

ZONING BOARD OF APPEALS

Town of Orangetown
20 Greenbush Road
Orangeburg, New York 10962
(845) 359-8410 (ext. 4316)
Date: **May 13, 2024**

TO: OBAPAE

- | | |
|--|----------------------------|
| Environmental Management and Engineering | ✓ Rockland County Drainage |
| ✓ Rockland County Sewer District #1 | ✓ Rockland County Health |
| New York State Dept. of Transportation | ✓ Rockland County Planning |
| Palisades Interstate Park Commission | ✓ Rockland County Highway |
| Orange and Rockland Utilities | |
| Orangetown Highway | |

Review of Plans: **Harchaoui, 62 Buchanan Street, Pearl River, New York, 10965**

Section 68.14 Block 3 Lot 35 R-15 zone

This matter is scheduled for: **June 19, 2024**

Chapter 43, Section 3.12, R-15 district, Group M, Column 9 (Side yard: 20' required, with 4' proposed). Section 4.5, Additional regulations for single-family conversions, from section 4.52 (there shall be no significant exterior change and no new structures built on the property within 10 years, with 0 years proposed), and from Section 4.58 (person who converts the dwelling subsequent to the effective date of this law must have resided in said dwelling at least 15 years, with 12 years proposed) to attach a garage to an existing single family dwelling and garage conversion into living space for a restricted two-family dwelling. The premises are located at 62 Buchanan Street, Pearl River, New York and identified on the Orangetown Tax Map as Section 68.14, Block 3, Lot 35 in the R-15 zoning districts.

Please review the information enclosed and provide comments. These comments may be mailed by **June 19, 2024**, e-mailed or faxed to the Zoning Board Office.

If your Agency does not have any comments at this time, please respond to this office by sending back this sheet.

- US Postal: 20 South Greenbush Road, Orangeburg, NY 10962
- Email to Zoning Board: Kbettmann@orangetown.com or
- Fax to the Town of Orangetown ZBA @845 359 8526

Zoning Board Meeting Date: June 19, 2024

- Comments attached
- No Comments at this time. Please send future correspondence for review.
- No future correspondence for this site should be sent to this agency. Plans reviewed and this agency does not have any further comments.
- This project is out of the jurisdiction of this agency and has no further comments.

This project is before the Zoning Board on **Wednesday, June 19, 2024**. **Kindly forward your completed review to this office by June 19, 2024.**

Reviewing Agency _____

Name _____ date: _____

Signature: _____

Thank you, Katlyn Bettmann

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#: BLDR-2009-22
 ASSIGNED
 INSPECTOR: Glenn

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

Project Name: Attach garage to house to make part of primary structure
~~Buchanan Street proposed new lot~~

Street Address: 62 Buchanan Street
Pearl River N.Y. 10965

Tax Map Designation:
Section: 68.14 Block: 3 Lot(s): 35
Section: _____ Block: _____ Lot(s): _____

Directional Location:
On the east side of Buchanan Street, approximately 500 feet north of the intersection of West Washington, in the Town of Orangetown in the hamlet/village of Pearl River N.Y.
Acreage of Parcel .83 Zoning District R15
School District Pearl River Postal District Pearl River
Ambulance District Pearl River Fire District Pearl River
Water District Veolola Sewer District Orangetown

Project Description: (If additional space required, please attach a narrative summary.)
Attach garage to house to make part of primary structure + Convert garage to living space for restricted two family. Correct grade of rear yard, and remove deck

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

Date: 5/1/24 Applicant's Signature: Jacqueline Hauchava



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 ~~not applicable~~

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: 5/3/24 ~~November 7, 2023~~ Section: 68.14 Block: 3 Lot: 35

Applicant: Harchaoui

Address: 62 Buchanan St, Pearl River, NY

RE: Application Made at: same

Referred For:

Chapter 43, Table 3.12, R-15 District, Column 9 Min Side Yard Required 20' with 4' proposed
Chapter 43, Section 4.5 Additional Regulations for Single Family Conversions...

