

ZONING BOARD OF APPEALS

Town of Orangetown
26 Orangeburg Road
Orangeburg, New York 10962
(845) 359-8410 (ex. 4316)

Date: July 29, 2025

TO: OBAPAE
NYS Dept of Environmental Conservation
New York State Dept. of Transportation
Palisades Interstate Park Commission
NYS Thruway Authority
ACOE
CSX

**Rockland County Drainage
Rockland County Health
Rockland County Planning
Rockland County Highway
Rockland County Swr Dstrt #1
Orange and Rockland Utilities
Veolia**

This matter is scheduled for: September 3, 2025

Review of Plans: Kushner, 140 S Naurausaun Road, Pearl River, NY

Section 69.18 Block 4 Lot 26 ; R-15 zone

Chapter 43, R--15 District, Group M, Section 3.12, Column 4(floor area ratio: .20 permitted, with .289 proposed), Column 8(front yard: 30’ required, with 21.7’ and 26.6’ proposed), Column 10(total side yard: 50’ required, with 41.2’ proposed), and from Column 11(rear yard: 35’ required, with 21.7’ and 29.7’proposed) for a single-story and second story addition and a roof over an existing porch at an existing single-family residence. The premises are located at 140 S Naurausaun Road, Pearl River, New York and identified on the Orangetown Tax Map as Section 69.18, Block 4, Lot 26 in the R-15 zoning district.

Please review the information enclosed and provide comments.
These comments may be mailed, or e-mailed 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: 26 Orangeburg Road, Orangeburg, NY 10962
- Email to Zoning Board: KBettmann@orangetown.com

Zoning Board Meeting Date: September 3, 2025

- 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, September 3, 2025.**
Kindly forward your completed review to this office BEFORE September 3, 2025.

Reviewing Agency _____

Name: _____ Date: _____

Signature: _____

Thank you, **Katlyn Bettmann (EXT. 4316)**

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: _____

Please check all that apply:

<input type="checkbox"/> Commercial	<input checked="" 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-7460-25
ASSIGNED
INSPECTOR: Ken L.

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

Project Name: KOSHNER RESIDENCES

Street Address: 140 SOUTH NAUBAUSHAUN RD.
PEARL RIVER, NY.

Tax Map Designation:
Section: 69.18 Block: 4 Lot(s): 26
Section: _____ Block: _____ Lot(s): _____

Directional Location:
On the NORTH side of SOUTH NAUBAUSHAUN ROAD, approximately 100 feet WEST of the intersection of SICKLESTOWN RD., in the Town of ORANGETOWN in the hamlet/village of PEARL RIVER.

Acreage of Parcel <u>.27</u>	Zoning District <u>R-15</u>
School District <u>PEARL RIVER</u>	Postal District <u>PEARL RIVER</u>
Ambulance District <u>SOUTH ORANGETOWN</u>	Fire District <u>PEARL RIVER</u>
Water District <u>VEOLA</u>	Sewer District <u>ORANGETOWN</u>

Project Description: (If additional space required, please attach a narrative summary.)
ADDITION OF ROOF TO EXISTING FRONT STOOP & 2 STORY
ADDITION TO RIGHT SIDE OF EXISTING SINGLE
FAMILY RESIDENCE

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.
Date: 6/6/25 Applicant's Signature: X [Signature] **RECEIVED**
JUN 27 2025

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.

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JUN 27 2025

TOWN OF ORANGETOWN
LAND USE BOARDS



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: 6/26/25 Section: 69.18 Block: 4 Lot: 26

Applicant: Kushner

Address: 140 S. Nauraushaun Av Pearl River

RE: Application Made at: Same

Referred For:

Chapter 43, Section 3.12 R-15 M

Col #4 FAR .20 allowed / .289 proposed

Col #8 Required Front Yard 30' / 21.7' and 26.2' proposed

Col #10 Required Total Side Yard 50' / 41.2' proposed

Col #11 Required Rear Yard 35' / 21.7' and 29.7' proposed

Four variances needed

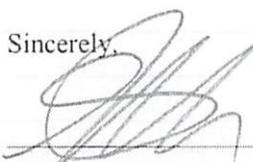
Comments:

Single story and second story addition and roof over existing front porch

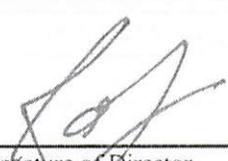
Dear Kushner:

Please be advised that the Building Permit Application # 7460-25, which you submitted on 6/20/25, 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



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

6/27/25

Date
CC: Katlyn Bettmann
Elizabeth Decort

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TOWN OF ORANGETOWN
LAND USE BOARDS

APPLICATION FOR BUILDING/DEMOLITION PERMIT

APPLICANT MUST COMPLETE OR APPLICATION WILL NOT BE ACCEPTED

ZONING BULK REQUIREMENTS			
Zone: R-15	Group: M	Use: Single Family res.	
	Required	Existing	Proposed
Floor area ratio	.20	.19	.287**
Lot area	15,000 S.F.	12,216 S.F.**	NO CHANGE
Lot width	100'	105'	NO CHANGE
Street frontage	75'	105'	NO CHANGE
Front yard setback	30'	26.2**	21.7**
Side yard setback	20'	20'	NO CHANGE
Total side yard setback	50'	57.9'	41.7**
Rear yard setback	35'	70.1'	34.8'+/-
Maximum building height	20'	24'-2"	NO CHANGE

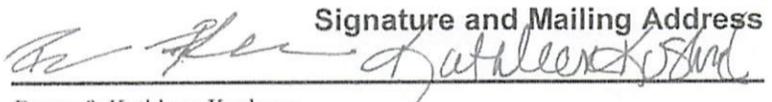
Number of stories: 2 1/2 Construction Type: V Occupancy Class: _____

Zoning Chart Information Completed by: John Perkins R.A., N.C.A.R.B.

