

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: 8/26/25

**LAND USE BOARD APPLICATION**

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-1780-22  
**ASSIGNED**  
**INSPECTOR:** Glenn

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

Project Name: Schatiloff

Street Address: 86 Old Middletown Road

**Tax Map Designation:**  
 Section: 69.17 Block: 5 Lot(s): 34  
 Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_

**Directional Location:**  
 On the East side of old Middletown Rd., approximately 500 feet South of the intersection of old Orangeburg Rd., in the Town of ORANGETOWN in the hamlet/village of PEARL RIVER.

Acreage of Parcel <u><del>0.475</del> .475</u>	Zoning District _____
School District <u>PEARL RIVER</u>	Postal District <u>PEARL RIVER</u>
Ambulance District <u>PEARL RIVER</u>	Fire District <u>PEARL RIVER</u>
Water District <u>Viola</u>	Sewer District <u>Municipal</u>

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

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.  
 Date: 8/26/25 Applicant's Signature: [Signature]

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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: \_\_\_\_\_

### Project History:

Has this project ever been reviewed before? Yes \_\_\_\_\_

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.

previous variance expired.  
\_\_\_\_\_  
\_\_\_\_\_

List tax map section, block & lot numbers for all other abutting properties in the same ownership as this project.

\_\_\_\_\_  
\_\_\_\_\_

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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

(845)359-8410

Fax: (845) 359-8526

**REFERRAL TO THE ZONING BOARD OF APPEALS**

Date: 6/27/25 Section: 69.17 Block: 5 Lot: 34

Applicant: Schatiloff

Address: 86 Old Middletown Rd Pearl River NY

RE: Application Made at: Same

Referred For:

Chapter 43, Section 3.12 R-15, Group M

Col #9 Required Side Yard 20' / 16.58 Proposed

One variance needed

Comments:

Two story addition

Dear Schatiloff:

Please be advised that the Building Permit Application # 1780-25, which you submitted on 8/4/22, 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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LAND USE BOARDS

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

Date  
CC: Katlyn Bettmann  
Elizabeth Decort

# APPLICATION FOR BUILDING/DEMOLITION PERMIT

**APPLICANT MUST COMPLETE OR APPLICATION WILL NOT BE ACCEPTED**

ZONING BULK REQUIREMENTS			
Zone: <u>Z-15</u>	Group: <u>M</u>	Use: <u>RESIDENCE</u>	
	Required	Existing	Proposed
Floor area ratio	0.20	0.07	0.09
Lot area	15,000	22,445	N/A
Lot width	100	150	N/A
Street frontage	75	150	N/A
Front yard setback	30	43.4	N/A
Side yard setback	20	14.3	15.5
Total side yard setback	50	94.7	N/A
Rear yard setback	35	74.3	37.5
Maximum building height	1 FOOT	2 STORY	1 STORY

Number of stories: 1      Construction Type: 5      Occupancy Class: B

Zoning Chart Information Completed by: WRIGHT ARCHITECTS

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, HELEN STRILEC SCHATILOFF 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**



*Heleen Strilec Schatloff*  
 HELEN STRILEC SCHATILOFF  
 86 OLD MIDDLETOWN RD, PEARL RIVER, NY 10965

SWORN to before me this 04 day of August, 2022

Witness: \_\_\_\_\_  
 (If not witnessed by Building Department personnel, Notary signature is required.) *Liel Riskin*, Notary Public

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 III 24 2025

<b>OFFICIAL USE ONLY:</b>	TOWN OF ORANGETOWN LAND USE BOARDS
Checked by: _____	Date: _____

