

# 86 OLD MIDDLETOWN ROAD, PEARL RIVER NY

## REAR YARD ADDITION - SINGLE FAMILY DWELLING

### R15 ZONE - NO CHANGE TO USE OR OCCUPANCY TYPE

**BUILD+**  
BUILDPLUS ARCHITECTURE PLLC

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**ARCHITECT OF RECORD**  
**ABBER SELA ARCHITECT**  
 25 CONNINGTON DR  
 PEARL RIVER NY 10964  
 T. 446.489.6938  
 LICENSE #: 034904 NEW YORK STATE  
 NJ LICENSE # 21/AD2011200  
 CONTACT:  
 ABBER SELA  
 BUILDPLUSARCH  
 WWW.BUILDPLUSARCH.COM

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**

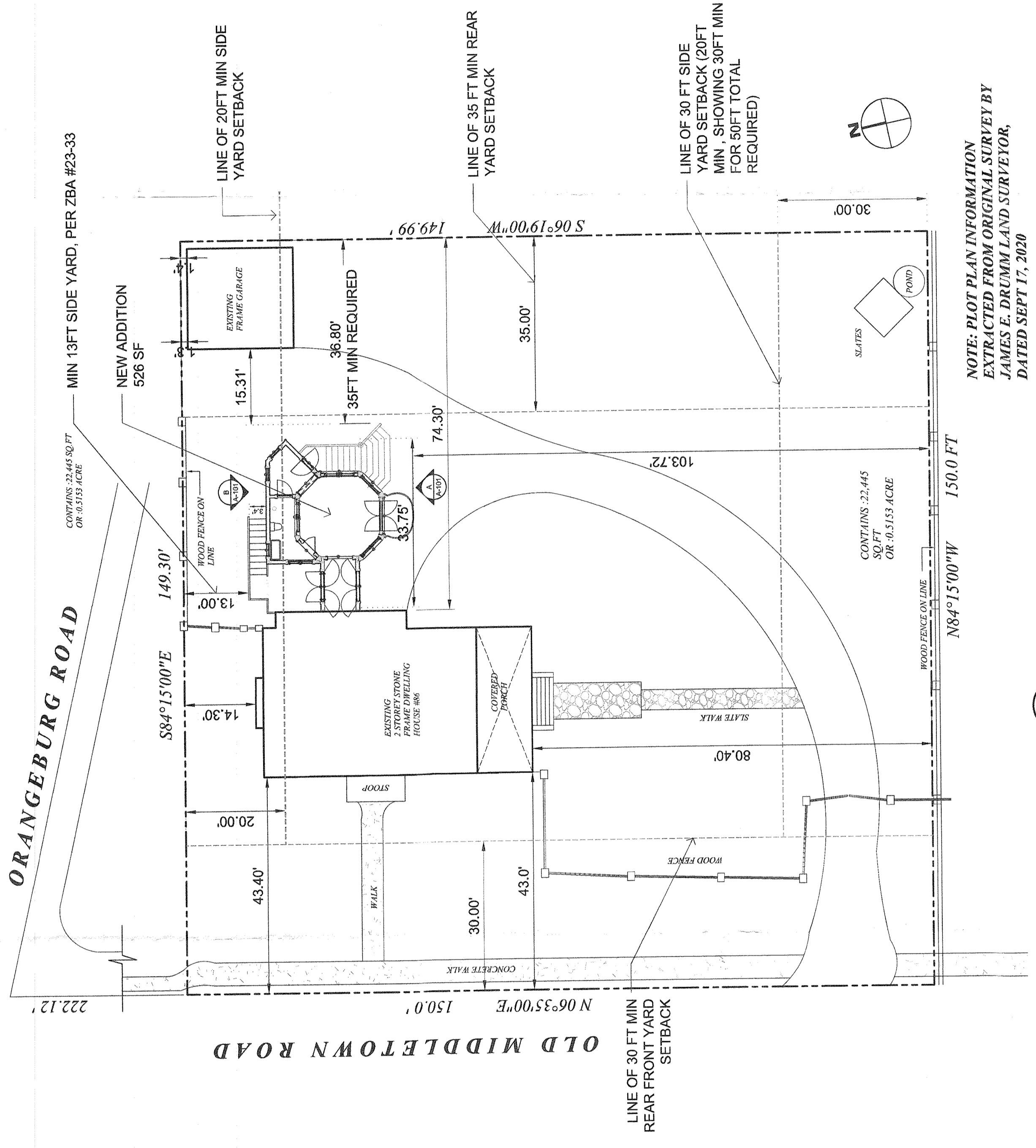
Town of Orangetown  
 Zoning Board of Appeals  
**APPROVED**  
 Subject to ZBA# 23-33  
 Meeting Date: Sept 20, 2023

