

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: 5/1/23

Please check all that apply:

<input type="checkbox"/> Commercial <input checked="" 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
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PERMIT#: BLDR-3141-23
ASSIGNED
INSPECTOR: Ken

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

Project Name: CONNOLLY RESIDENCES

Street Address: 70 EAST LEWIS AVE, PEARL RIVER

Tax Map Designation:

Section: 68.12 Block: 6 Lot(s): 6
 Section: _____ Block: _____ Lot(s): _____

Directional Location:

On the _____ side of SOUTHWEST CORNER, approximately _____ feet _____ of the intersection of EAST LEWIS/HOBBY, in the Town of ORANGETOWN in the hamlet/village of PEARL RIVER.

Acreage of Parcel <u>.25</u>	Zoning District <u>R-9</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 <u>VEOLA, NORTH AM.</u>	Sewer District <u>RCSD #1</u>

Project Description: (If additional space required, please attach a narrative summary.)
ADDITION TO FRONT PORCH & LIVING ROOM OF EXISTING SIVALE FAMILY RESIDENCES

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.
 Date: 4/19/23 Applicant's Signature: Denise Conolly
Elaine Conolly



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 NA

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.



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

REFERRAL TO THE ZONING BOARD OF APPEALS

Date: 4.27.23 Section: 68.12 Block: 6 Lot: 6

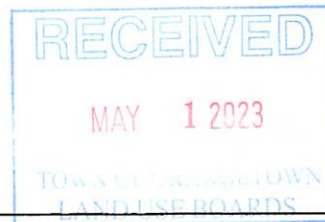
Applicant: Connolly

Address: 70 East Lewis, Pearl River, NY

RE: Application Made at: same

Referred For:

Chapter 43, Bulk Table 3.12, RG District
Column 1 RG District, Column 2 Group Q, Column 3 SFR, Column 8 Min Front Yard 25' with 21.1'
(Porch) and 22.1' (addition) proposed, Column 12 Max Height 20' (per Section 5.21(e)) with 22.83'
proposed.
ENC (Existing Non-Conforming) Lot Width 73.67'
Section 5.21 Undersized Lot applies
3 variances required

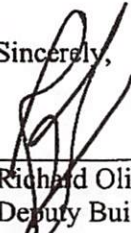


Comments: Front Yard Addition
Porch and Addition

Dear Connolly:

Please be advised that the Building Permit Application # p23-3141, which you submitted on 4.21.23, has been referred to the Town of Orangetown Zoning Board of Appeals. The Clerk to the Zoning Board of Appeals, Debbie Arbolino, can assist you in the preparation necessary to appear before the board. She can be reached at 845-359-8410 ext. 4331 or darbolino@orangetown.com.

Sincerely,


Richard Oliver
Deputy Building Inspector

4/27/23



4/27/23

Signature of Director
NOTE: PLEASE KEEP FOR YOUR RECORDS
1-30-2023

Date
CC: Liz DeCort
Debbie Arbolino

<u>VIS</u>	<u>PRINT KEY</u>	<u>NAME</u>	<u>ADDRESS</u>
2489	68.12-2-31	Diane Keeley	65 E Lewis Av,Pearl River, NY 10965
2489	68.12-2-32	Gary Wilson	59 E Lewis Av,Pearl River, NY 10965
2489	68.12-3-43	Joseph A Brancatelli	8 Evergreen La,Pearl River, NY 10965
2489	68.12-3-44	Brendar Devine	83 E Lewis Ave,Pearl River, NY 10965
2489	68.12-4-1	Paul B Kelly	82 E Lewis Av,Pearl River, NY 10965
2489	68.12-4-2	Gabriel Mc Carroll	88 E Lewis Ave,Pearl River, NY 10965
2489	68.12-4-50	James Howard	83 E George Av,Pearl River, NY 10965
2489	68.12-6-4	Jacqueline Aloe	58 E Lewis Av,Pearl River, NY 10965
2489	68.12-6-5	Stephen R Schwinn	64 E Lewis Av,Pearl River, NY 10965
2489	68.12-6-6	Dermot Connolly	70 E Lewis Ave,Pearl River, NY 10965
2489	68.12-6-7	Kevin M Lynch	73 E George Av,Pearl River, NY 10965
2489	68.12-6-8	Aidan Carragher	65 E George Ave,Pearl River, NY 10965
2489	68.12-6-9	Charles Murphy	59 E George Av,Pearl River, NY 10965



Connolly
70 East Lewis Avenue
Pearl River, New York 10965

April 13, 2023

Building Inspector
Town of Orangetown
20 Greenbush road
Orangeburg, New York 10962



Re:
Connolly Residence
70 East Lewis Avenue
Pearl River, New York 10965

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.

