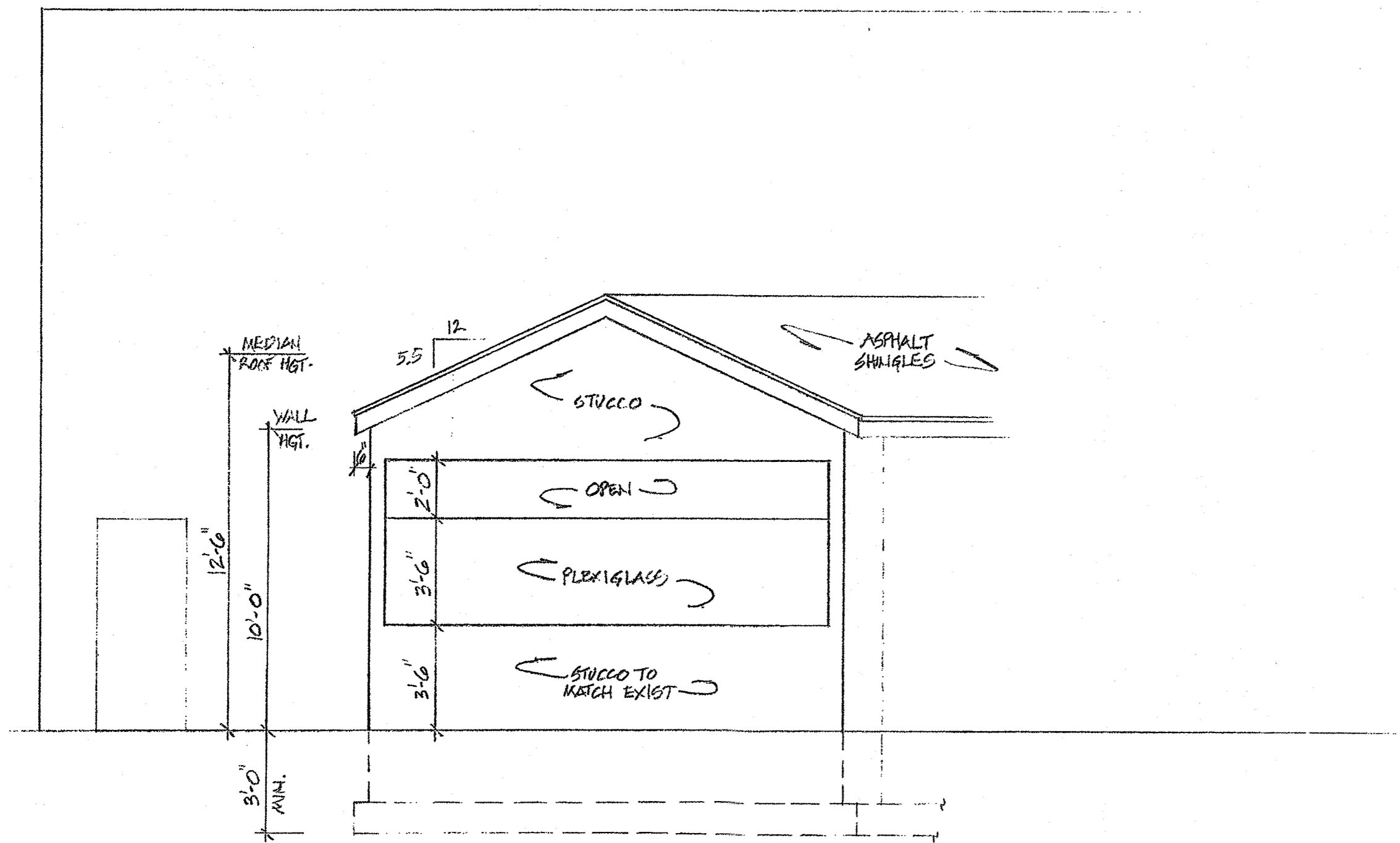


**HARRY J. GOLDSTEIN
ARCHITECT**
DESIGN & DEVELOPMENT

4 REGINA ROAD
MONSIEUR, NEW YORK 10952
(845) 356-7942 (914) 393-5747

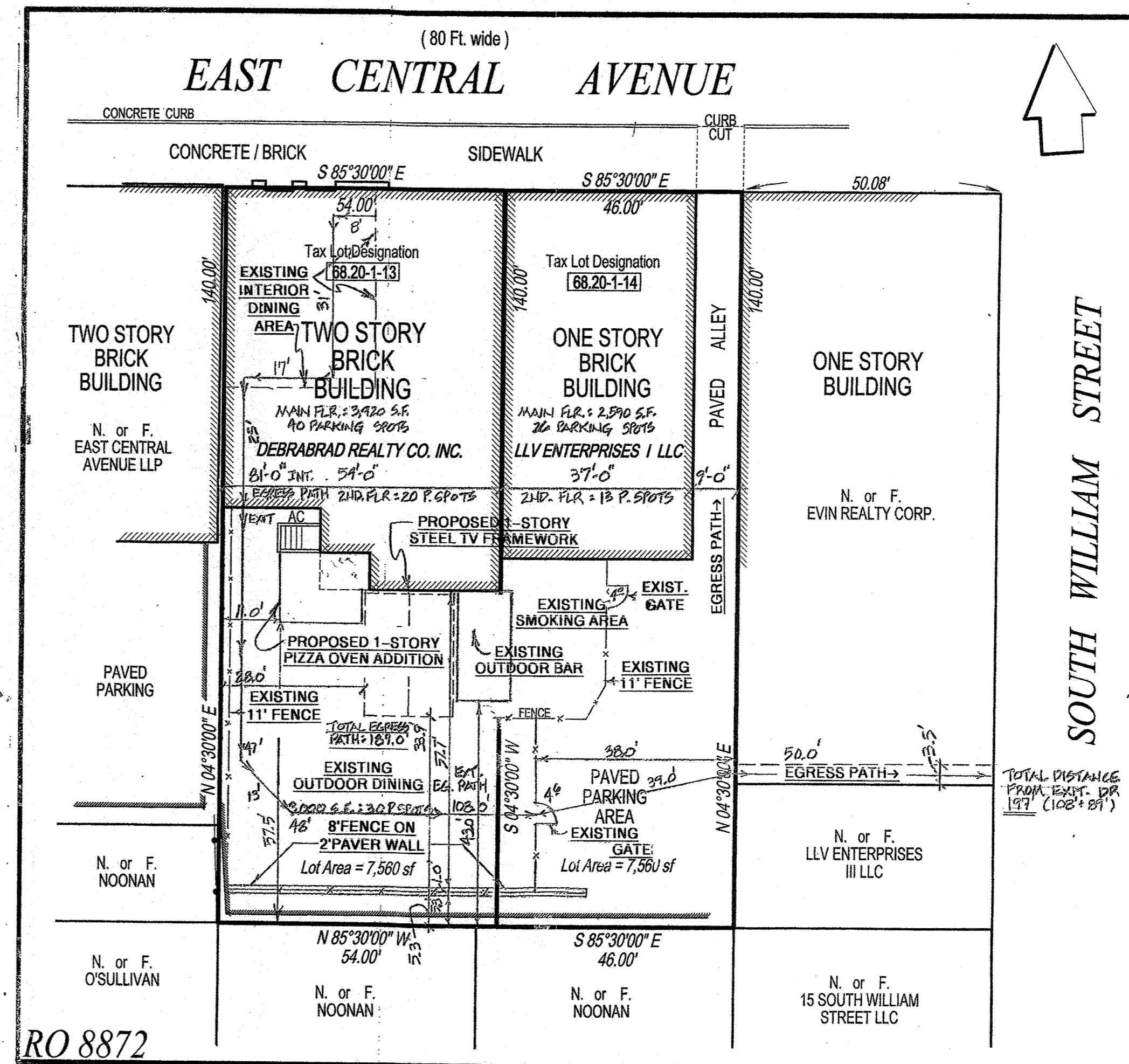
REVISIONS: 05/18/22, 04/29/22, 3/24/22, 3/14/22, 1/30/21, 1/15/21, 1/15/21, 1/15/21

PROJECT #10318
APRIL 15, 2021
1 OF 2



REAR ELEVATION

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



RO 8872

Land Survey
For
T.F. Noonan's
Pearl River
Town of Orangetown Rockland County, NY
Scale: 1" = 20'
Area = 0.34 Ac.
July 16, 2019

Tax Lot Desig.: Sect. 68.20 Block 1 Lot's 13 & 14

Reference: map entitled "COMMISSIONERS MAP OF THE ESTATE OF JULIUS BRAUNSDORF", Filed in the Rockland County Clerks Office March 26, 1894 in book 34 page 762 as map # 943. (Being Lot # 2 and Lot # 3).

Certified to:
* LVV Enterprises I LLC
* Debrabrad Realty Co. Inc.

Certifications indicated hereon signify that this survey was prepared in accordance with the existing code of practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certification shall run only to the person for whom the survey is prepared, and on behalf to the title company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners.

PARKING REQUIREMENTS:
128 TOTAL SPOTS

Robert E. Sorace, PLS
135 South Main Street
New City, NY 10956
845-638-1498
Lic. 49162

Permit Type : Exterior Changes Comm Certificate # : 49351
Completion Date : 06/03/2020