1. Sewage: (circle one) Town County Private
2. How many kitchens on the property? 1
3. Are there any renters, tenants, lessees or boarders at this property? YES / NO
4. Are there any other building permits on this property? YES / NO
5. Is the property in a flood plain? YES / NO

AFFIDAVIT
 State of New York)
 County of Rockland) SS.:
 Town / Village of _____)

I, _____ being duly sworn, deposes and says that he/she is the (circle one) owner, lessee, engineer, surveyor, architect, builder, or agent of the owner) in fee of the premises to which this application applies; that he/she (the applicant) is duly authorized to make this application and that the statements contained in the papers submitted herein are true to the best of his/her knowledge and belief, and that the work will be performed in the manner set forth in the application and in the plans and specifications filed therewith, and in accordance with the State Uniform Building Code and all other applicable laws, ordinances and regulations of the municipality. I also declare that the structure or area described in this application will not be occupied or used until I have obtained a Certificate of Occupancy or Certificate of Compliance.

Signature and Mailing Address


 Bruce & Kathleen Kushner
 140 South Nauraushaun Road
 Pearl River, NY 10965

SWORN to before me this 24th day of MAY 2025

 SUSAN BALL
 Notary Public, State of New York
 No. 4665637
 Witness: _____, Notary Public Qualified in Rockland County
 (If not witnessed by Building Department personnel, Notary signature is required.) Susan Ball, Commission Expires Nov. 30, 2026

OFFICIAL USE ONLY:	
Checked by: _____	Date: _____
Permit Granted for: _____	

Signature: _____	Date: _____
Director, OBZPAE	

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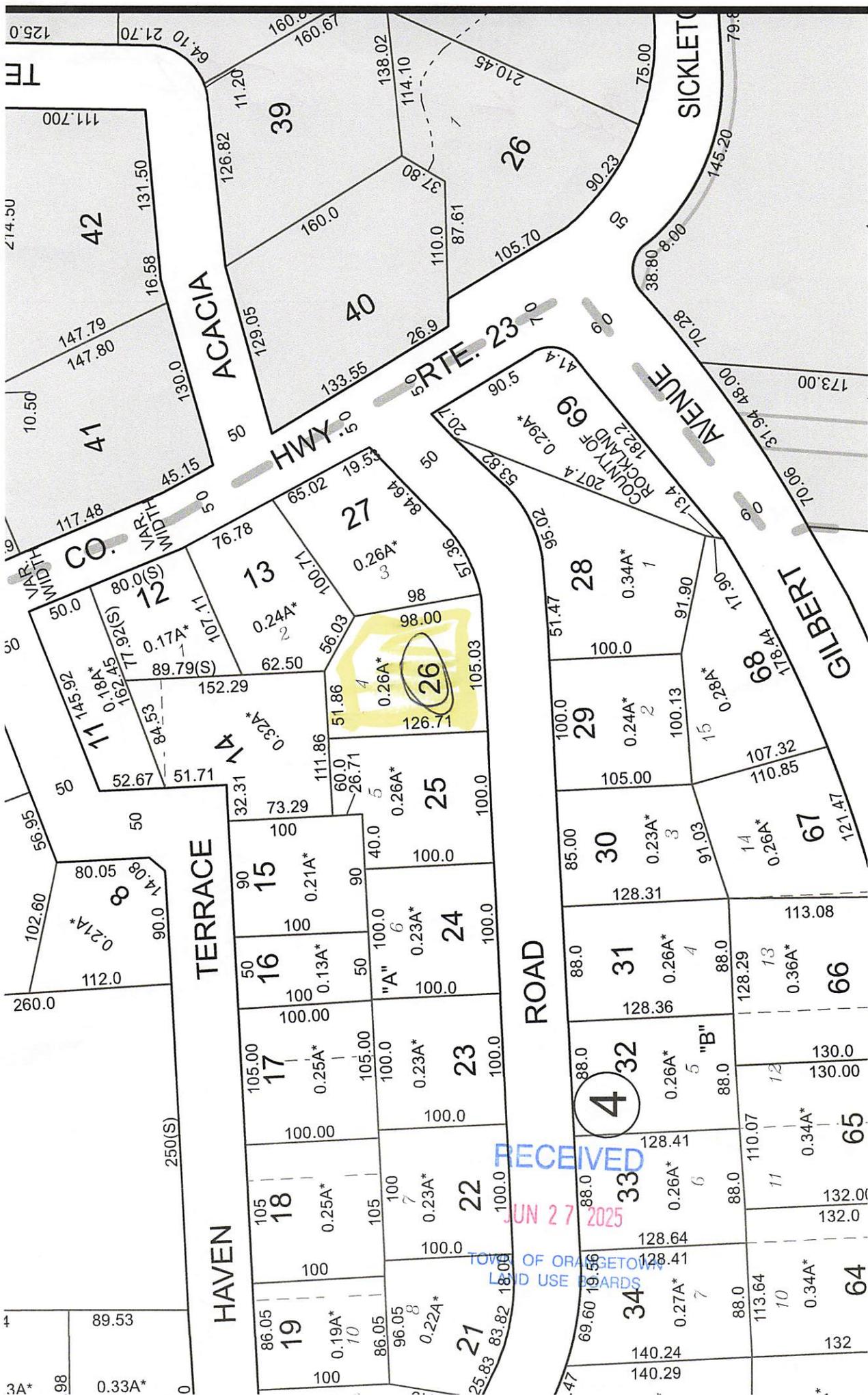
TOWN OF ORANGETOWN
 LAND USE BOARDS

