

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: _____

<i>Please check all that apply:</i>	
☐ Commercial	☒ Residential
☒ Planning Board	☐ Historical Board
☒ Zoning Board of Appeals	☐ Architectural Board
☐ Subdivision	☐ Consultation
☐ Number of Lots	☐ Pre-Preliminary/Sketch
☐ Site Plan	☐ Preliminary
☐ Conditional Use	☐ Final
☐ Special Permit	☐ Interpretation
☒ Variance	
☐ Performance Standards Review	
☐ Use Variance	
☐ Other (specify): _____	

PERMIT#: BLDR-4585-24

ASSIGNED

INSPECTOR: Ken L

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

Project Name: 144 Fairview Ave Pearl River Renovation

Street Address: 144 Fairview Ave Pearl River, NY 10965

Tax Map Designation:

Section: 68.19 Block: 3 Lot(s): 70
Section: _____ Block: _____ Lot(s): _____

Directional Location:

On the Left / South side of Fairview Ave, approximately
200 feet West of the intersection of Magnolia Street, in the
Town of Orangetown in the hamlet/village of Pearl River.

Acreage of Parcel 0.36
School District Pearl River
Ambulance District Pearl River
Water District Pearl River

Zoning District R-15 - Group M
Postal District Pearl River
Fire District Pearl River
Sewer District Pearl River

Project Description: *(If additional space required, please attach a narrative summary.)*

Existing 1-1/2 Story Structure Renovation With New 2 Story Addition And New Covered Front Porch.

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.

Date: 1-31-2024 Applicant's Signature: [Signature]

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? N/A
- 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 N/A
- 2) Total square footage
- 3) Number of dwelling units

If **special permit**, list special permit use and what the property will be used for.

N/A

Environmental Constraints:

Are there **slopes greater than 25%**? If yes, please indicate the amount and show the gross and net area No

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

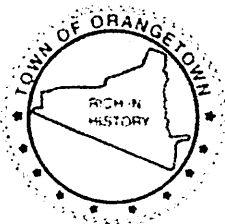
Project History:

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.

N/A



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: January 25, 2024 Section: 68.19 Block: 3 Lot: 70

Applicant: Perretta

Address: 144 Fairview Ave, Pearl River, NY

RE: Application Made at: same

Referred For:

Chapter 43, Table 3.12 R-15 District, Column 3 Max FAR 20% with 26.6% proposed. Column 9 Min Side Yard 20' with 16.25 proposed, Column 10, Minimum Total Side Yard 50' with 38.5' proposed.

Three Variances required

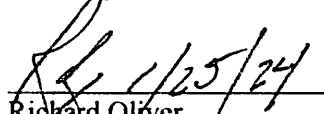
Comments:

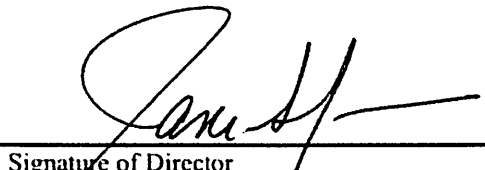
FAR, Side Yard & Total Side Yard

Dear Perretta:

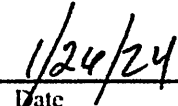
Please be advised that the Building Permit Application # p23-4585, which you submitted on Jan 22, 2024, has been referred to the Town of Orangetown Zoning Board of Appeals. The Clerk to the Zoning Board of Appeals, Debbie Arbolino, can assist you in the preparation necessary to appear before the board. She can be reached at 845-359-8410 ext. 4331 or darbolino@orangetown.com.

Sincerely,


Richard Oliver
Deputy Building Inspector


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

CC:


Date
Liz DeCort
Debbie Arbolino

392489,68.19-3-50,Francis J Miller,156 W Park Ave,Pearl River, NY 10965
392489,68.19-3-51,Gregory Ehrie,146 West Park Av,Pearl River, NY 10965
392489,68.19-3-52,John Depinto,138 W Park Ave,Pearl River, NY 10965
392489,68.19-3-53,Joan Purcell,57 S Magnolia St,Pearl River, NY 10965
392489,68.19-3-54,Kevin J Helmke,61 So Magnolia St,Pearl River, NY 10965
392489,68.19-3-55,Lorriane Longing,65 So Magnolia St,Pearl River, NY 10965
392489,68.19-3-56,Joseph M Mc Morrow,71 S Magnolia St,Pearl River, NY 10965
392489,68.19-3-57,James M Lynch,137 Fairview Ave,Pearl River, NY 10965
392489,68.19-3-58,Patrick Coyne,143 Fairview Av,Pearl River, NY 10965
392489,68.19-3-59,Elisha Mc Ginnis,151 Fairview Ln,Pearl River, NY 10965
392489,68.19-3-60,Brian Maye,155 Fairview Ave,Pearl River, NY 10965
392489,68.19-3-61,Nicholas Colletti,159 Fairview Ave,Pearl River, NY 10965
392489,68.19-3-67,James Scanlon,160 Fairview Av,Pearl River, NY 10965
392489,68.19-3-68,Scott S Raumberger,154 Fairview Ave,Pearl River, NY 10965
392489,68.19-3-69,Robert G Mahon,150 Fairview Ave,Pearl River, NY 10965
392489,68.19-3-70,Robert Perretta,144 Fairview Ave,Pearl River, NY 10965
392489,68.19-3-71,Paul Burke,140 Fairview Ave,Pearl River, NY 10965
392489,68.19-3-72,Jessica De Los Santos,85 S Magnolia St,Pearl River, NY 10965
392489,68.19-3-73,Peter Morris,87 So Magnolia St,Pearl River, NY 10965
392489,68.19-3-74,Eric Sharrin,95 So Magnolia St,Pearl River, NY 10965
392489,68.19-3-75,Francis Gannon,133 Springsteen Ave,Pearl River, NY 10965
392489,68.19-3-76,Eugene Finnigan,145 Springsteen Ave,Pearl River, NY 10965
392489,68.19-3-77,John Casella,149 Springsteen Ave,Pearl River, NY 10965
392489,68.19-3-78,Christopher J Tighe III,155 Springsteen Ave,Pearl River, NY 10965
392489,68.19-3-79,Joseph Signorile,165 Springsteen Ave,Pearl River, NY 10965
392489,68.19-3-89,John Mc Sharry,166 Springsteen Ave,Pearl River, NY 10965
392489,68.19-3-90,Thomas F Fitzpatrick,158 Springsteen Ave,Pearl River, NY 10965
392489,68.19-3-91,Frank & Carol Sheridan,5 Fairmont Av,Pearl River, NY 10965
392489,68.19-4-61,Evelyn Beckerle,6-6A Fairmont Ave,Pearl River, NY 10965
392489,68.19-4-62,Daniel T Collins,111 Dexter Av,Pearl River, NY 10965
392489,68.19-4-63,Christopher DiToma,98 S Magnolia St,Pearl River, NY 10965
392489,68.19-4-64,Frank Viscione,86 So Magnolia St,Pearl River, NY 10965
392489,68.19-4-65,Bruno Iannotta,78 S Magnolia St,Pearl River, NY 10965

