

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: _____

Please check all that apply:

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

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>Vestra</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: [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: 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:

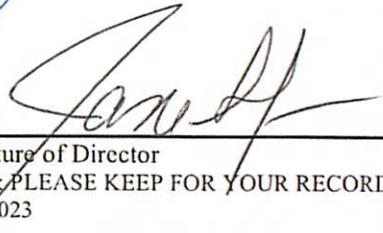
Please be advised that the Building Permit Application # p4609-24, which you submitted on Jan 23, 2024, has been referred to the Town of Orangetown Zoning Board of Appeals. The Clerk to the Zoning Board of Appeals, Debbie Arbolino, can assist you in the preparation necessary to appear before the board. She can be reached at 845-359-8410 ext. 4331 or darbolino@orangetown.com.

Sincerely,


Richard Oliver
Deputy Building Inspector

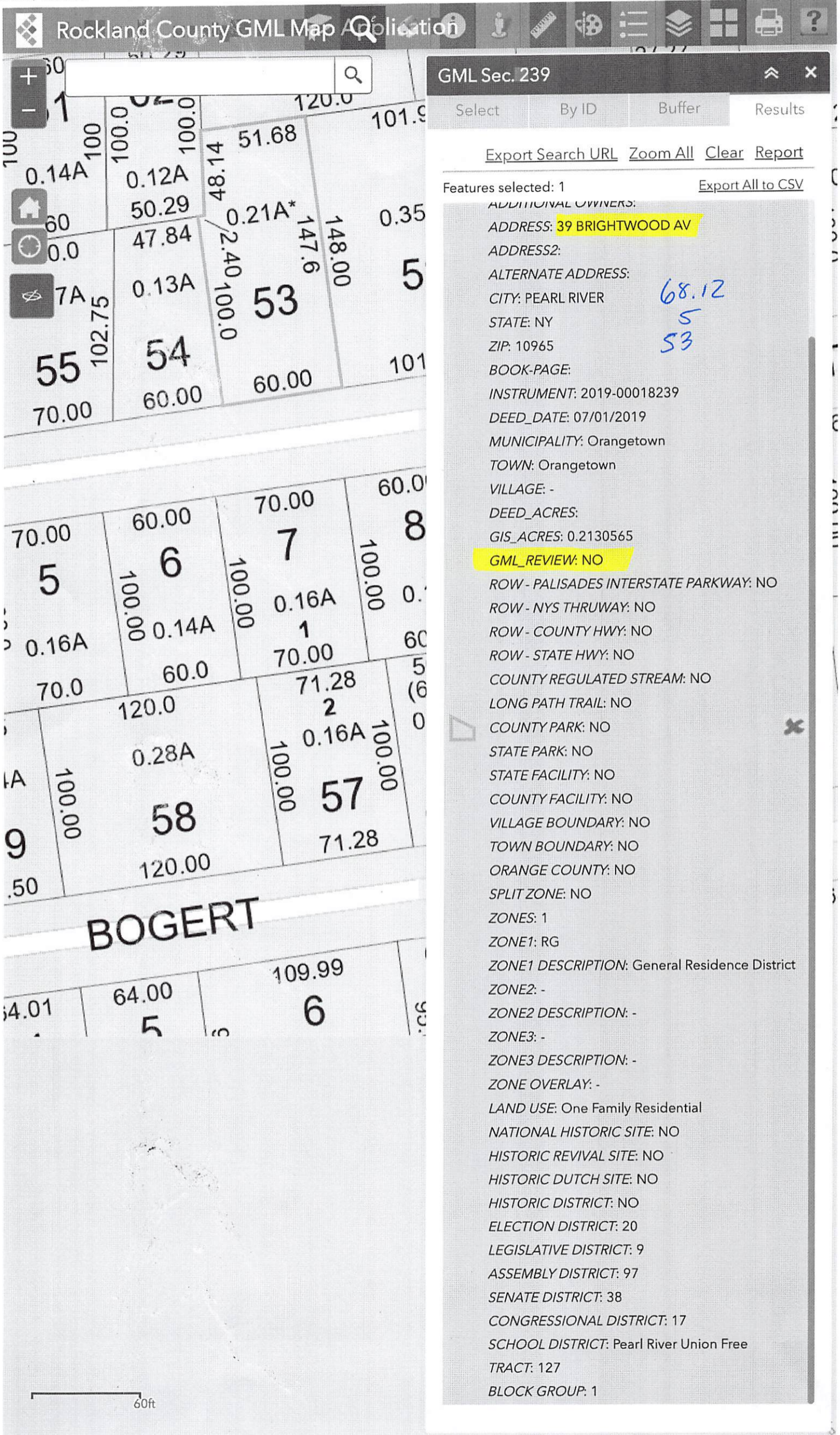
3/4/24

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


Date
Liz DeCort
Debbie Arbolino

3/4/24

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 Kenealy	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



GML Sec. 239

Select By ID Buffer Results

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

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

ADDITIONAL OWNERS:

ADDRESS: 39 BRIGHTWOOD AV

ADDRESS2:

ALTERNATE ADDRESS:

CITY: PEARL RIVER 68.12

STATE: NY 5

ZIP: 10965 53

BOOK-PAGE:

INSTRUMENT: 2019-00018239

DEED_DATE: 07/01/2019

MUNICIPALITY: Orangetown

TOWN: Orangetown

VILLAGE: -

DEED_ACRES:

GIS_ACRES: 0.2130565

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: RG

ZONE1 DESCRIPTION: General Residence District

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: 20

LEGISLATIVE DISTRICT: 9

ASSEMBLY DISTRICT: 97

SENATE DISTRICT: 38

CONGRESSIONAL DISTRICT: 17

SCHOOL DISTRICT: Pearl River Union Free

TRACT: 127

BLOCK GROUP: 1

ZONING ANALYSIS FOR 39 BRIGHTWOOD AVE				R-G ZONE
ITEM	REQUIRED OR PERMITTED	EXISTING	PROPOSED	REMARKS
MAX FAR	0.3	2,109 FT OR 0.245 ^{△2}	2,807 SF OR 0.39 ^{△2}	VARIANCE ^{△1}
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	12.9 FT ^{△2}	12.9 FT ^{△2}	COMPLIES
SIDE YARD	5 FT	5 FT	5 FT	COMPLIES
HEIGHT	15 FT	12 FT	20 FT	VARIANCE ^{△1}
F.A.R. CALCULATION				
FIRST FLOOR - 958 S.F.				
SECOND FLOOR 618 S.F.				
GARAGE FIRST FLOOR 533 S.F.				
GARAGE SECOND FLOOR 533 S.F.				
CARPORT 165 S.F.				
TOTAL S.F. 2,807 S.F.	2,807 S.F. / 8,606 S.F.	.25 (EXIST)	.39 (PROPOSED)	

