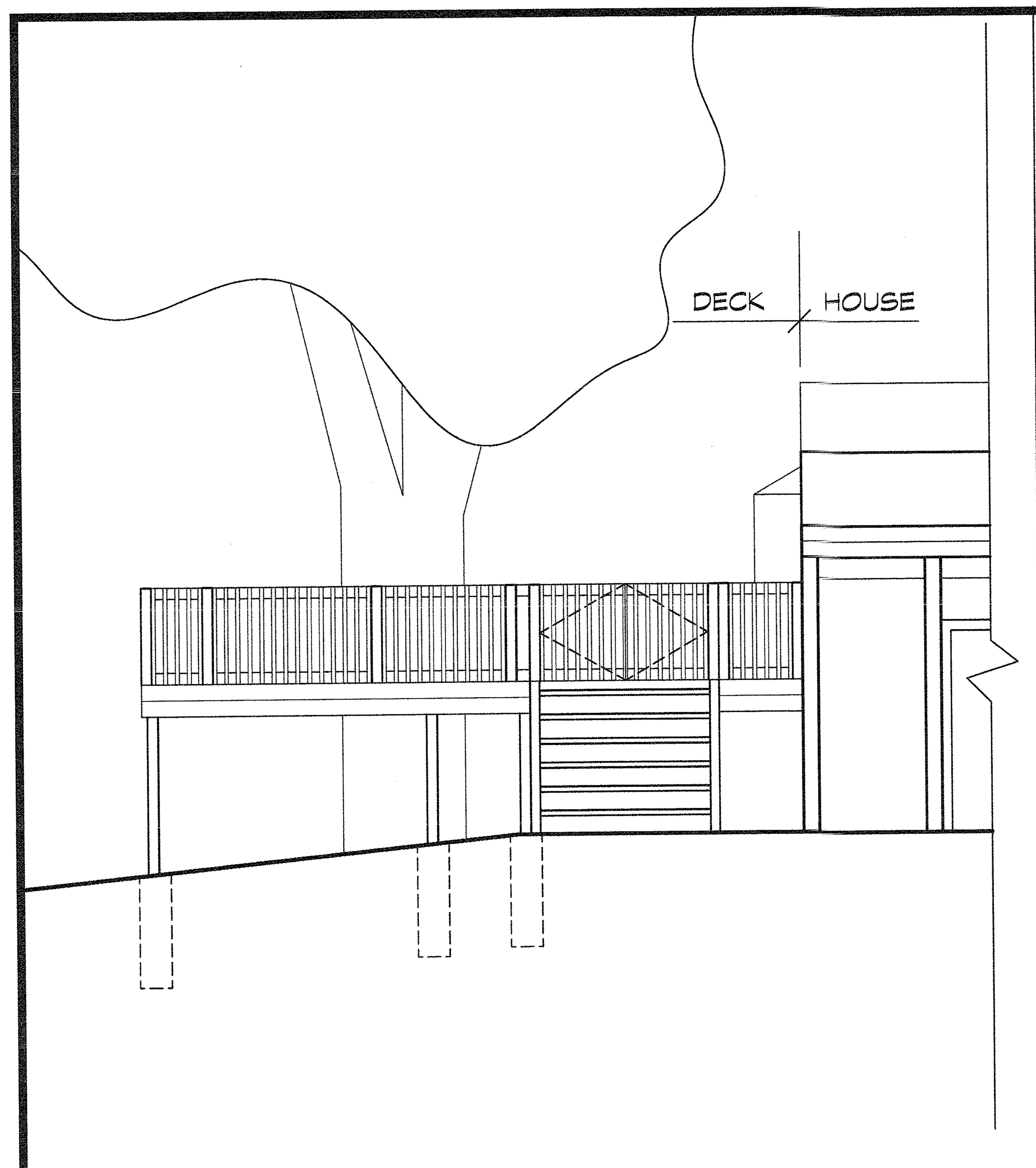
