

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: \_\_\_\_\_

*Please check all that apply:*

<input type="checkbox"/> Commercial <input type="checkbox"/> <b>Planning Board</b> <input checked="" type="checkbox"/> <b>Zoning Board of Appeals</b>  <input type="checkbox"/> Subdivision <input type="checkbox"/> Number of Lots <input type="checkbox"/> Site Plan <input type="checkbox"/> Conditional Use  <input type="checkbox"/> Special Permit <input checked="" type="checkbox"/> Variance <input type="checkbox"/> Performance Standards Review <input type="checkbox"/> Use Variance <input type="checkbox"/> Other (specify): _____	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> <b>Historical Board</b> <input type="checkbox"/> <b>Architectural Board</b>  <input type="checkbox"/> Consultation <input type="checkbox"/> Pre-Preliminary/Sketch <input type="checkbox"/> Preliminary <input type="checkbox"/> Final <input type="checkbox"/> Interpretation
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**PERMIT#:** \_\_\_\_\_

**ASSIGNED** \_\_\_\_\_

**INSPECTOR:** \_\_\_\_\_

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

**Project Name:** Proposed Addition / Alterations for Mr. & Mrs. Perlman

**Street Address:** 39 Oldert Drive, Pearl River NY 10965

**Tax Map Designation:**

Section: 69.16 Block: 3 Lot(s): 21  
 Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_

**Directional Location:**

On the right side of Oldert Drive heading south, approximately  
 on the corner (0) feet from \_\_\_\_\_ of the intersection of Naomi Rd, in the  
 Town of ORANGETOWN in the hamlet/village of Pearl River.

**Acreage of Parcel** \_\_\_\_\_  
**School District** Pearl River  
**Ambulance District** Pearl River  
**Water District** Orangetown

**Zoning District** R-15  
**Postal District** Pearl River  
**Fire District** Pearl River  
**Sewer District** Orangetown

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

Proposed addition / alteration with relocated kitchen and expanded family room and misc.  
existing house alterations including two existing bathroom renovations.

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

Date: 1/29/00 Applicant's Signature: [Signature]

# APPLICATION REVIEW FORM

**Applicant:** Mr. & Mrs. Perlman Phone # 845-494-4187

**Address:** 39 Oldert Drive, Pearl River NY 10965 Pearl River NY 10965  
Street Name & Number (Post Office) City State Zip Code

**Property Owner:** Mr. & Mrs. Perlman Phone # 845-494-4187

**Address:** 39 Oldert Drive, Pearl River NY 10965 Pearl River NY 10965  
Street Name & Number (Post Office) City State Zip Code

**Engineer/Architect/Surveyor:** Karl Ackermann, AIA Phone # 845-661-0893

**Address:** 159 E Central Avenue Pearl River NY 10965  
Street Name & Number (Post Office) City State Zip Code

**Attorney:** N/A Phone # \_\_\_\_\_

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

**Contact Person:** Karl Ackermann, AIA Phone # 845-661-0893

**Address:** 159 E Central Avenue Pearl River NY 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  
\_\_\_\_\_ 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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SWIS	PRINT KEY	NAME	ADDRESS
392489	69.18-2-51	Michael P Maloney Jr	50 Oldert Dr,Pearl River, NY 10965
392489	69.18-2-52	Michael Count	44 Oldert Dr,Pearl River, NY 10965
392489	69.18-2-53	Margaret List	38 Oldert Dr,Pearl River, NY 10965
392489	69.18-2-54	Frank List	32 Oldert Dr,Pearl River, NY 10965
392489	69.18-2-60	Michael Maher	27 Oldert Dr,Pearl River, NY 10965
392489	69.18-2-61	Dolores Diaz	31 Oldert Dr,Pearl River, NY 10965
392489	69.18-2-62	Kimberly A Ilie	39 Oldert Dr,Pearl River, NY 10965
392489	69.18-2-63	Michael Dugandzic	45 Oldert Dr,Pearl River, NY 10965
392489	69.18-2-64	Pamela Vinci	51 Oldert Dr,Pearl River, NY 10965
392489	69.18-2-65	Michael E Maiorano	55 Oldert Dr,Pearl River, NY 10965
392489	69.18-2-84	Joseph O'Loughlin	12 Naomi Rd,Pearl River, NY 10965
392489	69.18-2-85	James Bateman	20 Naomi Rd,Pearl River, NY 10965
392489	69.18-2-86	Walter M Ostermeir	19 Naomi Rd,Pearl River, NY 10965



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: January 6, 2021

Applicant: Perlman

Address: 39 Oldert Dr, Pearl River, NY

RE: Application Made at: same

Chapter 43, Table 3.12 column 1 R-15 District, Column 2 Group M, Column 3 SFR, Column 8 Required  
Front Yard 30' w 14' 8" proposed.  
One variance required