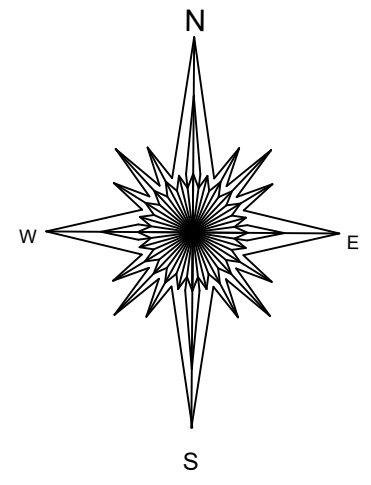
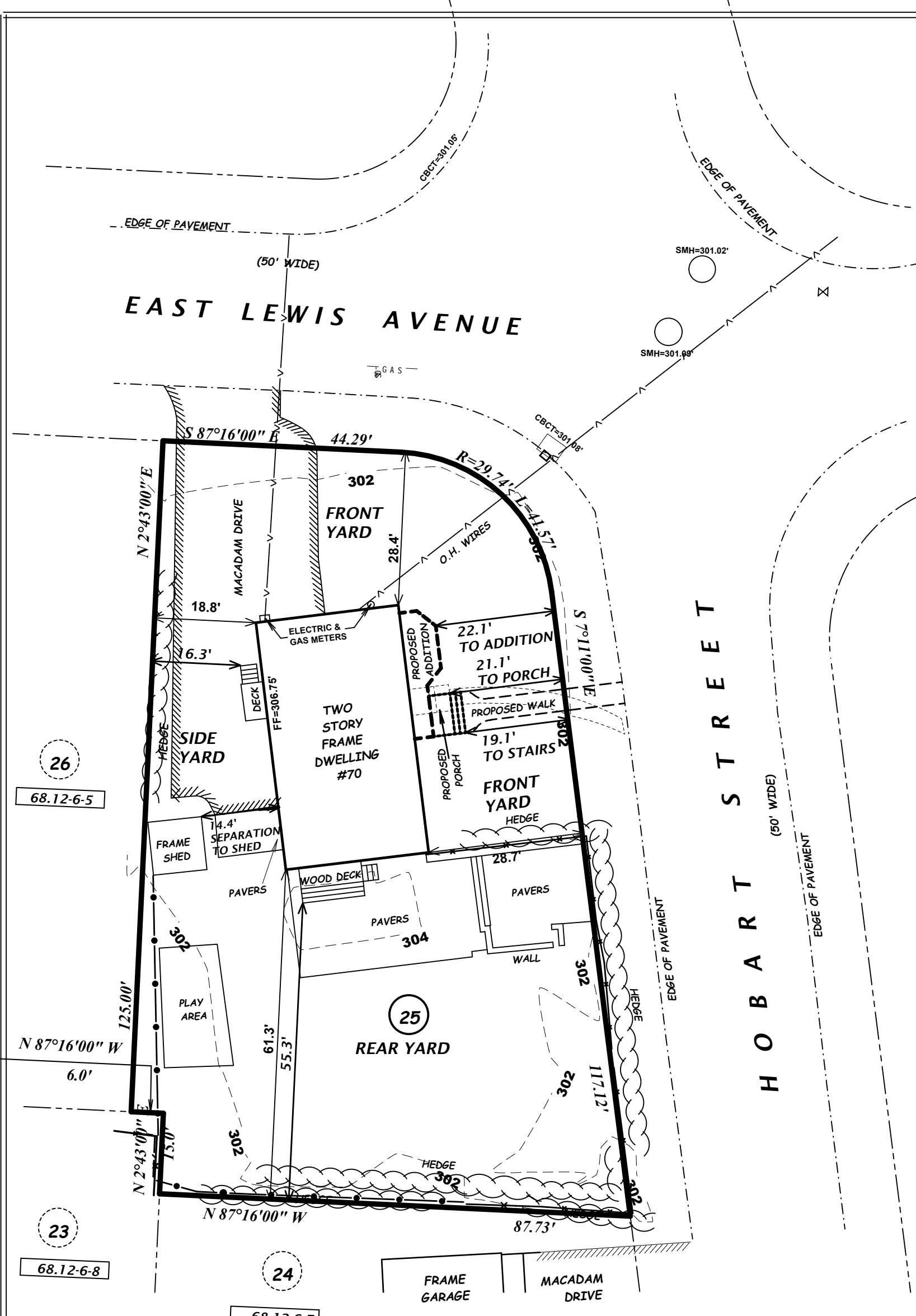
If you have any questions, please feel free to contact us.

Respectfully Yours,

Elain & Dermot Connolly





VICINITY MAP SCALE 1"=300'

- 1) ELECTRIC DISTRICT: ORANGE AND ROCKLAND
- 2) SEWER DISTRICT: RCSD#1
- 3) WATER DISTRICT: VEOLIA NORTH AMERICA, UNITED STATES
- 4) FIRE DISTRICT: PEARL RIVER
- 5) AMBULANCE DISTRICT: PEARL RIVER
- 6) POLICE DISTRICT: TOWN OF RAMAPO
- 7) SCHOOL DISTRICT: PEARL RIVER

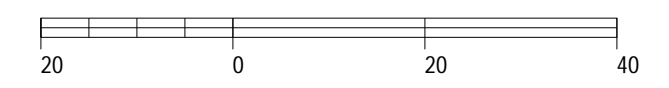
TAX MAP DESIGNATION: 68.12-6-6

PROPOSED
ADDITION
FOR
CONNOLLY

TOWN OF ORANGETOWN, ROCKLAND COUNTY

PEARL RIVER, NEW YORK

MARCH 21, 2023 SCALE: 1" = 20'



ANTHONY R. CELENTANO P.E.