SWIS	PRINT KEY	NAME	ADDRESS
392489	69.17-1-14	Carol Rindler	63 Old Middletown Rd,Pearl River, NY 10965
392489	69.17-1-15	Aaron S Wertheimer	65 Old Middletown Rd,Pearl River, NY 10965
392489	69.17-1-16	Edward B Doyle	69 Old Middletown Rd,Pearl River, NY 10965
392489	69.17-1-17	James A Zuidema	241 Rockland Rd,Pearl River, NY 10965
392489	69.17-1-18	Joseph V Sgroi	248 Rockland Rd,Pearl River, NY 10965
392489	69.17-1-19	Ronald Marzolla	125 Old Middletown Rd,Pearl River, NY 10965
392489	69.17-1-20	Ralph Capogrosso	127 Old Middletown Rd,Pearl River, NY 10965
392489	69.17-2-47	Mary C Flood	57 Mountainview Ave,Pearl River, NY 10965
392489	69.17-2-49	John M Farah	60 Old Middletown Rd,Pearl River, NY 10965
392489	69.17-4-1	Edwin B Morris	282 Orangeburg Rd,Pearl River, NY 10965
392489	69.17-4-50	Anton Swensen Jr	102 So Mountainview Ave,Pearl River, NY 10965
392489	69.17-4-51	Bernice Nissen	98 S Mountainview Ave,Pearl River, NY 10965
392489	69.17-4-52	Nimisha Shah	92 S Mountainview Av,Pearl River, NY 10965
392489	69.17-4-53	Frank Calise	88 So Mountainview Ave,Pearl River, NY 10965
392489	69.17-4-54	Dolores Hackett	86 S Mountainview Ave,Pearl River, NY 10965
392489	69.17-4-55	Eduardo Rodriguez	80 S Mountainview Ave,Pearl River, NY 10965
392489	69.17-5-2	Lia Di Gregorio	81 S Mountainview Ave,Pearl River, NY 10965
392489	69.17-5-3	Clare Pascocello	83 Mountainview Ave,Pearl River, NY 10965
392489	69.17-5-4	Donald Cinque	101 So Mountainview Av,Pearl River, NY 10965
392489	69.17-5-5	John B Holmboe	107 So Mountainview Av,Pearl River, NY 10965
392489	69.17-5-6	Kevin Faul	111 S Mountainview Ave,Pearl River, NY 10965
392489	69.17-5-7	Jason Levy	115 S Mountainview Ave,Pearl River, NY 10965
392489	69.17-5-30	Nancy Mae Kennedy	130 Old Middletown Rd,Pearl River, NY 10965
392489	69.17-5-31	Charles Perone	124 Old Middletown Rd,Pearl River, NY 10965
392489	69.17-5-32	Robert Lawless	120 Old Middletown Rd,Pearl River, NY 10965
392489	69.17-5-33	Kevin Scruggs	96 Old Middletown Rd,Pearl River, NY 10965
392489	69.17-5-34	Dimitry V Schatiloff	86 Old Middletown Rd,Pearl River, NY 10965
392489	69.17-5-35	Pearl River Property LP	72 Shore Dr,Concord, MA 01742
392489	69.17-5-1.1	Edna Charles	70 Old Middletown Rd,Pearl River, NY 10965
392489	69.17-5-1.2	Matthew Franchino	75 Mountainview Ave,Pearl River, NY 10965

This shows compliance with  
the directive of the board  
in their approval of the  
project in 2023.

(The wall had an extension that  
crossed the property line)



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LAND USE BOARD



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Features selected: 1 [Export All to CSV](#)

*PARCEL DATE:* August 2024  
*PRINT\_KEY:* 69.17-5-34  
*OLD ID:* 40-9-138.33  
*SWIS:* 392489  
*MUNICIPALITY:* ORANGETOWN  
*TOWN:* ORANGETOWN  
*VILLAGE:* N/A  
*ADDRESS:* 86 OLD MIDDLETOWN RD  
*ADDRESS 2:*  
*ALTERNATE ADDRESS:*  
*CITY:* PEARL RIVER  
*STATE:* NY  
*ZIP:* 10965  
*OWNER:* SCHATILOFF DIMITRY V & HELEN  
*ADDITIONAL OWNERS:*  
*DATE OF DEED:* 12/01/1988  
*BOOK-PAGE:* 00267-01968  
*INSTRUMENT:* N/A  
*DEED\_ACRES:* 0.52  
*GIS CALCULATED ACRES:* 0.51756039  
*REQUIRES GML\_REVIEW:* NO  
*ROW - PALISADES INTERSTATE PARKWAY:* NO  
*ROW - NYS THRUWAY:* NO  
*COUNTY PARK:* NO  
*ROW COUNTY HWY:* NO  
*ROW NYS HWY:* NO  
*COUNTY REGULATED STREAMS:* NO  
*LONG PATH HIKING TRAIL:* NO  
*NYS PARK:* NO  
*NYS FACILITY:* NO  
*COUNTY FACILITY:* NO  
*VILLAGE BOUNDARY:* NO  
*TOWN BOUNDARY:* NO  
*ORANGE COUNTY BOUNDARY:* NO  
*X LONGITUDE:* 627229  
*Y LATITUDE:* 810279  
*SUBDIVISION MAP:*