Section: 69.18 Block: 2 Lot: 62

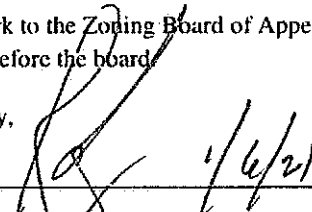
Dear Perlman:

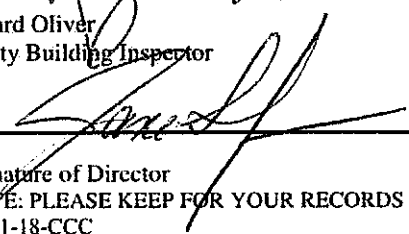
Please be advised that the Building Permit Application, which you submitted on  
January 5, 2021, has been denied. I have enclosed a Xerox copy of your application, where you will find  
at the bottom the reason for denial.

**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

1-6-2021  
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

<b>ZONE:</b> <u>R-15</u>	<b>OFFICIAL USE ONLY</b>	<b>ACREAGE:</b> <u>.27</u>
<b>Inspector:</b> <u>Mike</u>	<b>Date App Received:</b> <u>Jan 5, 2021</u>	<b>Received By:</b> <u>Liz</u>
<b>Permit No.:</b> <u>509164</u>	<b>Date Issued:</b> _____	
<b>CO No.:</b> _____	<b>Date Issued:</b> _____	
<b>Permit Fee:</b> <u>\$1932</u>	<b>Ck#:</b> <u>1176</u>	<b>Paid By:</b> <u>Kimberly LLC</u>
<b>GIS Fee:</b> <u>\$20</u>	<b>Ck#:</b> <u>1177</u>	<b>Paid By:</b> _____
<b>Stream Maintenance Fee</b>	<b>Ck #</b> _____	<b>Paid By</b> _____
<b>Additional Fee:</b> _____	<b>Ck#</b> _____	<b>Date Paid</b> _____ <b>Paid By</b> _____
<b>1<sup>st</sup> 6 mo. Ext.:</b> _____	<b>Ck #</b> _____	<b>Exp. Date:</b> _____ <b>Paid By</b> _____
<b>2<sup>nd</sup> 6 mo. Ext.:</b> _____	<b>Ck #</b> _____	<b>Exp. Date:</b> _____ <b>Paid By</b> _____

RECEIVED

**APPLICANT COMPLETES:**

Note: See inside for instructions for completing this application. JAN 5 2020

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

TOWN OF ORANGETOWN  
BUILDING DEPARTMENT

**Property Location:** 39 Oldert Drive, Pearl River NY 10965

**Section:** 69.18 **Block:** 2 **Lot:** 62

**Property Owner:** Mr. & Mrs. Perlman

**Mailing Address:** 39 Oldert Drive, Pearl River NY 10965

**Email:** pawsox24@optonline **Phone #:** 845-494-4187

**Lessee (Business Name):** N/A

**Mailing Address:** N/A

**Email:** N/A **Phone #:** N/A

**Type of Business /Use:** Residential

**Contact Person:** Karl Ackermann, AIA **Relation to Project:** Architect

**Email:** Karlarch159@gmail.com **Phone#:** 845-661-0893

**Architect/Engineer:** Karl Ackermann, AIA **NYS Lic #** 027393

**Address:** 159 E Central Avenue, Pearl River NY 10965 **Phone#:** 845-661-0893

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

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

**Plumber:** TBD **RC Lic #** \_\_\_\_\_

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

**Electrician:** TBD **RC Lic #:** \_\_\_\_\_

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

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

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

**Existing use of structure or land:** Existing Single Family Residence

**Proposed Project Description:** Proposed addition with relocated kitchen and expanded family room and misc. existing house alterations including two existing bathroom renovations.

**Proposed Square Footage:** 360 s.f. **Estimated Construction Value (\$):** 100,000.

**BUILDING DEPARTMENT COMPLETES BELOW**

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

**PERMIT REFERRED / DENIED FOR:**

Chapter 43, Table 3.12 Column 1 R-15, Column 2 Group M.  
Column 3 SPR, Column 4 Front Yard required setback  
30' w/ 14' 8" proposed. 1 Variance req'd

*[Handwritten Signature]*  
 Deputy - 1/6/21 8-6-2021

FOR OFFICE USE ONLY SECTION BLOCK LOT NAME PERMIT #

**APPLICATION FOR BUILDING/DEMOLITION PERMIT**

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

<b>ZONING BULK REQUIREMENTS</b>			
Zone: R-15	Group: M	Use: Residential	
	Required	Existing	Proposed
Floor area ratio	.20 (20%)	.1346 (13.46)	.1641 (16.41)
Lot area	15,000 s.f.	12,123 s.f.	No Change
Lot width	75'-0"	77.17' oldert	No Change
Street frontage	75'-0"	214.26'	No Change
Front yard setback	30'-0"	31.5' / 27.9'	31.5' / 14.0' *
Side yard setback	20'-0" (reduced ENC 15')	14.67'	No Change
Total side yard setback	20'-0" (reduced ENC 30')	n/a corner lot	n/a corner lot
Rear yard setback	35'-0"	63.4'	No Change
Maximum building height	1' per 1'	Existing	No Change

