

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: January 29, 2025

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 checked="" type="checkbox"/> Variance	
<input type="checkbox"/> Performance Standards Review	
<input type="checkbox"/> Use Variance	
<input type="checkbox"/> Other (specify): _____	

PERMIT#: BLPR-6095-24

ASSIGNED

INSPECTOR: Mike

Referred from Planning Board: YES / NO

If yes provide date of Planning Board meeting: _____

Project Name: KURIAKOSE RESIDENCE ADDITIONS

Street Address: 14 DUTCH HOLLOW DRIVE, ORANGEBURG, NY 10962

Tax Map Designation:

Section: 74.06 Block: 2 Lot(s): 22

Section: _____ Block: _____ Lot(s): _____

Directional Location:

On the NORTH side of DUTCH HOLLOW DRIVE, approximately
300 feet of the intersection of HUTCH HILL RD. & DUTCH NOLLOW DR., in the
Town of ORANGETOWN in the hamlet/village of ORANGEBURG.

Acreage of Parcel 0.18 ACRE

School District ORANGETOWN

Ambulance District ORANGEBURG

Water District ORANGETOWN / VIOLIA NY

Zoning District RG

Postal District ORANGEBURG

Fire District ORANGEBURG

Sewer District ORANGETOWN

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

ADDITIONS OF A GROUND LEVEL RECREATIONAL ROOM AND A MUD ROOM WITH EXISTING DWELLING OVER
EXISTING REAR PATIO AREAS.

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

Date: 1/29/25 Applicant's Signature: [Signature]

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JAN 29 2025

TOWN OF ORANGETOWN
LAND USE BOARDS

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 2333 SF
- 2) Total square footage 2883 SF
- 3) Number of dwelling units 1

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 NO

Are there **streams** on the site? If yes, please provide the names. NO

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

NO

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.

NONE

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**TOWN OF ORANGETOWN
LAND USE BOARDS**



OFFICE OF BUILDING, ZONING, PLANNING,
ADMINISTRATION AND ENFORCEMENT
TOWN OF ORANGETOWN

26 Orangeburg 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: 2/3/25 Sat ~~12.12.24~~ Section: 74.06 Block: 2 Lot: 22
Applicant: Kuriakose
Address: 14 Dutch Hollow Dr, Orangeburg, NY
RE: Application Made at: same

Referred For:

Chapter 43, Section 3.12 RG District, Column 4, Max FAR 30% with 36% proposed

One Varaince required

Comments:

Recreation and Mud Room Addition over rear patio areas

Dear Kuriakose:

Please be advised that the Building Permit Application # 6095-24, which you submitted on 10.17.24, has been referred to the Town of Orangetown Zoning Board of Appeals. The Clerk to the Zoning Board of Appeals, Katlyn Bettmann can assist you in the preparation necessary to appear before the board. She can be reached at 845-359-8410 ext. 4316 or kbettmann@orangetown.com

Sincerely,

Richard Oliver
Deputy Building Inspector

12/13/24

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JAN 29 2025

TOWN OF ORANGETOWN
LAND USE BOARDS

Signature of Director
NOTE: PLEASE KEEP FOR YOUR RECORDS
10-01-2024: emd

12/13/24

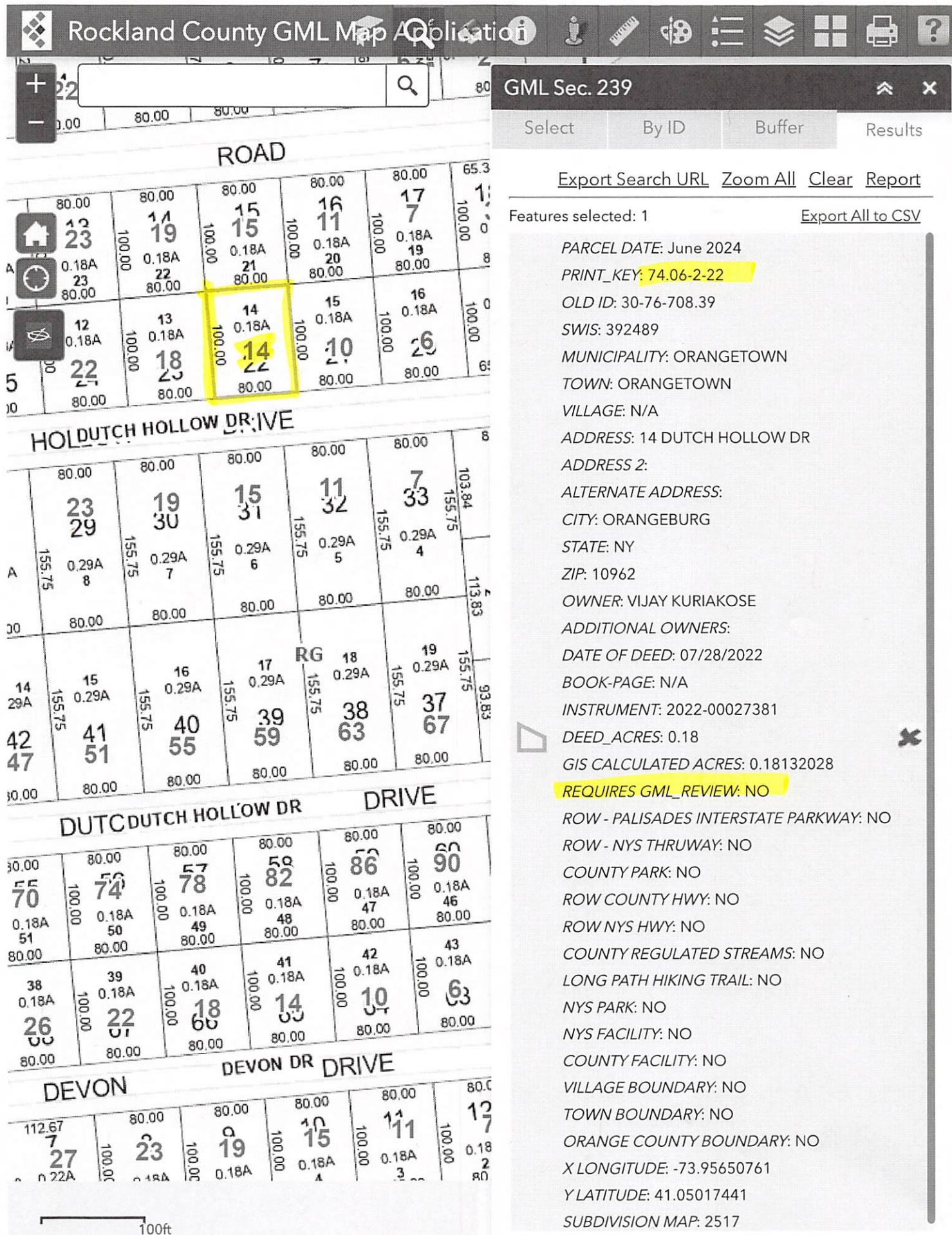
Date
CC: Katlyn Bettmann
Elizabeth Decort

