

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: _____

Please check all that apply:

<input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Residential
<input checked="" type="checkbox"/> Planning Board	<input type="checkbox"/> Historical Board
<input checked="" type="checkbox"/> Zoning Board of Appeals	<input type="checkbox"/> Architectural Board
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Consultation
<input type="checkbox"/> Number of Lots	<input type="checkbox"/> Pre-Preliminary/Sketch
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Preliminary
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Final
<input type="checkbox"/> Special Permit	<input type="checkbox"/> Interpretation
<input type="checkbox"/> Variance	
<input type="checkbox"/> Performance Standards Review	
<input type="checkbox"/> Use Variance	
<input type="checkbox"/> Other (specify): _____	

PERMIT#: BCDR-4747-24
 ASSIGNED
 INSPECTOR: Ken L

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

Project Name: Joy

Street Address: 185 S. Middletown Rd.
Pearl River, NY 10965

Tax Map Designation:
Section: 72.08 Block: 2 Lot(s): 28
Section: _____ Block: _____ Lot(s): _____

Directional Location:
On the West side of S. Middletown Rd., approximately 660 feet North of the intersection of Gilbert Ave and S. Middletown in the Town of Orangetown, NY. in the hamlet/village of Pearl River, NY.
Acreage of Parcel Approx 1/2 Acre Zoning District R-15
School District PR Postal District PR
Ambulance District PR Fire District PR
Water District Verlita Sewer District Orangetown

Project Description: (If additional space required, please attach a narrative summary.)
Build a 2nd Floor bedroom addition over the existing
1st Floor footprint. The existing footprint remains the same.
The house is an existing non-conforming property.

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.
Date: 4/1/24 Applicant's 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 _____

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: April 1, 2024 Section: 72.08 Block: 2 Lot: 28

Applicant: Chris Joy

Address: 185 S Middletown Rd, Pearl River, NY

RE: Application Made at: same

Referred For:

Chapter 43, Table 3.12 R-15 District, Column 9, Min Side yard 18' §5.21(c) w/ 11.9' proposed, Column 10, Total Side Yard 36' §5.21(c) with 30' proposed, Column 12 Max Height 20' §5.21(e) with 20.65' proposed, Chapter 43, §9.2 Increase in degree of non-conforming bulk

4 Variances required


Comments:

Side Yrd, Total Side Yrd, Height, Section 9.2 Variances required

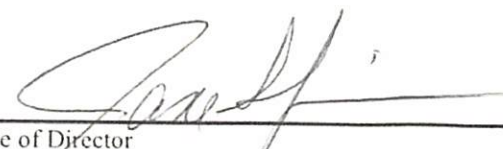
Dear Chris Joy:

Please be advised that the Building Permit Application # 4747-24, which you submitted on Feb 23, 2024 Column 9, 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

4/1/24


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

4/2/24
Date
Liz DeCort
Debbie Arbolino

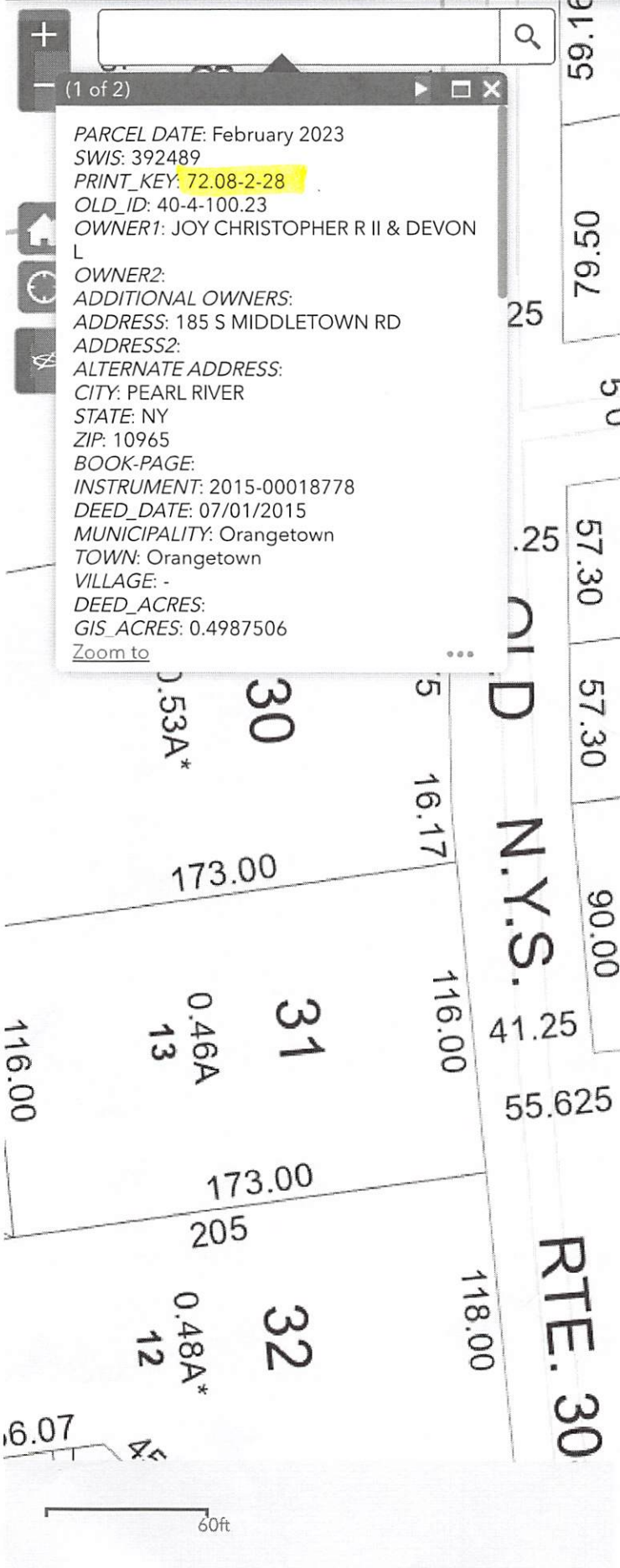


SWIS	PRINT KEY	NAME	ADDRESS
392489	68.20-3-15	Richard Restiano Jr	123 S Middletown Rd,Pearl River, NY 10965
392489	68.20-3-16	Joseph O'Donohue	35 S Madison Ave, Spring Valley, NY 10977
392489	68.20-3-17	Elizabeth Apicella	155 S Middletown Rd, Pearl River, NY 10965
392489	68.20-3-18.1	Allesandra D'Alessio	159 S Middletown Rd, Pearl River, NY 10965
392489	68.20-3-18.2	Lawrence Conway	154 Grove St, Pearl River, NY 10965
392489	68.20-3-19	Thomas Connolly	163 S Middletown Rd, Pearl River, NY 10965
392489	68.20-3-20	Thomas Connolly - dup	163 S Middletown Rd, Pearl River, NY 10965
392489	68.20-3-21	Jeffrey Todd	150 Grove St, Pearl River, NY 10965
392489	68.20-3-22	Brian Van Houten	146 Grove St, Pearl River, NY 10965
392489	68.20-3-23	Brian Metcalfe	140 Grove St, Pearl River, NY 10965
392489	68.20-3-24	Devin M Upton	134 Grove St, Pearl River, NY 10965
392489	68.20-3-25	William Liston	128 Grove St, Pearl River, NY 10965
392489	68.20-3-32	Jason Bergrin	133 Grove St, Pearl River, NY 10965
392489	68.20-3-33.1	Paul Upton	147 Grove St, Pearl River, NY 10965
392489	68.20-3-33.2	James Wilmoth	149 Grove St, Pearl River, NY 10965
392489	69.17-1-36	Kenneth Decanio	191 Highview Av, Pearl River, NY 10965
392489	69.17-1-37	Charles E Traitor	187 Highview Av, Pearl River, NY 10965
392489	69.17-1-38	Edwyna Traitor	187 Highview Av, Pearl River, NY 10965
392489	69.17-1-39	Elizabeth A Brady	168 S Middletown Rd, Pearl River, NY 10965
392489	69.17-1-40	Elizabeth A O'Donnell	162 S Middletown Rd, Pearl River, NY 10962
392489	69.17-1-41	Joseph Maursky	160 S Middletown Rd, Pearl River, NY 10965
392489	69.17-1-42.1	Vincent A Acocella	194 Blauvelt Ave, Pearl River, NY 10965
392489	69.17-1-42.2	Jean R Acocella	194 Blauvelt Av, Pearl River, NY 10965
392489	69.17-1-55	Raquel Rivera	185 Blauvelt Av, Pearl River, NY 10965
392489	69.17-1-56	Grant W Waterson	132 S Middletown Rd, Pearl River, NY 10965
392489	72.08-2-2./8	Dianne Mandel	116 Meyer Oval, Pearl River, NY 10965
392489	72.08-2-2./9	Brian M Gibson	114 Meyer Oval, Pearl River, NY 10965
392489	72.08-2-2./10	Barbara Hoag	112 Meyer Oval, Pearl River, NY 10965
392489	72.08-2-2./11	Leonard G Berardis	110 Meyer Oval, Pearl River, NY 10965
392489	72.08-2-2./12	Robert Smith	108 Meyer Oval, Pearl River, NY 10965
392489	72.08-2-2./13	Patrick Dunleavy	106 Meyer Oval Unit 106, Pearl River, NY 10965
392489	72.08-2-2./14	Heather A Scher	18 Lynne Dr, New City, NY 10956
392489	72.08-2-2./15	Timothy R Skelly	102 Meyer Oval, Pearl River, NY 10965
392489	72.08-2-2./16	John Hennessy	100 Meyer Oval, Pearl River, NY 10965
392489	72.08-2-2./17	James F Mooney Jr	10 Dorann Rd, Purchase, NY 10577
392489	72.08-2-2./18	Mary A Kunzmann	96 Meyer Oval, Pearl River, NY 10965
392489	72.08-2-2./19	Elizabeth Mattison	94 Meyer Oval, Pearl River, NY 10965
392489	72.08-2-2./20	Kathleen Ebner	92 Meyer Oval, Pearl River, NY 10965
392489	72.08-2-2./21	Felicia P Vaccaro	42 Congers Rd 10, New City, NY 10956
392489	72.08-2-2./22	Lonnie P Blackburn	88 Meyer Oval, Pearl River, NY 10965
392489	72.08-2-3./35	Steven J Adler	6 Herbert Ct, Tomkins Cove, NY 10986
392489	72.08-2-3./36	Stephen Magee	107 Meyer Oval, Pearl River, NY 10965
392489	72.08-2-3./37	Marcia T Lynch	33 Clinton Ave, So Nyack, NY 10960
392489	72.08-2-3./38	Daniel D'Anna	103 Meyer Oval, Pearl River, NY 10965
392489	72.08-2-3./39	Lucille Ocasal	87 Meyer Oval, Pearl River, NY 10965
392489	72.08-2-3./40	Kevin Boland	85 Meyer Oval, Pearl River, NY 10965
392489	72.08-2-3./41	Suzanne Mallozzi	83 Meyer Oval, Pearl River, NY 10965
392489	72.08-2-4	Gloria M Allen	65 Meyer Oval, Pearl River, NY 10965
392489	72.08-2-25	Joan Marie Roth	76 Meyer Oval, Pearl River, NY 10965
392489	72.08-2-26	Robert P Hester	15 Chestnut St, Pearl River, NY 10965
392489	72.08-2-27	Michael Daly	86 Meyer Oval, Pearl River, NY 10965
392489	72.08-2-28	Christopher R Joy II self	185 S Middletown Rd, Pearl River, NY 10965
392489	72.08-2-29	Kevin P Mc Carthy	187 S Middletown Rd, Pearl River, NY 10965
392489	72.08-2-30	Robert Wilde	189 So Middletown Rd, Pearl River, NY 10965
392489	72.08-2-31	John & Erica Roche	84 Cedar Grove Pkwy, Cedar Grove, NJ 07009
392489	73.05-1-1	Michael Kobbe	192 S Highview Ave, Pearl River, NY 10965
392489	73.05-1-2	Andrew F Rudloff	198 Highview Ave, Pearl River, NY 10965
392489	73.05-1-92	Thomas M Holmes	12 Surrey Ct, Pearl River, NY 10965
392489	73.05-1-93	Arthur W Maursky	19 Guttman Ln, Pearl River, NY 10965

