Name of Municipality: <u>TOWN OF ORANGETOWN</u> Date Submitted: <u>D声C 以2020</u>

2020 LAND USE BOARD APPLICATION

	Please che	eck all that apply:
İ	Commercial	<u></u> Residential
	Planning Board X Zoning Board of Appeals	Historical Board
	Zonnig Board of Appeals	Architectural Board
	Subdivision	Consultation
	Number of Lots	Pre-Preliminary/Sketch
	Site Plan Conditional Use	Preliminary
	Conditional Ose	Final Interpretation
	Special Permit	interpretation
	∠ Variance	PERMIT#:
	Performance Standards Review	ASSIGNED
	Use Variance Other (<i>specify</i>):	INSPECTOR:
}		Referred from Planning Board: YES / NO
		If yes provide date of Planning
		Board meeting:
L		
Project	Name: ProposED REA	R DECK - Reid Residence
Stroot A	address: 21 Brightwood	A N. 100
Jucel A		
	Pearl RIVER 1	27
Гах Мар	Designation:	
	Section: 68.7 Blo	ock: 5 Lot(s): 55
	Section: Blo	ock:Lot(s):
	DIC	DCR LOI(\$)
Directio	nal Location:	
	-	A .
On the $_1$	-cftside of Brightu	ersection of N. MAIN Street, in the
<u>350</u>	feet Each of the inte	ersection of N MAIN Street in the
Town of	ORANGETOWN in the hamlet/village	e of Pearl River
-		O OI
		 .
	creage of Parcel 6.164	Zoning District 2G
	chool District Pear 12 IVER Union	
Αı	mbulance District <u>Pcərl Riven</u>	Fire District Pear RIVE FIRE
	ater District Sue Z	Sewer District On Bun Etow 6
luaiaat I	Description of the	
		red, please attach a narrative summary.)
		24' Deck at the Rear of
three	Residence and install	ation of NEW Siding Patro
	from pesidence to a	
he under	signed agrees to an extension of the statuto	ory time limit for scheduling a public hearing.
	17 /2020 Applicant's Signature:	How
/-	- Applicant o Olymanic.	
	\mathcal{U}	1

APPLICATION REVIEW FORM

Applicant: 5E215 C cerc Phone # 845 - 664 - 1811
Address: 148 FRANKIN AVE POET RIVER NT 10965 Street Name & Number (Post Office) City State 7/10 Code
Street Name & Number (Post Office) City State Zip Code
Property Owner: SEDD Rend Phone #845-54-8143
Address: M21Brightwood AVE Pearl River NY 10965 Street Name & Number (Post Office) City State 710 Code
Street Name Number (Post Office) City State Zip Code
Engineer/Architect/Surveyor: MANUEL Autono Andrede Phone # 845-369-1010
Address: 198 ORANGE AVE SUFFERD WT 16901 Street Name & Number (Post Office) City State Zip Code
Street Name & Number (Post Office) City State Zip Code
u t
Attorney: _ Noい医 Phone #
Address:Street Name & Number (Post Office) City State Zip Code
Street Name & Number (Post Office) City State Zip Code
Contact Person: Scan Cleere Phone # 845-664-1811
Address: 148 FRANKIN AVE Pearl RIVER NT 10965 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 State or County Park
Long Path County Stream
Municipal Boundary County Facility
list name(s) of facility checked above:
Referral Agencies:
RC Highway Department RC Division of Environmental Resources
RC Drainage Agency RC Dept. of Health
NYS Dept. of TransportationNYS Dept. of Environmental Conservation
NYS Thruway Authority Palisades Interstate Park Commission Adjacent Municipality
Other

