

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: \_\_\_\_\_

Please check all that apply:

<input type="checkbox"/> Commercial	<input type="checkbox"/> Residential
<input 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#: BLDR - 7293-25  
 ASSIGNED  
 INSPECTOR: MIKA M.

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

Project Name: WILSON RESIDENCES

Street Address: 46 DOUHAINES ROAD  
PEARL RIVER, N.Y. 10965

Tax Map Designation:  
Section: 69.10 Block: 2 Lot(s): 23  
Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_

Directional Location:  
On the EAST side of DOUHAINES ROAD, approximately 35 feet NORTH of the intersection of CASAZZA PL., in the Town of ORANGETOWN in the hamlet/village of PEARL RIVER.

Acreage of Parcel <u>.24</u>	Zoning District <u>R-15</u>
School District <u>PEARL RIVER</u>	Postal District <u>PEARL RIVER</u>
Ambulance District <u>SO. ORANGETOWN</u>	Fire District <u>PEARL RIVER</u>
Water District <u>VEOLIA</u>	Sewer District <u>ORANGETOWN</u>

Project Description: (If additional space required, please attach a narrative summary.)  
SINGLE STORY ADDITION TO REAR OF EXISTING SINGLE STORY RESIDENCE WITH FULL BASEMENT RECEIVED

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.  
Date: 5/27/25 Applicant's Signature: Christine M. [Signature] 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 \_\_\_\_\_
- 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: \_\_\_\_\_

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JUN 10 2025

### Project History:

Has this project ever been reviewed before? **no** \_\_\_\_\_

TOWN OF ORANGETOWN  
LAND USE BOARDS

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**  
26 Orangeburg Road  
Orangeburg, N.Y. 10962

(845)359-8410

Fax: (845) 359-8526

**REFERRAL TO THE ZONING BOARD OF APPEALS**

Date: 656/25 Section: 69.10 Block: 2 Lot: 23

Applicant: Wilson

Address: 46 Duhaime Rd. Pearl River

RE: Application Made at: same

Referred For:

Chapter 43, Section 3.12 R-15 M Col 4 Max FAR .20 / .262 proposed

One variance needed

Comments:

Addition to Single Family Residence

Dear Wilson:

Please be advised that the Building Permit Application # 7293-25, which you submitted on 5/28/25, 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,

Glenn E. Maier  
Assistant Building Inspector

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TOWN OF ORANGETOWN  
LAND USE BOARDS

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

Date  
CC: Katlyn Bettmann  
Elizabeth Decort

WILSON

46 DUHAIME - ADJ. PROP. OWNERS

SWIS	PRINT KEY	NAME	ADDRESS
392489	69.10-1-31	Josephine Chirkis	45 Casazza Pl, Pearl River, NY 10965
392489	69.10-1-32	Martin Kerley	51 Casazza Pl, Pearl River, NY 10965
392489	69.10-1-33	Thomas M Gernon	39 Duhaime Rd, Pearl River, NY 10965
392489	69.10-2-19	John R Curley	82 Duhaime Rd, Pearl River, NY 10965
392489	69.10-2-20	Margaret Thompson	66 Duhaime Rd, Pearl River, NY 10965
392489	69.10-2-21	Fed Jewish Philanthropies NY	667 Blauvelt Rd, Pearl River, NY 10965
392489	69.10-2-22	James F Reiley	52 Duhaime Rd, Pearl River, NY 10965
392489	69.10-2-23	Christopher W Wilson	46 Duhaime Rd, Pearl River, NY 10965
392489	69.10-2-24	James J Morris III	40 Duhaime Rd, Pearl River, NY 10965
392489	69.10-2-25	Michael Kleber	34 Duhaime Rd, Pearl River, NY 10965
392489	69.10-2-26	James F O' Connor	28 Duhaime Rd, Pearl River, NY 10965

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TOWN OF ORANGETOWN  
LAND USE BOARDS

Wilson  
46 Duhaime Road  
Pearl River, New York 10965

May 16, 2025

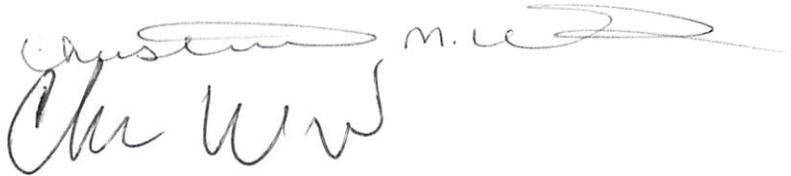
Building Inspector  
Town of Orangetown  
20 Greenbush Road  
Orangeburg, New York 10962

Re:  
Wilson Residence  
46 Duhaime Road  
Pearl River, New York 10965

To whom it may concern,

This letter should act as confirmation that John Perkins Architect should act as our agent in all phases of preparing the application for the Zoning Board of Appeals and Building permit applications. It should be noted Mr. Perkins will be acting as our contact and representative at any Board meetings. Please grant access to any reference materials in filing these applications in our file. If you have any questions, please feel free to contact us.

Respectfully Yours,

A handwritten signature in black ink, appearing to read "Christine & Christopher Wilson". The signature is written in a cursive style and is positioned above the printed name.

