

ZONING BOARD OF APPEALS

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

Date: September 12, 2025

TO: OBAPAE

NYS Dept of Environmental Conservation	Rockland County Drainage
New York State Dept. of Transportation	Rockland County Health
Palisades Interstate Park Commission	Rockland County Planning
NYS Thruway Authority	Rockland County Highway
ACOE	Rockland County Swr Dstrt #1
CSX	Orange and Rockland Utilities
	Veolia

This matter is scheduled for: **October 29, 2025**

Review of Plans: Cook,27 Surrey Court, Pearl River, NY

Section: 69.05 Block: 4 Lot: 8 R-15 Zoning District

Chapter 43, R-15 District, Group M, Section 3.12,Column 8(front yard:30' required, with 27.6' proposed), Column 9 (side yard: 20' required, with 13.1' proposed), and from Column 10 (total side yard: 50' required, with 38.8' proposed), for a two-story addition, and a covered porch at an existing single-family residence. The premises are located at 27 Surrey Court, Pearl River, New York and identified on the Orangetown Tax Map as Section 69.05, Block 4, Lot 8, 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: October 29, 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, October 29, 2025.**
Kindly forward your completed review to this office BEFORE October 29, 2025

Reviewing Agency_____

Name:_____Date:_____

Signature: _____

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

Name of Municipality: TOWN OF ORANGETOWN Date Submitted: _____

LAND USE BOARD APPLICATION

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

PERMIT#: BIDR-7533-25
ASSIGNED
INSPECTOR: Dam

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

Project Name: Cook

Street Address: 27 Surrey Ct. Pearl River, NY 10965

Tax Map Designation:

Section: 69.05 Block: 4 Lot(s): 8
 Section: _____ Block: _____ Lot(s): _____

Directional Location:

On the West side of Surrey Ct., approximately
300 feet North of the intersection of Strawberry Place, in the
 Town of ORANGETOWN in the hamlet/village of Pearl River.

Acreage of Parcel <u>.38</u>	Zoning District <u>R-15</u>
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>Veola</u>	Sewer District <u>Orangetown</u>

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

2 story addition, covered front porch and interior alterations

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

Date: 8/22/25 Applicant's Signature: [Handwritten Signature]

RECEIVED

AUG 22 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? no
- 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 2,173 gsf
- 2) Total square footage 3,218 gsf
- 3) Number of dwelling units one

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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AUG 22 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: 7/16/25 Section: 69.05 Block: 4 Lot: 8
Applicant: Cook
Address: 27 Surrey Ct. Pearl River
RE: Application Made at: Same

Referred For: Ch 43. sec. 3.12 R-15 Group M

Column #8 Required Front Yard 30' / 27.6' Proposed
Column #9 Required Side Yard 20' / 13.1' Proposed
Column #10 Required Total Side Yard 50' / 38.8' Proposed

Three variances needed

Comments: Two story addition, Covered front porch and interior renovations

Dear Cook :

Please be advised that the Building Permit Application # 7533-25, which you submitted on 7/7/22, 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

RECEIVED

AUG 22 2025

TOWN OF ORANGETOWN
LAND USE BOARDS

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

7-17-25

Date
CC: Katlyn Bettmann
Elizabeth Decort

APPLICATION FOR BUILDING/DEMOLITION PERMIT

APPLICANT MUST COMPLETE OR APPLICATION WILL NOT BE ACCEPTED

ZONING BULK REQUIREMENTS			
Zone: R15	Group: M	Use: single family	
	Required	Existing	Proposed
Floor area ratio	0.20	0.13 (2,173 SF)	0.19 (3,218 SF)
Lot area	15,000	17,278	NC
Lot width	100	103.7	NC
Street frontage	75	140.8	NC
Front yard setback	30	32.9	27.6
Side yard setback	20	25.1	13.1
Total side yard setback	50	50.8	38.8
Rear yard setback	35	85.2	NC
Maximum building height	12"/ft	20.2'	NC

Number of stories: 2 Construction Type: 5b Occupancy Class: R-3

Zoning Chart Information Completed by: KIER LEVESQUE

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 Orangetown

I, Kier B. Levesque 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

Kier B. Levesque
 Kier B. Levesque Architect
 49 Third Ave.
 Nyack, NY 10960

SWORN to before me this 7th day of July, 20 25

Witness: [Signature]
 (If not witnessed by Building Department personnel, Notary signature is required.)

