

Name of Municipality: TOWN OF ORANGETOWN Date Submitted: \_\_\_\_\_

**2020 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 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#:** \_\_\_\_\_  
**ASSIGNED**  
**INSPECTOR:** \_\_\_\_\_

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

Project Name: McAndrew

Street Address: 43 Yale Terrace  
Blauvelt, NY 10913

Tax Map Designation:  
Section: 70.10 Block: 1 Lot(s): 22  
Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_

Directional Location:  
On the Left side of Yale Terrace, approximately \_\_\_\_\_ feet \_\_\_\_\_ of the intersection of 1/2 up the block, in the Town of ORANGETOWN in the hamlet/village of Blauvelt.

Acreage of Parcel <u>1/3 acre</u>	Zoning District <u>R1S</u>
School District <u>South Orangetown</u>	Postal District <u>Blauvelt</u>
Ambulance District <u>Blauvelt</u>	Fire District <u>Blauvelt</u>
Water District <u>Suez</u>	Sewer District <u>Orangetown</u>

Project Description: (If additional space required, please attach a narrative summary.)  
2<sup>nd</sup> Story Master Bathroom / Closet

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.  
Date: 02/19/20 Applicant's Signature: [Signature]

# APPLICATION REVIEW FORM

Applicant: Michael McAndrew Phone # (845) 359-3309

Address: 43 Yale Terrace Blauvelt NY 10913  
Street Name & Number (Post Office) City State Zip Code

Property Owner: Michael McAndrew Phone # (845) 359-3309

Address: 43 Yale Terrace Blauvelt NY 10913  
Street Name & Number (Post Office) City State Zip Code

Engineer/Architect/Surveyor: Harry Goldstein Phone # (845) 356-7942

Address: 4 Regina Road Monsey NY 10952  
Street Name & Number (Post Office) City State Zip Code

Attorney: \_\_\_\_\_ Phone # \_\_\_\_\_

Address: \_\_\_\_\_  
Street Name & Number (Post Office) City State Zip Code

Contact Person: Michael McAndrew Phone # (845) 359-3309 or (845) 323-6004

Address: 43 Yale Terrace Blauvelt NY 10913  
Street Name & Number (Post Office) City State Zip Code

## GENERAL MUNICIPAL LAW REVIEW:

This property is within 500 feet of:

(Check all that apply)

IF ANY ITEM IS CHECKED, A REVIEW MUST BE DONE BY THE ROCKLAND COUNTY COMMISSIONER OF PLANNING UNDER THE STATE GENERAL MUNICIPAL LAW, SECTIONS 239 L, M, N, AND NN.

\_\_\_\_\_ State or County Road  
\_\_\_\_\_ Long Path  
\_\_\_\_\_ Municipal Boundary

\_\_\_\_\_ State or County Park  
\_\_\_\_\_ County Stream  
\_\_\_\_\_ County Facility

List name(s) of facility checked above:

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

## Referral Agencies:

\_\_\_\_\_ RC Highway Department  
\_\_\_\_\_ RC Drainage Agency  
\_\_\_\_\_ NYS Dept. of Transportation  
\_\_\_\_\_ NYS Thruway Authority  
\_\_\_\_\_ Adjacent Municipality \_\_\_\_\_  
\_\_\_\_\_ Other \_\_\_\_\_

\_\_\_\_\_ RC Division of Environmental Resources  
\_\_\_\_\_ RC Dept. of Health  
\_\_\_\_\_ NYS Dept. of Environmental Conservation  
\_\_\_\_\_ Palisades Interstate Park Commission

# 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.

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### 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:

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### Project History:

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

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.

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

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7169

# SURVEY OF LANDS OF ROBIN HILL ESTATES AT

TOWN OF ORANGETOWN

ROCKLAND COUNTY

NEW YORK

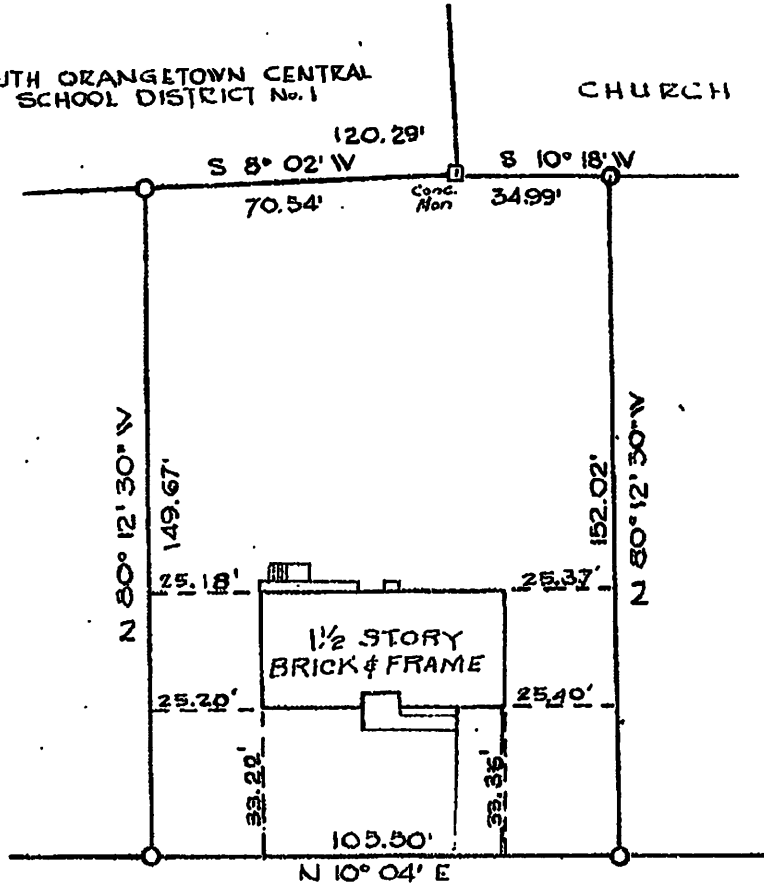
SOUTH ORANGETOWN CENTRAL  
SCHOOL DISTRICT No. 1

CHURCH



LOT 18

LOT 22



YALE TERRACE  
(50' R.O.W.)

FINAL SURVEY  
BLING LOT 20 BLOCK 19  
MAP OF ROBIN HILL ESTATES SEC. II  
FILED IN THE OFFICE OF THE  
ROCKLAND COUNTY CLERK  
ON Aug. 4, 1959 AS MAP NO. 2680

SCALE: 1" = 40' DATE June 20, 1960

DWG. NO. 201  
REV. DEC 22 1960  
SURVEY ARV  
PLOT. JM, ARV  
CHECK. 1/2

*From Pins set 12/21/60  
Michael M. Burris*

CERTIFIED CORRECT AND ACCURATE TO  
GARITT CUSTOMS HOMES OF ROCKLAND INC.  
INTER COUNTY TITLE GUARANTY & MORTGAGE CO. THE  
EDISON SAVINGS & LOAN ASSN. OF N.Y.

MICHAEL M. BURRIS RE. & L.S 10170  
485 ENGLE ST. ENGLEWOOD N.J.