§4.52 There shall be no significant exterior change and no new structures built on the property within
the past 10 years...with 0 years proposed

§4.58 Person who first converts the dwelling subsequent to the effective date of this law must have
resided in said dwelling at least 15 years...with 12 years proposed

3 variances required

Comments:


Attach garage to house to make part of primary structure

Convert Garage to living space for Restricted Two Family

Dear Harchaoui :


Please be advised that the Building Permit Application # p22-2009, which you submitted on
September 2, 2022, 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

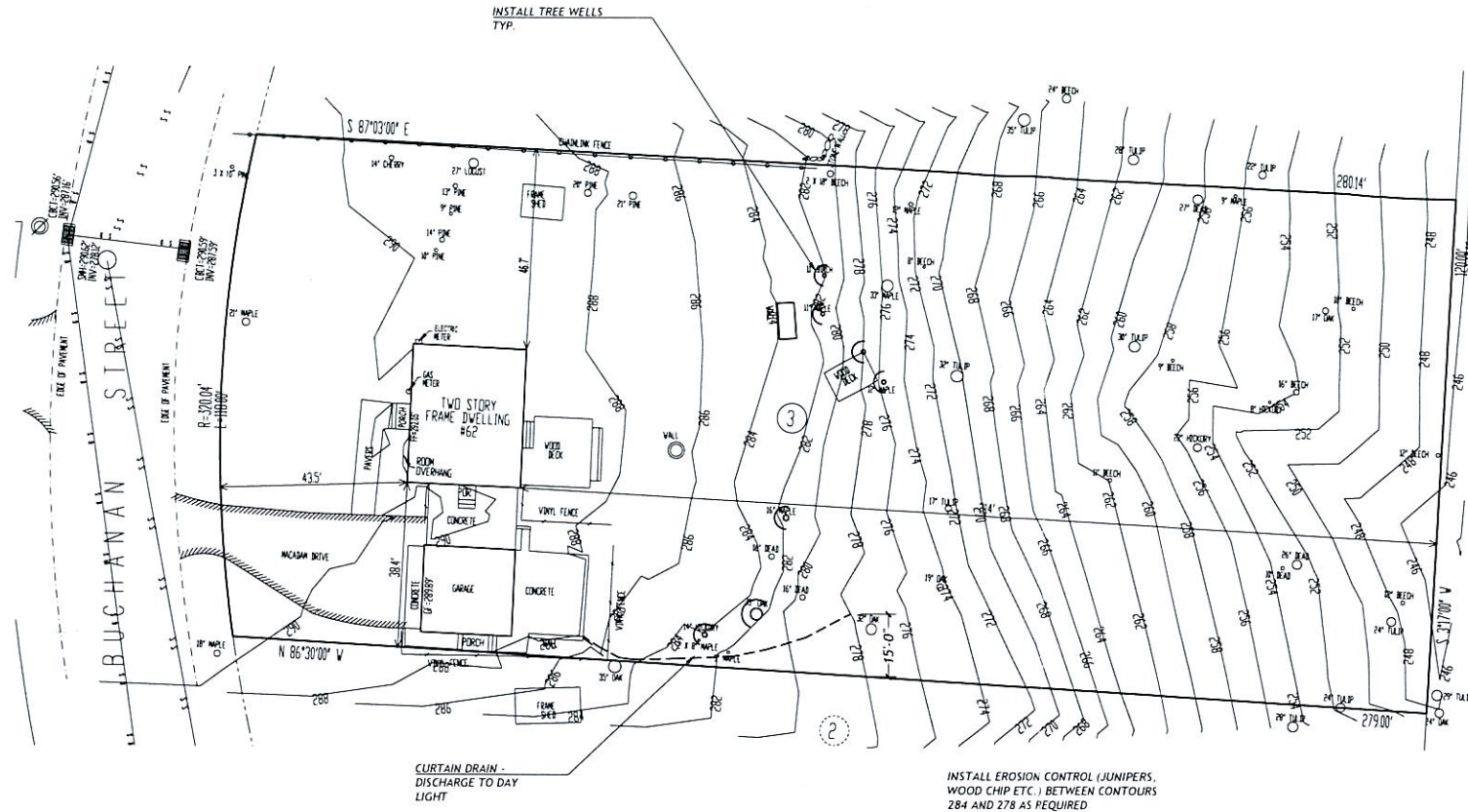
4/7/23




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

11/9/23
Date
CC: Liz DeCort
Debbie Arbolino

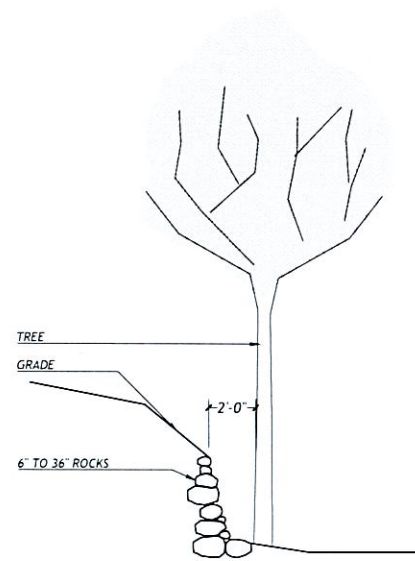
SWIS	PRINT KEY	NAME	ADDRESS
392489	68.14-2-13	Joseph A Pietanza	5 Van Buren St,Pearl River, NY 10965
392489	68.14-2-15	Thomas Mc Sharry	77 Buchanan St,Pearl River, NY 10965
392489	68.14-2-16	Brad Pottberg	65 Buchanan St,Pearl River, NY 10965
392489	68.14-2-17	John F Murphy	59 Buchanan St,Pearl River, NY 10965
