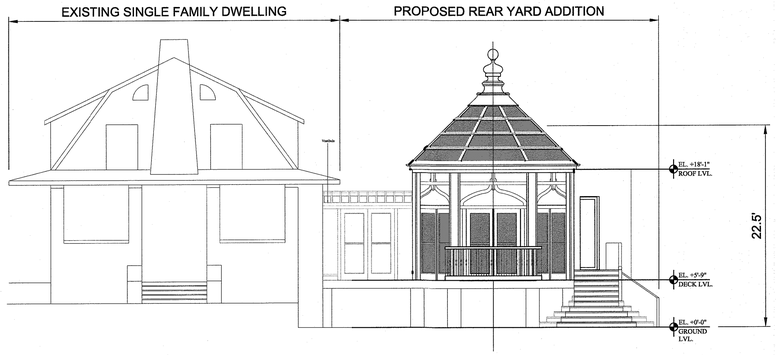
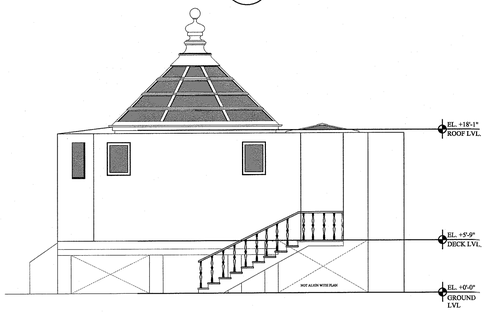
86 OLD MIDDLETOWN ROAD, PEARL RIVER NY

REAR YARD ADDITION - SINGLE FAMILY DWELLING

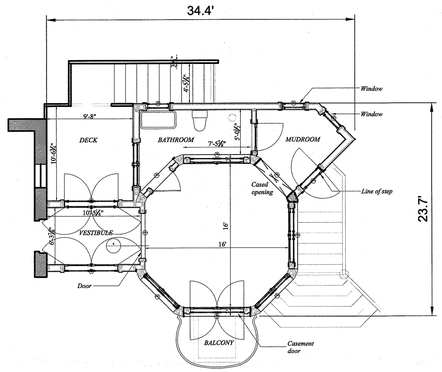
R15 ZONE - NO CHANGE TO USE OR OCCUPANCY TYPE



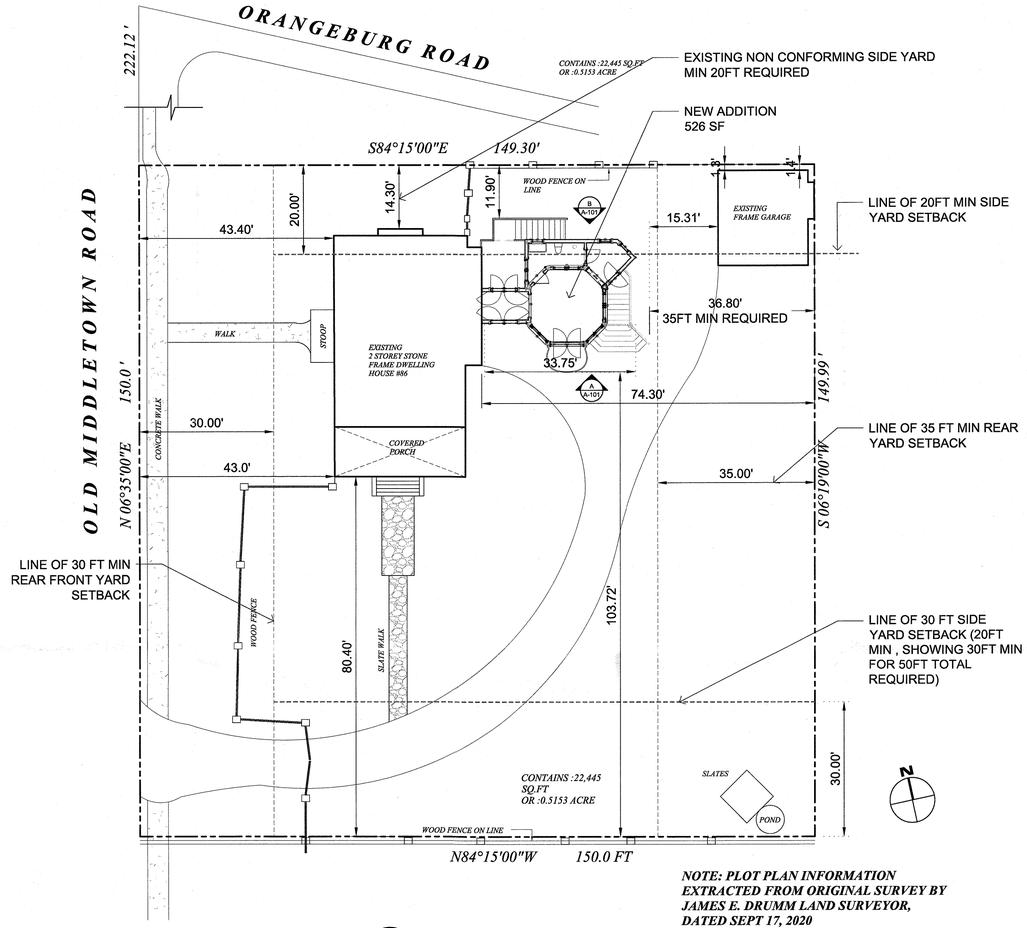
A / A-101 ELEVATION - A
1/8" = 1'-0"