*Michael M. Burris*



OFFICE OF BUILDING, ZONING, PLANNING,  
ADMINISTRATION AND ENFORCEMENT  
TOWN OF ORANGETOWN  
20 Greenbush Road  
Orangeburg, N.Y. 10962

Jane Slavin, R.A.  
Director

(845)359-8410

Fax: (845) 359-8526

**DENIAL TO THE ZONING BOARD OF APPEALS**

Date: February 13, 2020

Applicant: McAndrew

Address: 43 Yale Terrace, Blauvelt, NY

RE: Application Made at: same

Chapter 43, Table 3.12, Column 1 R-15 District, Column 2 Group M, Column 3 SFR, Column 4 FARMax 20% w/ 25.7% proposed, Column 9 Min Side Yard 20' w/ 11.37' proposed, Column 10 Min Total Side Yard 50' w/ 36.55' proposed.

3 Variances Required

Section: 70.10 Block: 1 Lot: 22

Dear McAndrew:

Please be advised that the Building Permit Application, which you submitted on

February 4, 2020, has been denied. I have enclosed a Xerox copy of your application, where you will find at the bottom the reason for denial.

**In Accordance with Zoning, Chapter 43 Section 10.322 the time to appeal a determination of a Building Inspector or Similar administrative office is thirty (30) days from the filing of such a determination with the Town Clerk.**

The Clerk to the Zoning Board of Appeals, Debbie Arbolino, will assist you in the preparation necessary to appear before the board.

Sincerely,

  
Richard Oliver  
Deputy Building Inspector

  
Signature of Director  
NOTE: PLEASE KEEP FOR YOUR RECORDS  
12-31-18-CCC

2-14-2020  
Date  
CC: Rosanna Sfraga  
Liz Decort  
Debbie Arbolino

PERMIT EXPIRES TWO (2) YEARS FROM DATE OF ISSUANCE.  
 TWO SIX (6) MONTH EXTENSIONS MAY BE GRANTED PRIOR TO EXPIRATION DATE.  
**APPLICATION FOR BUILDING / DEMOLITION PERMIT**

**TOWN OF ORANGETOWN**

20 Greenbush Road, Orangeburg, NY 10962 Phone: (845) 359-8410 Fax: (845) 359-8526

ZONE: <u>R-15</u>	OFFICIAL USE ONLY	ACREAGE: <u>.37</u>
Inspector: <u>Dave</u>	Date App Received: <u>2/4/2020</u>	Received By: <u>43</u>
Permit No. <u>49773</u>	Date Issued: _____	
CO No. _____	Date Issued: _____	
Permit Fee: <u>\$1572</u>	Ck# <u>103</u>	Paid By <u>McAndrew</u>
GIS Fee: <u>\$20</u>	Ck# <u>102</u>	Paid By <u>u1</u>
Stream Maintenance Fee	Ck # _____	Paid By _____
Additional Fee: _____	Ck# _____	Date Paid _____ Paid By _____
1 <sup>st</sup> 6 mo. Ext.: _____	Ck # _____	Exp. Date: _____ Paid By _____
2 <sup>nd</sup> 6 mo. Ext.: _____	Ck # _____	Exp. Date: _____ Paid By <u>RECEIVED</u>

**APPLICANT COMPLETES:**

FEB 4 2020

Note: See inside for instructions for completing this application,

PAGES 2, 3 and PAGE 4 must be reviewed and PAGES 3 & 4 must be signed by the applicant.

TOWN OF ORANGETOWN  
 BUILDING DEPARTMENT

Property Location: 43 YALE TERRACE BLAUVELT, NY 10913

Section: 70.10 Block: 10 Lot: 28

Property Owner: MICHAEL McANDREW

Mailing Address: SAME

Email: MMAC7@OPTONLINE.NET Phone #: 845 323 6004

Lessee (Business Name): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Email: \_\_\_\_\_ Phone #: \_\_\_\_\_

Type of Business /Use: \_\_\_\_\_

Contact Person: Harry Goldstein Relation to Project: Architect

Email: HJGOLDSTEINARCH@AOL.COM Phone#: 845 356 7942

Architect/Engineer: HARRY GOLDSTEIN NYS Lic # 023518

Address: 4 REGINA ROAD MONSEY, NY 10952 Phone#: 845 356 7942

Builder/General Contractor: \_\_\_\_\_ RC Lic # \_\_\_\_\_

Address: \_\_\_\_\_ Phone#: \_\_\_\_\_

Plumber: \_\_\_\_\_ RC Lic # \_\_\_\_\_

Address: \_\_\_\_\_ Phone#: \_\_\_\_\_

Electrician: \_\_\_\_\_ RC Lic #: \_\_\_\_\_

Address: \_\_\_\_\_ Phone#: \_\_\_\_\_

Heat/Cooling: \_\_\_\_\_ RC Lic#: \_\_\_\_\_

Address: \_\_\_\_\_ Phone#: \_\_\_\_\_

Existing use of structure or land: Single Family Residence

Proposed Project Description: 2<sup>nd</sup> Story New Master Bath and Closet

Change out windows,

Proposed Square Footage: 898 Estimated Construction Value (\$): 80,000

**BUILDING DEPARTMENT COMPLETES BELOW**

PLANS REVIEWED: \_\_\_\_\_

PERMIT REFERRED / DENIED FOR: \_\_\_\_\_

Chapter 43, Table 3.12, Column 1 R-15 District, Column 2 Group M, Column 3 SPR, Column 4 FAR - Max 20% w/ 25.7% proposed, Column 9 - Min Side Yard 20' w/ 11.37' proposed, Column 10 - Total Side Yard 50' Min w/ 36.53' proposed

