

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: _____

Please check all that apply:	
☐ 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 Interpretation
☐ Special Permit	
☒ Variance	
☐ Performance Standards Review	
☐ Use Variance	
☐ Other (specify): _____	

PERMIT#: B1PR-4586-24

ASSIGNED

INSPECTOR: Mike

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

Project Name: FILOR RESIDENCE

Street Address: 252 HOLT DRIVE PEARL RIVER, N.Y.

Tax Map Designation:

Section: 69.13 Block: 2 Lot(s): 49
Section: _____ Block: _____ Lot(s): _____

Directional Location:

On the SOUTH side of HOLT DRIVE, approximately 453 feet WEST of the intersection of COGNIAL COURT, in the Town of ORANGETOWN in the hamlet/village of PEARL RIVER

Acreage of Parcel	<u> </u>	Zoning District	<u>R-15</u>
School District	<u>PEARL RIVER</u>	Postal District	<u>PEARL RIVER</u>
Ambulance District	<u>ORANGETOWN</u>	Fire District	<u>PEARL RIVER</u>
Water District	<u>ORANGETOWN</u>	Sewer District	<u>ORANGETOWN</u>

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

ADDITIONS/ALTERATIONS TO REAR OF EXISTING
SINGLE FAMILY RESIDENCE

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

Date: 1/12/24 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? _____
- 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 N/A

Are there **streams** on the site? If yes, please provide the names. N/A

Are there **wetlands** on the site? If yes, please provide the names and type:

None

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.

N/A

List tax map section, block & lot numbers for all other abutting properties in the same ownership as this project.

69.12 - 2 - 1st



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 29, 2024 Section: 69.13 Block: 2 Lot: 49

Applicant: Filor

Address: 252 Holt Dr, Pearl River, NY

RE: Application Made at: same

Referred For:

Chapter 43, Table 3.12 R-15 District, Column 4 Max FAR 20% with 28% proposed, Column 9 Minimum Side Yard 15' with 7.1' proposed (2nd floor addition) Column 10, Minimum Total Side Yard 30' with 21.8' proposed.
Section 9.2 Expansion of Non-Conforming Bulk (Side Yrd, Total Side Yrd FAR)

Section 5.21 Undersized Lot applies (Required Reduced Side Yard 15', Total Side Yard 30')

4 Variances required

Comments:

FAR, Side Yrd and Total Side Yrd.

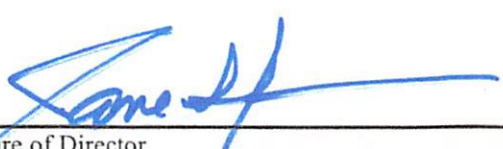
Section 9.2 Expansion of Non-conforming Bulk

Dear Filor:

Please be advised that the Building Permit Application # p24-4586, 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

1/29/24
Date
Liz DeCort
Debbie Arbolino

SWIS	PRINT KEY	NAME	ADDRESS
392489	69.13-2-44	Edward Caro	282 Holt Dr, Pearl River, NY 10965
392489	69.13-2-45	Joan M Meade	276 Holt Dr, Pearl River, NY 10965
392489	69.13-2-46	Nader Ghobrial	270 Holt Dr, Pearl River, NY 10965
392489	69.13-2-47	Lucille Detscher	284 Holt Dr, Pearl River, NY 10965
392489	69.13-2-48	Luke J Sullivan	258 Holt Dr, Pearl River, NY 10965
392489	69.13-2-49	Jason A Filor	252 Holt Dr, Pearl River, NY 10965
392489	69.13-2-50	Audrey C Balison	246 Holt Dr, Pearl River, NY 10965
392489	69.13-2-51	Rory Mc Grath	240 Holt Dr, Pearl River, NY 10965
392489	69.13-2-52	Andrew Cunningham	234 Holt Dr, Pearl River, NY 10965
392489	69.13-2-53	Patricia F Mc Bride	235 Holt Dr, Pearl River, NY 10965
392489	69.13-2-54	Carol A Bishopp	241 Holt Dr, Pearl River, NY 10965
392489	69.13-2-55	Rathapon Tangtong	247 Holt Dr, Pearl River, NY 10965
392489	69.13-2-56	Richard S Donlan	253 Holt Dr, Pearl River, NY 10965
392489	69.13-2-57	John Mc Namara	259 Holt Dr, Pearl River, NY 10965
392489	69.13-2-58	Margaret Conway	265 Holt Dr, Pearl River, NY 10965
392489	69.13-2-59	Brian Campbell	271 Holt Dr, Pearl River, NY 10965
392489	69.13-2-60	Patricia A Murphy	277 Holt Dr, Pearl River, NY 10965
392489	69.13-2-65	Michael G Moran	58 Colonial Ct, Pearl River, NY 10965
392489	69.13-2-66	Theresa Doyle	50 Colonial Ct, Pearl River, NY 10965
392489	69.13-2-67	Debra Syran Donohue	42 Colonial Ct, Pearl River, NY 10965
392489	69.13-2-68	Joanne De Lavega	34 Colonial Ct, Pearl River, NY 10965

392489 69.13-1-5 Mayfair Realty Apts LLC

P.O Box 770 South Orange, NJ 07079

392489 69.13-31 Pearl River union free
School District

135 W Crooked Hill Rd
Pearl River, NY 10965

Filor
252 Holt Drive
Pearl River, New York 10965

January 8, 2024

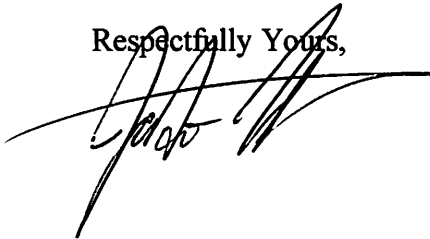
Building Inspector
Town of Orangetown
20 Greenbush road
Orangeburg, New York 10962

Re:
Filor Residence
252 Holt Drive
Pearl River, New York 10965

To whom it may concern,

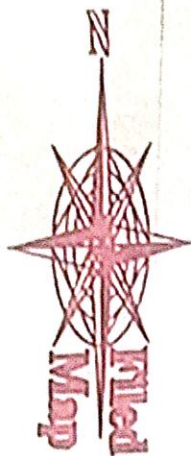
This letter should act as confirmation that John Perkins Architect should act as our agent in all phases of preparing the application for the Zoning Board of Appeals and Building permit applications. It should be noted Mr. Perkins will be acting as our contact and representative at any Board meetings. 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,

A handwritten signature in black ink, appearing to be 'John Perkins', with a long horizontal flourish extending to the right.

Marissa & Jason Filor

Survey No. 5627



HOLT DRIVE
50' Wide
S 85°53'00"E
O UPOLE

69.13-2-50 R/O HENRIQUES

166.79'
N 04°07'00"E



S 04°07'00"W
167.06'
69.13-2-48 R/O TANNER

69.13-2-49
12190 S.F.+/-

12.34'
N 85°21'00"W
60.86'
N 85°44'00"W
69.13-3-1 R/O PEARL RIVER UNION FREE SCHOOL DISTRICT

453.00'

COLONIAL COURT

REFERENCE:

"Pearl River Estates"
filed in the Rockland County clerk's office 08-22-1951
Map No. 2157 Book 53 Page 1523
Instrument No. 2017-7086

TAX MAP NO. 69.13-2-49

THIS SURVEY MAP IS BASED ON AN ACTUAL FIELD SURVEY CONDUCTED FOR A SPECIFIC PURPOSE AND IS BASED ON SPECIFIC CONTRACTUAL REQUIREMENTS FOR THIS TRANSACTION. USE OF THIS MAP FOR SURVEY INSPECTION UPDATES IS STRICTLY PROHIBITED. THIS MAP MAY NOT BE COPIED IN WHOLE OR IN PART. THIS MAP MAY NOT BE USED FOR OTHER PURPOSES OR TRANSACTIONS. THIS MAP MAY NOT BE SOLD, REPRODUCED, ENLARGED, REDUCED, TRACED OR TRANSFERRED IN ANY OTHER WAY WITHOUT THE PRIOR WRITTEN CONSENT OF ROBERT R. RAHNEFELD WHOSE SIGNATURE & SEAL APPEAR HEREON.

