



# N MAIN STREET MANAGEMENT, LLC - TOWNHOUSES

40 N MAIN STREET, PEARL RIVER, NEW YORK 10965

GEORGE HODOSH ASSOCIATES-ARCHITECTS, P.C.

120 NORTH MAIN STREET - SUITE 501, NEW CITY, NEW YORK 10956

PHONE: (845) 638-9336 FAX: (845) 638-9380

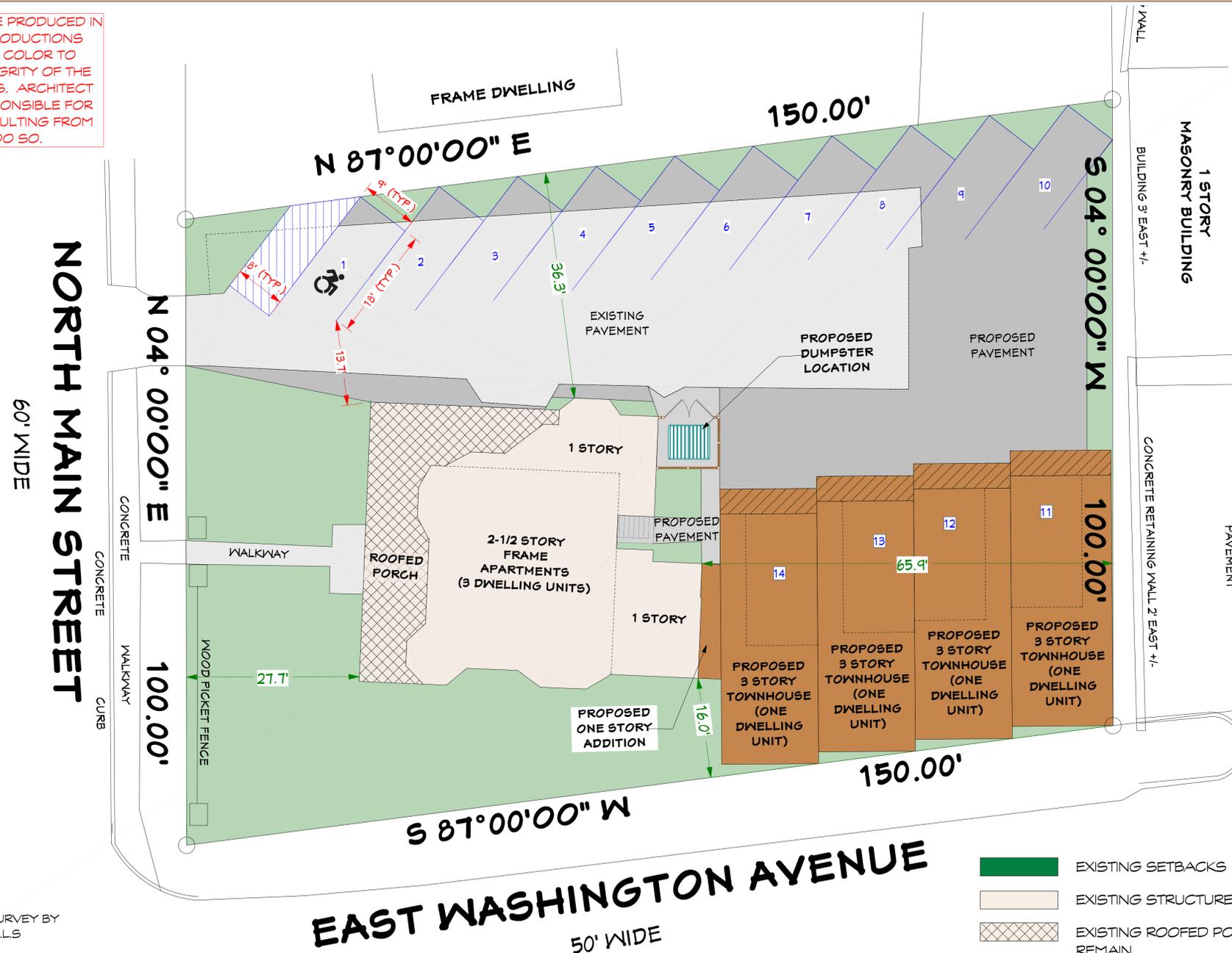
DATE: 2025-03-05  
LAST REVISED: 2025-08-04



VICINITY MAP: 1" = 150'

25039, N MAIN STREET  
MANAGEMENT, LLC -  
TOWNHOUSES

THE DRAWINGS WERE PRODUCED IN COLOR. ANY REPRODUCTIONS MUST BE MADE IN COLOR TO PRESERVE THE INTEGRITY OF THE ORIGINAL DRAWINGS. ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES RESULTING FROM FAILURE TO DO SO.