**RECEIVED**  
 SEP 29 2023  
 TOWN OF ORANGETOWN  
 BUILDING DEPARTMENT

SEAL & SIGNATURE

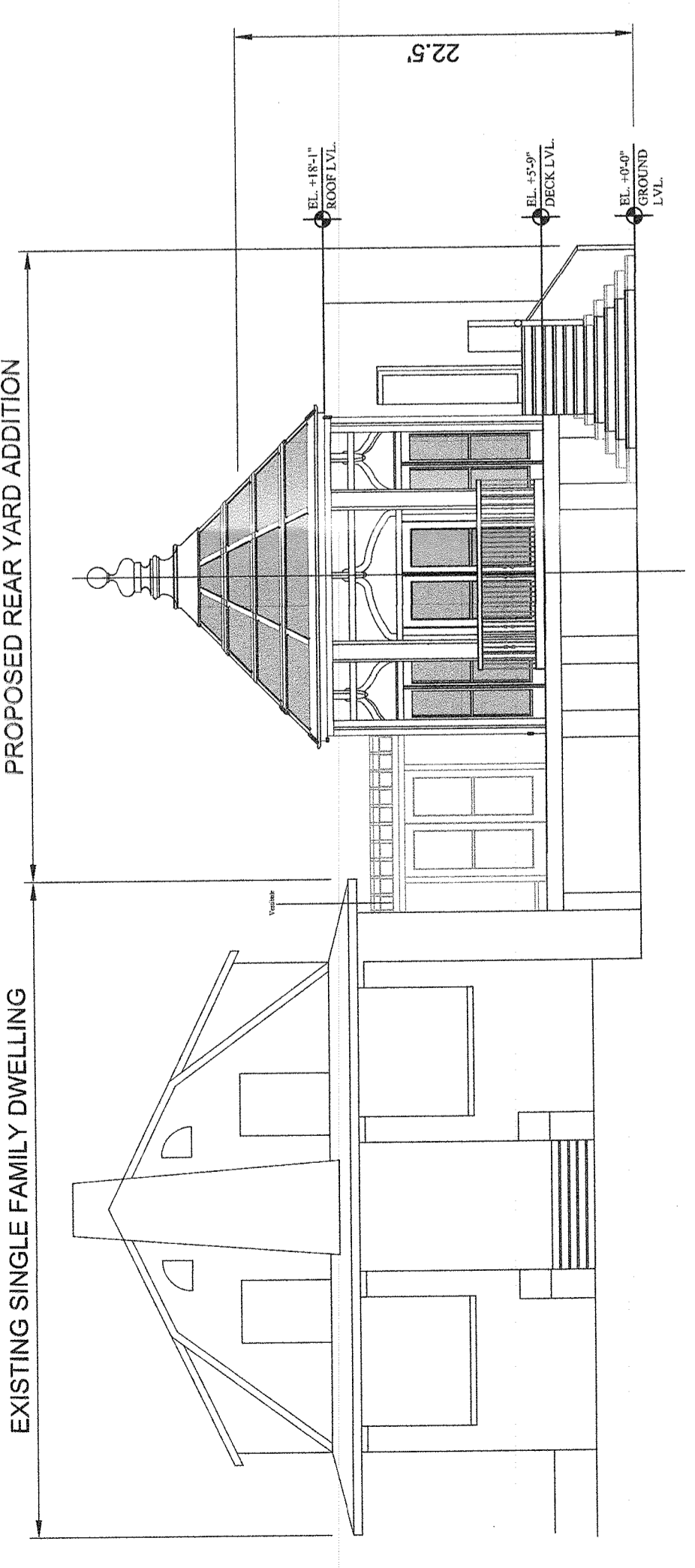
DATE:	09.26.2023
PROJECT NO.:	23.16
CHECKED BY:	AS
DRAWN BY:	AS
SCALE:	AS NOTED
SHEET NO.:	A-101