CERTIFIED TO:

JASON A. FILOR and MARISSA N. FILOR
CITIZENS BANK, N.A.
ENTITLE INSURANCE COMPANY
THOROUGHbred TITLE SERVICES, LLC
THOMAS C. MCGREGOR, ESQ.

REVIEW COPY

ROBERT R. RAHNEFELD, P.L.S.
N.Y. LIC No. 49459

NOTE:
IT IS A VIOLATION OF THE STATE EDUCATION LAW (SECT 7200 (2)) FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTORSHIP OF A LICENSED LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY ONLY COPIES OF THIS SURVEY MAP WITH THE LAND SURVEYOR'S SIGNATURE AND AN ORIGINAL ENCLOSED SEAL ARE A VALID ORIGINAL PRODUCT OF THE LAND SURVEYOR. THIS SURVEY IS PREPARED ONLY FOR THE PARTIES AND PURPOSE INDICATED HEREON ANY CLAIM FOR LIABILITY SHALL NOT EXCEED THE AMOUNT OF THE AGREEMENT. ANY EXTENSION OF USE BEYOND THE PURPOSE AGREED TO BETWEEN THE CLIENT AND THE SURVEYOR EXCEEDS THE SCOPE OF THE ENGAGEMENT. THE SURVEYOR HAS NO LIABILITY FOR UNAUTHORIZED USE BY OTHER PARTIES. PERSONS OR COVERED PERSONS APPROVAL AND ENDORSEMENT OF THIS SURVEY MAP SHALL BE VOID. THIS SURVEY MAP IS SUBJECT TO AN ACCURATE ABSTRACT OF TITLE.

SURVEY MAP

for
JASON & MARISSA FILOR

PEARL RIVER
TOWN OF ORANGETOWN • ROCKLAND COUNTY
NEW YORK

JUNE 25, 2019

SCALE: 1"=40'



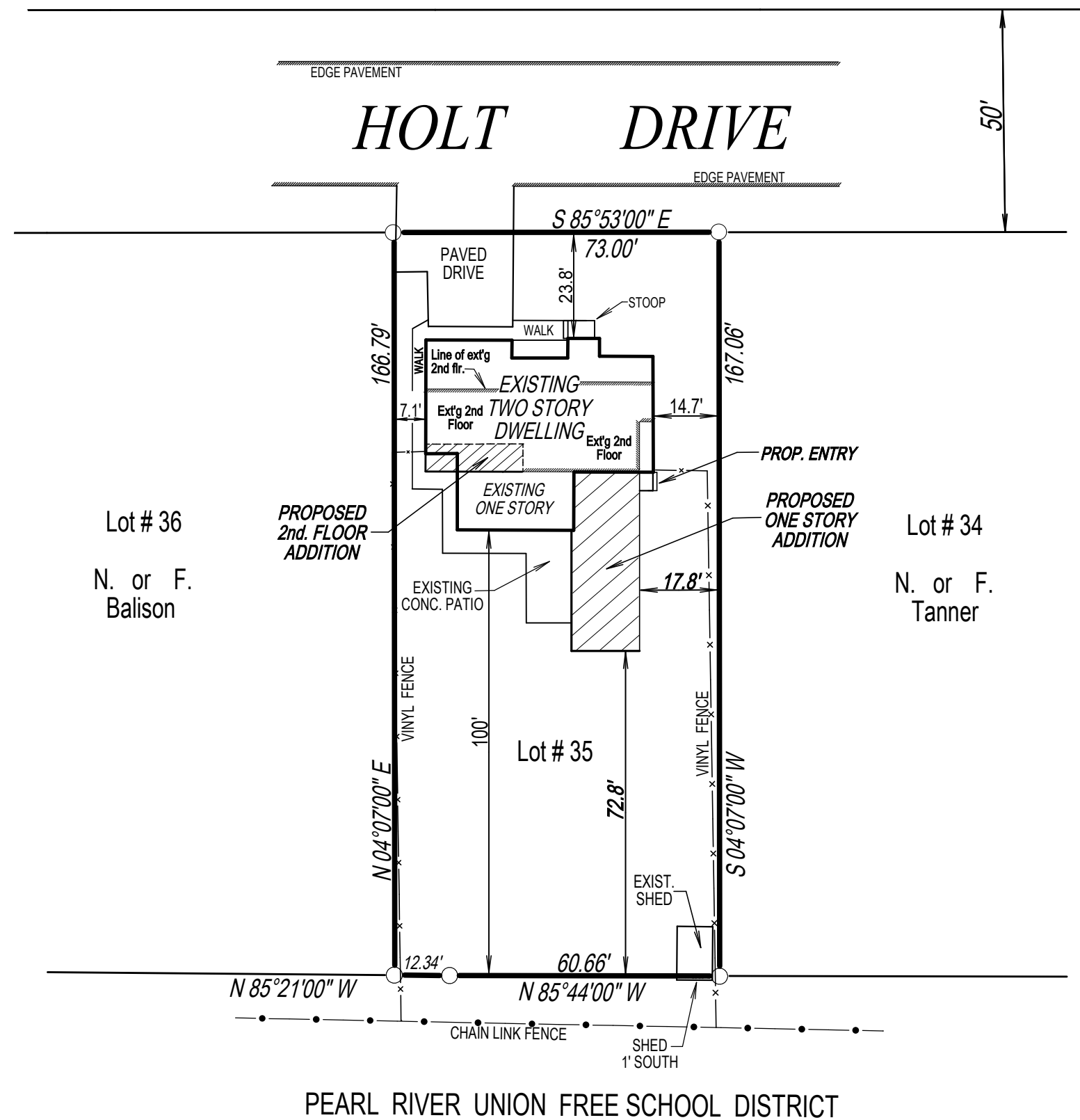
Robert R. Rahnefeld
Land & Boundary Consultant
P.O. BOX 881, PEARL RIVER, N.Y., 10965
PHONE: (845) 735-9910

Legend: ● Property Corner Set
○ Property Corner Monuments
○ Property Corner Not Installed

Town of Orangetown
MEETING OF:

MAR 6 2024

ZONING BOARD OF APPEALS

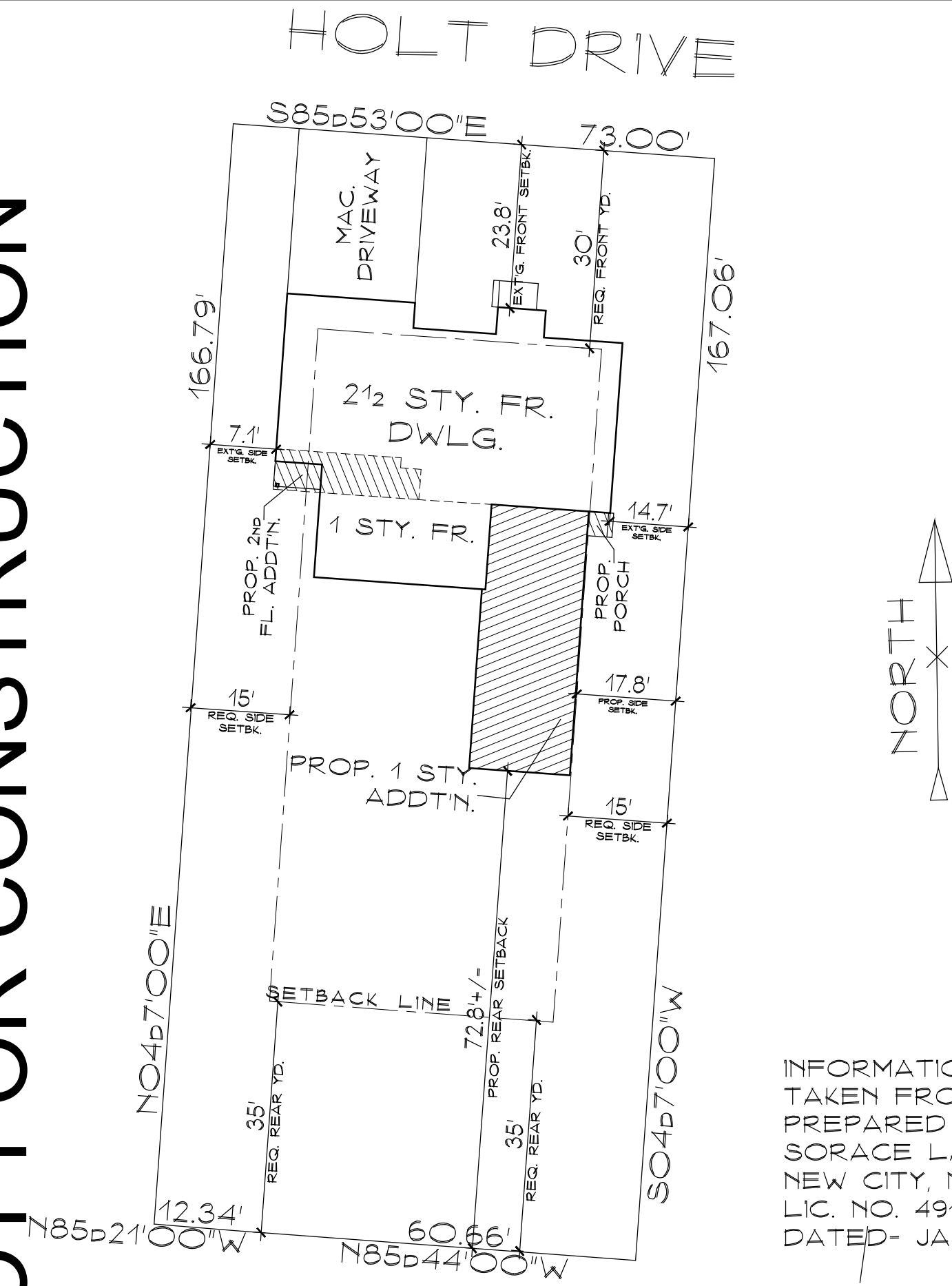


  Lic. 49162
Robert E. Sorace, PLS
New City, NY 10956
845-638-1498

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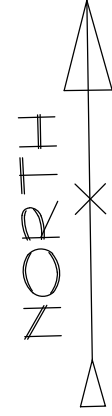
ISSUE FOR ZBA REVIEW ONLY - NOT FOR CONSTRUCTION

SITE PLAN



SCALE: 1"=30'-0"

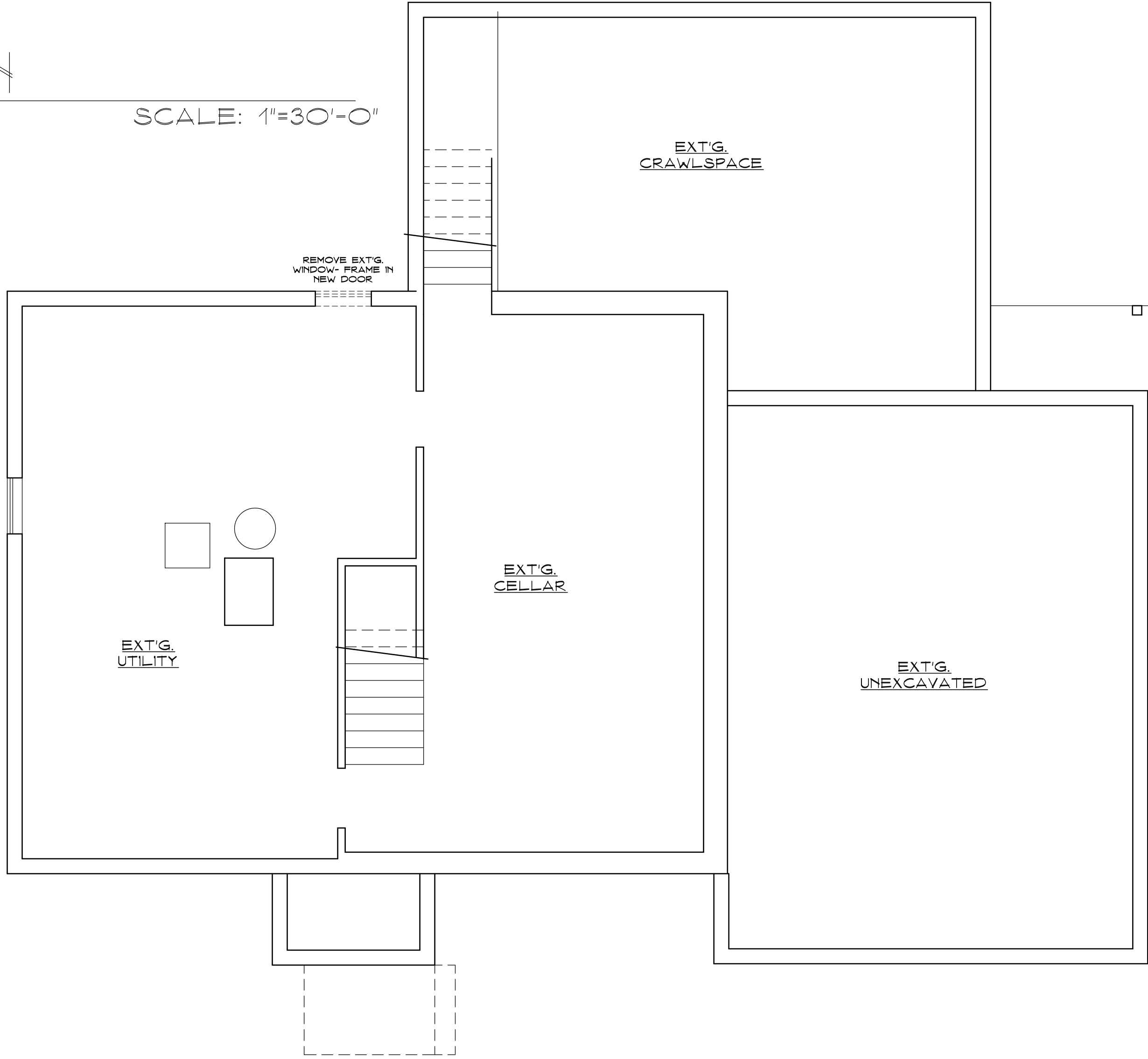
INFORMATION FOR SITE PLAN
TAKEN FROM SURVEY
PREPARED BY ROBERT
SORACE LAND SURVEOR
NEW CITY, NEW YORK
LIC. NO. 49162
DATED- JANUARY 23, 2024