RECEIVED

APR 19 2024

TOWN OF ORANGE TOWN
LAND USE BOARDS



PARCEL DATE: February 2023
 SWIS: 392489
 PRINT_KEY: 72.08-2-28
 OLD_ID: 40-4-100.23
 OWNER1: JOY CHRISTOPHER R II & DEVON L
 OWNER2:
 ADDITIONAL OWNERS:
 ADDRESS: 185 S MIDDLETOWN RD
 ADDRESS2:
 ALTERNATE ADDRESS:
 CITY: PEARL RIVER
 STATE: NY
 ZIP: 10965
 BOOK-PAGE:
 INSTRUMENT: 2015-00018778
 DEED_DATE: 07/01/2015
 MUNICIPALITY: Orangetown
 TOWN: Orangetown
 VILLAGE: -
 DEED_ACRES:
 GIS_ACRES: 0.4987506
[Zoom to](#)

GML Sec. 239

Select By ID Buffer Results

[Export Search URL](#) [Zoom All](#) [Clear](#) [Report](#)

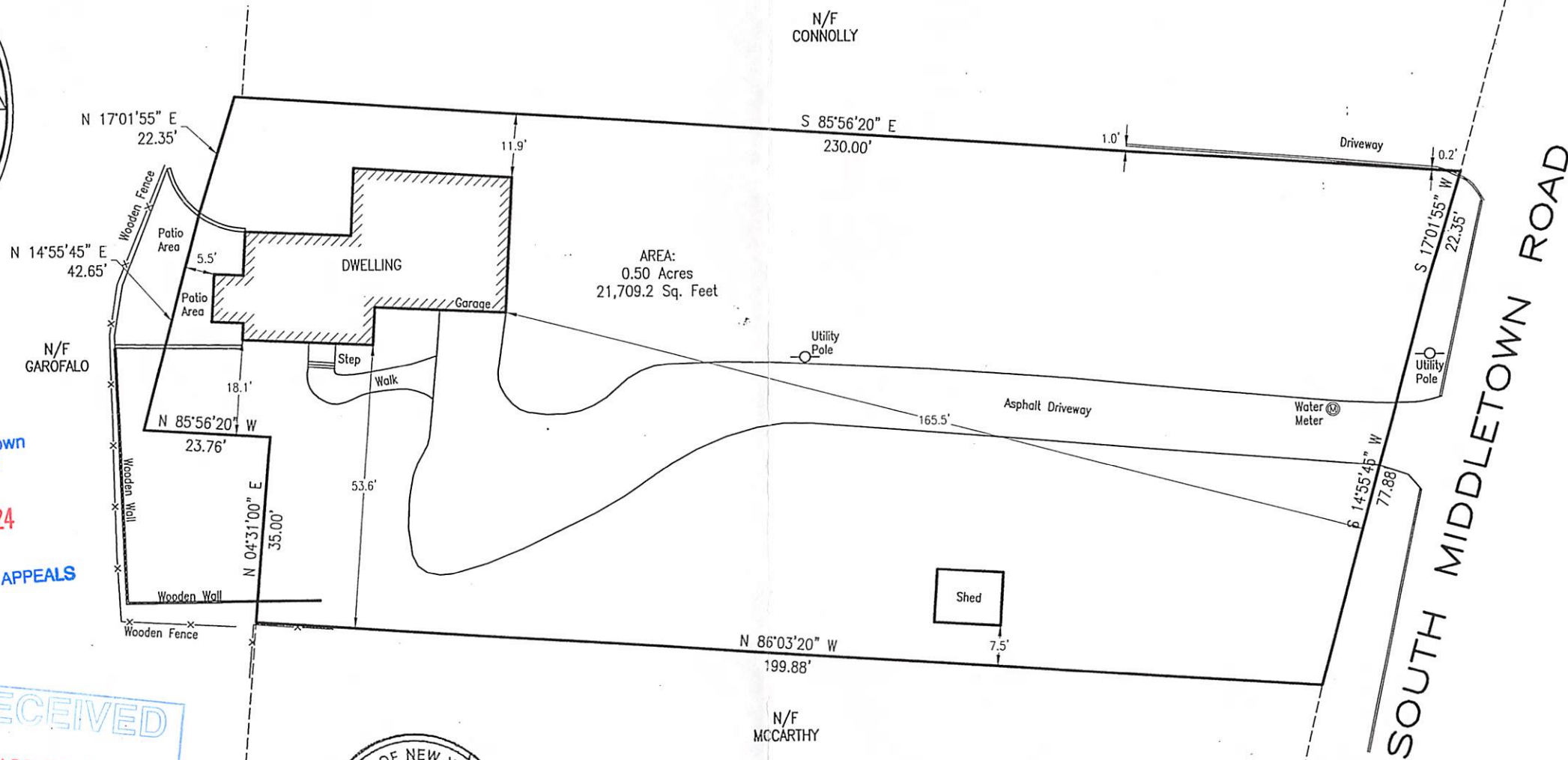
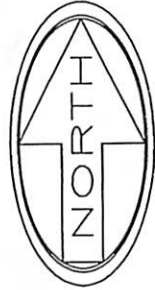
Features selected: 1 [Export All to CSV](#)

INSTRUMENT: 2015-00018778
 DEED_DATE: 07/01/2015
 MUNICIPALITY: Orangetown
 TOWN: Orangetown
 VILLAGE: -
 DEED_ACRES:
 GIS_ACRES: 0.4987506
GML_REVIEW: NO
 ROW - PALISADES INTERSTATE PARKWAY: NO
 ROW - NYS THRUWAY: NO
 ROW - COUNTY HWY: NO
 ROW - STATE HWY: NO
 COUNTY REGULATED STREAM: NO
 LONG PATH TRAIL: NO
 COUNTY PARK: NO
 STATE PARK: NO
 STATE FACILITY: NO
 COUNTY FACILITY: NO
 VILLAGE BOUNDARY: NO
 TOWN BOUNDARY: NO
 ORANGE COUNTY: NO
 SPLIT_ZONE: NO
 ZONES: 1
 ZONE1: R-15
 ZONE1 DESCRIPTION: Medium Density Residential
 ZONE2: -
 ZONE2 DESCRIPTION: -
 ZONE3: -
 ZONE3 DESCRIPTION: -
 ZONE OVERLAY: -
 LAND USE: One Family Residential
 NATIONAL HISTORIC SITE: NO
 HISTORIC REVIVAL SITE: NO
 HISTORIC DUTCH SITE: NO
 HISTORIC DISTRICT: NO
 ELECTION DISTRICT: 9
 LEGISLATIVE DISTRICT: 16

Certifications on this boundary survey map signify that the map was prepared in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is limited to persons for whom the boundary survey map is prepared, to the title company, to the governmental agency, and to the lending institution listed on this boundary survey map.

Any alteration or addition to this survey is a violation of SECTION 7209 of the NEW YORK STATE EDUCATION LAW, except as per SUBDIVISION 2. All certifications hereon are valid for this map and copies thereof only if said map or copies bear the inked or impressed seal of the surveyor whose signature appears hereon.

SURVEYED WITHOUT THE BENEFIT OF A TITLE SEARCH
 EASEMENTS AND/OR SUBSURFACE STRUCTURES RECORDED OR UNRECORDED ARE NOT GUARANTEED UNLESS PHYSICALLY EVIDENT ON THE PREMISES AT THE TIME OF THE SURVEY
 SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD
 UNDERGROUND UTILITIES SHOWN HEREON BASED ON UTILITY EVIDENCE VISIBLE AT GROUND SURFACE AND ARE SUBJECT TO FIELD VERIFICATION BY EXCAVATION
 UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES



Town of Orangetown
 MEETING OF:
 MAY 15 2024
 ZONING BOARD OF APPEALS

RECEIVED
 APR 19 2024
 TOWN OF ORANGETOWN
 LAND USE BOARDS

#15056
 EDWARD T. GANNON, P.L.S.
 CHERRY HILL ROAD ~ BLOOMING GROVE, NY 10914
 PHONE AND FAX (846) 497-8383



CERTIFY TO:
 CHRISTOPHER R. JOY II
 DEVON L. JOY
 FIDELITY NATIONAL TITLE INSURANCE COMPANY
 UNITED WHOLESALE MORTGAGE

SURVEY OF PROPERTY
 PREPARED FOR
 CHRISTOPHER R. JOY II
 AND DEVON L. JOY
 TOWN OF ORANGETOWN, COUNTY OF ROCKLAND, STATE OF NEW YORK
 SECTION 72.08 BLOCK 2 LOT 28
 SCALE: 1" = 20'
 SURVEY DATE: 2015-06-19

DECISION

**SIDE YARD, REAR YARD, AND BUILDING HEIGHT VARIANCES
APPROVED**

**To: Andrew and Karen Young
185 South Middletown Road
Pearl River, New York 10965**

**ZBA # 11-24
Date: April 6, 2011**

FROM: ZONING BOARD OF APPEALS: Town of Orangetown

ZBA#11-24: Application of Andrew and Karen Young for variances from Chapter 43 (Zoning), Section 3.12, Group M, Column 9 (Side Yard: 20' required, 13.1' proposed), 11 (Rear Yard: 35" required, 9.5' existing, no change) and 12 (Building Height: 20' permitted, 21.9' proposed) for an addition to an existing single-family residence. The premises are located at 185 South Middletown Road, Pearl River, New York and are identified on the Orangetown Tax Map as Section 72.08, Block 2, Lot 28 in the R-15 zoning district.