2

APPLICATION REVIEW FORM

FILL IN WHERE APPLICABLE. (IF THE FOLLOWING DOES NOT APPLY PLEASE MOVE ON TO THE NEXT PAGE)

lf subdivis	sion:
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?
lf site plan	
1)	Existing square footage
	Total square footage
	Number of dwelling units
	Dermit , list special permit use and what the property will be used for.
Environme	ental Constraints:
and net area	pes greater than 25%? If yes, please indicate the amount and show the gross No eams on the site? If yes, please provide the names.
	lands on the site? If yes, please provide the names and type:
NO	and type.
Project His	story:
_	ct ever been reviewed before? No
	a narrative, including the list case number, name, date, and the board(s) you appeared
	e status of any previous approvals.
_ist tax map s	ection, block & lot numbers for all other abutting properties in the same ownership as
his project.	
· •	NONE
_	



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

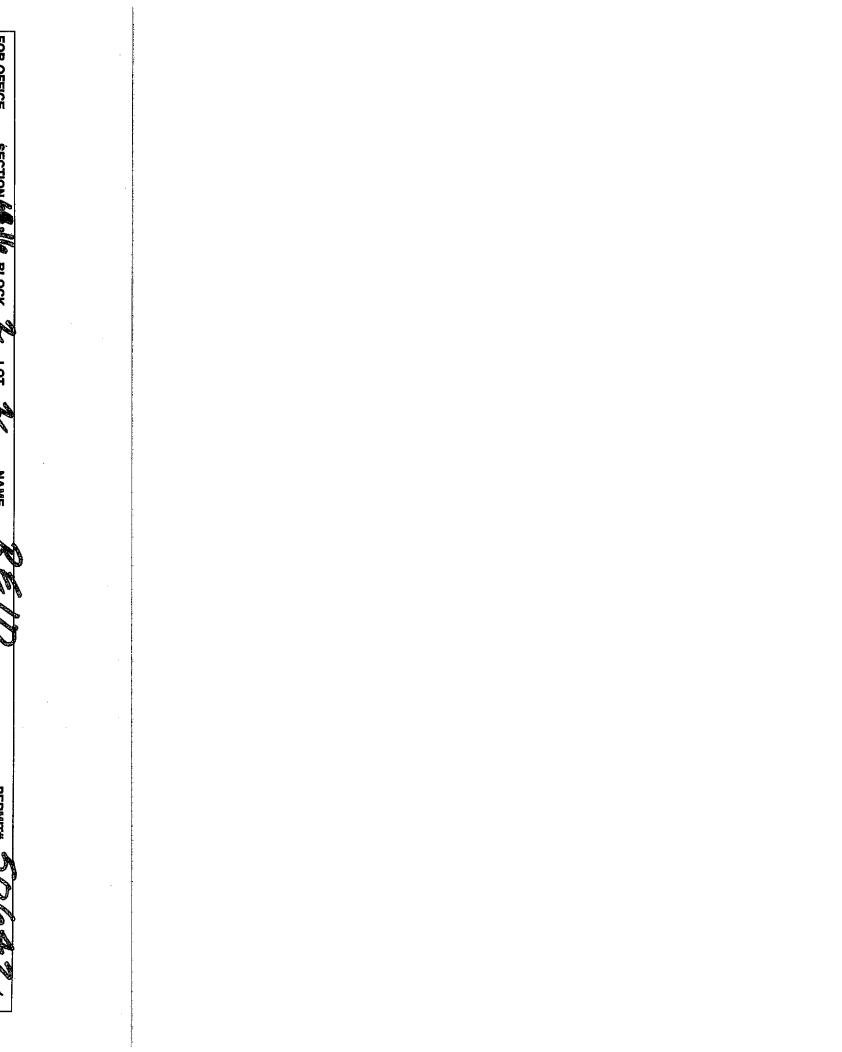
Date: December 4, 2020
Applicant: Reid
Address: 21 Brightwood Ave., Pearl River, NY
RE: Application Made at: same
Chapter 43, Table 3.12 Column 1- RG District, Column 2- Group Q, Column 3- SFR, Column 9- Required Side Yard 10' with 8.08' proposed, Column 10- Total Side yard 30' with 24.9' proposed, Column 11- Required Rear Yard 25' with 23.71' proposed. 3 Variances required.
plan says: 23.71 Tsy
20.33 7 Rear yard to deck 17.33 7 Rear yard to Stairs
to Stairs
Section: 68.12 Block: 5 Lot: 55
Dear Reid
Please be advised that the Building Permit Application, which you submitted on October 8, 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, 114/2020
Richard Oliver Deputy Building Inspector Matter 1/4/1020
Signature of Director NOTE: PLEASE KEEP FOR YOUR RECORDS 12-31-18-CCC CC: Rosanna Sfraga Liz Decort

PERMIT EXPIRES TWO (2) YEARS FROM DATE OF ISSUANCE.