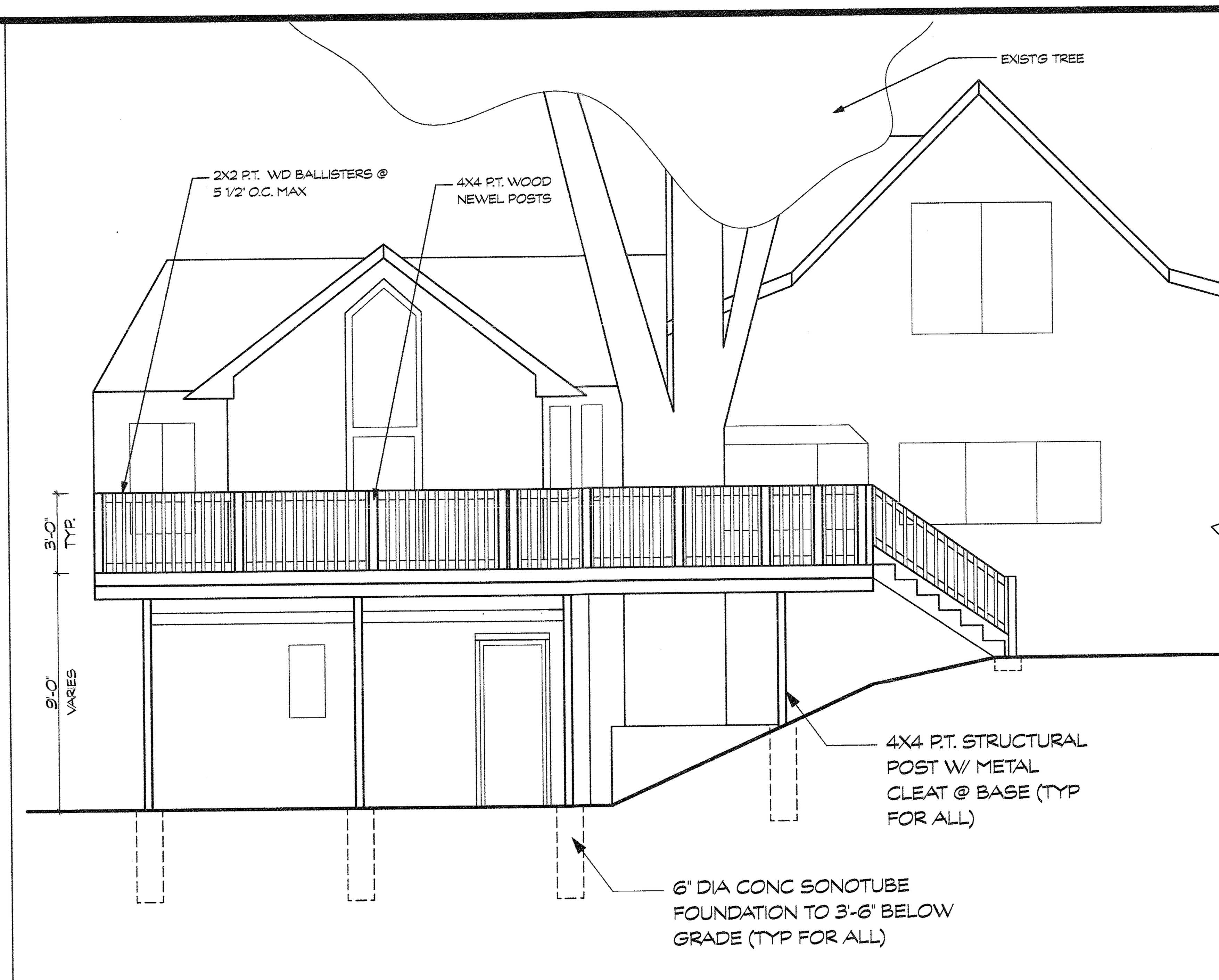