NORTH MAIN STREET  
60' WIDE

EAST WASHINGTON AVENUE  
50' WIDE

- EXISTING SETBACKS
- EXISTING STRUCTURE TO REMAIN
- EXISTING ROOFED PORCH TO REMAIN
- PROPOSED UNROOFED DECK
- PROPOSED ADDITION

**SCOPE OF WORK:**

ADDITION OF (4) ATTACHED SINGLE FAMILY TOWNHOUSE UNITS TO EXISTING (3)-FAMILY APARTMENT HOUSE AND EXTENSION OF PARKING AREA TO ACCOMMODATE REQUIRED OFF-STREET PARKING

PER COLUMN 3, CHAPTER 43 ATTACHMENT 5, TABLE OF GENERAL USE REGULATIONS, (SECTION 3.11) CS DISTRICT, VARIANCE REQUIRED FOR ADDITION TO EXISTING RESIDENTIAL AND COMMERCIAL STRUCTURES ON THE SAME LOT AS EXISTING RESIDENTIAL USES.

TOWN OF ORANGETOWN  
TABLE OF BULK REQUIREMENTS  
ZONE: CS SECTION: 68.16 BLOCK: 4 LOT: 36

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA (SQ. FT.)	2,500	14,856.4	14,856.4
MINIMUM LOT WIDTH (FEET)	25	100	100
MINIMUM STREET FRONTAGE (FEET)	25	100	100
FRONT YARD (FEET) (N. MAIN ST.)	NONE OR 45	27.7'	27.7'
FRONT YARD (FEET) (E. WASH. AVE.)	NONE OR 45	16'	0
SIDE YARD (FEET)	0/12	65.9	0
TOTAL SIDE YARD (FEET)	0/25	N/A	N/A
REAR YARD (FEET)	25	36.3	36.3
MAXIMUM HEIGHT (FEET)	1 FOOT 4 INCHES FROM PROPERTY LINE FOR BUILDING GREATER THAN 22 FEET	1 FOOT 7 INCHES FROM PROPERTY LINE 25.5'	35'
MAXIMUM FLOOR AREA RATIO	1.00	0.25	0.76

**PARKING CALCULATIONS**

2 PARKING SPACES PER DWELLING UNIT	(7 DWELLING UNITS * 2 PARKING SPACES)	(3 DWELLING UNITS * 2 PARKING SPACES)	(7 DWELLING UNITS * 2 PARKING SPACES)
3 EXISTING DWELLING UNITS	14 REQUIRED	6 REQUIRED	14 REQUIRED
4 PROPOSED DWELLING UNITS		7 EXISTING	
7 TOTAL DWELLING UNITS			14 PROPOSED