VIS	PRINT KEY	NAME	ADDRESS
2489	69.18-4-8	Raymond Morrisey	29 Haven Terr,Pearl River, NY 10965
2489	69.18-4-10	Victor Ortega	39 Haven Ter,Pearl River, NY 10965
2489	69.18-4-11	Jennifer Grogan	40 Haven Ter,Pearl River, NY 10965
2489	69.18-4-12	Pearl Grogan	21 Sickletown Rd,Pearl River, NY 10965
2489	69.18-4-13	Pearl Grogan	21 Sickletown Rd,Pearl River, NY 10965
2489	69.18-4-14	Charles J White	36 Haven Ter,Pearl River, NY 10965
2489	69.18-4-15	Erin P Madden	32 Haven Ter,Pearl River, NY 10965
2489	69.18-4-16	Robert F Diubaldo	30 Haven Ter,Pearl River, NY 10965
2489	69.18-4-17	Brian S Miller	24 Haven Ter,Pearl River, NY 10965
2489	69.18-4-22	Martin Montalto	106 S Nauraushaun Rd,Pearl River, NY 10965
2489	69.18-4-23	Eric Miller	118 S Nauraushaun Rd,Pearl River, NY 10965
2489	69.18-4-24	Patrick J Knieriem	124 So Nauraushaun Rd,Pearl River, NY 10965
2489	69.18-4-25	Roy Nilsen	132 So Nauraushaun Rd,Pearl River, NY 10965
2489	69.18-4-26	Kathleen Kushner	140 S Nauraushaun Rd,Pearl River, NY 10965
2489	69.18-4-27	James Solesky	19 Sickletown Rd,Pearl River, NY 10965
2489	69.18-4-28	James B Ferraro	145 S Nauraushaun Rd,Pearl River, NY 10965
2489	69.18-4-29	John J Aris	137 So Nauraushaun Rd,Pearl River, NY 10965
2489	69.18-4-30	Joshua Bologh	131 S Nauraushaun Rd,Pearl River, NY 10965
2489	69.18-4-31	James Handras	123 S Nauraushaun Rd,Pearl River, NY 10965
2489	69.18-4-32	Andrew J Tuers	117 S Nauraushaun Rd,Pearl River, NY 10965
2489	69.18-4-66	Mark Mestousis	635 Gilbert Ave,Pearl River, NY 10965
2489	69.18-4-67	Robert S Davis	647 Gilbert Ave,Pearl River, NY 10965
2489	69.18-4-68	Robert Davis	657 Gilbert Ave,Pearl River, NY 10965
2489	69.18-4-69	County Of Rockland	Rockland County Office Bldg,New City, NY 10956
2489	69.19-1-40	Robert Pedro	P.O. Box 1242,Pearl River, NY 10965
2489	69.19-1-41	Frank Kish IV	1 Acacia Ter,Pearl River, NY 10965

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TOWN OF ORANGETOWN
LAND USE BOARDS



Vicinity Map
 1" = 200'

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TOWN OF ORANGE TOWN
 LAND USE MAPS

Kushner
140 South Nauraushaun Road
Pearl River, New York 10965

May 16, 2025

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

Re:
Kushner Residence
140 South Nauraushaun 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,