3 Variances Required 2/13/2020 2/14/2020

FOR OFFICE  
 USE ONLY

SECTION

BLOCK

LOT

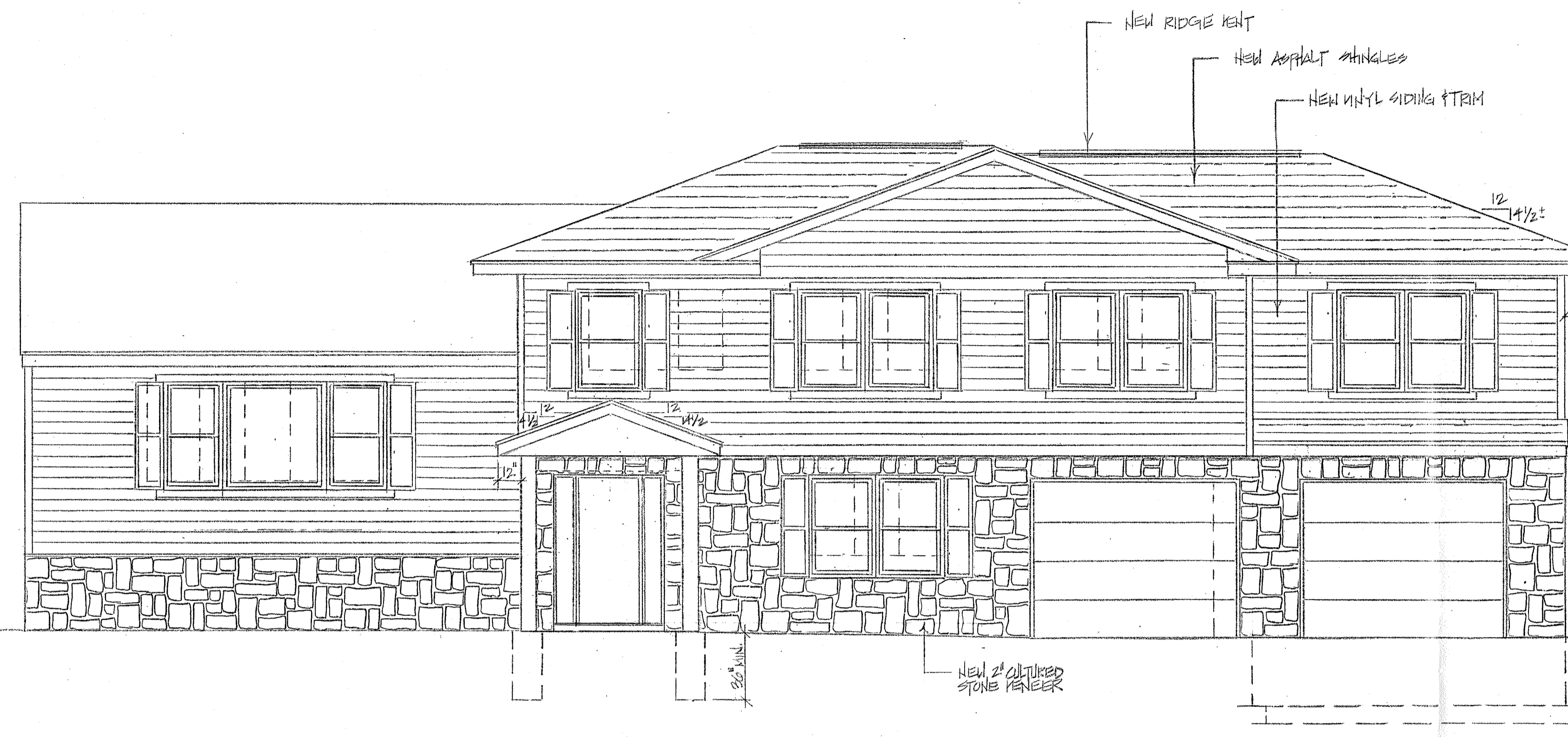
NAME

PERMIT #



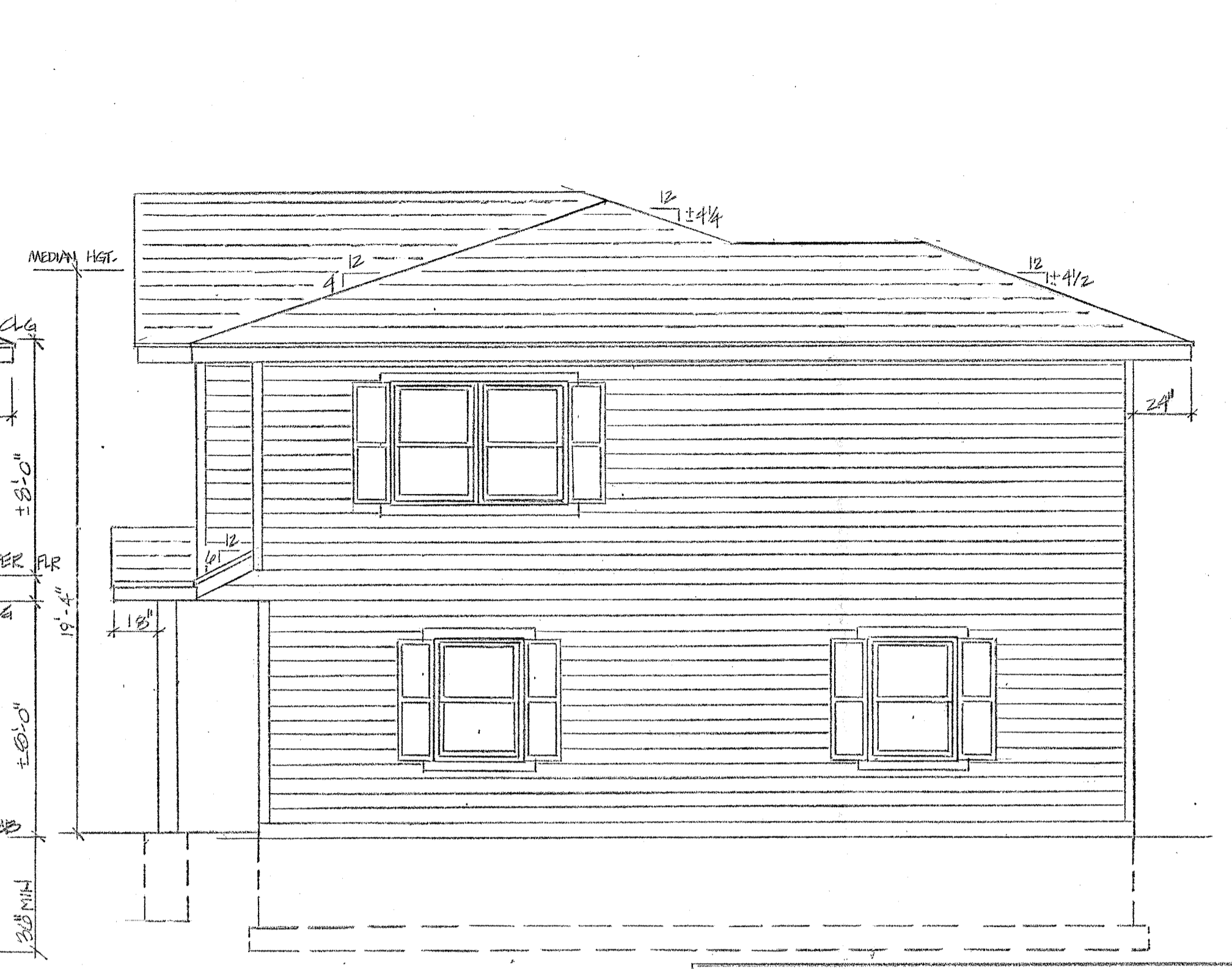
**GENERAL SPECIFICATIONS**

- GENERAL NOTES**
1. ALL WORK PERFORMED SHALL COMPLY WITH THE BUILDING AND ZONING ORDINANCES OF THE TOWN OF YALE, CONNECTICUT, AND THE N.Y.S. BUILDING AND ENERGY CODES.
  2. THESE PLANS ARE TO BE USED FOR PERMITS & CONSTRUCTION GUIDE ONLY. IT IS NOT INTENDED TO BE USED AS A CONTRACT DOCUMENT, UNLESS OTHERWISE INDICATED BY ARCHITECT.
  3. CONTRACTOR OR ANY SUBCONTRACTOR DOING ANY WORK UNDER THIS CONTRACT SHALL CARRY LIABILITY AND PROPERTY DAMAGE INSURANCE AGAINST ACCIDENTS OF ALL KINDS AND SHALL FURNISH OWNER WITH CERTIFICATE OF INSURANCE.
  4. CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL DIMENSIONS ON THESE PLANS AGAINST FIELD CONDITIONS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
  5. ALL DIMENSIONS AND LOCATIONS AS INDICATED ON THE DRAWINGS SHALL BE CONSIDERED AS REASONABLY CORRECT, BUT IT SHALL BE UNDERSTOOD THAT THEY ARE SUBJECT TO MODIFICATION AS MAY BE NECESSARY OR DESIRABLE AT THE TIME OF INSTALLATION TO MEET ANY UNFORESEEN OR OTHER CONDITION.
  6. ARCHITECT AND RELATED CONSULTANTS HAVE NOT BEEN RETAINED FOR CONSTRUCTION INSPECTION SERVICES OR FOR APPROVAL OF SHOP DRAWINGS. ARCHITECT IS ONLY RESPONSIBLE FOR THESE WORKING DRAWINGS AND THEIR RELATED SPECIFICATIONS. IT REMAINS OBLIGATORY ON THE CONTRACTOR TO INFORM THE BUILDING DEPARTMENT OR THE ARCHITECT OF ANY DISCREPANCY OR CHANGE ON APPROVED PLANS AND OF ANY UNFORESEEN DEVELOPMENT THAT MAY OCCUR DURING THE COURSE OF CONSTRUCTION.
  7. ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY EXISTING STRUCTURE OR ANY UNFORESEEN PROBLEMS PRIOR TO NEW CONSTRUCTION. ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY NEW CONSTRUCTION AND/OR DEMOLITIONS OPERATIONS AND METHODS.
  8. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS. ALL DIMENSIONS AND CONDITIONS SHALL BE FIELD VERIFIED. ARCHITECT SHALL BE INFORMED OF ANY DISCREPANCIES, MATCH ALL EXISTING MATERIALS, DIMENSIONS, AND CONDITIONS AS THEY APPLY.
  9. ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO START OF WORK. DO NOT SCALE DIMENSIONS FROM DRAWINGS. WRITTEN DIMENSIONS ARE TO FOLLOW FOR CONSTRUCTION PURPOSES.
  10. ALL CONSTRUCTION & MATERIALS SHALL BE NEW - UNLESS OTHERWISE NOTED. ALL MATERIALS SHALL BE FURNISHED AND INSTALLED BY CONTRACTOR, UNLESS OTHERWISE NOTED.
  11. ALL WORK OF THE VARIOUS TRADES INVOLVED WITH THE CONSTRUCTION OF THIS PROJECT IS TO BE PERFORMED BY CAPABLE AND REPUTABLE CONTRACTORS, LICENSED IN THE STATE OF NEW YORK AND AS REQUIRED BY THE LOCAL GOVERNING AGENCY.
  12. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT HAS BEEN SECURED AS REQUIRED BY THE APPLICABLE GOVERNING AGENCY OR AGENCIES.
  13. ALL CONDITIONS AND DIMENSIONS SHALL BE VERIFIED BEFORE START OF ANY WORK AND DISCREPANCIES OR VARIATIONS TO APPROVED PLAN ARE TO BE BROUGHT TO THE ATTENTION OF THE OWNER BEFORE PROCEEDING.
  14. PRIOR TO COMPLETION OF THE WORK, CONTRACTOR SHALL REMOVE FROM THE JOB SITE ALL TOOLS, SURPLUS MATERIALS, EQUIPMENT, SOAPS, DEBRIS, AND WASTE EXCEPT AS OTHERWISE NOTED BY THE OWNER.
- NOTE**
