

ZONING BOARD OF APPEALS

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

Date: February 4, 2026

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

Rockland County Drainage
Rockland County Health
Rockland County Planning
Rockland County Highway
Rockland County Swr Dstrt
Orange and Rockland
Veolia

This matter is scheduled for: March 18, 2026

Review of Plans: Huerta, 63 S. Serven Street, Pearl River, NY

Section 68.19 Block 4 Lot 29 ; RG zone

Chapter 43, Section 3.12, RG District, Group Q, Column 4(floor area ratio: .30 permitted, .33 proposed), Column 8(front yard: 25’ required, 12’ & 5.1’ proposed (Jefferson St./Elwin St.)), Section 5.227(accessory buildings in required rear or side yards), Section 9.34(extension or enlargement of non-conforming use not to increase), for the floor area expansion of an existing non-conforming three family residence, and a detached accessory structure in the front yard, at an existing three-family residence. The premises are located at 63 S. Serven Street, Pearl River, New York and identified on the Orangetown Tax Map as Section 68.19, Block 4, Lot 29 in the RG 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: March 18, 2026

- () Comments attached
- () Received and Comments to be provided prior to meeting date.
- () 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, March 18, 2026.**
Kindly forward your completed review to this office BEFORE March 18, 2026

Reviewing Agency_____

Name:_____Date:_____

Signature: _____

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

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: January 21, 2026

RECEIVED
JAN 21 2026

LAND USE BOARD APPLICATION

TOWN OF ORANGETOWN
LAND USE BOARDS

Please check all that apply:

Commercial Residential

Planning Board Historical Board

Zoning Board of Appeals Architectural Board

Subdivision Consultation

Number of Lots Pre-Preliminary/Sketch

Site Plan Preliminary

Conditional Use Final

Special Permit Interpretation

Variance

Performance Standards Review

Use Variance

Other (specify): _____

PERMIT#: _____

ASSIGNED _____

INSPECTOR: _____

Referred from Planning Board: YES / NO

If yes provide date of Planning Board meeting: _____

Project Name: Huerta 3 Family

Street Address: 63 South Serven Street, Pearl River, New York 10965

Tax Map Designation:

Section: 68.19 Block: 4 Lot(s): 29

Section: _____ Block: _____ Lot(s): _____

Directional Location:

On the North side of Serven Street, approximately 0 feet northwest of the intersection of South Serven St. & Jefferson Ave., in the Town of ORANGETOWN in the hamlet/village of Pearl River.

Acreage of Parcel <u>0.26</u>	Zoning District <u>RG</u>
School District <u>Pearl River</u>	Postal District <u>10965</u>
Ambulance District <u>Pearl river</u>	Fire District <u>Pearl River</u>
Water District <u>Private</u>	Sewer District <u>Orangetown</u>

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

Additions and alterations to existing non-conforming three family house and demolition of existing free-standing garage and construction of new detached two car garage with loft above.

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

Date: 01/31/2025 Applicant's Signature: Pablo Huerta

RECEIVED
JAN 21 2026

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.

RECEIVED

JAN 21 2026

TOWN OF ORANGETOWN
LAND USE BOARD



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

Handwritten initials and date: JH 2/27/26

REFERRAL TO THE ZONING BOARD OF APPEALS

Date: 12/1/25 Section: 68.19 Block: 4 Lot: 29

Applicant: Huerta

Address: 63 S. Serven St. Pearl River NY 10960

RE: Application Made at: same

Referred For:

Chapter 43, Section 3.12 RG Group Q

Column #4 FAR .30 Allowed / .33 Proposed

Column #8 Front Yard 25' Required / 12' and 5.1' Proposed (Jefferson St. / Elwin St.)

Section 5.227 Accessory buildings in required rear or side yards

Section 9.34 Extension or Enlargement of nonconforming use not to Increase

Five (5) Variances Needed

Handwritten note: 50% allowed / 63.6% proposed JH 2/27/26

Comments:

Floor area expansion of Existing Nonconforming 3 family residence

Detached accessory structure in front yard

Dear Huerta:

Please be advised that the Building Permit Application # 8326-25, which you submitted on 11/7/25, 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

Handwritten date: 12/3/25

Date
CC: Katlyn Bettmann
Elizabeth Decort

Katlyn Bettmann

From: Glenn Maier
Sent: Friday, February 27, 2026 10:26 AM
To: Katlyn Bettmann
Cc: Kate Belfiglio
Subject: FW: 25020 HUERTA: 63 SOUTH SERVEN STREET, PEARL RIVER

Katlyn,

Below are the footages from Johnathan for the Huerta project. The % increase comes to 63.6 %.

Glenn E. Maier

Town Of Orangetown
Assistant Building Inspector

845-359-8410 o x4311

gmaier@orangetown.com

From: Jonathan Hodosh <jonathan@hodoshassociates.com>
Sent: Monday, February 23, 2026 10:14
To: Glenn Maier <gmaier@orangetown.com>
Cc: Shanice Bernard <shanice@hodoshassociates.com>
Subject: 25020 HUERTA: 63 SOUTH SERVEN STREET, PEARL RIVER

Hi Glenn,

The current square footage of the 3 family house is: 1,583 s.f.

The proposed addition is: 1,006 s.f.

These numbers do not include the existing porch, which will not be affected by the proposed additon. The existing porch is 220 s.f.

Please let me know if you need any additional information.

Regards,

Jonathan

--

Katlyn Bettmann

From: Palant, Jake <PalantJ@co.rockland.ny.us>
Sent: Wednesday, February 11, 2026 2:22 PM
To: Katlyn Bettmann
Cc: Glenn Maier
Subject: Huerta - 63 Serven Street (GML-26-0077)

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Katlyn,

I am reviewing this application which includes a variance from Section 9.34 for the percent increase of a nonconforming use. I am unable to find in the application materials the percent increase. Do you know if the applicant has this information and would you please be able to provide it?

Thank you,

Jake M. Palant, AICP

Associate Planner

Rockland County Department of Planning

50 Sanatorium Road, Building T

Pomona, NY 10970

Phone: (845) 364-3448

Email: PalantJ@co.rockland.ny.us





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: 12/1/25 Section: 68.19 Block: 4 Lot: 29

Applicant: Huerta

Address: 63 S. Serven St. Pearl River NY 10960

RE: Application Made at: same

Referred For:

Chapter 43, Section 3.12 RG Group Q

Column #4 FAR .30 Allowed / .33 Proposed

Column #8 Front Yard 25' Required / 12' and 5.1' Proposed (Jefferson St. / Elwin St.)

Section 5.227 Accessory buildings in required rear or side yards

Section 9.34 Extension or Enlargement of nonconforming use not to Increase

Five (5) Variances Needed

Comments:

Floor area expansion of Existing Nonconforming 3 family residence

Detached accessory structure in front yard

Dear Huerta:

Please be advised that the Building Permit Application # 8326-25, which you submitted on 11/7/25, 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

RECEIVED

JAN 21 2026

TOWN OF ORANGETOWN
LAND USE BOARDS

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

12/3/25
Date
CC: Katlyn Bettmann
Elizabeth Decort

APPLICATION FOR BUILDING/DEMOLITION PERMIT

APPLICANT MUST COMPLETE OR APPLICATION WILL NOT BE ACCEPTED

ZONING BULK REQUIREMENTS			
Zone: RG	Group: Q	Use: 3 family (predate)	
	Required	Existing	Proposed
Floor area ratio	0.3	0.18	0.33
Lot area	10,000	11,250	11,250
Lot width	75	N/A	N/A
Street frontage	50	75	75
Front yard setback	25/25 (corner lot)	30/27.3	30/27.3
Side yard setback	10	19.4	19.4
Total side yard setback	N/A	N/A	N/A
Rear yard setback	25	70.2	58.2
Maximum building height	1'-4"/ft from lot line (33.34')	9.64"/ft from lot line (24.1')	10.04"/ft from lot line (25.1')

Number of stories: 2.5 Construction Type: 5A Occupancy Class: R-2

Zoning Chart Information Completed by: _____

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

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

I, Pablo Huerta 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

Pablo Huerta
 Pablo Huerta
 63 South Serven Street
 Pearl River, New York 10965

SWORN to before me this 7 day of November, 20 25

Witness: Vergenia Raymond
 (If not witnessed by Building Department personnel, Notary signature is required.)
 _____, Notary Public

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

Signature: _____	Date: _____
Director, OBZPAE	

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Pablo Huerta			
Name of Action or Project: Huerta 3 Family			
Project Location (describe, and attach a location map): Northwest corner of the intersection of Jefferson Avenue and South Serven Street			
Brief Description of Proposed Action: Additions and alterations to existing non-conforming three family house, demolition of existing freestanding one car garage, new two car detached garage with loft above.			
Name of Applicant or Sponsor: Pablo Huerta		Telephone: 347-593-4431 E-Mail: p-david25@live.com	
Address: 63 South Serven Street			
City/PO: Pearl River		State: NY	Zip Code: 10965
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 0.258 acres b. Total acreage to be physically disturbed? _____ 0.112 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 0.258 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

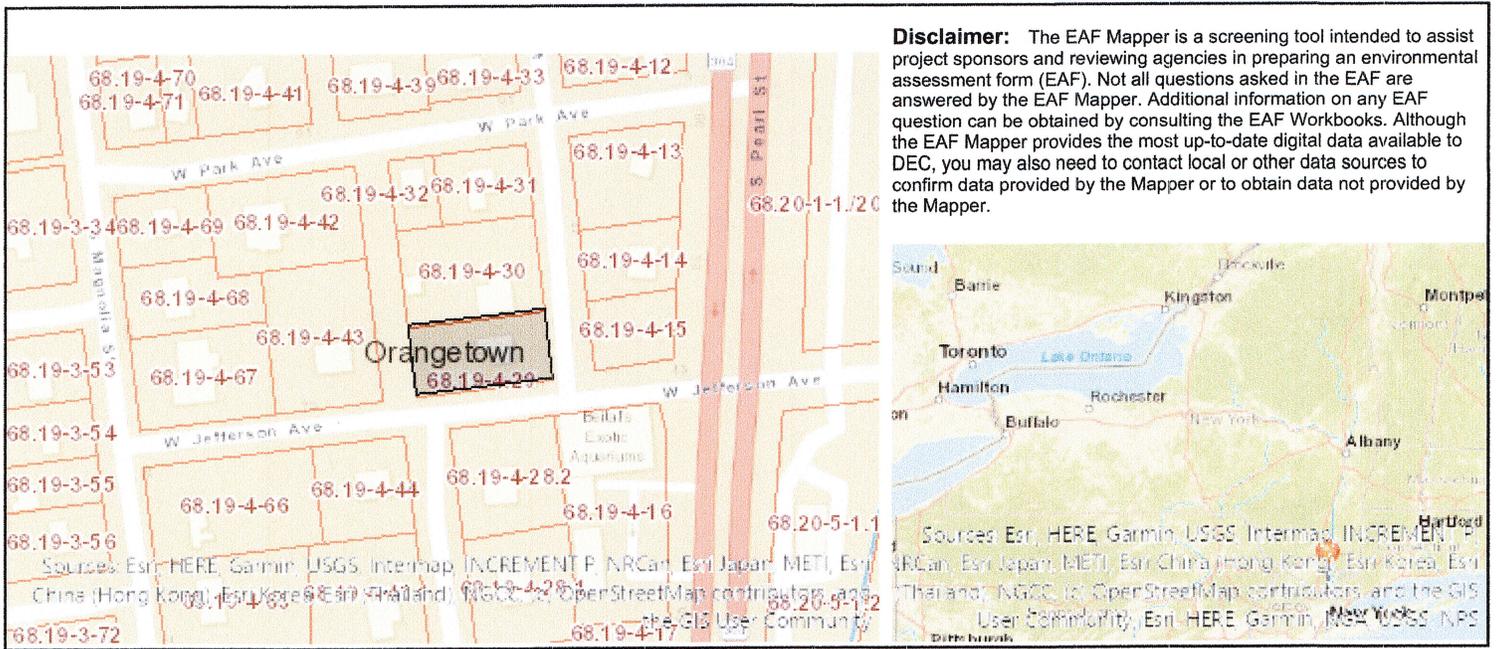
RECEIVED

JAN 21 2026

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

RECEIVED

JAN 21 2026



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

RECEIVED

JAN 21 2026

TOWN OF ORANGETOWN
LAND USE BOARD

Narrative to Orangetown Zoning Board of Appeals

The Huerta 3 Family Residence
63 South Serven Street, New York 10965
Section 68.19, Block 4, Lot 29

January 19, 2026

The applicant is seeking variances to allow expansion of an existing non-conforming Three Family house in an RG zone.