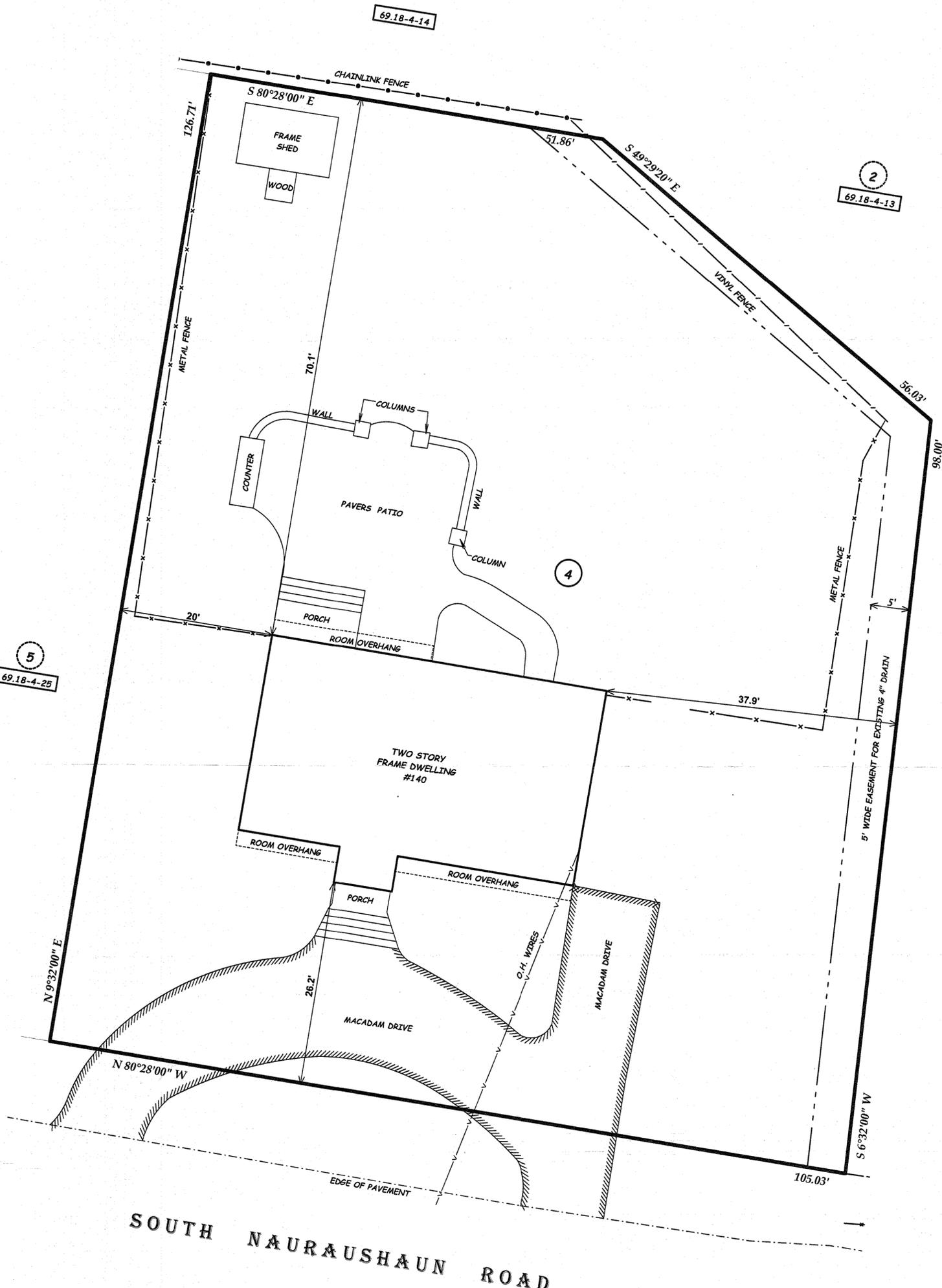
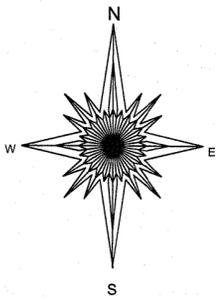


Bruce & Kathleen Kushner

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TOWN OF ORANGETOWN
LAND USE BOARDS



SOUTH NAURAUSAUN ROAD

TAX MAP DESIGNATION: 69.18-4-26
 SURVEY FOR
140 S. NAURAUSAUN RD

Town of Orangetown
 MEETING OF:
 SEP 03 2025
 ZONING BOARD OF APPEALS

TOWN OF ORANGETOWN, ROCKLAND COUNTY
 PEARL RIVER, NEW YORK
 OCTOBER 26, 2024 SCALE: 1" = 10'

ANTHONY R. CELENTANO P.L.S.
 31 ROSMAN ROAD
 THIELLS, N.Y. 10984
 845 429 5290 FAX 429 5974

Anthony R. Celentano LIC#50633

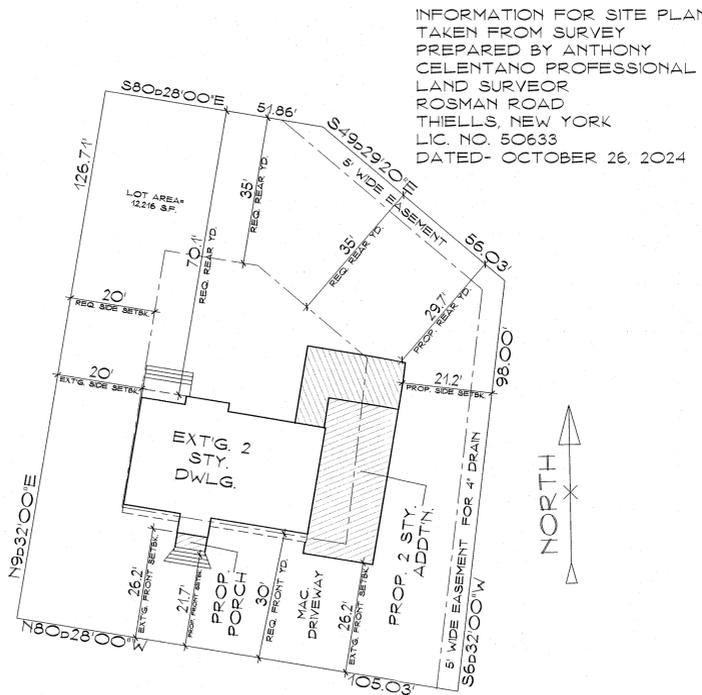
LOT AREA = 12,216.67 SQUARE FEET
 BEING LOT 4 BLOCK A ON A CERTAIN MAP ENTITLED
 "SUBDIVISION FOR ROXY HOME BUILDERS INC."
 FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE
 AS MAP #2326 BOOK #55 PAGE #79 ON 1/5/55.

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 JUN 27 2025
 TOWN OF ORANGETOWN
 LAND USE BOARDS

NOTE:
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 "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.