392489	68.14-2-18	Stephen Presti	51 Buchanan St,Pearl River, NY 10965
392489	68.14-2-19	Frederic Antonin	37 Buchanan St,Pearl River, NY 10965
392489	68.14-3-31	Town Of Orangetown	26 Orangeburg Rd,Orangeburg, NY 10962
392489	68.14-3-32	Robert A Ruiz	40 Buchanan St,Pearl River, NY 10965
392489	68.14-3-33	Peter Castillo	46 Buchanan St,Pearl River, NY 10965
392489	68.14-3-34	Renee Baumann	54 Buchanan St,Pearl River, NY 10965
392489	68.14-3-35	Jacqueline Harchaoui	62 Buchanan St,Pearl River, NY 10965
392489	68.14-3-36	Gerald Mc Gean	70 Buchanan St,Pearl River, NY 10965
392489	68.14-3-37	Brent Lee	78 Buchanan St,Pearl River, NY 10965
392489	68.14-3-38	Michael Murphy	86 Buchanan St,Pearl River, NY 10965



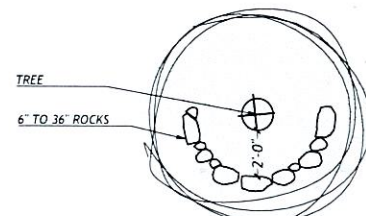
1 SITE PLAN - PROPOSED
A1.0 1" = 20'-0"

LOT AREA = 33,593.9 SQUARE FEET
SECTION 68.14
BLOCK 3
LOT 35

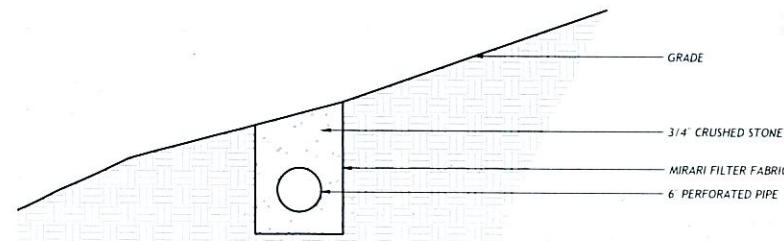
SITE PLAN DATA TAKEN FROM SURVEY BY ANTHONY R. CELENTANO P.L.S. 31 ROSMAN ROAD, THIELLIS, NY 10984
LIC# 50633 DATED MAY 4 2023



ELEVATION



PLAN



3 CURTAIN DRAIN DETAIL
A1.0 1" = 1'-0"

2 TREE WELL DETAILS
A1.0 1/4" = 1'-0"

Town of Orangetown
MEETING OF:

JUN 19 2024

ZONING BOARD OF APPEALS

DO NOT SCALE PRINTS

DATE	

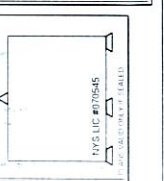
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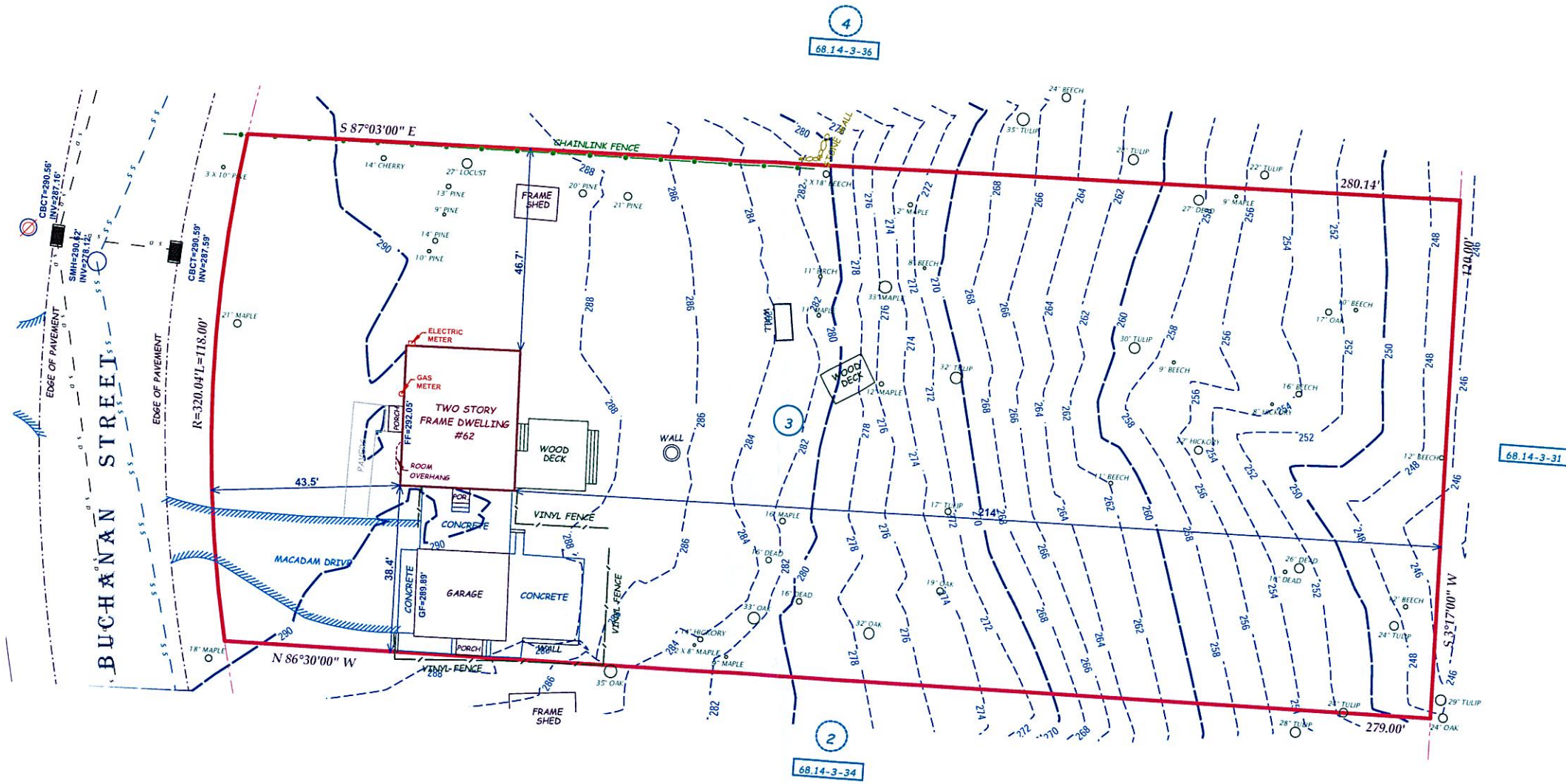
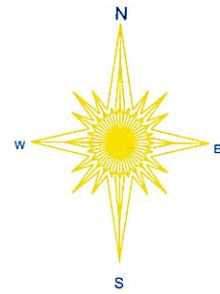
SCALE	AS NOTED
SHEET	A-1.0

**PROPOSED RENOVATION
PROPOSED SITE PLAN &
DETAILS**

**HARCHAOUI RESIDENCE
62 BUCHANAN STREET
PEARL RIVER - NY 10965**

BART M. RODI - ENGINEER
RESIDENTIAL & COMMERCIAL
234 SOUTH GRANT AVE
CONGERS, NEW YORK 10920
(845) 288-6663





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 AN ITEM IN ANY WAY."
 "ONLY COPIES OF THIS SURVEY MARKED WITH THE LAND SURVEYOR'S SIGNATURE AND ANY ORIGINAL EMBOSSED OR INK 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."