15. CONTRACTOR/OWNER IS RESPONSIBLE FOR NOTIFYING ALL UTILITY COMPANIES AND VERIFYING LOCATION OF SAME UTILITY COMPANIES LINES, SERVICES AND OTHER POSSIBLE EQUIPMENT OF UTILITY COMPANY OR CONSTRUCTION PURPOSES.
  16. ALL EXISTING CONDITIONS INDICATED ON THE PLANS TO BE REMOVED OR RELOCATED ARE TO BE SO EXECUTED IN A MANNER THAT WILL NOT DISTURB ADJOINING AREAS OR CONDITIONS WHICH ARE TO REMAIN.
  17. EXTREME CAUTION IS TO BE TAKEN DURING EXCAVATION AND/OR DEMOLITION. CONTRACTOR TO OBSERVE ANY VARIATIONS OR UNFORESEEN DISCREPANCIES IN THE PLANS AND REPORT IMMEDIATELY TO THE OWNER.
  18. ALL FOOTINGS TO REST ON VIRGIN SOIL, HAVING A MINIMUM BEARING CAPACITY OF 1000 P.S.F. AT 3" MINIMUM BELOW THE FINISHED GRADE.
  19. EARTH UNDER CONCRETE SLAB TO BE THOROUGHLY COMPACTED AND CLEANED OF DEBRIS, WATER AND OTHER WASTE. THE SUB GRADE SHALL DROUGHT TO A TRUE PLANE AND COMPACTED TO 95% DENSITY. ALL FILL MATERIAL SHALL BE SOIL OR SOIL-ROCK Mixture FREE FROM ORGANIC MATTER AND OTHER OBJECTIONABLE MATERIAL. IT SHALL BE PLACED IN 6" LAYERS OVER 6" MINIMUM IN GREATEST DIMENSION AND NOT MORE THAN 15% OF THE ROCKS OR LUMPS SHALL BE LARGER THAN 3" IN GREATEST DIMENSION.
  20. DO NOT BACKFILL UNTIL MAIN FLOOR SYSTEMS, INCLUDING SLABS AND FLOOR DECKINGS ARE INSTALLED.
  21. BACKFILL AGAINST Poured CONCRETE WALLS SHALL BE A MAXIMUM OF 7" AND 12" CONCRETE BLOCK WALLS MAXIMUM 6" ABOVE SLAB TO ADJACENT GRADE.
  22. TOP 2" OF NEWLY GRADED AREAS IS TO BE TOP SOIL, RAKED FREE FROM DEBRIS, STONES, STONES OVER 2" IN SIZE AND OBJECTIONABLE MATERIAL.
  23. GENERAL CONTRACTOR OR OWNER SHALL FIELD VERIFY ALL ELEVATION DATUMS AND LEVELS BEFORE START OF CONSTRUCTION. ARCHITECT ASSUMES NO RESPONSIBILITY FOR INFORMATION CONTAINED IN SURVEYS OR SEWER DEPT. RECORDS.
  24. FOOTING DRAIN TO BE PROVIDED WHERE REQUIRED AND APPROPRIATE THEY SHALL BE Laid IN GRAVEL BED AND PROTECTED AT TOP WITH FILTER FABRIC AND PROVIDE POSITIVE DRAINAGE TO STORM DRAIN OR DRY WELL.
  25. FINISHED GRADE AND DRIVEWAY SHALL FIT WITH AROUND THE BUILDING, SO THAT ALL SURFACE WATER FLOWS AWAY FROM IT.
  26. INSTALLATION OF GAS METERS SHALL BE IN STRICT ACCORDANCE WITH LOCAL UTILITY COMPANY SPECIFICATIONS.
  27. INSTALLATION OF ELECTRIC METERS SHALL BE PERFORMED IN STRICT ACCORDANCE WITH LOCAL UTILITY COMPANY SPECIFICATIONS.
  28. FINISHED GRADE HEIGHT SHALL BE MINIMUM 6" BELOW ADJACENT FINISHING AND MAXIMUM 2" ABOVE FINISHING FOR INTERIOR LOCAL CODES.
  29. NEW Poured CONCRETE TO BE MINIMUM 3000 P.S.I. COMPRESSIVE STRENGTH 28 DAY. GRADE OF CEMENT AND FINE AGGREGATE TO BE CONCRETE AND MAXIMUM 2" MAXIMUM SIZE OF AGGREGATE. WATER PER GALLON OF CEMENT, 1/4 GALLONS OF WATER PER 25 POUND BAG OF CEMENT FOR AN UNTRAINED CONCRETE. SUBMIT TEST REPORTS PERFORMED BY APPROVED TESTING LABORATORY, AS REQUIRED BY LOCAL OFFICIALS.
  30. CONCRETE DESIGN, MATERIALS AND METHODS OF CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE STANDARD 3180 OF THE AMERICAN CONCRETE INSTITUTE. ALL MASONRY OR CONCRETE ANCHORS AND FASTENERS OF ANY KIND, TO BE GALVANIZED OR ZINC COATED.
  31. BLOCK FOUNDATION WALLS TO BE REINFORCED HORIZONTALLY WITH D.W.R. WALL EVERY SECOND COURSE AND VERTICALLY WITH #4 REBAR. REBAR TO BE FOUR FEET (BLOCK SHALL BE FILLED SOLID WITH CONCRETE ANCHORING BARS). TOP COURSE OF BLOCK SHALL BE FILLED SOLID WITH CONCRETE AND 3/4" DIAMETER ANCHOR BOLTS SHALL BE PLACED 4" TO 6" O.C.