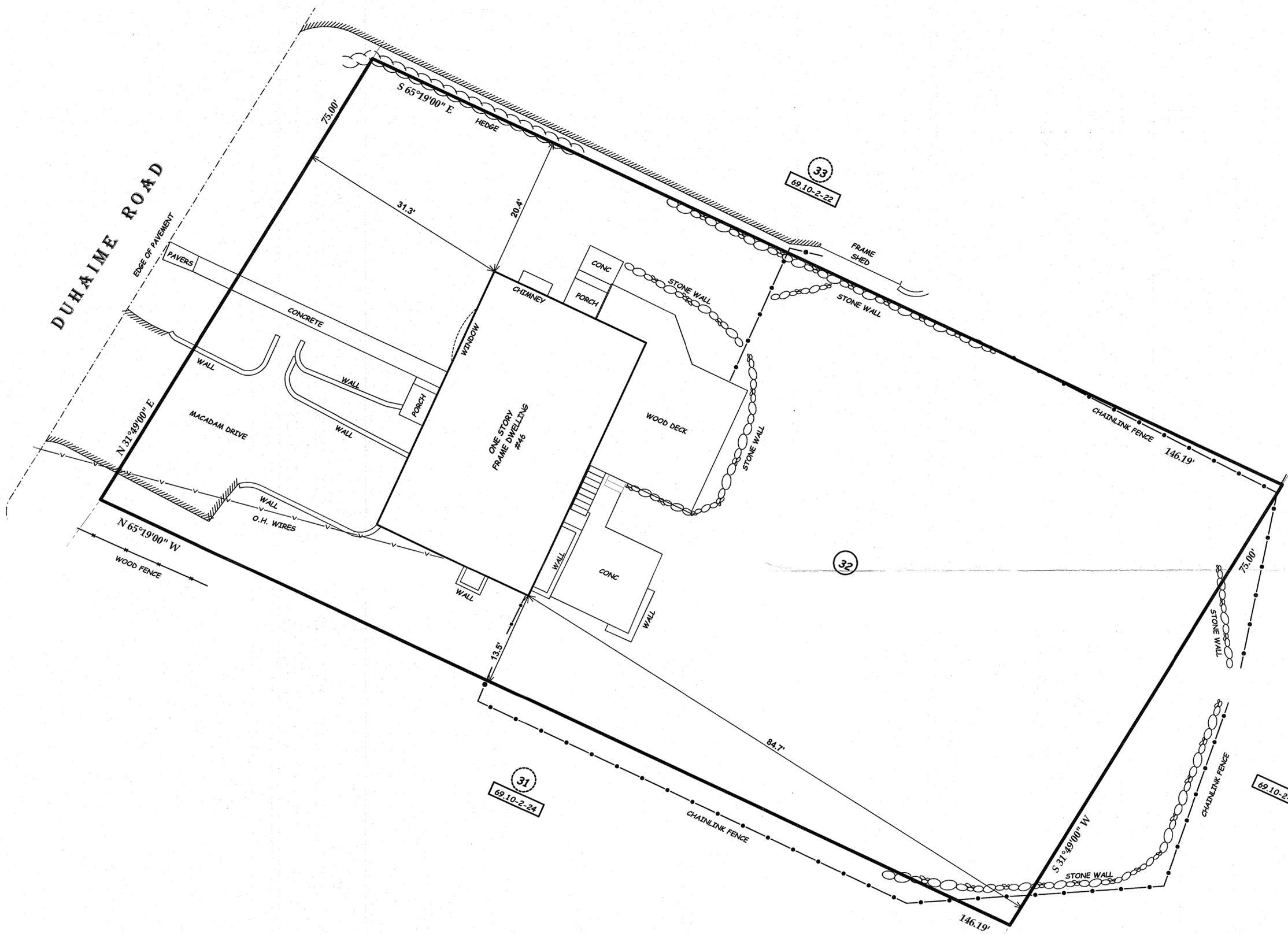
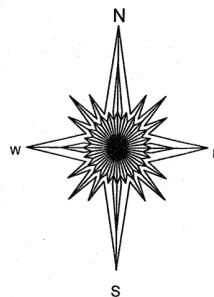
Christine & Christopher Wilson

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JUN 10 2025

TOWN OF ORANGETOWN  
LAND USE BOARDS

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TAX MAP DESIGNATION: 69.10-2-23  
 SURVEY FOR  
**46 DUHAIME RD**

TOWN OF ORANGETOWN, ROCKLAND COUNTY  
 PEARL RIVER, NEW YORK  
 NOVEMBER 17, 2024 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

**RECEIVED**  
 MAY 28 2025  
 TOWN OF ORANGETOWN  
 BUILDING DEPARTMENT

LOT AREA = 10,879.39 SQUARE FEET  
 BEING PART OF LOT 32 ON A CERTAIN MAP ENTITLED  
 "RED PARK"  
 FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE  
 AS MAP #2108 BOOK #53 PAGE #1474 ON 8/10/50.

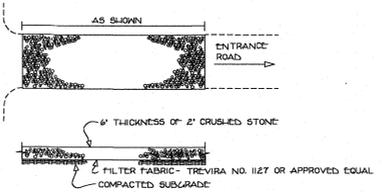
NOTE:  
 "IT IS A VIOLATION OF THE STATE EDUCATION LAW  
 FOR ANY PERSON, UNLESS ACTING UNDER THE  
 DIRECTION OF A LICENSED LAND SURVEYOR, TO  
 ALTER AN ITEM IN ANY WAY."  
 "ONLY COPIES OF THIS SURVEY MARKED WITH THE  
 LAND SURVEYOR'S SIGNATURE AND AN ORIGINAL  
 EMBOSSED OR INK SEAL ARE THE PRODUCT 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.

TAX LOT: SECTION 69.10, BLOCK 2, LOT 23  
 REFERENCES:

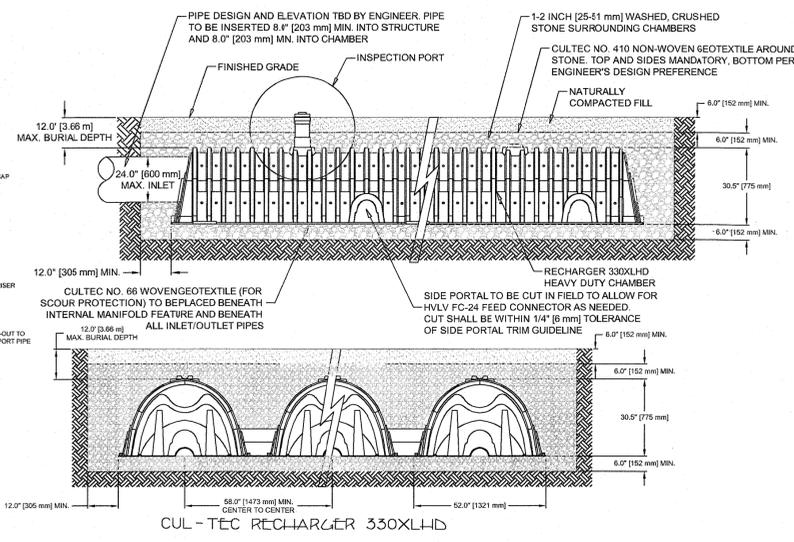
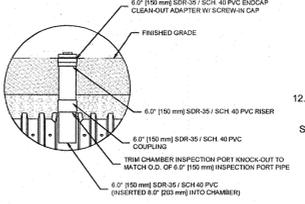
-ALL BOUNDARY INFORMATION IS REFERENCED FROM A SURVEY PREPARED BY ANTHONY R. CELENTANO, PLS DATED NOVEMBER 17, 2024, PROVIDED BY OWNER.