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ISSUE FOR ZBA REVIEW ONLY - NOT FOR CONSTRUCTION



SITE PLAN

SCALE: 1"=20'-0"

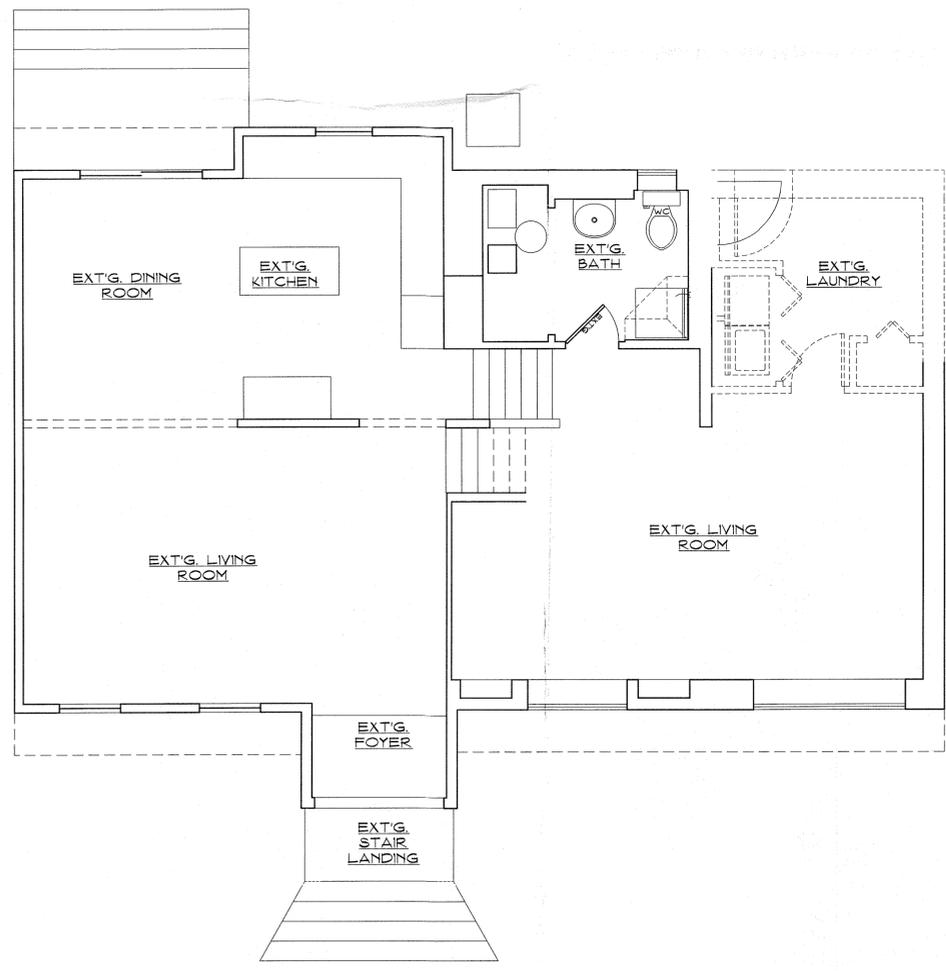
UNDERSIZED LOT
 ZONE-R-15 GROUP M - SINGLE FAMILY RESIDENCE
 N.C. = NO CHANGE **EXT'G. NON CONFORMING * VARIANCE REQUIRED

REQUIREMENT	REQUIRED	EXISTING	PROPOSED
LOT AREA, MINIMUM SQUARE FEET	15,000	12,216 S.F. *	NO CHANGE
LOT WIDTH, MINIMUM FEET	75'	105.03'	NO CHANGE
FLOOR AREA RATIO	.20	.192	.289
BUILDING HEIGHT MAX. IN FT.	20 feet- 5.21(e)	24'-2" - 5.21(e)	17'-10"
FRONT YARD MINIMUM FEET	30'	26.2**	21.7**
SIDE YARD MINIMUM FEET	20'	20'	NO CHANGE
BOTH SIDE YARDS MINIMUM FEET	50'	57.9'	41.2*
REAR YARD MINIMUM FEET	35'	70.1'	29.7*
MIN. STREET FRONTAGE	75'	105'	N.C.