**SIDE YARD VARIANCE APPROVED AS MODIFIED WITH CONDITIONS**

To: Helen Strilec Schatiloff  
86 Old Middletown Road  
Pearl River, New York 10965

ZBA #23-33  
Date: September 20, 2023  
Permit # BLDR-1780-22

FROM: ZONING BOARD OF APPEALS: Town of Orangetown

ZBA# 23-33: Application of Helen Strilec Schatiloff for a variance from Zoning Code (Chapter 43) of the Town of Orangetown, Section 3.12, R-15 District, Group M, Column 9 ( Side Yard: 20' required, 11.9' proposed: 13' granted ) for an addition to an existing single-family residence. The premises are located at 86 Old Middletown Road, Pearl River, New York and are identified on the Orangetown Tax Map as Section 69.17, Block 5, Lot 34 in the R-15 zoning district.

Heard by the Zoning Board of Appeals of the Town of Orangetown at a Hearing held on Wednesday, September 20, 2023 at which time the Board made the determination hereinafter set forth.

Helen Strilec Schatiloff appeared and testified.

The following documents were presented:

1. Plans labeled "86 Old Middletown Road, Pearl River, NY Rear Yard Addition" dated 05/30/2023 with the latest revision date of 06/14/2023 signed and sealed by Arben Sela, R.A. ( 1 page)
2. A letter dated September 19, 2023 from Rockland County Sewer District No. 1 signed by Nicholas King, Engineer I.
3. A " No comments at this time" from Dyan Rajasingham, Rockland County Highway Department, dated September 8, 2023.
4. A " No comments at this time , Please send future correspondence for review" from Rockland County Health Department signed by Liz Mello dated August 21, 2023.
5. Three letters from neighbors in support of the application.
6. Eleven pages of construction documents for 86 Old Middletown Road.
7. Two artist sketches of the proposed addition.
8. Six computer generated pictures of the property.

Mr. Sullivan, Chairman, made a motion to open the Public Hearing which motion was seconded by Mr. Bosco and carried unanimously.

On advice of Denise Sullivan, Deputy Town Attorney, counsel to the Zoning Board of Appeals, Mr. Sullivan moved for a Board determination that the foregoing application is a Type II action exempt from the State Environmental Quality Review Act (SEQRA), pursuant to SEQRA Regulations §617.5 (c) (11), (12), (16) and/or (17); which does not require SEQRA environmental review. The motion was seconded by Ms. Castelli and carried as follows: Mr. Bosco, aye; Mr. Sullivan, aye; Mr. Bonomolo, aye; Ms. Castelli, aye; and Mr. Quinn, aye.

Helen Strilec Schatiloff testified that she needs a bathroom on the first level of the house; that after speaking with the architect, she decided to add an insulated garden room with radiant heat and a bathroom with a shower; that in order to accomplish this and still have access to the basement Bilco doors they designed a 6' wide hallway to the garden room, which allows light into the basement area and access to store outside summer furniture at the end of the season; that the garage was built at least 36 years ago but is not original to the house; that the previous owner of the house, Leroy Van Zandt, was an Oil Company Chairman and drove a very large car, and he added onto the rear of the garage to accommodate his car; that the rear of the garage is uneven and damaged by animals and will be repaired and shortened when the addition is being constructed; that she does not need a four foot wide staircase and can change them to a three foot wide stair or whatever meets the New York State Building Code in order to lessen the requested variance; that she wanted that staircase to access the compost bin in the rear of the house and to bring in groceries.