**LEGEND FOR EROSION CONTROL DURING CONSTRUCTION**

- STAB. CONSTRUCTION ENTRANCE
- SILT FENCE



**STABILIZED CONSTRUCTION ENTRANCE**  
N.T.S.



**CUL-TEC RECHARGER 330XLHD**

**NOTES**

- SET PIT IN 10.5'X11.67' OVERALL EXCAVATION. BACKFILL WITH ALL CLEAN STONE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING SEASONAL HIGH WATER TABLE. NO CUL-TEC UNIT AND/OR STONE SHALL BE SET BELOW SEASONAL HIGH WATER, AND ENGINEER MUST BE CONTACTED IN WRITING SHOULD WATER BE ENCOUNTERED.

**CUL-TEC UNIT MAINTENANCE NOTES**

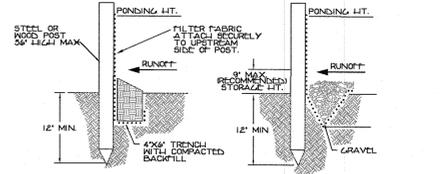
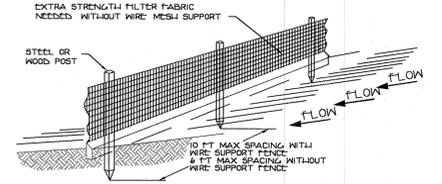
- CUL-TEC UNITS SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS ON WHICH THEY ARE SITED.
- SAD OWNERS SHALL INSPECT CUL-TEC UNITS ON A TWICE YEARLY BASIS AND REMOVE ANY ACCUMULATED SEDIMENT OR OTHER SIGNIFICANT STORM.
- IF EVIDENCE PERSISTS THAT THE CUL-TEC UNITS ARE NOT FUNCTIONING PROPERLY (I.E. WATER BACKING-UP IN SYSTEM, ETC.) THE OWNERS SHALL INSPECT THE UNIT AS SOON AS REASONABLY POSSIBLE AND MAKE NECESSARY REPAIRS TO ENSURE PROPER FUNCTION OF THE SYSTEM.

**BULK REQUIREMENTS:**

ZONE R-15	USE GROUP M	REQUIRED	EXISTING	PROPOSED
MAXIMUM FLOOR AREA RATIO		0.20	0.181	0.262+
MINIMUM LOT AREA		15000 SQ.FT.	10879 SF*	10879 SF*
MINIMUM LOT WIDTH		100 FT.	75.0 FT.*	75.0 FT.*
MINIMUM STREET FRONTAGE		75 FT.	75.0 FT.	75.0 FT.
MIN. FRONT YARD		30 FT.	31.3 FT.	31.3 FT.
MINIMUM SIDE YARD		15 FT.*	13.5 FT.*	13.5 FT. +
MINIMUM TOTAL SIDE YARD		30 FT.*	33.9 FT.	33.9 FT.
MINIMUM REAR YARD		35 FT.	84.7 FT.	54.6 FT.
MAXIMUM BUILDING HEIGHT		20 FT.*	16 FT.	16 FT.

\* EXISTING NON-CONFORMING  
 + VARIANCE REQUIRED  
 \* PER SECTION 5.21(C) & (D)

**DRAINAGE CALCULATION**  
 SOILSWETTERSFIELD 'C'  
 ADDITION=886 SF  
 REQUIRED STORAGE VOLUME=  
 886 SF\*3/12"/FT=221 CF OF STORAGE

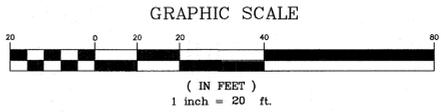
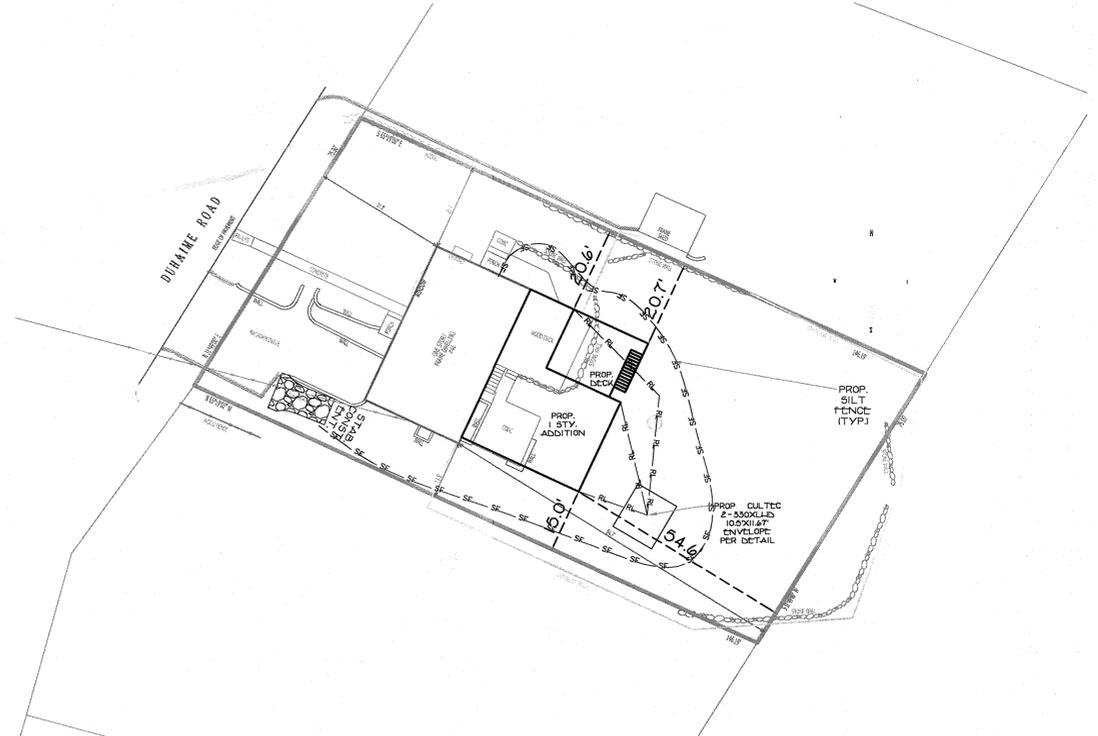