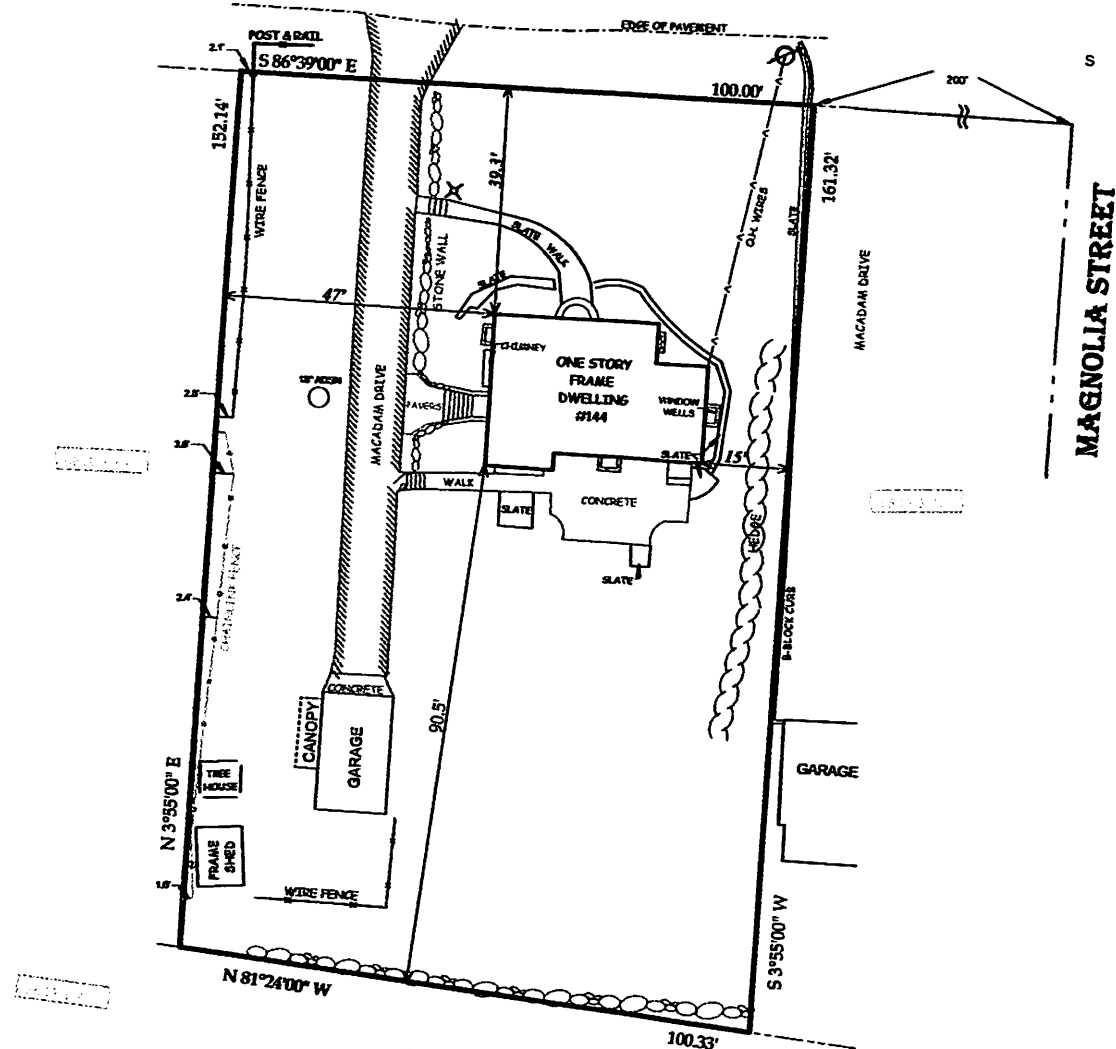
FAIRVIEW AVENUE

W

E

N

S



LOT AREA: 15,672.19 SQUARE FEET

DATE: SEPTEMBER 17, 2018

SURVEY FOR

PERRETТА

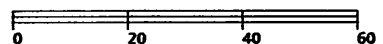
CERTIFIED TO: ROBERT PERRETТА
CORNERSTONE LAND ABSTRACT, LLC
FIDELITY NATIONAL TITLE INSURANCE COMPANY
KEARNY BANK ISAOA, ATIMA, its successors and/or assigns.