Heard by the Zoning Board of Appeals of the Town of Orangetown at a meeting held on Wednesday, April 6, 2011 at which time the Board made the determination hereinafter set forth.

Andrew Young appeared and testified. Mr. Young stated that his family has lived in the house for 12 years. He has 3 children and the existing house has 3 bedrooms and one bathroom. The living conditions are tight and he would like to expand the house with an addition to the second floor. There are other houses in the area with similar additions to their houses. Most other houses in the neighborhood are setback only 25 feet from the street while his house is low and setback 100 feet from the street. In addition, his house, originally built as a barn in the 1960's, sits sideways on the lot, with the front door facing south.

The following documents were presented:

1. Architectural plans dated September 28, 2010 (3 pages) signed and sealed by Kier B. Levesque, Architect.

Mr. Mowerson made a motion to open the Public Hearing which motion was seconded by Ms. Castelli and carried unanimously.

On advice of Dennis Michaels, Deputy Town Attorney, counsel to the Zoning Board of Appeals, Mr. Mowerson moved for a Board determination that the foregoing application is a Type II action exempt from the State Environmental Quality Review Act (SEQRA), pursuant to SEQRA Regulations §617.5 (c) (9), (10), (12) and /or (13); which does not require SEQRA environmental review. The motion was seconded by Ms. Castelli and carried as follows: Mr. Sullivan, aye; Ms. Castelli, aye; Ms. Salomon, aye; Ms. Albanese, aye; and Mr. Mowerson, aye.

TOWN OF ORANGETOWN
2011 APR 22 AM 9 28
TOWN CLERKS OFFICE

Public Comment:

The Board members made personal inspections of the premises the week before the meeting and found them to be properly posted and as generally described on the application.

A satisfactory statement in accordance with the provisions of Section 809 of the General Municipal Law of New York was received.

Mr. Mowerson made a motion to close the Public Hearing which motion was seconded by Ms. Castelli and carried unanimously.

FINDINGS OF FACT AND CONCLUSIONS:

After personal observation of the property, hearing all the testimony and reviewing all the documents submitted, the Board found and concluded that the benefits to the applicant if the variance(s) are granted outweigh the detriment (if any) to the health, safety and welfare of the neighborhood or community by such grant, for the following reasons:

1. The requested side yard, rear yard and building height variances will not produce an undesirable change in the character of the neighborhood or a detriment to nearby properties. Similar additions have been constructed in the area.
2. The requested side yard, rear yard, and building height variances will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. Similar additions have been constructed in the area.
3. The benefits sought by the applicant cannot be achieved by other means feasible for the applicant to pursue other than by obtaining variances.
4. The requested side yard, rear yard and building height variances, although substantial, will not have an adverse effect or impact on the physical or environmental conditions of the area. Similar additions have been constructed in the area.
5. The applicant purchased the property subject to Orangetown's Zoning Code (Chapter 43) and is proposing a new addition and/or improvements, so the alleged difficulty was self-created, which consideration was relevant to the decision of the Board of Appeals, but did not, by itself, preclude the granting of the area variances.

TOWN OF ORANGETOWN
2011 APR 22 AM 9 28
TOWN CLERKS OFFICE

DECISION: In view of the foregoing and the testimony and documents presented, the Board: **RESOLVED**, that the application for the requested side yard, rear yard and building height variances are **APPROVED**; and **FURTHER RESOLVED**, that such decision and the vote thereon shall become effective and be deemed rendered on the date of adoption by the Board of the minutes of which they are a part.

General Conditions:

(i) The approval of any variance or Special Permit is granted by the Board in accordance with and subject to those facts shown on the plans submitted and, if applicable, as amended at or prior to this hearing, as hereinabove recited or set forth.

(ii) Any approval of a variance or Special Permit by the Board is limited to the specific variance or Special Permit requested but only to the extent such approval is granted herein and subject to those conditions, if any, upon which such approval was conditioned which are hereinbefore set forth.

(iii) The Board gives no approval of any building plans, including, without limitation, the accuracy and structural integrity thereof, of the applicant, but same have been submitted to the Board solely for informational and verification purposes relative to any variances being requested.

(iv) A building permit as well as any other necessary permits must be obtained within a reasonable period of time following the filing of this decision and prior to undertaking any construction contemplated in this decision. To the extent any variance or Special Permit granted herein is subject to any conditions, the building department shall not be obligated to issue any necessary permits where any such condition imposed should, in the sole judgment of the building department, be first complied with as contemplated hereunder. Occupancy will not be made until, and unless, a Certificate of Occupancy is issued by the Office of Building, Zoning and Planning Administration and Enforcement which legally permits such occupancy.

(v) Any foregoing variance or Special Permit will lapse if any contemplated construction of the project or any use for which the variance or Special Permit is granted is not substantially implemented within one year of the date of filing of this decision or that of any other board of the Town of Orangetown granting any required final approval to such project, whichever is later, but in any event within two years of the filing of this decision. Merely obtaining a Building Permit with respect to construction or a Certificate of Occupancy with respect to use does not constitute "substantial implementation" for the purposes hereof.

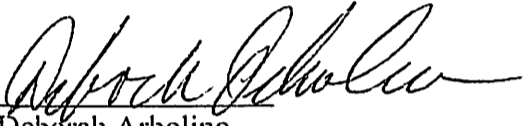
TOWN OF ORANGETOWN
2011 APR 22 AM 9 28
TOWN CLERKS OFFICE

The foregoing resolution to approve the application for the requested side yard, rear yard, and building height variances was presented and moved by Mr. Mowerson, seconded by Ms. Salomon and carried as follows: Mr. Sullivan, aye; Ms. Castelli, aye; Ms. Albanese, aye; Ms. Salomon, aye; and Mr. Mowerson, aye.

The Administrative Aide to the Board is hereby authorized, directed and empowered to sign this decision and file a certified copy thereof in the office of the Town Clerk.

DATED: April 6, 2011

ZONING BOARD OF APPEALS
TOWN OF ORANGETOWN

By 
Deborah Arbolino
Administrative Aide

DISTRIBUTION:

APPLICANT
ZBA MEMBERS
SUPERVISOR
TOWN BOARD MEMBERS
TOWN ATTORNEY
DEPUTY TOWN ATTORNEY
OBZPAE
BUILDING INSPECTOR -R.A.O.

TOWN CLERK
HIGHWAY DEPARTMENT
ASSESSOR
DEPT. of ENVIRONMENTAL
MGMT. and ENGINEERING
FILE,ZBA, PB
CHAIRMAN, ZBA, PB, ACABOR

TOWN OF ORANGETOWN
2011 APR 22 AM 9 28
TOWN CLERKS OFFICE

Young

**ZBA SEQRA FINDINGS & MOTIONS
FOR "TYPE II" EXEMPT ACTIONS
and
WHERE PLANNING BOARD, AS LEAD AGENCY,
ISSUED NEGATIVE DECLARATION:
FOR PUBLIC HEARINGS OF 04/06/2011**

ZBA #10-92 (155 CORPORATE DRIVE, Applicant):

~~"With respect to ZBA number 10-92, Applicant 155 Corporate Drive, since the Planning Board noticed its intent to declare itself Lead Agency and distributed that notice of intention to all Involved Agencies, including the ZBA who, on December 10, 2009, consented to the Planning Board acting as Lead Agency for this application, pursuant to coordinated review under the State Environmental Quality Review Act Regulations §617.6(b)(3); and since the Planning Board conducted SEQRA review and, on June 9, 2010, rendered an environmental determination of no significant adverse environmental impacts to result from the proposed land use action (i.e., a "Negative Declaration" or "Neg Dec"), the ZBA is bound by the Planning Board's Neg Dec and the ZBA cannot require further SEQRA review pursuant to SEQRA Regulations §617.6(b)(3).~~

~~If you don't have any questions or comments, any Board member may adopt my legal opinion as a motion, if you wish."~~

ZBA #11-24 (YOUNG, Applicant):

"Based upon the testimony heard by this Board, and the facts as presented in the application submissions and in the record, since application ZBA number 11-24 (Applicant, Young),

- seeks to construct or expand a single-family, a two-family or a three-family residence on an approved lot;
- seeks to construct, expand or place a minor accessory/appurtenant residential structure;
- seeks area or bulk variances for construction or expansion of, or relating to, a single-family, two-family or three-family residence; and/or
- seeks only setback or lot line variances;

this application is exempt from environmental review under the State Environmental Quality Review Act pursuant to SEQRA Regulations 617.5(c)(9), (10), (12) and/or (13).

If you don't have any questions or comments, any Board member may adopt my legal opinion as a motion, if you wish."

~~#11-02 (MARKS & GARVEY, Applicants):~~

~~“Regarding that aspect alone of application ZBA number 11-02 (Applicants Marks & Garvey) that only seeks the interpretation of the Zoning Code’s definition of “Home Occupation,” including said definition’s reference to “art studio” and “artist,” as these terms apply to the Applicants’ proposed use of the subject premises, based upon the testimony heard by this Board, and the facts as presented in the application submissions and in the record, since said sole aspect of this application is requesting your interpretation of an existing code, rule or regulation, this sole aspect of the application is exempt from environmental review under the State Environmental Quality Review Act pursuant to SEQRA Regulations 617.5(e)(31).~~

~~If you don’t have any questions or comments, any Board member may adopt my legal opinion as a motion, if you wish.”~~

~~[If ZBA #11-02’s interpretation application of Marks & Garvey is favorable to Applicants, then...]~~