31 ROSMAN ROAD
THIELLS, N.Y. 10984
845 429 5290 FAX 429 5974

Anthony R. Celentano LIC#76244
5671

BULK REQUIREMENTS ZONE RG SINGLE FAMILY DWELLING

GROUP	FLOOR AREA RATIO	MINIMUM LOT AREA	LOT WIDTH LEWIS	LOT WIDTH HOBART	STREET FRONTAGE	FRONT YARD LEWIS	FRONT YARD HOBART	SIDE YARD	TOTAL SIDE YARD	REAR YARD	MAXIMUM BUILDING HEIGHT
REQ'D	0.30	10,000 SF	75'	75'	50'	25'	25'	10'	30'	25'	20'
PROV.	0.229	11,195 SF	73.67**	142.10'	202.98'	28.4'	19.1*	16.3'	N/A	55.3'	22.83*

UNDERSIZE LOT SECTION 5.21(e)

*VARIANCE REQUIRED
**EXISTING CONDITION



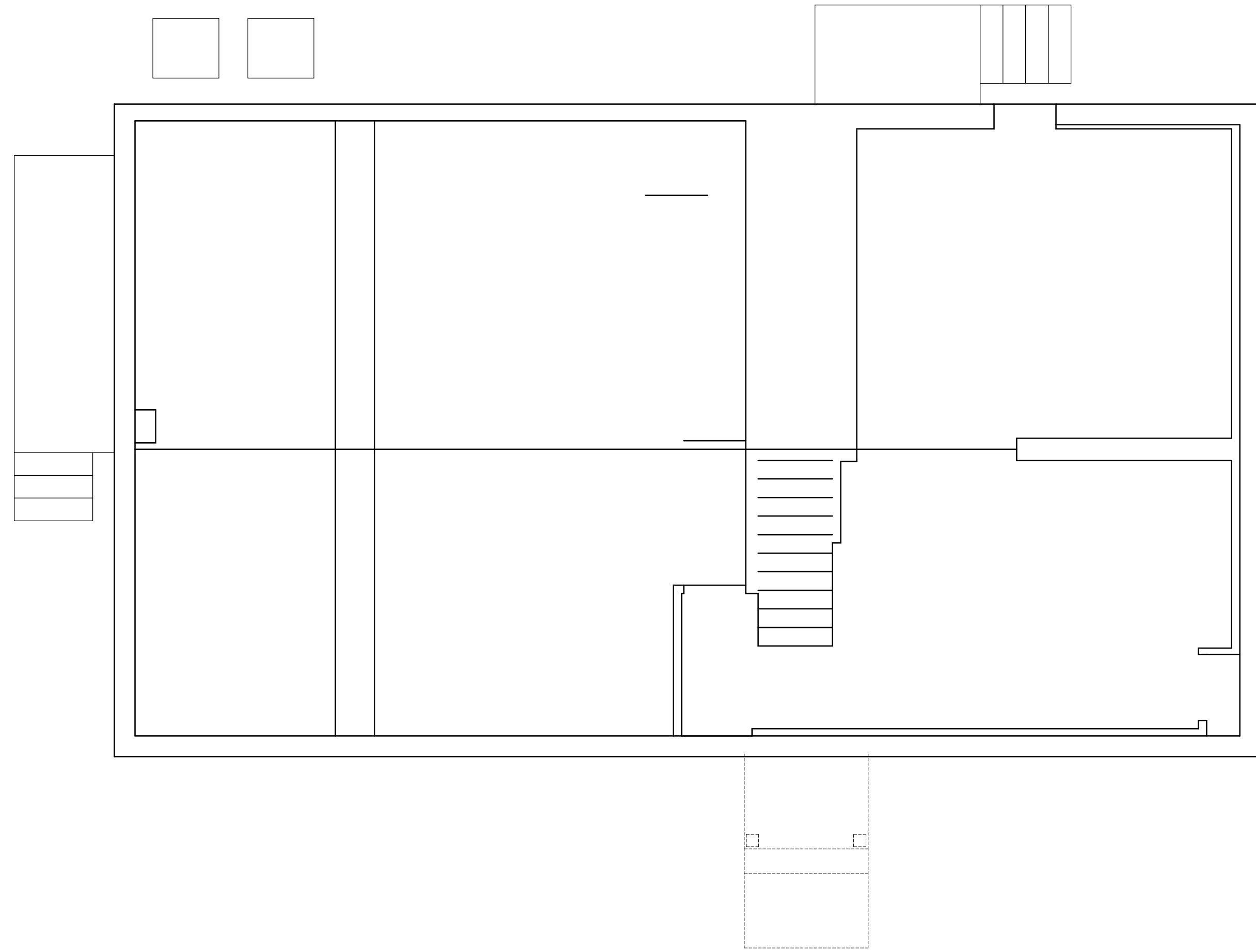
BEING LOT 25 ON A CERTAIN MAP ENTITLED "PEARL RIVER LAND CO. INC." FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP #2184 BOOK #53 PAGE #1550 ON 2/27/52.

