

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
☒ Special Permit	☐ Interpretation
☒ Variance	
☐ Performance Standards Review	
☐ Use Variance	
☐ Other (specify): _____	

PERMIT#: BLPR-4609-24
ASSIGNED
INSPECTOR: Glenn

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

Project Name: Widmer

Street Address: 39 Brightwood Ave Pearl River
NY 10965

Tax Map Designation:
Section: 68.12 Block: 5 Lot(s): 53
Section: _____ Block: _____ Lot(s): _____

Directional Location:

On the North side of Brightwood Ave, approximately
450 feet East of the intersection of N Main St, in the
Town of Orangetown in the hamlet/village of Pearl River.

Acreage of Parcel _____	Zoning District <u>R6</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>Vesalia</u>	Sewer District <u>Orangetown</u>

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

demo garage, construct new
existing carport

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

Date: 3/6/24 Applicant's Signature: Ch

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 _____

Are there **streams** on the site? If yes, please provide the names. _____

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

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: Mar 4, 2024 Section: 68.12 Block: 5 Lot: 53

Applicant: Widmer

Address: 39 Brightwood Ave, Pearl River, NY

RE: Application Made at: same

Referred For:

RG District, Chapter 43, Section 5.227 Accessory Structures no closer than 5' from property line with 1'4" proposed. Section 5.153 Maximum Height 15' with 20' proposed. Table 3.12, max FAR 30% with 33.7% proposed

Three Variances required

Comments:

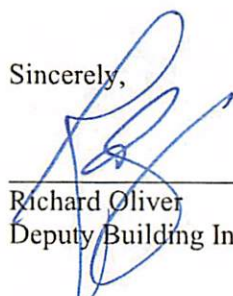
Accessory structure Side Yrd, Height variance,

FAR variance

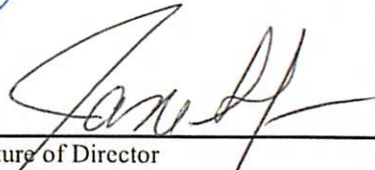
Dear Widmer:

Please be advised that the Building Permit Application # p4609-24, which you submitted on Jan 23, 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

3/4/24


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

3/4/24
Date
Liz DeCort
Debbie Arbolino

SWIS	PRINT KEY	NAME	ADDRESS
392489	68.12-5-1	Lawrence G Mc Gee	36 Forest Ave,Pearl River, NY 10965
392489	68.12-5-2	Jeremiah Keneally	40 Forest Ave,Pearl River, NY 10965
392489	68.12-5-3	Anthony Gazzara	44 Forest Av,Pearl River, NY 10965
392489	68.12-5-4.1	Michael Shortell	52 Forest Av,Pearl River, NY 10965
392489	68.12-5-4.2	Gene Tavormina	48 Forest Ave,Pearl River, NY 10965
392489	68.12-5-5	John C Shields	60 Forest Ave,Pearl River, NY 10965
392489	68.12-5-48	Wendy J Gates	77 Brightwood Ave,Pearl River, NY 10965
392489	68.12-5-49	Peter Timony	61 Brightwood Av,Pearl River, NY 10965
392489	68.12-5-50	Fareeah Alim	57 Brightwood Ave,Pearl River, NY 10965
392489	68.12-5-51	Louis Blanco	51 Brightwood Av,Pearl River, NY 10965
392489	68.12-5-52	Brian Clerkin	45 Brightwood Ave,Pearl River, NY 10965
392489	68.12-5-53	Christopher Widmer	39 Brightwood Ave,Pearl River, NY 10965
392489	68.12-5-54	John Carpentieri	25 Brightwood Av,Pearl River, NY 10965
392489	68.12-5-55	Sean Reid	21 Brightwood Ave,Pearl River, NY 10965
392489	68.12-5-56	Francis Brooke	17 Brightwood Av,Pearl River, NY 10965
392489	68.12-5-57	Rose V Moroney	1 Brightwood Ave,Pearl River, NY 10965
392489	68.12-5-58	Richard B Fregonese	160 No Main St,Pearl River, NY 10965
392489	68.12-5-59	James H Bowe	12 Forest Ave,Pearl River, NY 10965
392489	68.12-5-60	Richard M Koppel	16 Forest Ave,Pearl River, NY 10965
392489	68.12-5-61	Peter C Rooney	24 Forest Ave,Pearl River, NY 10965
392489	68.12-5-62	Manuel Suquilema	30 Forest Ave,Pearl River, NY 10965
392489	68.12-6-29	William Raftery	190 Cardean Pl,Pearl River, NY 10965
392489	68.12-6-41	William J Schwan III	29 Forest Ave,Pearl River, NY 10965
392489	68.12-6-42	Joseph Mc Grane	25 Forest Av,Pearl River, NY 10965
392489	68.12-6-43	John P Tully	11 Forest Ave,Pearl River, NY 10965
392489	68.12-6-44	Andrea O'Connor	172 N Main St,Pearl River, NY 10965
392489	68.16-2-2	Ryan Gill	12 Brightwood Ave,Pearl River, NY 10965
392489	68.16-2-3	Gary Brown	16 Brightwood Av,Pearl River, NY 10965
392489	68.16-2-4	Daniel Devaney	20 Brightwood Av,Pearl River, NY 10965
392489	68.16-2-5	Patrick Finnegan	26 Brightwood Ave,Pearl River, NY 10965
392489	68.16-2-6	Michael Mc Donagh	30 Brightwood Ave,Pearl River, NY 10965
392489	68.16-2-7	Robert Zerega	34 Brightwood Ave,Pearl River, NY 10965
392489	68.16-2-8	Carmela Marino	44 Brightwood Av,Pearl River, NY 10965
392489	68.16-2-9	Paul Weldon	50 Brightwood Av,Pearl River, NY 10965
392489	68.16-2-10	George F Mc Carthy	52 Brightwood Av,Pearl River, NY 10965
392489	68.16-2-11	Edward D Pascocello	58 Brightwood Ave,Pearl River, NY 10965
392489	68.16-2-12	Robert J Mc Grath	62 Brightwood Av,Pearl River, NY 10965
392489	68.16-2-53	Dominick J Derobertis Jr	59 Bogert Ave,Pearl River, NY 10965
392489	68.16-2-54	Stephen Mc Guinness	55 Bogert Av,Pearl River, NY 10965
392489	68.16-2-55	Jillian Lopez	51 Bogert Ave,Pearl River, NY 10965
392489	68.16-2-56	Yoshinao Kajikawa	45 Bogert Ave,Pearl River, NY 10965
392489	68.16-2-57	Edward P Dunn	37 Bogert Ave,Pearl River, NY 10965
392489	68.16-2-58	William Keane	61 Westminster Dr,Pearl River, NY 10965
392489	68.16-2-59	Mary E III	21 Bogert Av,Pearl River, NY 10965
392489	68.16-2-60	Patrick Loftus	15 Bogert Av,Pearl River, NY 10965