_____, Notary Public

OFFICIAL USE ONLY:	
Checked by: _____	Date: _____
Permit Granted for: _____	RECEIVED
_____	AUG 22 2025
_____	TOWN OF ORANGETOWN LAND USE BOARDS
Signature: _____	Date: _____
Director, OBZPAE	

RECEIVED

SEP 09 2025

TOWN OF ORANGETOWN
BUILDING DEPARTMENT



27 SURREY CT.

-EAST

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SEP 09 2025
TOWN OF ORANGETOWN
BUILDING DEPARTMENT



RECEIVED

SEP 09 2025

TOWN OF ORANGETOWN
BUILDING DEPARTMENT



WEST

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SEP 09 2025

TOWN OF ORANGETOWN
BUILDING DEPARTMENT

SOUTH NEIGHBOR

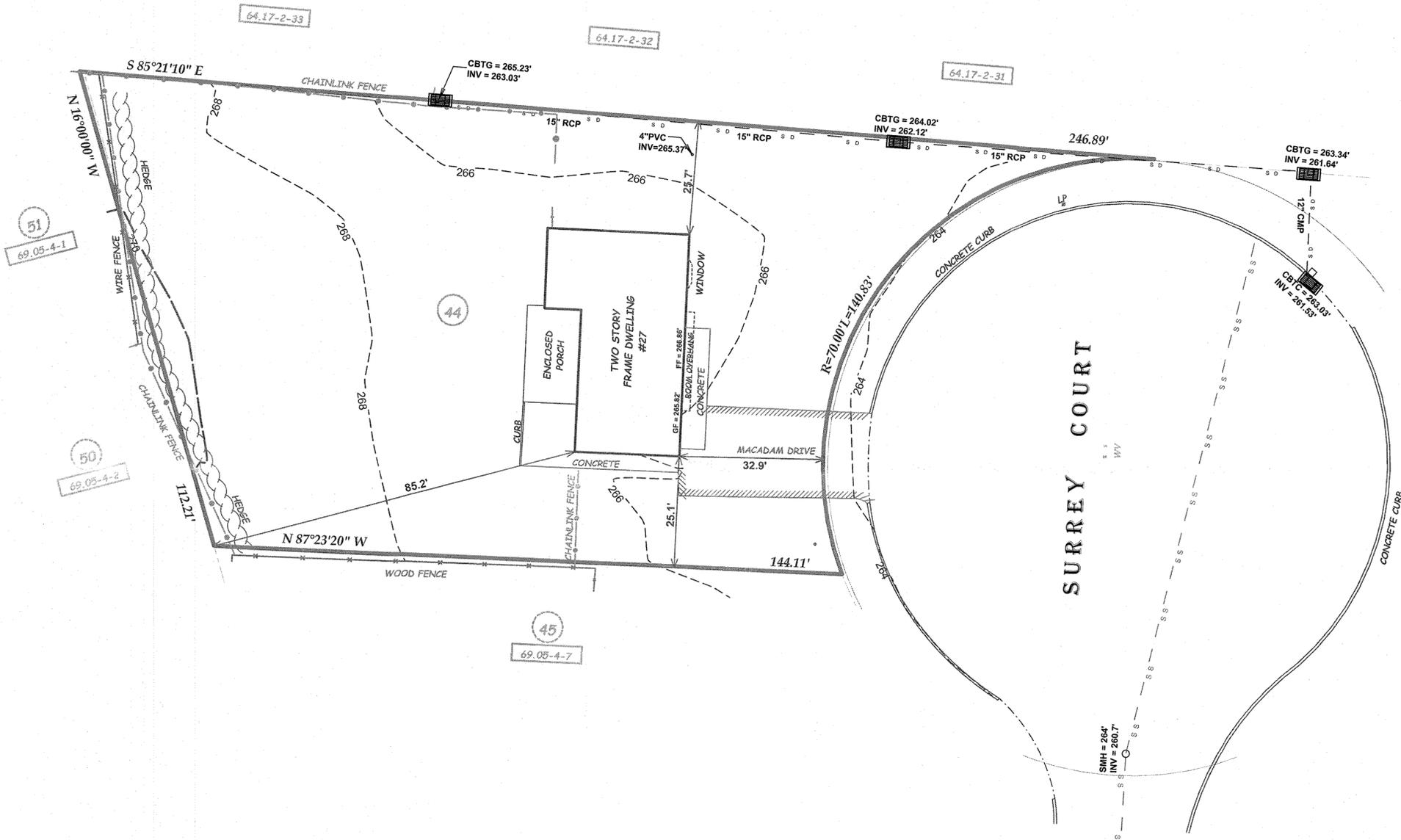
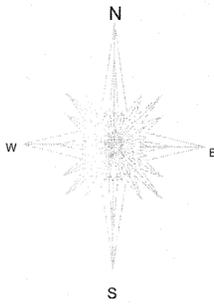


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SEP 09 2025

TOWN OF ORANGETOWN
BUILDING DEPARTMENT

NORTH NEIGHBOR



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.

LOT AREA = 17,278.83 SQUARE FEET
 BEING LOT 44 ON A CERTAIN MAP ENTITLED
 "SUBDIVISION OF PROPERTY OF STRAWBERRY HILL SEC. 2A"
 FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE
 AS MAP #2798 BOOK #62 PAGE #8 ON 08/31/1960.