NOTE:
"IT IS A VIOLATION OF THE STATE EDUCATION LAW
FOR ANY PERSON UNLESS ACTING UNDER THE
DIRECTION OF A LICENSED LAND SURVEYOR, TO
ALTER ANYTHING IN ANY WAY."
"ONLY COPIES OF THIS SURVEY MARKED WITH THE
LAND SURVEYOR'S SIGNATURE AND AN ORIGINAL
EMBOSSED OR THE SEAL ARE THE PRODUCT OF THE
LAND SURVEYOR."
"THIS SURVEY WAS PREPARED FOR THE PARTIES AND
PURPOSE INDICATED HEREON. ANY EXTENSION OF
THE USE BEYOND THE PURPOSES AGREED TO
BETWEEN THE CLIENT AND THE SURVEYOR EXCEEDS
THE SCOPE OF THE ENGAGEMENT."
"THIS SURVEY MAP IS SUBJECT TO AN ACCURATE
ABSTRACT OF TITLE."
EASEMENTS OR RIGHTS OF WAY ON OR BELOW THE
SURFACE OF THE GROUND THAT ARE
NOT VISIBLE ARE NOT SHOWN.

TOWN OF GRANGE TOWN, ROCKLAND COUNTY

PEARL RIVER, NEW YORK

SEPTEMBER 17, 2018 SCALE: 1" = 20'



ANTHONY R. CELENTANO P.L.S.

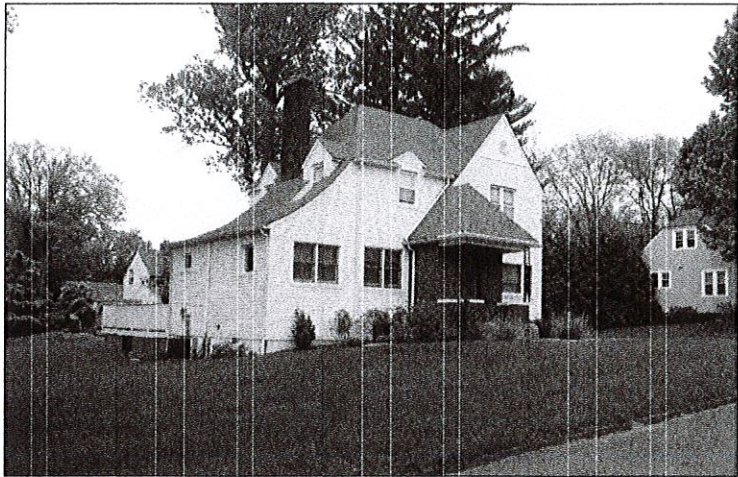
31 ROSMAN ROAD
THRELLS, N.Y. 10984
845 429 5290 FAX 429 5974

Anthony R. Celentano LIC#49435

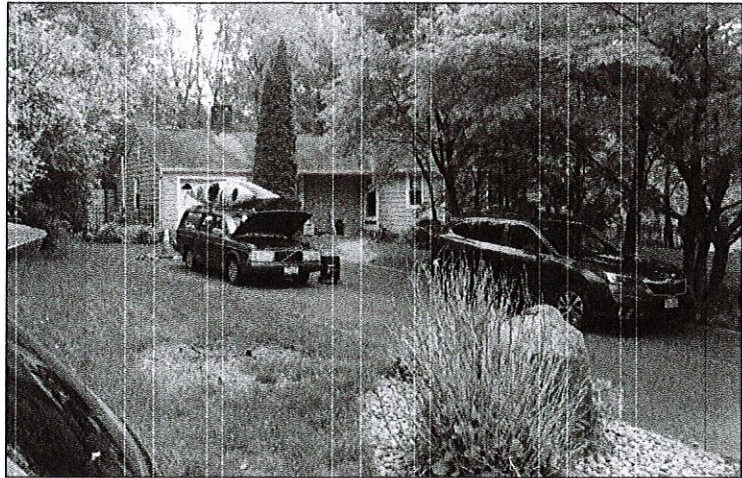
ZONING DATA: SECTION: 68.19, LOT: 3, BLOCK: 70					FAR Calculations	
144 FAIRVIEW AVENUE, PEARL RIVER, NY 10965 RESIDENTIAL DISTRICT: R-15, GROUP M (SINGLE FAMILY DETACHED RESIDENCES)					Existing:	
CATEGORY	REQUIRED / ALLOWED	EXISTING	PROPOSED	COMMENTS	Accessory Bldg's: 375 Sq.Ft.	
MINIMUM LOT AREA	15,000 SQ. FT.	15,672.19 SQ.FT.	NO CHANGE		Cellar (686 Sq.Ft.): 0 Sq.Ft. *	
MINIMUM LOT WIDTH	100 FEET	100.00 FEET	NO CHANGE		First Floor: 847 Sq.Ft.	
MAXIMUM FLOOR AREA RATIO	0.20 (20%)	0.11 (11%)	0.266 (26.6%)	* Variance Required	Second Floor: 550 Sq.Ft.	
FRONT YARD SETBACK	30 FEET MINIMUM	39.3 FEET	+/- 30.3 FEET		Total: 1,772 Sq.Ft.	
SIDE YARD SETBACK	20 FEET MINIMUM	15.0 FEET + 47.0 FEET	15.0 FEET + ± 23.5 FEET	EXISTING NON-CONFORMING * Variance Required	1,772 / 15,672.19 = 0.11 (11%) *	
TOTAL SIDE YARD SETBACK	50 FEET MINIMUM	15.0 + 47.0 = 62.0 FEET	15.0 + ± 23.5 = +/- 38.5 FEET	* Variance Required	Proposed:	
REAR YARD SETBACK	35 FEET MINIMUM	90.5 FEET	+/- 76.41 FEET		Basement: 0 Sq.Ft. *	
BUILDING HEIGHT	12" PER FOOT (35 FEET MAX.)	N/A (+/- 23.83 FEET)	N/A (+/- 24.5 FEET)		First Floor: 1,611 Sq.Ft.	
*** INFORMATION FOR THIS ZONING DATA TAKEN FROM THE SURVEY OF THE PROPERTY BY ANTHONY CELENTANO P.L.S., DATED: SEPTEMBER 17, 2018.					Second Floor: 1,164 Sq.Ft.	
					Total: 2,775 Sq.Ft.	
					(Accessory Buildings To Be Removed)	
					4,172 / 15,672.19 = 0.266 (26.6%) *	
					* Attic & Cellar Areas Not Included In FAR Calculations As Noted In Definitions. (Chapter 43, Article XI, Section 11.2)	