Chapter 43 Zoning, Section 3.12 RG Group Q

Column #4 FAR 0.30 Allowed / 0.33 Proposed

Column #8 Front Yard 25' Required/12' and 5.1' Proposed (Jefferson St./Elwin St.)

Section 5.227 Accessory buildings in required rear or side yards

Section 9.34 Extension or Enlargement of nonconforming use not to increase

Five (5) Variances Needed

The applicant is proposing a first floor addition of a bedroom to an existing efficiency apartment, a partial second floor addition directly above the first floor addition to facilitate the reconfiguration of the second floor apartment and the addition of one bedroom, and a partial attic level addition above the west wing of the house to accommodate a new primary bedroom suite. The applicant is also proposing to remove and replace an existing one car garage located in the required front yard (which requires cars to back directly onto Jefferson Avenue) with a new two car garage with a loft above. The proposed garage and outdoor parking spaces would exit into the driveway and satisfy the requirement for six parking spaces (2 per dwelling unit).

Benefits will be derived from the granting of the variance:

The benefits include the conversion of the first floor efficiency apartment into a one bedroom apartment - effectively improving the quality of life for the tenants of that apartment; the addition of one bedroom to the second floor apartment (with no increase in occupancy – as the applicant and his family live there); and the removal of the existing garage, construction of a new two car garage, and reconfiguration of the existing off street parking (which currently accommodates only three cars and requires cars to back directly onto Jefferson Avenue) which will provide the six parking spaces required by code (2 per dwelling unit) and will allow cars to exit onto the driveway.

There will be no detriment to the health, safety and welfare of the neighborhood by the granting of these three variances.

All governmental services are available to this site and the granting of this variance will not affect the health, safety or welfare of the neighborhood, in that there will be no additional demand on such services - as the number of occupants will not be increased, and there will be no additional traffic.

JAN 21 2026

TOWN OF ORANGETOWN
LAND USE BOARDS

GEORGE HODOSH ASSOCIATES – ARCHITECTS, P.C.

120 North Main Street, Suite 501, New City, New York 10956

845-638-9336 ♦ www.HodoshAssociates.com ♦ Email: info@HodoshAssociates.com

Narrative to Orangetown Zoning Board of Appeals

The Huerta 3 Family Residence
63 South Serven Street, New York 10965
Section 68.19, Block 4, Lot 29

January 19, 2026

The area variances as requested are not substantial.

The Maximum Floor Area Ratio variance requested, 0.33, is the minimal necessary to achieve the desired result (where 0.30 is allowed).

Regarding the proposed two car garage: The Front Yard Setback variance requested (12' where no front setback is established - as accessory buildings are not allowed in front yards) is necessary only because there is no practical way to place the garage anywhere else on the property without minimizing safe outdoor space for the residents. The Front Yard Setback for a principal building is 25', so, in practical terms, 12' for an accessory building would be less substantial than it appears in relation to the zoning code.

The Rear Yard Setback variance requested (5.1' where 25' is required) is not substantial because this is a corner lot and the garage is determined to be in the rear yard because the front door of the house and house address are on South Serven Street. If the house address were on Jefferson Avenue, the required Side Yard Setback would only be 10'. Further, if this were a two-family house and not a 3-family with the same bulk, Chapter 43, Exception 5.227 would apply and the side and rear setbacks would only be 5' - so the requested variation from the code would not be required at all.

There will be no substantial change produced in the character of the neighborhood, nor would a substantial detriment to nearby property owners be created if these variances are allowed.

The proposed addition to the house will not change any existing setbacks with the exception of the proposed deck – which is still within all required setbacks. The proposed addition is no higher than the existing structure and will be consistent in style and proportion to the existing structure and many of the houses in the neighborhood. The proposed garage will be farther from the street than the existing and will be consistent with the style of the existing house.

The alleged benefit sought cannot be achieved any other method feasible other than a variance.

The existing use is existing/nonconforming and any increase in size will require a variance. The existing garage is nonconforming and any replacement on the property would require setback variances due to the location of the existing house (with or without the requested variances).

RECEIVED

JAN 21 2026

TOWN OF ORANGETOWN
LAND USE BOARD

GEORGE HODOSH ASSOCIATES – ARCHITECTS, P.C.

120 North Main Street, Suite 501, New City, New York 10956
845-638-9336 ♦ www.HodoshAssociates.com ♦ Email: info@HodoshAssociates.com

Narrative to Orangetown Zoning Board of Appeals

The Huerta 3 Family Residence
63 South Serven Street, New York 10965
Section 68.19, Block 4, Lot 29

January 19, 2026

There will there be an adverse effect or impact on the physical or environmental conditions in the neighborhood or district if this variance is allowed?

The proposed addition will have no adverse effect on the physical or environmental conditions in the neighborhood because the proposed additions to the house do not result in any change in bulk requirements other than Floor Area Ratio, and the proposed garage and increases in off street parking will eliminate a dangerous situation where cars are currently forced to back out onto Jefferson Avenue.

The alleged difficulty has not been self-created.

The house was built circa 1910 and the applicant purchased it in 2025. The existing garage and off-street parking represent an existing dangerous situation as the cars currently have to back out onto Jefferson Avenue. The proposed garage and parking areas provide a practical solution to this problem. If the garage were not to be replaced and enlarged, the Floor Area Ratio variance would not be required.

Conclusion:

The granting of these variances would be extremely beneficial to the applicant and the neighborhood by allowing the applicant and his family to remain in their home and live comfortably while enhancing the comfort and convenience of the tenants, the appearance of the neighborhood, and the value of his home and adjoining properties. It would also allow the applicant to remedy an existing dangerous parking situation which would enhance not only the safety of the residents of the property, but also of the neighborhood.

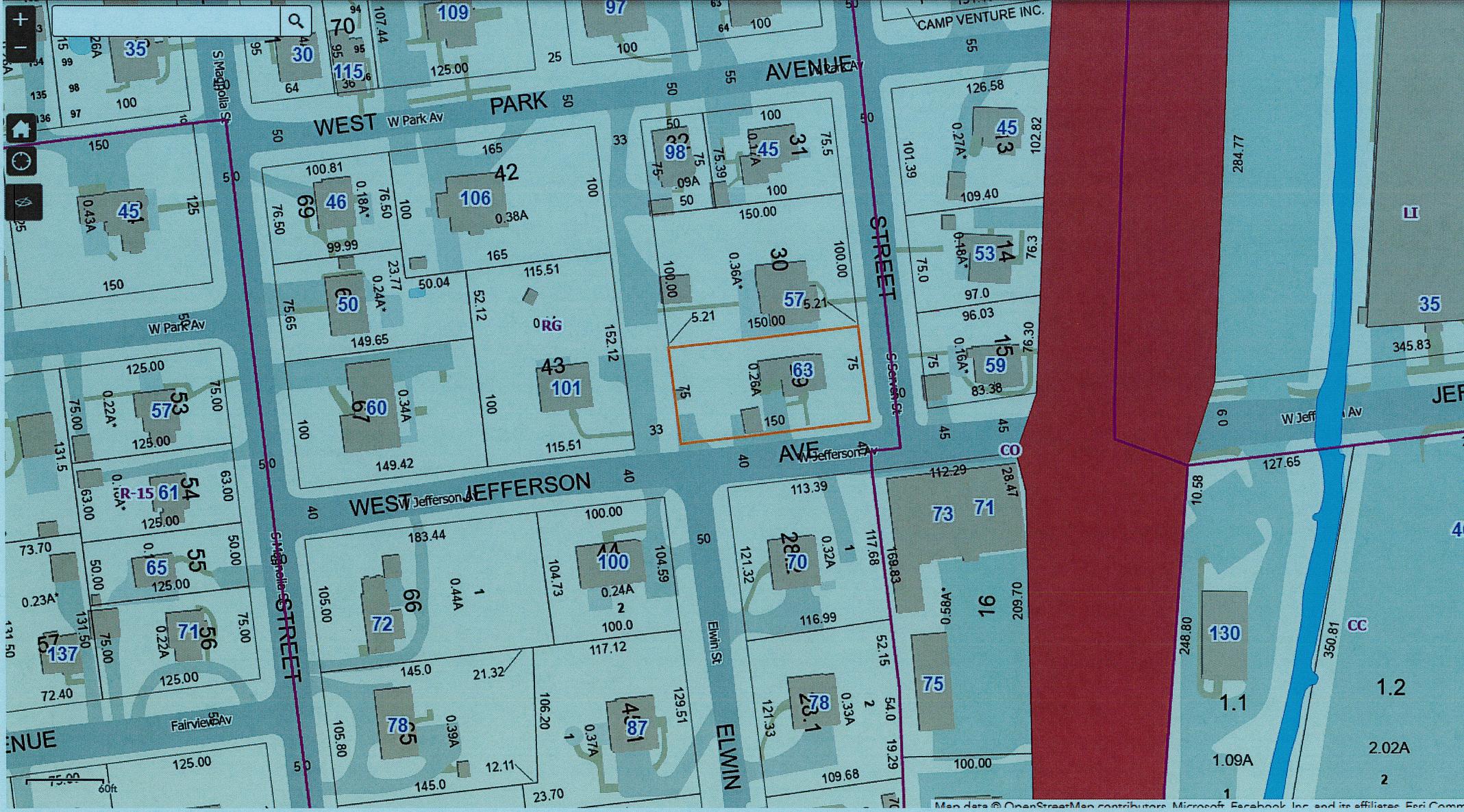
RECEIVED

JAN 21 2026

TOWN OF ORANGETOWN
LAND USE BOARD

GEORGE HODOSH ASSOCIATES – ARCHITECTS, P.C.