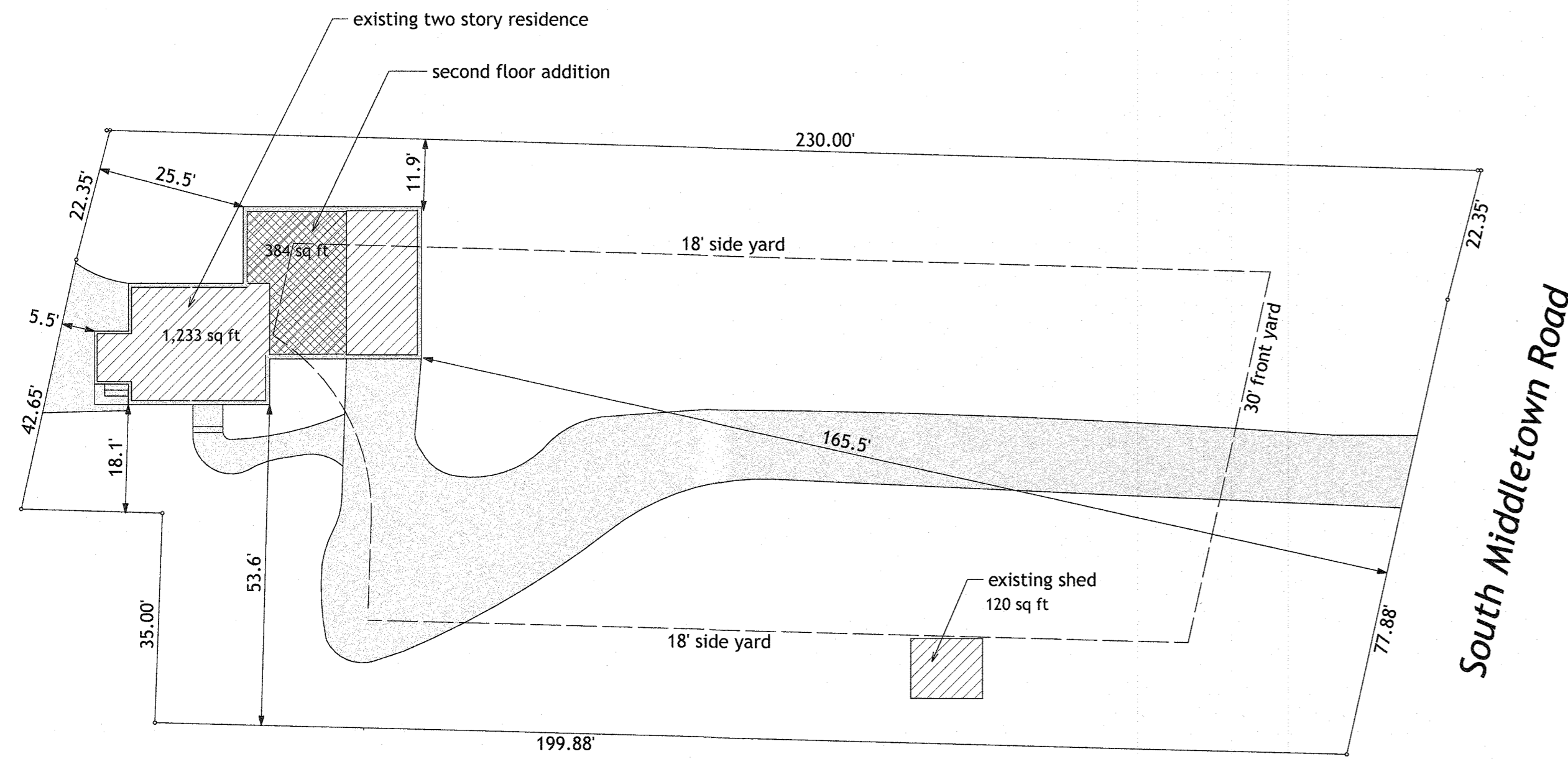
~~#11-02 (MARKS & GARVEY, Applicants):~~

~~“Based upon the testimony heard by this Board, and the facts as presented in the application submissions and in the record, since that aspect alone of application ZBA number 11-02 (Applicants Marks & Garvey) that only,~~

- ~~➤ seeks to construct, expand or place a minor accessory/appurtenant residential structure;~~
- ~~➤ seeks area or bulk variances for construction or expansion of, or relating to, a single family, two family or three family residence; and/or~~
- ~~➤ seeks only setback or lot line variances;~~

~~this sole aspect of the application is exempt from environmental review under the State Environmental Quality Review Act pursuant to SEQRA Regulations 617.5(e)(9), (10), (12) and/or (13).~~

~~If you don’t have any questions or comments, any Board member may adopt my legal opinion as a motion, if you wish.”~~



Site Plan
 Scale: 1" = 20.0'
 0 10' 20' 40'

Prepared with information taken from "Survey of Property prepared for Christopher R. Joy II and Devon L. Joy Town of Orangetown, County of Rockland, State of New York Section 72.08 Block 2 Lot 28" by Edward T. Gannon, P.L.S. dated 2015-06-19

Town of Orangetown Zoning Schedule			
R15 Single Family Detached Group M	Ordinance	Existing	Proposed
Maximum Floor Area Ratio	0.20	0.08	0.10
Minimum Lot Area	15,000	21,709.2	not changed
Minimum Lot Width	100	98	existing non-conforming
Minimum Street Frontage	75	100	not changed
Required Front Yard	30	165.5	not changed
Required Side Yard (Chpt 43 Sect 5.21(c))	18	11.9	existing non-conforming v
Total Side Yard (Chpt 43 Sect 5.21(c))	36	30.0	existing non-conforming v
Required Rear Yard	35	5.5	25.5' to addition v
Maximum Height per 5.21 (e)	20	19	20.65 v
Chpt 43 Section 9.2 Degree of nonconforming bulk not to be increased			Increase Proposed v

Building Area			
First Floor	1,233	1,233	
Second Floor	481	865	
Shed	120	120	
Total Building Area	1,834	2,218	384

Window Notes:

Windows indicated as "Egress Units" (at least one per new bedroom) shall meet the following dimensions:
 Minimum net opening area 5.7 sf
 except grade floor openings 5.0 sf
 Minimum net clear opening height 24"
 Minimum net clear opening width 20"
 Maximum sill height 44"

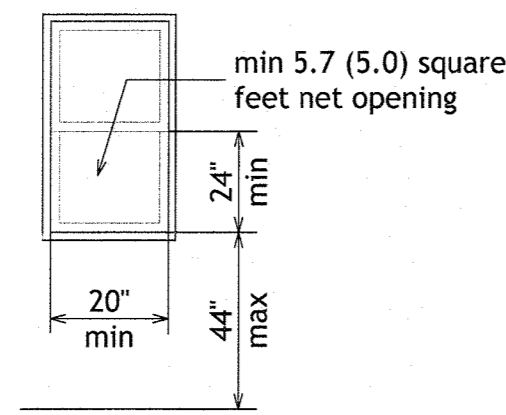
Windows in hazardous locations and windows indicated to be tempered shall have "Tempered Safety Glazing" and shall be marked as such by the manufacturer.

Glazing is double pane w/ Low-E coating, U Value = 0.30 maximum

Window sizes are based upon Anderson 400 Series standard sizes. Other window manufacturers may be substituted but contractor is responsible to verify that opening clearances comply.

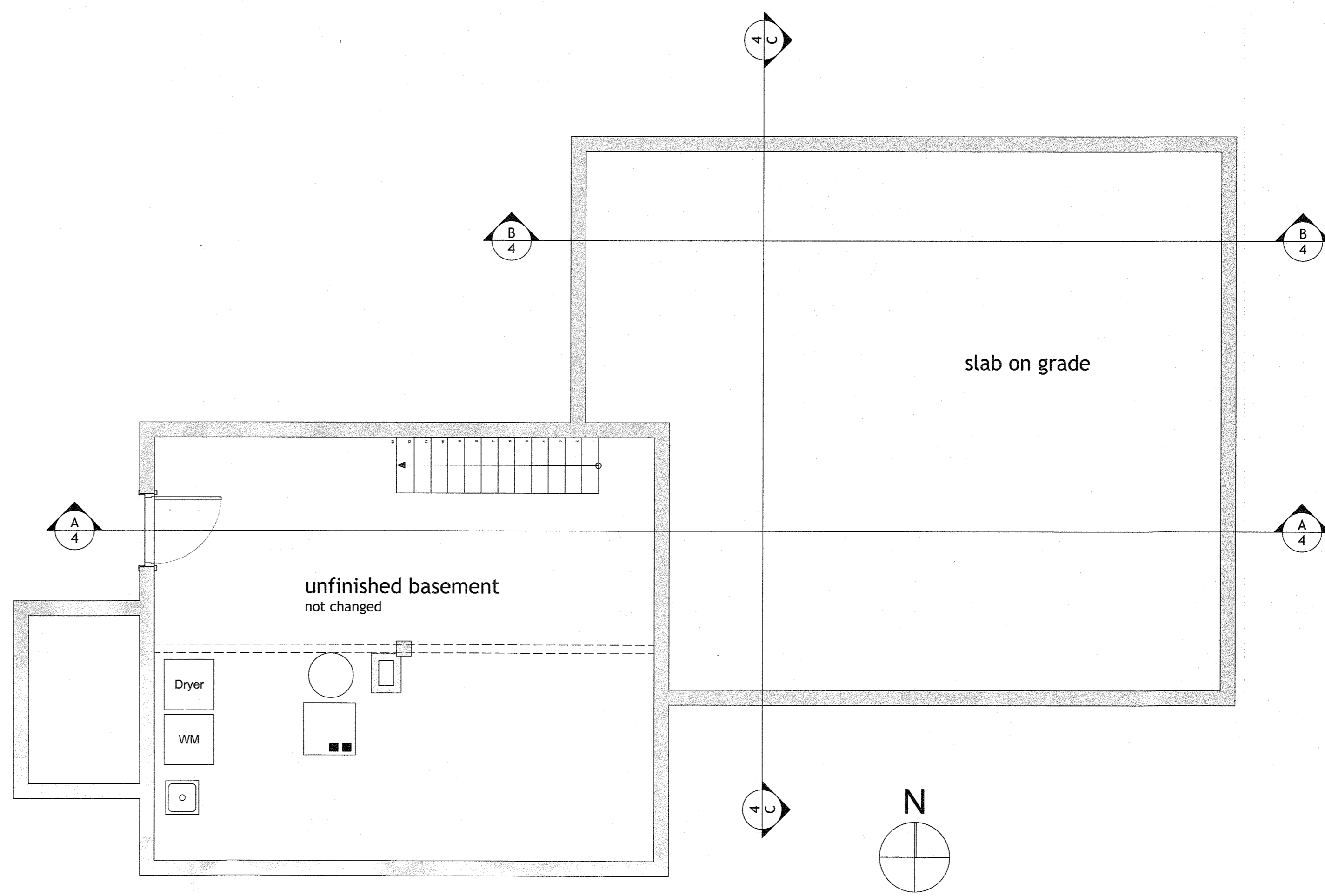
When top of sill is less than 24" above the finished floor & greater than 72" above exterior grade the window shall be equipped with an ASTM F2090 opening control device that limits the opening to prevent the passage of a 4" sphere.

Windows in hazardous locations and windows indicated to be tempered shall have "Tempered Safety Glazing" and shall be marked as such by the manufacturer.