6) MONTH EXTENSIONS MAY BE GRANTED BRICK TO THE PROPERTY OF THE PROPERTY

TWO SIX (6) MONTH EXTENSIONS MAY BE GRANTED PRIOR TO EXPIRATION DATE. <u>APPLICATION FOR BUILDING / DEMOLITION PERMIT</u>
TOWN OF ORANGETOWN
20 Greenbush Road, Orangeburg, NY 10962 Phone: (845) 359-8410 Fax: (845) 359-8526
ZONE: OFFICIAL USE ONLY ACREAGE:
Inspector: Don Date App Received: 10-8-2000 Received By: Man
Permit No. 50642 Date Issued:
CO No Date Issued:
Permit Fee: 598. Ck# 1262 Paid By Fine line Construction
GIS Fee: 20. Ck# 1263 Paid By 11
Stream Maintenance Fee Ck # Paid By
Additional Fee: Ck# Date Paid Paid By
1 st 6 mo. Ext.: Ck # Exp. Date: Paid By
2 nd 6 mo. Ext.: Ck # Exp. Date: Pald By
A DIDE DO A DIST O ORGEN I TOTAL
APPLICANT COMPLETES:
Note: See inside for instructions for completing this application, PAGES 2, 3 and PAGE 4 must be reviewed and PAGES 3 & 4 must signed by the applicant.
operty Location: al Brightwood AVE Pear River NT 10965 action: 68/2 Block: 5 Lot: 55 60
operty Owner: Sean Read
Malling Address: 12 Brightwood Ave, Pearl RIVER DT 10965
Email: Phone #: 845 - 521 - \$143
issee (Business Name):
Mailing Address:
Email: Phone #:
pe of Business /Use:
ontact Person: SEAN CLEENE Relation to Project: CONTRACTOR
Email: Sean @ fine Uneren Construction. Com. Phono#: 845-664-1811
chitect/Engineer: Manual Andrews Andrews NYS Lic # 023786-1
Address: 198 OKALIGE AVE, SUFFERD, NY 1090 Phone#: 845-369-1010
Allder/General Contractor: FINE LINE CONSTRUCTION RC LIC# H-20151
Address: 148 FRANKLIN AUE Pearl River Phone#: 845-664-1811
umber:
Address:Phone#:
actrician:RC Lic #:
Address:Phone#:
at/Cooling:RC Lic#:
Address:Phone#:
disting use of structure or land: ONE Family Residence
oposed Project Description: 24xlc Dack Located at Rear of
ensiled residence.
2911 72
oposed Square Footage: 384s Druk Estimated Construction Value (\$): 22,000
BUILDING DEPARTMENT COMPLETES BELOW
ANS REVIEWED:
DMIT DECEMBED (DEALED FOR
RMIT REFERRED (DENIED FOR:
Chapter 43, Table 3.12, Caluma 12 R6 Oldrect, Column 2, 2 lower O. Poluma 3
SPR, College 9 = Site fand 10 " Wy 8.20 proposed. Column 10 ~ Total side fand 30"
13th 1.4 91 as accept Advers in the sea of the sea
Page 1

8	FOR OFFICE USE ONLY		
-8526 -/7 <u>-</u>	'm		
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<u>n 3</u>	The same of the sa		
30'	M		
Page 1			