1 BULK TABLE
 1 NO SCALE

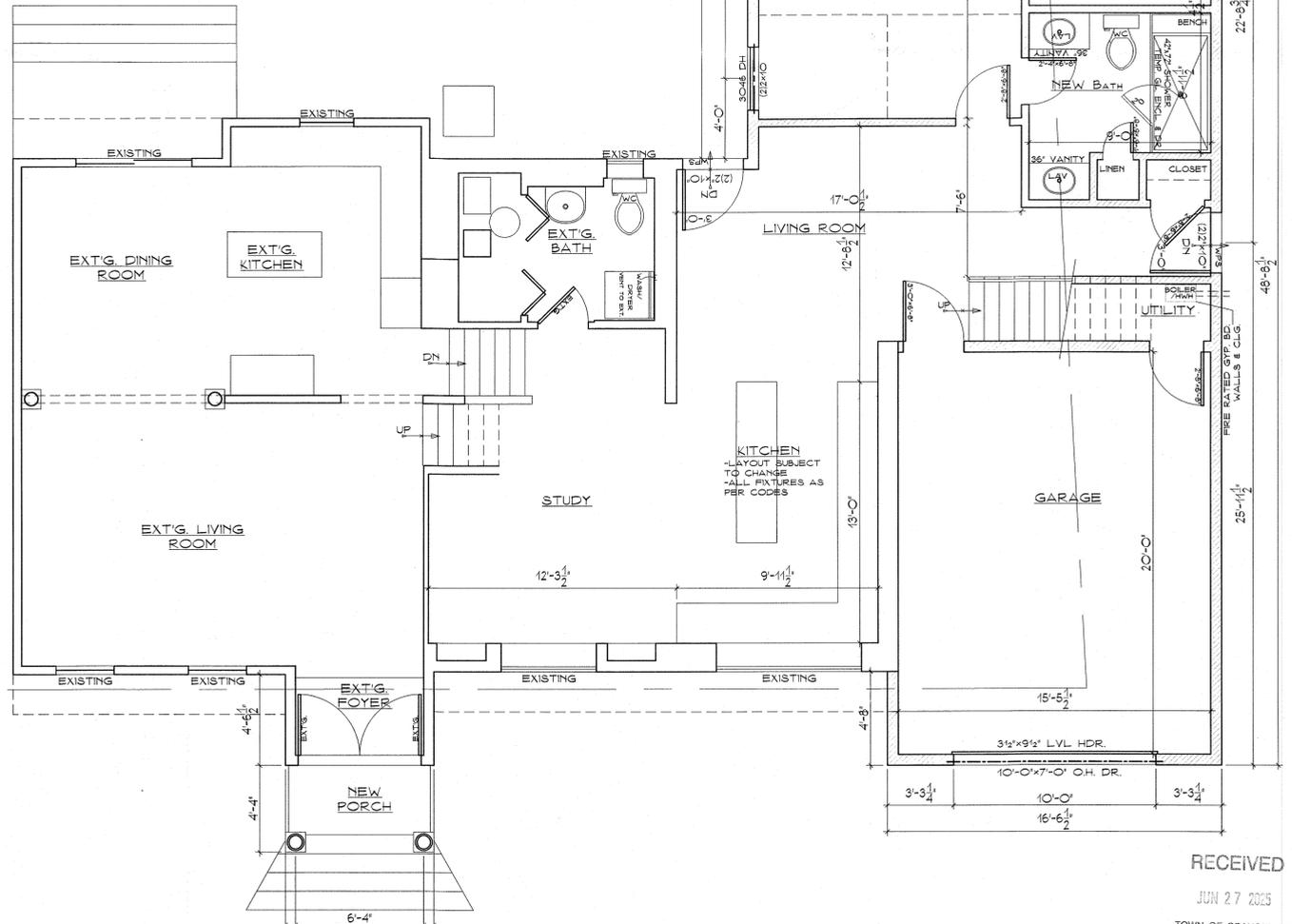
AREA DATA

EXT'G. FIRST FLOOR AREA	= 1,175 +/- SQ. FT.
EXT'G. SECOND FLOOR AREA	= 1,179 +/- SQ. FT.
EXT'G. TOTAL FLOOR AREA	= 2,354 +/- SQ. FT.
PROPOSED FIRST FLOOR AREA	= 919 SQ. FT.
PROPOSED SECOND FLOOR AREA	= 267 SQ. FT.
PROPOSED TOTAL FLOOR AREA	= 3,540 SQ. FT.
TOTAL FLOOR AREA AFTER ADDITIONS	= 3,540 +/- SQ. FT.
EXT'G. FLOOR AREA RATIO	2,354/12,216 = .192
PROP. FLOOR AREA RATIO	3,540/12,216 = .289



LOWER LEVEL DEMOLITION PLAN

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



PROPOSED LOWER LEVEL PLAN

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

LEGEND

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

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PLANS VALID FOR PERMIT & CONSTRUCTION ONLY IF SIGNED AND SEALED

DATE: MARCH 1, 2025
 APRIL 15, 2025
 JUNE 9, 2025

PROPOSED ADDITIONAL ITERATIONS FOR THE

KUSHNER RESIDENCE
 140 SOUTH NAURAUSHAUN AVENUE
 HAMLET OF PEARL RIVER
 TOWN OF ORANGETOWN, NEW YORK

LOWER FLOOR PLANS SITE PLAN

DRAWING TITLE:

John Perkins ARCHITECT.
 Professional Limited Liability Company
 N.C.A.R.B. Certified
 NYS License #009851
 751 Latham St. Tonawanda, NY 14150
 (845) 429-4225 www.jperkinsarchitect.com