IS	PRINT KEY	NAME	ADDRESS
489	74.06-2-3	Brian Porette	26 Carleton Rd,Orangeburg, NY 10962
489	74.06-2-4	Christina F Rubano-Lau	22 Carleton Rd,Orangeburg, NY 10962
489	74.06-2-5	Kevin G Clancy	18 Carleton Rd,Orangeburg, NY 10962
489	74.06-2-6	Sandra Eubanks	14 Carleton Rd,Orangeburg, NY 10962
489	74.06-2-7	John L Clifford	10 Carleton Rd,Orangeburg, NY 10962
489	74.06-2-8	Miriam C Hsia	107 Mercer St Apt 2,New York, NY 10012
489	74.06-2-9	James L Casey	2 Carleton Rd,Orangeburg, NY 10962
489	74.06-2-11	John Samuel	31 Carleton Rd,Orangeburg, NY 10962
489	74.06-2-12	George Varughese	27 Carleton Rd,Orangeburg, NY 10962
489	74.06-2-13	Brian E Kelly	23 Carleton Rd,Orangeburg, NY 10962
489	74.06-2-14	Jonathan Llave	19 Carleton Rd,Orangeburg, NY 10962
489	74.06-2-15	Mark Keegan	15 Carleton Rd,Orangeburg, NY 10962
489	74.06-2-16	Ning Tang	11 Carleton Rd,Orangeburg, NY 10962
489	74.06-2-17	Francisco Colon	7 Carleton Rd,Orangeburg, NY 10962
489	74.06-2-18	Sybil De Simone	3 Carleton Rd,Orangeburg, NY 10962
489	74.06-2-19	Jeffrey Tridente	2 Dutch Hollow Dr,Orangeburg, NY 10962
489	74.06-2-20	Peter P Keane	6 Dutch Hollow Dr,Orangeburg, NY 10962
489	74.06-2-21	Stephen Salmi	10 Dutch Hollow Dr,Orangeburg, NY 10962
489	74.06-2-22	Vijay Kuriakose	14 Dutch Hollow Dr,Orangeburg, NY 10962
489	74.06-2-23	Gloria Ochman	18 Dutch Hollow Dr,Orangeburg, NY 10962
489	74.06-2-24	Charles Valentin	22 Dutch Hollow Dr,Orangeburg, NY 10962
489	74.06-2-25	Hugh Duffy	26 Dutch Hollow Dr,Orangeburg, NY 10962
489	74.06-2-26	Joanne Torello	30 Dutch Hollow Dr,Orangeburg, NY 10962
489	74.06-2-27	Felix Rodriguez	31 Dutch Hollow Dr,Orangeburg, NY 10962
489	74.06-2-28	Elaine Amon	27 Dutch Hollow Dr,Orangeburg, NY 10962
489	74.06-2-29	Alan Monahan	23 Dutch Hollow Dr,Orangeburg, NY 10962
489	74.06-2-30	William M Collins	19 Dutch Hollow Dr,Orangeburg, NY 10962
489	74.06-2-31	John J Twomey	15 Dutch Hollow Dr,Orangeburg, NY 10962
489	74.06-2-32	Jeffrey K Garbutt	11 Dutch Hollow Dr,Orangeburg, NY 10962
489	74.06-2-33	Mathew P Byrnes	7 Dutch Hollow Dr,Orangeburg, NY 10962
489	74.06-2-34	Teresa Chan	3 Dutch Hollow Dr,Orangeburg, NY 10962
489	74.06-2-35	John G Roche	18 Dutch Hill Rd,Orangeburg, NY 10962
489	74.06-2-37	Oscar R Nordstrom	67 Dutch Hollow Dr,Orangeburg, NY 10962
489	74.06-2-38	Alice L Kayser	63 Dutch Hollow Dr,Orangeburg, NY 10962
489	74.06-2-39	Ryan T Chevrier	59 Dutch Hollow Dr,Orangeburg, NY 10962
489	74.06-2-40	Dorothy Fears	55 Dutch Hollow Dr,Orangeburg, NY 10962
489	74.06-2-41	Kevin Dinnegan	51 Dutch Hollow Dr,Orangeburg, NY 10962
489	74.06-2-46	Francis A Tracey	34 Dutch Hollow Dr,Orangeburg, NY 10962

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TOWN OF ORANGETOWN
LAND USE BOARD