^{△1} ^{△2} ^{△2}

Town of Orangetown
MEETING OF:

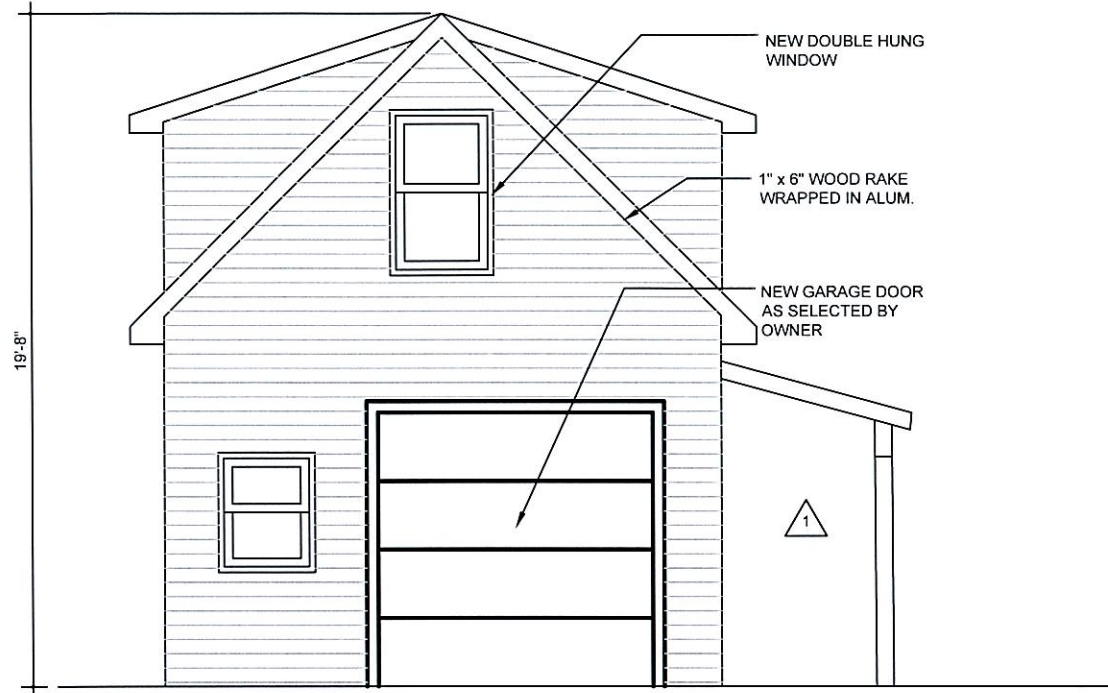
JUN 5 2024

ZONING BOARD OF APPEALS

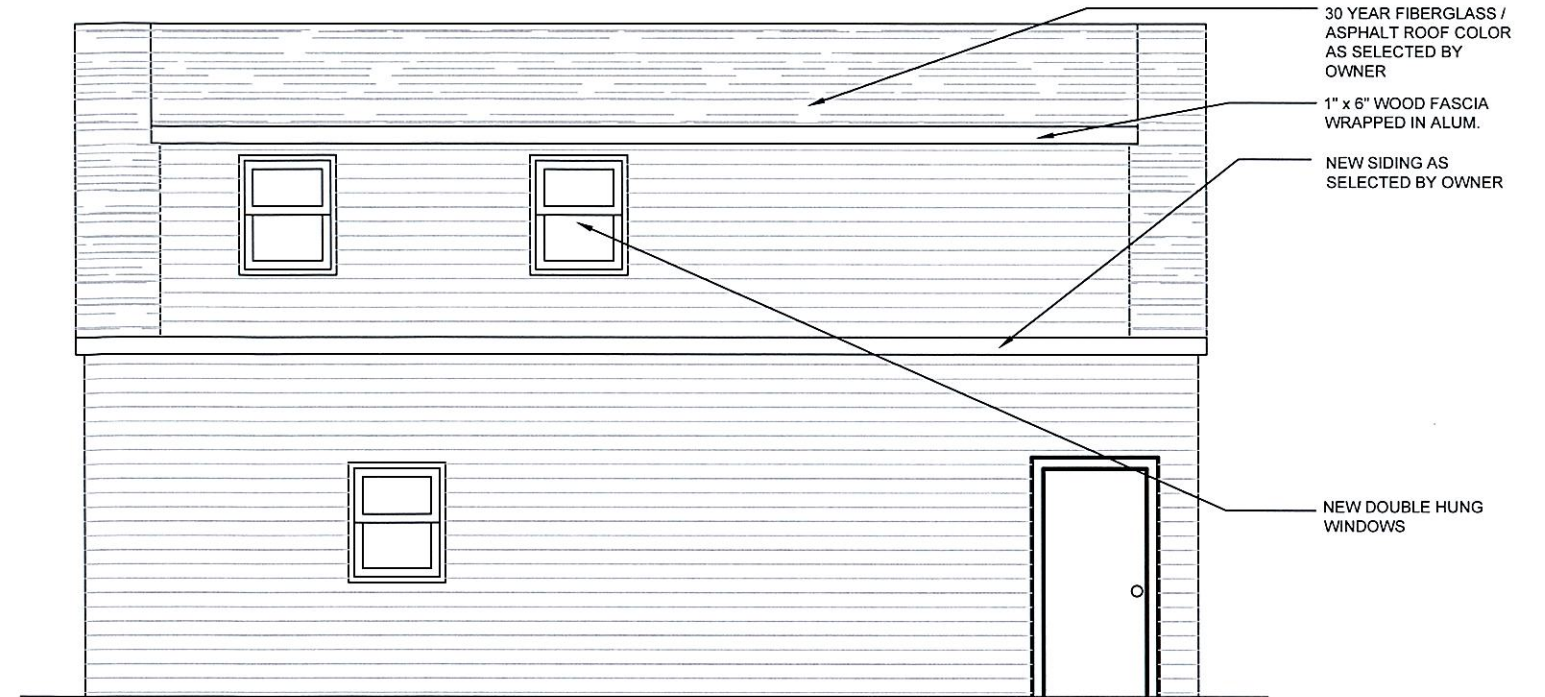
^{△2} May 6, 2024 - Revised as per zoning comments
^{△1} April 11, 2024 - Revised as per Board Meeting 4-3-2024