Town of Orangetown
 MEETING OF
 SEP 03 2025
 ZONING BOARD OF APPEALS



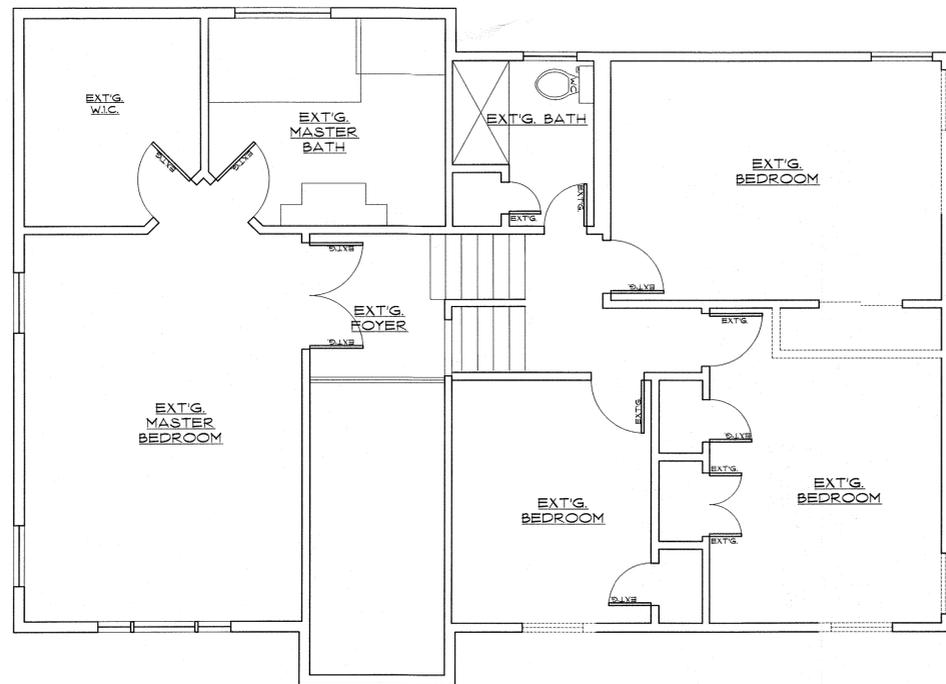
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 TOWN OF ORANGETOWN
 L.A. USE BOARDS

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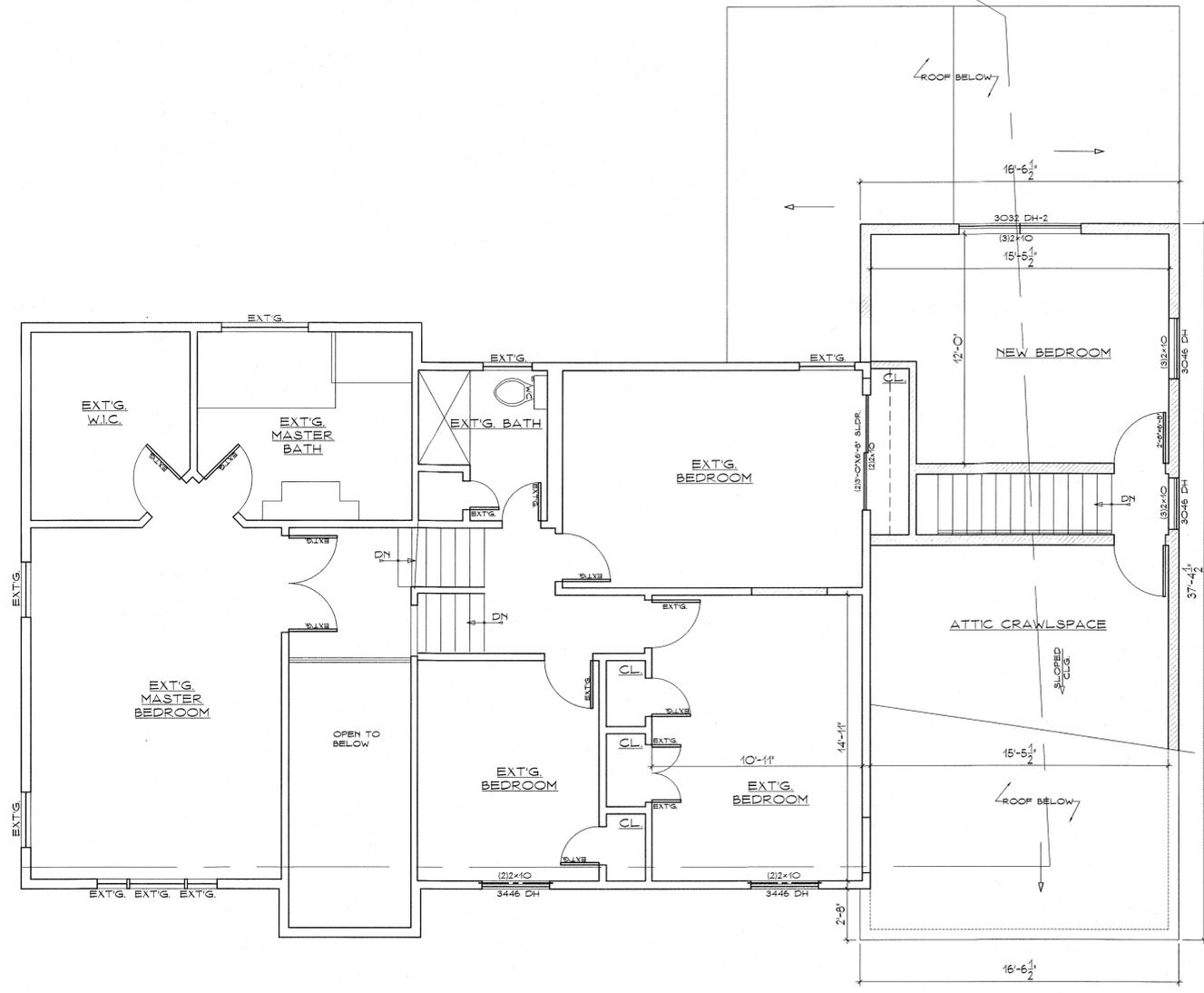
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LEGEND	
	NEW FRAME WALLS- 2x6@EXTERIOR 2x4@INTERIOR
	NEW MASONRY WALLS
	WALLS TO BE REMOVED
	EXISTING WALLS TO REMAIN