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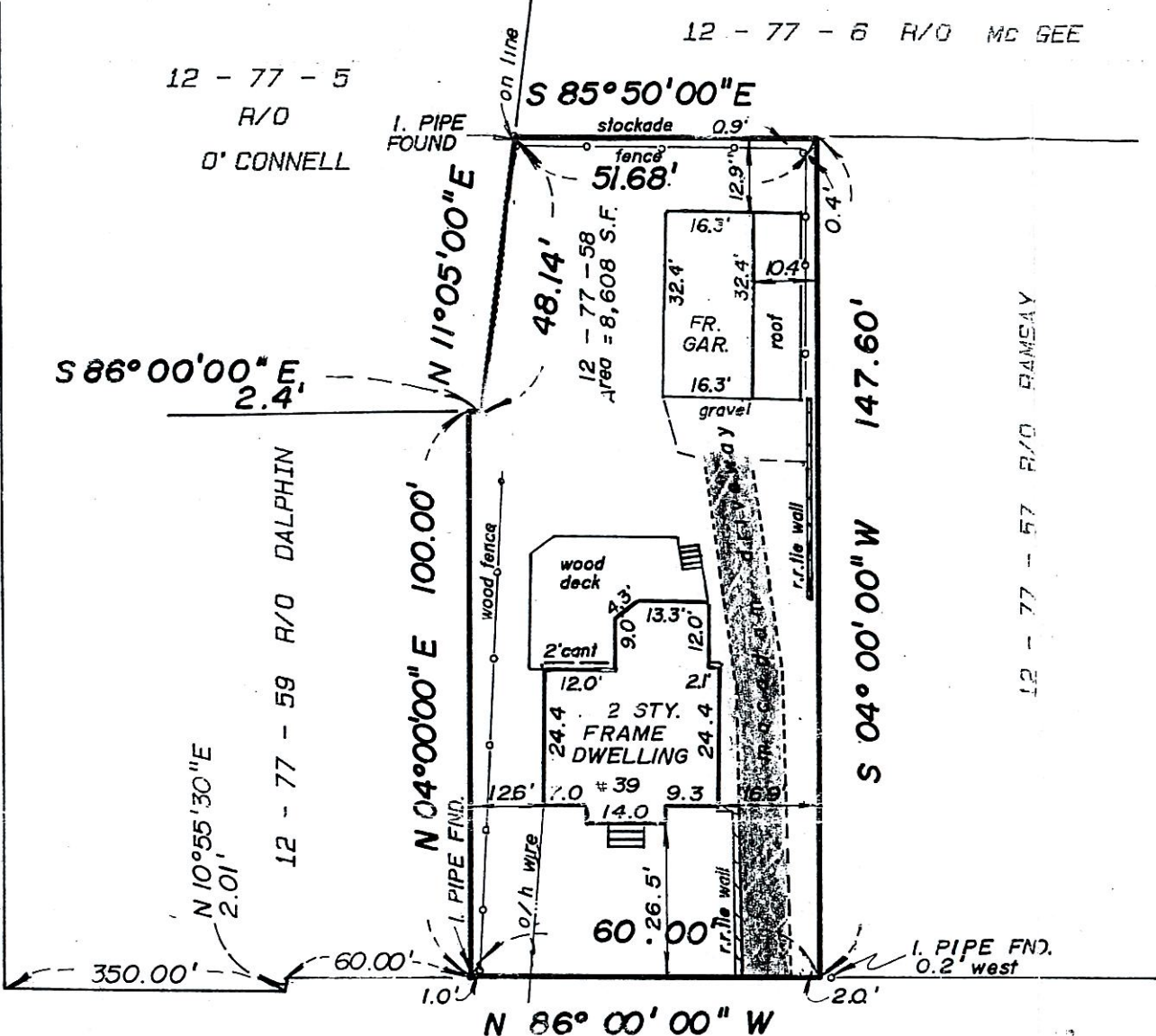
Results