\* EXISTING NON-CONFORMING  
\*\* VARIANCE REQUIRED

**REVISIONS**

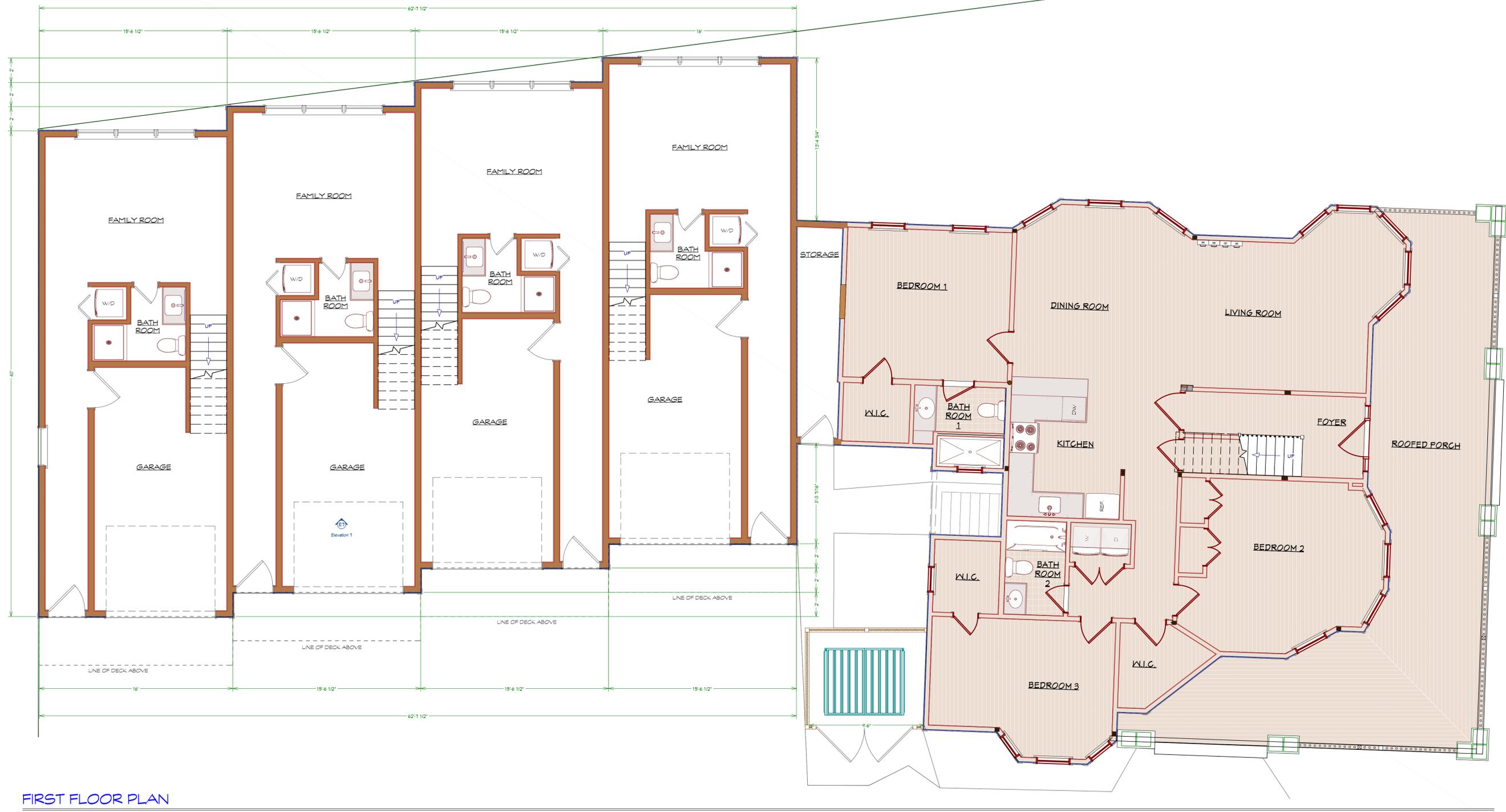
2025-07-03	PROPOSAL 1	SAB
2025-08-04	PRC	SAB

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SCALE: 1" = 10'

PLOT PLAN BASED ON SURVEY BY ROBERT R. RAHNEFELD, P.L.S  
N.Y. LIC NO. 49459  
P.O. BOX 881, PEARL RIVER, N.Y., 10965  
DATED: MAY 4, 2024  
& ARCHITECTS' FIELD MEASUREMENTS & OBSERVATIONS



**FIRST FLOOR PLAN**  
SCALE 1/4" = 1'-0"

PROPOSED ADDITIONS / ALTERATIONS:  
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 40 N MAIN STREET, PEARL RIVER, NEW YORK 10965

SCALE:	1/4" = 1'-0"
DATE:	2025-06-13
JOB #:	25039
DRAWN BY:	SAB
CHECKED BY:	JBH



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 120 NORTH MAIN STREET - SUITE 501,  
 NEW CITY, NEW YORK 10956  
 PHONE: (845) 638-9336 FAX: (845) 638-9390



**CONSTRUCTION / DEMOLITION LEGEND**

	BEARING WALL		EXISTING WINDOW TO BE REMOVED		EXISTING DOOR TO BE REMOVED
	EXISTING CONSTRUCTION TO REMAIN		EXISTING WINDOW TO REMAIN		EXISTING DOOR TO REMAIN
	PROPOSED NEW CONCRETE BLOCK WALL		EXISTING WINDOW TO REMAIN		EXISTING DOOR TO REMAIN
	PROPOSED NEW POURED CONCRETE WALL		EXISTING WINDOW TO REMAIN		EXISTING DOOR TO REMAIN
	PROPOSED FRAMED CONSTRUCTION		PROPOSED WINDOW		PROPOSED DOOR