**FRONT ELEVATION**

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



**RIGHT SIDE ELEVATION**

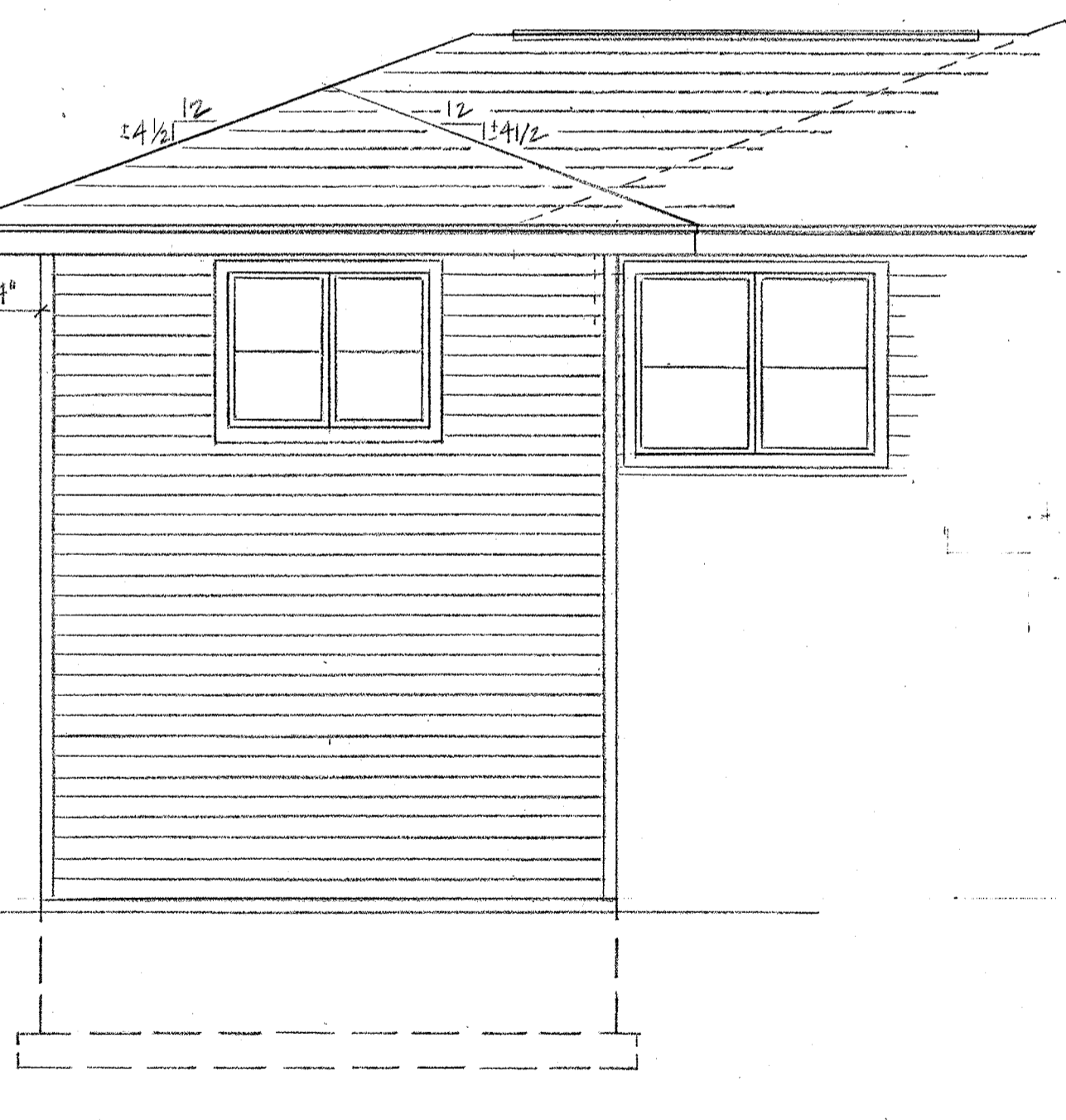
**GENERAL SPECS. CONTIN.**

Table R301.2 (1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

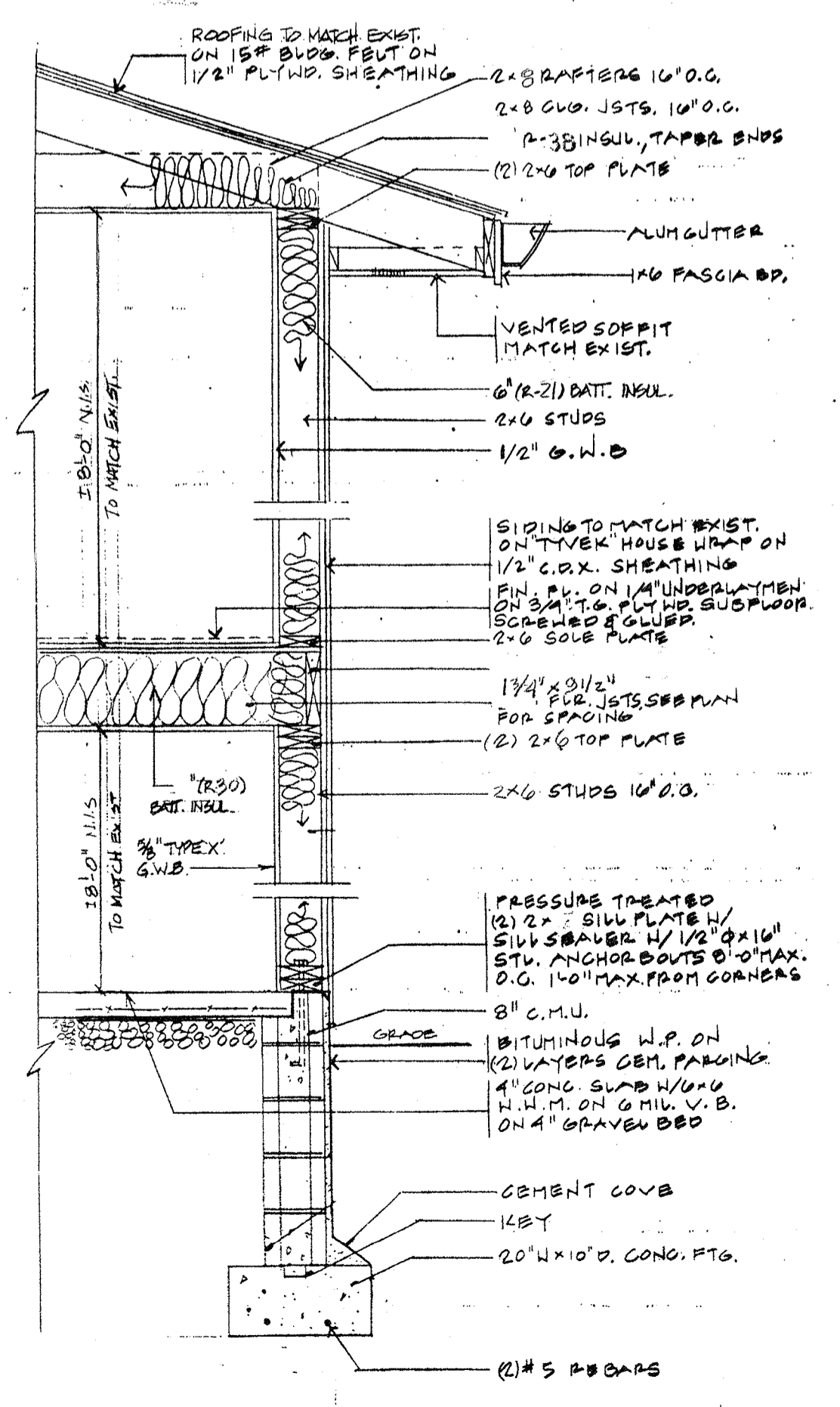
Ground Snow Load	Wind Speed (MPH)	Seismic Design Category	SUBJECT TO DAMAGE FROM*			Ice Shield Underlayment Required	Flood Hazards
			Weathering	Frost Depth	Termites		
30 psf	115	B	5	36"	Mod/Heav	Yes	Yes

TABLE R402.2 INSULATION AND PENETRATION REQUIREMENTS BY COMPONENT\*

CLIMATE ZONE	PENETRATION TYPE	R-VALUE	GLAZED PENETRATION R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE	CRAWL SPACE WALL R-VALUE		