Robert P. De Pippa Jr. <small>NJ LIC. # 15848 NY LIC. # 028135</small> 57 Kaufman Ave. Little Ferry, NJ 07643 551-486-2489 rdepippa@verizon.net ARCHITECT - CONSULTANT	Proposed Garage Addition The Widmer Residence <small>38 Brightwood Ave Pearl River, NY</small>	DRAWN BY RD DATE Jan. 17, 2024 JOB # 24006
	Zoning Analysis	DRAWING # PA-3



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"

1 April 11, 2024 - Revised as per Board Meeting 4-3-2024



Robert P. De Pippa Jr.
NJ LIC. # 15548
NY LIC. # 028136

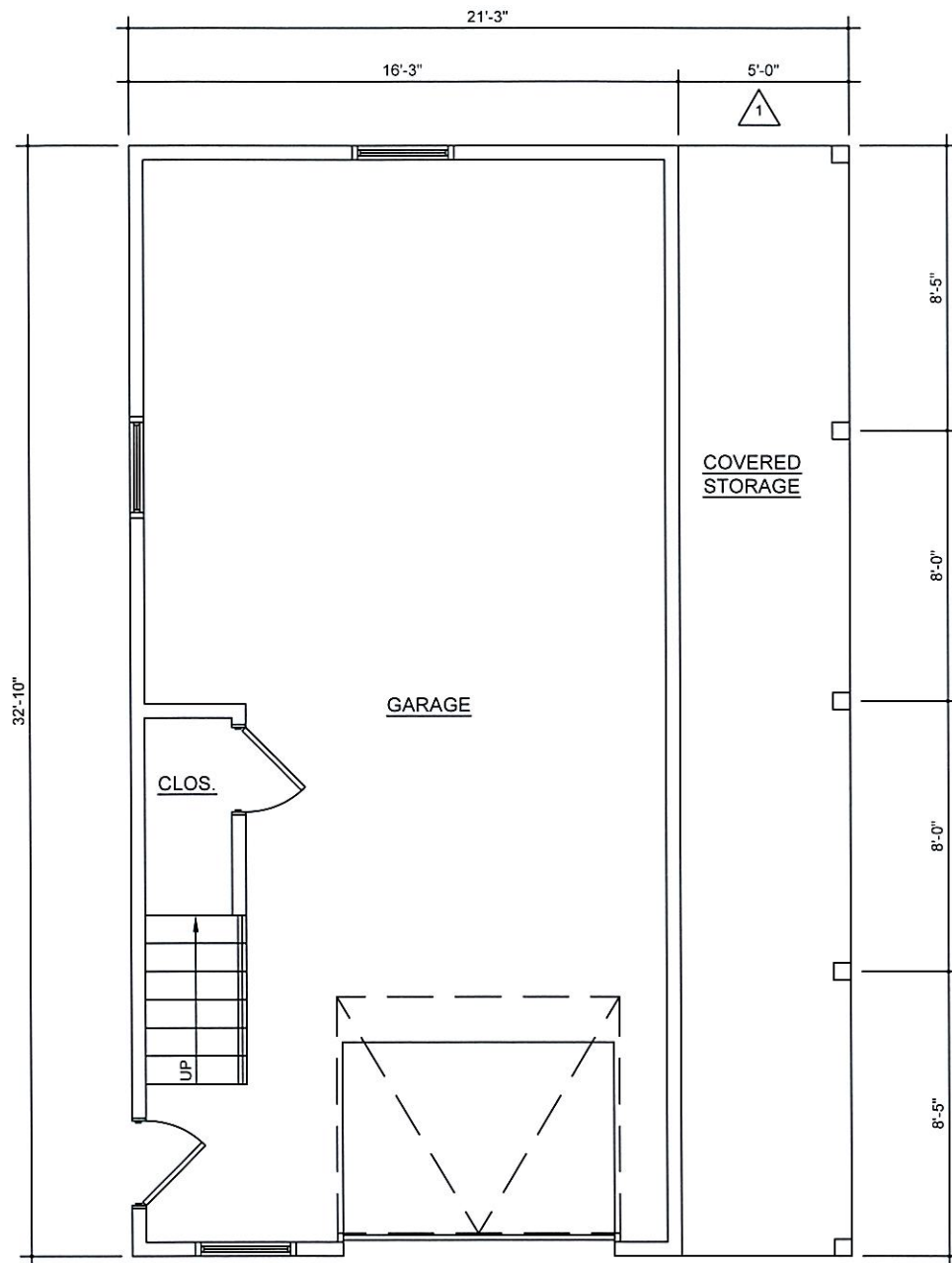
57 Kaufman Ave.
Little Ferry, NJ 07643
551-486-2489
rdpippa@verizon.net