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

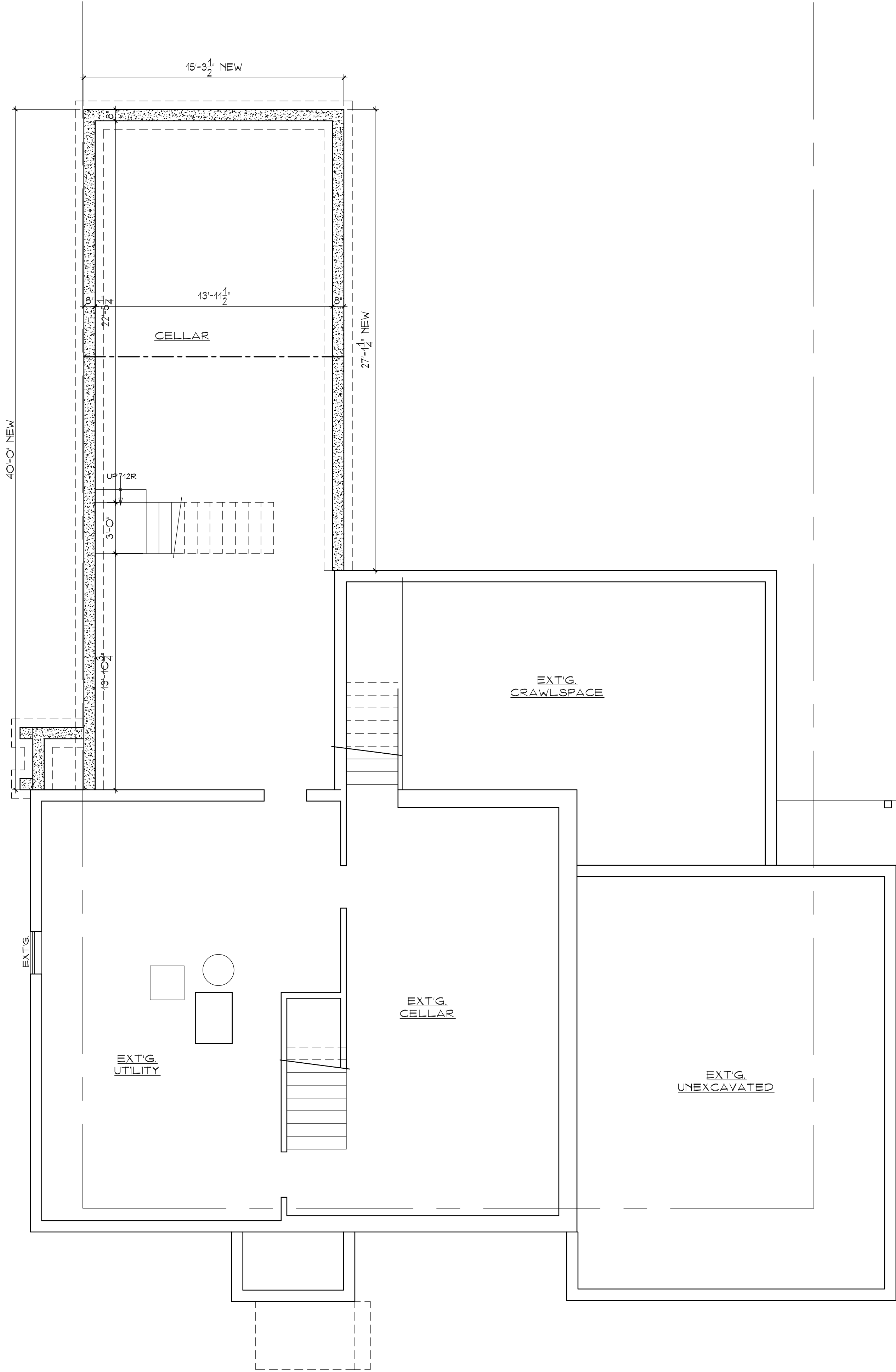
UNDERSIZED LOT ZONE-RG - GROUP Q - SINGLE FAMILY RESIDENCE N.C. = NO CHANGE **EXT'G. NON CONFORMING * VARIANCE REQUIRED			
REQUIREMENT	REQUIRED	EXISTING	PROPOSED
LOT AREA, MINIMUM SQUARE FEET	15,000	12,188 S.F. *	NO CHANGE
LOT WIDTH, MINIMUM FEET	75'	73' **	NO CHANGE
FLOOR AREA RATIO	.20	.21 **	.28*
BUILDING HEIGHT MAX. IN FT.	35 feet	19.4'	NO CHANGE
FRONT YARD MINIMUM FEET	30'	23.8' **	NO CHANGE
SIDE YARD MINIMUM FEET	15' (5.21)	7.1' **	7.1' *
BOTH SIDE YARDS MINIMUM FEET	30' (5.21)	21.8' **	21.8' *
REAR YARD MINIMUM FEET	35'	100'	72.8' +/-
MIN. STREET FRONTAGE	75'	73'	N.C.

1 BULK TABLE
1 NO SCALE



CELLAR DEMOLITION PLAN

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

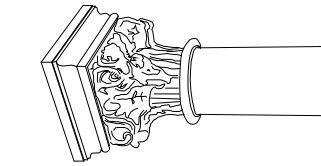


PROPOSED CELLAR PLAN

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

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REVISION



John Perkins
ARCHITECT
Professional Limited Liability Company
N.C.A.R.B. Certified
NYS License: 02952-1
NJ License: 23A0165760
Post Office Box 271 Tomkins Cove, New York 10986
(845) 429-4225 www.JPerkinsArchitect.com



DRAWING TITLE:

CELLAR
FLOOR PLANS

PROPOSED ADDITIONAL ALTERATIONS
FOR THE

FILOR RESIDENCE

252 HOLT AVENUE
HAMLET OF PEARL RIVER
TOWN OF ORANGETOWN, NEW YORK

DATE:

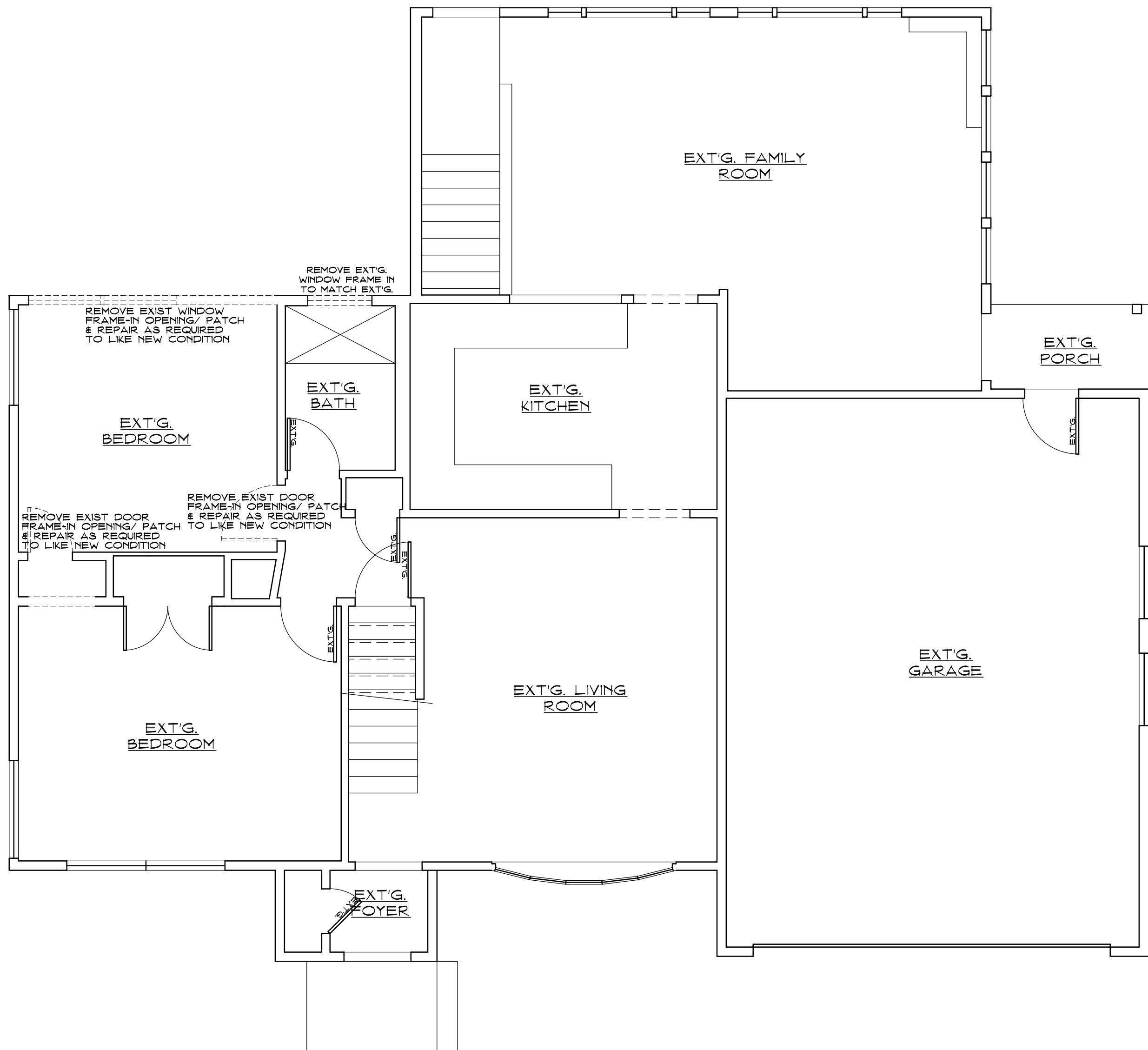
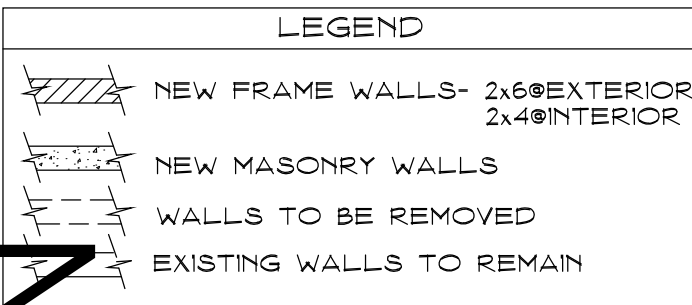
DECEMBER 15, 2023
DECEMBER 29, 2023
Issue For ZBA Review
JANUARY 18, 2024

SHEET:

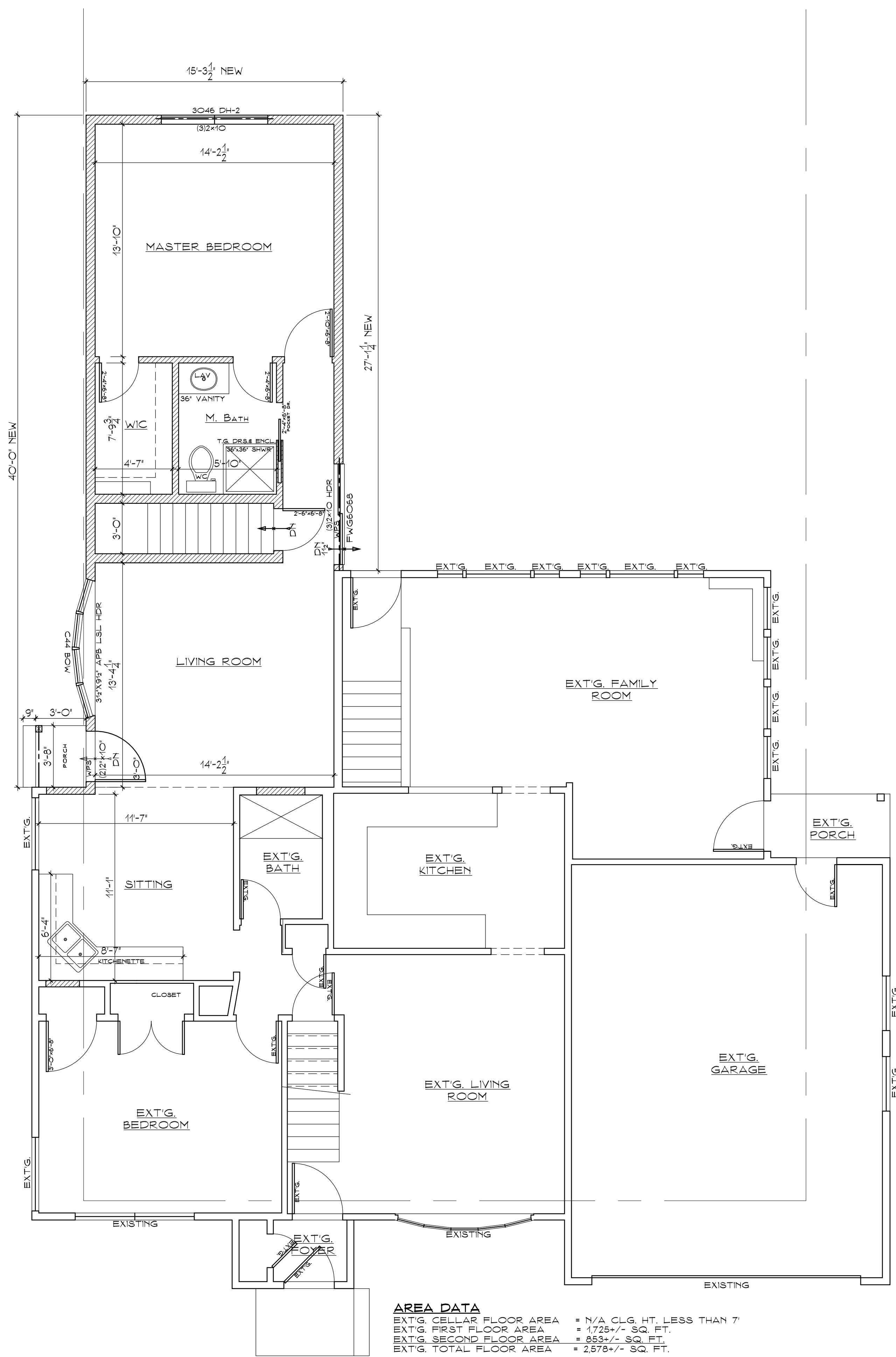
1 OF 4

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



AREA DATA

EXT'G. CELLULAR FLOOR AREA	=	N/A CLG. HT. LESS THAN 7
EXT'G. FIRST FLOOR AREA	=	1725+/- SQ. FT.
EXT'G. SECOND FLOOR AREA	=	883+/- SQ. FT.
EXT'G. TOTAL FLOOR AREA	=	2598+/- SQ. FT.

PROPOSED FIRST FLOOR AREA = 604+/- SQ. FT.
PROPOSED SECOND FLOOR AREA = 130 SQ. FT.
PROPOSED TOTAL FLOOR AREA = 734+/- SQ. FT.

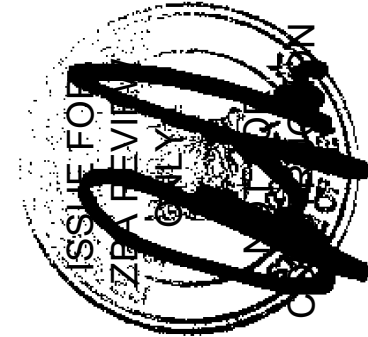
TOTAL FLOOR AREA AFTER ADDITIONS = 3,057+/- SQ. FT.