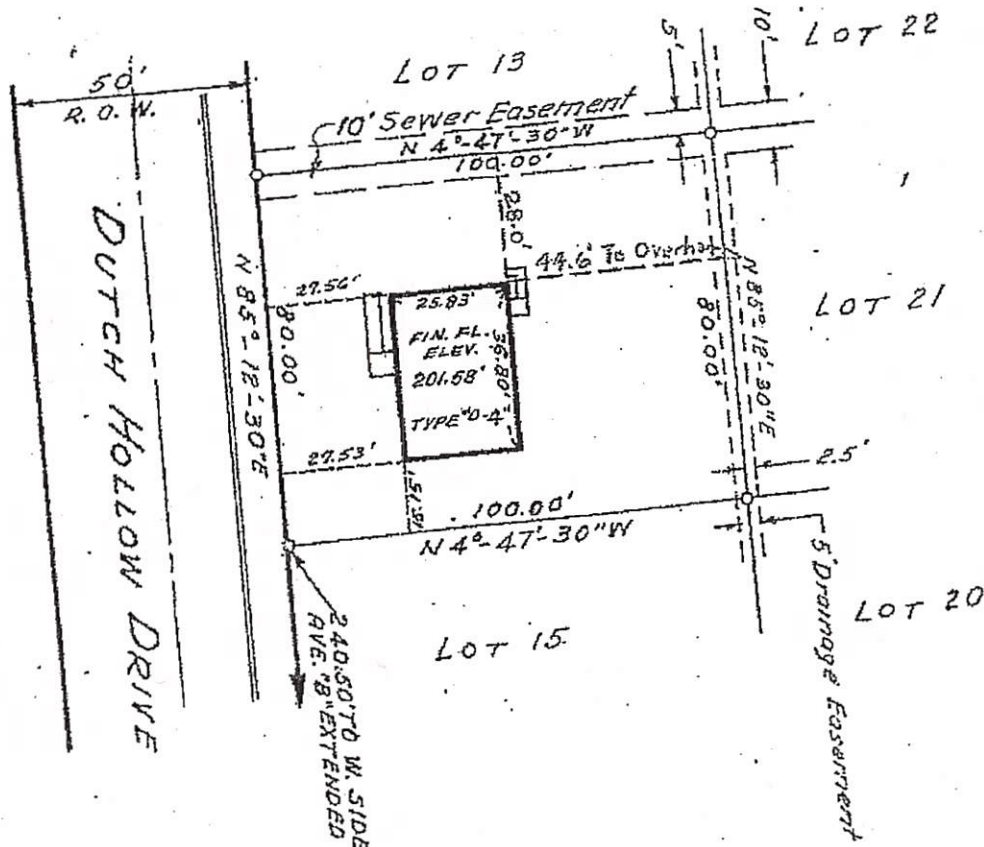
SURVEY OF LANDS OF ROCKLAND AT

ORANGEBURG

TOWN OF ORANGETOWN

ROCKLAND COUNTY

NEW YORK



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JAN 30 2025

TOWN OF ORANGETOWN
LAND USE BOARDS

○ DENOTES IRON PINS SET

3-19-58

MB

CERTIFIED CORRECT AND ACCURATE TO
THE TITLE GUARANTY F. TRUST CO.
NATIONAL STATE BANK OF NEWARK AND/OR
UNDERWOOD MORTGAGE & TITLE CO. OF IRVINGTON,
N.J. AS THEIR INTEREST MAY APPEAR.
MICHAEL M. BURRIS - P.E. & L.S. 10170
488 ENGLE ST. ENGLEWOOD, N.J.

Michael M. Burris

FINAL SURVEY

BEING LOT 14 BLOCK 19
MAP OF "ROCKLAND- SEC. I"
FILED IN THE OFFICE OF THE
ROCKLAND COUNTY CLERK
ON 7-16-57 AS MAP NO 2517
SCALE: 1"=40' DATE: 12/30/57

DWG. NO
REV.
SURVEY:
PLOT: "H.R.M.F."
CHECK: L.A.C.