										4 except Marine	5 and Marine
	Window	0.35	0.55	0.40	49	20 or 13+5"	8/13	19	10, 13	10, 2 R	10/13
	Door	0.32	0.55	NR	49	20 or 13+5"	13/17	30	15/19	10, 2 R	15/19



**REAR ELEVATION**



**TYPICAL WALL SECTION** NO SCALE

**MCANDREW RESIDENCE**  
**TWO-STORY ADDITION**

**43 YALE TERRACE**  
**BLAUVELT, NEW YORK**

**HARRY J. GOLDSTEIN**  
REGISTERED ARCHITECT  
STATE OF NEW YORK  
LICENSE NO. 023018  
NOT VALID UNLESS SIGNED & SEALED

**HARRY J. GOLDSTEIN**  
ARCHITECT  
DESIGN & DEVELOPMENT

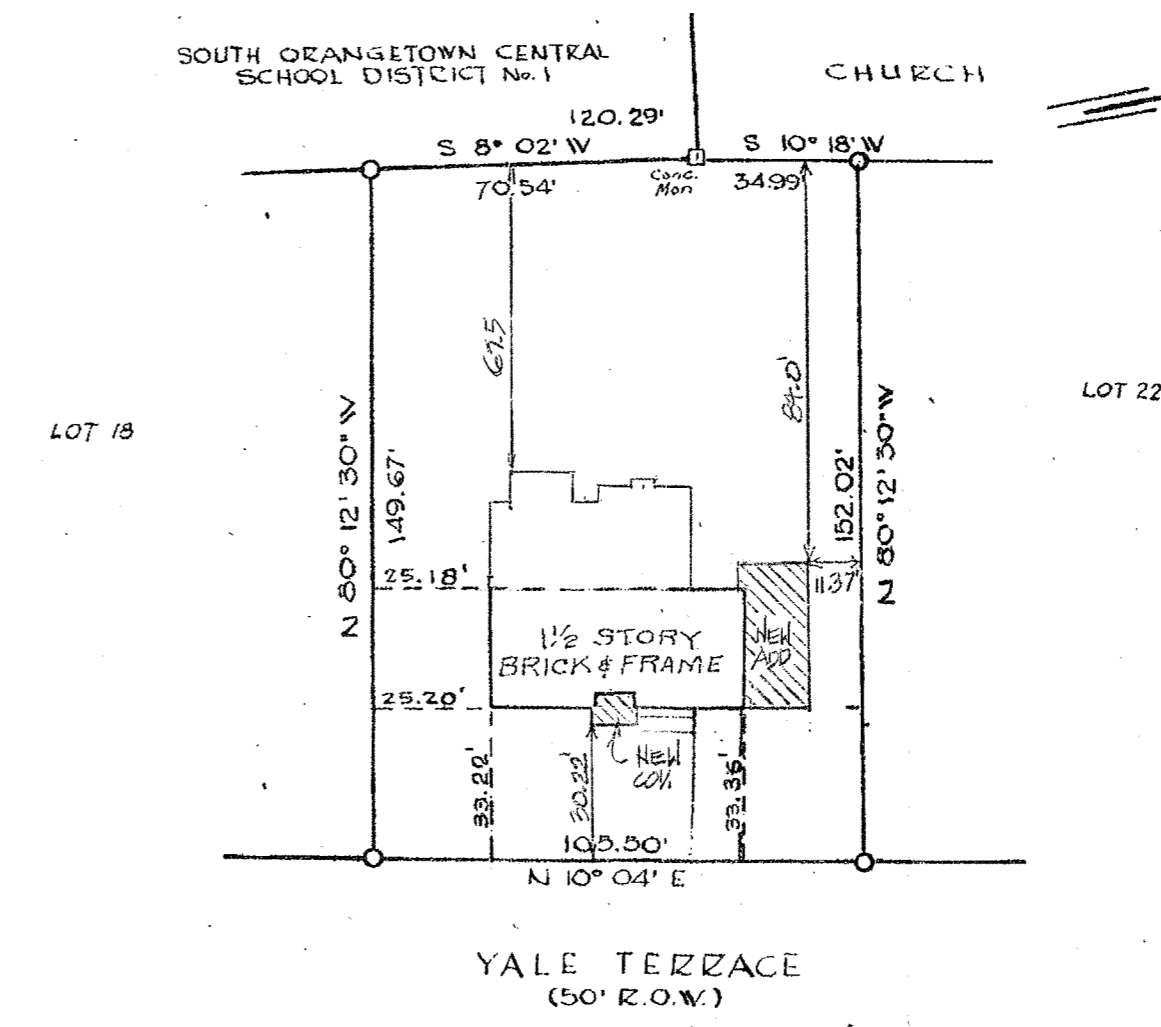
10 REGINA ROAD  
MONROE, NEW YORK 10952  
(845) 356-7942 (914) 393-5787