EXT'G. FLOOR AREA RATIO	2.578/12/190 =	21
PROP. FLOOR AREA RATIO	3.312/12/190 =	27

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

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NJ License: 21M06470



Post Office Box 271 Tompkins Cove, New York 10986
(845) 429-4225 www.PerkinsArchitect.com

TITLE: FIRST FLOOR PLANS

PROPOSED ADDITION/ALTERATIONS
FOR THE
FILOR RESIDENCE
252 HOLT AVENUE
HAMLET OF PEARL RIVER
TOWN OF ORANGETOWN, NEW YORK

DATE: SHEET:

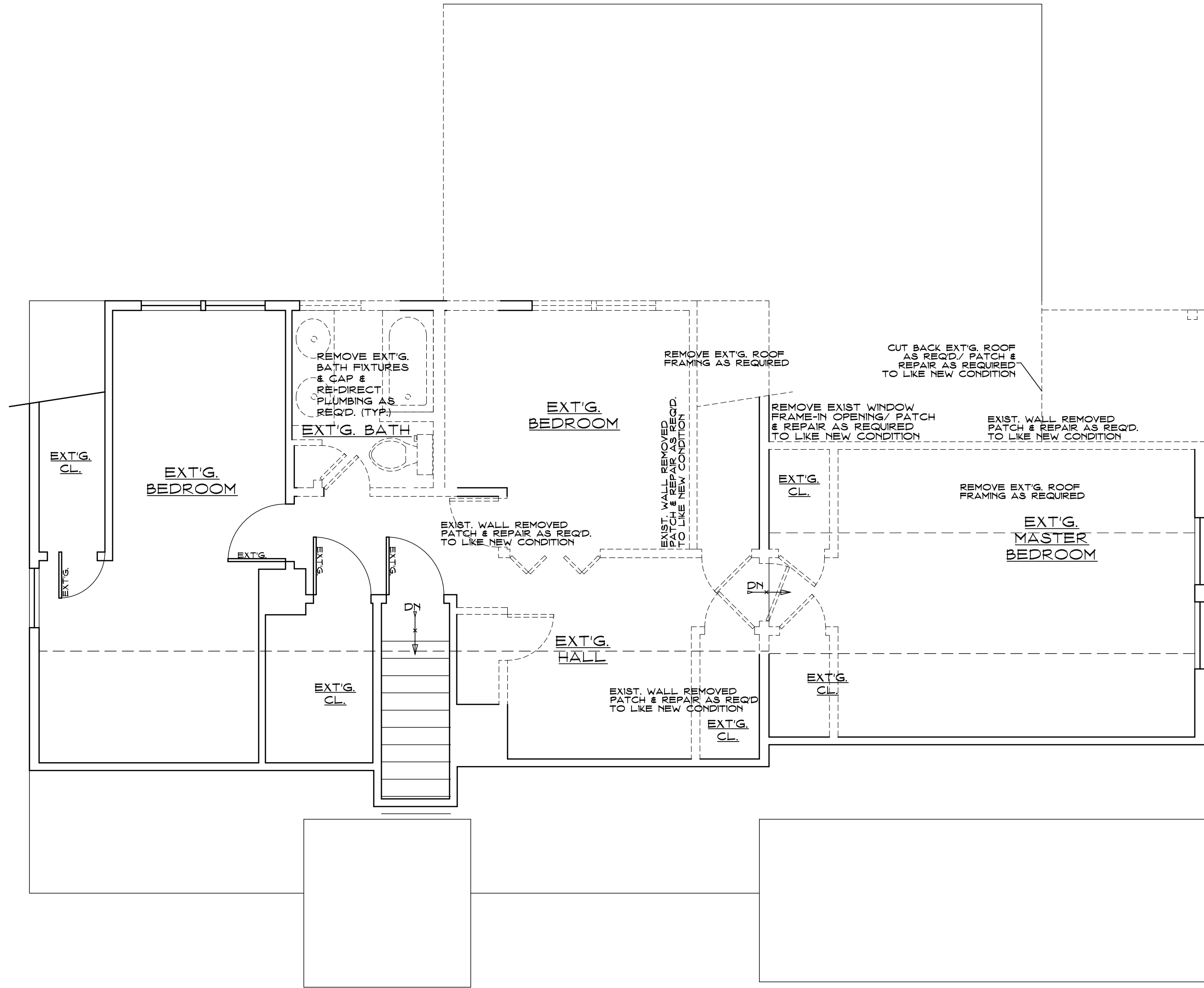
DATE:
DECEMBER 15, 2023
DECEMBER 29, 2023
Issue For ZBA Review
JANUARY 25, 2024

HEET: 2 OF 4

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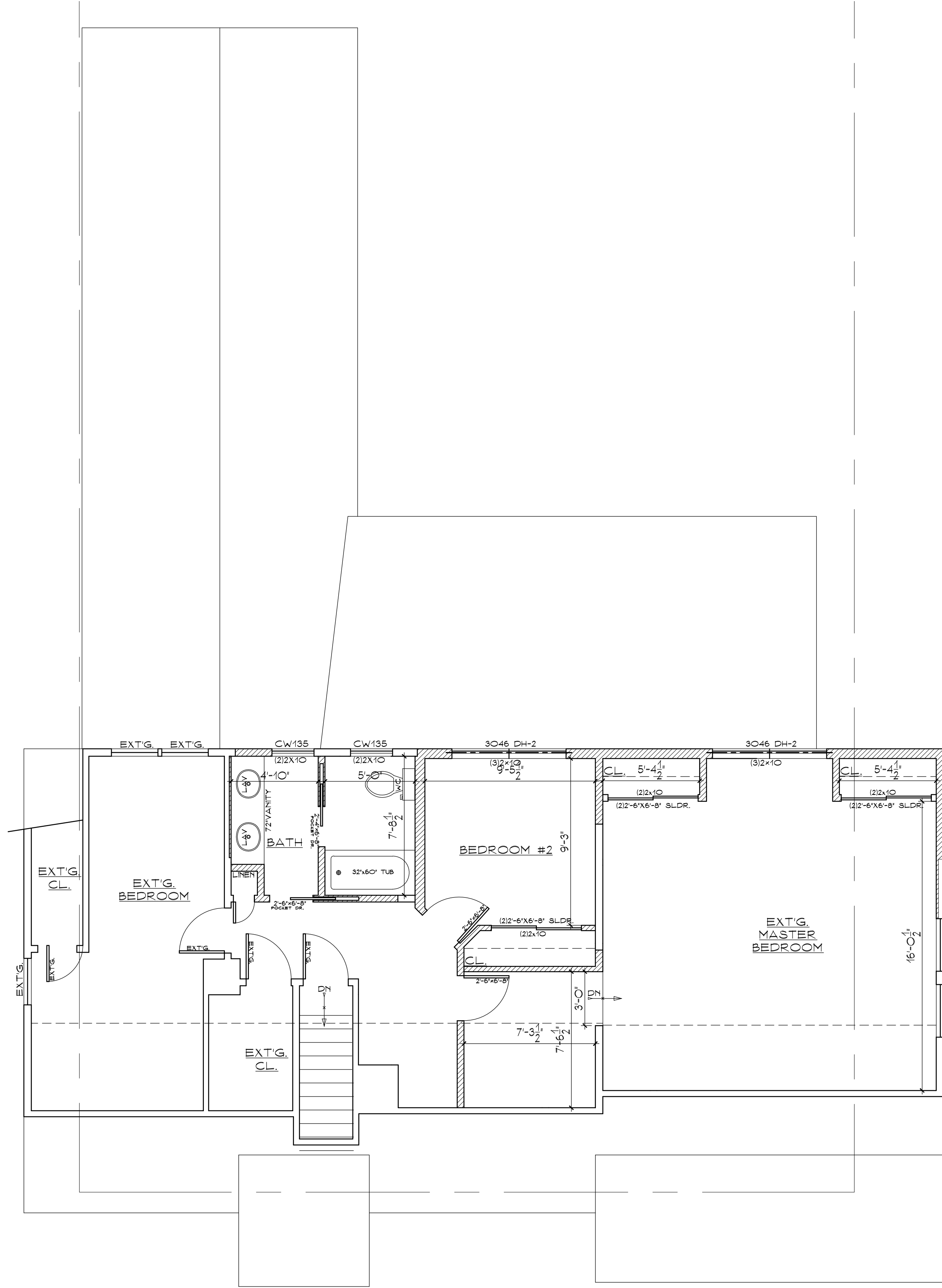
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LEGEND	
	NEW FRAME WALLS- 2x6@EXTERIOR 2x4@INTERIOR
	NEW MASONRY WALLS
	WALLS TO BE REMOVED
	EXISTING WALLS TO REMAIN