Report

[Export All to CSV](#)

BLOCK GROUP: 1

NORTH MAIN STREET

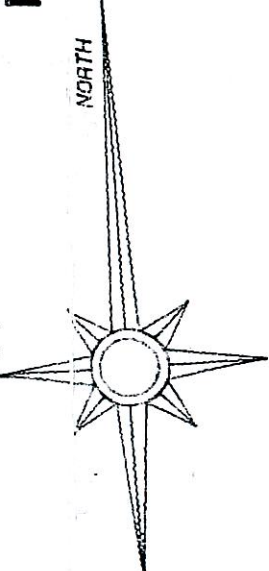


BRIGHTWOOD 50' WIDE AVENUE

CERTIFIED TO:
DAVID P. & DIANE M. SIROIS
AMERICAN TITLE INSURANCE COMPANY
HOMERICA INC.
Marine Midland BANK

Date: 4-9-86
Robert R. Rahnefeld, PLS, N.Y. Lic. No. 49459

CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. UNAUTHORIZED ALTERATION OR ADDITION TO THIS MAP IS A VIOLATION OF SECT. 7209(2) OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS MAP NOT HAVING THE EMBOSSED SEAL OF THE LAND SURVEYOR SHALL NOT BE VALID. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.



REFERENCE:

Liber 939 Page 938

BEING KNOWN AND DESIGNATED AS:

ORANGETOWN TAX MAP NO. 12 - 77 - 58

Town of Orangetown
MEETING OF:
APR 3 2024
ZONING BOARD OF APPEALS

SURVEY MAP

FOR

DAVID & DIANE SIROIS

PEARL RIVER
TOWN OF ORANGETOWN ROCKLAND CO.
NEW YORK

SCALE: 1" = 30'

UPDATED APRIL 2, 1990
APRIL 9, 1986

ROBERT R. RAHNEFELD, P.L.S., P.C.

Professional Land Surveyor & Planner

282 No. Middletown Road, Pearl River, New York, 10965

ZONING ANALYSIS FOR 39 BRIGHTWOOD AVE				R-G ZONE
ITEM	REQUIRED OR PERMITTED	EXISTING	PROPOSED	REMARKS
MAX FAR	0.3	1,576 FT OR .19	0.47	VARIANCE
LOT AREA	10000 S.F.	8,606 SF	8,606 SF	EXISTING NON CONFORMING
LOT WIDTH	75 FT	60 FT	60 FT	EXISTING NON CONFORMING
FRONTAGE	50 FT	60 FT	60 FT	COMPLIES
FRONT YARD	25 FT	26.5 FT	51.33 FT	COMPLIES
SIDE YARD	10 FT	16.9 FT / 12.5 FT	51.33 FT	COMPLIES
TOTAL SIDE YARD	30 FT	29.4 FT	17965.5 SF	COMPLIES
REAR YARD	25 FT	6.53%	41.7 FT	COMPLIES
BUILDING HEIGHT	35 FT	24 FT	24 FT	COMPLIES
ACCESSORY STRUCTURE				
ITEM				
REAR YARD	5 FT	10.4 FT	10.4 FT	COMPLIES
SIDE YARD	5 FT	2 FT	2 FT	VARIANCE
HEIGHT	15 FT	12 FT	20 FT	VARIANCE
F.A.R. CALCULATION				
BASEMENT - 557 S.F.				
FIRST FLOOR - 958 S.F.				
SECOND FLOOR 618 S.F.				
GARAGE FIRST FLOOR 533 S.F.				
GARAGE SECOND FLOOR 533 S.F.				
CARPORT 262 S.F.				
TOTAL S.F. 3,461 S.F.	3,461 S.F. / 8,606 S.F.		.40 FAR	