**STANDARD DETAIL** TRENCH WITH NATIVE BACKFILL  
**ALTERNATE DETAIL** TRENCH WITH GRAVEL

- INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
- REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
- SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

**SILT FENCE**  
N.T.S.

**DRAINAGE CALCULATION**  
 SOILSWETTERSFIELD 'C'  
 ADDITION=886 SF  
 REQUIRED STORAGE VOLUME=  
 886 SF\*3/12"/FT=221 CF OF STORAGE



UNAUTHORIZED ALTERATION OR ADDITION TO THIS PLAN IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS MAP NOT HAVING THE SEAL OF THE SURVEYOR OR ENGINEER SHALL NOT BE VALID.  
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DATE	REVISIONS

RECEIVED  
 JUN 10 2025  
 TOWN OF ORANGETOWN  
 LAND USE BOARDS

PLOT PLAN FOR  
**WILSON**  
 69.10-2-23  
 46 DUHAIME ROAD  
 LOCATED IN THE  
 HAMLET OF PEARL RIVER  
 TOWN OF ORANGETOWN  
 ROCKLAND COUNTY, NEW YORK

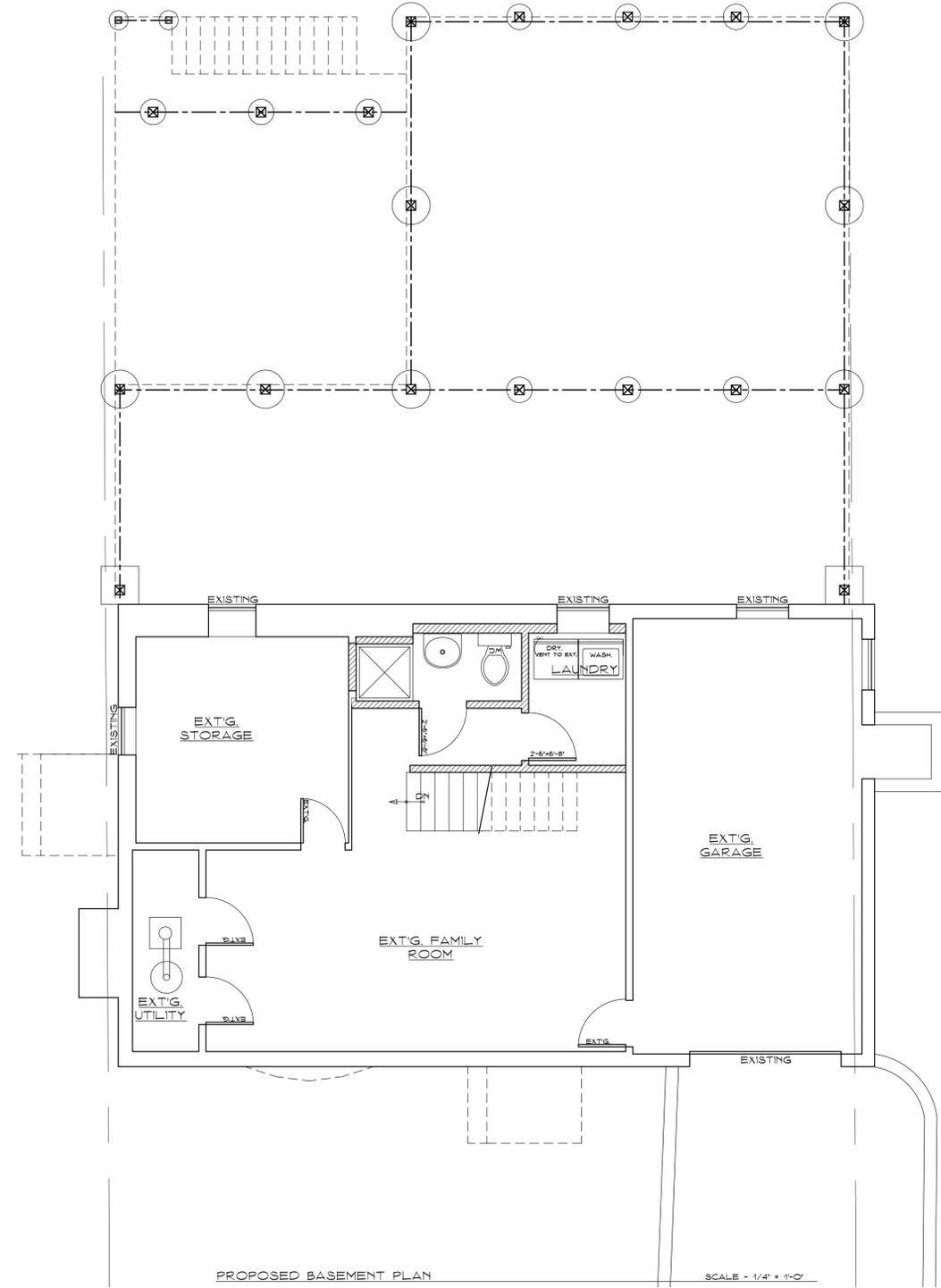
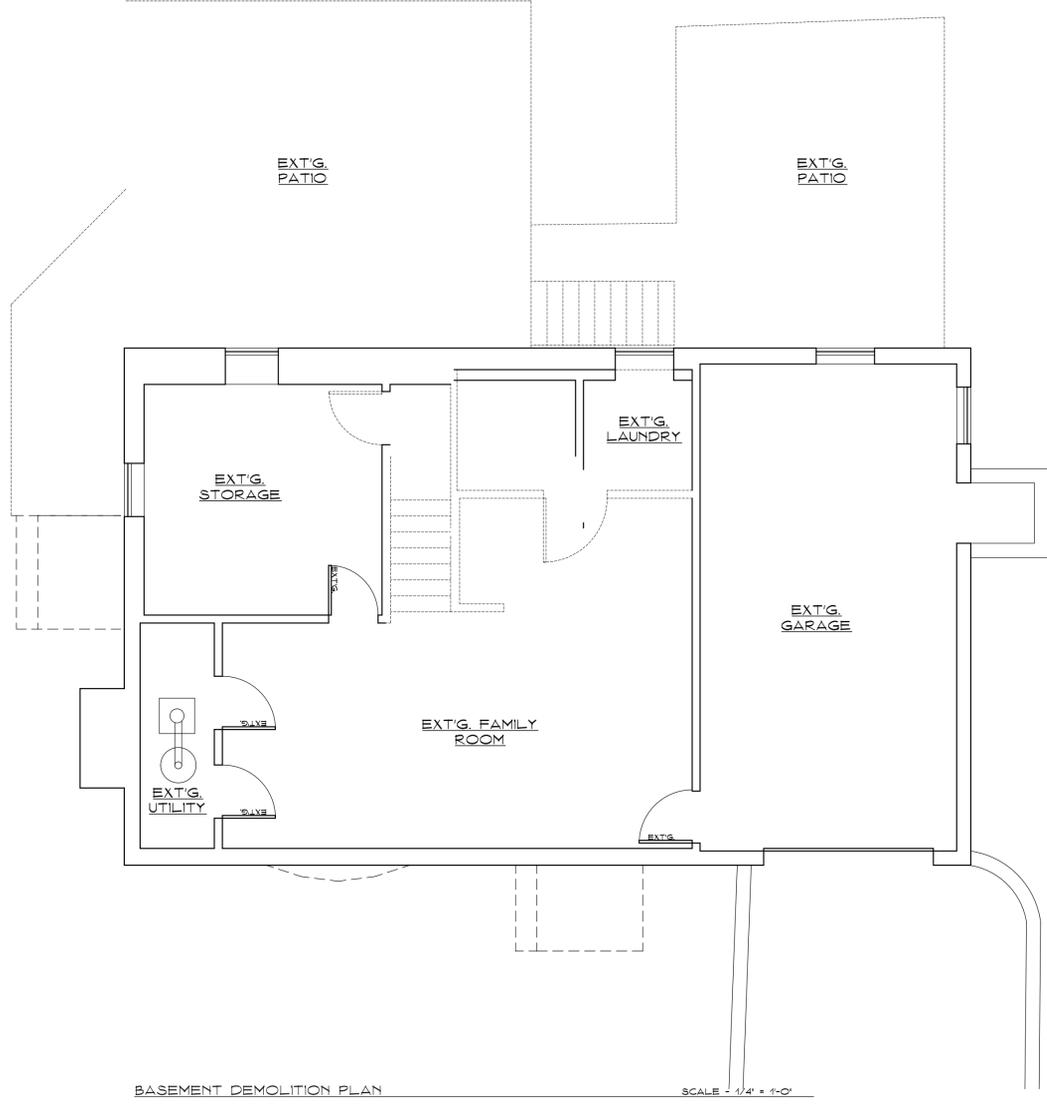
**PAUL GDANSKI P.E., PLLC**  
 3512 WHITTIER COURT  
 MAHAJAH, NEW JERSEY 07430  
 TEL: (917) 418-0999  
 EMAIL: P.GSKI@EARTHLINK.NET