PROJECT NO. 1 OF 1

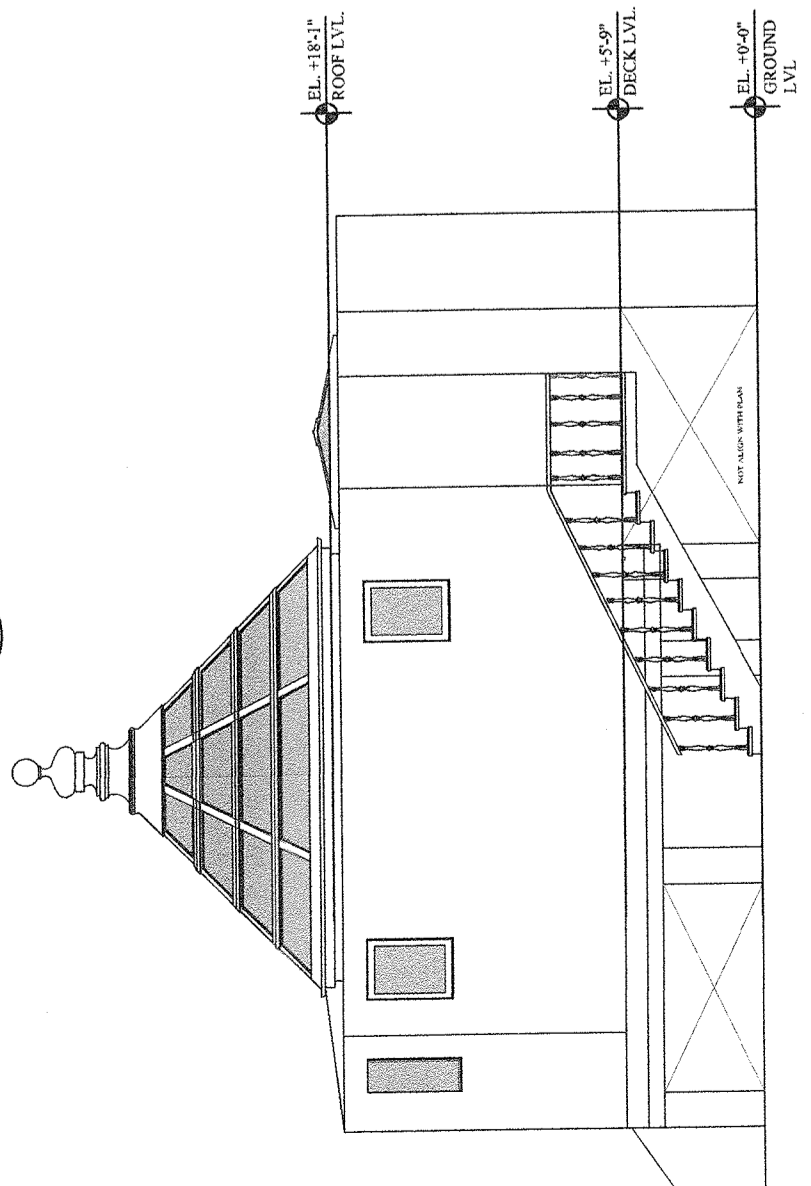


NOTE: PLOT PLAN INFORMATION EXTRACTED FROM ORIGINAL SURVEY BY JAMES E. DRUMM LAND SURVEYOR, DATED SEPT 17, 2020

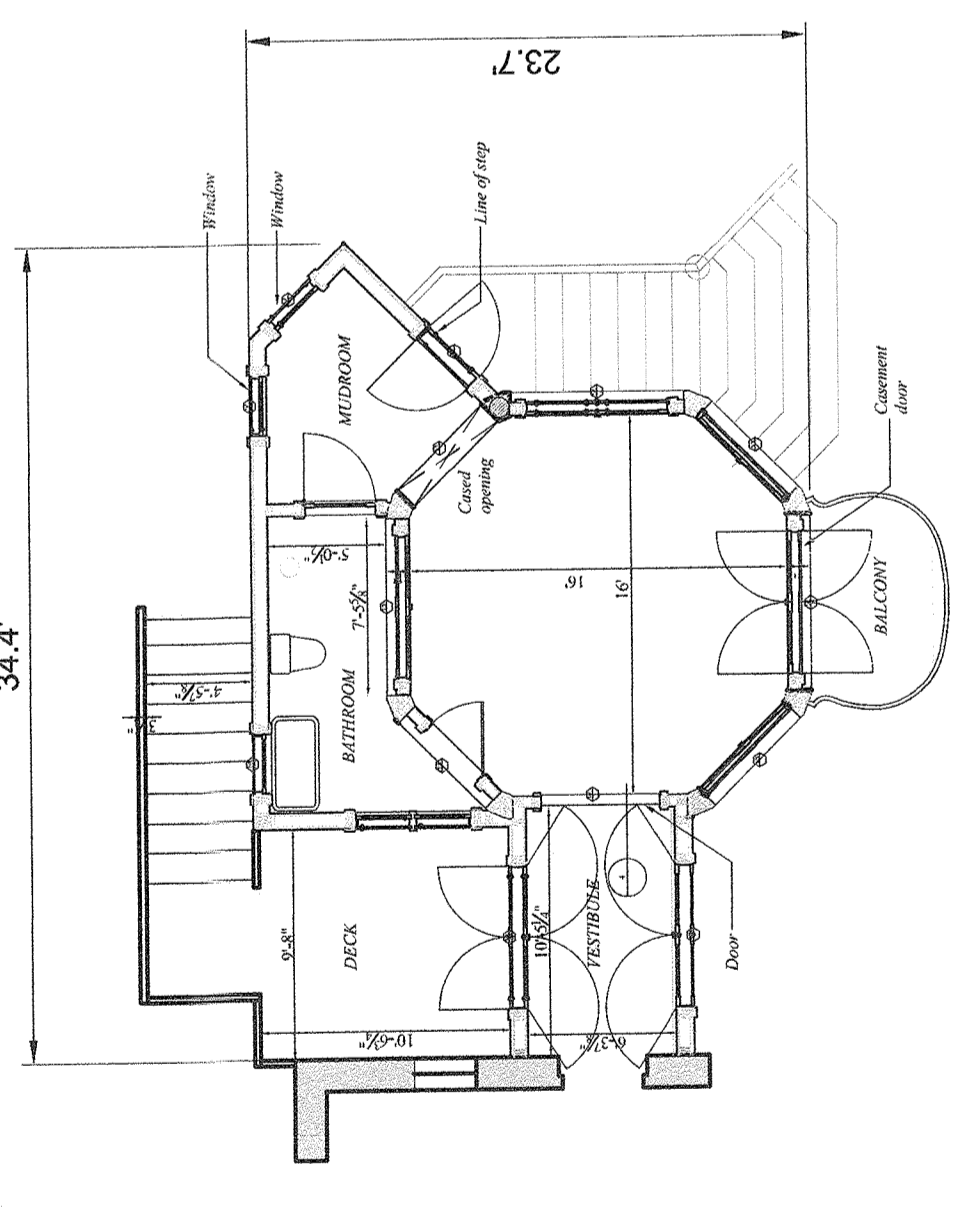
01 SITE PLAN  
1/16" = 1'-0"



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



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



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

### 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 EXISTING 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	13 FT MINIMUM, PER CONDITIONAL VARIANCE, ZBA# 23-33	COMPLY
TOTAL REQUIRED SIDE YARD WIDTH	50 FT	80.4 FT + 11.9' = 92.3' > 50 FT MIN. THUS OK	COMPLY
REQUIRED REAR YARD DEPTH	35 FT	36.80 FT PROPOSED > 35 FT 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)
2ND FLOOR AREA	1,384 SF	1,384 SF, NO CHANGE
TOTAL ZONING FLOOR AREA	2,972 SF	3,617 SF PROPOSED ZONING FLOOR AREA
FLOOR AREA RATIO	3,617 SF / 22,445 SF = .16 OR 16%	16% < 20% MAX THUS OK