GENERAL NOTES

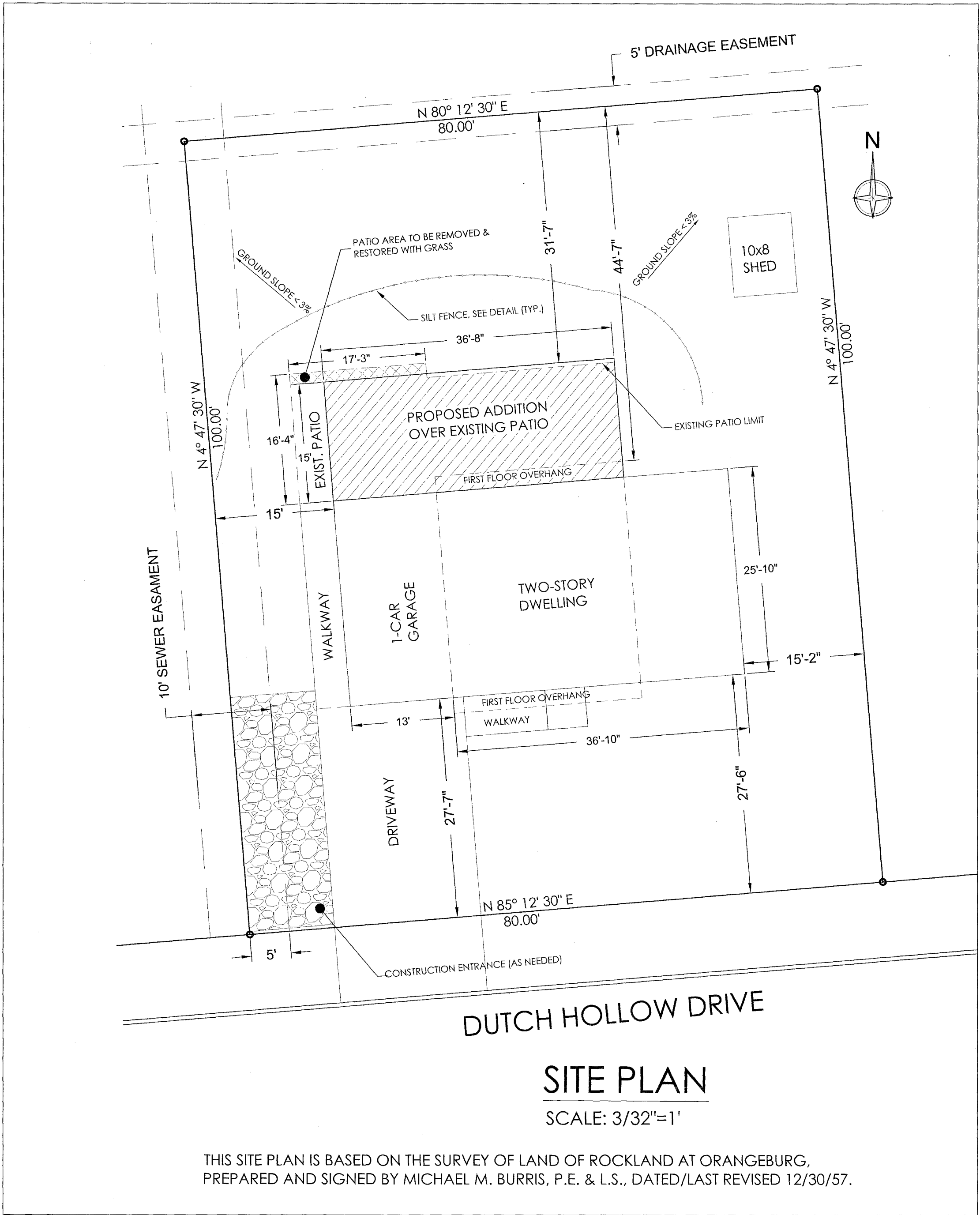
1. ALL LUMBER SHALL BE DOUGLAS FIR NO. 2 OR BETTER.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS & EXISTING CONDITIONS AT THE SITE. ANY DISCREPANCIES AMONG THE PLANS AND ACTUAL JOB CONDITIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR CLARIFICATION PRIOR TO START OF CONSTRUCTION. ALL UNDERGROUND UTILITIES SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO EXCAVATION OR DRILLING.
3. WINDOWS IN LIVING AREAS SHALL HAVE INSULATED GLASS THAT COMPLY WITH THE NEW YORK STATE ENERGY CONSERVATION CODE.
4. ALL HANGERS, CONNECTORS & ANCHORS SHALL BE OF SIMPSON'S STRONG TIE OR BETTER.
5. MAXIMUM CLEAR SPAN HEIGHT OF POSTS SHALL BE 8'-0". ALL POSTS ARE TO BE SOLID BLOCKED, TIGHT FIT ON ALL SIDES AT EVERY FLOOR LEVEL FOR FULL DEPTH OF FLOOR FRAMING.
6. ALL WOOD CONNECTIONS TO POSTS OR BEAMS SHALL BE SIMPSON WELDED STEEL CONNECTORS WITH THRU-BOLTS.
7. ALL INTERIOR WOOD POSTS SHALL BE (2) 2" X 4" {(3) 2" X 4" AT THE CORNERS}, EXCEPT WHERE NOTED OTHERWISE. ALL EXTERIOR WOOD POSTS SHALL BE OF (2) 2" X 6" WOOD POSTS {(3) 2" X 6" AT THE CORNERS}.
8. ALL FOUNDATION EXCAVATIONS WORK SHALL BE DONE WITHOUT THE PRESENCE OF SUBSTANTIAL WATER.
9. CONCRETE SHALL HAVE A MINIMUM 28 DAYS CURING STRENGTH OF 3,000 PSI.
10. STEEL REINFORCING BARS SHALL BE GRADE 60 (FY 60,000 PSI).
11. WHERE WOOD FRAMING MEMBERS ARE SUPPORTED BY OTHER WOOD MEMBERS AT SAME OR MINIMUM ELEVATION DIFFERENCES, USE METAL JOIST HANGERS OF APPROPRIATE SIZES TO CONNECT THEM.
12. WHERE PARTITIONS ARE PARALLEL WITH FLOOR JOISTS, DOUBLE SUCH MEMBERS UNDER PARTITIONS. DOUBLE ALL HEADERS AROUND OPENINGS IN FLOORS, CEILINGS, OR ROOFS. DOUBLE ALL FRAMING UNDER BATHTUBS.
13. PROVIDE CROSS BRIDGING IN CONTINUOUS LINES, PERPENDICULAR TO FLOOR FRAMING, SO THAT NO SUCH MEMBER HAS AN UNBRACED LENGTH GREATER THAN 8'-0". FOR SPANS LESS THAN 16'-0", PROVIDE CENTER BRIDGING.
14. ALL EXTERIOR WOOD FRAMING MEMBERS SHALL BE PRESSURE TREATED INCLUDING SILL PLATES.
15. COVER ALL SHEATHING FOR EXTERIOR WALLS AND ROOFS WITH BUILDING WRAPS HAVING 4" LAP. ALL ROOF AND WALL SHEATHING PLYWOOD SHALL BE MINIMUM 1/2" THICK.
16. PROVIDE ALUMINUM FLASHING AT ALL WALL / ROOF INTERSECTIONS TO INSURE WATERPROOFING.
17. ALL INTERIOR WALLS AND CEILINGS SHALL BE FINISHED WITH 1/2" THICK GYPSUM BOARD LAID UP AS PER MANUFACTURERS RECOMMENDED SPECIFICATIONS, UNLESS OTHERWISE NOTED.
18. ALL FOOTINGS SHALL BEAR ON UNDISTURBED SOIL CAPABLE OF SUPPORTING 3000-LB/SQ. FT. ALL FOOTINGS SHALL BE MIN. 3'-6" BELOW GRADE (BELOW FROST LINE FOR THE LOCATION).
19. WOOD FRAMING MEMBERS SHALL HAVE A MINIMUM FIBER STRESS OF 1450 PSI AND A MINIMUM MODULUS OF ELASTICITY (E) OF 1,700,000, EXCEPT WHERE NOTED OTHERWISE.
20. THE TOTAL NET FREE VENTILATING AREA FOR ROOF VENTS SHALL NOT BE LESS THAN 1/150 OF THE AREA TO BE VENTILATED, EXCEPT THAT THE AREA MAY BE 1/300 PROVIDED AT LEAST 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY THE VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST THREE FEET ABOVE EAVES OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY CORNICE VENTS.
21. ALL EXCAVATED MATERIALS SHALL BE REMOVED FROM THE SITE.
22. SOIL EROSION AND SEDIMENT CONTROL MEASURES MUST BE USED AROUND ALL STOCK PILES AND DISTURBED AREAS AS PER NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
23. DRYROT: CONTRACTOR SHALL CHECK FOR DRYROT AT ALL EXTERIOR WALLS & ROOF. ALL ROT SHALL BE REMOVED AND DAMAGED MEMBERS SHALL BE REPLACED OR REPAIRED AS DIRECTED BY THE STRUCTURAL ENGINEER.
24. THE DESIGN LOADS ARE: LIVE LOAD OF 30 PSF, DEAD LOAD OF 10 PSF & GROUND SNOW LOAD OF 30 PSF.
25. ALL WORK SHALL BE DONE TO COMPLY WITH THE NEW YORK STATE ENERGY CONSERVATION CODE FOR ZONE 5a.
- | MINIMUM RATING FOR INSULATION | REQUIRED | PROPOSED |
|----------------------------------|----------|----------|
| WALL CAVITY | R-21 | R-21 |
| FLOOR CANTILEVER | R-30 | R-30 |
| FLOOR EXPOSED | R-30 | R-30 |
| ROOF / CEILING (FLAT CEILING) | R-49 | R-49 |
| ROOF / CEILING (SLOPPED CEILING) | R-49 | R-49 |
26. ALL PLUMBING WORKS (IF ANY) SHALL BE DONE IN ACCORDANCE WITH THE LATEST NEW YORK STATE BUILDING CODE.
27. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE.
28. THE CONTRACTOR IS RESPONSIBLE FOR ALL DESIGN NOT SPECIFICALLY & COMPLETELY SHOWN AND SPECIFIED.
29. THIS ENGINEER HAS NOT BEEN RETAINED FOR CONSTRUCTION SUPERVISION OF THE PROJECT.
30. DISCREPANCIES: IN CASE OF DISCREPANCIES BETWEEN THESE GENERAL NOTES, THE CONTRACT DRAWINGS AND SPECIFICATIONS, AND/OR REFERENCE STANDARDS, THE ENGINEER SHALL DETERMINE WHICH SHALL GOVERN. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
31. PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR SHALL DETERMINE BEARING CAPACITY OF THE SOIL AND ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
32. PRIOR TO START OF WORK, CONTRACTOR OR SUBCONTRACTOR MUST CARRY LIABILITY AND PROPERTY DAMAGE INSURANCE AGAINST ACCIDENTS OF ALL KINDS AND SHALL FURNISH A COPY OF SUCH CERTIFICATE TO THE OWNER.
33. CONTRACTOR WILL BE RESPONSIBLE FOR MAINTAINING THE WORK SITE IN A CLEAN AND ORDERLY CONDITION AT ALL TIMES TO THE SATISFACTION OF THE OWNER AND AS REQUIRED BY THE MUNICIPAL (TOWN/VILLAGE) LOCAL LAWS.