LOT AREA = 33,593.9 SQUARE FEET
 BEING LOT 3 ON A CERTAIN MAP ENTITLED "RIDGE ESTATES"
 FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP #2317) BOOK #55 PAGE #70 ON 10/29/1954.

Town of Orangetown
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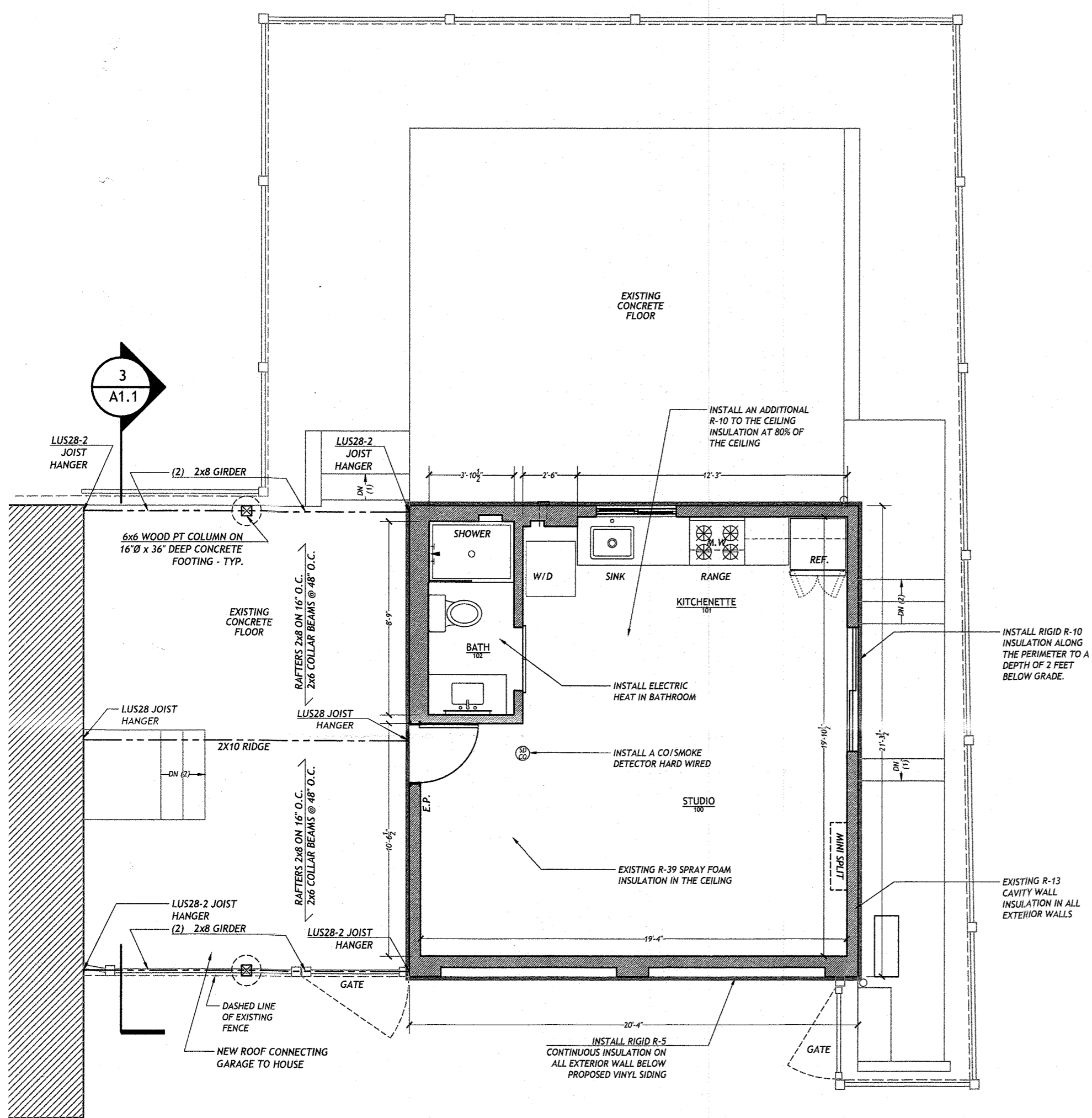
TAX MAP DESIGNATION: 68.14-3-35
 SURVEY FOR
62 BUCHANAN ST
 TOWN OF ORANGETOWN, ROCKLAND COUNTY
 PEARL RIVER, NEW YORK
 MAY 4, 2023 SCALE: 1" = 20'
 ANTHONY R. CELENTANO P.L.S.
 31 ROSMAN ROAD
 THIELLS, N.Y. 10984
 845 429 5290 FAX 429 5974