Public Comment:

Ed Pasocello, representing his mom at 83 Mountain View, property that directly abuts the applicant to the east; that he just wants to make sure that the proposed addition does not negatively impact his mother's property; that the rules apply for a reason and should be honored; that this may take away his mothers' privacy and the plans could be scaled back and built without a variance; and he asked if the garage will be remaining

Mike Bosco explained that the stairs are the reason the variance is being requested; and that the applicant stated that she is going to repair the garage which faces the Pasocello's property; and that the location of the addition is such to allow use of the existing Bilco doors into the basement.

The Board had a discussion about the width of the proposed stairway with the applicant and asked the applicant to reduce the width of the stairs to three-foot-wide or the minimum permitted by the New York Building Code in order to reduce the requested side yard from 11.9 to 13 feet.

The applicant agreed to this and to reduce the rear of the garage and repair it with a straight back, decreasing the pre-existing non-conforming set back from zero.

The Board members made personal inspections of the premises the week before the meeting and found them to be properly posted and as generally described on the application.

A satisfactory statement in accordance with the provisions of Section 809 of the General Municipal Law of New York was received.

Mr. Sullivan made a motion to close the Public Hearing which motion was seconded by Ms. Castelli and carried unanimously.

**FINDINGS OF FACT AND CONCLUSIONS:**

After personal observation of the property, hearing all the testimony and reviewing all the documents submitted, the Board found and concluded that the benefits to the applicant if the variance(s) are granted outweigh the detriment (if any) to the health, safety and welfare of the neighborhood or community by such grant, for the following reasons:

1. The requested side yard variance as modified will not produce an undesirable change in the character of the neighborhood or a detriment to nearby properties. The proposed addition is in the rear of the house and does not extend beyond the existing house and the applicant has agreed to decrease the width of the proposed staircase from four foot to three foot (or that permitted width of stairs according to NYS Building Code) in order to decrease the requested side yard variance from 11.9' to 13'. The applicant also agreed to repair the pre-existing non-conforming detached garage and remove part of the rear of the building that is in need of repair and rebuild it squared off to provide a 1'4" distance from the rear property line.
2. The requested side yard variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. The proposed addition is in the rear of the house and does not extend beyond the existing house and the applicant has agreed to decrease the width of the proposed staircase from four foot to three foot (or that permitted width of stairs according to NYS Building Code) in order to decrease the requested side yard variance from 11.9' to 13'. The applicant also agreed to repair the pre-existing non-conforming detached garage and remove part of the rear of the building that is in need of repair and rebuild it squared off to provide a 1'4" distance from the rear property line.

3. The benefits sought by the applicant cannot be achieved by other means feasible for the applicant to pursue other than by obtaining variances.
4. The requested side yard variance although substantial, and affords benefits to the applicant that are not outweighed by the detriment, if any, to the health, safety and welfare of the surrounding neighborhood or nearby community. The proposed addition is in the rear of the house and does not extend beyond the existing house and the applicant has agreed to decrease the width of the proposed staircase from four foot to three foot (or that permitted width of stairs according to NYS Building Code) in order to decrease the requested side yard variance from 11.9' to 13'. The applicant also agreed to repair the pre-existing non-conforming detached garage and remove part of the rear of the building that is in need of repair and rebuild it squared off to provide a 1'4" distance from the rear property line.
5. The applicant purchased the property subject to Orangetown's Zoning Code (Chapter 43) and is proposing a new addition and/or improvements, so the alleged difficulty was self-created, which consideration was relevant to the decision of the Board of Appeals, but did not, by itself, preclude the granting of the area variance.

**DECISION:** In view of the foregoing and the testimony and documents presented, the Board **RESOLVED** that the application for the requested side yard variance as **MODIFIED** to 13' is **APPROVED**; and **FURTHER RESOLVED**, that the applicant will repair and reduce the rear of the pre-existing non-conforming garage to permit a 1'4" and 1' 3' rear yard; and **FURTHER RESOLVED**, that such decision and the vote thereon shall become effective and be deemed rendered on the date of adoption by the Board of the minutes of which they are a part.

**General Conditions:**

(i) The approval of any variance or Special Permit is granted by the Board in accordance with and subject to those facts shown on the plans submitted and, if applicable, as amended at or prior to this hearing, as hereinabove recited or set forth.

(ii) Any approval of a variance or Special Permit by the Board is limited to the specific variance or Special Permit requested but only to the extent such approval is granted herein and subject to those conditions, if any, upon which such approval was conditioned which are hereinbefore set forth.