RECEIVED
 SEP 09 2025
 TOWN OF ORANGETOWN
 CLERK'S OFFICE

TAX MAP DESIGNATION: 69.05-4-8
 SURVEY FOR
27 SURREY CT

TOWN OF ORANGETOWN, ROCKLAND COUNTY
 PEARL RIVER, NEW YORK
 APRIL 7, 2025 SCALE: 1" = 20'

0 20 40 60

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

Anthony R. Celentano LIC#50633

Town of Orangetown
 MEETING OF:
 OCT 29 2025
 ZONING BOARD OF APPEALS

REFERENCES:

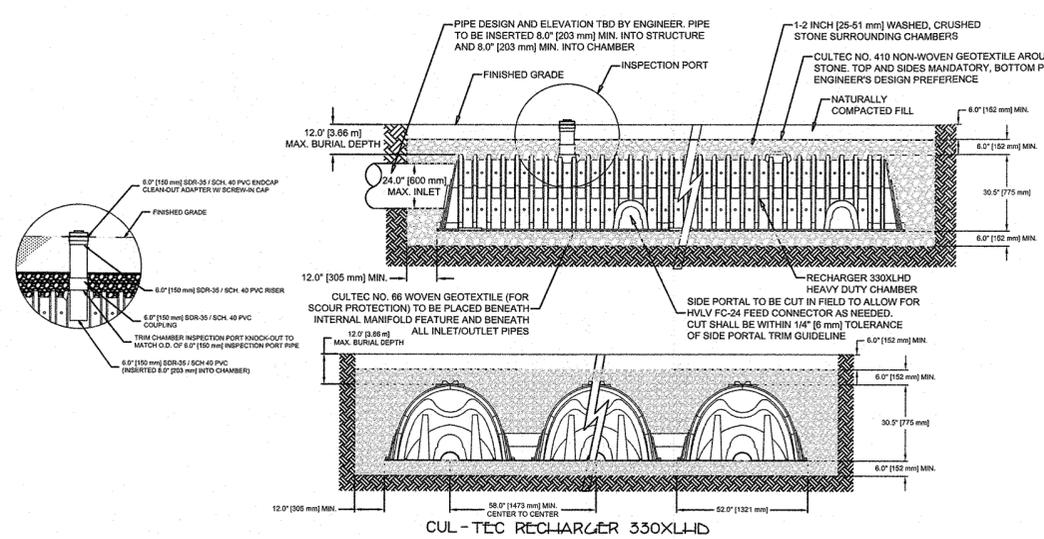
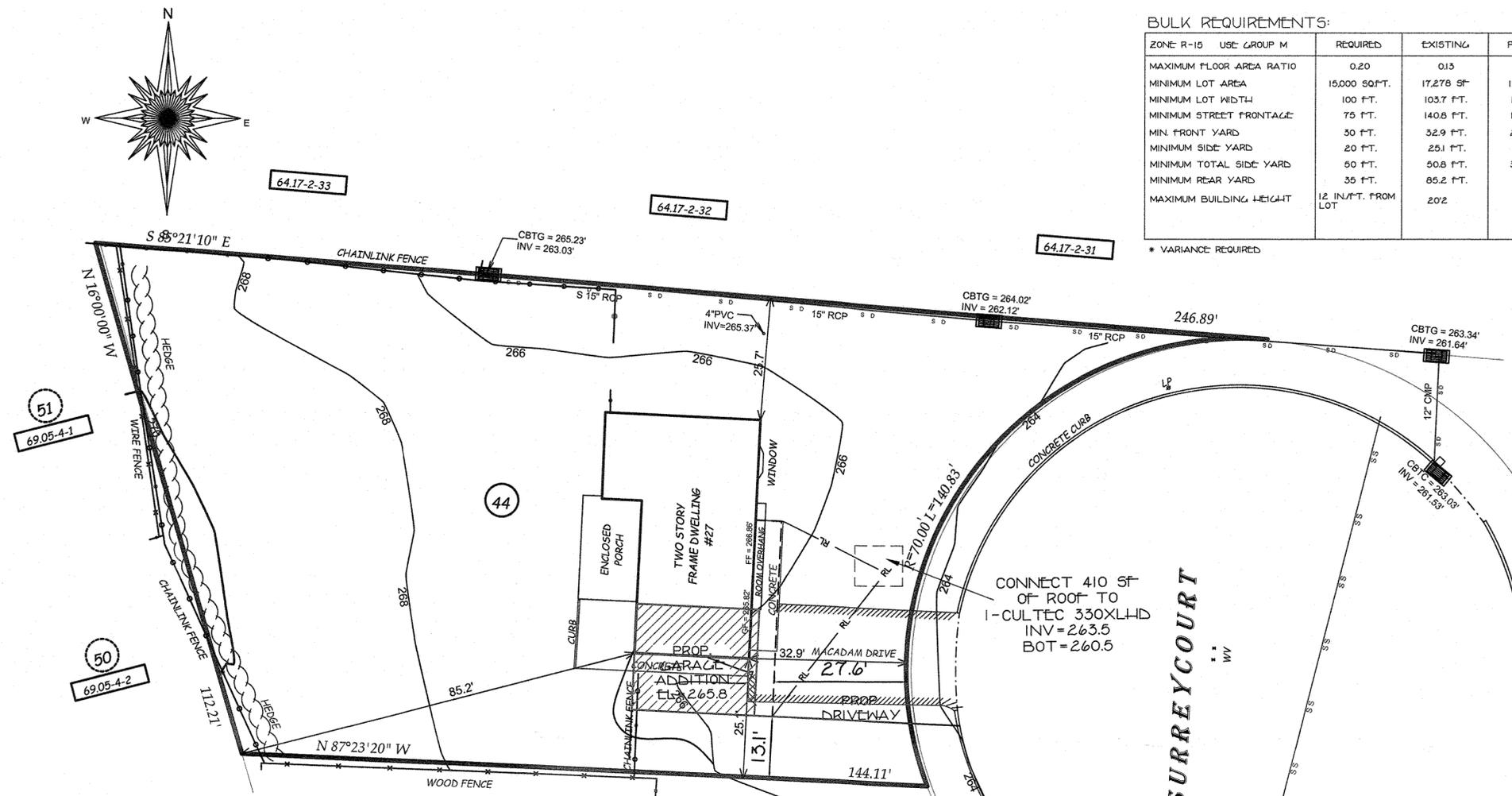
ALL BOUNDARY INFORMATION IS REFERENCED FROM A SURVEY PREPARED BY ANTONIO R. CELENTANO, PLS DATED NOVEMBER 8, 2019, PROVIDED BY THE HOMEOWNER.