LOT AREA=11,195 SQUARE FEET

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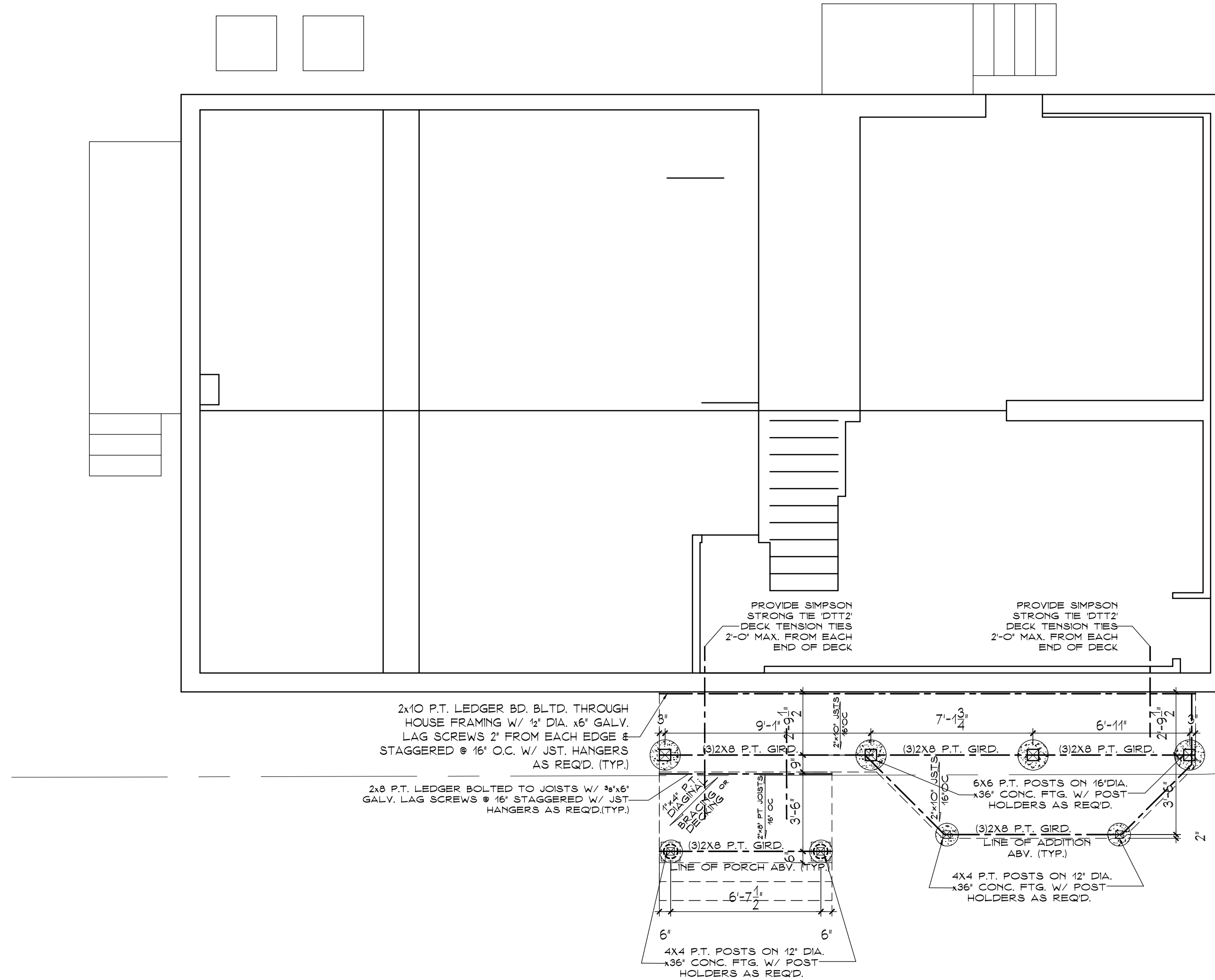
ISSUE FOR ZBA REVIEW ONLY- NOT FOR CONSTRUCTION

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



CELLAR/FOUNDATION DEMOLITION PLAN

SCALE:4'-1"=0'



CELLAR/FOUNDATION PLAN

SCALE:4'-1"=0'

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REVISION

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NJ License: 211016500
Post Office Box 271 Tomkins Cove, New York 10986
(845)429-4225 www.JPerkinsArchitect.com

DRAWING TITLE:
CELLAR/FOUNDATION FLOOR PLANS

PROPOSED ADDITIONS/ALTERATIONS FOR THE
CONNOLLY RESIDENCE
70 EAST LEWIS AVENUE
HAMLET OF PEARL RIVER
TOWN OF ORANGETOWN, NEW YORK