120 North Main Street, Suite 501, New City, New York 10956
845-638-9336 ♦ www.HodoshAssociates.com ♦ Email: info@HodoshAssociates.com



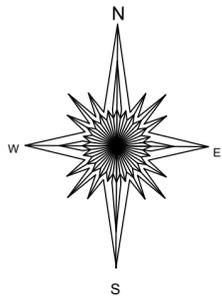
GML Sec. 239

Select By ID Buffer Results

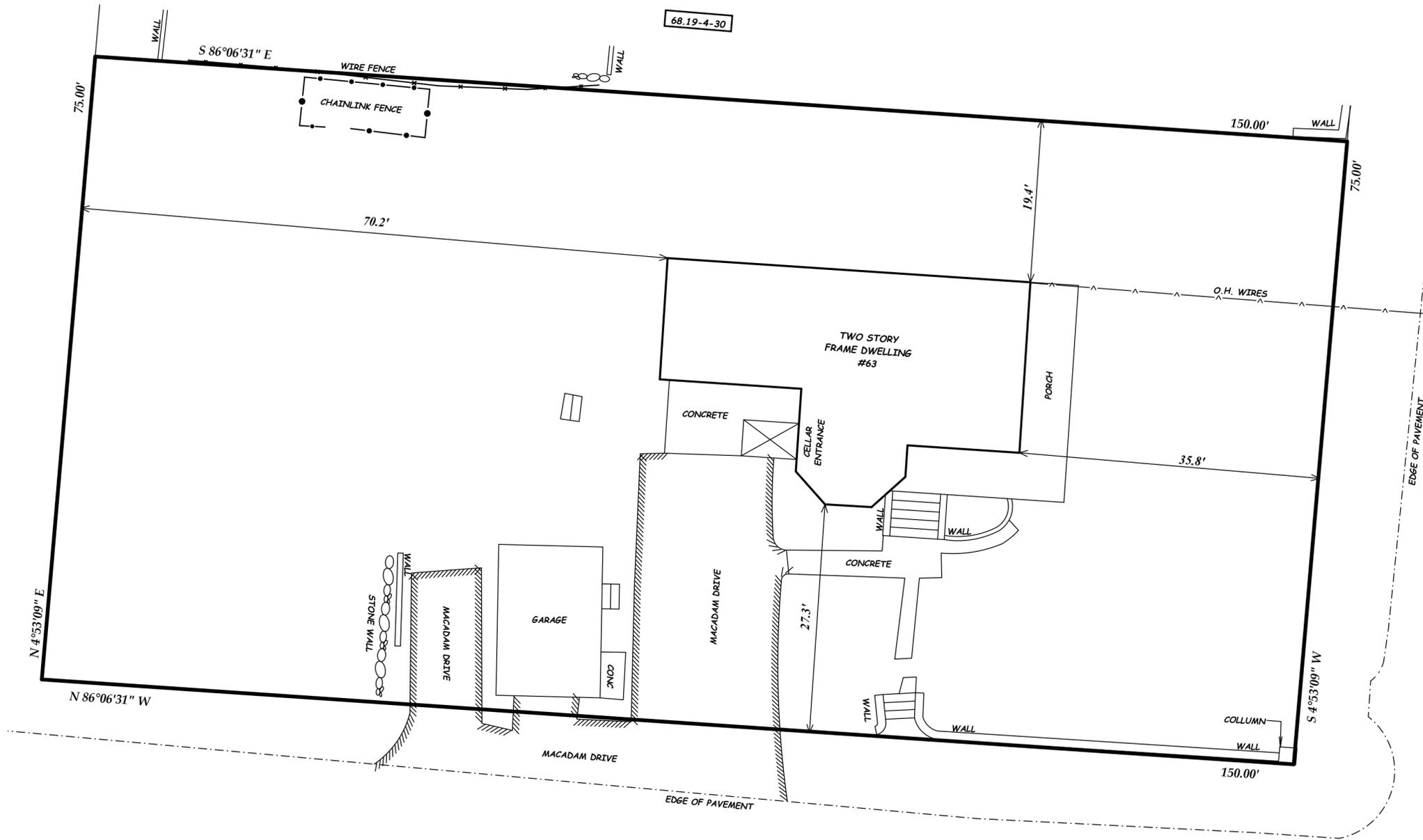
[Export Search URL](#) [Zoom All](#) [Clear](#) [Report](#)

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

PARCEL DATE: February 2025
 PRINT_KEY: 68.19-4-29
 OLD ID: 40-3-43.4
 SWIS: 392489
 MUNICIPALITY: Orangetown
 TOWN: Orangetown
 VILLAGE: N/A
 ADDRESS: 63 S SERVEN ST
 ADDRESS 2:
 ALTERNATE ADDRESS:
 CITY: PEARL RIVER
 STATE: NY
 ZIP: 10965
 OWNER: Catherine Curley
 ADDITIONAL OWNERS:
 DATE OF DEED: 04/23/2024
 BOOK-PAGE: N/A
 INSTRUMENT: 2024-00011107
 DEED_ACRES: 0.26
 GIS CALCULATED ACRES: 0.25778087
 REQUIRES GML REVIEW: YES
 ROW - PALISADES INTERSTATE PARKWAY: NO
 ROW - NYS THRUWAY: NO
 COUNTY PARK: NO
 ROW COUNTY HWY: NO
 ROW NYS HWY: YES
 COUNTY REGULATED STREAMS: YES
 LONG PATH HIKING TRAIL: NO
 NYS PARK: NO
 NYS FACILITY: NO
 COUNTY FACILITY: NO
 VILLAGE BOUNDARY: NO
 TOWN BOUNDARY: NO
 ORANGE COUNTY BOUNDARY: NO



ELWIN STREET
(UNIMPROVED)



SOUTH SERVEN STREET



JEFFERSON AVENUE

LOT AREA = 11,248.31 SQUARE FEET
TAX MAP DESIGNATION: 68.19-4-29

**SURVEY FOR
63 S. SERVEN ST**

TOWN OF ORANGETOWN, ROCKLAND COUNTY
PEARL RIVER, NEW YORK
JANUARY 28, 2025 SCALE: 1" = 10'



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

Anthony R. Celetano LIC#50633

NOTE SNOW ON GROUND

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.

CERTIFIED TO: PABLO DAVID HUERTA YUPA
GREAT HOME MORTGAGE OF NEW YORK, IN LIEU OF TRUE NAME NP, INC ISAOA/ATIMA
CHICAGO TITLE INSURANCE COMPANY



HUERTA 3-FAMILY

63 SOUTH SERVEN 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

2025-05-01
 LAST REVISED: 2025-11-05

DRAWING LIST

- COVER SHEET
- D1 EXISTING BASEMENT PLAN
- D2 EXISTING FIRST FLOOR PLAN
- D3 EXISTING SECOND FLOOR PLAN
- D4 EXISTING ATTIC PLAN
- A1 BASEMENT PLAN
- A2 FIRST FLOOR PLAN
- A3 SECOND FLOOR PLAN
- A4 ATTIC PLAN
- A5 FRONT ELEVATION
- A6 RIGHT ELEVATION
- A7 REAR ELEVATION
- A8 LEFT ELEVATION
- A9 GARAGE FLOOR PLANS
- A10 GARAGE ELEVATIONS

25020, HUERTA 3-FAMILY

SCALE: 1" = 10'

THESE 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.

SCOPE OF WORK:

ADDITIONS AND ALTERATIONS TO EXISTING NON-CONFORMING 3-FAMILY HOUSE, DEMOLITION OF EXISTING FREE-STANDING GARAGE, NEW 2-CAR DETACHED GARAGE WITH LOFT ABOVE

TOWN OF ORANGETOWN TABLE OF BULK REQUIREMENTS ZONE: RG SECTION: 68.19 BLOCK: 4 LOT: 29

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA (SQ. FT.)	10,000	11,250	11,250
LOT WIDTH (FEET)	75	N/A	N/A
MINIMUM STREET FRONTAGE (FEET)	50	75	75
FRONT YARD (FEET) (SOUTH SERVEN)	25	30	30
FRONT YARD (FEET) (JEFFERSON AVE.)	25	27.3	27.3
SIDE YARD (FEET)	10	19.4	19.4
TOTAL SIDE YARD (FEET)	N/A	N/A	N/A
REAR YARD (FEET)	25	70.2	58.2
MAXIMUM HEIGHT (FEET)	1 FOOT 4 INCHES PER FOOT FROM FRONT LOT LINE (33.34)	9.64' PER FOOT FROM FRONT LOT LINE (24.1)	10.04' PER FOOT FROM FRONT LOT LINE (25.1)
FLOOR AREA RATIO	0.30	0.18	0.33 *
ACCESSORY BUILDING			
MINIMUM DISTANCE FROM PRINCIPAL BUILDING (FEET)	8	21.2	29.6
FRONT YARD (FEET)	N/A	1.8'	12''
SIDE YARD (FEET)	10	54.5	39
REAR YARD (FEET)	25	53.1	5.1''
MAXIMUM HEIGHT (FEET)	15	N/A	14.1
PERCENTAGE OF REQUIRED REAR YARD (%)	30	N/A	30

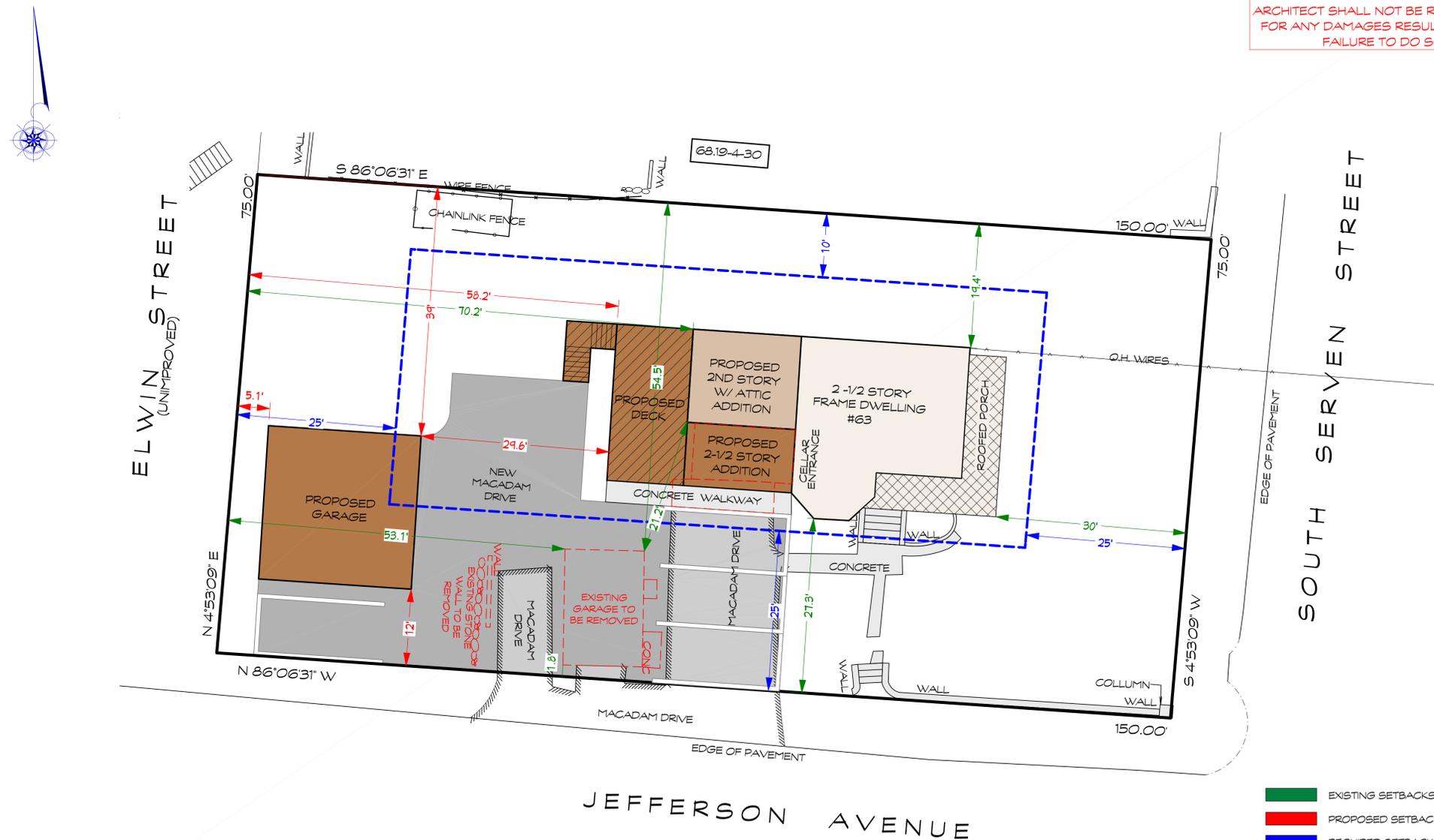
* EXISTING NON-CONFORMING ** VARIANCE REQUIRED