Anthony R. Celentano LIC#50633

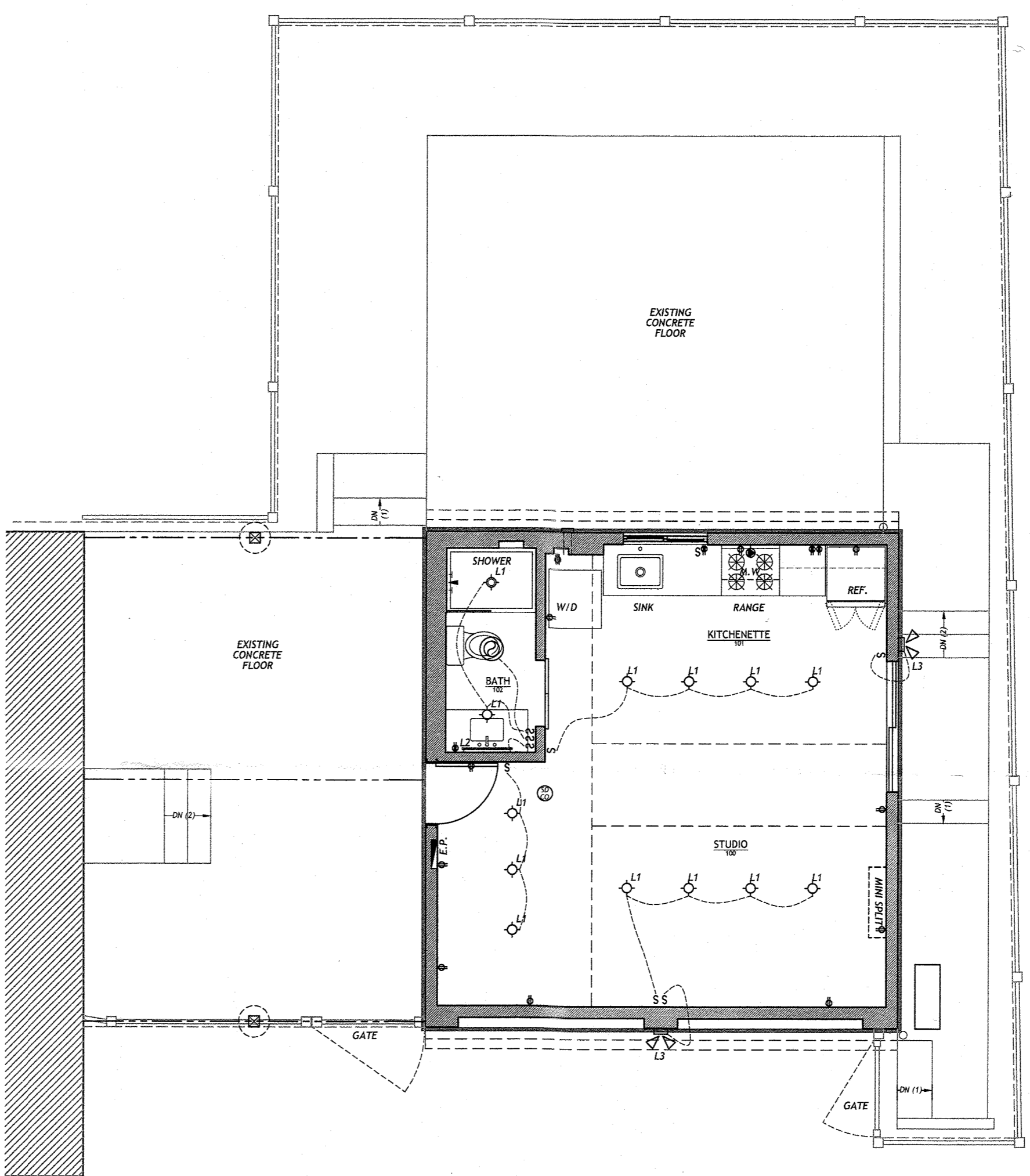
ELECTRIC SYMBOL LEGEND	
	DUPLEX RECEPTACLE
	GROUND FAULT RECEPTACLE
	220V 30A RECEPTACLE
	HARD WIRED SPECIAL PURPOSE CONNECTION - TYPE NOTED
	ELECTRICAL CIRCUIT PANEL
	COMBINATION SMOKE & CARBON MONOXIDE DETECTOR
	SINGLE POLE SWITCH
	THREE-WAY POLE SWITCH
	SWITCH ON TIMER
	EXHAUST FAN W/ LIGHT
	THERMOSTAT