APPLICATION REVIEW FORM

AFFIDAVIT

I, th	at he is the apperfore the Zown-fecting property	blicant, agent or attorney for board (board) in the located at 21 Brightwood the following are all of the ownerses as to which this appropriate the second control of the second	being duly sworn deposes and says applicant, in the matter of the petition ne town/village of Drangetound New York. ners of property 200 (distance) from lication is being taken. ADDRESS
/IS 	PRINT KEY	NAME Brian Clerkin Christopher Widmer John Carpentieri Sean Reid Francis Brooke James H Bowe Richard M Koppel Peter C Rooney Manuel Suquilema Daniel Devaney Patrick M Finnegan Michael Mc Donagh Robert Zerega	ADDRESS 45 Brightwood Ave, Pearl River, NY 10965 39 Brightwood Ave, Pearl River, NY 10965 25 Brightwood Ave, Pearl River, NY 10965 21 Brightwood Ave, Pearl River, NY 10965 17 Brightwood Av, Pearl River, NY 10965 12 Forest Ave, Pearl River, NY 10965 16 Forest Ave, Pearl River, NY 10965 24 Forest Ave, Pearl River, NY 10965 30 Forest Ave, Pearl River, NY 10965 20 Brightwood Av, Pearl River, NY 10965 26 Brightwood Av, Pearl River, NY 10965 30 Brightwood Ave, Pearl River, NY 10965 31 Brightwood Ave, Pearl River, NY 10965 32 Brightwood Ave, Pearl River, NY 10965
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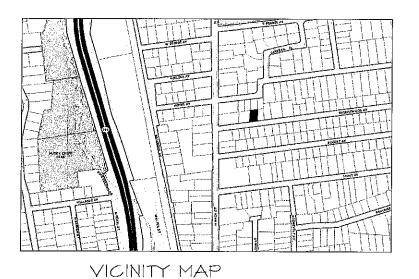
S SEPONONE TOLON

SIDE

BRIGHTWOOD AVENUE

PLOT PLAN BASED ON SURVEY PREPARED BY ROCKLAND BERSEN SURVEYORS DATED MAY 4, 1956





∤TEM	ALLOWABLE OR REQUIRED	EXISTING	PROPOSED	VARIANCE REQUIRED
MIN. LOT AREA (SF)	10,000	7140.02	7140.02	EXISTING NON-CONFORMING
MIN LOT WIDTH (FT)	75'	70'	70'	EXISTING NON-CONFORMING
FRONT YARD (FT)	25	39.6'	39.6	NONE
SIDE YARD (FT) ONE SIDE	10	9.27'	8.08' (DECK)	YES
SIDE YARD (FT) BOTH SIDES	30 (25' **)	24.9	23.71' (DECK)	YES
REAR YARD (FT)	25	36.31	20.33' (DECK) 17.33' (DECK STAIR)	YES

^{** (}YARD REDUCED 5' DUE TO LOT WIDTH OF 70' IS LESS THAN MINIMUM OF 75') 5.21(d)

IF THIS SHEET IS NOT 24x36
FULL SIZE, USE GRAPHIC
SCALES FOR REDUCTION





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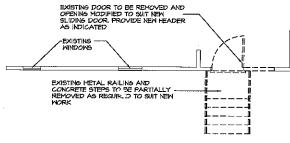
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REVISIONS:

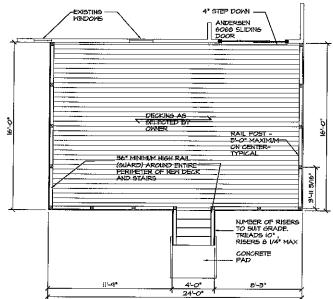
SHEET TITLE: PLOT PLAN

PROJECT
PROPOSED REAR DECK
FOR EXISTING HESIDENCE
REID RESIDENCE
21 BRIGHTWOOD AVE
PEARL RIVER, NEW YORK 10865

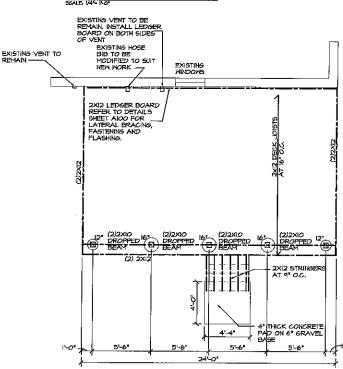
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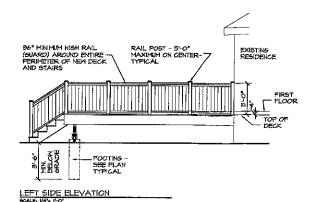
PART FLOOR PLAN - DEMOLITION ___