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2025-08-04	PRC	SAB

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**SECOND FLOOR PLAN**  
SCALE 1/4" = 1'-0"

PROPOSED ADDITIONS / ALTERATIONS:  
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**SECOND FLOOR PLAN**

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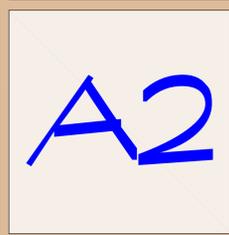
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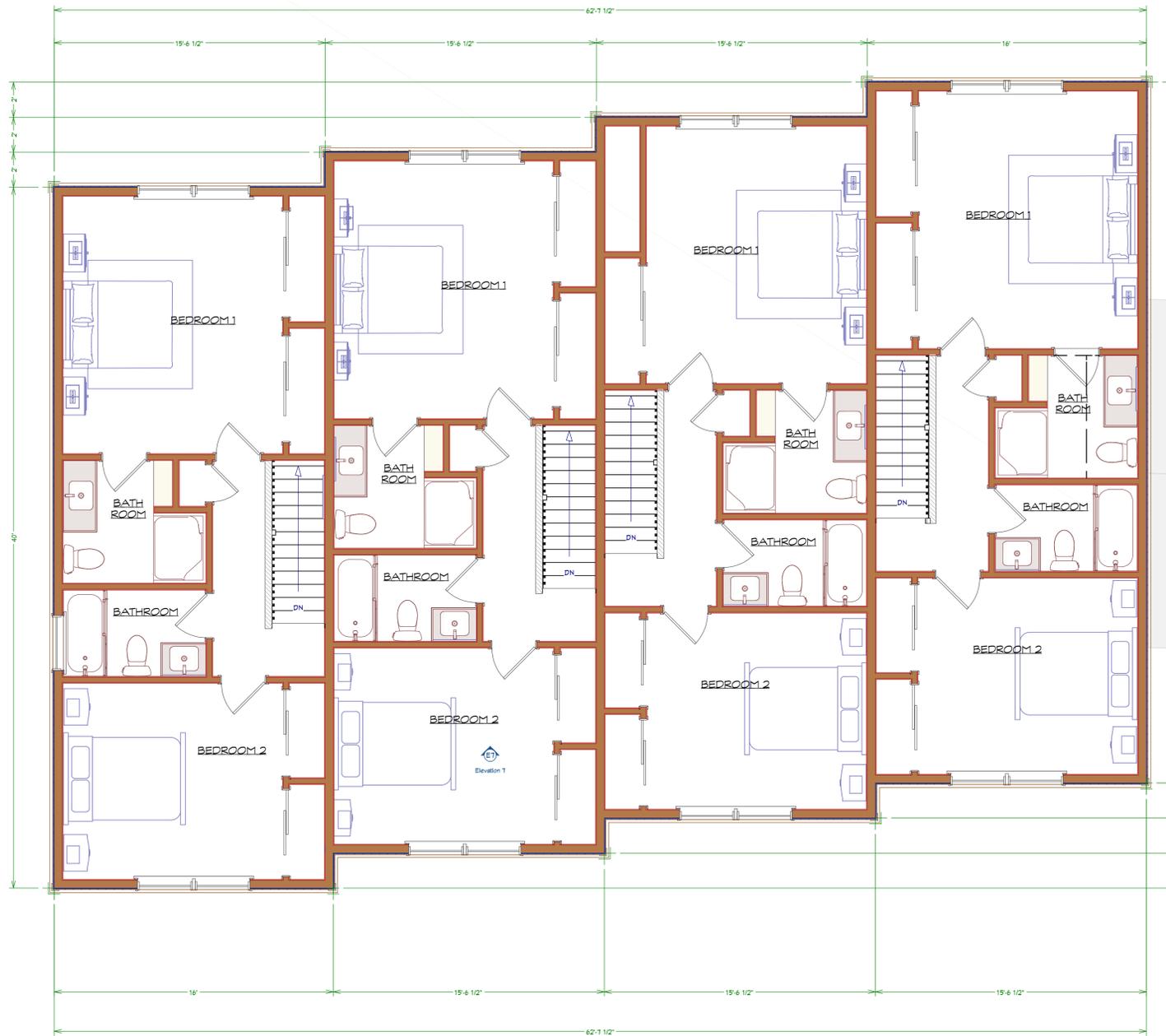
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**ATTIC PLAN**  
SCALE 1/4" = 1'-0"