ARCHITECT - CONSULTANT

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

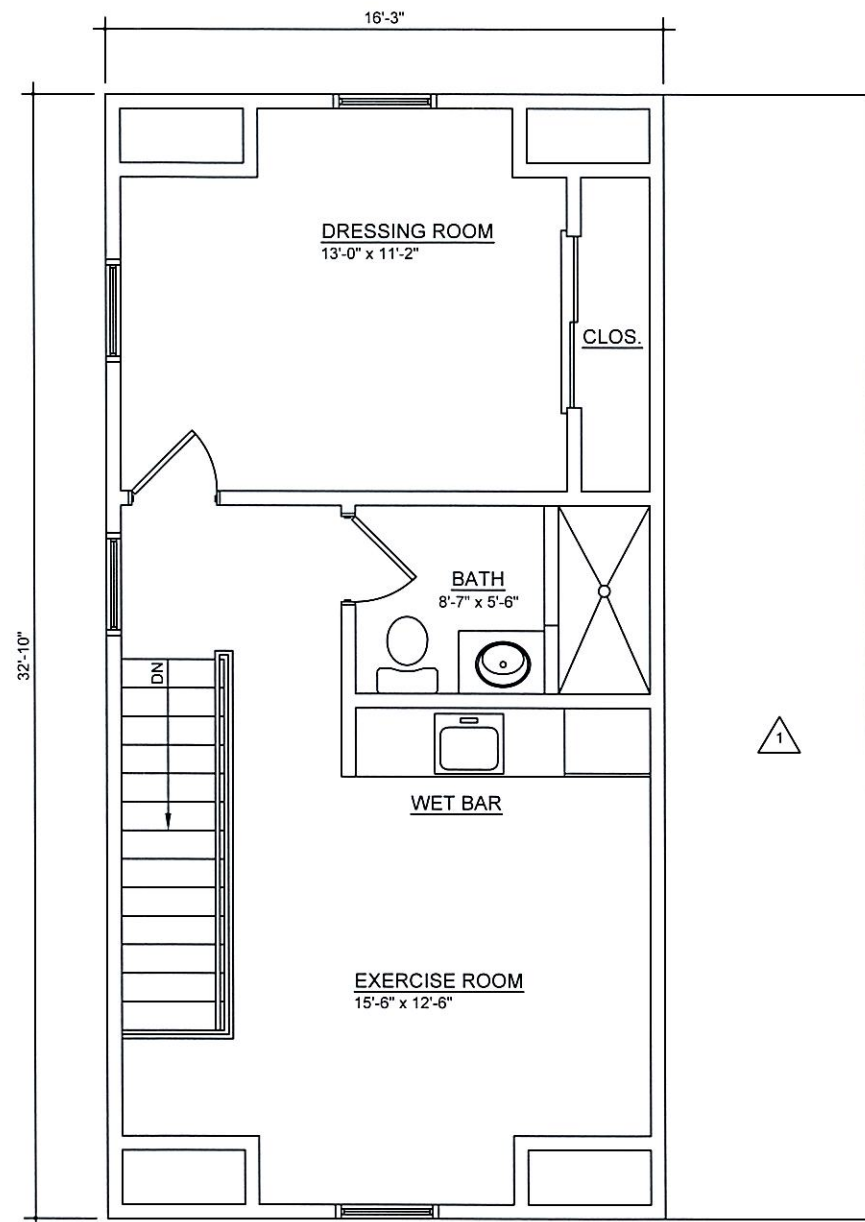
Elevations

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



PROPOSED FIRST FLOOR PLAN

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



PROPOSED SECOND FLOOR PLAN

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

1 April 11, 2024 - Revised as per Board Meeting 4-3-2024



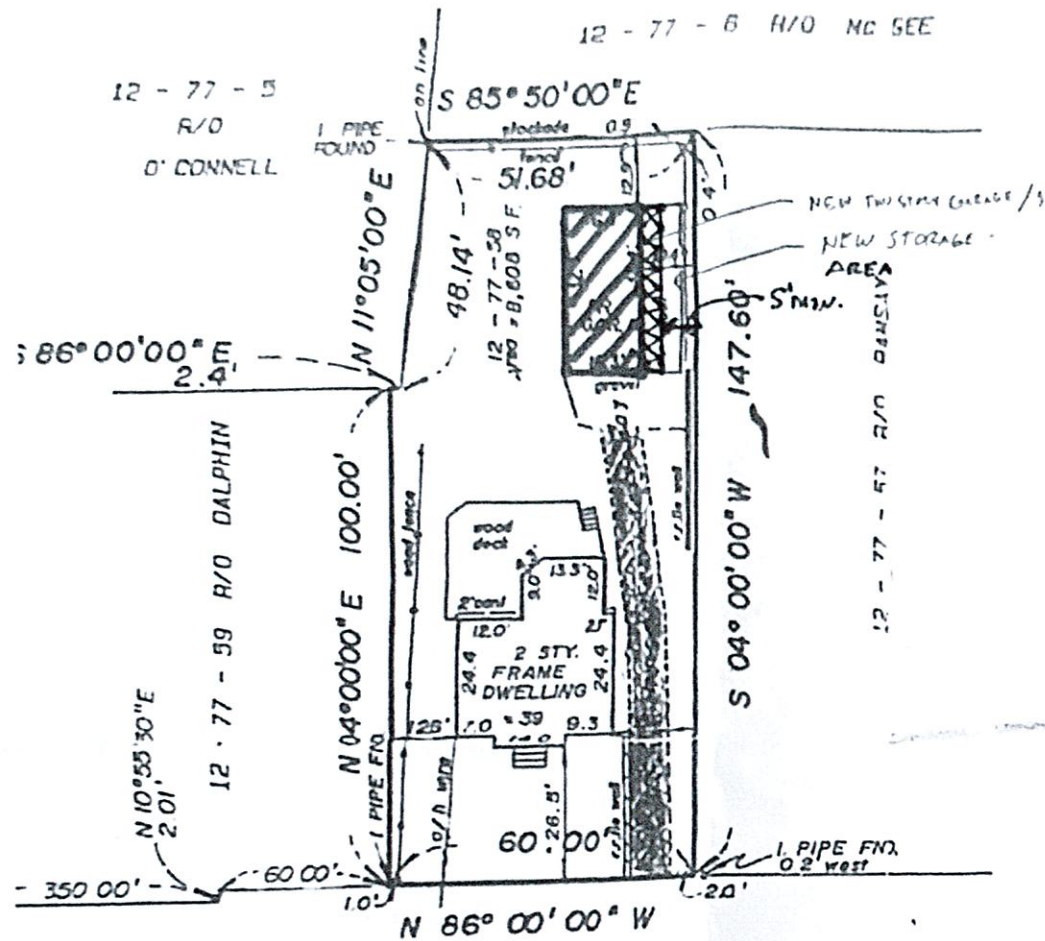
Robert P. De Pippa Jr.
 NJ LIC. # 15548
 NY LIC. # 028136
 57 Kaufman Ave.
 Little Ferry, NJ 07643
 551-486-2489
 rdepippa@verizon.net
 ARCHITECT - CONSULTANT

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

DRAWN BY RD
 DATE Jan. 17, 2024
 JOB # 24006

Floor Plans

DRAWING #
PA-1



REFERENCE:

Liber 839 Page 938

BEING KNOWN AND DESIGNATED AS:

ORANGETOWN TAX MAP NO. 12 - 77 - 58

SURVEY MAP
FOR

DAVID & DIANE SIROIS

PEARL RIVER
TOWN OF ORANGETOWN ROCKLAND CO.
NEW YORK

SCALE: 1" = 30'