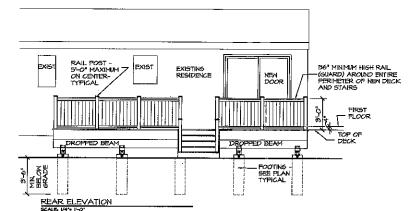


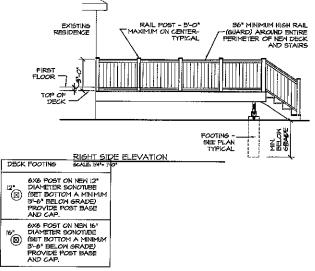
PART FLOOR PLAN - NEW DECK PLAN



PART FLOOR PLAN - NEW DECK FRAMING PLAN







CODE PATH

· 2020 NEW YORK RESIDENTIAL CODE

GENERAL CONDITIONS

- I. THE CONTRACTOR SHALL FIRNISH ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, APPLIANCES, TRANSPORTATION, HAULING, ETC. TO COMPLETE, IN A MORKHMANLIKE MANNER, EVERYTHING SHOWN, CALLED FOR OR REASONABLY IMPLIED IN THE PLANS OR IN THESE SPECIFICATIONS SHOWN, CALLED FOR OR REASONABLY IMPLIED IN THE PLANS OR IN THESE SPECIFICATIONS SHALL VISIT THE SITE AND VERIFY ALL CONDITIONS IN THE PLANS OR IN THESE SPECIFICATIONS SHALL VISIT THE SITE AND VERIFY ALL CONDITIONS IN THE CONTRACT DOCUMENTS AND INFORM THE ARCHITECT OF ANY DISCRETANCY PRIOR TO EXECUTION OF THE WORK.

 CODES AND OTHER RESULATIONS SET FORTH IN LOCAL BUILDING AND ZONING REQUIREMENTS.

 DELIVERY, STORAGE AND HANDLING, CONTRACTOR SHALL SET FLUT RESPONSIBILE FOR ALL MATERIALS DELIVERED TO THE SITE AND WILL ASSUME ONNERSHIP OF SAME UNTIL THEY HAVE BEEN INSTITUTED. TO THE SITE AND WILL ASSUME ONNERSHIP OF SAME UNTIL THEY HAVE BEEN INSTITUTED. TO THE SITE AND MILL ASSUME ONNERSHIP OF SAME UNTIL THEY HAVE BEEN INSTITUTED. TO THE SITE AND MILL ASSUME ONNERSHIP OF SAME UNTIL THEY HAVE BEEN INSTITUTED. TO THE SITE AND MILL ASSUME ONNERSHIP OF SAME UNTIL THEY HAVE BEEN INSTITUTED. TO THE SITE AND MILL ASSUME ONNERSHIP OF SAME UNTIL THEY HAVE BEEN INSTITUTED. TO THE SITE AND MILL ASSUME ONNERSHIP OF SAME UNTIL THEY HAVE BEEN INSTITUTED. TO SAME UNTIL THEY HAVE BEEN INSTITUTED. TO SAME UNTIL THEY HAVE BEEN INSTITUTED. TO SAME UNTIL THEY HAVE BEEN SHALL MATCH EXISTING THE PROPERTY OF A THE PRO

GENERAL NOTES

- ALL WORK SHALL CONFORM TO NEW YORK STATE CODES AND ALL OTHER APPLICABLE MUNICIPAL, STATE AND FEDERAL RULES AND REGULATIONS.

 THE CONTRACTOR SHALL VERIETY ALL DIRENSIONS IN THE FIELD. DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND DRAWINES ANDOR SPECIFICATIONS SHALL BE REPORTED TO THE ARCHITECT IN NRITING FOR CLARIFICATION, WORK SHALL NOT PROCEED UNTIL SUCH CLARIFICATION HAS BEEN RECEIVED.