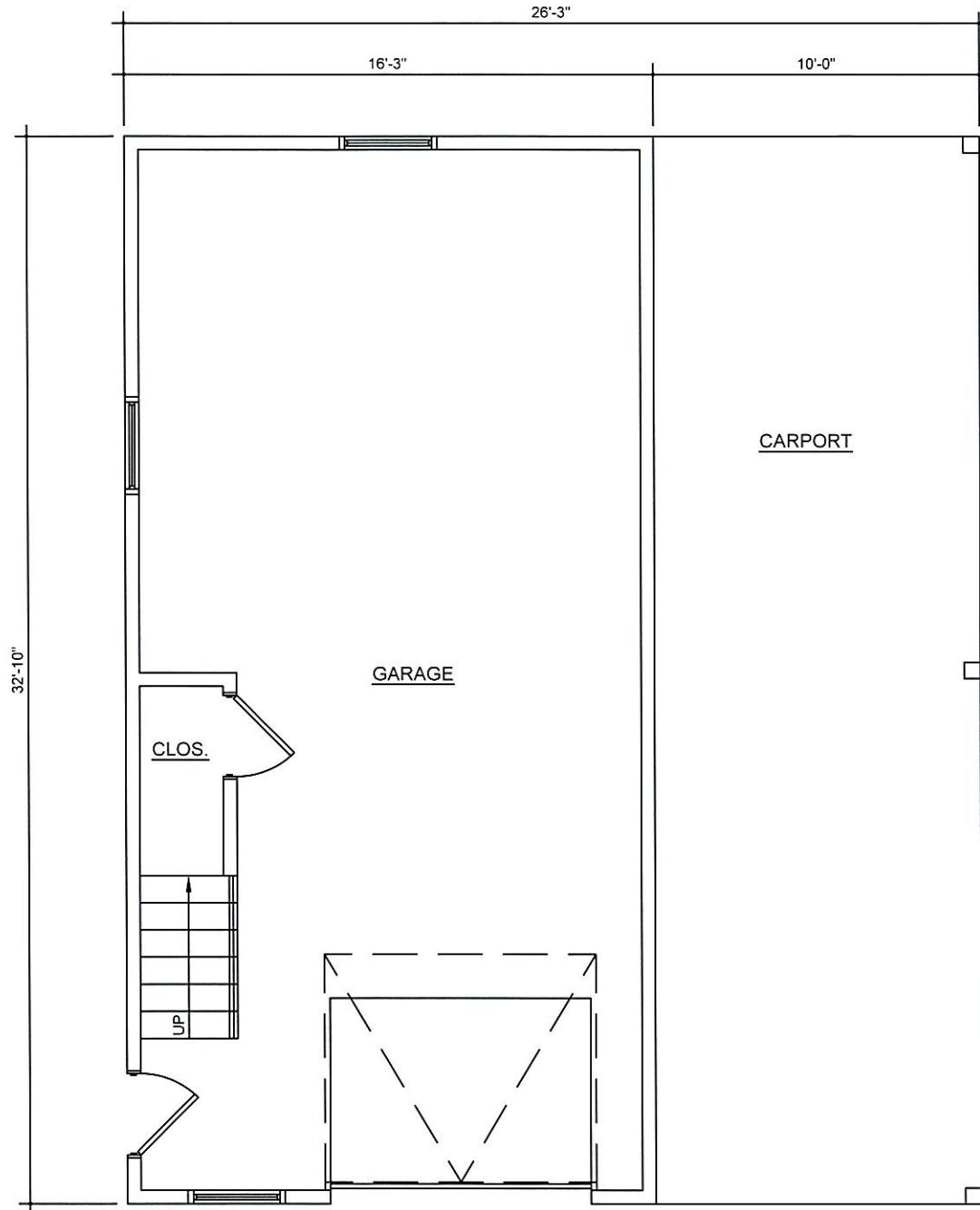
Town of Orangetown
MEETING OF:

APR 3 2024

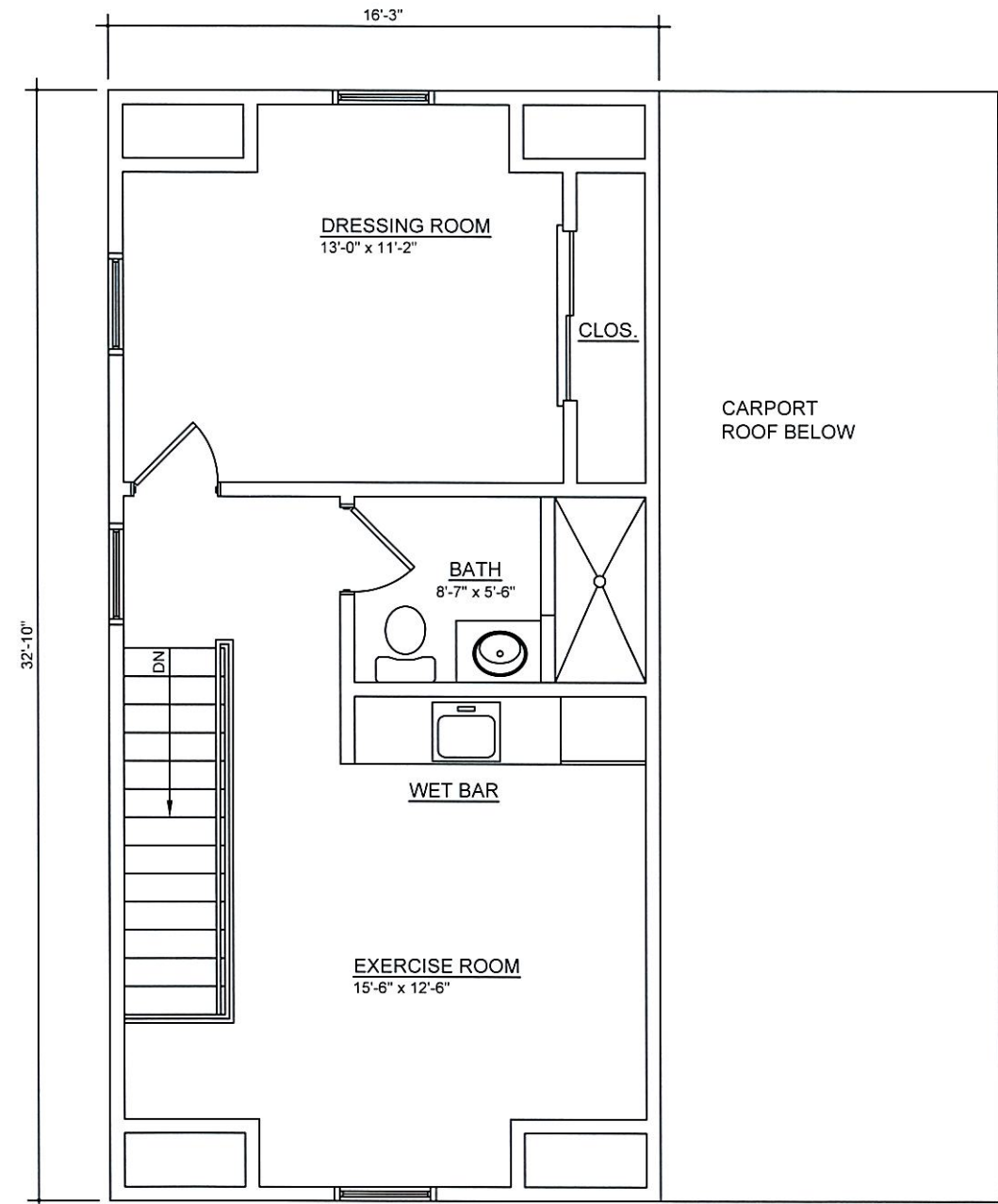
ZONING BOARD OF APPEALS



Robert P. De Pippa Jr. NJ LIC. # 15848 NY LIC. # 028136 57 Kaufman Ave. Little Ferry, NJ 07643 551-486-2489 rdpippa@verizon.net ARCHITECT - CONSULTANT	Proposed Garage Addition	DRAWN BY RD
	The Widmer Residence 38 Brightwood Ave Pearl River, NY	DATE Jan. 17, 2024
	Zoning Analysis	JOB # 24006 DRAWING # PA-3