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**FRONT ELEVATION**

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

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SHEET TITLE:  
**FRONT ELEVATION**

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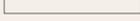
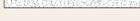
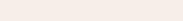
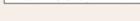
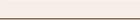


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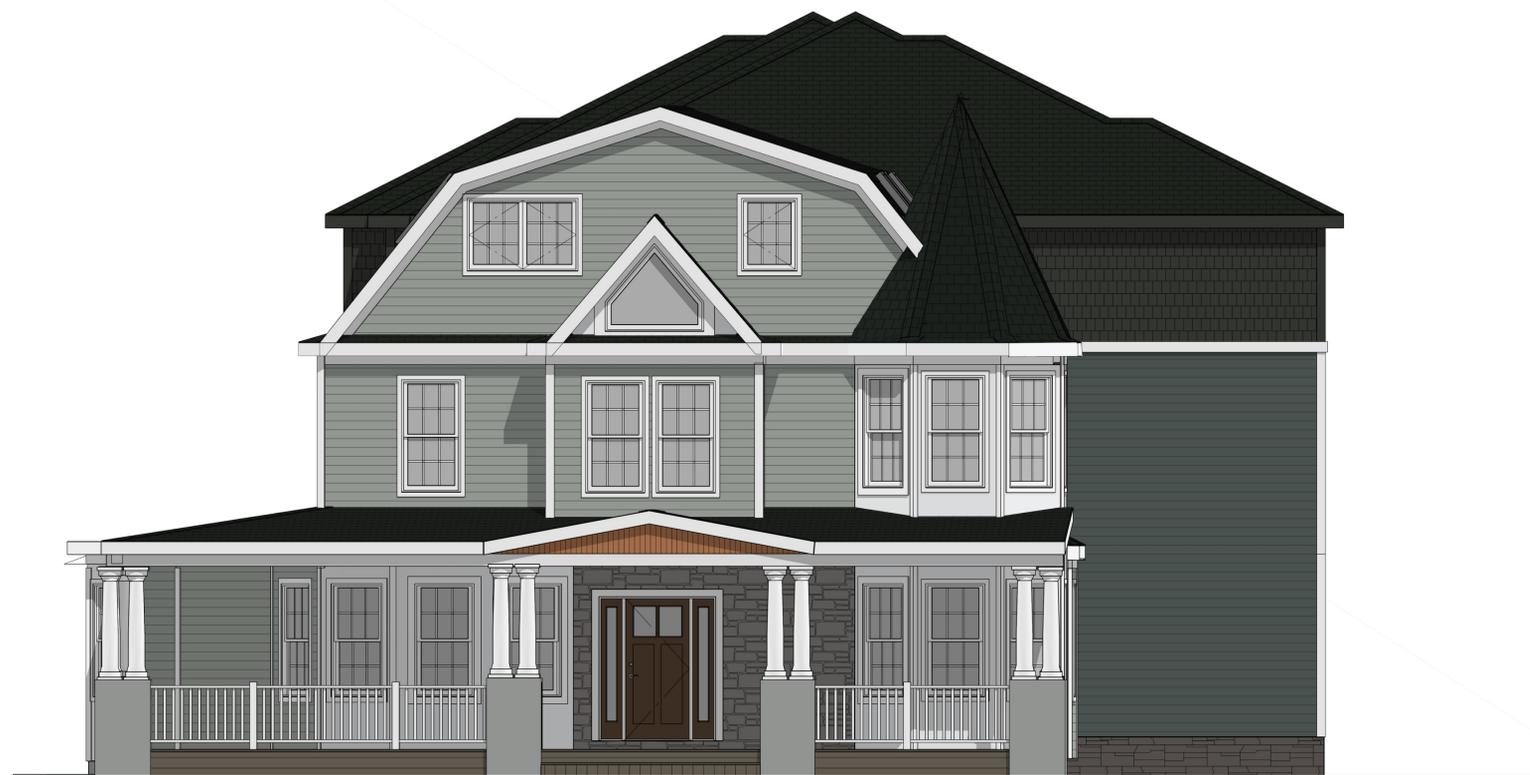
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**RIGHT ELEVATION**  
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REAR ELEVATION  
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**LEFT ELEVATION**  
SCALE: 1/4" = 1'-0"

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SHEET TITLE:  
**PROPOSED LEFT ELEVATION**

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