(iii) The Board gives no approval of any building plans, including, without limitation, the accuracy and structural integrity thereof, of the applicant, but same have been submitted to the Board solely for informational and verification purposes relative to any variances being requested.

(iv) A building permit as well as any other necessary permits must be obtained within a reasonable period of time following the filing of this decision and prior to undertaking any construction contemplated in this decision. To the extent any variance or Special Permit granted herein is subject to any conditions, the building department shall not be obligated to issue any necessary permits where any such condition imposed should, in the sole judgment of the building department, be first complied with as contemplated hereunder. Occupancy will not be made until, and unless, a Certificate of Occupancy is issued by the Office of Building, Zoning and Planning Administration and Enforcement which legally permits such occupancy.

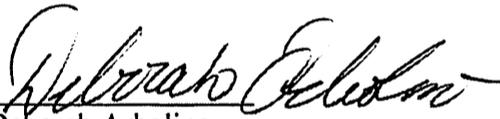
(v) Any foregoing variance or Special Permit will lapse if any contemplated construction of the project or any use for which the variance or Special Permit is granted is not substantially implemented within one year of the date of filing of this decision or that of any other board of the Town of Orangetown granting any required final approval to such project, whichever is later, but in any event within two years of the filing of this decision. Merely obtaining a Building Permit with respect to construction or a Certificate of Occupancy with respect to use does not constitute "substantial implementation" for the purposes hereof.

The foregoing resolution to approve the application for the requested side yard variance as MODIFIED to 13' is APPROVED with the SPECIFIC CONDITION that the applicant will repair and reduce the rear of the pre-existing non-conforming garage to permit a 1'4" and 1' 3' rear yard; was presented and moved by Mr. Bonomolo, seconded by Ms. Castelli and carried as follows: Mr. Bosco, aye; Mr. Bonomolo, aye; Mr. Sullivan, aye; Ms. Castelli, aye; and Mr. Quinn, aye.

The Administrative Aide to the Board is hereby authorized, directed and empowered to sign this decision and file a certified copy thereof in the office of the Town Clerk.

DATED: September 20, 2023

ZONING BOARD OF APPEALS  
TOWN OF ORANGETOWN

By   
Deborah Arbolino  
Administrative Aide

DISTRIBUTION:

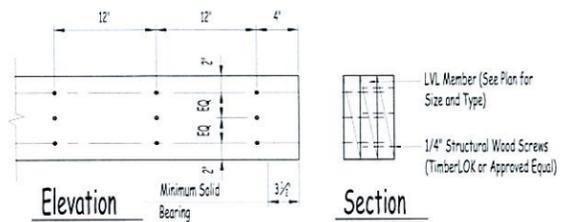
APPLICANT  
ZBA MEMBERS  
SUPERVISOR  
TOWN BOARD MEMBERS  
TOWN ATTORNEY  
DEPUTY TOWN ATTORNEY  
OBZ/P&E  
BUILDING INSPECTOR-G.M.

TOWN CLERK  
HIGHWAY DEPARTMENT  
ASSESSOR  
DEPT. of ENVIRONMENTAL  
MGMT. and ENGINEERING  
FILE,ZBA, PB  
CHAIRMAN, ZBA, PB, ACABOR