SITE IMPERVIOUS COVERAGE

THE PROPOSED ADDITIONS WILL BE CONSTRUCTED ABOVE THE EXISTING PAVER/WOOD PATIO AREAS AND A SMALL PORTION OF PAVER PATIO AREA WILL BE REMOVED, RESULTING NO NET INCREASE IN SITE IMPERVIOUS AREAS AND NO INCREASE IN STORMWATER RUNOFF FROM THE SITE. THEREFORE, STORM WATER MANAGEMENT PRACTICE MITIGATION IS NOT PROPOSED.

LIGHT & VENTILATION REQUIREMENTS

ROOM TYPES	FLOOR AREA	REQUIRED (8%)	PROPOSED
KITCHEN, DINING, ROOM & RECREATION ROOM	745 SQ. FT.	59.6 SQ. FT.	70.0 SQ. FT.
MUD ROOM	182.0 SQ. FT.	14.6 SQ. FT.	28.0 SQ. FT.
EXIST. BED ROOM 1	180.0 SQ. FT.	14.4 SQ. FT.	20.0 SQ. FT.
EXIST. BED ROOM 2	162.0 SQ. FT.	13.0 SQ. FT.	18.0 SQ. FT.



SITE PLAN

SCALE: 3/32"=1'

THIS SITE PLAN IS BASED ON THE SURVEY OF LAND OF ROCKLAND AT ORANGEBURG,
PREPARED AND SIGNED BY MICHAEL M. BURRIS, P.E. & L.S., DATED/LAST REVISED 12/30/57.

ZONING BULK REQUIREMENTS

ZONE/DISTRICT: <u>RG</u>	GROUP: <u>Q</u>	USE: <u>SINGLE-FAMILY</u>	
ZONING ITEM	REQUIRED	EXISTING	PROPOSED
FLOOR AREA RATIO	0.30 MAX.	0.29	0.36 (***)
LOT AREA	10,000 SQ. FT. (MIN.)	8,000 SQ. FT. (*)	8,000 SQ. FT. (*)
LOT WIDTH	75' (MIN.)	80'	80'
STREET FRONTAGE	50' (MIN.)	80'	80'
FRONT YARD SETBACK	25' (MIN.)	27.5' (27'-6")	27.5' (27'-6")
SIDE YARD SETBACK	10' (MIN.)	15'	15'
TOTAL SIDE YARD SETBACK	20' (MIN.) (**)	30.2' (30'-2")	30.2' (30'-2")
REAR YARD SETBACK	25' (MIN.)	44.6' (44'-7")	31.6' (31'-7")
MAXIMUM BUILDING HEIGHT	20' (**)	19'-10"	19'-10"
NUMBER OF STORIES: <u>2</u>	CONSTRUCTION TYPE: <u>WOOD FRAME</u>		OCCUPANCY CLASS: <u>A</u>

NOTE: THIS PROPERTY IS AN UNDERSIZED LOT AS PER CHAPTER 43, SECTION 5.21.

(*) - PRE-EXISTING CONDITION (UNDERSIZED LOT)

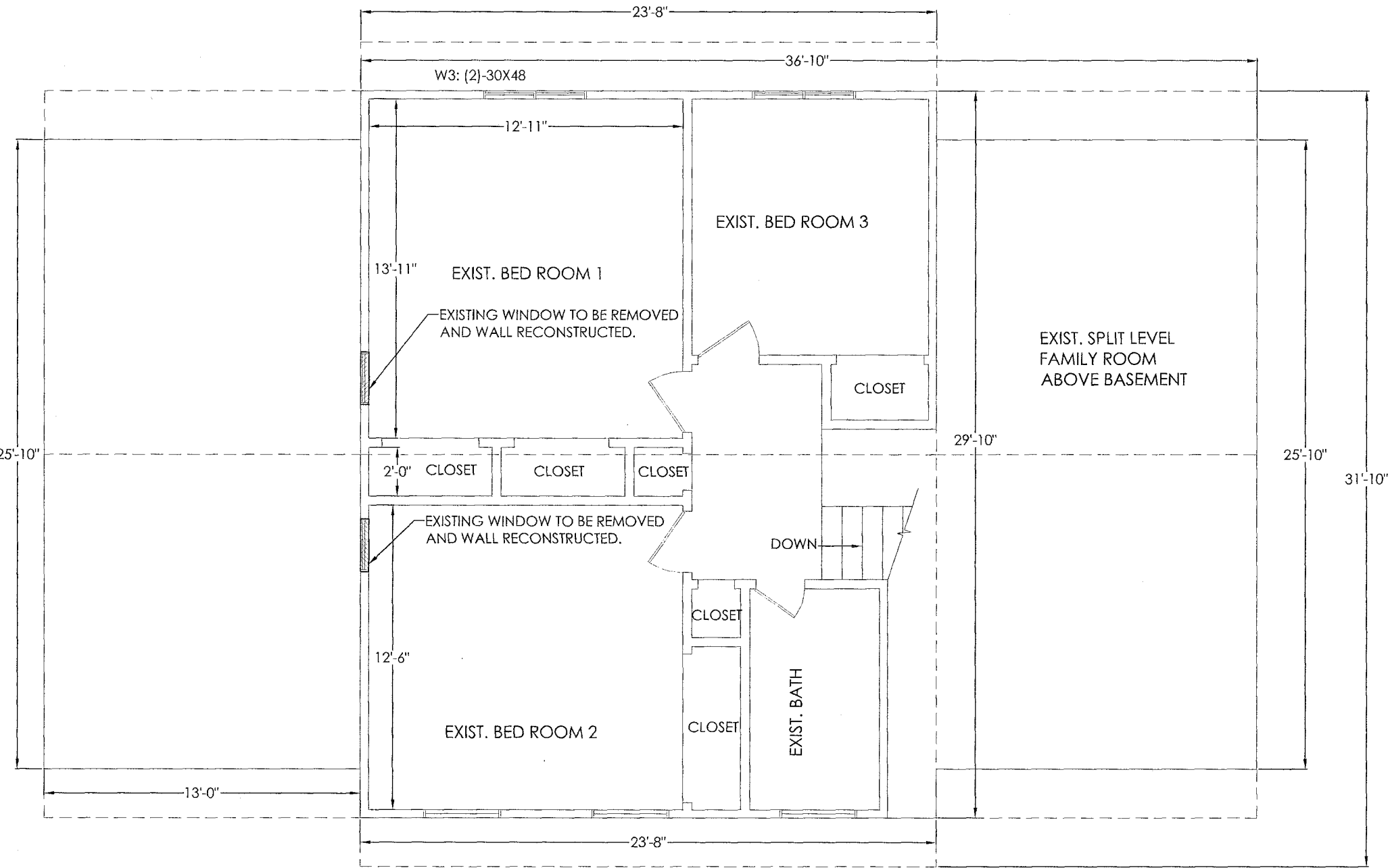
(**) - AS PER CHAPTER 43, SECTION 5.21(d) WITH UNDERSIZED LOT EXEMPTION AND SECTION 5.21(e)