Storage Design:	
Soils: Chesire "B"	
Development size =	0.0094 Acre
Undeveloped SCS Cune No. =	74.0000
Developed SCS Cune No. =	98.0000
1. Select Design Storm	
100 year, 24-hour	9.3000
2. Type of subsurface disposal system:	
Cultec system with crushed stone	
3. Determine Percolation Rate:	
Percolation Rate:	
Drop	1.0000 inches
Time	30.0000 minutes
a. Area of Percolation (Ap):	
Surface area of Cylinder	
Ac=Pi*Di*H	
Di	1.0000 foot
H	8.5000 inches
Ac	2.2263 Ft ²
Bottom Area	
Ab=Pi*r ²	
Ab	0.7854 Ft ²
Volume of Percolation:	
Ap=Ac+Ab	
Ap	3.0107 Ft ²
Vp=Ab*H	
Vp	0.0854 Ft ³
Soil Percolation Rate	
Sr=volume/area/time	0.0007 Ft ³ /Ft ² /Min.
Sr	1.0435 Ft ³ /Ft ² /day
Sr	0.7826 Ft ³ /Ft ² /day
4. Calculate Required Storage Volume:	
100yr, 24 hour rainfall=	9.3000 inches
From Table 2-1 of TR-55	
Existing CN=	74.0000 therefore depth V _r = 6.11 inches
Proposed CN=	98.0000 therefore depth V _r = 9.10 inches
Delta V _r =	2.9900 inches
V _s =delta V _r *Area	
V _s	102.1583 Ft ³
5. Calculate Volume per Cultec Unit:	
Cul-tec 330XLHD	
V _u =	79.2800 Ft ³ Per Manuf.
6. Calculate 24-hour percolation volume per unit (V _p):	
V _p =Bottom of cultec/soil percolation rate(Sr)	
V _p	45.3050 per unit
V _p	35.4561 Ft ³ /day/cultec
7. Calculate the total 24-hour Volume per cultec (V _t):	
V _t =Volume of cultec(V _u)/percolation volume(V _p)	
V _t	114.7161 Ft ³
8. Determine number of cultec required (DW _r):	
DW _r =Req. Volume of Storage(V _s)/Total Vol. per cultec(V _t)	
DW _r	0.9
DW _r	USE 1

BULK REQUIREMENTS:

ZONE R-15	USE GROUP M	REQUIRED	EXISTING	PROPOSED
MAXIMUM FLOOR AREA RATIO		0.20	0.15	0.19
MINIMUM LOT AREA		15,000 SQ.FT.	17,278 SF	17,278 SF
MINIMUM LOT WIDTH		100 FT.	103.7 FT.	103.7 FT.
MINIMUM STREET FRONTAGE		75 FT.	140.8 FT.	140.8 FT.
MIN. FRONT YARD		50 FT.	52.9 FT.	27.6 FT.*
MINIMUM SIDE YARD		20 FT.	25.1 FT.	13.1 FT.*
MINIMUM TOTAL SIDE YARD		50 FT.	50.8 FT.	58.8 FT.*
MINIMUM REAR YARD		35 FT.	85.2 FT.	85.2 FT.
MAXIMUM BUILDING HEIGHT	12 INJ/T. FROM LOT	20'2	20'2	20'2

* VARIANCE REQUIRED



NOTES:

1. SET PIT IN 8.5'x10.5' OVERALL EXCAVATION, BACKFILL WITH ALL CLEAN STONE.
2. 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.
3. PERCOLATION TEST REQUIRED PRIOR TO INSTALLATION.

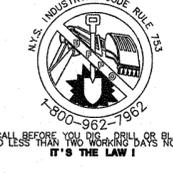
CULTEC UNIT MAINTENANCE NOTES

1. CUL-TEC UNITS SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS ON WHICH THEY ARE SITUATED.
2. SAID OWNERS SHALL INSPECT CUL-TEC UNITS ON A TWICE YEARLY BASIS AND REMOVE ANY ACCUMULATED SEDIMENT (OR AFTER ANY SIGNIFICANT STORM).
3. 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.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS PLAN IS A VIOLATION OF SECTION 72.09(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.

CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

USE OF UNSEALED THIS DOCUMENT IN ANY COURT, FILING WITH THE OFFICE IS AN UNAUTHORIZED VIOLATION OF FEDERAL LAWS.



UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL CALL THE LOCAL UNDERGROUND UTILITIES PROTECTIVE ORGANIZATION TO HAVE ALL UNDERGROUND UTILITIES MARKED IN THE FIELD PRIOR TO ANY CLEARING OR ANY CONSTRUCTION. THE CONTRACTOR SHALL ALSO VERIFY THE LOCATION, SIZE, AND INVERT OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. ANY UTILITY FOR WHICH NO EVIDENCE CAN BE SEEN ON THE SURFACE OF THE LANDS MAY NOT BE SHOWN ON THIS DRAWING.

PLOT PLAN FOR
27 SURREY CT.
HAMLET OF PEARL RIVER
TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK

RECEIVED
AUG 2 2 2025

TOWN OF ORANGETOWN
LAND USE BOARDS

Town of Orangetown
MEETING OF:

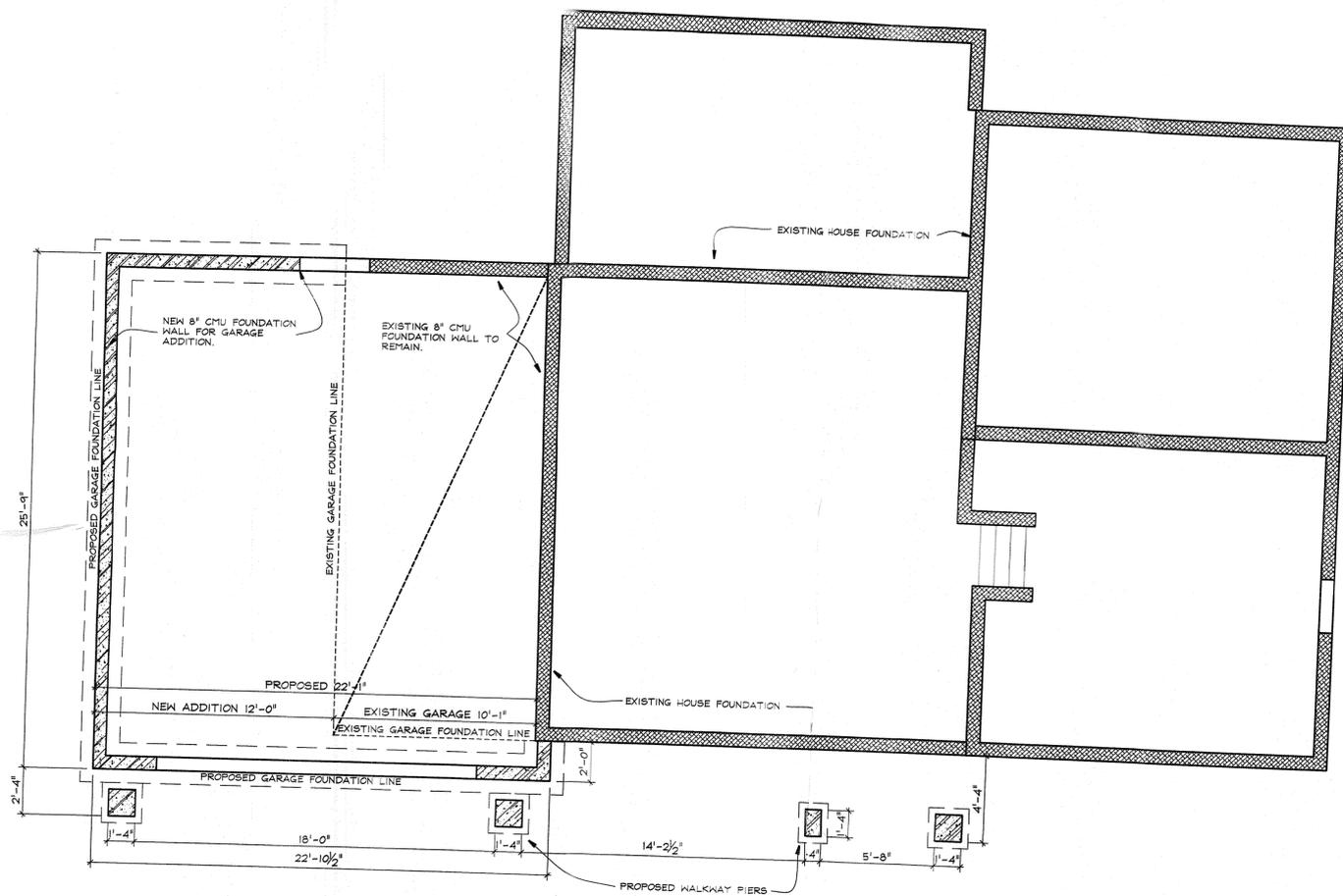
OCT 29 2025

1 8/19/25 REVISE

ZONING BOARD OF APPEALS

PAUL GDANSKI, P.E., PLLC
3512 WHITTIER COURT
MAHWAH, NEW JERSEY 07430
(917) 418-0999
EMAIL: PGSKI@EARTH.LINK.NET

27SURREY
6/26/25
1"=20'