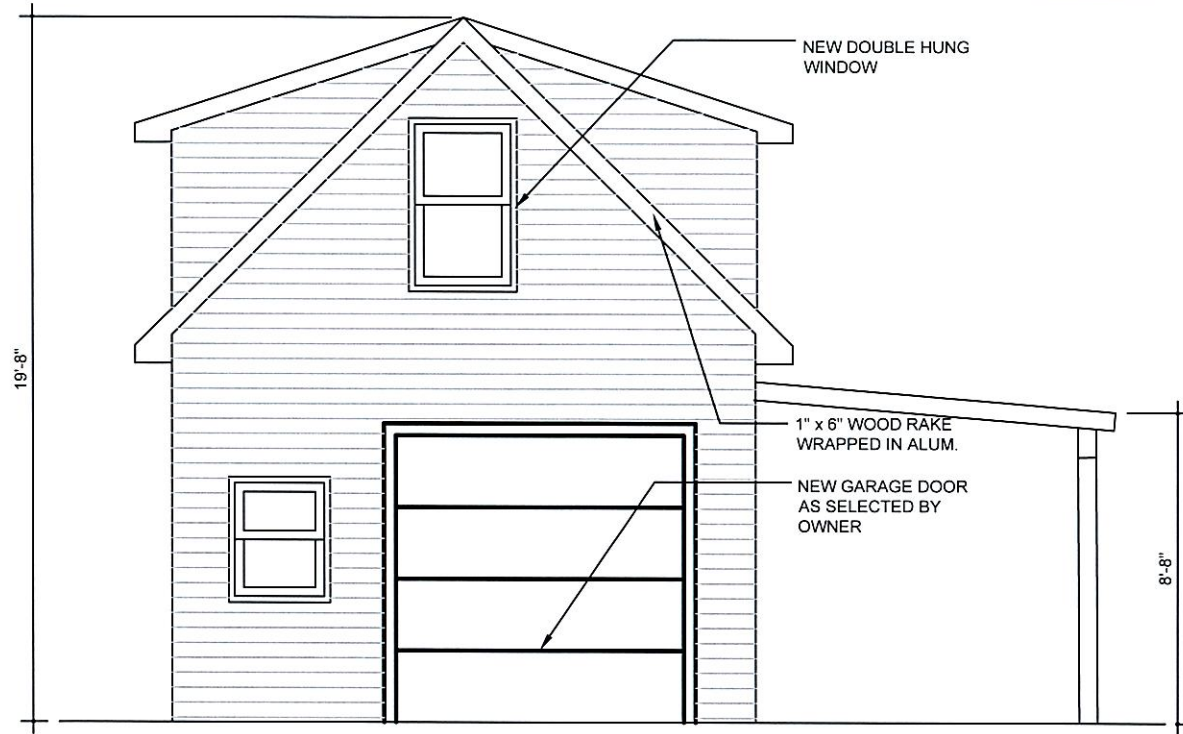
PROPOSED FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"