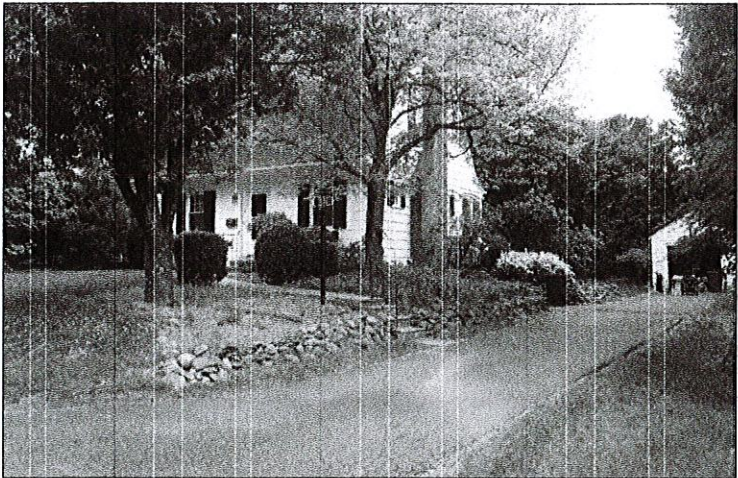
PROPERTY ON LEFT SIDE
SCALE: N.T.S. 140 Fairview Avenue



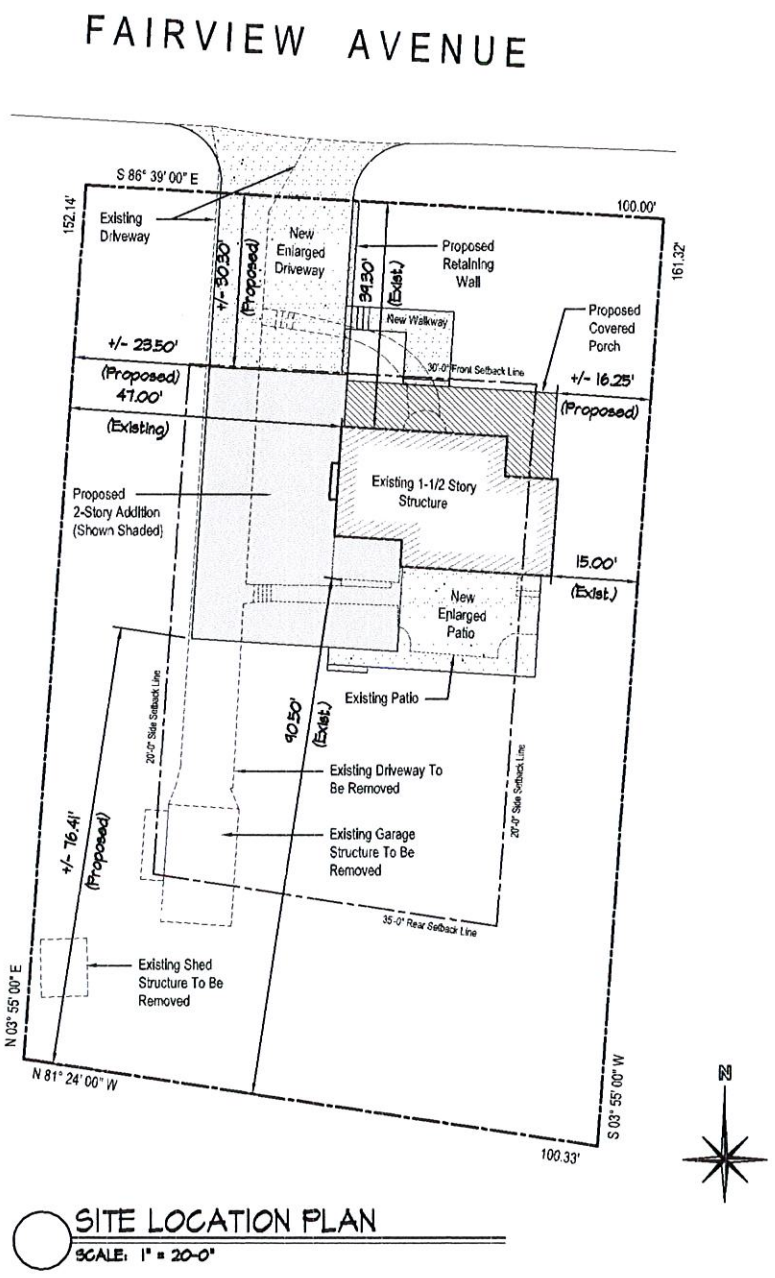
PROPERTY ACROSS STREET
SCALE: N.T.S. 143 Fairview Avenue