Location of Property : 14-16 E Central Ave
Sec - Blk - Lot : 68.20-1-13

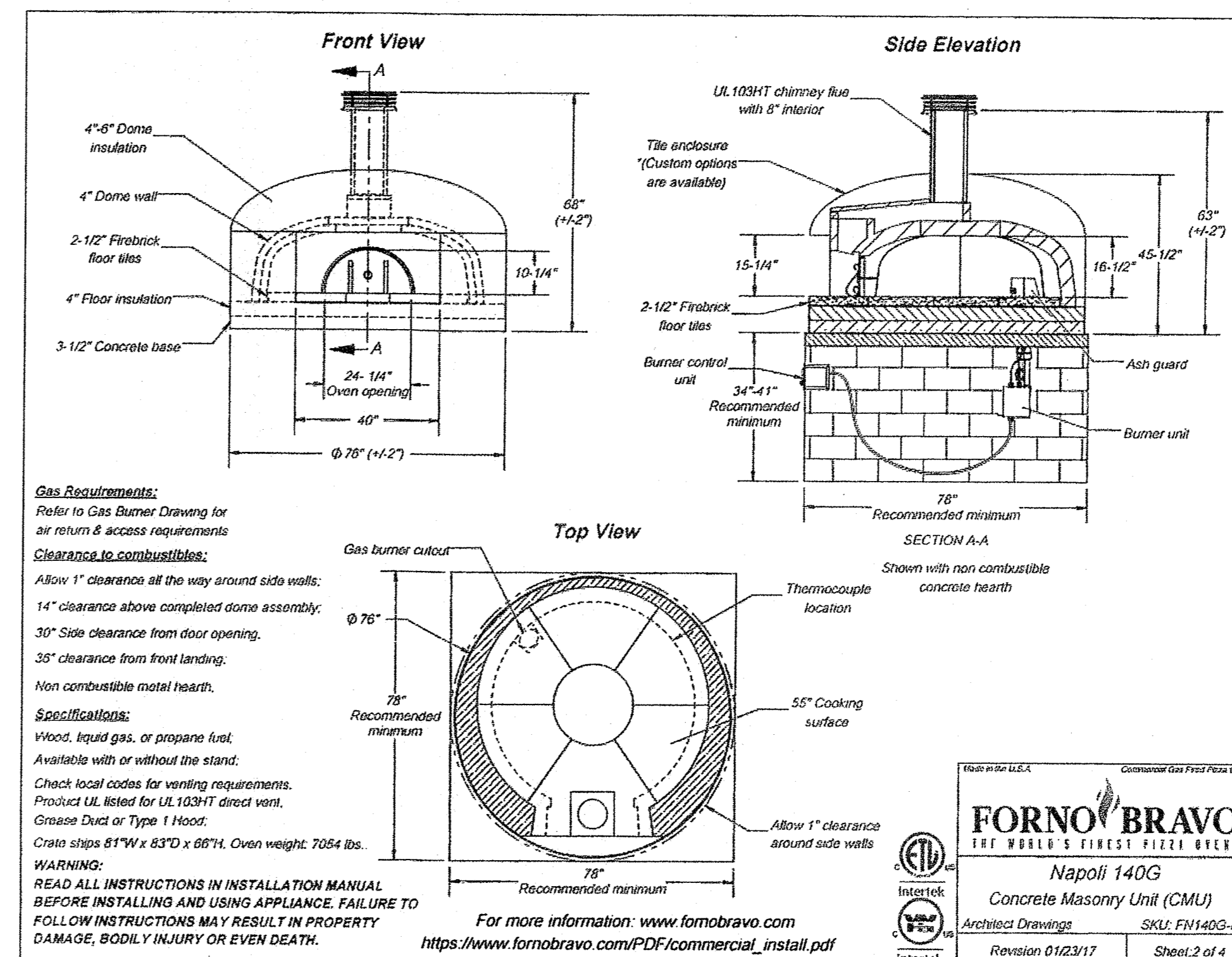
Owner of Property : D & B Enterprises No 2
Address of Owner : 4 Independence Ave

Construction Type : Exterior Changes Comm

THIS CERTIFIES THAT PERMISSION is hereby granted for the OCCUPANCY of the premises herein described, situated on the above mentioned premises for the purposes specified as follows.

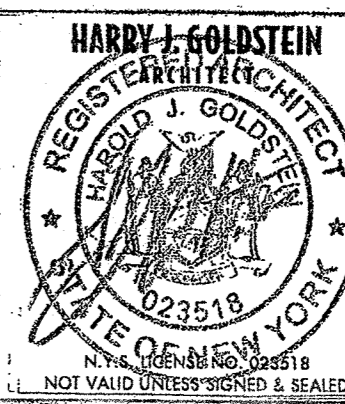
Use and designation for the structure or land and nature of work for which this C.O. is issued :
LESSEE: LARRY VERGINE (NOONAN'S PUB)
Legalize bar in rear outdoor patio area ZBA #20-17.

Director, OBZPAE



PIZZA OVEN SPECS.

T.F. NOONAN'S RESTAURANT
OUTDOOR DINING EXPANSION
16 E. CENTRAL AVENUE
PEARL RIVER, NEW YORK



HARRY J. GOLDSTEIN
ARCHITECT
DESIGN & DEVELOPMENT

4 REGINA ROAD
MONSIEY, NEW YORK 10952
(914) 336-7942 (914) 393-5787

REVISIONS
05/18/22
04/29/22
3/14/22
10/30/21
PROJECT 210318
APRIL 15, 2021