TOWN CLERK'S OFFICE  
2023 SEP 26 P 12:50  
TOWN OF ORANGETOWN





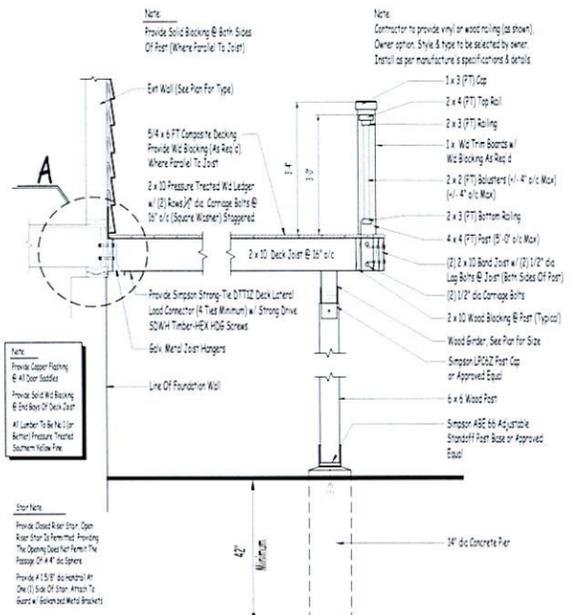


**Elevation**  
Minimum Solid Bearing: 3 3/4"

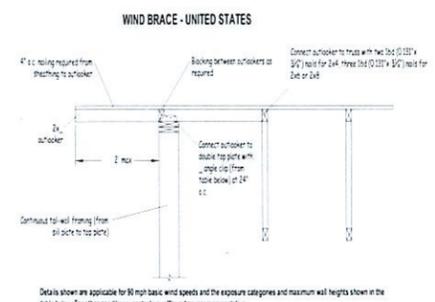
**Section**

**Note:**  
LVL = Laminated Veneer Lumber  
By Trus-Joist MacMillan Refer To Plan for Type (Micro or Parallel)

**LVL Beam Detail**  
Scale: 1" = 1'-0"



**Wood Deck Detail**  
Scale: 1/2" = 1'-0"



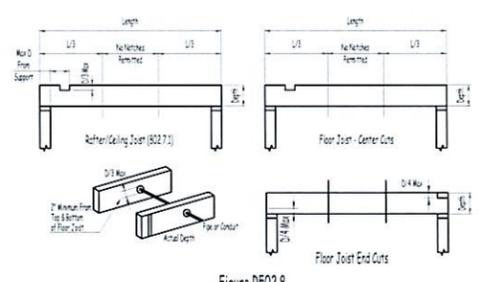
**WBS Applicability**

Exposure	Max. WBS Height
0	25'
B 1	25'

**Lateral Connection - Angle Clips**

Type	Nails	Connector Length (L)
Simon Strong Tie*		
A35	Twelve 6d (0.131" x 1 1/2")	4 1/2"
A33	Eight 10d (0.148" x 1 1/2")	2 1/2"
USP Structural Connector*		
A3	Eight 10d (0.148" x 1 1/2")	2 1/2"
A37	Eight 10d (0.148" x 1 1/2")	6 1/2"
A39	Two 10d (0.148" x 1 1/2")	8 1/2"



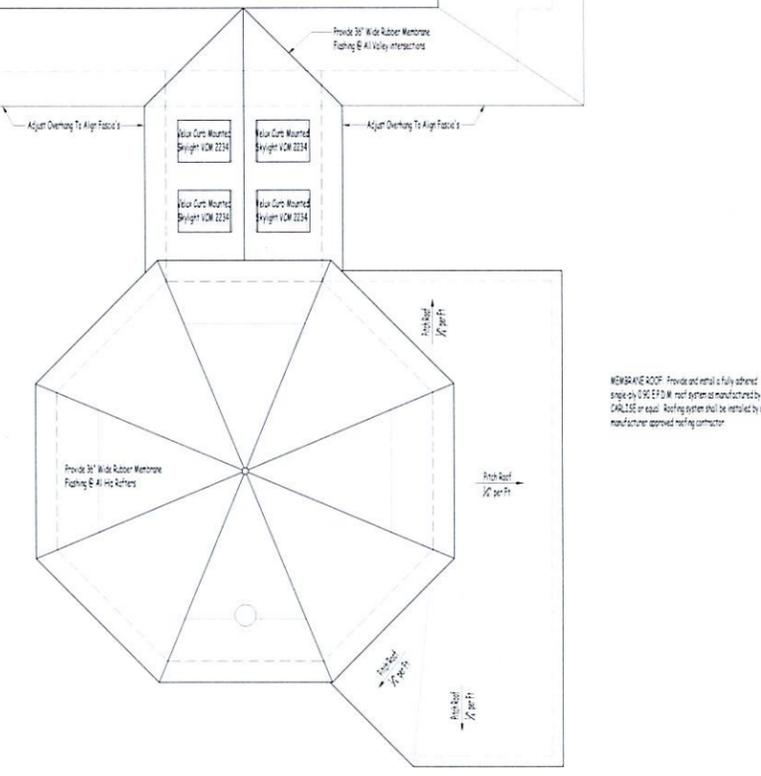
**Figure R502.8**  
Cutting, Notching and Drilling