(***) - VARIANCE REQUIRED

SITE NOTE: PROPOSED ADDITIONS DO NOT RESULT ANY INCREASE IN EXISTING SITE COVERAGE

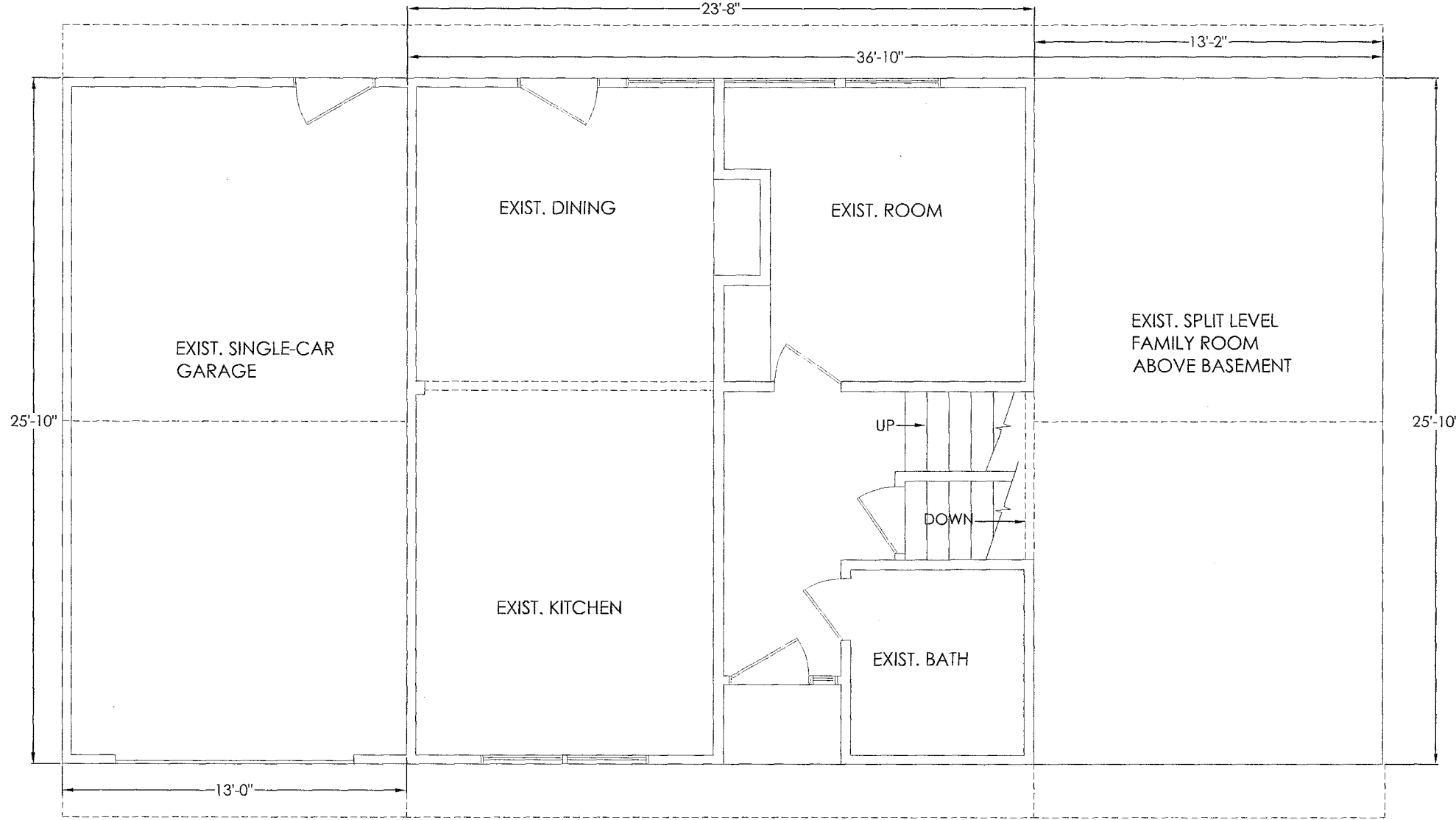
PROPERTY NOTES:

1. TAX LOT DESIGNATION ----- SECTION 74.06, BLOCK 2, LOT 22
2. TOTAL AREA ----- 0.18 ACRES
3. USE ZONE ----- RG
4. USE TYPE ----- RESIDENTIAL SINGLE-FAMILY
5. RECORD OWNER ----- VJAY KURIAKOSE
14 DUTCH HOLLOW DRIVE
ORANGEBURG, NY 10962
6. APPLICANT ----- VJAY KURIAKOSE
14 DUTCH HOLLOW DRIVE
ORANGEBURG, NY 10962
8. FIRE DISTRICT ----- ORANGEBURG
9. SEWER DISTRICT ----- ORANGETOWN
10. SCHOOL DISTRICT ----- ORANGETOWN SCHOOL DISTRICT
11. WATER SUPPLY ----- VIOLIA NEW YORK INC.