REVISIONS

DATE	DESCRIPTION	BY
2025-05-01	EXISTING CONDITIONS	SAB
2025-05-09	PROPOSAL 1	SAB
2025-08-14	PROPOSAL 2	SAB
2025-11-05	ZBA SET 1	SAB

THESE PLANS ARE NOT TO BE CONSIDERED VALID AND COMPLETE CONSTRUCTION DOCUMENTS UNLESS AND UNTIL THEY BEAR THE ARCHITECTURAL SEAL & SIGNATURE OF JONATHAN B. HODOSH.

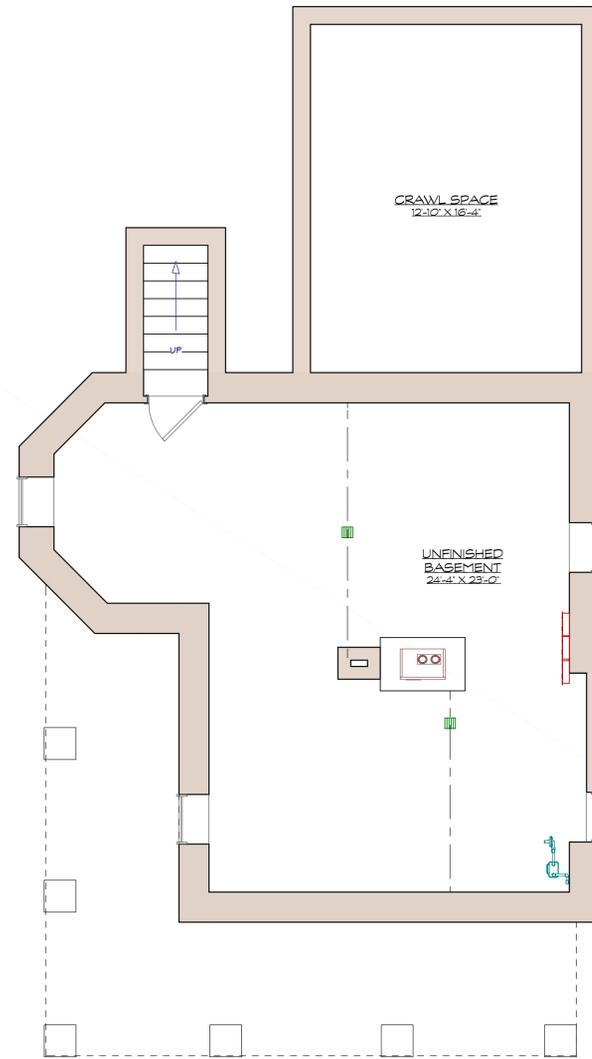
IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING LICENSED PROFESSIONAL SHALL AFFIX TO THEIR ITEM THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.



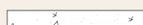
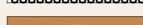
- EXISTING SETBACKS
- PROPOSED SETBACKS
- REQUIRED SETBACKS
- EXISTING STRUCTURE TO REMAIN
- EXISTING DECK TO REMAIN
- PROPOSED DECK
- PROPOSED ADDITION
- PROPOSED DECK WITH ROOF

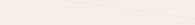
PLOT PLAN BASED ON SURVEY BY ANTHONY R. CELENTANO P.L.S. 32 ROBMAN ROAD, THIELLS, NY 10984 DATED: JANUARY 28, 2025 & ARCHITECTS FIELD MEASUREMENTS & OBSERVATIONS

EXISTING BASEMENT PLAN
SCALE: 1/4" = 1'-0"



CONSTRUCTION / DEMOLITION LEGEND

-  EXISTING CONSTRUCTION TO BE REMOVED
-  EXISTING CONSTRUCTION TO REMAIN
-  PROPOSED NEW CONCRETE BLOCK WALL
-  PROPOSED NEW POURED CONCRETE WALL
-  PROPOSED FRAMED CONSTRUCTION WITH SOUND ATTENUATING INSULATION
-  PROPOSED FRAMED CONSTRUCTION

-  EXISTING WINDOW TO BE REMOVED
-  EXISTING WINDOW TO REMAIN
-  PROPOSED WINDOW

-  EXISTING DOOR TO BE REMOVED
-  EXISTING DOOR TO REMAIN
-  PROPOSED DOOR

THESE PLANS ARE NOT TO BE CONSIDERED VALID AND COMPLETE CONSTRUCTION DOCUMENTS UNLESS AND UNTIL THEY BEAR THE ARCHITECTURAL SEAL & SIGNATURE OF JONATHAN B. HODOSH.

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING LICENSED PROFESSIONAL SHALL AFFIX TO THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

REVISIONS

DATE	DESCRIPTION	BY
2025-05-01	EXISTING CONDITIONS	SAB
2025-05-09	PROPOSAL 1	SAB
2025-06-14	PROPOSAL 2	SAB
2025-11-05	ZBA SET 1	SAB

D1

GEORGE HODOSH ASSOCIATES ARCHITECTS, P.C.
120 NORTH MAIN STREET - SUITE 501,
NEW YORK, NEW YORK 10956
PHONE: (845) 638-9336 FAX: (845) 638-9390

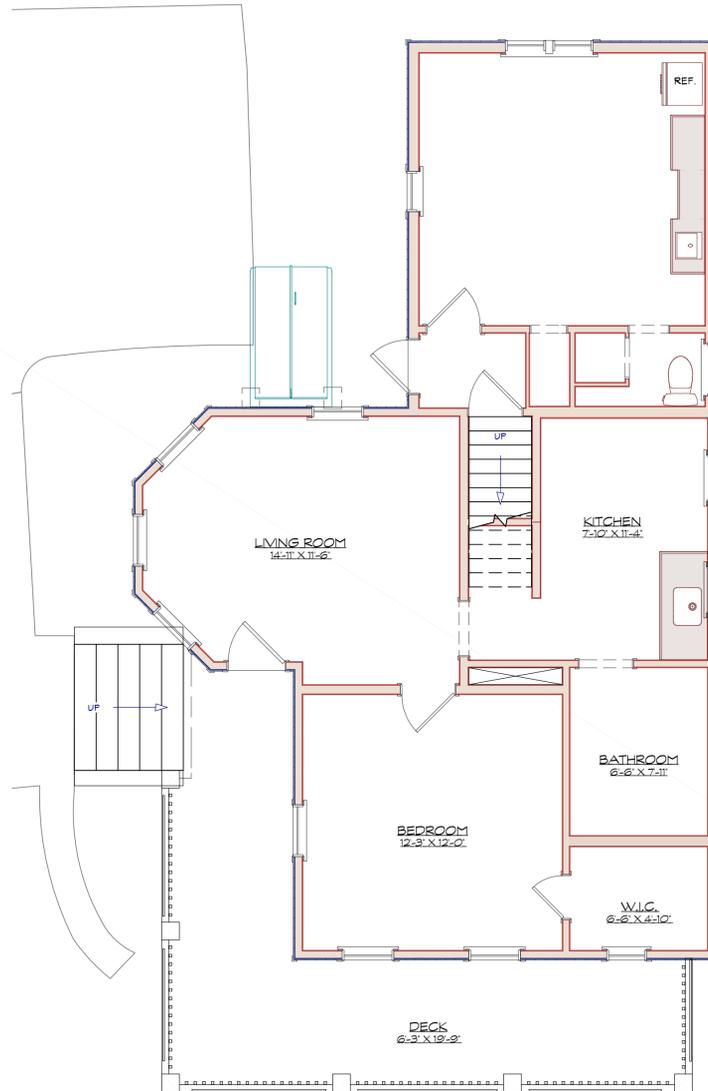


SCALE:	1/4" = 1'-0"
DATE:	2025-05-01
JOB #:	25020
DRAWN BY:	SAB
CHECKED BY:	JBH

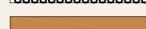
PROPOSED ADDITIONS / ALTERATIONS:
HUERTA 3-FAMILY
63 SOUTH SERVEN STREET, PEARL RIVER, NEW YORK 10965

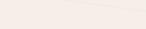
SHEET TITLE:
EXISTING BASEMENT PLAN

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



CONSTRUCTION / DEMOLITION LEGEND

-  EXISTING CONSTRUCTION TO BE REMOVED
-  EXISTING CONSTRUCTION TO REMAIN
-  PROPOSED NEW CONCRETE BLOCK WALL
-  PROPOSED NEW POURED CONCRETE WALL
-  PROPOSED FRAMED CONSTRUCTION WITH SOUND ATTENUATING INSULATION
-  PROPOSED FRAMED CONSTRUCTION

-  EXISTING WINDOW TO BE REMOVED
-  EXISTING WINDOW TO REMAIN
-  PROPOSED WINDOW

-  EXISTING DOOR TO BE REMOVED
-  EXISTING DOOR TO REMAIN
-  PROPOSED DOOR

THESE PLANS ARE NOT TO BE CONSIDERED VALID AND COMPLETE CONSTRUCTION DOCUMENTS UNLESS AND UNTIL THEY BEAR THE ARCHITECTURAL SEAL & SIGNATURE OF JONATHAN B. HODOSH.