SECOND FLOOR DEMOLITION PLAN

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

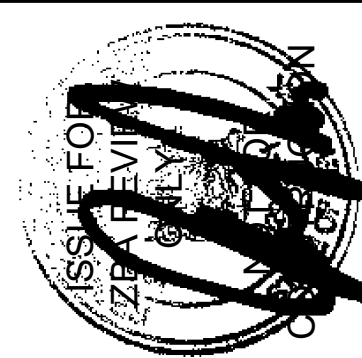


PROPOSED SECOND FLOOR PLAN

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

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DRAWING TITLE:

SECOND FLOOR PLANS

PROPOSED ADDITIONAL ALTERATIONS
FOR THE
FILOR RESIDENCE
252 HOLT AVENUE
HAMLET OF PEARL RIVER
TOWN OF ORANGETOWN, NEW YORK

DATE:

DECEMBER 15, 2023
DECEMBER 29, 2023
Issue For ZBA Review
JANUARY 25, 2024

SHEET:

3 OF 4

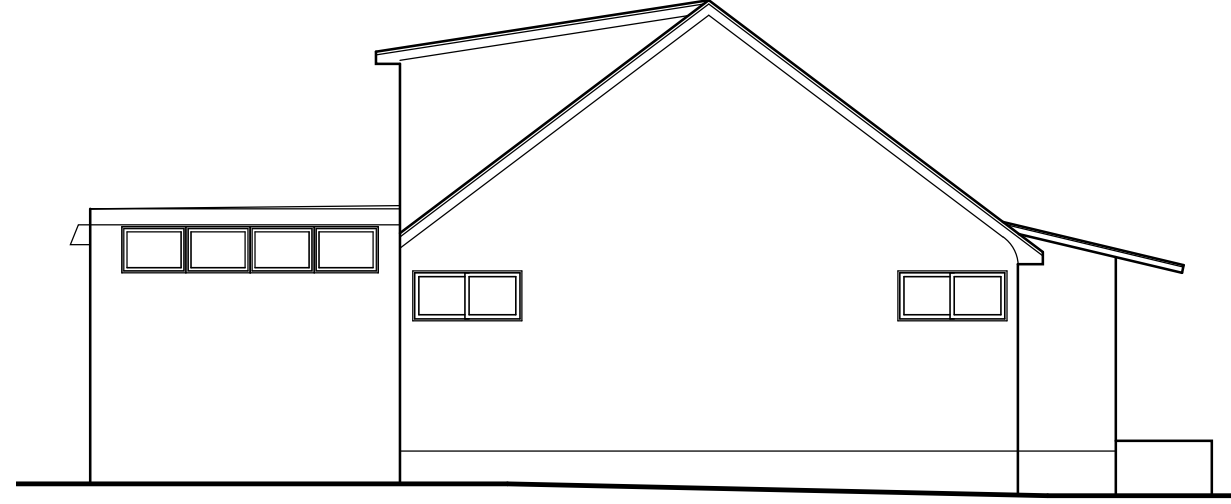
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FRONT ELEVATION- BEFORE