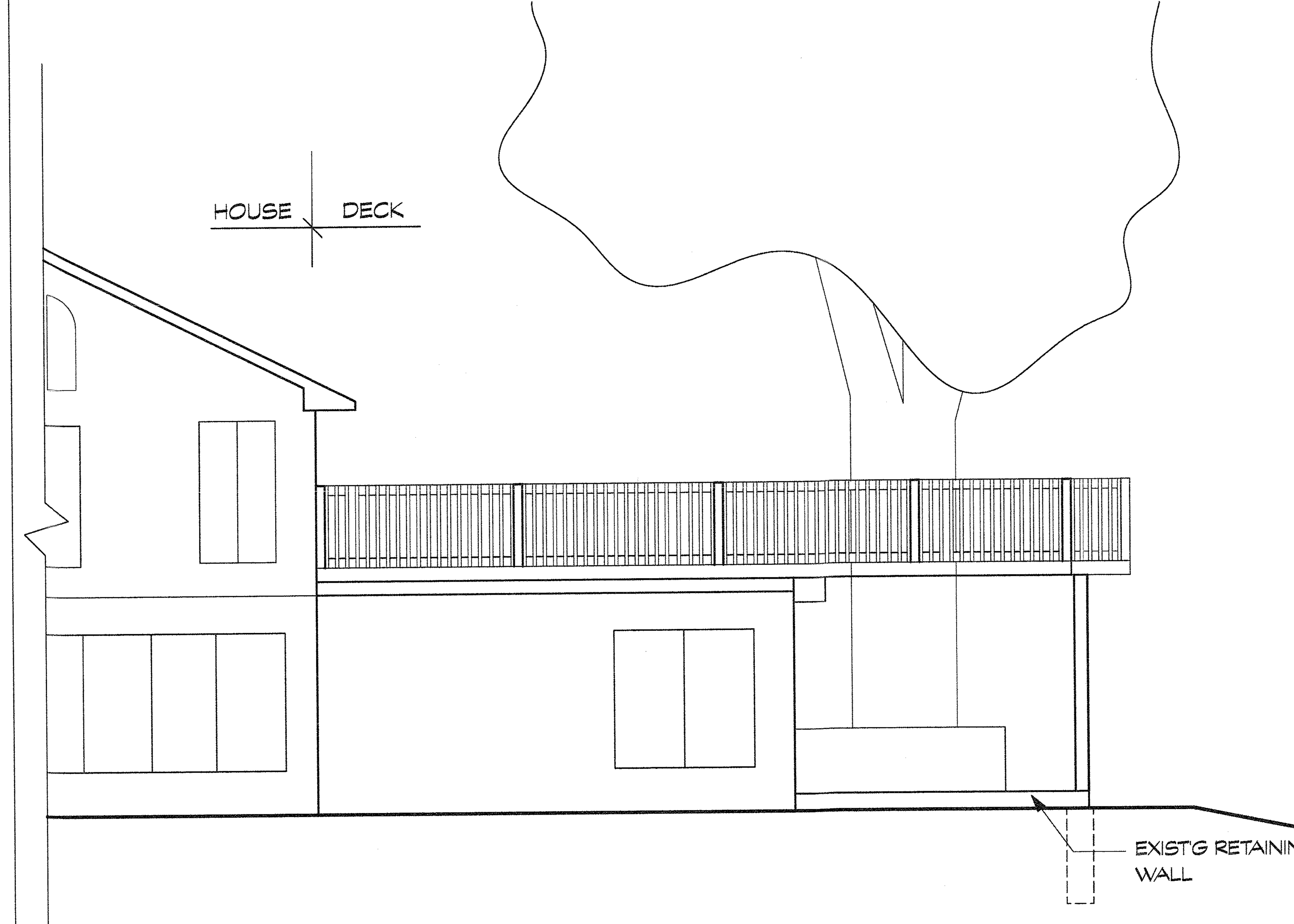