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING LICENSED PROFESSIONAL SHALL AFFIX TO THEIR ITEM THEIR SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

REVISIONS

DATE	DESCRIPTION	BY
2025-05-01	EXISTING CONDITIONS	SAB
2025-05-09	PROPOSAL 1	SAB
2025-06-14	PROPOSAL 2	SAB
2025-11-05	ZBA SET 1	SAB

D2

GEORGE HODOSH ASSOCIATES - ARCHITECTS, P.C.
120 NORTH HAN STREET - SUITE 501,
NEW YORK, NEW YORK 10956
PHONE: (845) 638-9336 FAX: (845) 638-9390

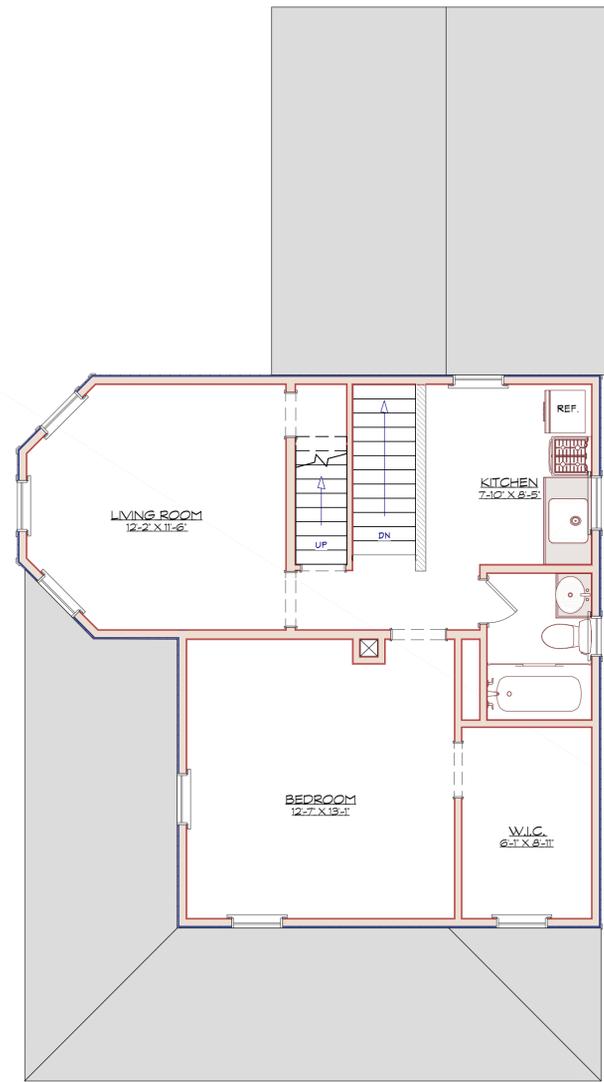


SCALE:	1/4" = 1'-0"
DATE:	2025-05-01
JOB #:	25020
DRAWN BY:	SAB
CHECKED BY:	JBH

PROPOSED ADDITIONS / ALTERATIONS:
HUERTA 3-FAMILY
63 SOUTH SERVEN STREET, PEARL RIVER, NEW YORK 10965

SHEET TITLE:
EXISTING FIRST FLOOR PLAN

© 2025 GEORGE HODOSH ASSOCIATES-ARCH P.C.



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

PROPOSED ADDITIONS / ALTERATIONS:
HUERTA 3-FAMILY
63 SOUTH SERVEN STREET, PEARL RIVER, NEW YORK 10965

SHEET TITLE:
EXISTING SECOND FLOOR PLAN

SCALE:	1/4" = 1'-0"
DATE:	2025-05-01
JOB #:	25020
DRAWN BY:	SAB
CHECKED BY:	JBH



GEORGE HODOSH ASSOCIATES ARCHITECTS, P.C.
120 NORTH MAIN STREET - SUITE 501,
NEW CITY, NEW YORK 10956
PHONE: (845) 638-9336 FAX: (845) 638-9390

© 2025 GEORGE HODOSH ASSOCIATES ARCHITECTS, P.C.

CONSTRUCTION / DEMOLITION LEGEND

	EXISTING CONSTRUCTION TO BE REMOVED		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		PROPOSED WINDOW		PROPOSED DOOR
	PROPOSED NEW POURED CONCRETE WALL				
	PROPOSED FRAMED CONSTRUCTION WITH SOUND ATTENUATING INSULATION				
	PROPOSED FRAMED CONSTRUCTION				

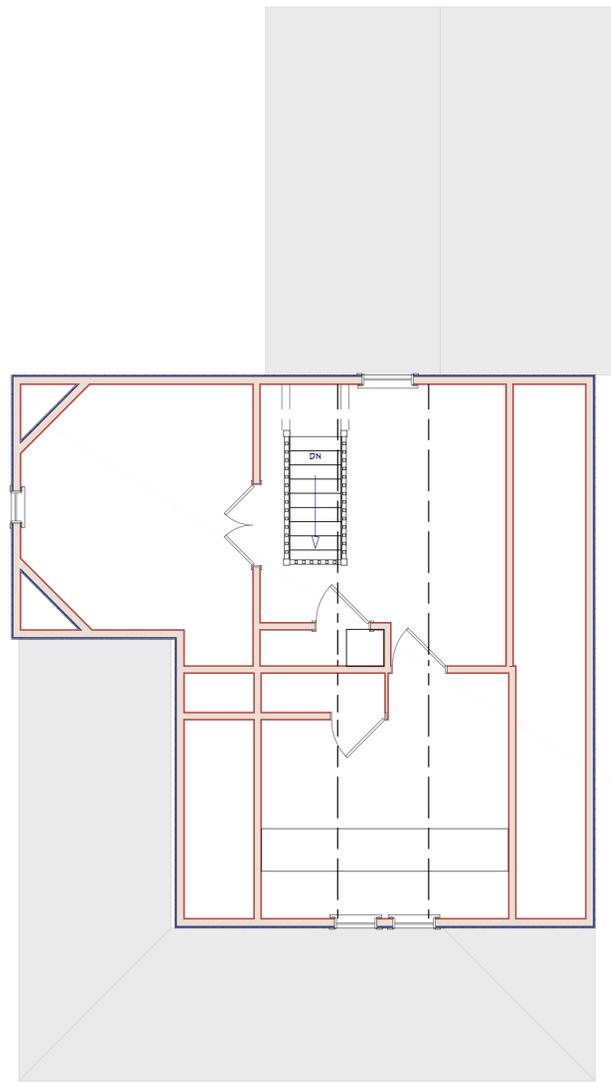
THESE PLANS ARE NOT TO BE CONSIDERED VALID AND COMPLETE CONSTRUCTION DOCUMENTS UNLESS AND UNTIL THEY BEAR THE ARCHITECTURAL SEAL & SIGNATURE OF JONATHAN B. HODOSH.

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING LICENSED PROFESSIONAL SHALL AFFIX TO THEIR ITEM THEIR SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

REVISIONS

2025-05-01	EXISTING CONDITIONS	SAB
2025-05-09	PROPOSAL 1	SAB
2025-06-14	PROPOSAL 2	SAB
2025-11-05	ZBA SET 1	SAB

D3



EXISTING ATTIC PLAN
SCALE: 1/4" = 1'-0"

PROPOSED ADDITIONS / ALTERATIONS:
HUERTA 3-FAMILY
63 SOUTH SERVEN STREET, PEARL RIVER, NEW YORK 10965

SHEET TITLE:
EXISTING ATTIC PLAN

SCALE:	1/4" = 1'-0"
DATE:	2025-05-01
JOB #:	25020
DRAWN BY:	SAB
CHECKED BY:	JBH

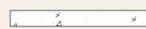


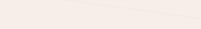
GEORGE HODOSH ASSOCIATES - ARCHITECTS, P.C.

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

© 2025 GEORGE HODOSH ASSOCIATES-ARCH P.C.

CONSTRUCTION / DEMOLITION LEGEND

-  EXISTING CONSTRUCTION TO BE REMOVED
-  EXISTING CONSTRUCTION TO REMAIN
-  PROPOSED NEW CONCRETE BLOCK WALL
-  PROPOSED NEW POURED CONCRETE WALL
-  PROPOSED FRAMED CONSTRUCTION WITH SOUND ATTENUATING INSULATION
-  PROPOSED FRAMED CONSTRUCTION

-  EXISTING WINDOW TO BE REMOVED
-  EXISTING WINDOW TO REMAIN
-  PROPOSED WINDOW

-  EXISTING DOOR TO BE REMOVED
-  EXISTING DOOR TO REMAIN
-  PROPOSED DOOR

THESE PLANS ARE NOT TO BE CONSIDERED VALID AND COMPLETE CONSTRUCTION DOCUMENTS UNLESS AND UNTIL THEY BEAR THE ARCHITECTURAL SEAL & SIGNATURE OF JONATHAN B. HODOSH.

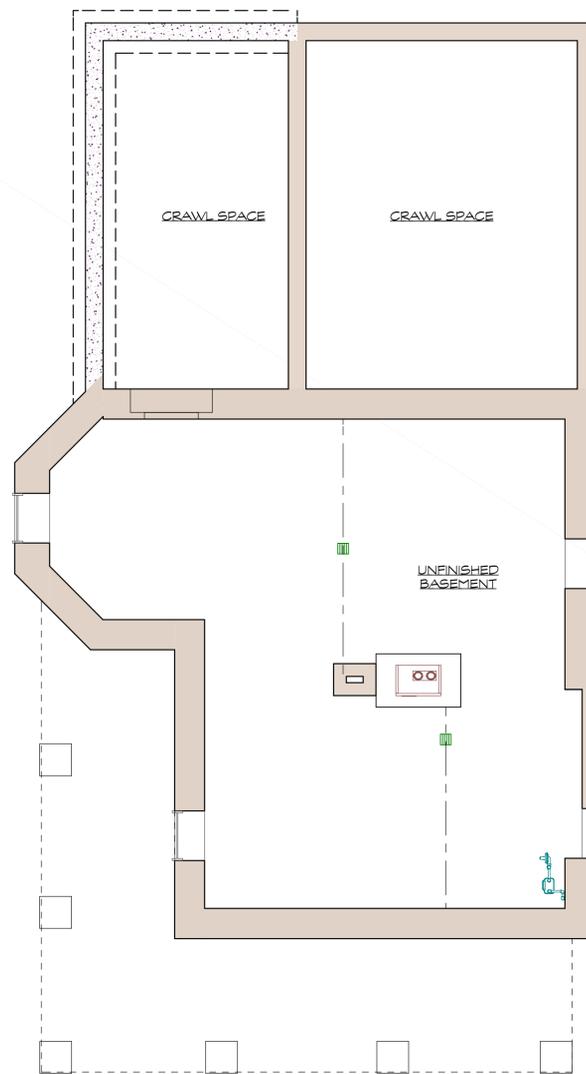
IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING LICENSED PROFESSIONAL SHALL AFFIX TO THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

REVISIONS

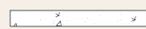
DATE	DESCRIPTION	BY
2025-05-01	EXISTING CONDITIONS	SAB
2025-05-09	PROPOSAL 1	SAB
2025-06-14	PROPOSAL 2	SAB
2025-11-05	ZBA SET 1	SAB

D4

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



CONSTRUCTION / DEMOLITION LEGEND

-  EXISTING CONSTRUCTION TO BE REMOVED
-  EXISTING CONSTRUCTION TO REMAIN
-  PROPOSED NEW CONCRETE BLOCK WALL
-  PROPOSED NEW POURED CONCRETE WALL
-  PROPOSED FRAMED CONSTRUCTION WITH SOUND ATTENUATING INSULATION
-  PROPOSED FRAMED CONSTRUCTION

-  EXISTING WINDOW TO BE REMOVED
-  EXISTING WINDOW TO REMAIN
-  PROPOSED WINDOW

-  EXISTING DOOR TO BE REMOVED
-  EXISTING DOOR TO REMAIN
-  PROPOSED DOOR

THESE PLANS ARE NOT TO BE CONSIDERED VALID AND COMPLETE CONSTRUCTION DOCUMENTS UNLESS AND UNTIL THEY BEAR THE ARCHITECTURAL SEAL & SIGNATURE OF JONATHAN B. HODOSH.