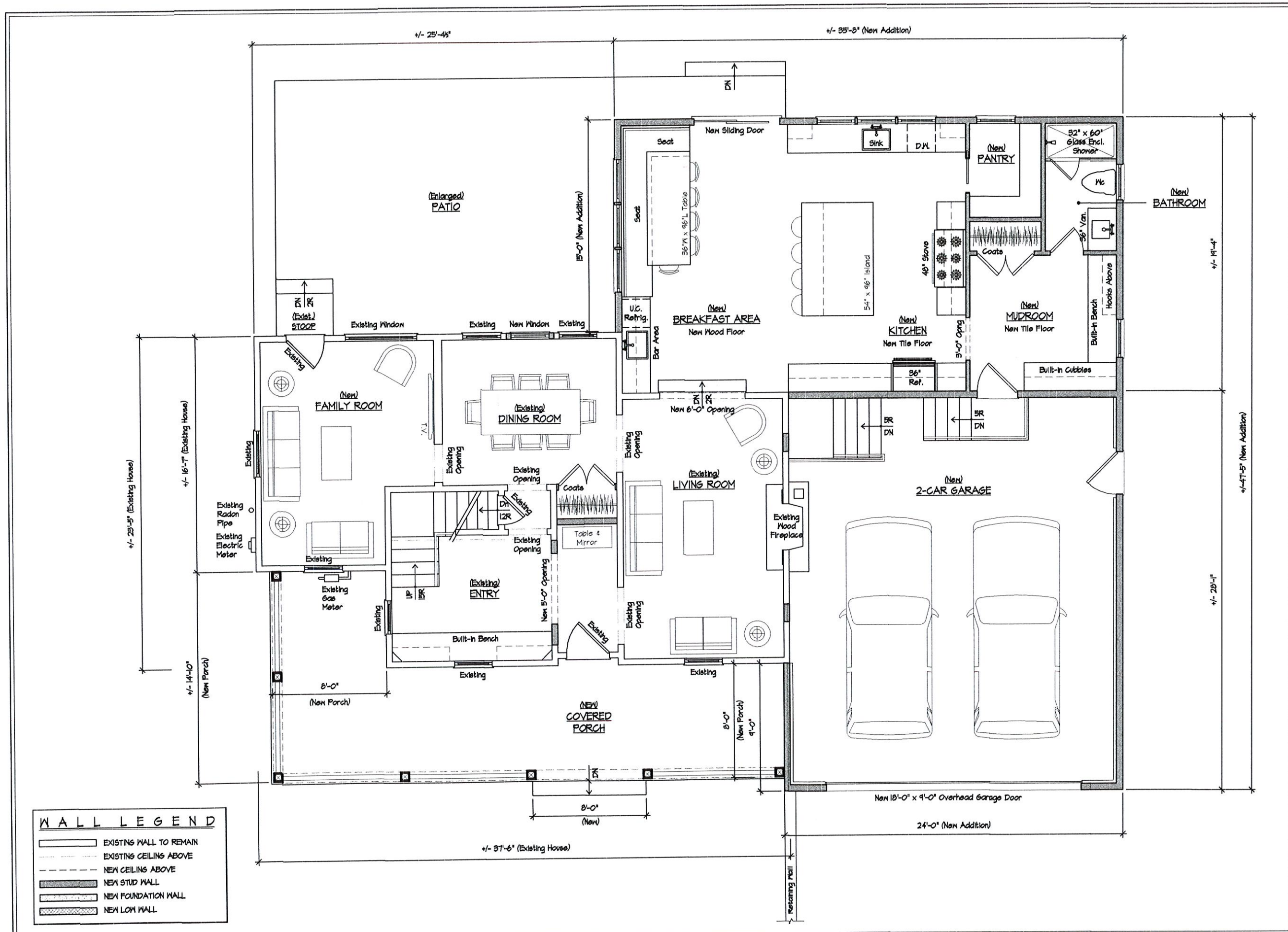
PROPERTY ON RIGHT SIDE
SCALE: N.T.S. 150 Fairview Avenue



PROJECT PROPERTY
SCALE: N.T.S. 144 Fairview Avenue



NOTE:
INFORMATION FOR THIS SITE LOCATION PLAN TAKEN FROM THE SURVEY OF THE PROPERTY BY ANTHONY CELENTANO P.L.S., DATED: SEPTEMBER 17, 2018.