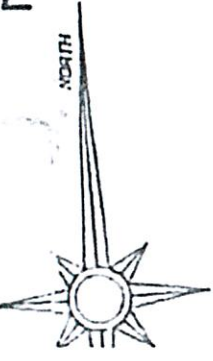
UPDATED APRIL 2, 1990
APRIL 9, 1986

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

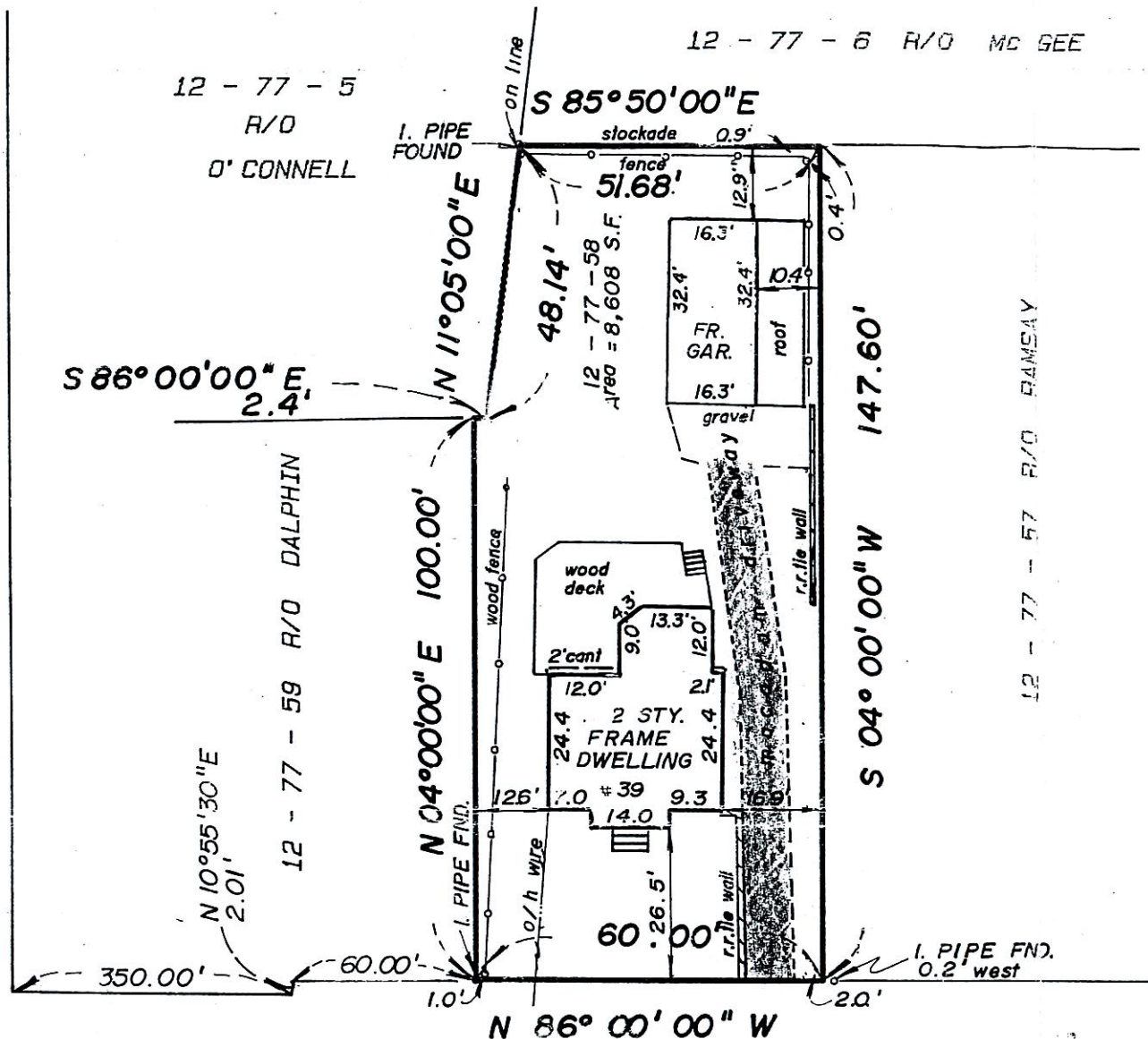
BRIGHTWOOD 50' WIDE AVENUE

TO:
D. SIROIS
URANCE COMPANY
S/NK

CERTIFICATIONS INDICATED HEREIN 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



NORTH MAIN STREET



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.
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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

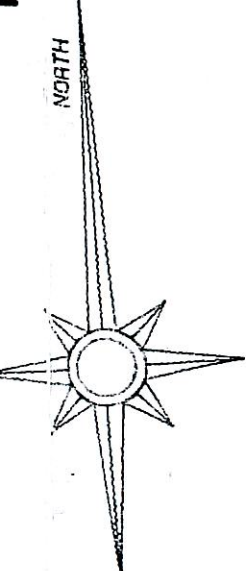
CERTIFIED TO:

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. 2209(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.



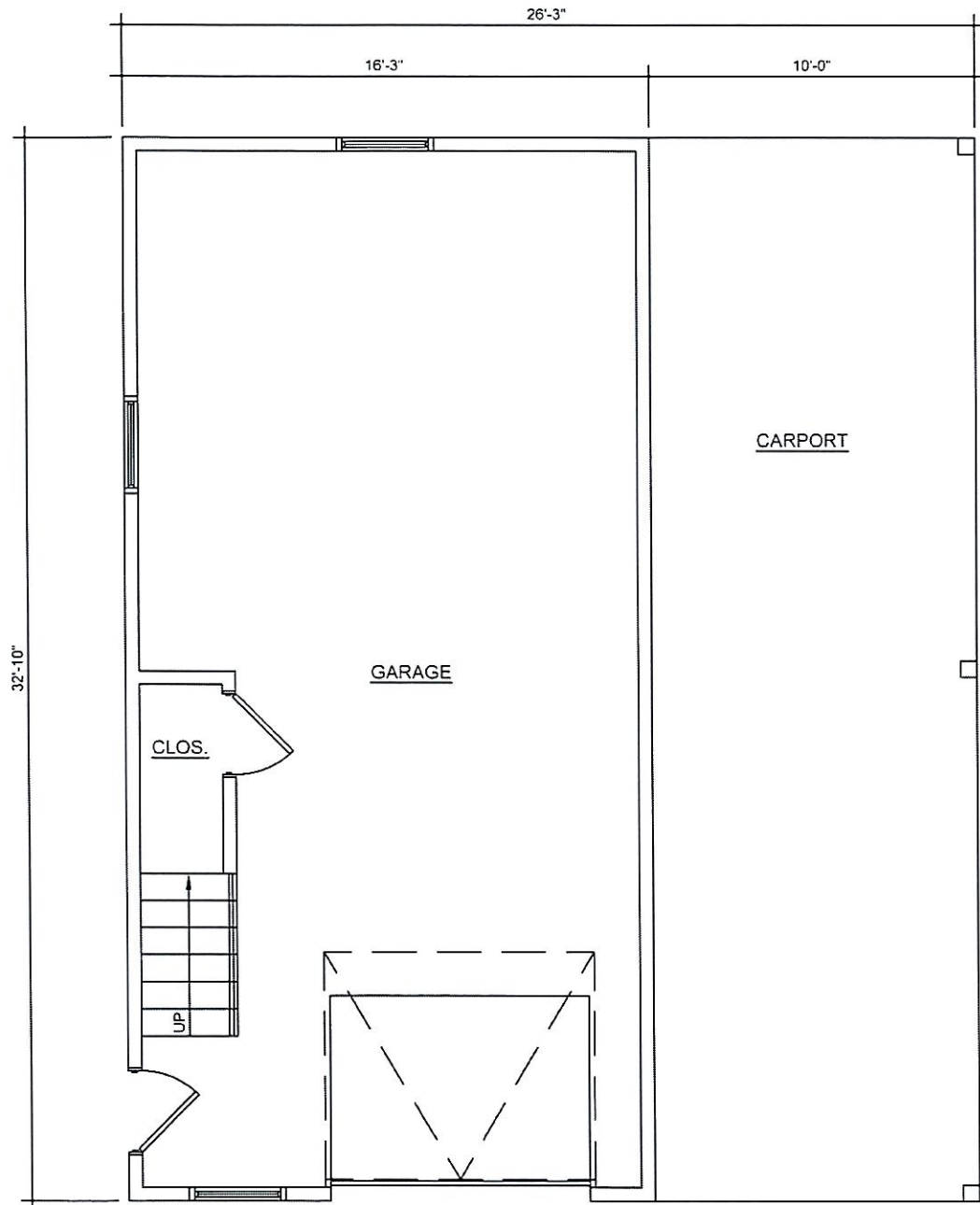
ZONING ANALYSIS FOR 39 BRIGHTWOOD AVE				R-G ZONE
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MAX FAR	0.3	1,576 FT OR .19	0.47	VARIANCE
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FRONT YARD	25 FT	26.5 FT	51.33 FT	COMPLIES
SIDE YARD	10 FT	16.9 FT / 12.5 FT	51.33 FT	COMPLIES
TOTAL SIDE YARD	30 FT	29.4 FT	17965.5 SF	COMPLIES
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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	