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING LICENSED PROFESSIONAL SHALL AFFIX TO THEIR SEAL AND THE NOTATION "ALTERED BY:" FOLLOWED BY THEIR SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

REVISIONS

DATE	DESCRIPTION	BY
2025-05-01	EXISTING CONDITIONS	SAB
2025-05-09	PROPOSAL 1	SAB
2025-06-14	PROPOSAL 2	SAB
2025-11-05	ZBA SET 1	SAB



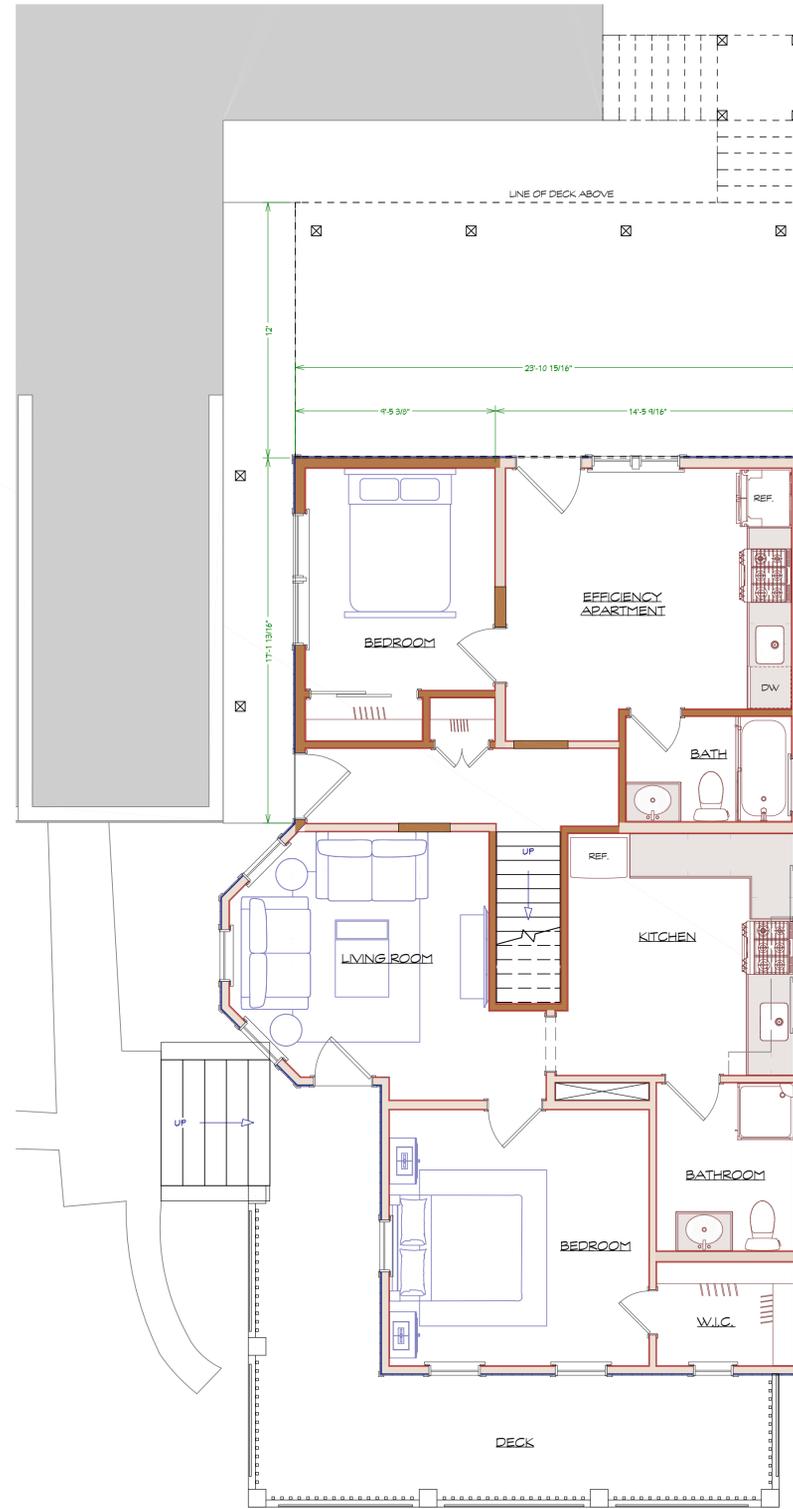
GEORGE HODOSH ASSOCIATES - ARCHITECTS, P.C.
120 NORTH MAIN STREET - SUITE 501,
NEW YORK, NEW YORK 10956
PHONE: (845) 638-9336 FAX: (845) 638-9390



SCALE:	1/4" = 1'-0"
DATE:	2025-05-01
JOB #:	25020
DRAWN BY:	SAB
CHECKED BY:	JBH

PROPOSED ADDITIONS / ALTERATIONS:
HUERTA 3-FAMILY
63 SOUTH SERVEN STREET, PEARL RIVER, NEW YORK 10965
SHEET TITLE:
BASEMENT PLAN

© 2025 GEORGE HODOSH ASSOCIATES-ARCH P.C.



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

PROPOSED ADDITIONS / ALTERATIONS:
HUERTA 3-FAMILY
63 SOUTH SERVEN STREET, PEARL RIVER, NEW YORK 10965

SHEET TITLE:
FIRST FLOOR PLAN

SCALE:	1/4" = 1'-0"
DATE:	2025-05-01
JOB #:	25020
DRAWN BY:	SAB
CHECKED BY:	JBH



GEORGE HODOSH ASSOCIATES - ARCHITECTS, P.C.
120 NORTH HAN STREET - SUITE 501,
NEW CITY, NEW YORK 10956
PHONE: (845) 638-9336 FAX: (845) 638-9390

© 2025 GEORGE HODOSH ASSOCIATES-ARCH P.C.

CONSTRUCTION / DEMOLITION LEGEND

	EXISTING CONSTRUCTION TO BE REMOVED		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 WITH SOUND ATTENUATING INSULATION		EXISTING WINDOW TO REMAIN		EXISTING DOOR TO REMAIN
	PROPOSED FRAMED CONSTRUCTION		PROPOSED WINDOW		PROPOSED DOOR

THESE PLANS ARE NOT TO BE CONSIDERED VALID AND COMPLETE CONSTRUCTION DOCUMENTS UNLESS AND UNTIL THEY BEAR THE ARCHITECTURAL SEAL & SIGNATURE OF JONATHAN B. HODOSH.

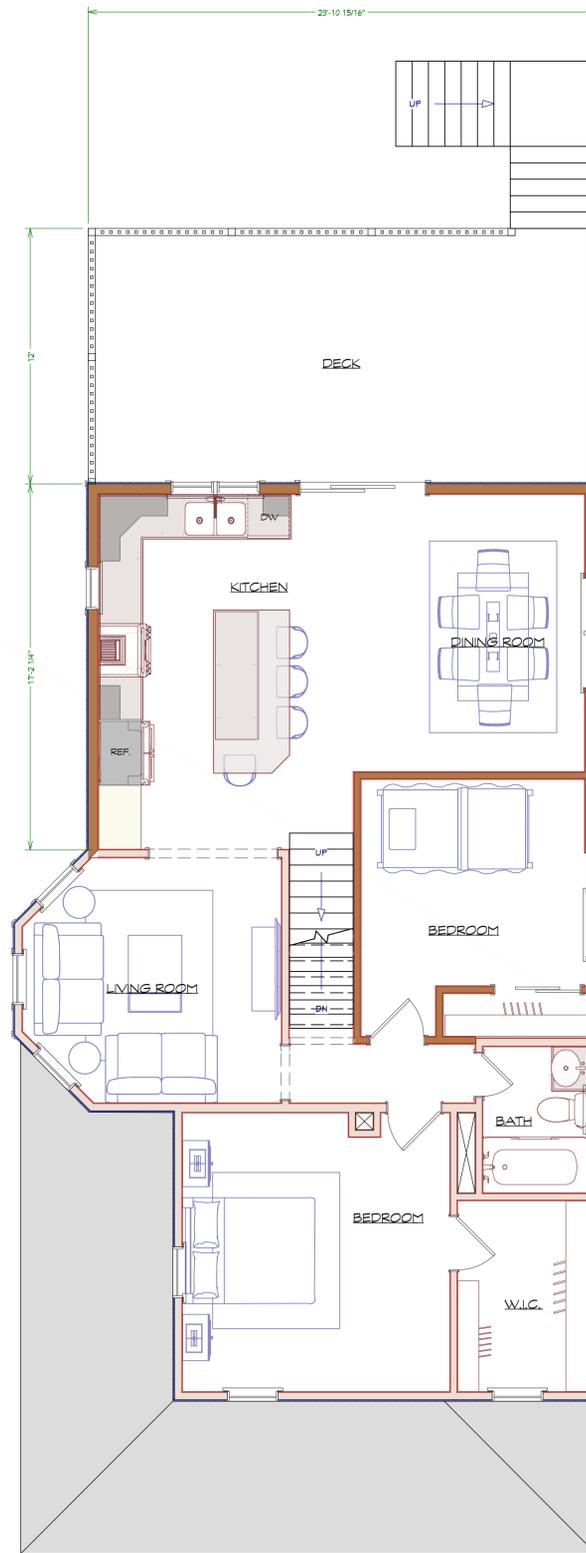
IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING LICENSED PROFESSIONAL SHALL AFFIX TO THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

REVISIONS

2025-05-01	EXISTING CONDITIONS	SAB
2025-05-09	PROPOSAL 1	SAB
2025-06-14	PROPOSAL 2	SAB
2025-11-05	ZBA SET 1	SAB

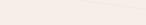


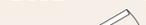
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



CONSTRUCTION / DEMOLITION LEGEND

-  EXISTING CONSTRUCTION TO BE REMOVED
-  EXISTING CONSTRUCTION TO REMAIN
-  PROPOSED NEW CONCRETE BLOCK WALL
-  PROPOSED NEW POURED CONCRETE WALL
-  PROPOSED FRAMED CONSTRUCTION WITH SOUND ATTENUATING INSULATION
-  PROPOSED FRAMED CONSTRUCTION

-  EXISTING WINDOW TO BE REMOVED
-  EXISTING WINDOW TO REMAIN
-  PROPOSED WINDOW

-  EXISTING DOOR TO BE REMOVED
-  EXISTING DOOR TO REMAIN
-  PROPOSED DOOR

THESE PLANS ARE NOT TO BE CONSIDERED VALID AND COMPLETE CONSTRUCTION DOCUMENTS UNLESS AND UNTIL THEY BEAR THE ARCHITECTURAL SEAL & SIGNATURE OF JONATHAN B. HODOSH.