① FOUNDATION PLAN
 A1 1/4" = 1 FOOT



CONSTRUCTION LEGEND	
	NEW CONSTRUCTION STUD WALL
	NEW CMU FOUNDATION WALLS
	2x4 OR 2x6 GANG STUD POST. GANG STUD POSTS TO BE BUILT UP TO FULL WITH OF BEAM AND HAVE CONTINUOUS BEARING TO FOUNDATION BELOW. NAIL GANG STUDS FROM BOTH SIDES WITH 10d COMMON NAILS AT 6" OC.
	BEAM OR HEADER LOCATION
	JOIST OR RAFTER SPACING DENOTES LUMBER DIRECTION, SIZE AND SPACING
	DETAIL OR SECTION CALL: DETAIL # SHEET #
	FIBERGLASS INSULATION BATTS IN STUD CAVITY. INSTALL R-21 BATTS IN 2x6 WALLS & R-15 IN 2x4 WALLS.

COOK RENOVATION
 27 SURREY COURT
 PEARL RIVER, N.Y.
 1 0 9 6 5

NY LICENSE # 15938
KIER B. LEVESQUE, R.A.
 ARCHITECT
 49 THIRD AVENUE
 NYACK, NEW YORK 10960
 845-358-2359

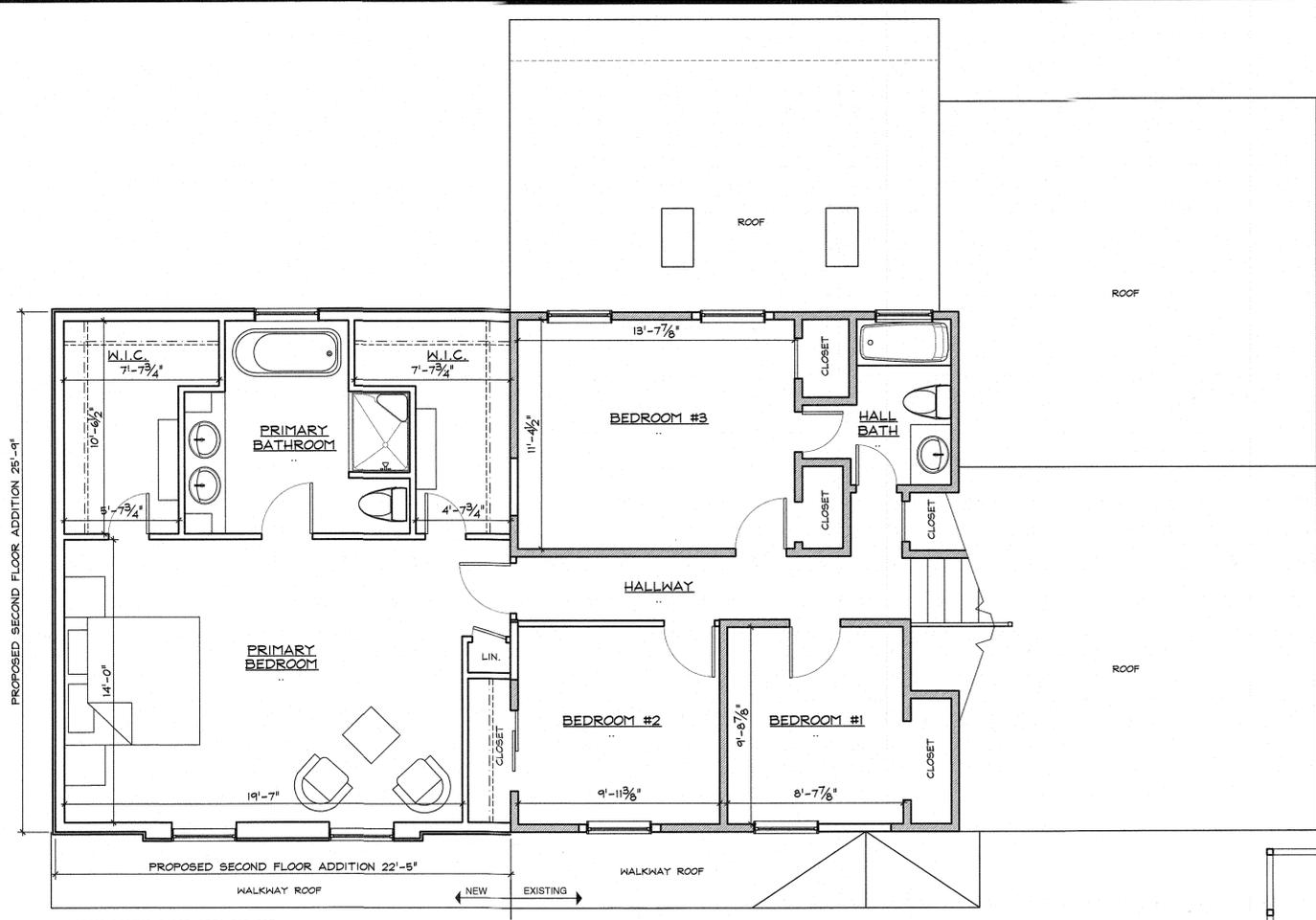
FOUNDATION PLAN

Town of Orangetown
 MEETING OF:
 OCT 9 9 2025
 ZONING BOARD OF APPEALS
 RECEIVED
 AUG 22 2025
 TOWN OF ORANGETOWN
 LAND USE BOARDS