EXISTING TOP FLOOR PLAN

SCALE: 3/16" = 1'



EXISTING GROUND FLOOR PLAN

SCALE: 3/16" = 1'

DRAWN BY : SST

SCALE : AS NOTED

DATE : 9/30/2024

SHEET TYPE : D-SIZE

SHEET : 1 OF 2

KURIAKOSE RESIDENCE ADDITIONS

14 DUTCH HOLLOW DRIVE, ORANGEBURG

LOCATION MAP, PLANS, TABLE & NOTES

E & A Sams, Inc.

16 Duane Avenue

New City, NY 10956

Phone: (845) 548-6066

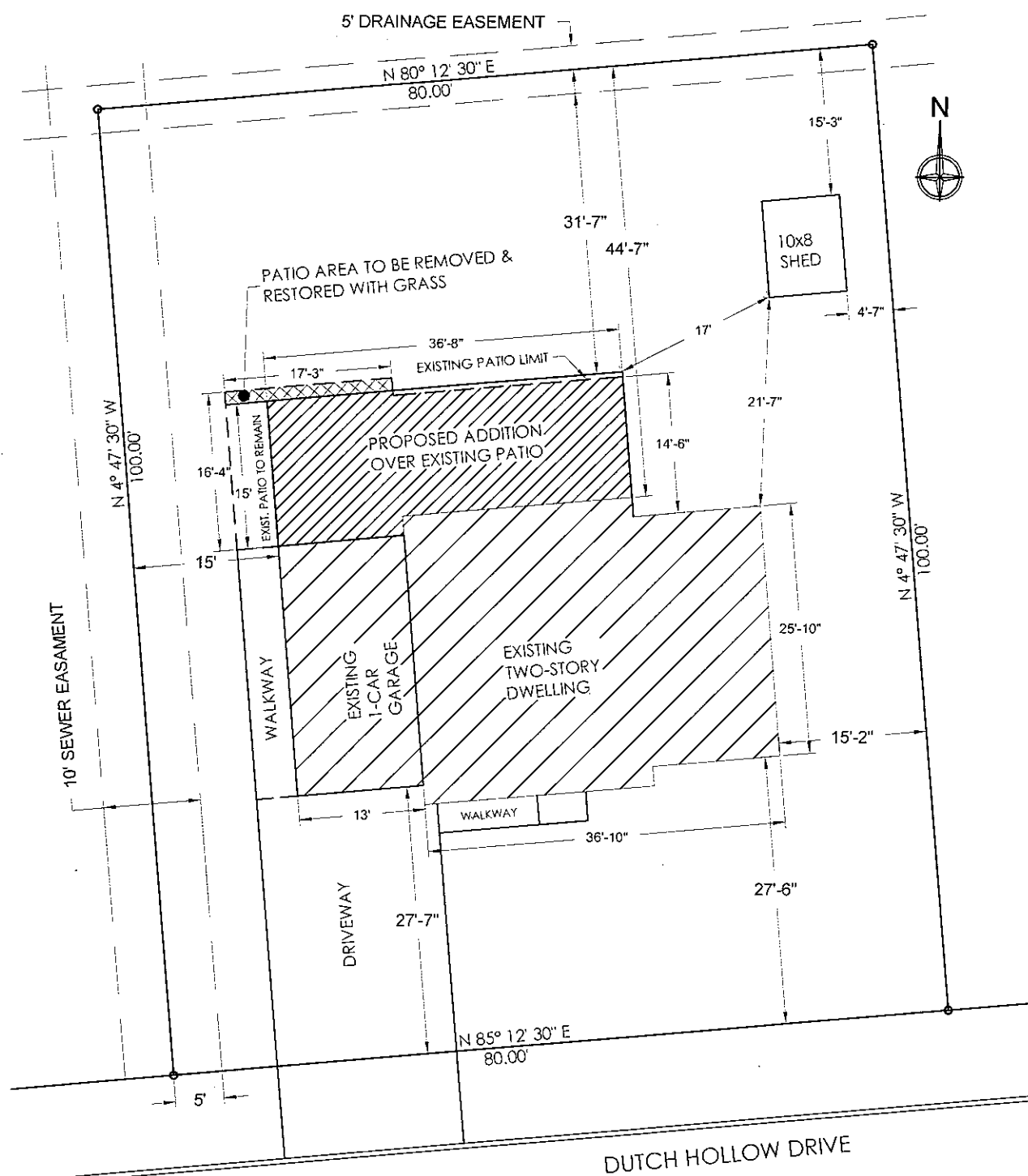
E-mail: easansinc@yahoo.com

Michael M. Burris
Professional Engineer
State of New York
License No. 13000
Mechanical Engineering

REV. NO.	DATE	DESCRIPTION
1	11/01/2024	UPDATED BULK COMPLIANCE TABLE FOR UNDERSIZED LOT EXEMPTIONS
2	11/29/2024	UPDATED BULK COMPLIANCE TABLE SETBACKS & BUILDING HEIGHT

Warning:

It is a violation of section 7209 of the New York State Education Law for any person, unless he is acting under the direction of a licensed professional engineer, to alter this drawing in any way. If an item bearing the seal of an engineer is altered, the altering engineer shall affix to the item his seal and the notation "altered by" followed by his signature and the date of such alteration, and a specific description of the alteration.



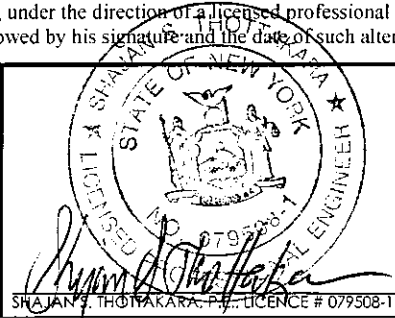
SITE PLAN

SCALE: 1/16"=1'

THIS SITE PLAN IS BASED ON THE SURVEY OF LAND OF ROCKLAND AT ORANGEBURG, PREPARED AND SIGNED BY MICHAEL M. BURRIS, P.E. & L.S., DATED/LAST REVISED 12/30/57.