DATE:
FEBRUARY 21, 2023
FEBRUARY 28, 2023

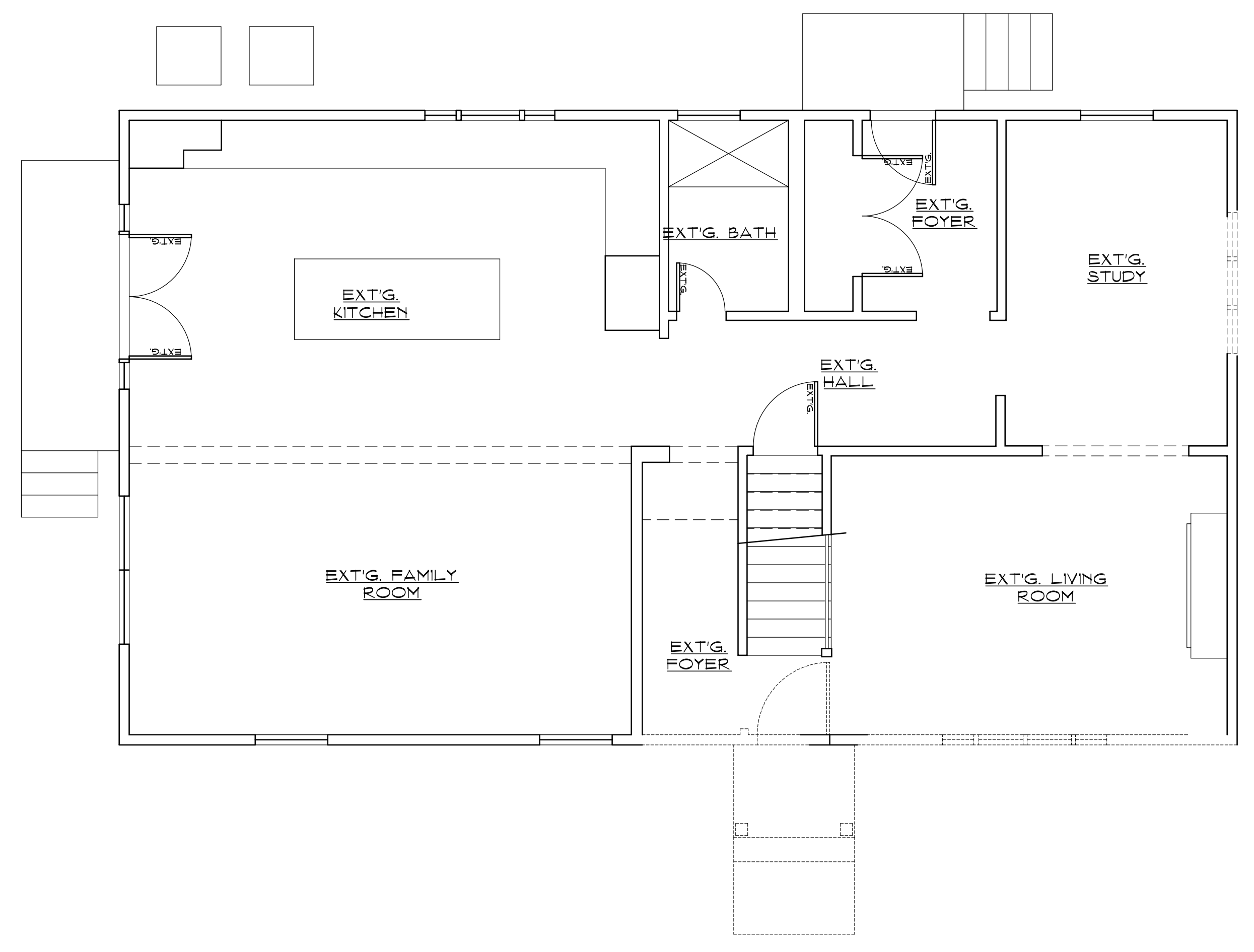
SHEET:
SKETCH
1 OF 4

PLANS VALID FOR PERMIT & CONSTRUCTION ONLY IF SIGNED AND SEALED

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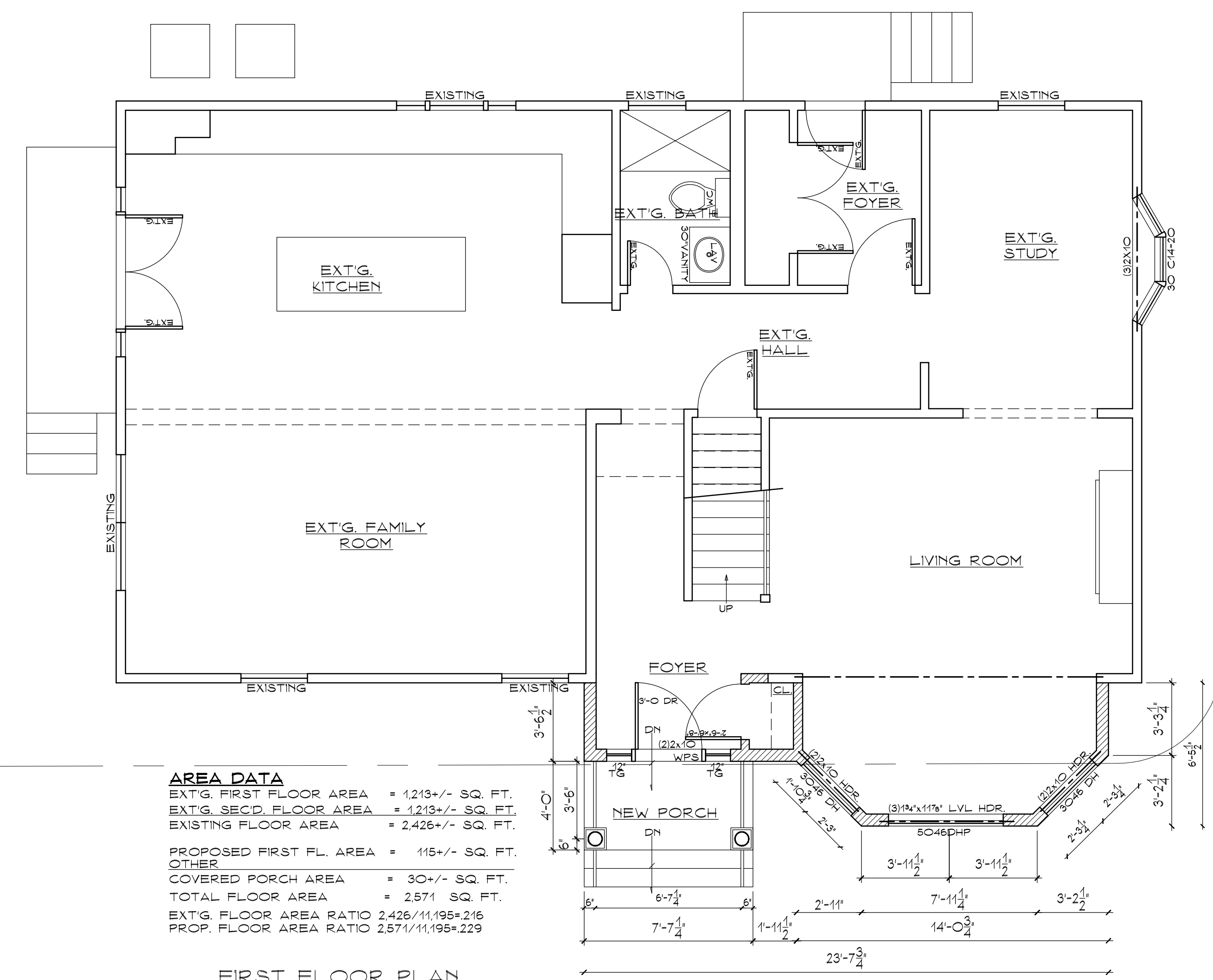
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FIRST FLOOR DEMOLITION PLAN