Superseded

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

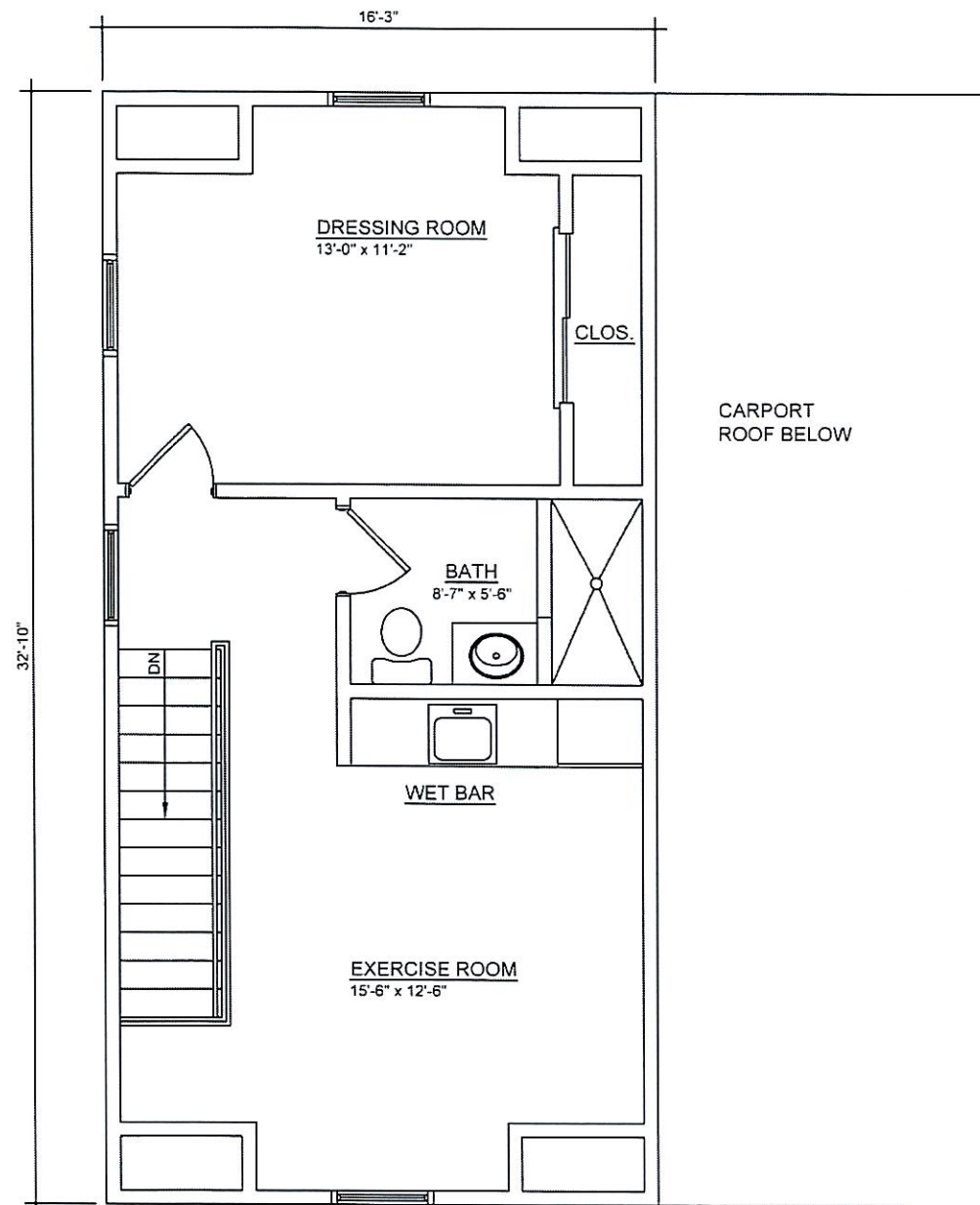


Robert P. De Pippa Jr. <small>NJ LIC # 15848 NY LIC # 028136</small> <hr/> 57 Kaufman Ave. Little Ferry, NJ 07643 551-486-2489 rdepippa@verizon.net ARCHITECT - CONSULTANT	Proposed Garage Addition The Widmer Residence <small>38 Brightwood Ave Pearl River, NY</small>	DRAWN BY RD DATE Jan. 17, 2024 JOB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