FILE # 48DUHAIME  
 DATE MAY 25, 2025  
 SCALE 1" = 20'  
 SHEET 1 OF 1

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# ISSUE FOR ZBA REVIEW ONLY - NOT FOR CONSTRUCTION

LEGEND	
	NEW FRAME WALLS- 2x6@EXTERIOR 2x4@INTERIOR
	NEW MASONRY WALLS
	WALLS TO BE REMOVED
	EXISTING WALLS TO REMAIN



## ISSUE FOR ZBA REVIEW ONLY - NOT FOR CONSTRUCTION

PLANS VALID FOR PERMIT & CONSTRUCTION ONLY IF SIGNED AND SEALED

REVISION

**John Perkins**  
ARCHITECT<sup>®</sup>  
Professional Limited Liability Company  
N.C.A.R.P. Certified  
NYS License: 02952-1  
NJ License: 241016570  
Post Office Box 271    Tomkins Cove, New York 10986  
(845) 429-4225    www.JPerkinsArchitect.com

DRAWING TITLE:  
**BASEMENT FLOOR PLANS**

PROPOSED ADDITION/ ALTERATIONS FOR THE  
**WILSON RESIDENCE**  
46 DUHAIME ROAD  
HAMLET OF PEARL RIVER  
TOWN OF ORANGETOWN, NEW YORK