WINDOW SCHEDULE

Unit Dimensions	2'-4"x3'-4"
View from Opening Side	
Quantity	5
Fire Egress	<input checked="" type="checkbox"/>
Tempered	<input type="checkbox"/>
Notes	casement



Basement & Foundation Plan

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

Generated by REScheck-Web Software Compliance Certificate

Project: Joy Addition
 Energy Code: 2020 NYStretch - 2018 IECC
 Location: Rockland County, New York
 Construction Type: Single-family
 Project Type: New Construction
 Conditioned Floor Area: 374 ft²
 Glazing Area: 7%
 Climate Zone: 5 (5999 HDD)
 Permit Date:
 Permit Number:

Construction Site: 1855 South Middletown Road, Orangetown, NY
 Owner/Agent:
 Designer/Contractor: John J Gilchrist Architect PC

Compliance: Passes using UA trade-off

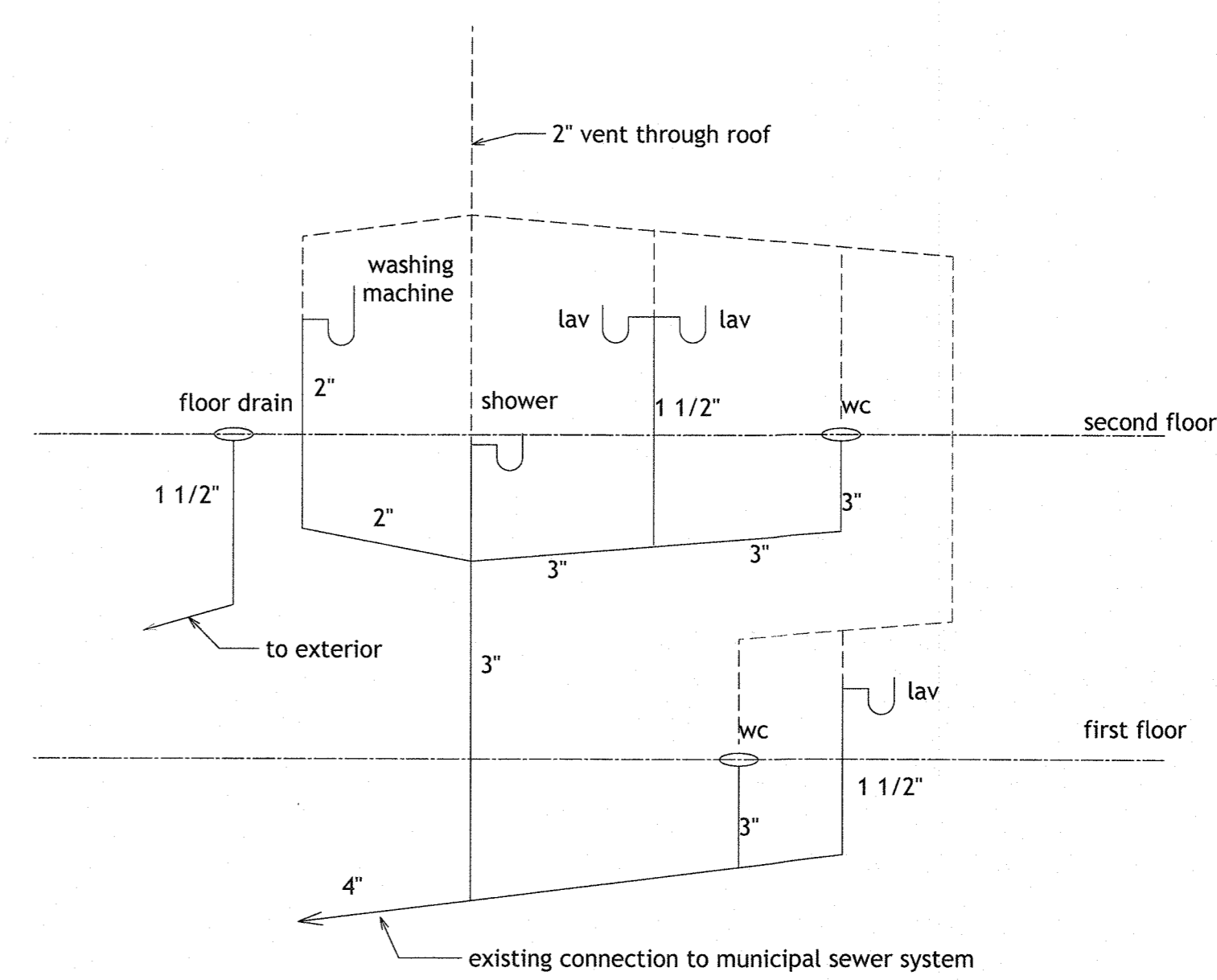
Compliance: 0.0% Better Than Code
 Maximum UA: 44 Your UA: 44 Maximum SHGC: 0.00 Your SHGC: 0.30
 The % Better or Worse Than Code Index reflects how close to compliance the house is based on code trade-off rules.
 It DOES NOT provide an estimate of energy use or cost relative to a minimum-code home.

Slab-on-grade tradeoffs are no longer considered in the UA or performance compliance path in REScheck. Each slab-on-grade assembly in the specified climate zone must meet the minimum energy code insulation R-value and depth requirements.

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Prop. U-Factor	Req. U-Factor	Prop. UA	Req. UA
Ceiling: Cathedral Ceiling	384	38.0	0.0	0.027	0.026	10	10
Wall: Wood Frame, 16" o.c.	550	20.0	5.0	0.044	0.045	22	23
Window: Wood Frame SHGC: 0.30	39			0.300	0.270	12	11

Compliance Statement: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2020 NYStretch - 2018 IECC requirements in REScheck Version - REScheck-Web and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.



Sanitary Riser Diagram

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

Town of Orangetown MEETING OF:

MAY 15 2024

ZONING BOARD OF APPEALS

JOHN J GILCHRIST ARCHITECT
 A Professional Corporation

Design Data

2020 Residential Code of New York State
 Addition
 Area Largest Floor Existing 1,233 sf
 Use Group R-5
 Construction Type VB
 Two Stories, 25' height
 Volume of Addition 4,600 cf
 First Floor Live Load 40 psf
 Second Fl Live Load 30 psf
 Ground Snow Load 30 psf

Climate Zone 5A
 Energy Code 2020 NY Stretch

Framing design based upon #2 or better Douglas Fir.
 New headers shall be double 2x10 unless noted otherwise.

All dimensions subject to verification in field

3-21-24	revise zoning	JJG
3-16-24	revise zoning	JJG
2-14-24	for review	JJG

Date Issue Initial

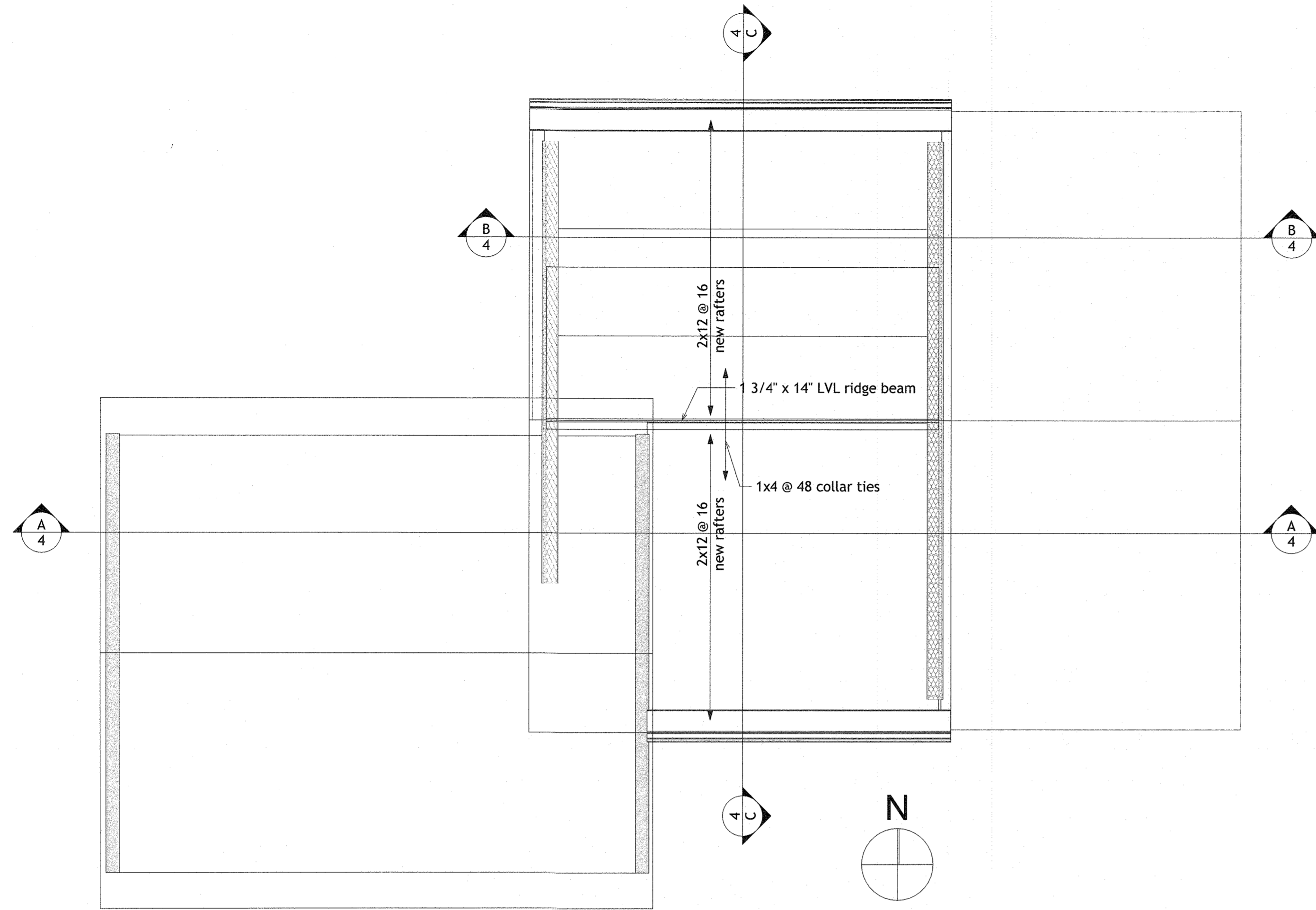
Residential Addition & Renovations for
Mr & Mrs C Joy
 185 South Middletown Road
 Pearl River
 Town of Orangetown
 Rockland County New York 10965
 Section 72.06 Lot 28 Block 2