PROPOSED SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

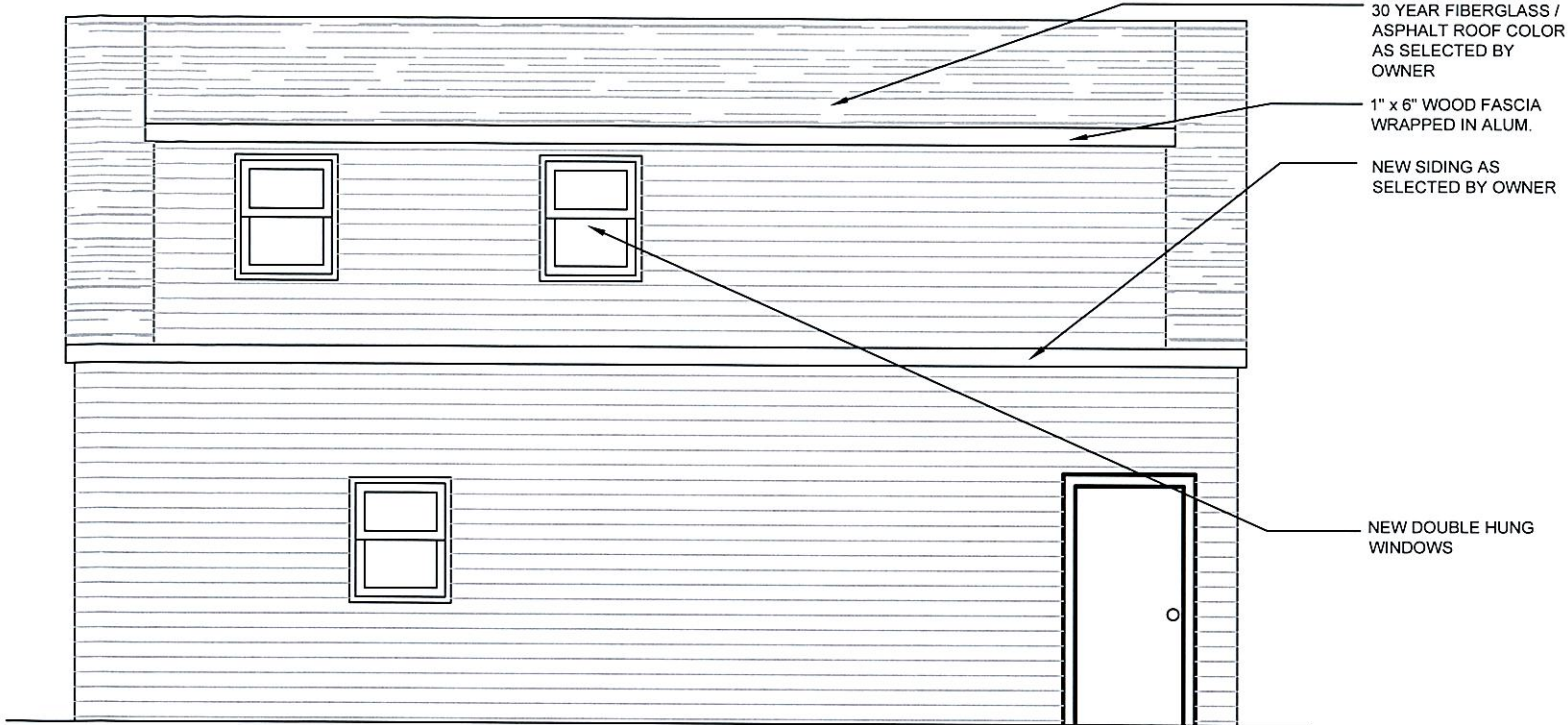


Robert P. De Pippa Jr. NJ LIC. # 15848 NY LIC. # 028136 57 Kaufman Ave. Little Ferry, NJ 07643 551-486-2489 rdpippa@verizon.net ARCHITECT - CONSULTANT	Proposed Garage Addition	DRAWN BY RD
	The Widmer Residence 38 Brightwood Ave Pearl River, NY	DATE Jan. 17, 2024
	Floor Plans	JOB # 24006 DRAWING # PA-1



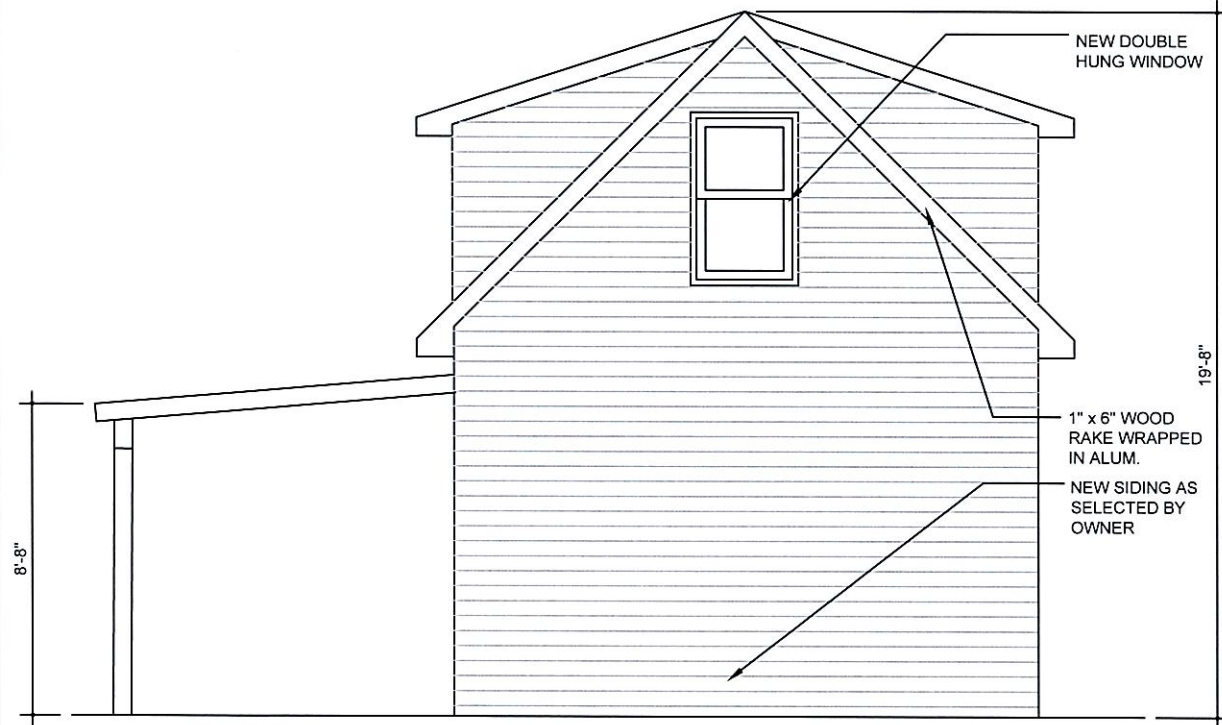
PROPOSED FRONT ELEVATION

SCALE: 3/16" = 1'-0"