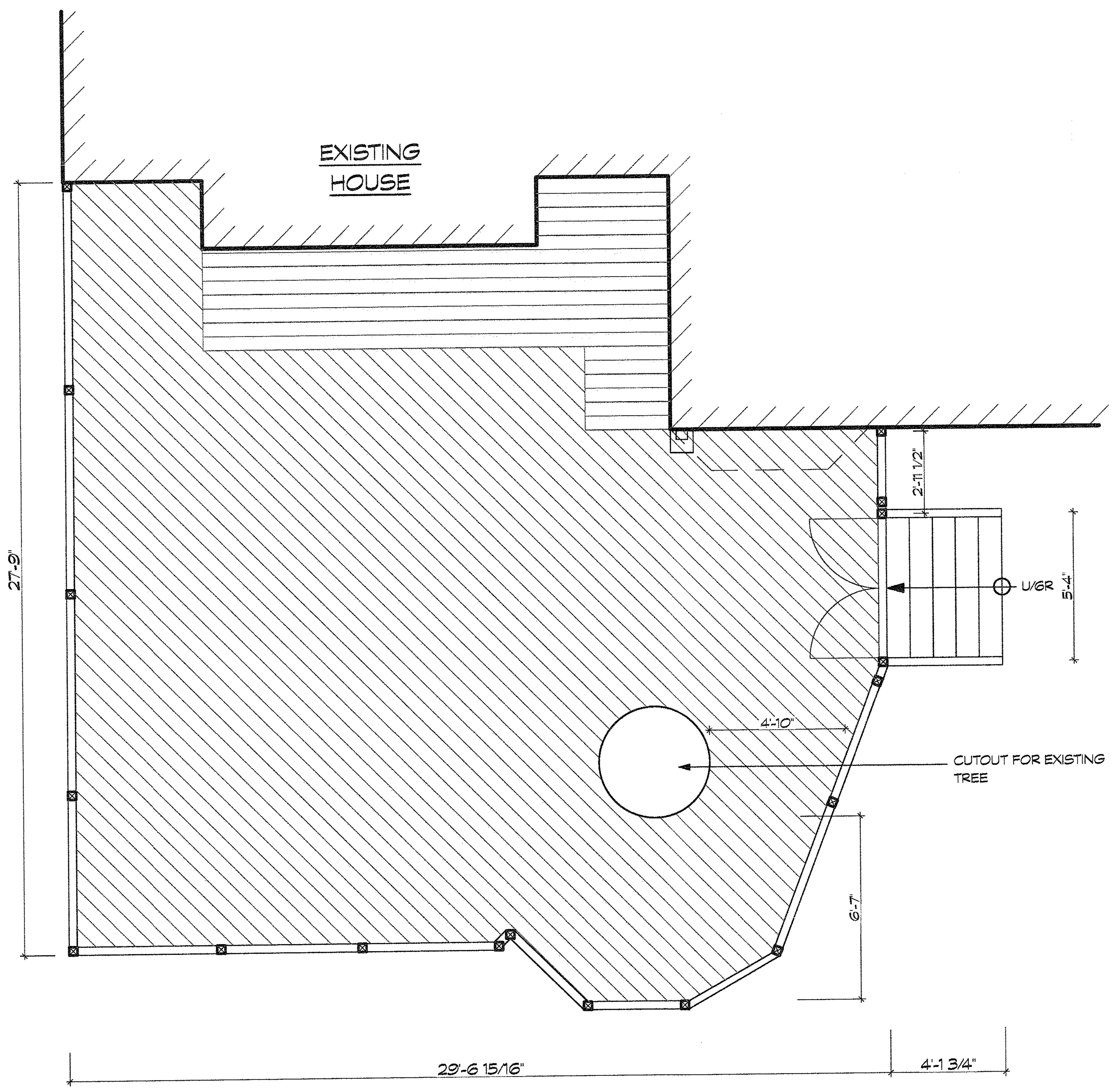
4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