Basement & Foundation Plan

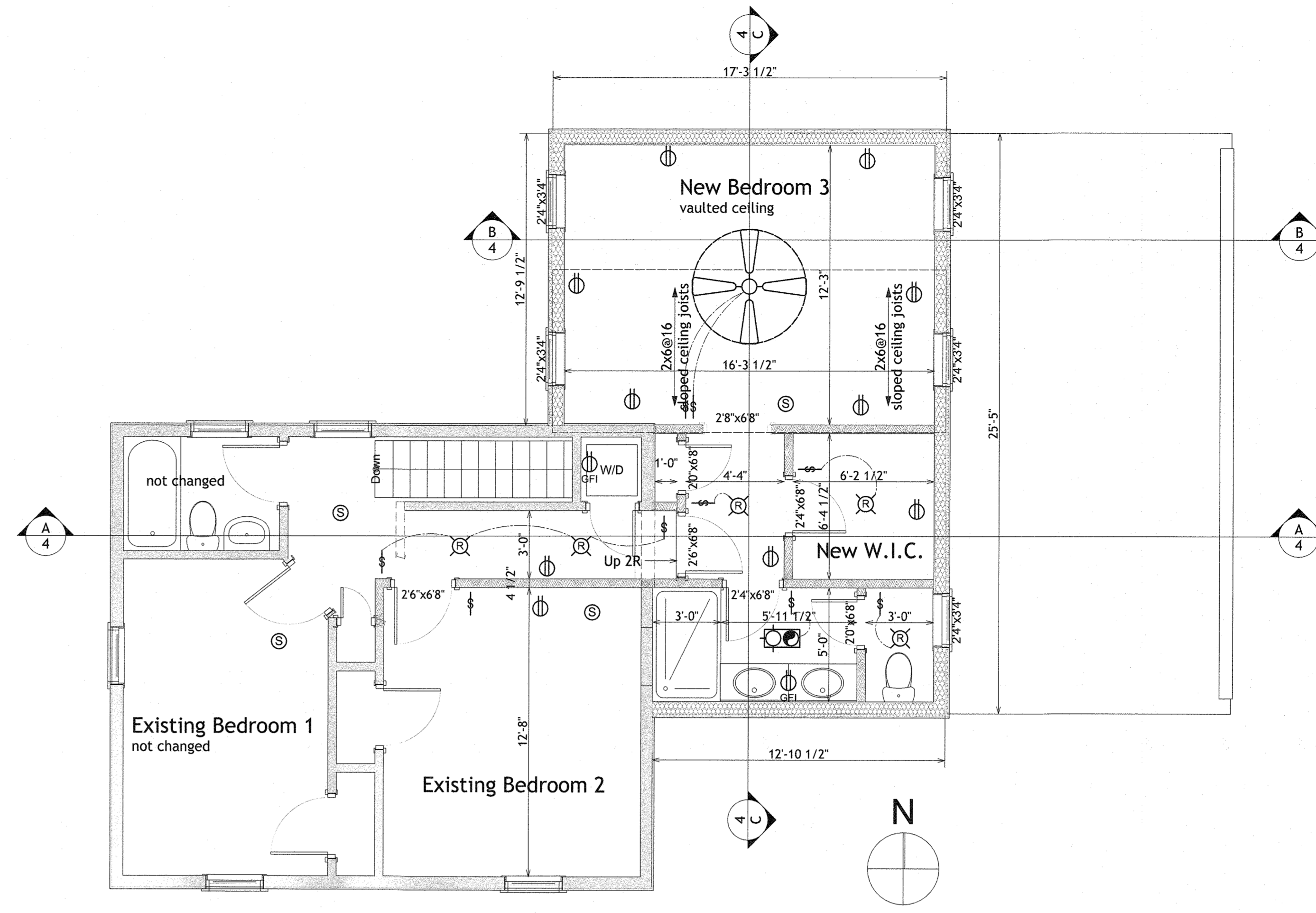


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 A Professional Corporation
 8 Coach Lane
 Upper Saddle River
 New Jersey 07458
 Phone 201 573 1877
 JJGAPC@gmail.com

1/4" = 1'-0"
 Joy 1 of 4
 240126



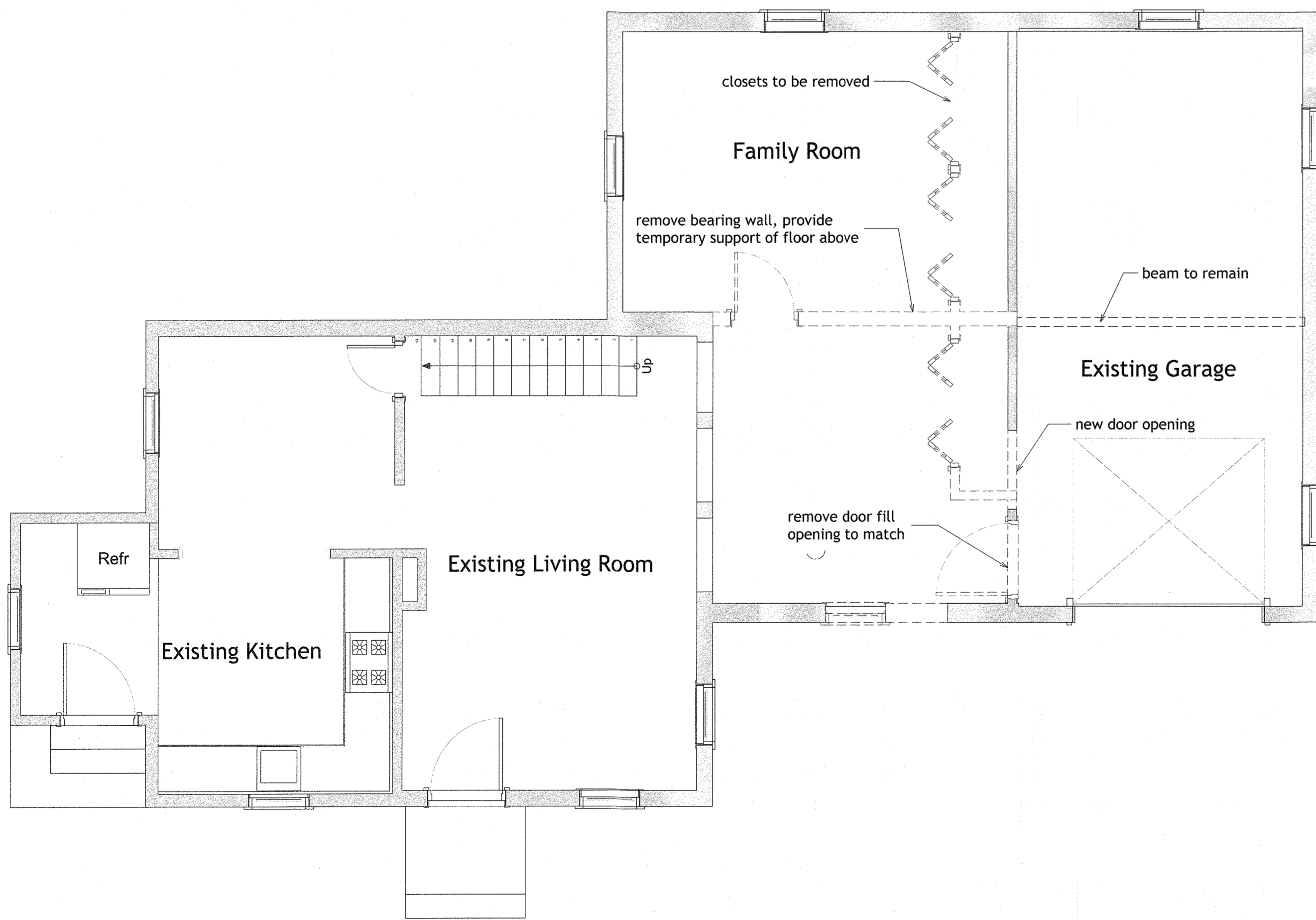
Roof Plan
SCALE: 1/4" = 1'-0"



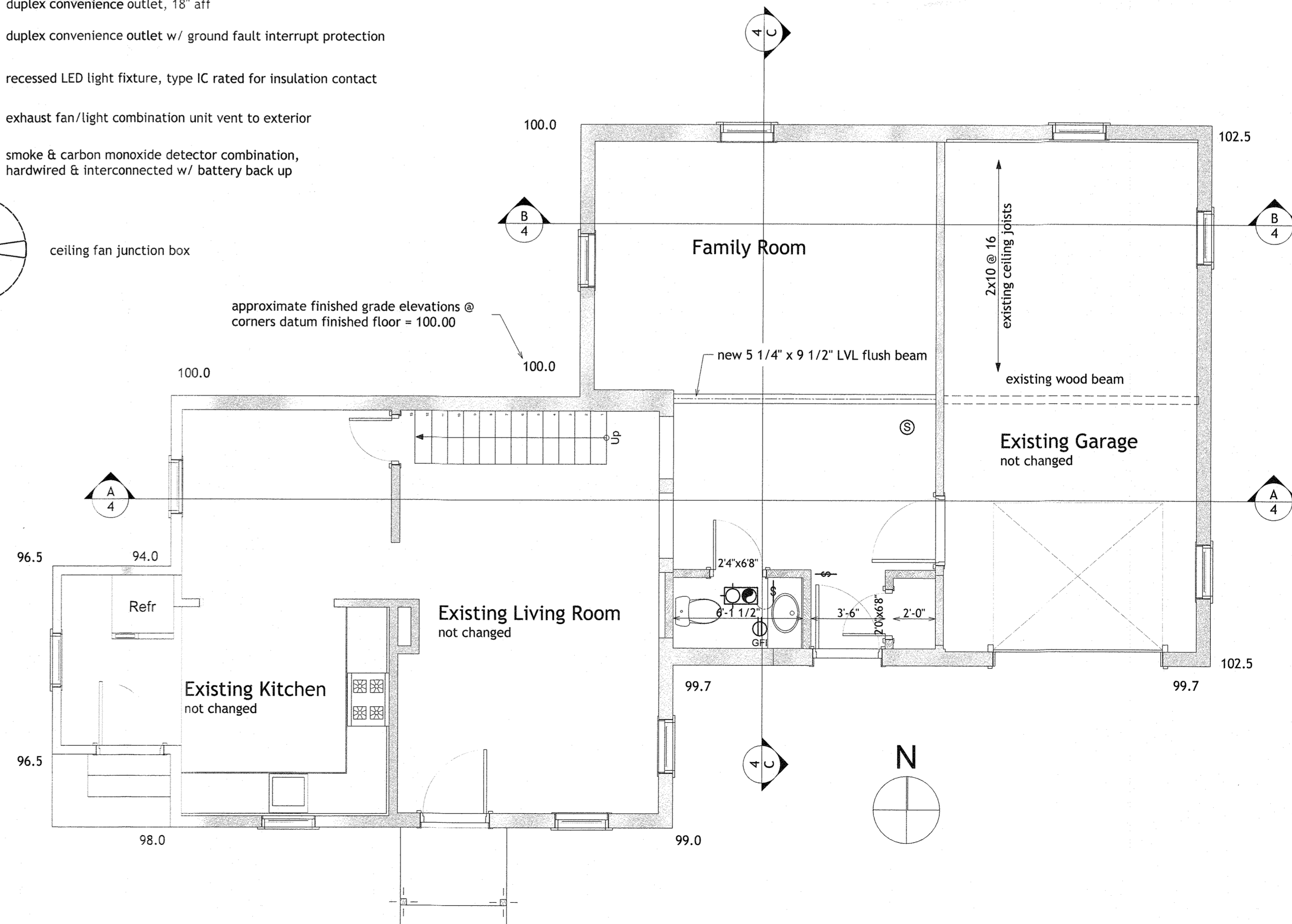
Second Floor Plan
SCALE: 1/4" = 1'-0"

Electrical Symbols

- ⌚ light switch
- ⊕ duplex convenience outlet, 18" aff
- ⊕ GFI duplex convenience outlet w/ ground fault interrupt protection
- ⊙ recessed LED light fixture, type IC rated for insulation contact
- ⊙ exhaust fan/light combination unit vent to exterior
- ⊙ smoke & carbon monoxide detector combination, hardwired & interconnected w/ battery back up
- ⊙ ceiling fan junction box