DATE:
APRIL 14, 2025
Issue For ZBA Review
MAY 19, 2025

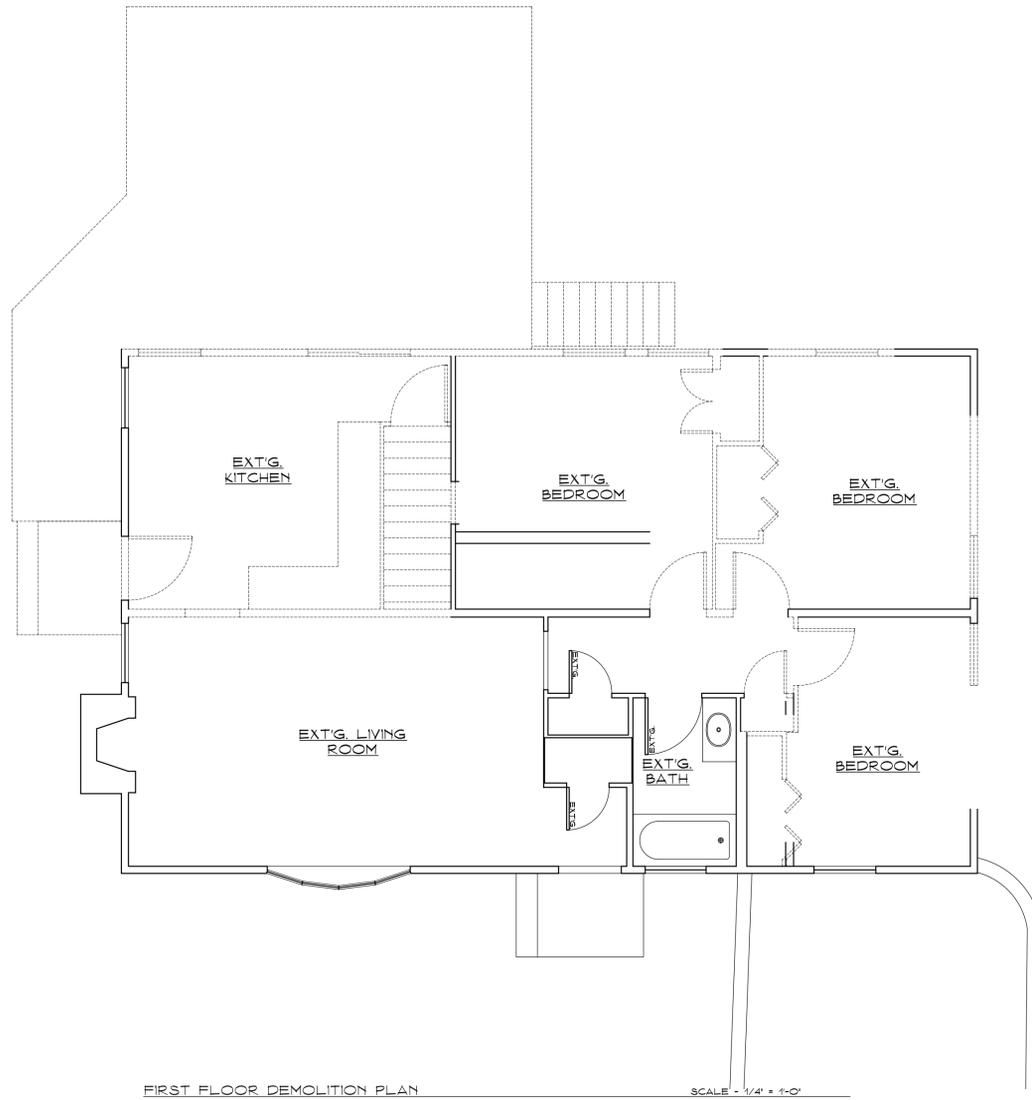
SHEET:  
**1** OF **3**



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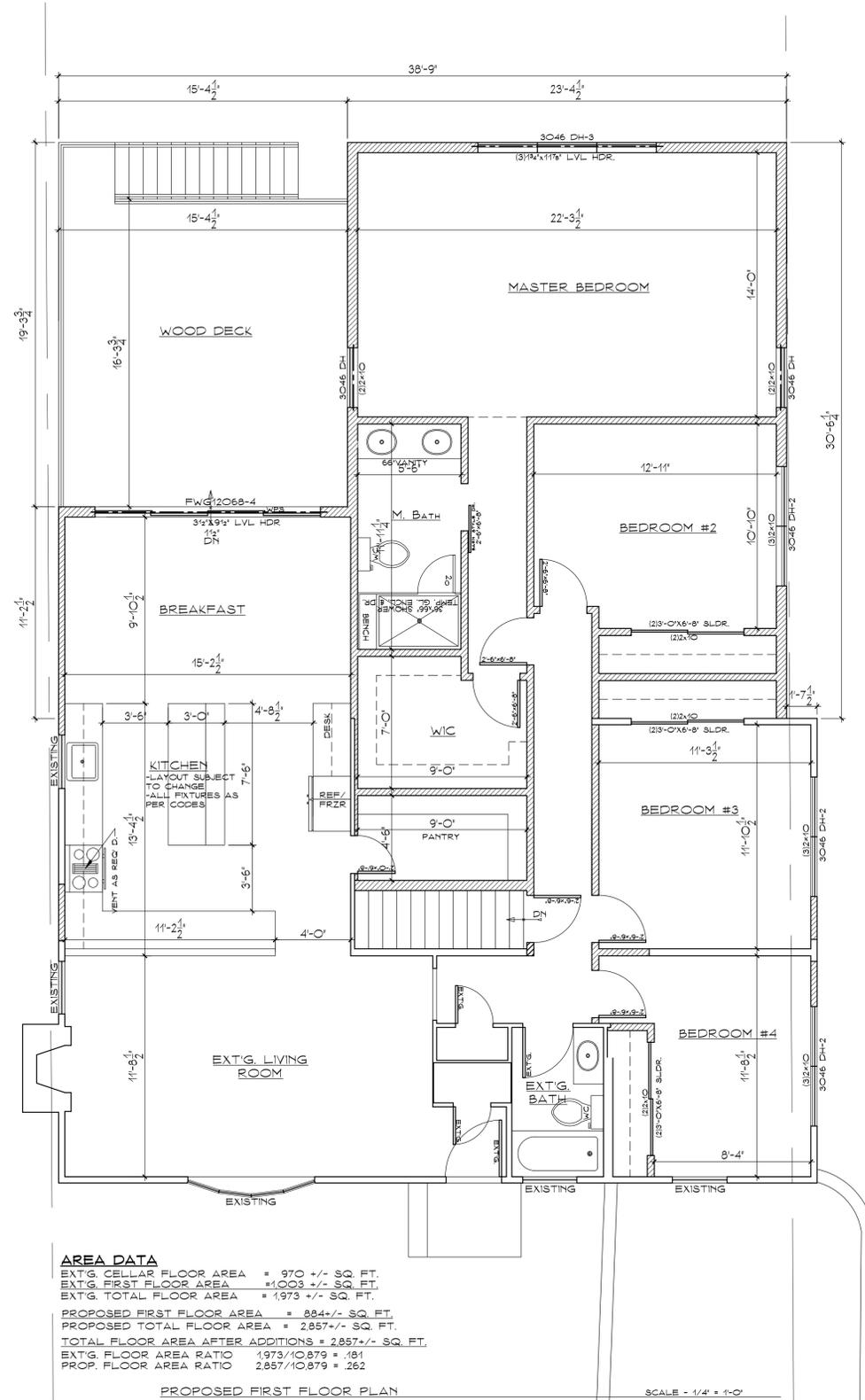
# ISSUE FOR ZBA REVIEW ONLY - NOT FOR CONSTRUCTION