1
ZBA

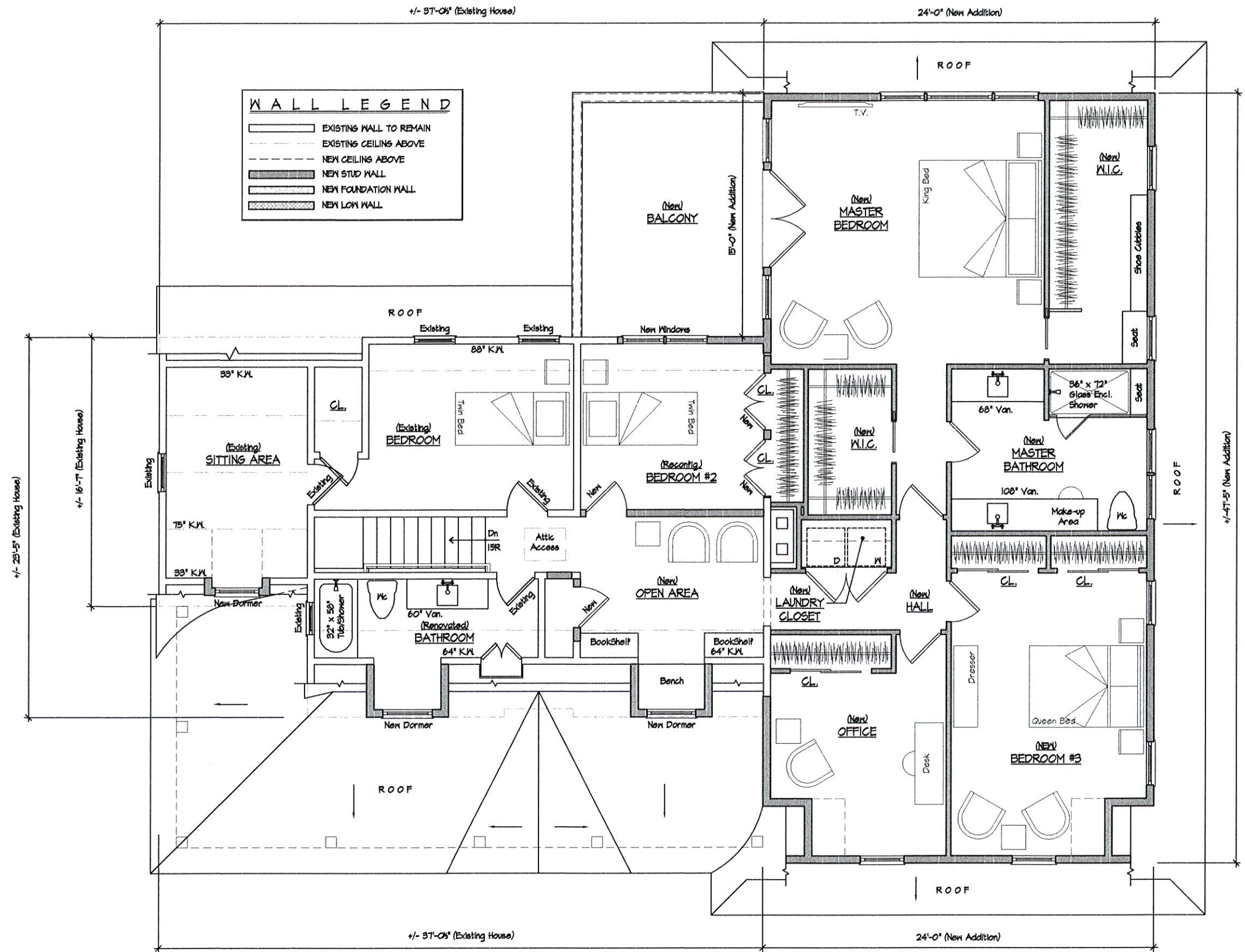
SCALE: 1/4" = 1'-0"
DATE: 01-10-2024