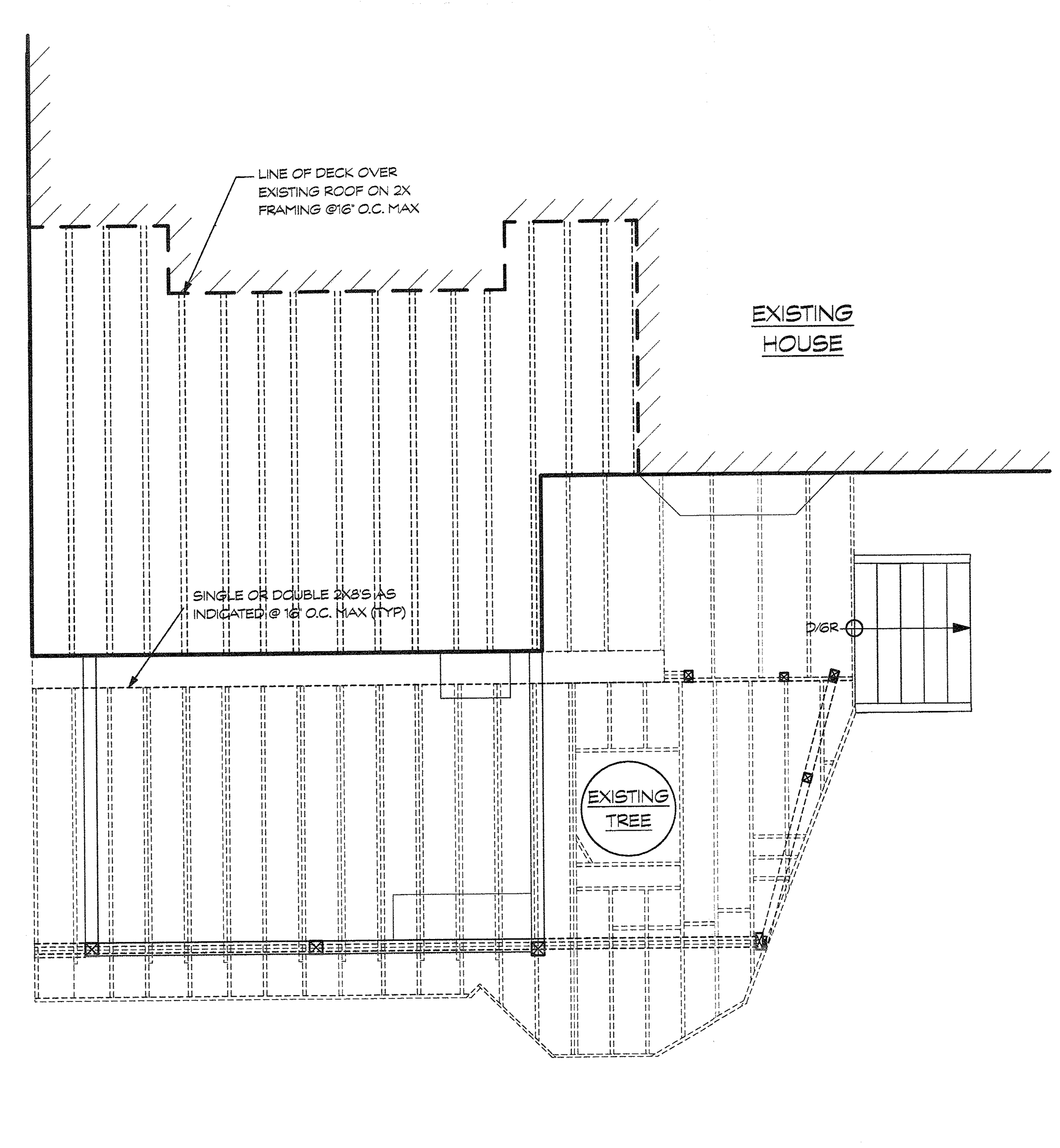
5 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