**FLOOR JOIST DRILLING AND NOTCHING**  
R502.8.1 Saw Lumber  
Notches in solid member joists, rafters and beams shall not exceed one-sixth of the depth of the member. Notches shall not be located in the middle one-third of the span. Notches at the ends of the member shall not exceed one-fourth the depth of the member.  
The tension side of members 4 inches (102 mm) or greater in thickness shall not be notched except at the ends of the members. The diameter of holes bored or cut into members shall not exceed one-third the depth of the member. Holes shall not be closer than 2 inches (51 mm) to the top or bottom of the member or to any other hole located in the member. Where the member is also notched, the hole shall not be closer than 2 inches (51 mm) to the notch.

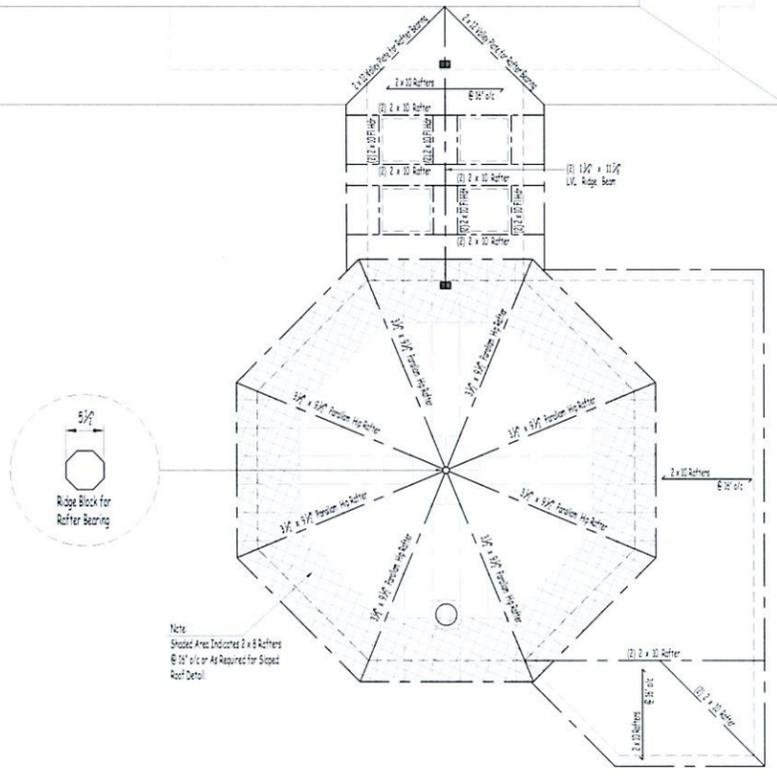
1/8" Depth Of 2x10 (Actual) = 3 1/8"  
 1/4" Min. To Hole  
 3/16" Min. Diameter Hole  
 1/4" Min. To Hole  
 Drilling for 2 x 10 Floor Joist

**RECEIVED**  
**AUG 27 2025**  
**TOWN OF ORANGETOWN**  
**LAND USE BOARDS**

one inch = one foot  
 three quarters inch = one foot  
 one half inch = one foot  
 three eighths inch = one foot  
 one quarter inch = one foot  
 one eighth inch = one foot



**Roof Plan**  
Scale: 1/4" = 1'-0"



**Roof Framing Plan**  
Scale: 1/4" = 1'-0"

**Michael R. Berta, AIA**  
Architecture & Planning  
7 Robert Rd. Poughkeepsie, NY 12603  
(845) 489-1638  
www.mrbarchitects.com - mike@mrbarchitects.com



Date: \_\_\_\_\_  
Revision: \_\_\_\_\_

**Roof & Roof Framing Plan and Details**  
Proposed Addition / Alteration To Residence For  
**Ms. Helen Strilec Schatloff**  
66 Old Middlebrook Rd.  
Peart River, New York 10965

Date: April 16, 2025  
 Job No: 2024-045  
 Scale: As Noted  
 Drawing: **A-120**  
 Of: Four

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