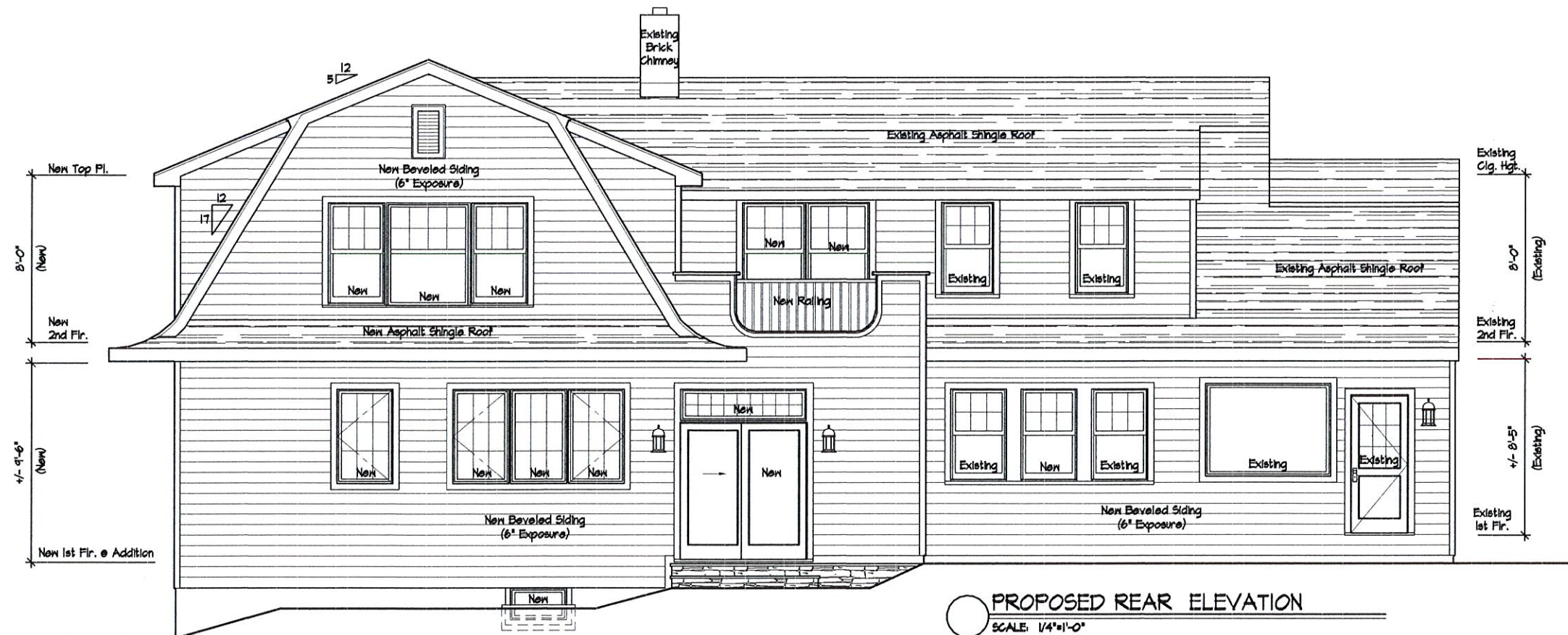
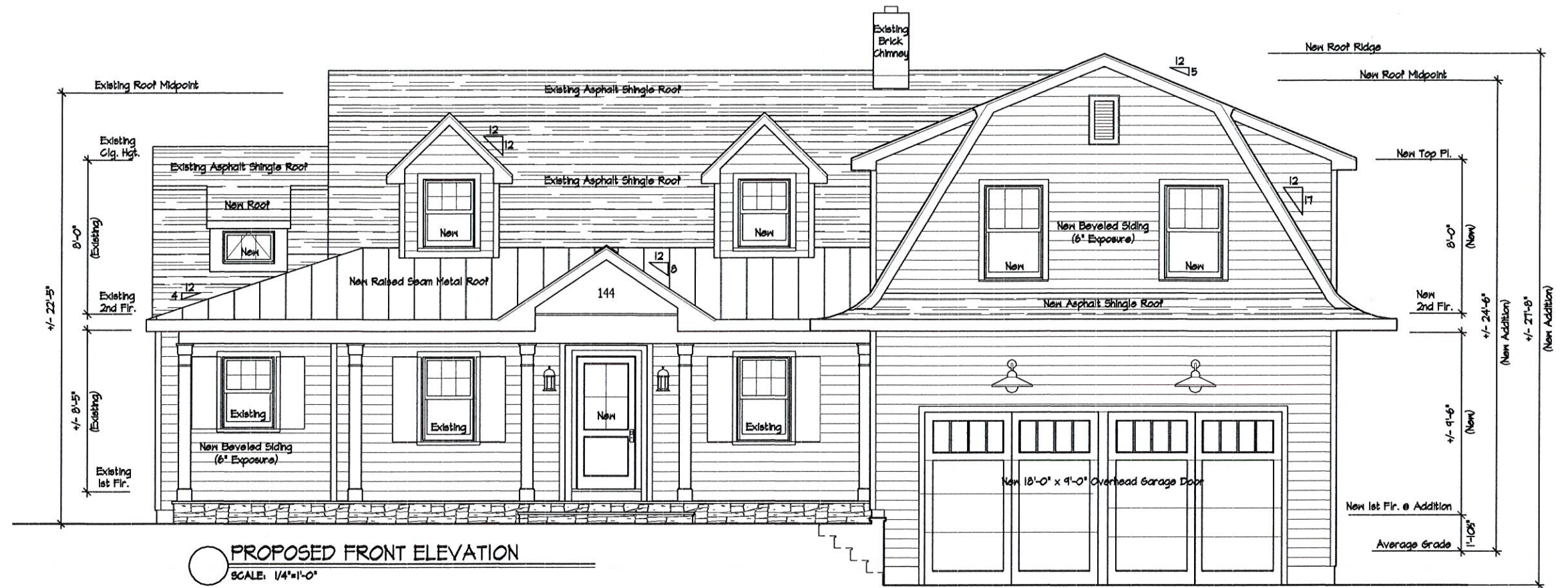
PERRETTA
RESIDENCE