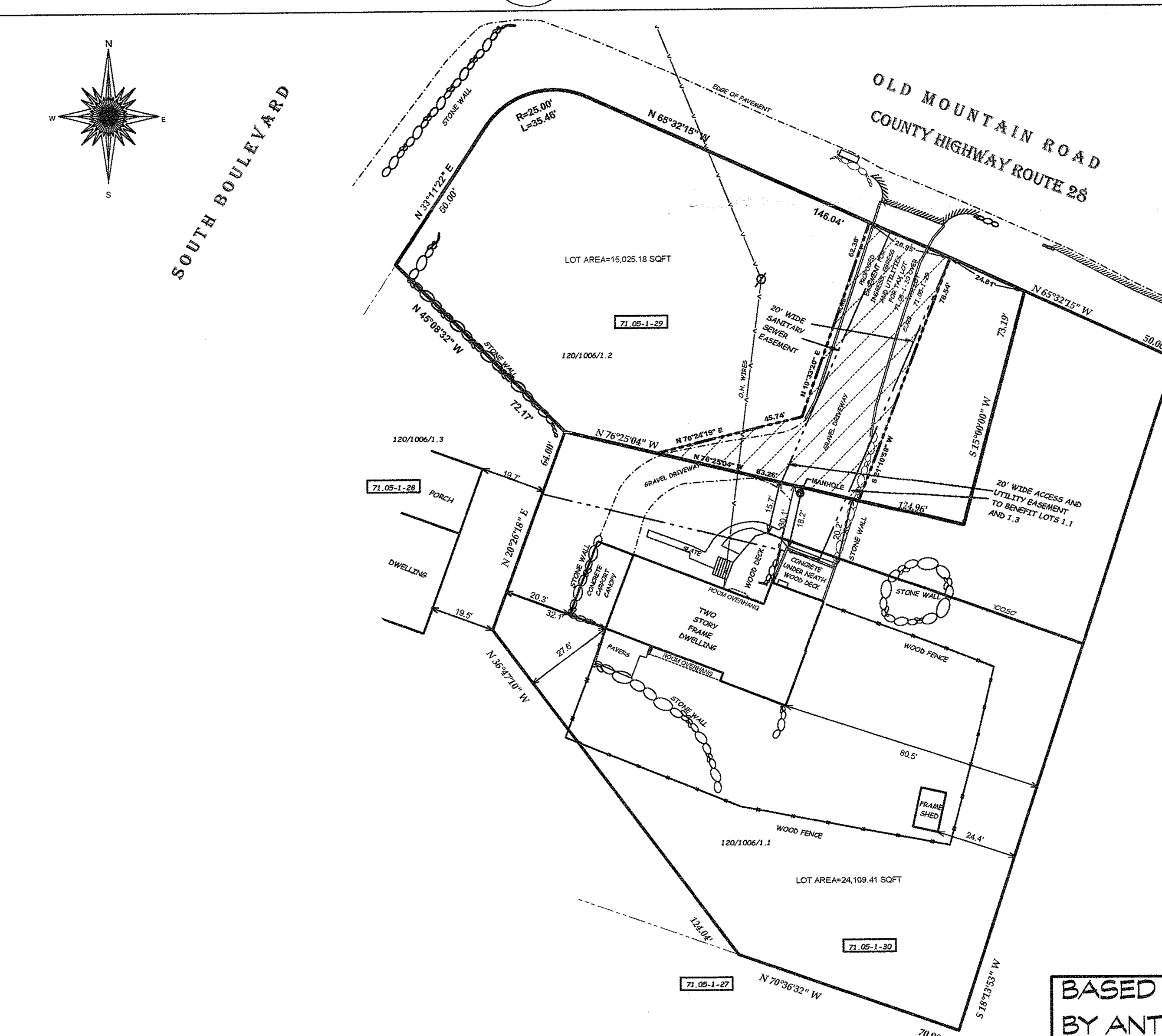
6 EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 STRUCTURAL PLAN
SCALE: 1/4" = 1'-0"