- RECIED ON CLARIFICATION, PARK SYNLL NO! PROCEED WITE SUCH CLARIFICATION HAS BEEN RECIED AFFORESEN CONDITIONS OR OTHER CAUSES RECESSITATE CONSTRUCTION DETAILS NOT IN SOCIORANCE WITH THESE PLANS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND SUBMIT HIS DETAILS SHOWING THE PROPOSED METHODS ACCOMPLISH THE REQUIRED RESULTS.

 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FAITHING REPAIRING AND PRINCHING OF ALL DISTURBED AREAS.

 5. CONTRACTOR SHALL INSPECT THE PREMISES AND VIEW THE EXISTING CONDITIONS TO VERIFY ALL CONDITIONS, SIZES AND GUANTITIES, PLANS ARE PURNISHED TO INDICATE THE SCOPE OF THE INTENDED CONTRACT WORK. EXISTING CONDITIONS MIGHT PROPOSED WORK AS DRAWN OR SPECIFIED SHALL BE REQUISH TO THE ATTENTION OF THE OWNERS FOR RESOLVING. RELOCATIONS MUST BE CHECKED TO VERIFY THEIR PEASIBILITY IN ACCORDANCE MITH THE NEW REJURIEMENTS.

GUARD

GUARDS

R312.1.2 HEIGHT, REQUIRED GUARDS AT OPEN-SIDED WALKING SURFACES, INCLUDING STARS, PORCHES, BALCONES OR LANDINGS, SHALL BE NOT LESS THAN 36 INCHES (414 HOW) IN HEIGHT AS MEASURED YERTICALLY ABOVE THE ADJACENT WALKING SURFACE OR THE LINE CONNECTING THE LEADING EDGES OF THE TREADS.

- GUARDS ON THE OPEN SIDES OF STAIRS SHALL HAVE A HEIGHT NOT LESS THAN 34 INCHES (864 MM) MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGES OF THE TREADS.
- 2. WHERE THE TOP OF THE GUARD SERVES AS A HANDRAIL ON THE OPEN SIDES OF STAIRS, THE TOP OF THE GUARD SHALL BE NOT LESS THAN 34 INCHES (B64 MH) AND NOT MORE THAN 38 INCHES (465 MH)AG MEASURED VERTICALT PROM A INCE CONNECTING THE LEADING EDGES OF THE TREADING.

RSIZLE OPENING LIMITATIONS, REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT THAT ALLOW PASSAGE OF A SPHERE 4 INCHES (IO2 MM) IN DIA/METER.

THE TRIANGULAR OPENINGS AT THE OPEN SIDE OF STAIR, FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD, SHALL NOT ALLOW PASSAGE OF A SPHERE 6 INCHES (153 MH) IN DIAMETER.

FEB 03 2021

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IF THIS SHEET IS NOT 24x36 FULL SIZE, USE GRAPHIC SCALES FOR REDUCTION