UPPER FLOOR DEMOLITION PLAN

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



PROPOSED UPPER FLOOR PLAN

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

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REVISION

John Perkins ARCHITECT
Professional Limited Liability Company
N.C.A.R.B. Certified
NYS Licensed Architect
No. 210094700
Perkins, Inc. 271 Tompkins Corp., New York, 10986
(845)429-4225 www.JPerkinsArchitect.com

DRAWING TITLE:
UPPER FLOOR PLANS

PROPOSED ADDITIONAL ALTERATIONS FOR THE
KUSHNER RESIDENCE
140 SOUTH NAURAUSHAUN AVENUE
HAMLET OF PEARL RIVER
TOWN OF ORANGETOWN, NEW YORK

DATE:
MARCH 1, 2025
APRIL 15, 2025
Issue For Construction
JUNE 9, 2025

SHEET:
2 OF **3**

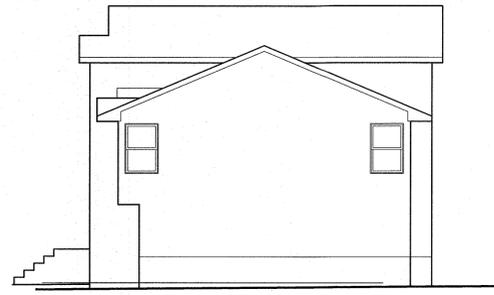
PLANS VALID FOR PERMIT & CONSTRUCTION ONLY IF SIGNED AND SEALED

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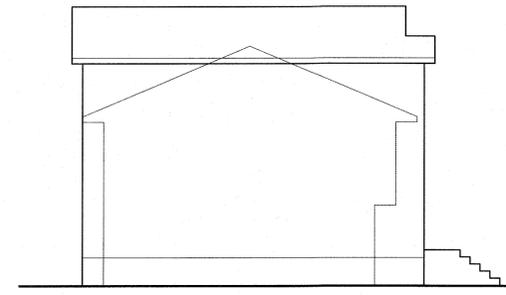
FRONT ELEVATION- BEFORE SCALE: 1/8"=1'-0"



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



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



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



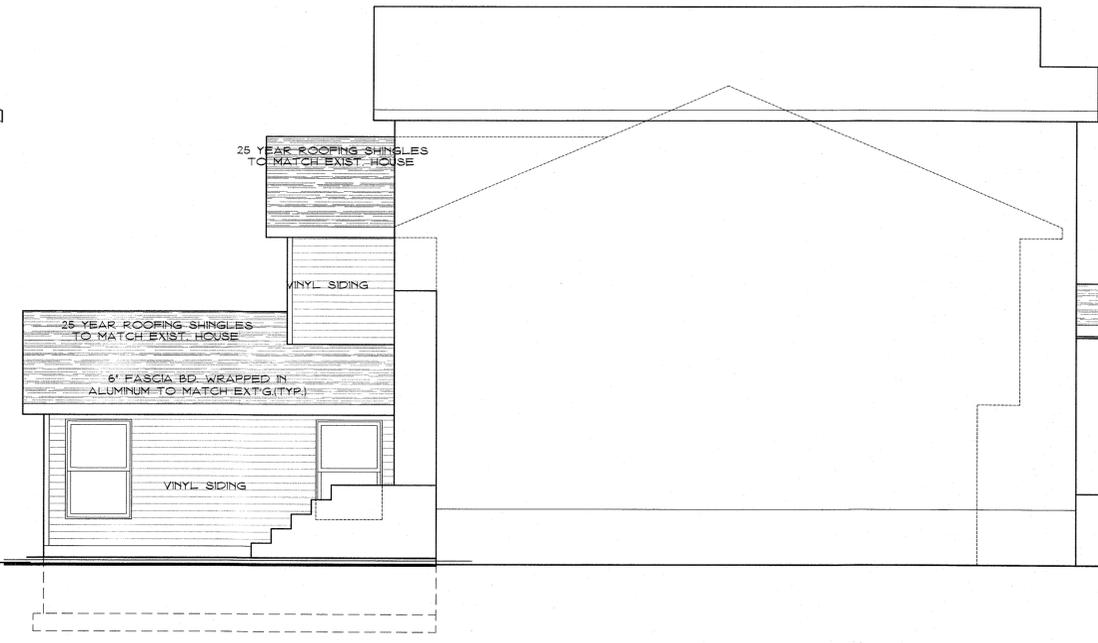
FRONT ELEVATION -AFTER SCALE: 1/4"=1'-0"



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



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



LEFT 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:	MARCH 1, 2025
DATE:	APRIL 15, 2025
DATE:	JUNE 9, 2025

PROPOSED ADDITIONAL ALTERATIONS FOR THE
KUSHNER RESIDENCE
 140 SOUTH NAURAUSHAUN AVENUE
 HAMLET OF PEARL RIVER
 TOWN OF ORANGETOWN, NEW YORK

DRAWING TITLE:
ELEVATIONS

John Perkins ARCHITECT
 Professional Limited Liability Company
 N.C.A.R.E. Certified
 N.Y. License 230006500
 1000 Route 201, Pearl River, NY 10969
 (845) 429-4225 www.JPerkinsArchitect.com

REVISION	
ISSUE FOR ZBA REVIEW ONLY	

ISSUE FOR ZBA REVIEW ONLY

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