SCALE AS SHOWN
 DATE JUNE 30, 2025
 JOB NO. 202511
 REVISIONS:

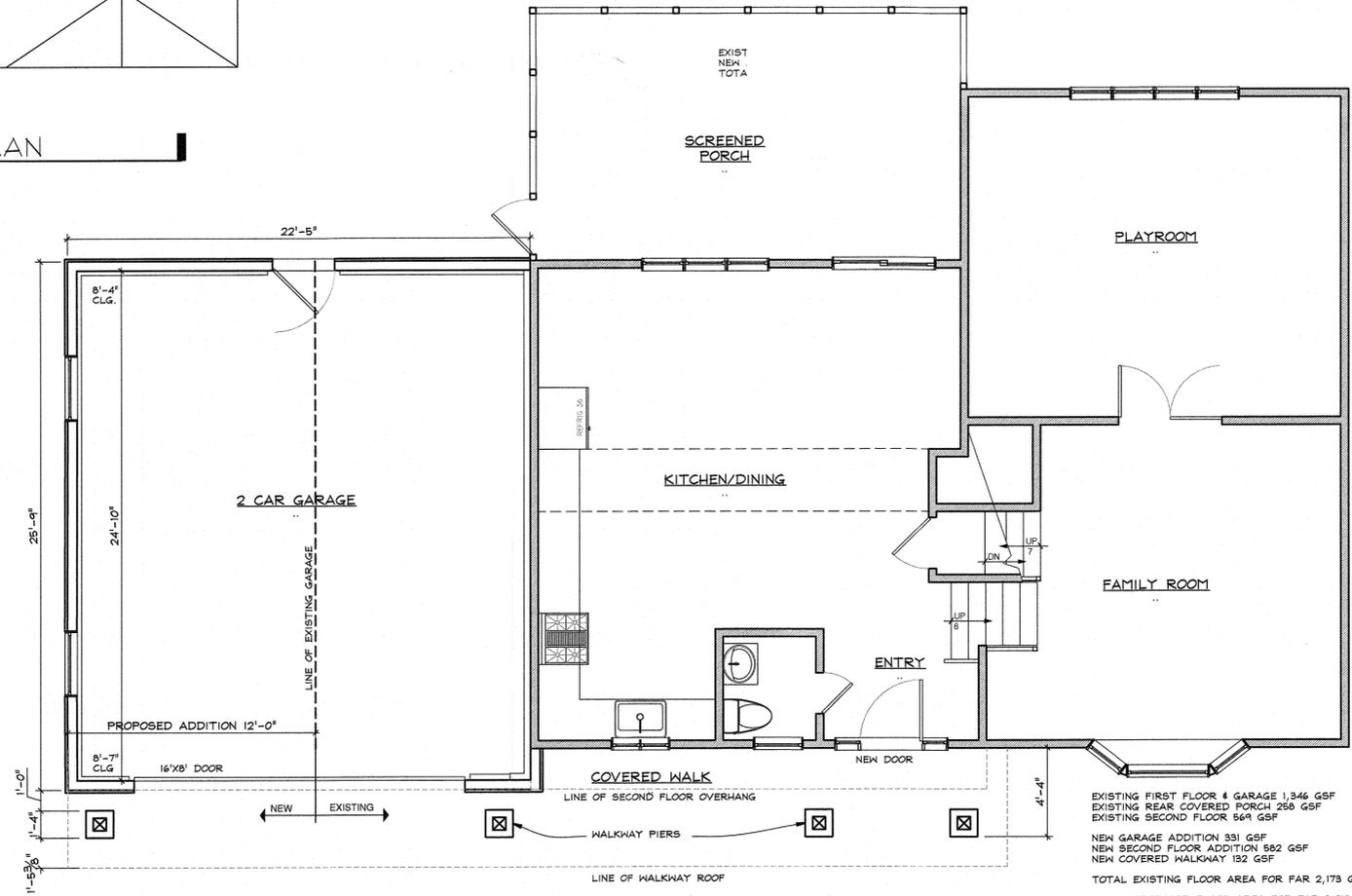


SHEET NO.
A-1



EXISTING SECOND FLOOR AREA 569 GSF
 NEW ADDITION 582 GSF
 TOTAL SECOND FLOOR 1,151 GSF

2 SECOND FLOOR PLAN
 A2 1/4" = 1 FOOT



EXISTING FIRST FLOOR & GARAGE 1,346 GSF
 EXISTING REAR COVERED PORCH 258 GSF
 EXISTING SECOND FLOOR 569 GSF
 NEW GARAGE ADDITION 331 GSF
 NEW SECOND FLOOR ADDITION 582 GSF
 NEW COVERED WALKWAY 132 GSF
 TOTAL EXISTING FLOOR AREA FOR FAR 2,173 GSF
 TOTAL PROPOSED FLOOR AREA FOR FAR 3,218 GSF
 EXISTING FAR 2,173 / 17,278.83 = .13 FAR
 PROPOSED FAR 3,218 / 17,278.83 = .19 FAR
 ALLOWABLE FLOOR AREA FOR FAR 3,456
 NO VARIANCE FOR FAR REQUIRED