These plans are not valid for a building permit or and sealed by Architect

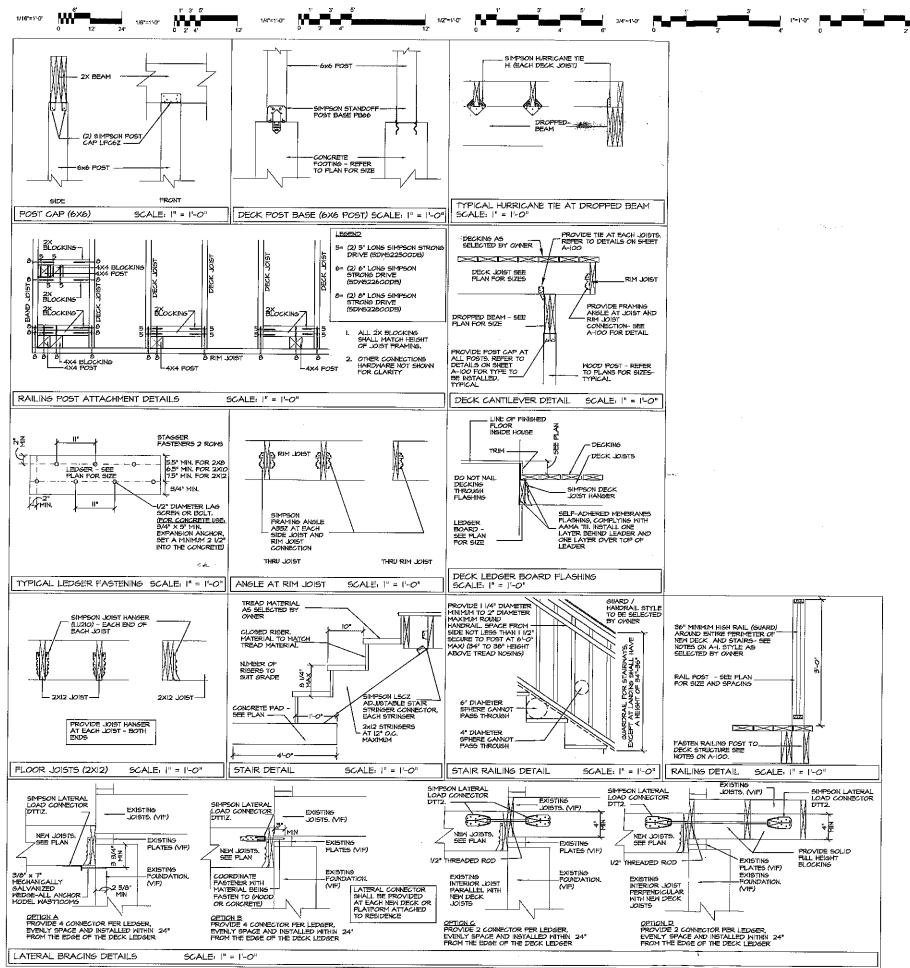
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SHEET TITLE PLANS ELEVATIONS AND NOTES

> Ш A RIGHTWOOD RIVER, NEW YORK 19865 D REAR DECK TING RESIDENC REID RE 21 BRIGH PEARL RIVER, N OSED

SHEET NUMBER: A-1 1 Of 2



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IF THIS SHEET IS NOT 24x36 FULL SIZE, USE GRAPHIC SCALES FOR REDUCTION





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PROJEC	OT NO.		KI815
DATE:	OCTOBER	4,	2020
DRAWN	ВУ		MAA
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SHEET TITLE:

DETAILS

AND
PLOT PLAN

PROPOSED REAR DECK
FOR EXISTING RESIDENCE
REID RESIDENCE
21 BRIGHTWOOD AVE
PEARL RIVER, NEW YORK 10985

SHEET NUMBER

ZONE RG GROUP Q							
ITEM	ALLOWABLE OR REQUIRED	EXISTING	PROPOSED	VARIANCE REQUIRED			
MIN. LOT AREA (SF)	10,000	7140.02	7140.02	EXISTING NON-CONFORMING			
MIN LOT WIDTH (FT)	75'	70'	70'	EXISTING NON-CONFORMING			
FRONT YARD (FT)	25	39.6'	39.6	NONE			
SIDE YARD (FT) ONE SIDE	10	9.27'	8.08" (DECK)	YES			
SIDE YARD (FT) BOTH SIDES	30 (25' **)	24,9'	23.71' (DECK)	YES			
REAR YARO (FT)	25	36,31	20.33' (DECK) 17.33' (DECK STAIR)	YES			

5 86*00'00'E 70.00'

PROPOSED STAIRS

EXISTING I STORY FRAME DWELLING SIDE YARD REDUCED DUE TO LOT WIDTH LESS THAN TS

** (YARD REDUCED 5' DUE TO LOT WIDTH OF 70' IS LESS THAN MINIMUM OF 75') 5.21(d)

N 86°00'00"W 70.00

BRIGHTWOOD AVENUE

IO'-O"