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING LICENSED PROFESSIONAL SHALL AFFIX TO THEIR SEAL AND THE NOTATION "ALTERED BY:" FOLLOWED BY THEIR SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

REVISIONS

DATE	DESCRIPTION	BY
2025-05-01	EXISTING CONDITIONS	SAB
2025-05-09	PROPOSAL 1	SAB
2025-06-14	PROPOSAL 2	SAB
2025-11-05	ZBA SET 1	SAB



GEORGE HODOSH ASSOCIATES - ARCHITECTS, P.C.
120 NORTH MAIN STREET - SUITE 501,
NEW YORK, NEW YORK 10956
PHONE: (845) 638-9336 FAX: (845) 638-9390

PROPOSED ADDITIONS / ALTERATIONS:
HUERTA 3-FAMILY
63 SOUTH SERVEN STREET, PEARL RIVER, NEW YORK 10965

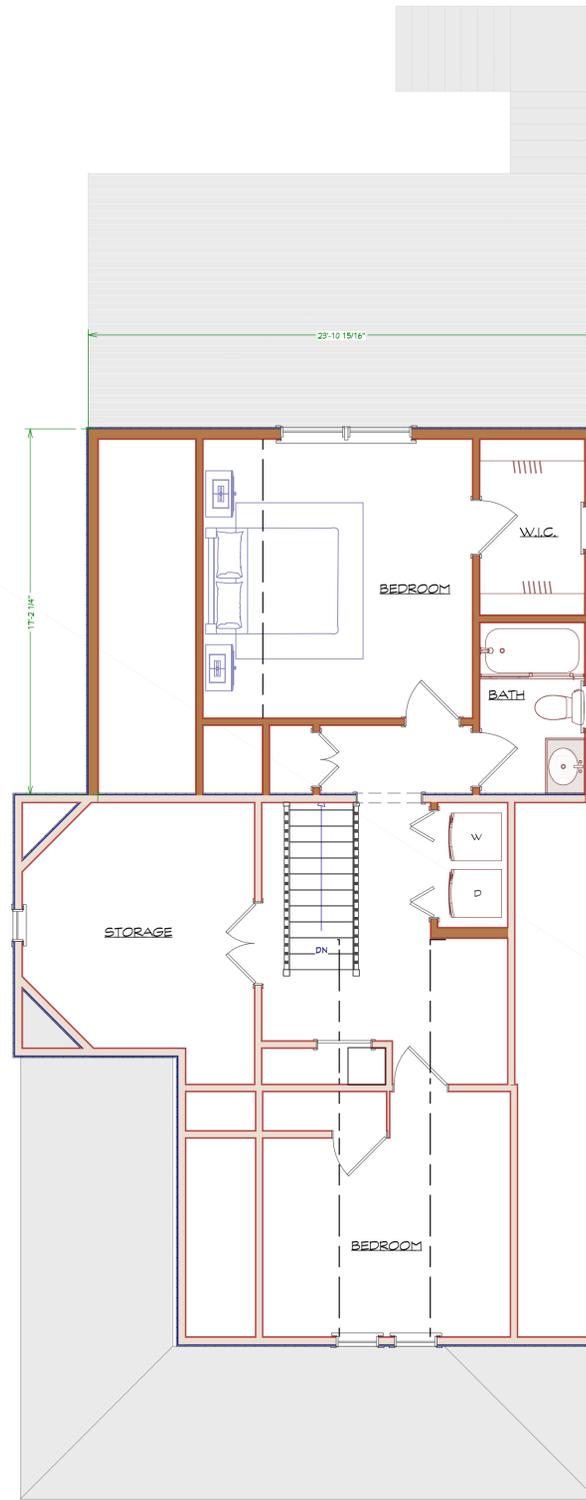
SHEET TITLE:
SECOND FLOOR PLAN

SCALE:	DATE:	JOB #:	DRAWN BY:	CHECKED BY:
1/4" = 1'-0"	2025-05-01	25020	SAB	JBH

© 2025 GEORGE HODOSH ASSOCIATES-ARCH P.C.

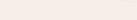


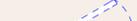
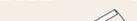
ATTIC PLAN
SCALE: 1/4" = 1'-0"



CONSTRUCTION / DEMOLITION LEGEND

-  EXISTING CONSTRUCTION TO BE REMOVED
-  EXISTING CONSTRUCTION TO REMAIN
-  PROPOSED NEW CONCRETE BLOCK WALL
-  PROPOSED NEW POURED CONCRETE WALL
-  PROPOSED FRAMED CONSTRUCTION WITH SOUND ATTENUATING INSULATION
-  PROPOSED FRAMED CONSTRUCTION

-  EXISTING WINDOW TO BE REMOVED
-  EXISTING WINDOW TO REMAIN
-  PROPOSED WINDOW

-  EXISTING DOOR TO BE REMOVED
-  EXISTING DOOR TO REMAIN
-  PROPOSED DOOR

THESE PLANS ARE NOT TO BE CONSIDERED VALID AND COMPLETE CONSTRUCTION DOCUMENTS UNLESS AND UNTIL THEY BEAR THE ARCHITECTURAL SEAL & SIGNATURE OF JONATHAN B. HODOSH.

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING LICENSED PROFESSIONAL SHALL AFFIX TO THEIR SEAL AND THE NOTATION "ALTERED BY:" FOLLOWED BY THEIR SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

REVISIONS

DATE	DESCRIPTION	BY
2025-05-01	EXISTING CONDITIONS	SAB
2025-05-09	PROPOSAL 1	SAB
2025-05-14	PROPOSAL 2	SAB
2025-11-05	ZBA SET 1	SAB



GEORGE HODOSH ASSOCIATES - ARCHITECTS, P.C.

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

PROPOSED ADDITIONS / ALTERATIONS:
HUERTA 3-FAMILY
63 SOUTH SERVEN STREET, PEARL RIVER, NEW YORK 10965
SHEET TITLE:
ATTIC PLAN

SCALE:	1/4" = 1'-0"
DATE:	2025-05-01
JOB #:	25020
DRAWN BY:	SAB
CHECKED BY:	JBH

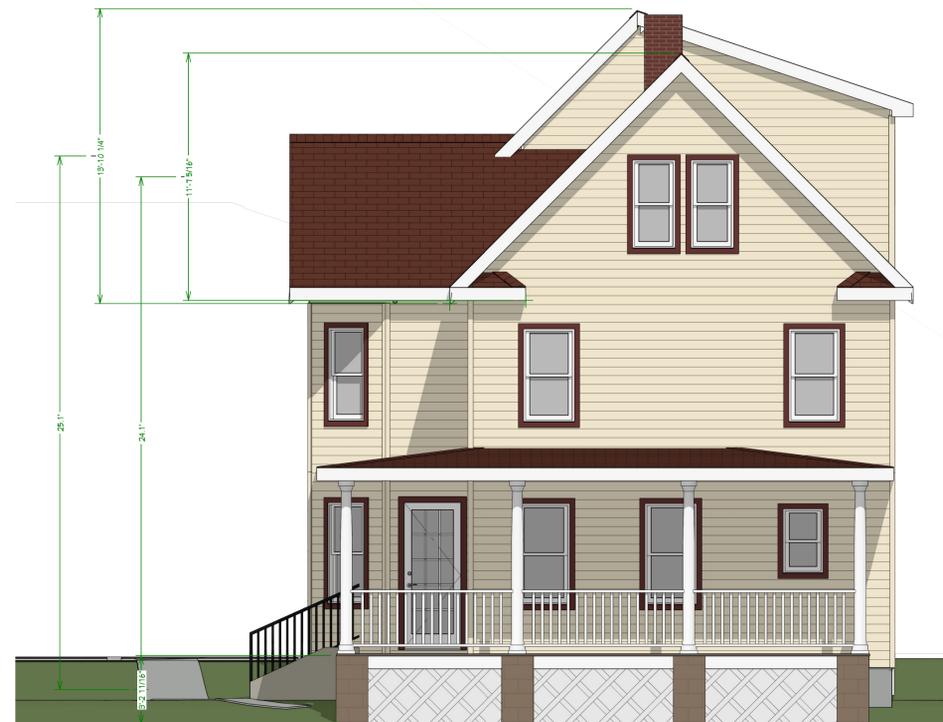
© 2025 GEORGE HODOSH ASSOCIATES-ARCH P.C.





EXISTING FRONT ELEVATION

SCALE: 1/8" = 1'-0"



FRONT ELEVATION

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

PROPOSED ADDITIONS / ALTERATIONS:
HUERTA 3-FAMILY
 63 SOUTH SERVEN STREET, PEARL RIVER, NEW YORK 10965

SHEET TITLE:
FRONT ELEVATION

SCALE:	1/4" = 1'-0"
DATE:	2025-05-01
JOB #:	25020
DRAWN BY:	SAB
CHECKED BY:	JBH



GEORGE HODOSH ASSOCIATES ARCHITECTS, P.C.
 120 NORTH MAIN STREET - SUITE 501,
 NEW CITY, NEW YORK 10956
 PHONE: (845) 638-9336 FAX: (845) 638-9390

© 2025 GEORGE HODOSH ASSOCIATES ARCHITECTS, P.C.

CONSTRUCTION / DEMOLITION LEGEND

- EXISTING CONSTRUCTION TO BE REMOVED
- EXISTING CONSTRUCTION TO REMAIN
- PROPOSED NEW CONCRETE BLOCK WALL
- PROPOSED NEW POURED CONCRETE WALL
- PROPOSED FRAMED CONSTRUCTION WITH SOUND ATTENUATING INSULATION
- PROPOSED FRAMED CONSTRUCTION

- EXISTING WINDOW TO BE REMOVED
- EXISTING WINDOW TO REMAIN
- PROPOSED WINDOW

- EXISTING DOOR TO BE REMOVED
- EXISTING DOOR TO REMAIN
- PROPOSED DOOR

THESE PLANS ARE NOT TO BE CONSIDERED VALID AND COMPLETE CONSTRUCTION DOCUMENTS UNLESS AND UNTIL THEY BEAR THE ARCHITECTURAL SEAL & SIGNATURE OF JONATHAN B. HODOSH.

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING LICENSED PROFESSIONAL SHALL AFFIX TO THEIR ITEM THEIR SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

REVISIONS

2025-05-01	EXISTING CONDITIONS	SAB
2025-05-09	PROPOSAL 1	SAB
2025-06-14	PROPOSAL 2	SAB
2025-11-05	ZBA SET 1	SAB





EXISTING RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

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

PROPOSED ADDITIONS / ALTERATIONS:
HUERTA 3-FAMILY
 63 SOUTH SERVEN STREET, PEARL RIVER, NEW YORK 10965
 SHEET TITLE:
RIGHT ELEVATION

SCALE:	1/4" = 1'-0"
DATE:	2025-05-01
JOB #:	25020
DRAWN BY:	SAB
CHECKED BY:	JBH



GEORGE HODOSH ASSOCIATES ARCHITECTS, P.C.
 120 NORTH MAIN STREET - SUITE 501,
 NEW CITY, NEW YORK 10956
 PHONE: (845) 638-9336 FAX: (845) 638-9390



CONSTRUCTION / DEMOLITION LEGEND

- EXISTING CONSTRUCTION TO BE REMOVED
- EXISTING CONSTRUCTION TO REMAIN
- PROPOSED NEW CONCRETE BLOCK WALL
- PROPOSED NEW POURED CONCRETE WALL
- PROPOSED FRAMED CONSTRUCTION WITH SOUND ATTENUATING INSULATION
- PROPOSED FRAMED CONSTRUCTION

- EXISTING WINDOW TO BE REMOVED
- EXISTING WINDOW TO REMAIN
- PROPOSED WINDOW

- EXISTING DOOR TO BE REMOVED
- EXISTING DOOR TO REMAIN
- PROPOSED DOOR

THESE PLANS ARE NOT TO BE CONSIDERED VALID AND COMPLETE CONSTRUCTION DOCUMENTS UNLESS AND UNTIL THEY BEAR THE ARCHITECTURAL SEAL & SIGNATURE OF JONATHAN B. HODOSH.