LEGEND	
	NEW FRAME WALLS- 2x6@EXTERIOR 2x4@INTERIOR
	NEW MASONRY WALLS
	WALLS TO BE REMOVED
	EXISTING WALLS TO REMAIN



FIRST FLOOR DEMOLITION PLAN

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



### AREA DATA

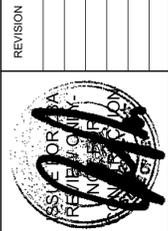
EXT'G. CELLAR FLOOR AREA = 970 +/- SQ. FT.  
 EXT'G. FIRST FLOOR AREA = 4,009 +/- SQ. FT.  
 EXT'G. TOTAL FLOOR AREA = 4,979 +/- SQ. FT.  
 PROPOSED FIRST FLOOR AREA = 884 +/- SQ. FT.  
 PROPOSED TOTAL FLOOR AREA = 2,857 +/- SQ. FT.  
 TOTAL FLOOR AREA AFTER ADDITIONS = 2,857 +/- SQ. FT.  
 EXT'G. FLOOR AREA RATIO = 1973/10879 = .181  
 PROP. FLOOR AREA RATIO = 2857/10879 = .262

PROPOSED FIRST FLOOR PLAN

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

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## FIRST FLOOR PLANS

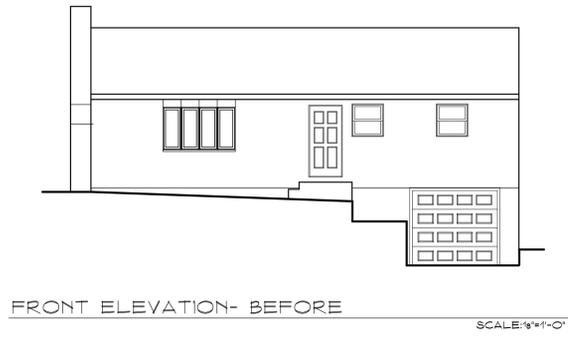
PROPOSED ADDITION/ ALTERATIONS  
 FOR THE  
**WILSON RESIDENCE**  
 46 DUHAIME ROAD  
 HAMLET OF PEARL RIVER  
 TOWN OF ORANGETOWN, NEW YORK

DATE:	APRIL 14, 2025
Issue For ZBA Review	MAY 19, 2025

SHEET:  
**2** OF **3**

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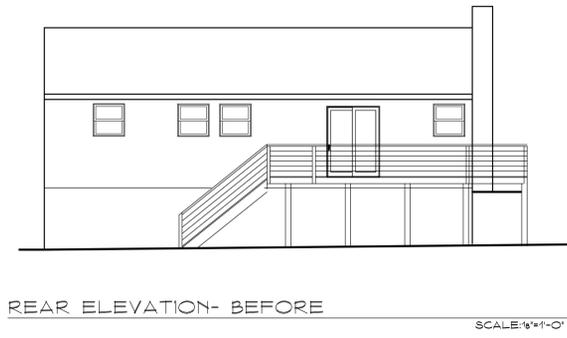
# ISSUE FOR ZBA REVIEW ONLY - NOT FOR CONSTRUCTION



FRONT ELEVATION- BEFORE SCALE: 1/8"=1'-0"



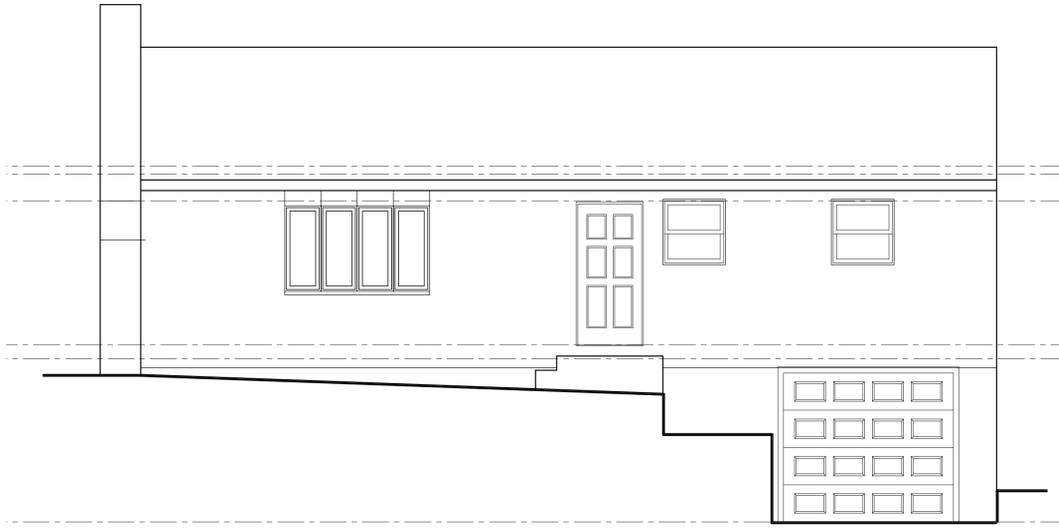
LEFT ELEVATION- BEFORE SCALE: 1/8"=1'-0"



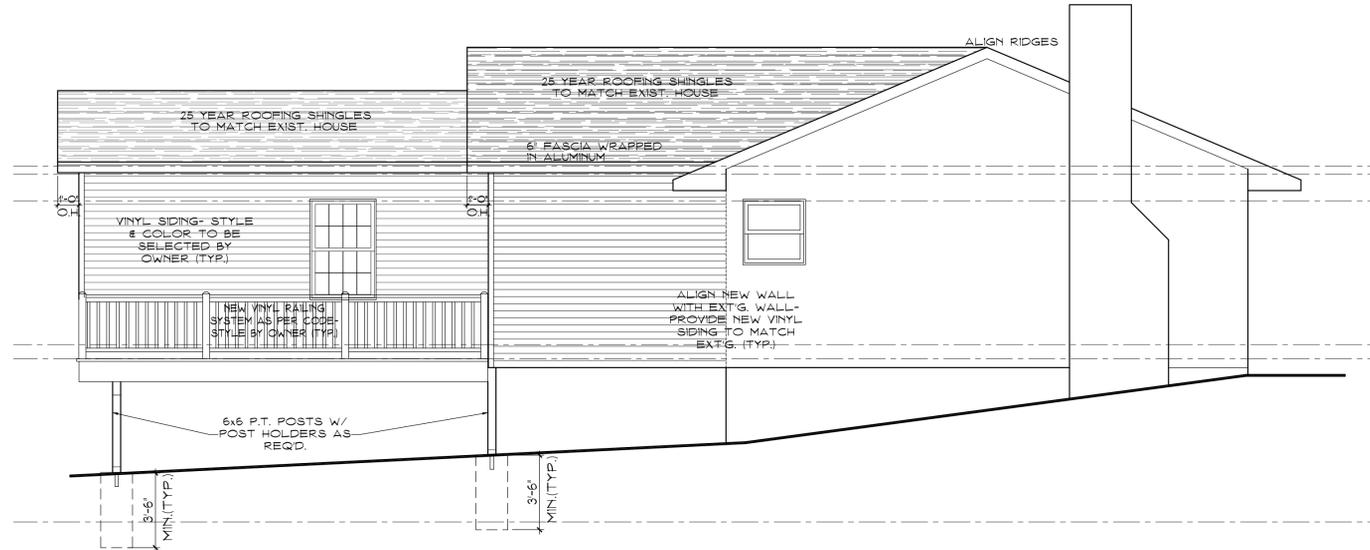
REAR ELEVATION- BEFORE SCALE: 1/8"=1'-0"