1 FIRST FLOOR PLAN
 A2 1/4" = 1 FOOT



CONSTRUCTION LEGEND	
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COOK RENOVATION
 27 SURREY COURT
 PEARL RIVER, N.Y.
 1 0 9 6 5

NY LICENSE # 15938
 KIER B. LEVESQUE, R.A.
 ARCHITECT
 49 THIRD AVENUE
 NYACK, NEW YORK 10960
 845-358-2359

FIRST & SECOND FLOOR PLAN

SCALE AS SHOWN
 DATE JUNE 30, 2025
 JOB NO. 202511
 REVISIONS: SHEET NO.

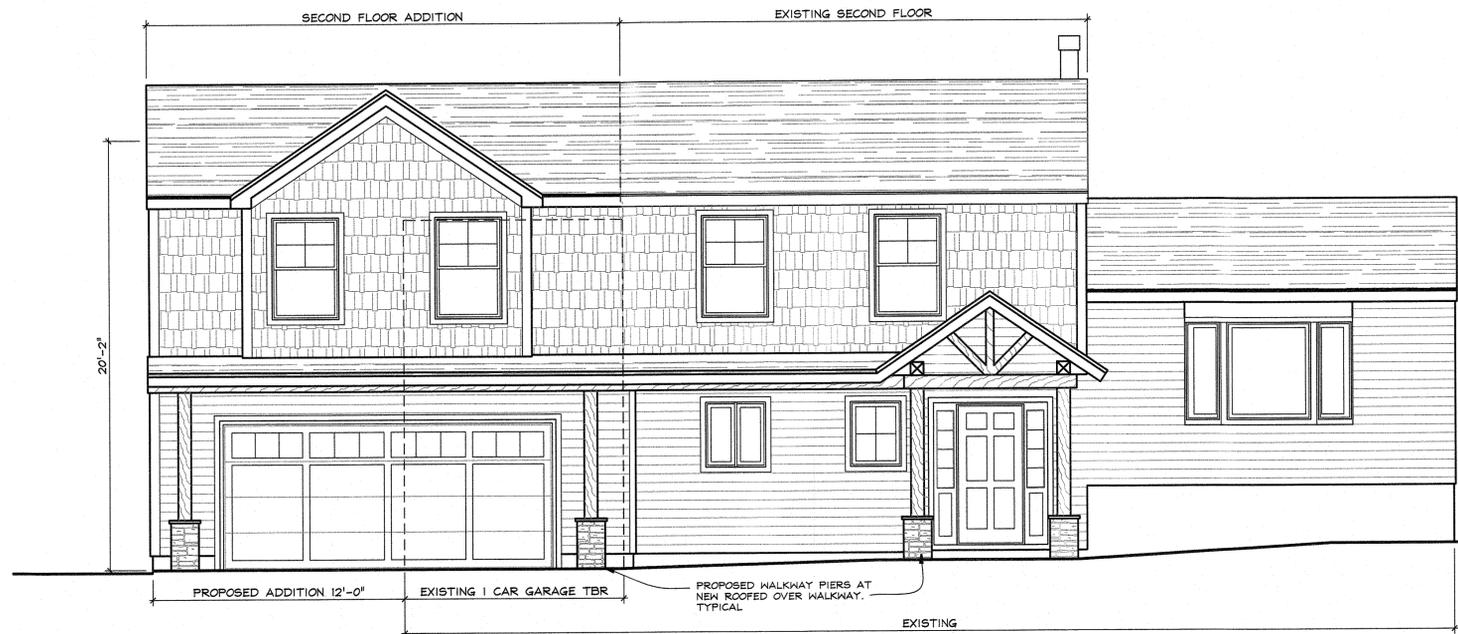
A-2



2 LEFT SIDE ELEVATION
A3 1/4" = 1 FOOT



3 REAR ELEVATION
A3 1/4" = 1 FOOT



1 FRONT (EAST) ELEVATION
A3 1/4" = 1 FOOT

CONSTRUCTION LEGEND	
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COOK RENOVATION
27 SURREY COURT
PEARL RIVER, N.Y.
1 0 9 6 5

NY LICENSE # 15938
KIER B. LEVESQUE, R.A.
ARCHITECT
49 THIRD AVENUE
NYACK, NEW YORK 10960
845-358-2359

ELEVATIONS

SCALE AS SHOWN
DATE JUNE 30, 2025
JOB NO. 202511
REVISIONS:



SHEET NO.
A-3