PLANNING BOARD
OCT 6 2022
Town Of Orangetown

BASED ON SURVEY PREPARED BY ANTHONY A. CELENTANO PLS DATED 4/1/20

1 PLOT PLAN
SCALE: 1" = 40'

ZONING ANALYSIS

Town of Orangetown Ch. 43/Att 13 Table of Bulk Requirements

Address **80 Old Mountain Road**
Upper Grandview NY 10983
Owner **Brian & Wendy Greaney**
Section/Block/Lot **71.05-1-30**
Zone **R-22**

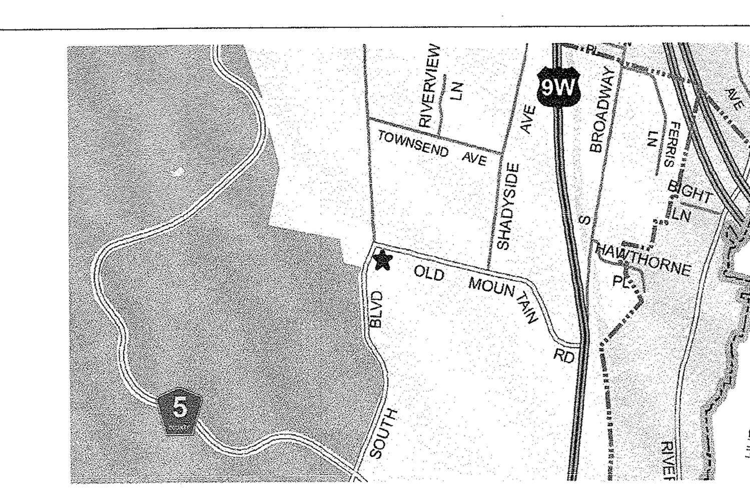
Group **I**
Current Use **Single-Family Residential**
Proposed Use **Single-Family Residential**
#/Stories **2.5**
Const Type **VB**
Occupancy Class **R-3**

PRINCIPAL BUILDING W/DECK

	REQUIRED / ALLOWABLE	EXISTING	PROPOSED
Maximum Floor Area Ratio	0.20	0.162	0.162
Minimum Lot Area	22,000 sf	24,109.41 sf	24,109.41 sf
Minimum Lot Width	125'	173.25'	173.25'
Minimum Street Frontage	75'	50' *	50' *
Required Front Yard	40'	15.7' *	15.7' *
Required Side Yard	25'	20.3' *	20.3' *
Total Side Yard	60'	100.8'	100.8'
Required Rear Yard	45'	27.6' *	27.6' *
Maximum Building Height	9'/1' = 11'-9"	19.0'	19.0'

* indicates existing nonconformity at house that is not impacted by this application for an existing wood deck

DECK SF SUMMARY:
Deck over Existing Roof (SF) 288.25
+ Freestanding Deck (SF) 443.00
= Total Deck (SF) 731.25



VICINITY MAP
N.T.S.

S&Co
Architecture + Design

41A No. Broadway | scoarch.com
Nyack NY 10960 T 845 353.1112

REGISTERED ARCHITECT ROBERT E. SILARSKI STATE OF NEW YORK 017748

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EXISTING DECK @ GREANEY RESIDENCE

80 OLD MOUNTAIN ROAD | GRANDVIEW NEW YORK

MARK	DATE	DESCRIPTION
	22.JUL.2022	ORANGETOWN
	07.JUN.2022	SURVEY

PLANS AND ELEVATIONS

SCALE AS NOTED

A-001

S&CO. # 2206