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



AREA DATA

EXT'G. FIRST FLOOR AREA	= 1,219 +/- SQ. FT.
EXT'G. SEC'D FLOOR AREA	= 1,219 +/- SQ. FT.
EXISTING FLOOR AREA	= 2,426 +/- SQ. FT.
PROPOSED FIRST FL. AREA	= 116 +/- SQ. FT.
OTHER	
COVERED PORCH AREA	= 30 +/- SQ. FT.
TOTAL FLOOR AREA	= 2,571 SQ. FT.
EXT'G. FLOOR AREA RATIO	2,426/11,195=216
PROP. FLOOR AREA RATIO	2,571/11,195=229

FIRST FLOOR PLAN

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

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FIRST FLOOR PLANS

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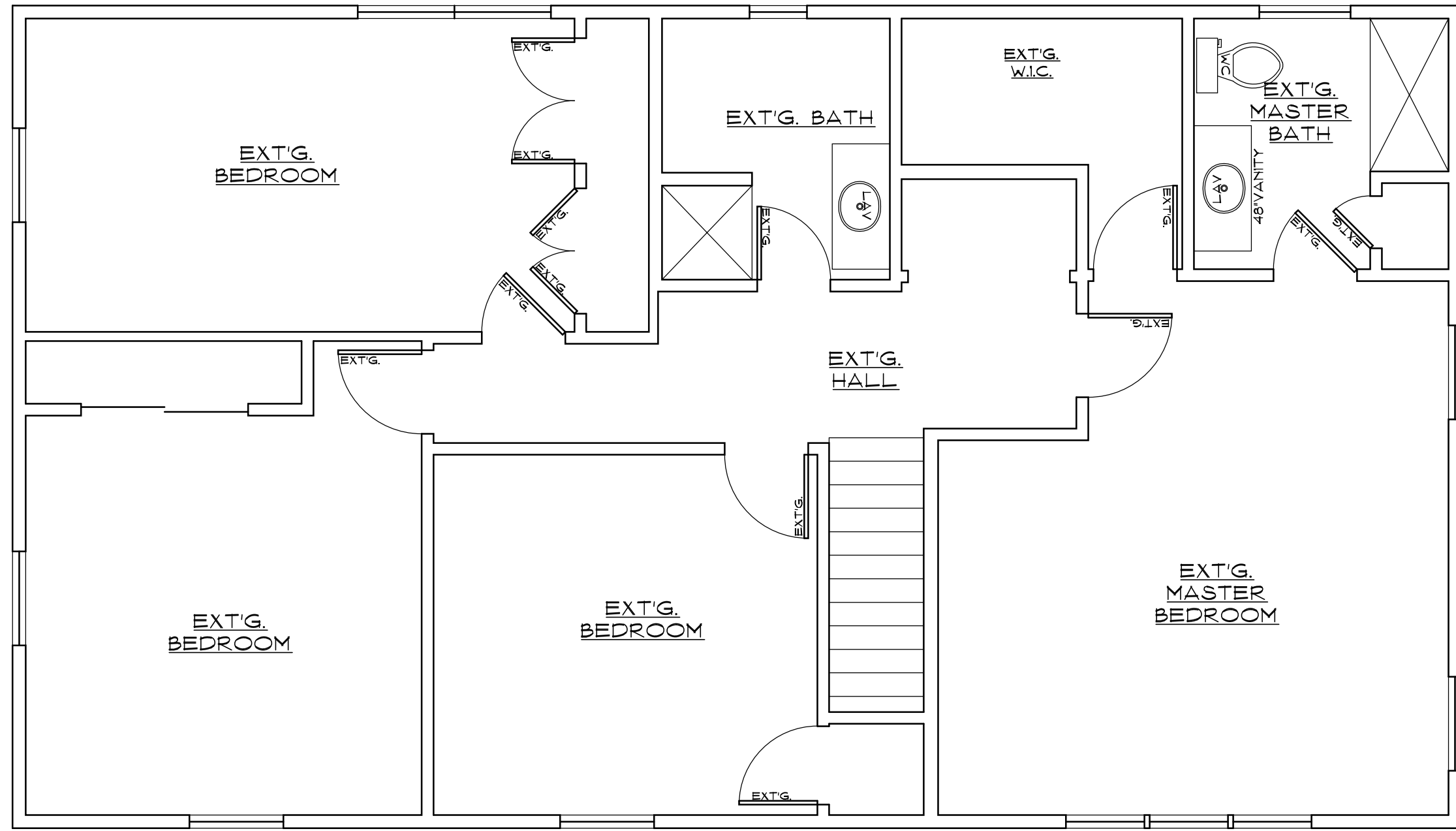
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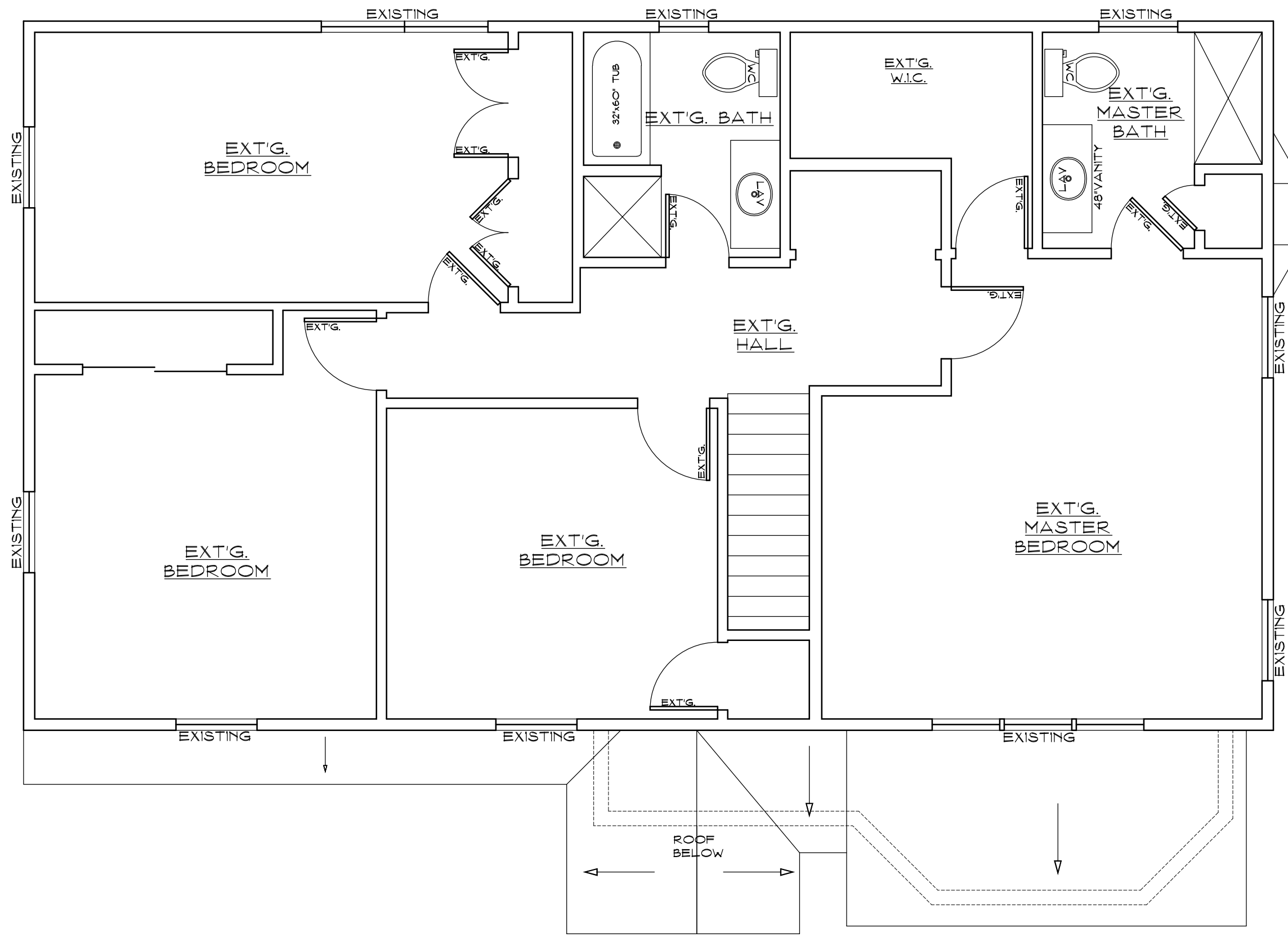
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SECOND FLOOR DEMOLITION PLAN