PROJECT 1905496  
JULY 01, 2019

1 OF 2



**PLOT PLAN**

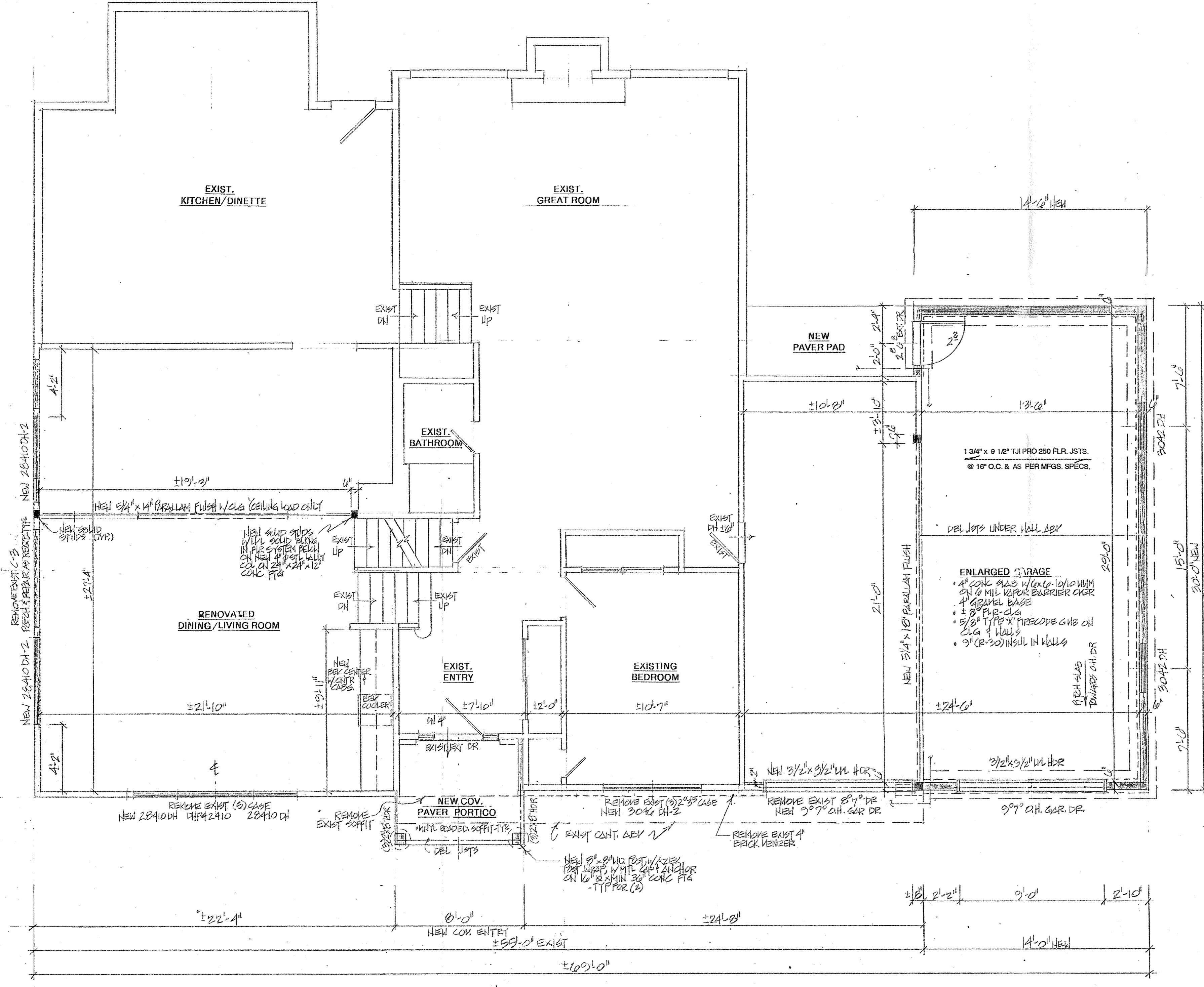


NOTE: THE ABOVE PLOT PLAN OF A PROPOSED TWO-STORY ADDITION IS BASED ON A SURVEY ORIGINALLY DRAWN BY MICHAEL M. BURRIS LAND SURVEYOR, ON 12/22/60

SCALE: 1" = 40'

**BULK REGULATIONS**

COL 1. ZONE R-1B	2 GROUP M		3 USE SINGLE-FAMILY RES
	REQUIRED	EXISTING	PROPOSED
4. Floor area ratio	0.20	0.200 (3,189)	0.257 (4,087)
5. Lot area	15,000	15,914	15,914
6. Lot width	100	105.50	105.50
7. Front yard depth	30	33.22	30.22
8. Side yard width	20	25.37	11.37
9. Total width both side yards	50	50.55	36.55
10. Rear yard depth	35	67.5	67.5
11. Maximum building height in feet and inches per foot of distance from lot line	1'	7"	7"