Warning:
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REV. NO.	DATE	Description



E & A Sans, Inc.
16 Duane Avenue
New City, NY 10956
Phone: (845) 548-6066
E-mail: easansinc@yahoo.com

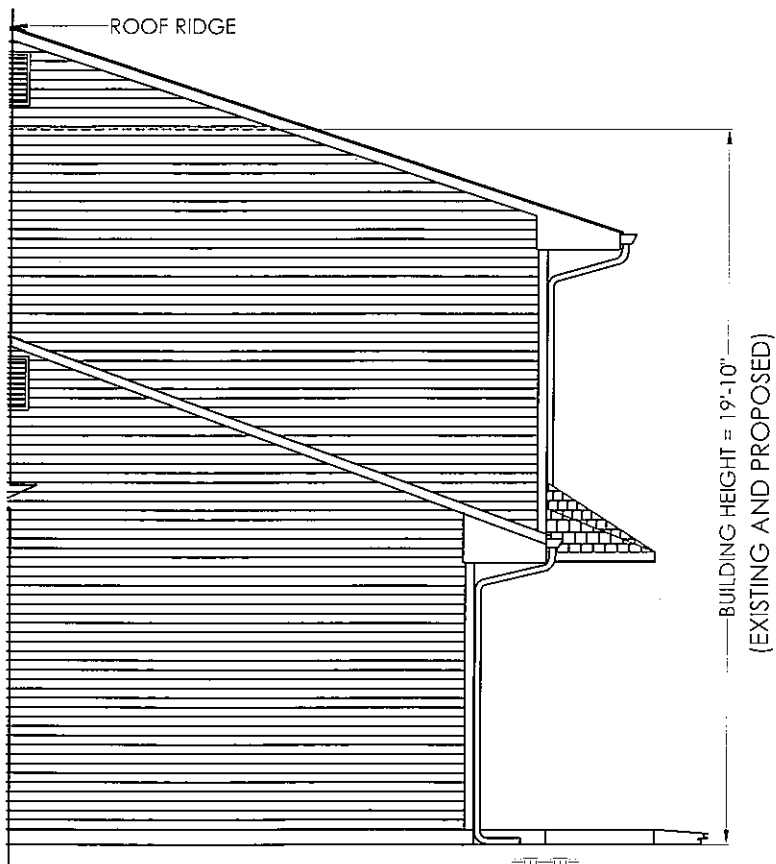
KURIAKOSE RESIDENCE ADDITIONS
14 DUTCH HOLLOW DR., ORANGEBURG, NY 10962
SITE PLAN/SURVEY WITH PARTIAL SIDE ELEVATION & ZONING BULK TABLE

DRAWN BY :	SST
SCALE :	AS NOTED
DATE :	1/15/2025
SHEET TYPE :	B-1
SHEET :	ZBA

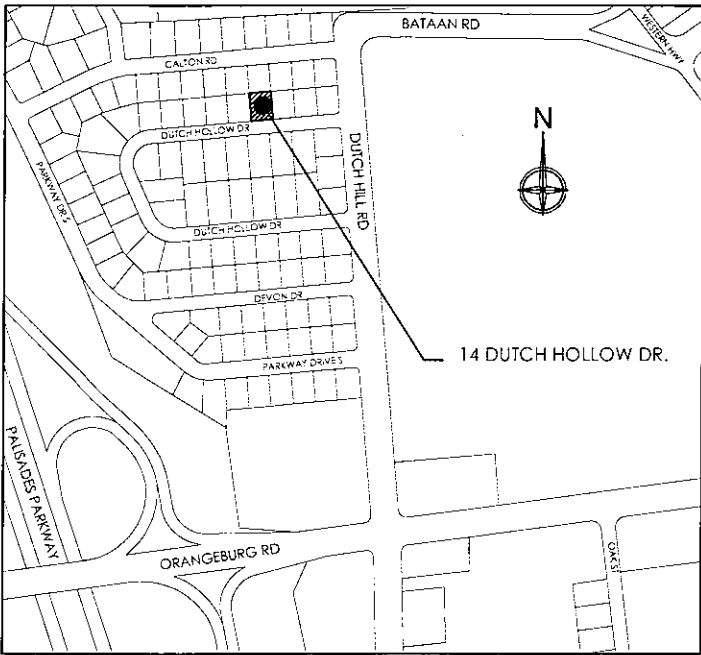
ZONING BULK TABLE

ZONE/DISTRICT: RG	GROUP: Q	USE: SINGLE-FAMILY	
ZONING ITEM	REQUIRED	EXISTING	PROPOSED
FLOOR AREA RATIO	0.30 MAX.	0.29	0.36 (***)
LOT AREA	10,000 SQ. FT. (MIN.)	8,000 SQ. FT. (*)	8,000 SQ. FT. (*)
LOT WIDTH	75' (MIN.)	80'	80'
STREET FRONTAGE	50' (MIN.)	80'	80'
FRONT YARD SETBACK	25' (MIN.)	27.5' (27'-6")	27.5' (27'-6")
SIDE YARD SETBACK	10' (MIN.)	15'	15'
TOTAL SIDE YARD SETBACK	20' (MIN.) (**)	30.2' (30'-2")	30.2' (30'-2")
REAR YARD SETBACK	25' (MIN.)	44.6' (44'-7")	31.6' (31'-7")
MAXIMUM BUILDING HEIGHT	20' (**)	19'-10"	19'-10"
NUMBER OF STORIES: 2	CONSTRUCTION TYPE: WOOD FRAME	OCCUPANCY CLASS: A	

NOTE: THIS PROPERTY IS AN UNDERSIZED LOT AS PER CHAPTER 43, SECTION 5.21.
(*) - PRE-EXISTING CONDITION (UNDERSIZED LOT)
(**) - AS PER CHAPTER 43, SECTION 5.21(d) WITH UNDERSIZED LOT EXEMPTION AND SECTION 5.21(e)
(***) - VARIANCE REQUIRED
SITE NOTE: PROPOSED ADDITIONS DO NOT RESULT ANY INCREASE IN EXISTING SITE COVERAGE



PARTIAL LEFT SIDE ELEVATION SCALE: 3/16"=1'



LOCATION/VICINITY MAP
NOT TO SCALE

PROPERTY NOTES:

1. TAX LOT DESIGNATION ----- SECTION 74.06, BLOCK 2, LOT 22
2. TOTAL AREA ----- 0.18 ACRES
3. USE ZONE ----- RG
4. USE TYPE ----- RESIDENTIAL SINGLE-FAMILY
5. RECORD OWNER ----- VIJAY KURIAKOSE
14 DUTCH HOLLOW DRIVE
ORANGEBURG, NY 10962
6. APPLICANT ----- VIJAY KURIAKOSE
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ORANGEBURG, NY 10962
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