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



SECOND FLOOR PLAN

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

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SECOND FLOOR PLANS

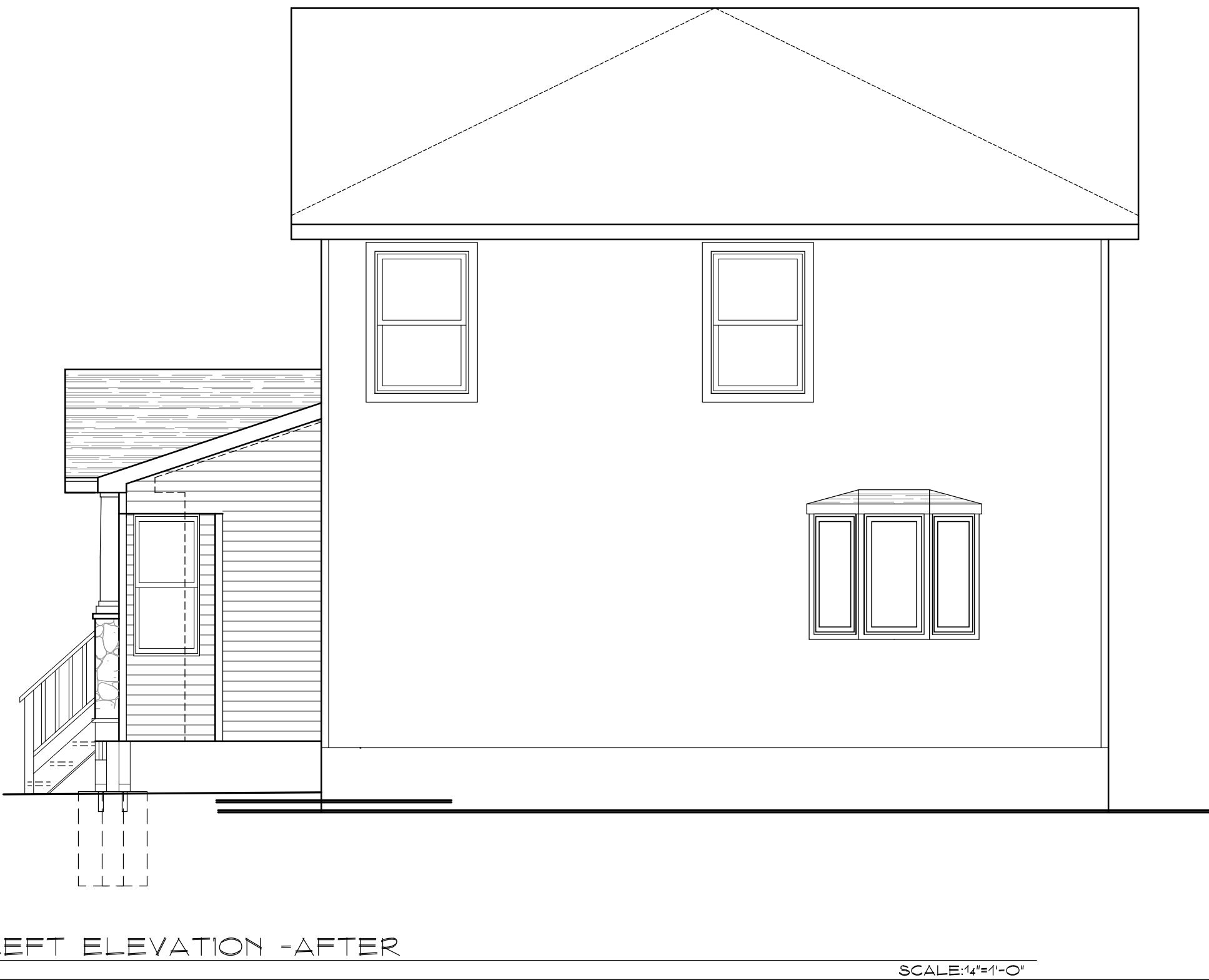
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LEFT ELEVATION -AFTER

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



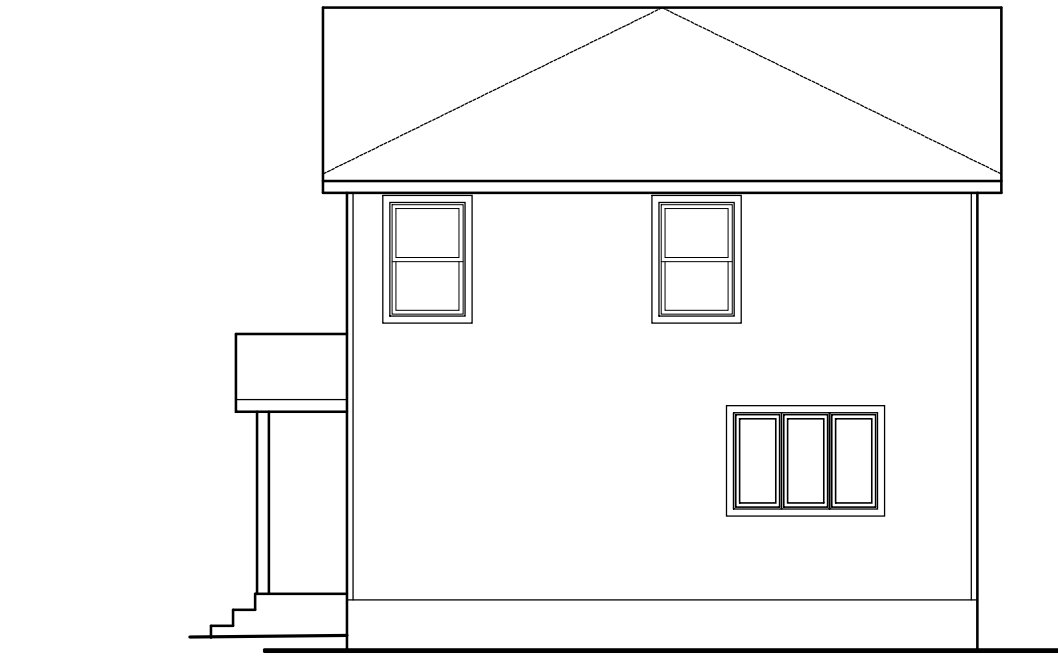
FRONT ELEVATION- BEFORE

SCALE:1/8"=1'-0"



FRONT ELEVATION -AFTER

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



RIGHT ELEVATION- BEFORE

SCALE:1/8"=1'-0"



RIGHT ELEVATION -AFTER

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



LEFT ELEVATION- BEFORE


SCALE:1/8"=1'-0"

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ELEVATIONS

PROPOSED ADDITIONS/ALTERATIONS
 FOR THE
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 TOWN OF ORANGETOWN, NEW YORK

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