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



RIGHT ELEVATION- BEFORE

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



REAR ELEVATION- BEFORE

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



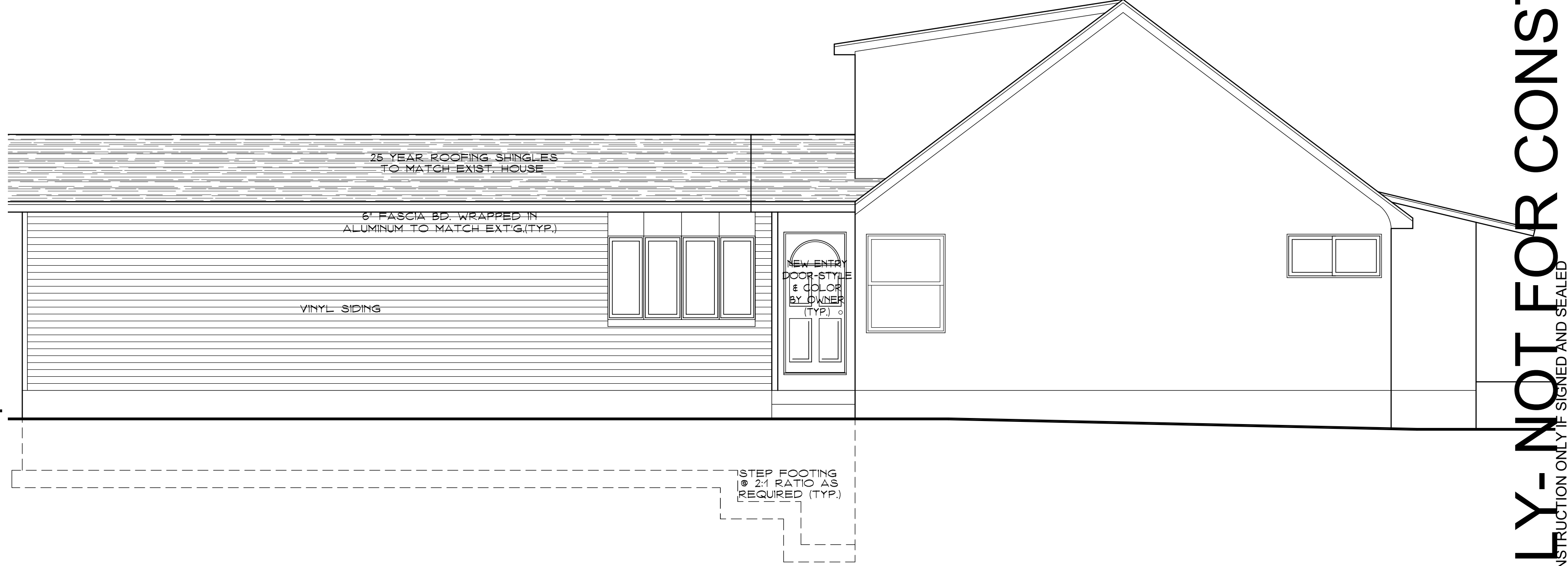
LEFT ELEVATION- BEFORE

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



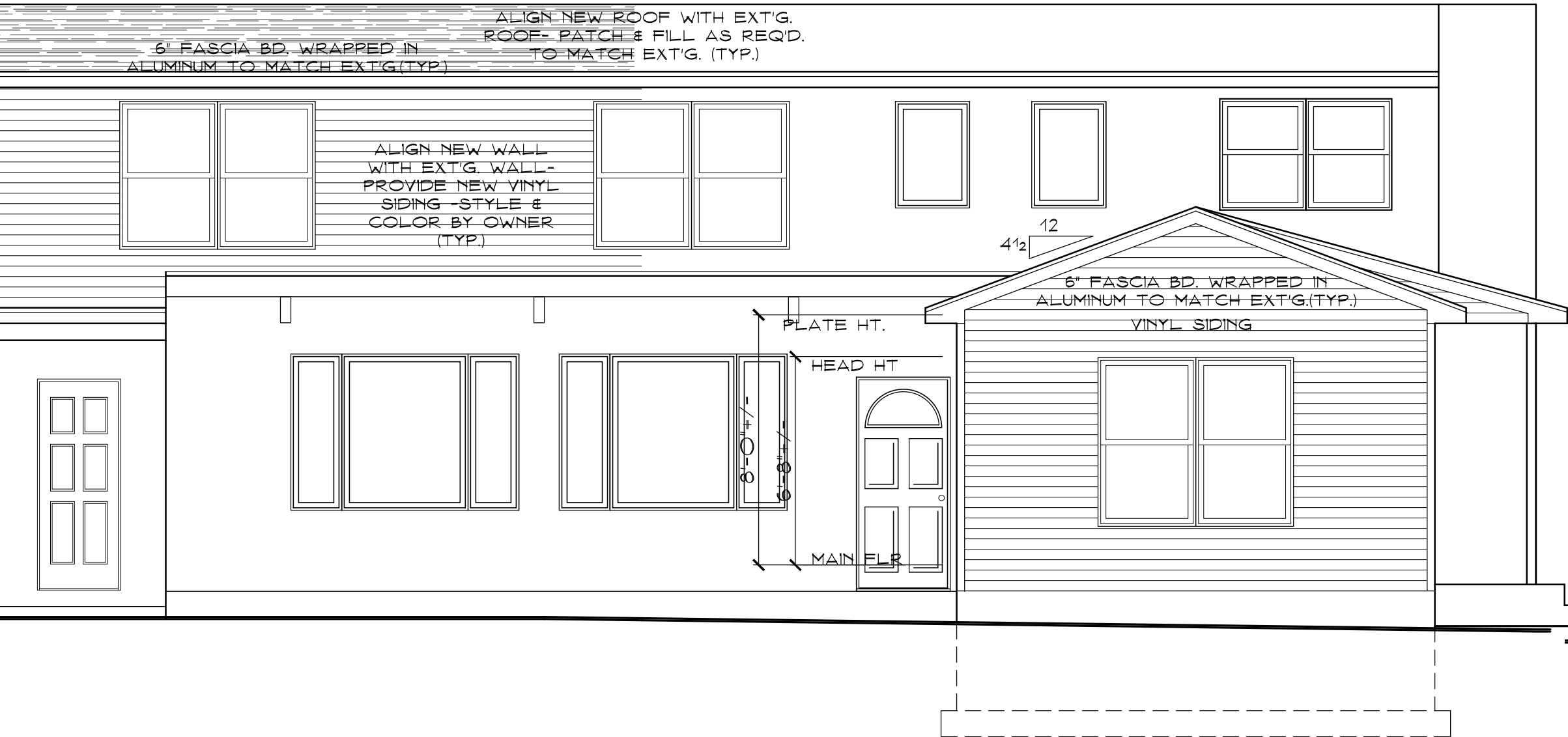
FRONT ELEVATION -AFTER

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



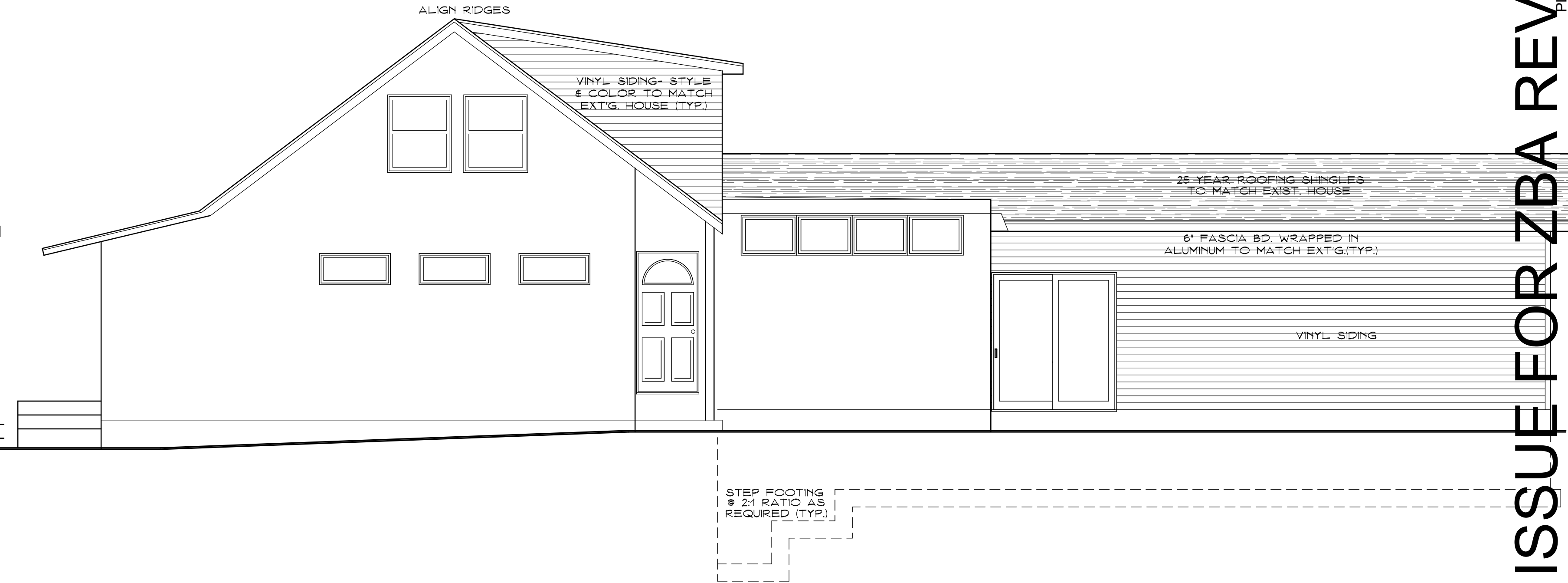
RIGHT ELEVATION -AFTER

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



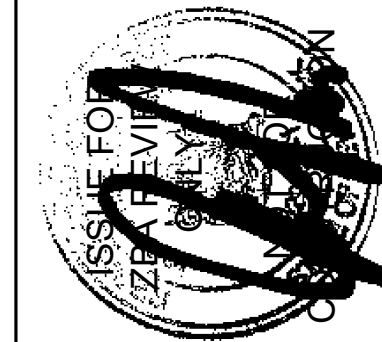
REAR ELEVATION -AFTER

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



LEFT ELEVATION -AFTER

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



REVISION



DRAWING TITLE:

ELEVATIONS

PROPOSED ADDITIONAL ALTERATIONS
FOR THE
FILOR RESIDENCE
252 HOLT AVENUE
HAMLET OF PEARL RIVER
TOWN OF ORANGETOWN, NEW YORK

DATE:	DECEMBER 15, 2023
DATE:	DECEMBER 29, 2023
DATE:	JANUARY 25, 2024
DATE:	
DATE:	
DATE:	

SHEET:

4
OF
4