PROPOSED FIRST FLOOR PLAN

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



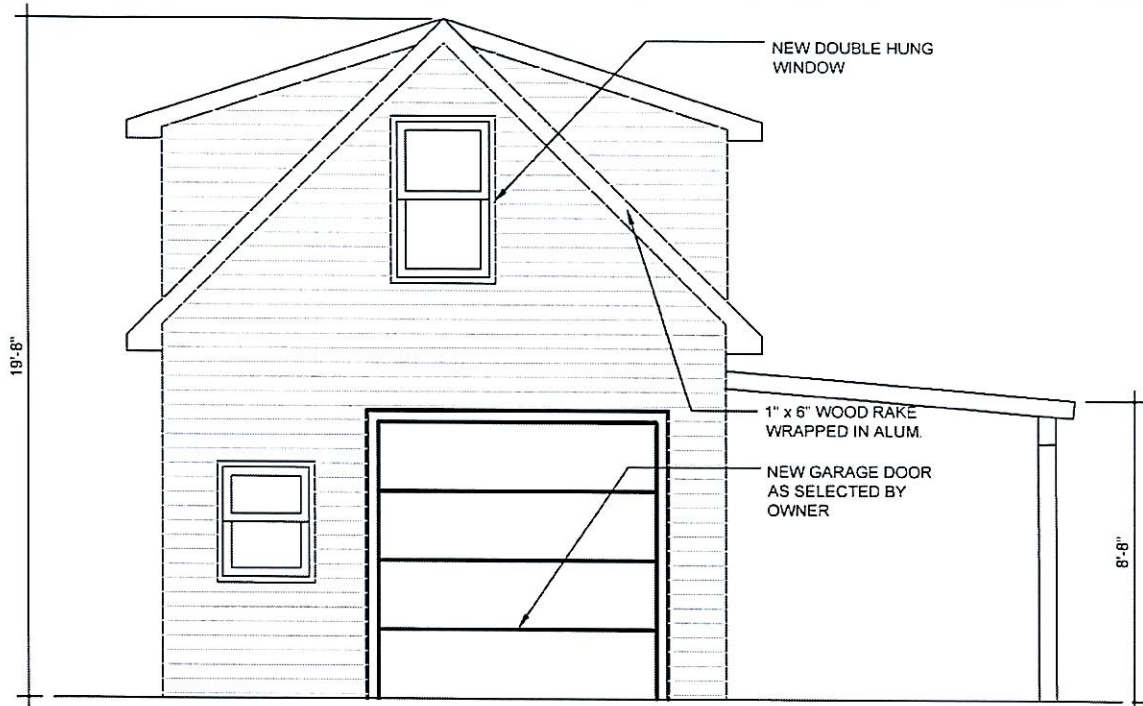
PROPOSED SECOND FLOOR PLAN

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

Superseded

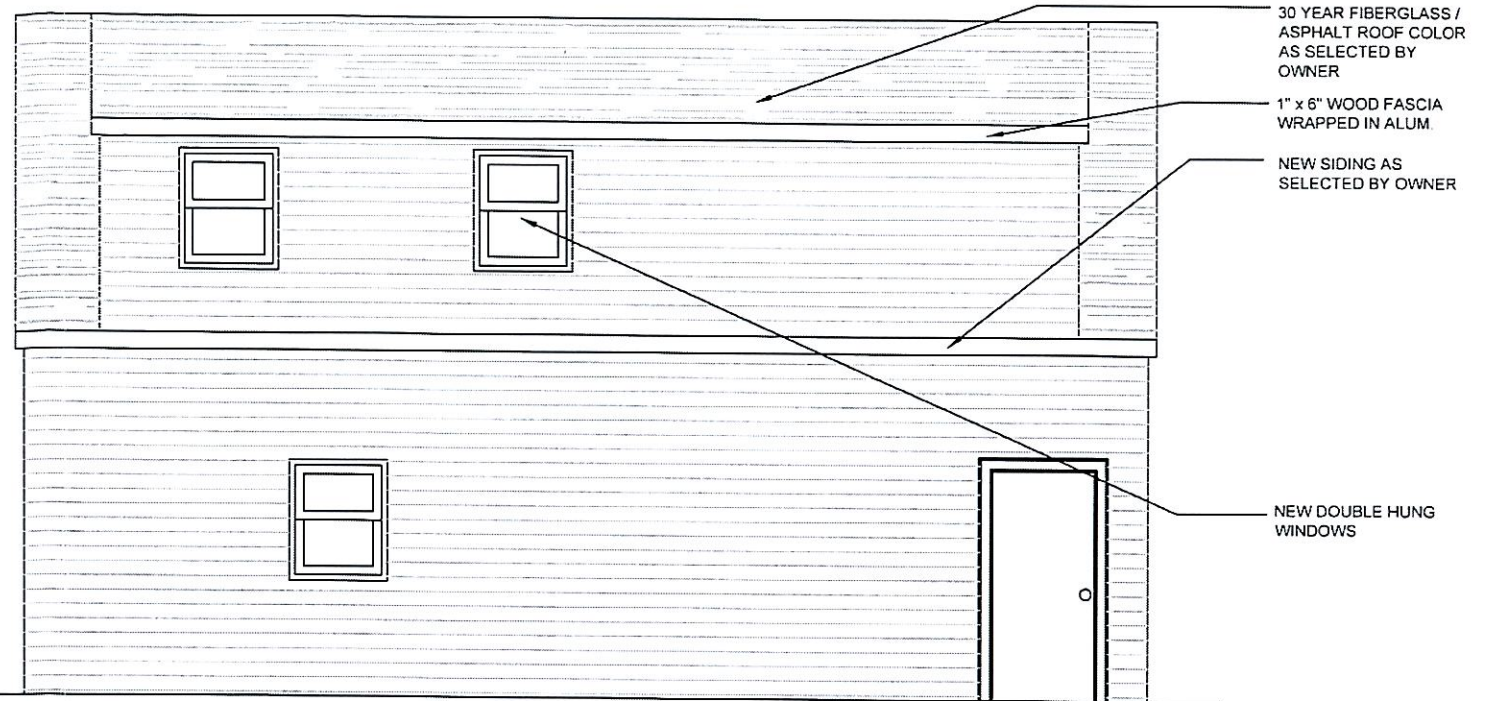


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	Floor Plans	DRAWING # PA-1



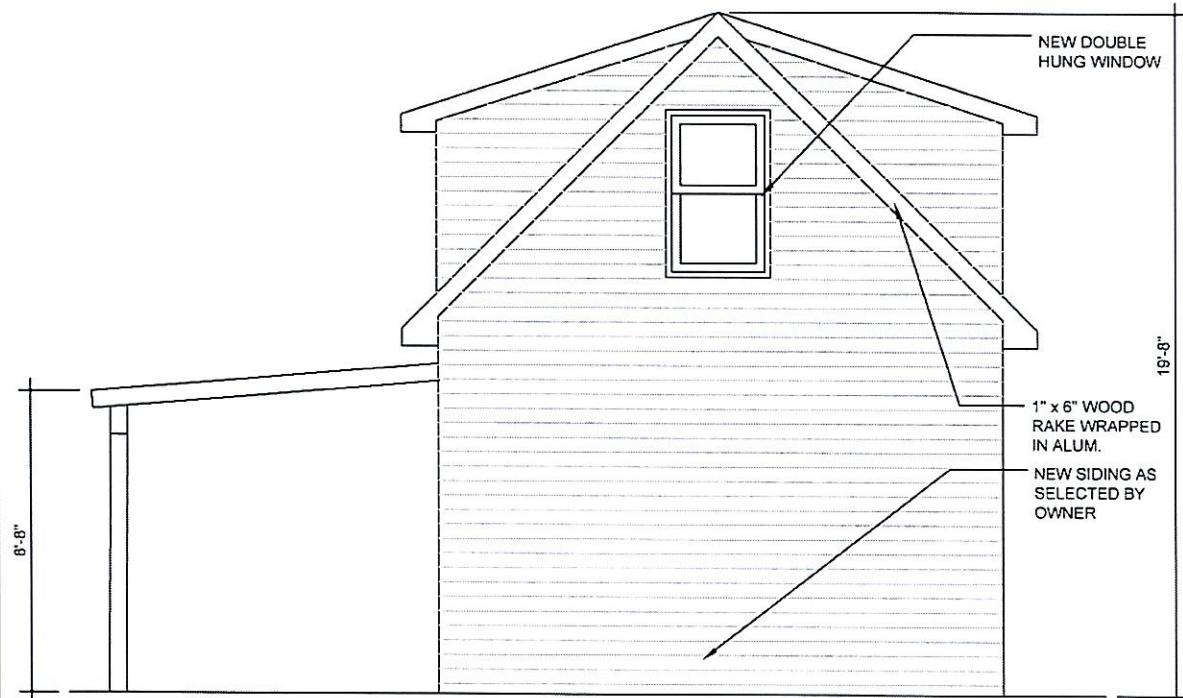
PROPOSED FRONT ELEVATION

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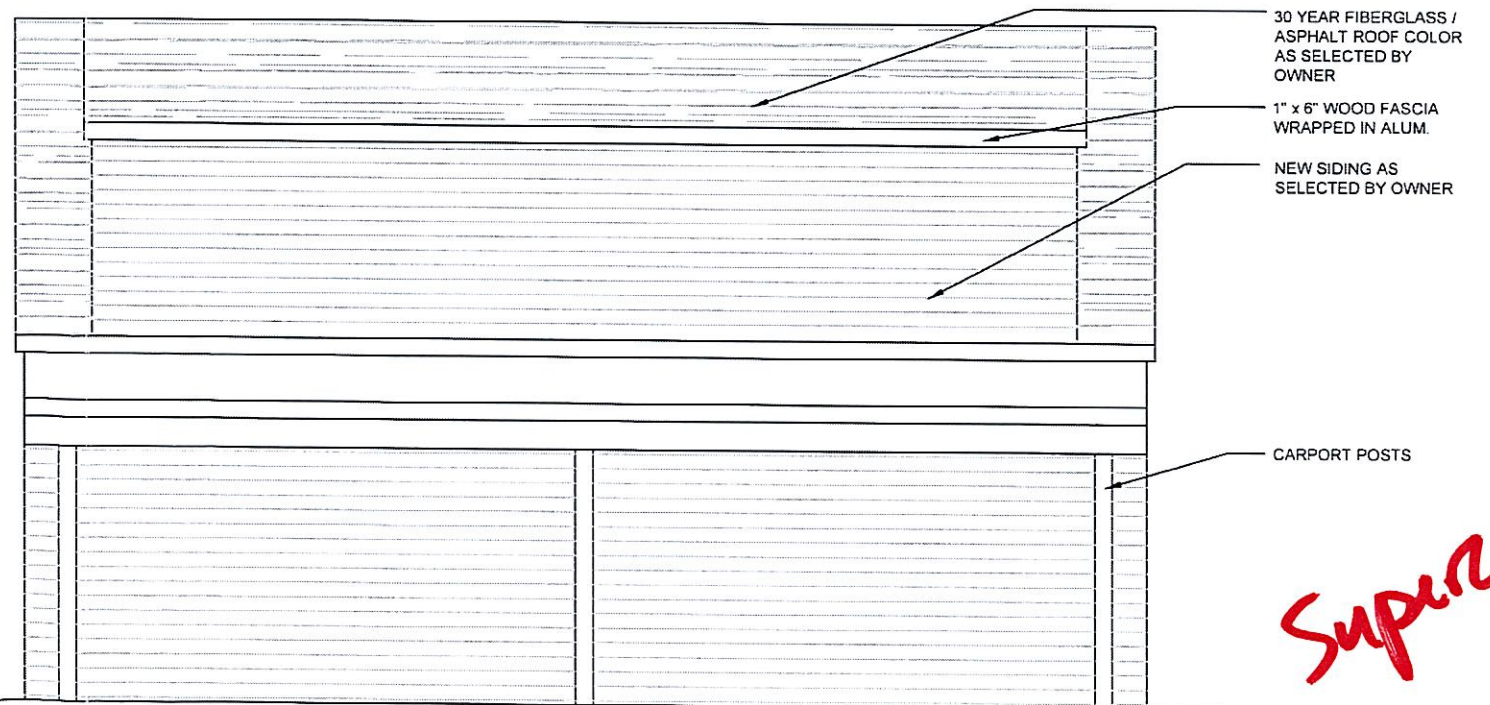
PROPOSED LEFT SIDE ELEVATION

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



PROPOSED REAR ELEVATION

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



PROPOSED RIGHT SIDE ELEVATION

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

Superseded



Robert P. De Pippa Jr. NJ LIC. # 15843 NY LIC. # 028136 57 Kaufman Ave. Little Ferry, NJ 07643 551-486-2489 rdepippa@verizon.net ARCHITECT - CONSULTANT	Proposed Garage Addition The Widmer Residence 38 Brightwood Ave Pearl River, NY	DRAWN BY RD DATE Jan. 17, 2024 JOB # 24006
	Elevations	DRAWING # PA-2