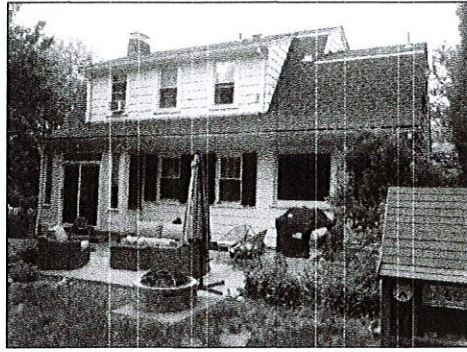
Proposed First Floor Plan

144 FAIRVIEW AVENUE
PEARL RIVER, N.Y. 10965

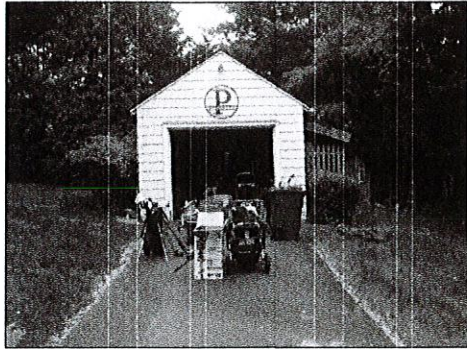
ROOM
APC - TECT. 35



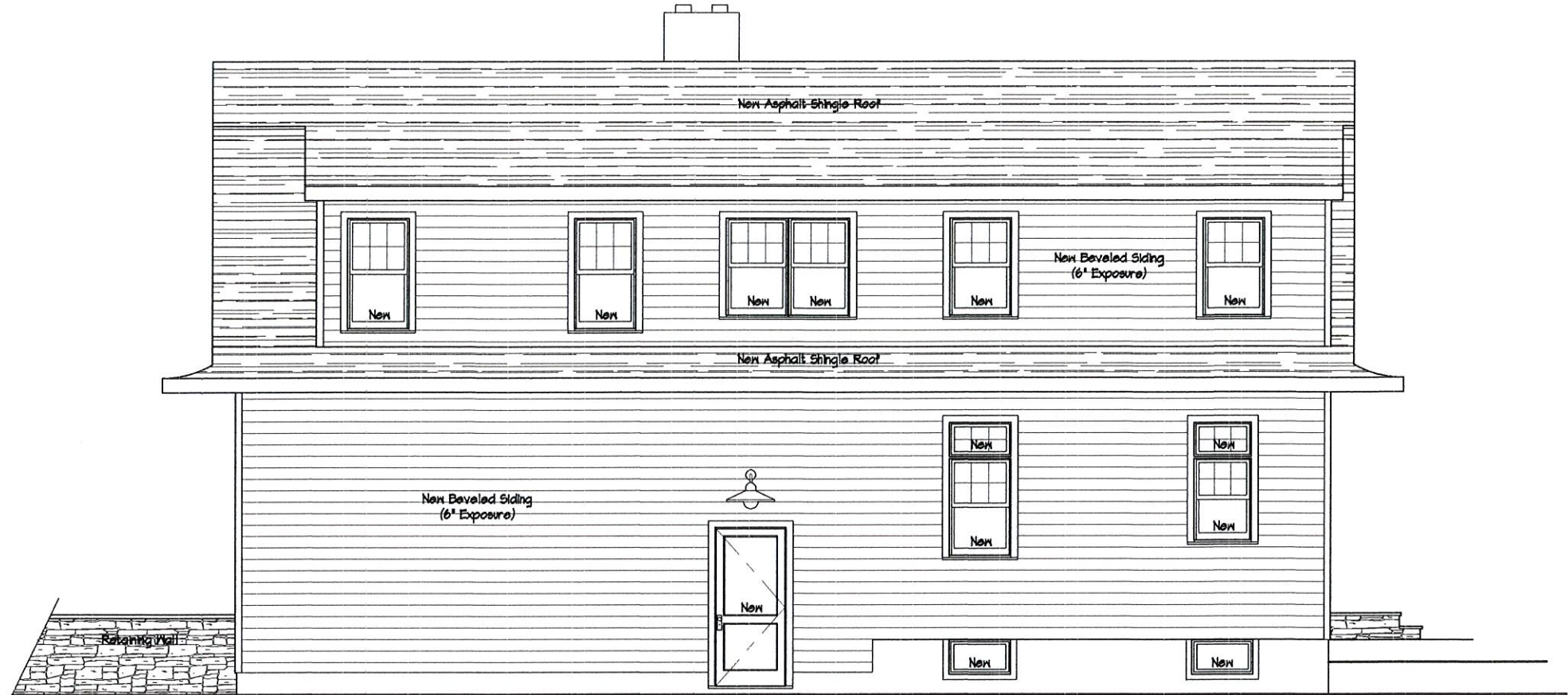




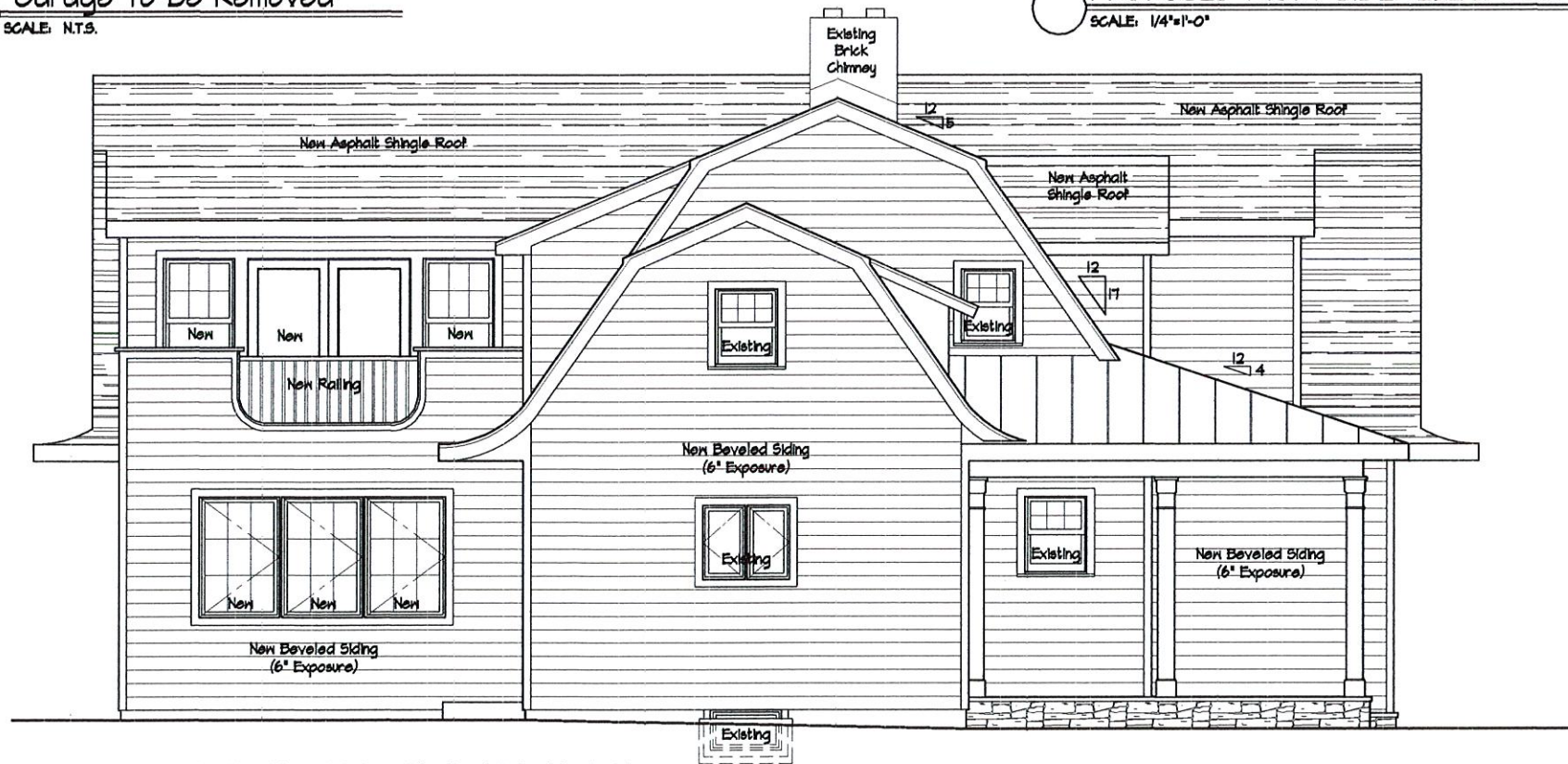
EXIST. REAR ELEVATION
SCALE: N.T.S. SOUTH FACADE



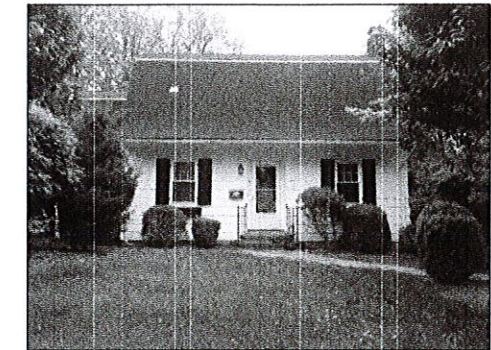
Garage To Be Removed
SCALE: N.T.S.



PROPOSED RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



PROPOSED LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"



EXIST. FRONT ELEVATION
SCALE: N.T.S. NORTH FACADE



EXIST. RIGHT SIDE ELEVATION
SCALE: N.T.S. WEST FACADE