LIGHTING SYMBOL LEGEND	
	L-1 LED RECESSED FIXTURE
	L-2 MIRROR LED LIGHT
	L-3 WALL MOUNTED SCONCE FIXTURE - OUTDOOR

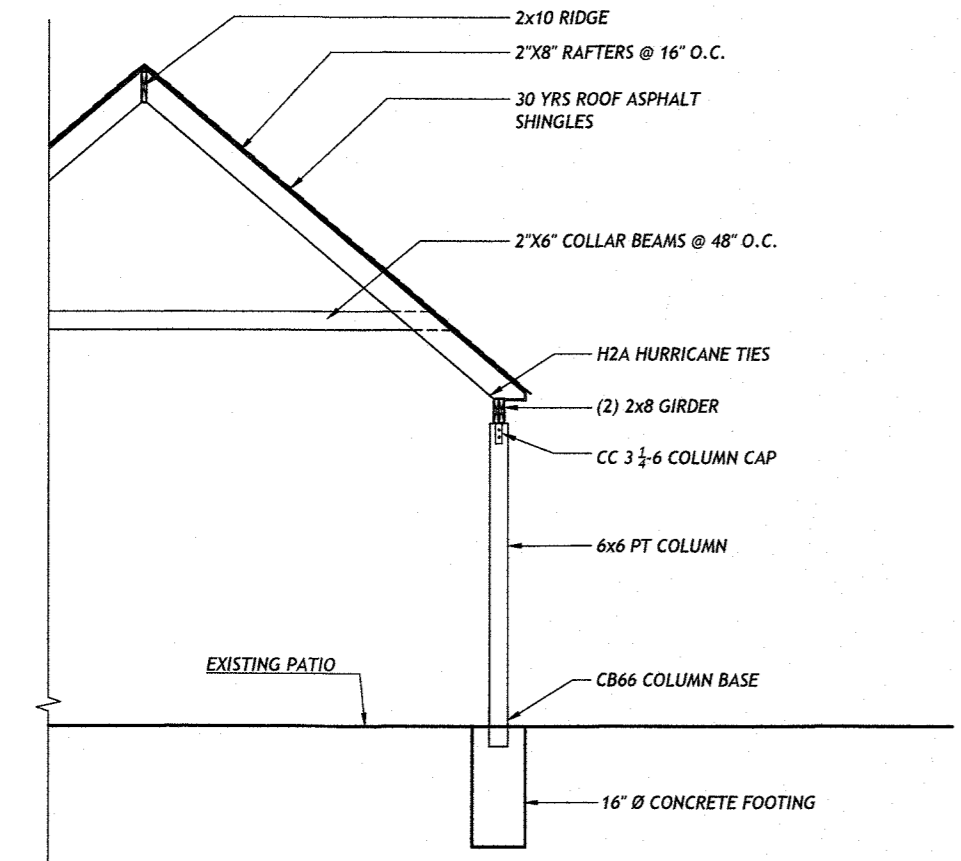
DATE:	
DATE:	20 JUL 2023
SCALE:	AS NOTED
SHEET:	A-1.1



1 FIRST FLOOR PLAN - PROPOSED
A1.1 1/4" = 1'-0"



2 ELECTRICAL & LIGHTING PLAN - EXISTING CONDITIONS
A1.1 1/4" = 1'-0"



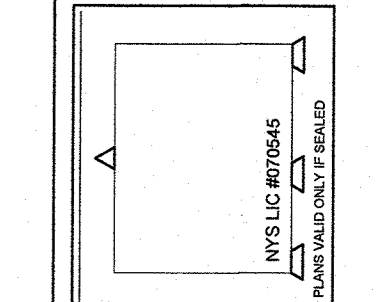
3 SECTION - PROPOSED
A1.1 1/4" = 1'-0"

PROPOSED RENOVATION
PROPOSED NEW ROOF

HARCHAOUI RESIDENCE
62 BUCHANAN STREET
PEARL RIVER - NY 10965

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