B / A-101 ELEVATION - B
1/8" = 1'-0"



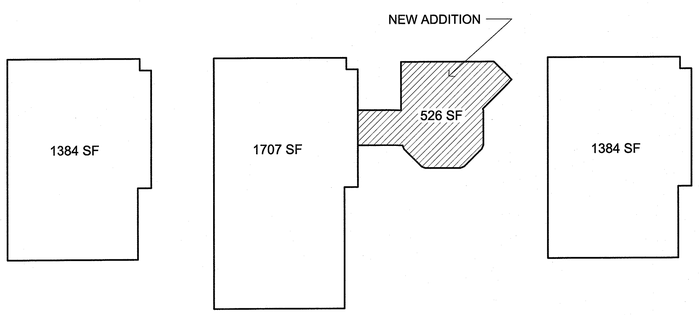
C / A-101 FLOOR PLAN
1/8" = 1'-0"



NOTE: PLOT PLAN INFORMATION EXTRACTED FROM ORIGINAL SURVEY BY JAMES E. DRUMM LAND SURVEYOR, DATED SEPT 17, 2020

01 SITE PLAN
1/16" = 1'-0"

FLOOR AREA DIAGRAMS



CELLAR - EXISTING

(NOT INCLUDED IN FLOOR AREA CALCULATIONS PER ZONING CODE)

1ST FLOOR - EXISTING

2ND FLOOR - EXISTING

FLOOR AREA CALCULATIONS

EXISTING CELLAR	1384 SF
EXISTING 1ST FLOOR	1707 SF
ADDITION TO 1ST FLOOR	526 SF
EXISTING 2ND FLOOR	1,384 SF
TOTAL FLOOR AREA	**3,617 SF**

ZONING ANALYSIS - 86 OLD MIDDLETOWN ROAD, PEARL RIVER NY. ZONE R-15

TOWN OF ORANGETOWN GENERAL BULK REGULATIONS, 43 ATTACHMENT 13

SECTION	ITEM / DESCRIPTION	REQUIRED	EXISTING / PROPOSED	NOTES
3.12	MAXIMUM FLOOR AREA RATIO	0.20 MAX	22,445 SF LOT X .2 = 4,489 SF MAX > 3,617 SF PROPOSED (.14)	COMPLY
	MINIMUM LOT AREA	15,000 SF	NO CHANGE, 25,523 SF EXITING LOT > 15,000 SF MIN	COMPLY
	MINIMUM LOT WIDTH	100 FT	NO CHANGE, 150 FT EXISTING	COMPLY
	REQUIRED FRONT YARD DEPTH	30 FT	NO CHANGE, 43.0 FT EXISTING	COMPLY
	REQUIRED SIDE YARD WIDTH	20 FT	EXISTING NON CONFORMING 14.3 FT EXISTING, 11.90 FT AT ADDITION	VARIANCE REQ'D
	TOTAL REQUIRED SIDE YARD WIDTH	50 FT	80.4 FT + 11.9' = 92.3' > 50FT MIN, THUS OK	COMPLY
	REQUIRED REAR YARD DEPTH	35 FT	36.80 FT PROPOSED > 35FT MIN REQUIRED, THUS OK	COMPLY
	MAXIMUM BUILDING HEIGHT PER FOOT OF DISTANCE MEASURED FROM	12 INCHES	NO CHANGE	COMPLY

FLOOR AREA CALCULATIONS

	EXISTING	PROPOSED	
CELLAR FLOOR AREA	1,384 SF	1,384 SF, NO CHANGE	
FIRST FLOOR AREA	1,707 SF	2,233 SF (526 SF ADDITION)	COMPLY
2ND FLOOR AREA	1,384 SF	1,384 SF, NO CHANGE	COMPLY
TOTAL ZONING FLOOR AREA	2,972 SF	3,617 SF PROPOSED ZONING FLOOR AREA	COMPLY
FLOOR AREA RATIO	3,617 SF / 22,445 SF = .16 OR 16% 16% < 20% MAX THUS OK		COMPLY

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BUILDPLUS ARCHITECTURE PLLC

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No.	DATE	ISSUED / REVISED
01	5/30/2023	PROJECT INITIATION
02	6/13/2023	FOR VARIANCE
03	6/14/2023	FOR VARIANCE - REV 1

PROJECT

86 OLD MIDDLETOWN RD
PEARL RIVER NY 10965

REAR YARD ADDITION

DRAWING TITLE:

PLOT PLAN
ELEVATIONS
ZONING ANALYSIS

ZONING BOARD OF APPEALS
Meeting Of:
SEP 20 2023
Town Of Orangetown

RECEIVED
JUN 14 2023
TOWN OF ORANGETOWN
BUILDING DEPARTMENT

SEAL & SIGNATURE

REGISTERED ARCHITECT ARBEN SELA 036904 STATE OF NEW YORK

DATE:	06/14/2023
PROJECT NO:	23.16
CHECKED BY :	AS
DRAWN BY :	AS
SCALE:	AS NOTED
SHEET NO:	A-101

PROJECT NO:

1 OF 1