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING LICENSED PROFESSIONAL SHALL AFFIX TO THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

REVISIONS

DATE	DESCRIPTION	BY
2025-05-01	EXISTING CONDITIONS	SAB
2025-05-09	PROPOSAL 1	SAB
2025-05-14	PROPOSAL 2	SAB
2025-11-05	ZBA SET 1	SAB

© 2025 GEORGE HODOSH ASSOCIATES ARCHITECTS, P.C.



EXISTING REAR ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

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

CONSTRUCTION / DEMOLITION LEGEND

- EXISTING CONSTRUCTION TO BE REMOVED
- EXISTING CONSTRUCTION TO REMAIN
- PROPOSED NEW CONCRETE BLOCK WALL
- PROPOSED NEW POURED CONCRETE WALL
- PROPOSED FRAMED CONSTRUCTION WITH SOUND ATTENUATING INSULATION
- PROPOSED FRAMED CONSTRUCTION

- EXISTING WINDOW TO BE REMOVED
- EXISTING WINDOW TO REMAIN
- PROPOSED WINDOW

- EXISTING DOOR TO BE REMOVED
- EXISTING DOOR TO REMAIN
- PROPOSED DOOR

THESE PLANS ARE NOT TO BE CONSIDERED VALID AND COMPLETE CONSTRUCTION DOCUMENTS UNLESS AND UNTIL THEY BEAR THE ARCHITECTURAL SEAL & SIGNATURE OF JONATHAN B. HODOSH.

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING LICENSED PROFESSIONAL SHALL AFFIX TO THEIR ITEM THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

REVISIONS

DATE	DESCRIPTION	BY
2025-05-01	EXISTING CONDITIONS	SAB
2025-05-09	PROPOSAL 1	SAB
2025-06-14	PROPOSAL 2	SAB
2025-11-05	ZBA SET 1	SAB



GEORGE HODOSH ASSOCIATES ARCHITECTS, P.C.

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

SCALE:	1/4" = 1'-0"
DATE:	2025-05-01
JOB #:	25020
DRAWN BY:	SAB
CHECKED BY:	JBH

PROPOSED ADDITIONS / ALTERATIONS:

HUERTA 3-FAMILY

63 SOUTH SERVEN STREET, PEARL RIVER, NEW YORK 10965

SHEET TITLE:

REAR ELEVATION

© 2025 GEORGE HODOSH ASSOCIATES ARCHITECTS, P.C.





EXISTING LEFT ELEVATION

SCALE: 1/8" = 1'-0"



LEFT ELEVATION

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

PROPOSED ADDITIONS / ALTERATIONS:
HUERTA 3-FAMILY
 63 SOUTH SERVEN STREET, PEARL RIVER, NEW YORK 10965

SHEET TITLE:
LEFT ELEVATION

SCALE:	1/4" = 1'-0"
DATE:	2025-05-01
JOB #:	25020
DRAWN BY:	SAB
CHECKED BY:	JBH



GEORGE HODOSH ASSOCIATES ARCHITECTS, P.C.

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

© 2025 GEORGE HODOSH ASSOCIATES ARCHITECTS, P.C.

CONSTRUCTION / DEMOLITION LEGEND

- EXISTING CONSTRUCTION TO BE REMOVED
- EXISTING CONSTRUCTION TO REMAIN
- PROPOSED NEW CONCRETE BLOCK WALL
- PROPOSED NEW POURED CONCRETE WALL
- PROPOSED FRAMED CONSTRUCTION WITH SOUND ATTENUATING INSULATION
- PROPOSED FRAMED CONSTRUCTION

- EXISTING WINDOW TO BE REMOVED
- EXISTING WINDOW TO REMAIN
- PROPOSED WINDOW

- EXISTING DOOR TO BE REMOVED
- EXISTING DOOR TO REMAIN
- PROPOSED DOOR

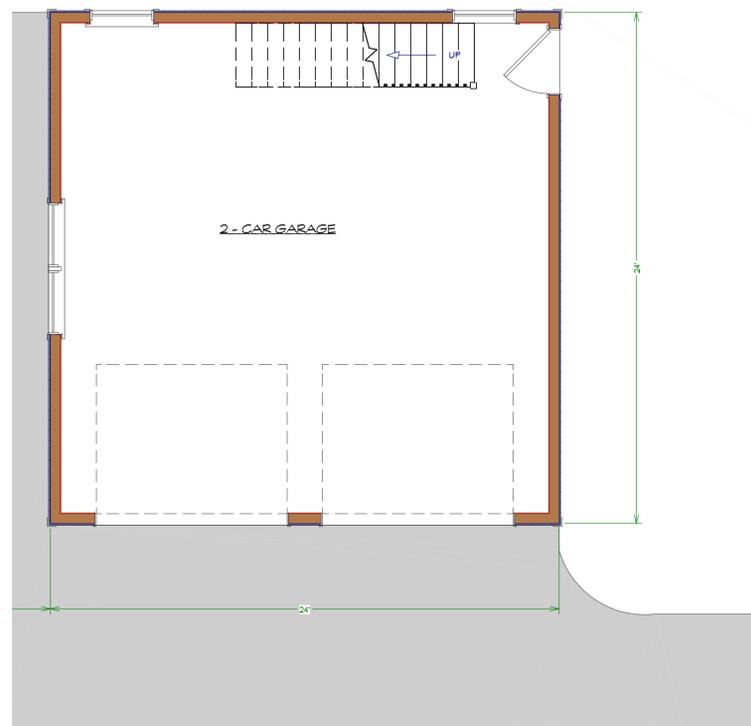
THESE PLANS ARE NOT TO BE CONSIDERED VALID AND COMPLETE CONSTRUCTION DOCUMENTS UNLESS AND UNTIL THEY BEAR THE ARCHITECTURAL SEAL & SIGNATURE OF JONATHAN B. HODOSH.

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING LICENSED PROFESSIONAL SHALL AFFIX TO THEIR ITEM THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

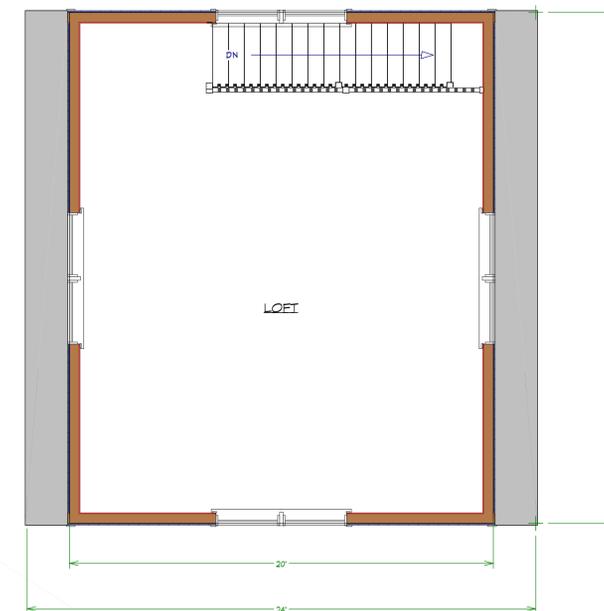
REVISIONS

DATE	DESCRIPTION	BY
2025-05-01	EXISTING CONDITIONS	SAB
2025-05-09	PROPOSAL 1	SAB
2025-05-14	PROPOSAL 2	SAB
2025-05-25	ZBA SET 1	SAB





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



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

CONSTRUCTION / DEMOLITION LEGEND

	EXISTING CONSTRUCTION TO BE REMOVED		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		PROPOSED DOOR
	PROPOSED NEW POURED CONCRETE WALL		PROPOSED WINDOW		
	PROPOSED FRAMED CONSTRUCTION WITH SOUND ATTENUATING INSULATION				
	PROPOSED FRAMED CONSTRUCTION				

THESE PLANS ARE NOT TO BE CONSIDERED VALID AND COMPLETE CONSTRUCTION DOCUMENTS UNLESS AND UNTIL THEY BEAR THE ARCHITECTURAL SEAL & SIGNATURE OF JONATHAN B. HODOSH.

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING LICENSED PROFESSIONAL SHALL AFFIX TO THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

REVISIONS

DATE	DESCRIPTION	BY
2025-05-01	EXISTING CONDITIONS	SAB
2025-05-09	PROPOSAL 1	SAB
2025-06-14	PROPOSAL 2	SAB
2025-11-05	ZBA SET 1	SAB



GEORGE HODOSH ASSOCIATES ARCHITECTS, P.C.
120 NORTH MAIN STREET - SUITE 501,
NEW CITY, NEW YORK 10956
PHONE: (845) 638-9336 FAX: (845) 638-9390

PROPOSED ADDITIONS / ALTERATIONS:
HUERTA 3-FAMILY
63 SOUTH SERVEN STREET, PEARL RIVER, NEW YORK 10965
SHEET TITLE:
GARAGE FLOOR PLANS

SCALE:	1/4" = 1'-0"
DATE:	2025-05-01
JOB #:	25020
DRAWN BY:	SAB
CHECKED BY:	JBH

© 2025 GEORGE HODOSH ASSOCIATES ARCHITECTS, P.C.





FRONT ELEVATION

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



RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

CONSTRUCTION / DEMOLITION LEGEND

- EXISTING CONSTRUCTION TO BE REMOVED
- EXISTING CONSTRUCTION TO REMAIN
- PROPOSED NEW CONCRETE BLOCK WALL
- PROPOSED NEW POURED CONCRETE WALL
- PROPOSED FRAMED CONSTRUCTION WITH SOUND ATTENUATING INSULATION
- PROPOSED FRAMED CONSTRUCTION

- EXISTING WINDOW TO BE REMOVED
- EXISTING WINDOW TO REMAIN
- PROPOSED WINDOW

- EXISTING DOOR TO BE REMOVED
- EXISTING DOOR TO REMAIN
- PROPOSED DOOR

THESE PLANS ARE NOT TO BE CONSIDERED VALID AND COMPLETE CONSTRUCTION DOCUMENTS UNLESS AND UNTIL THEY BEAR THE ARCHITECTURAL SEAL & SIGNATURE OF JONATHAN B. HODOSH.

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING LICENSED PROFESSIONAL SHALL AFFIX TO THEIR ITEM THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

REVISIONS

DATE	DESCRIPTION	BY
2025-05-01	EXISTING CONDITIONS	SAB
2025-05-09	PROPOSAL 1	SAB
2025-05-14	PROPOSAL 2	SAB
2025-11-05	ZBA SET 1	SAB

PROPOSED ADDITIONS / ALTERATIONS:
HUERTA 3-FAMILY
 63 SOUTH SERVEN STREET, PEARL RIVER, NEW YORK 10965

SHEET TITLE:
GARAGE ELEVATIONS

SCALE:	1/4" = 1'-0"
DATE:	2025-05-01
JOB #:	25020
DRAWN BY:	SAB
CHECKED BY:	JBH



GEORGE HODOSH ASSOCIATES ARCHITECTS, P.C.

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

© 2025 GEORGE HODOSH ASSOCIATES ARCHITECTS, P.C.

A10