First Floor Demolition Plan
SCALE: 1/4" = 1'-0"

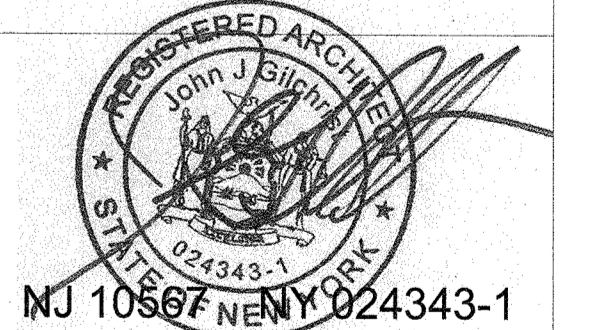


First Floor Plan
SCALE: 1/4" = 1'-0"

Date	Issue	Initial
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3-16-24	revise zoning	JJG
2-14-24	for review	JJG

Date Issue Initial
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Floor Plans



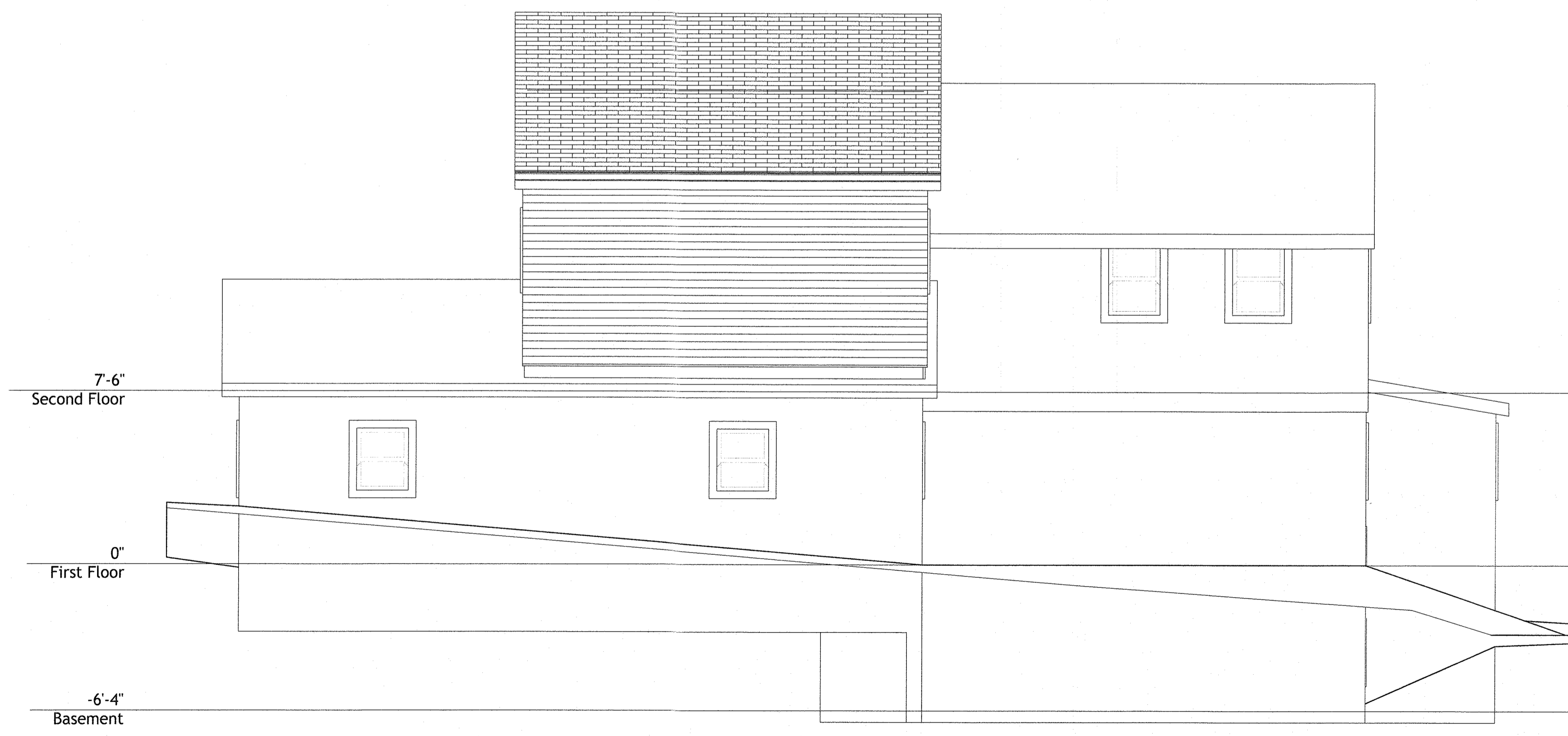
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New Jersey 07458
Phone 201 573 1877
JJGAPC@gmail.com



Right Side SElevation
SCALE: 1/4" = 1'-0"



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



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

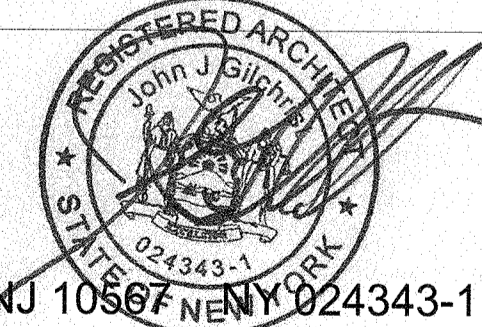


Left Side Elevation
SCALE: 1/4" = 1'-0"

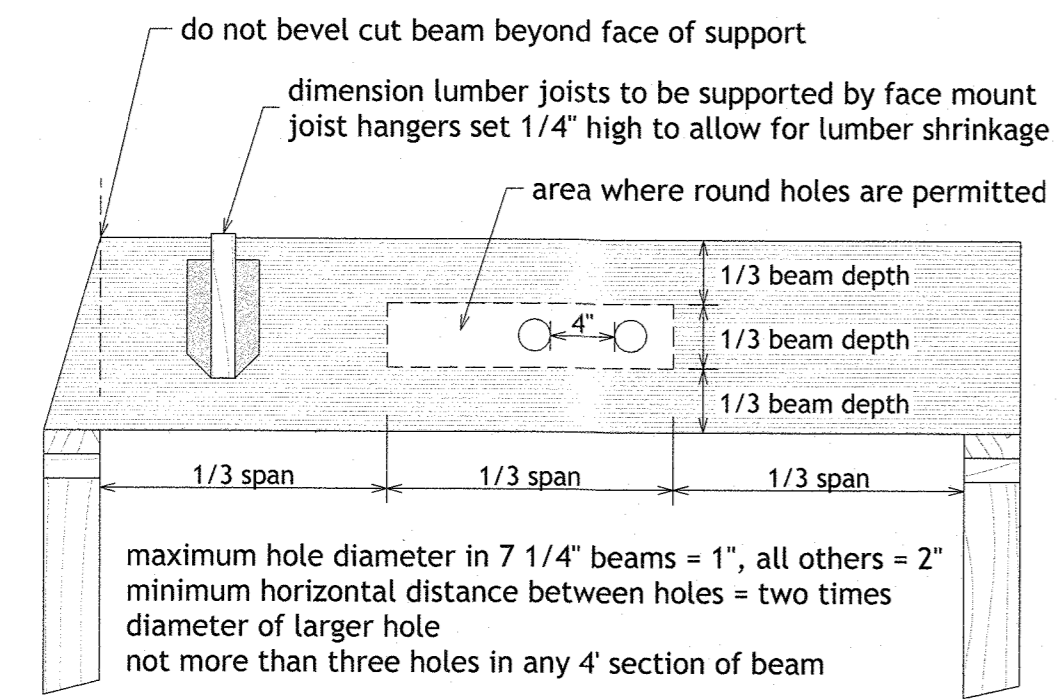
Date	Issue	Initial
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2-14-24	for review	JJG