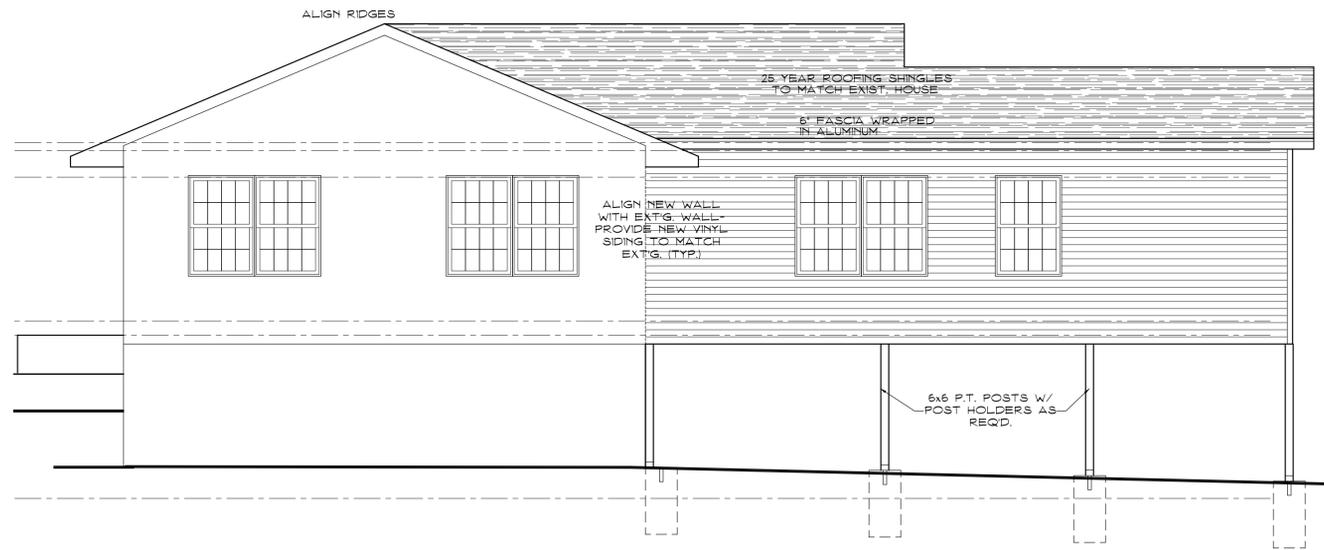
RIGHT ELEVATION- BEFORE SCALE: 1/8"=1'-0"



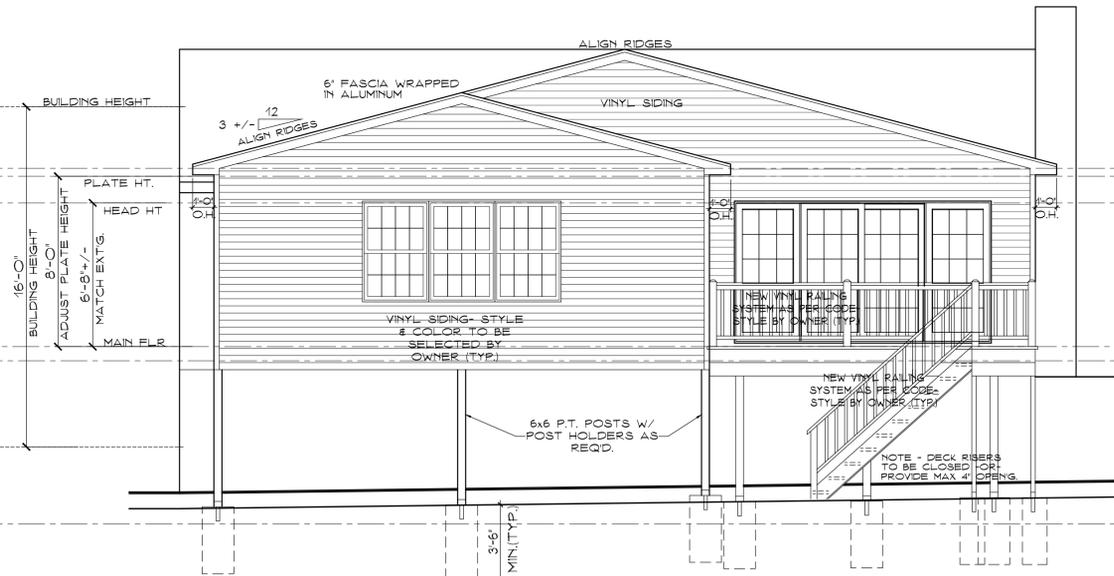
FRONT ELEVATION -AFTER SCALE: 1/4"=1'-0"



LEFT ELEVATION -AFTER SCALE: 1/4"=1'-0"



RIGHT ELEVATION -AFTER SCALE: 1/4"=1'-0"



REAR ELEVATION -AFTER SCALE: 1/4"=1'-0"

# ISSUE FOR ZBA REVIEW ONLY - NOT FOR CONSTRUCTION

PLANS VALID FOR PERMIT & CONSTRUCTION ONLY IF SIGNED AND SEALED

DATE:	APRIL 14, 2025
ISSUE FOR ZBA REVIEW	MAY 19, 2025

PROPOSED ADDITION/ ALTERATIONS  
 FOR THE  
**WILSON RESIDENCE**  
 46 DUHAIME ROAD  
 HAMLET OF PEARL RIVER  
 TOWN OF ORANGETOWN, NEW YORK

ELEVATIONS

**John Perkins**  
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REVISION	
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SHEET:  
**3** OF **3**