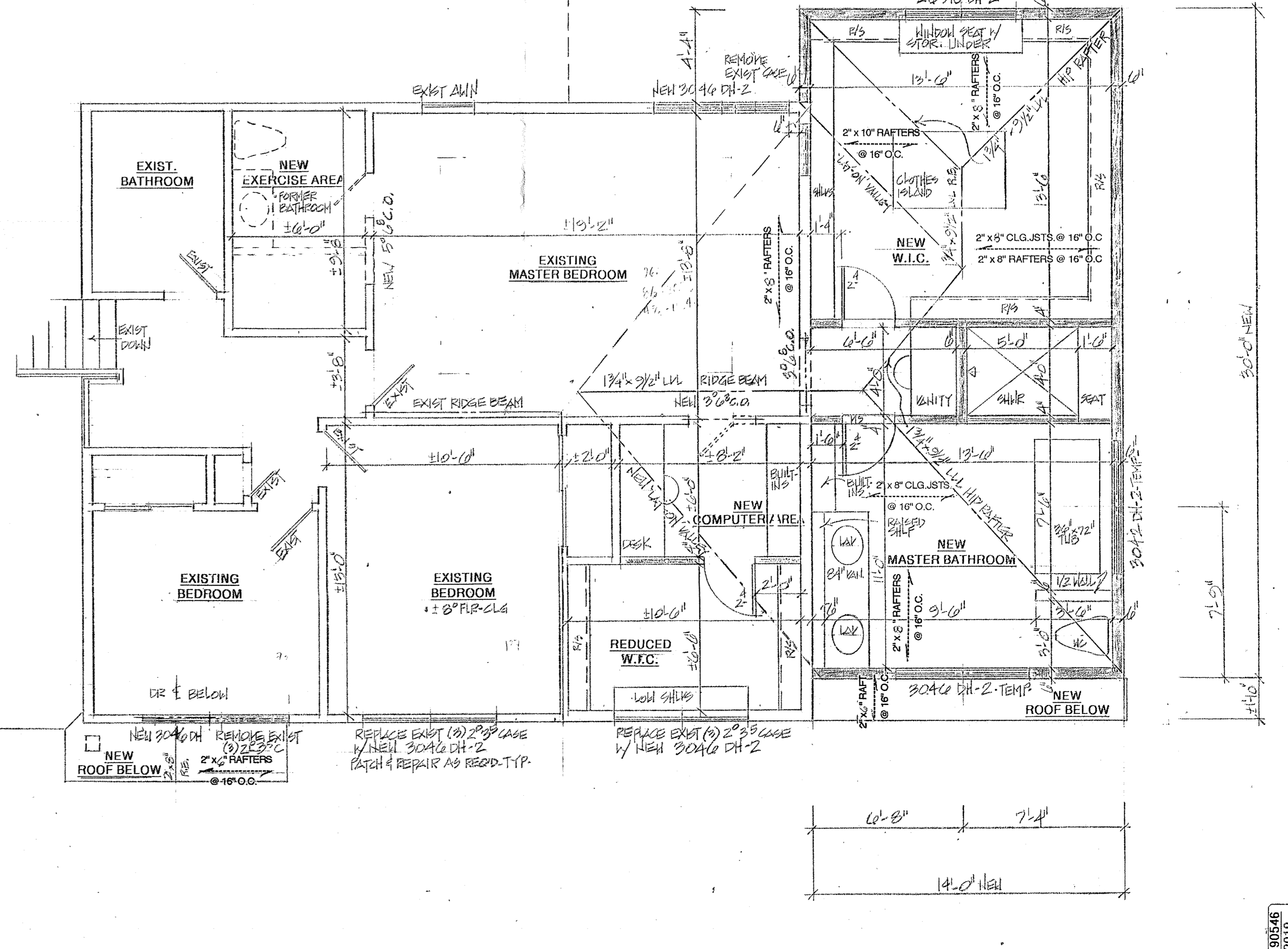
**MAIN/LOWER LEVEL/FOUNDATION PLAN**

NEW COVERED PORTICO S.F. :52  
EXIST. MAIN FLOOR LIV. S.F. :1988

EXIST. S.F. :282; NEW S.F. :423  
TOTAL TWO-CAR GARAGE S.F. :705

NOTE: ALL HEADERS ARE TO BE (2) 2"x10" UNLESS OTHERWISE INDICATED

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



**UPPER LEVEL/SECOND FLOOR PLAN**

EXISTING S.F. :919; NEW S.F. :423  
TOTAL SECOND FLOOR LIVING S.F. :1342

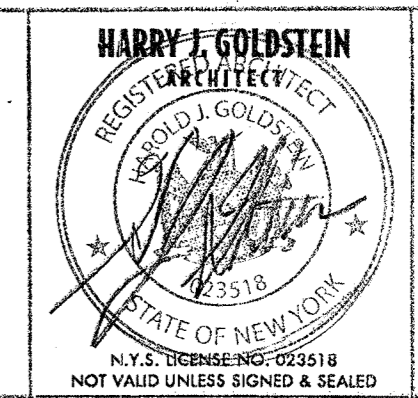
NEW OVERALL TOTAL LIVING S.F. :3330

STATE OF NEW YORK ADOPTED CODES AND STANDARDS  
INTERNATIONAL RESIDENTIAL CODE- NY ED, 2015  
NATIONAL ELECTRICAL CODE, 2015  
NATIONAL STANDARD PLUMBING CODE, 2015  
INTERNATIONAL ENERGY CONSERVATION CODE, 2016 (RESIDENTIAL)  
INTERNATIONAL MECHANICAL CODE, 2015  
INTERNATIONAL FUEL GAS CODE, 2015  
2016 RESIDENTIAL PRESCRIPTIVE PACKAGE

NOTE: TO THE BEST OF MY KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGEMENT, PLANS ARE IN COMPLIANCE WITH THE 2015 IECC & NYS ENERGY CODE SUPPLEMENT

**MCANDREW RESIDENCE  
TWO-STORY ADDITION**

**43 YALE TERRACE  
BLAUVELT, NEW YORK**



**HARRY J. GOLDSTEIN  
ARCHITECT**  
DESIGN & DEVELOPMENT

4 REGINA ROAD  
MONSIEY, NEW YORK 10952  
(914) 356-7942 (914) 393-3787

PROJECT 190546  
JULY 31, 2019

2  
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2



7169

# SURVEY OF LANDS OF ROBIN HILL ESTATES AT

TOWN OF ORANGETOWN

ROCKLAND COUNTY

NEW YORK

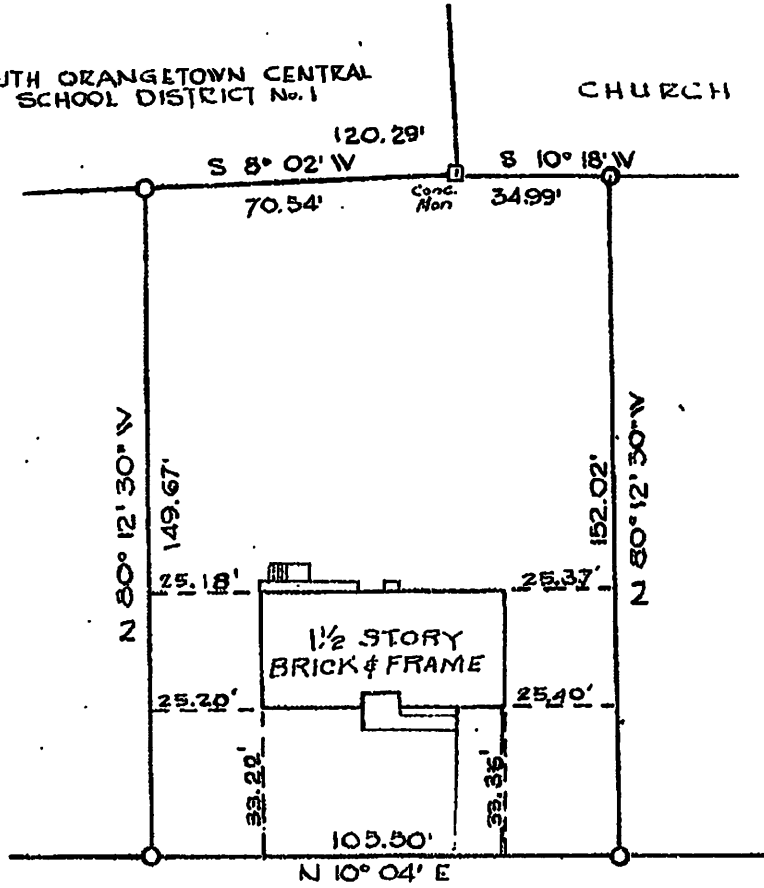
SOUTH ORANGETOWN CENTRAL  
SCHOOL DISTRICT No. 1

CHURCH



LOT 18

LOT 22



YALE TERRACE  
(50' R.O.W.)

FINAL SURVEY  
BLING LOT 20 BLOCK 19  
MAP OF ROBIN HILL ESTATES SEC. II  
FILED IN THE OFFICE OF THE  
ROCKLAND COUNTY CLERK  
ON Aug. 4, 1959 AS MAP NO. 2680

SCALE: 1" = 40' DATE June 20, 1960

DWG. NO. 201  
REV. DEC 22 1960  
SURVEY ARV  
PLOT. JM, ARV  
CHECK. 12

*From Pins set 12/21/60*  
*Michael M. Burris*  
CERTIFIED CORRECT AND ACCURATE TO  
GARITT CUSTOMS HOMES OF ROCKLAND INC.  
INTER COUNTY TITLE GUARANTY & MORTGAGE CO. THE  
EDISON SAVINGS & LOAN ASSN. OF N.Y.  
MICHAEL M. BURRIS RE. & L.S 10170  
485 ENGLE ST. ENGLEWOOD N.J.

*Michael M. Burris*