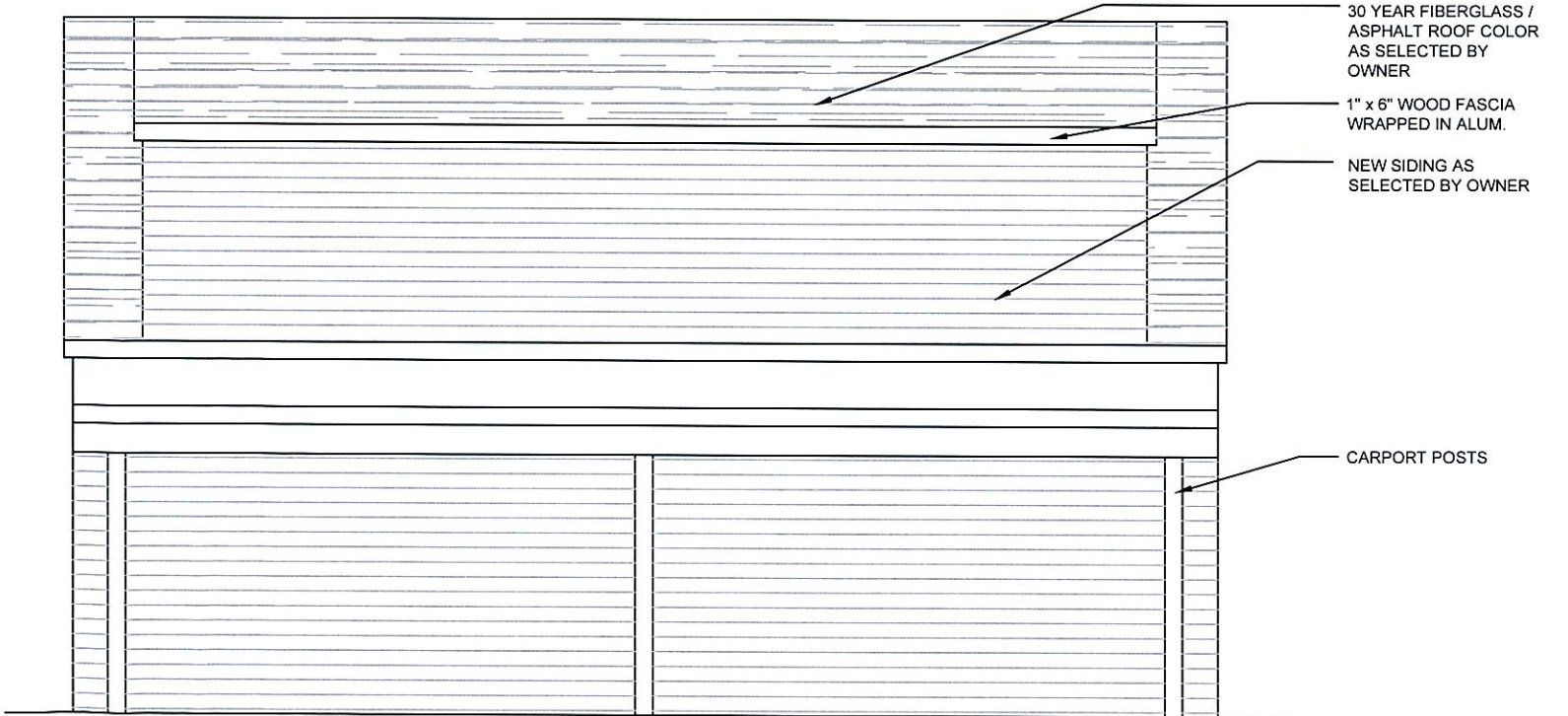
PROPOSED LEFT SIDE ELEVATION

SCALE: 3/16" = 1'-0"



PROPOSED REAR ELEVATION

SCALE: 3/16" = 1'-0"



PROPOSED RIGHT SIDE ELEVATION

SCALE: 3/16" = 1'-0"



Robert P. De Pippa Jr.
NJ LIC. # 15848
NY LIC. # 028136
57 Kaufman Ave.
Little Ferry, NJ 07643
551-486-2489
rdpippa@verizon.net
ARCHITECT - CONSULTANT

Proposed Garage Addition
The Widmer Residence
38 Brightwood Ave Pearl River, NY
Elevations

DRAWN BY	RD
DATE	Jan. 17, 2024
JOB #	24006
DRAWING #	PA-2