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Elevations

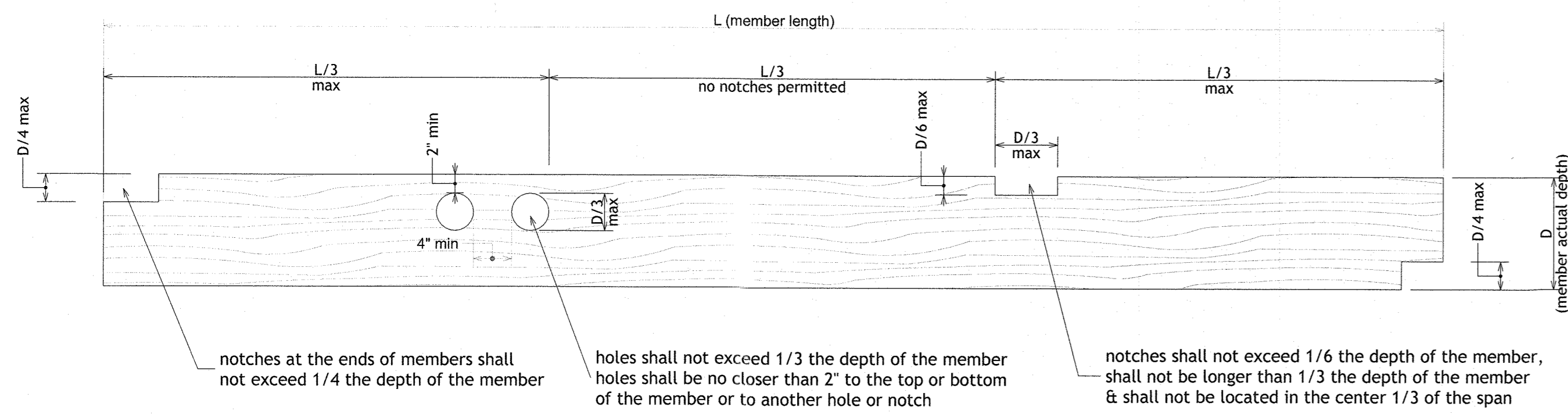


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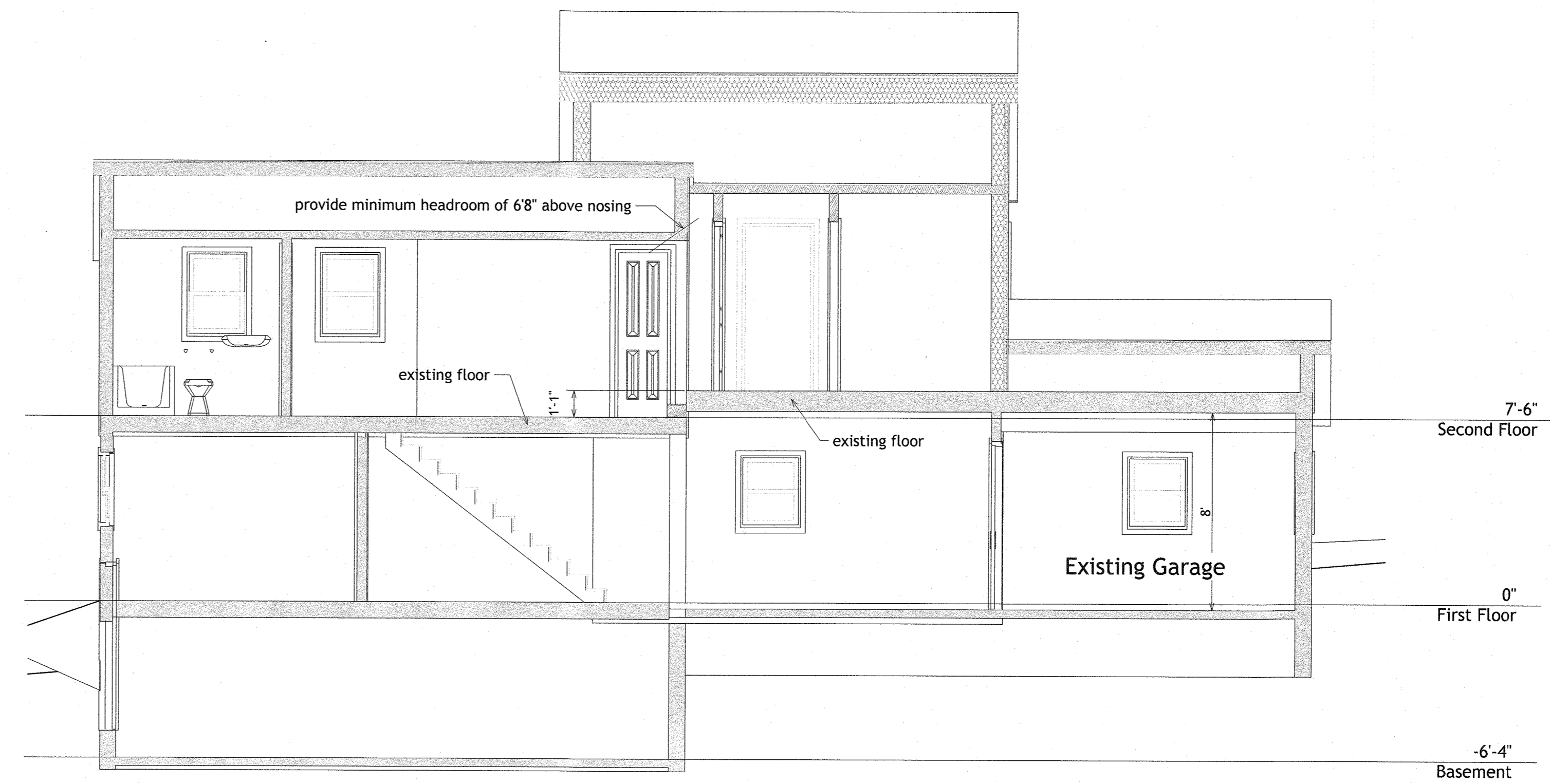
Engineered Wood Beam Detail

SCALE: 1" = 1'-0"



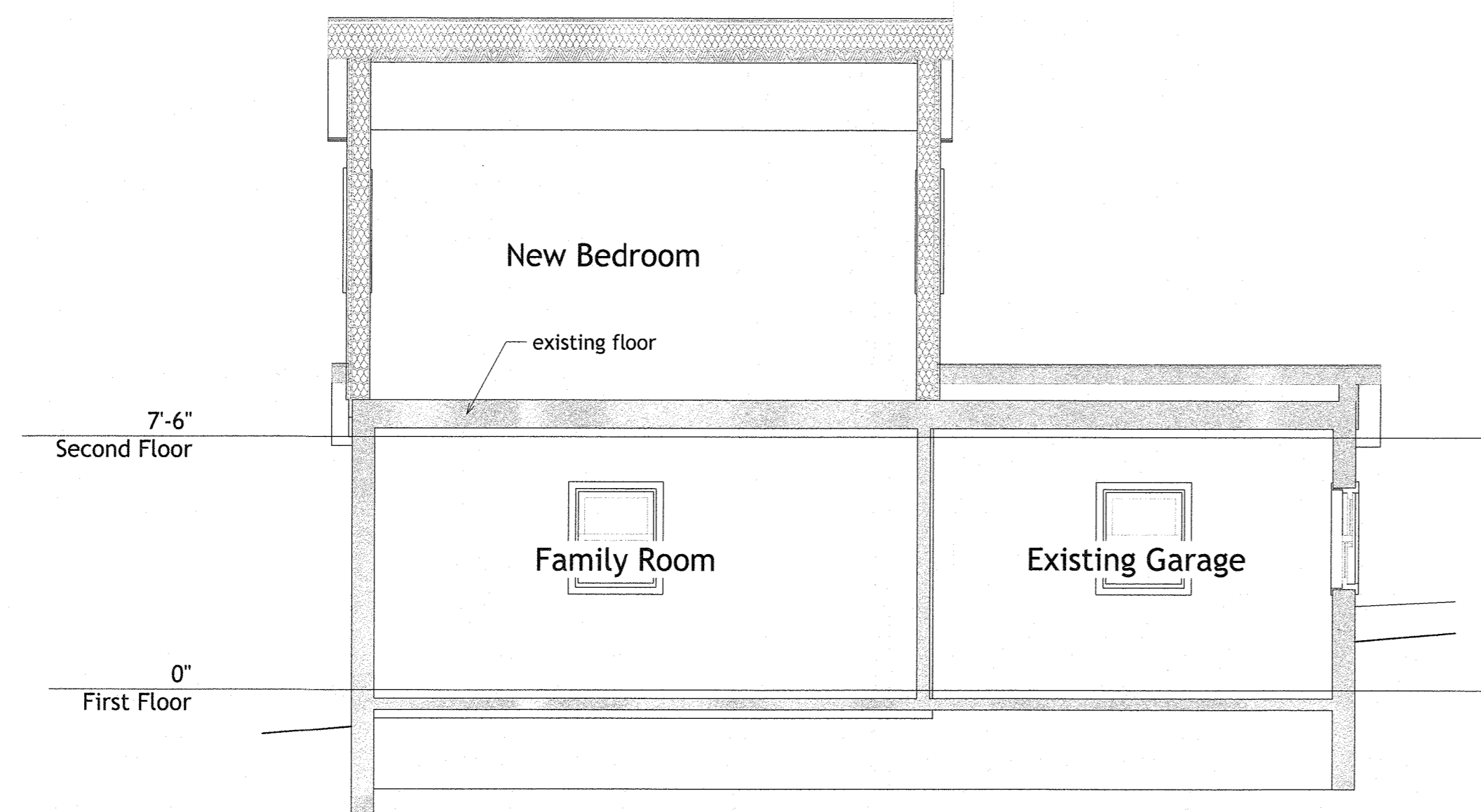
Cutting, Drilling & Notching Detail

SCALE: 1" = 1'-0"



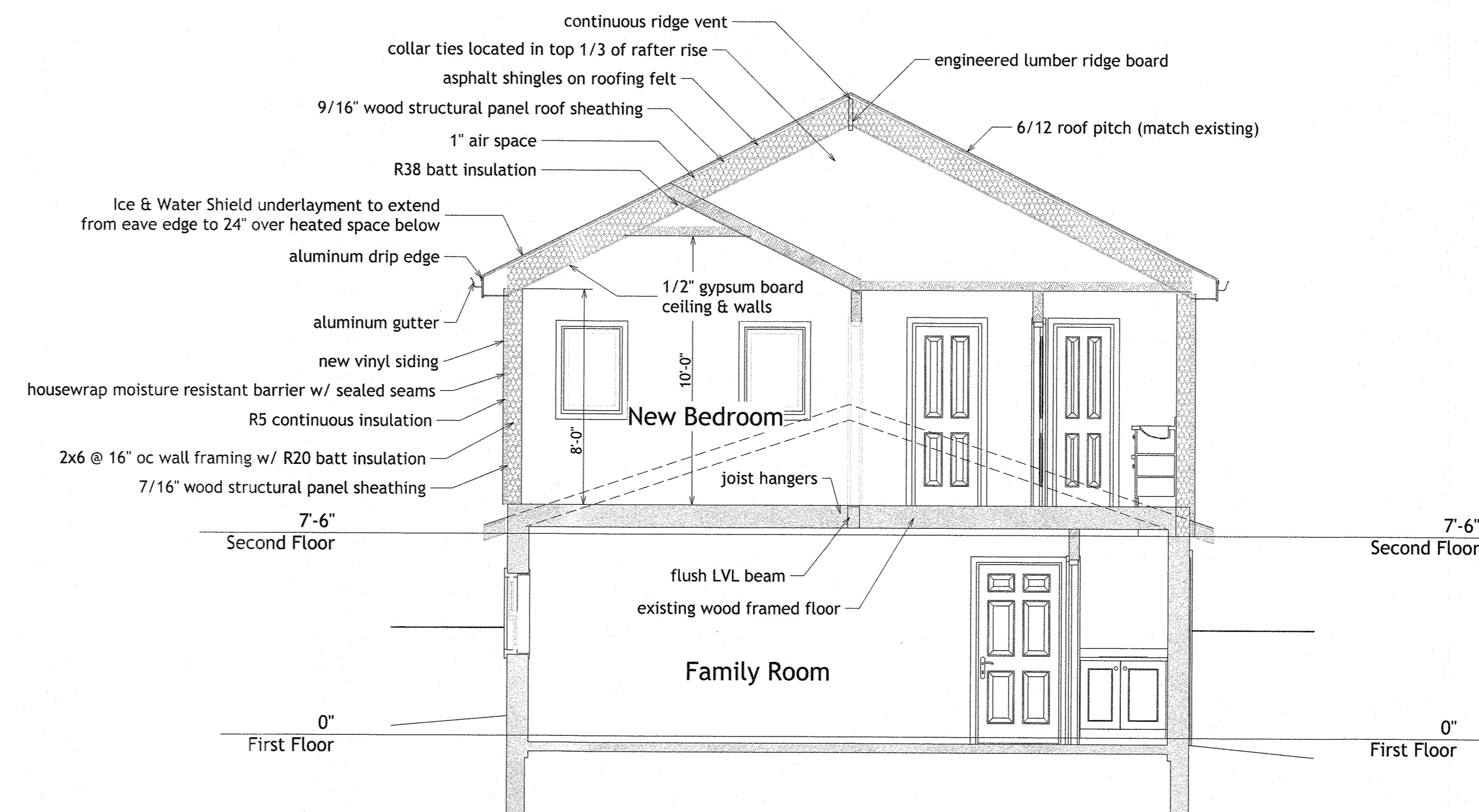
Section A

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



Section B

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



Section C

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

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Sections

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1/4" = 1'-0" Joy
4 of 4
240126