Number of stories: 2 Construction Type: V Occupancy Class: R

Zoning Chart Information Completed by: Karl Ackermann, AIA

1. Sewage: (circle one)  Town  County  Private
2. How many kitchens on the property? 1
3. Are there any renters, tenants, lessees or boarders at this property? YES  / NO
4. Are there any other building permits on this property? YES  / NO
5. Is the property in a flood plain? YES  / NO

**AFFIDAVIT**

State of New York)

County of Rockland) SS.:

Town / Village of Orangetown

I, Karl Ackermann, AIA

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

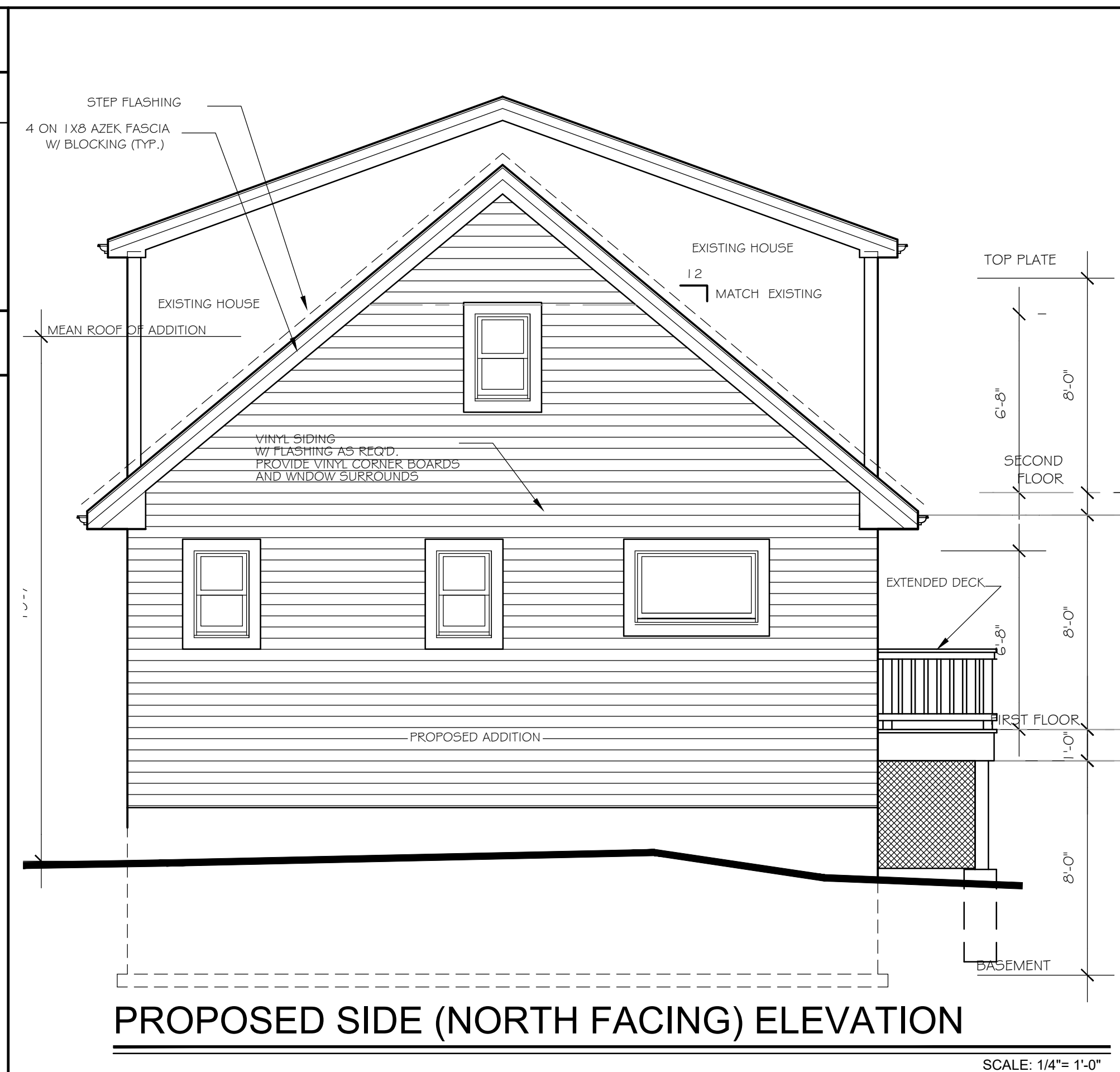
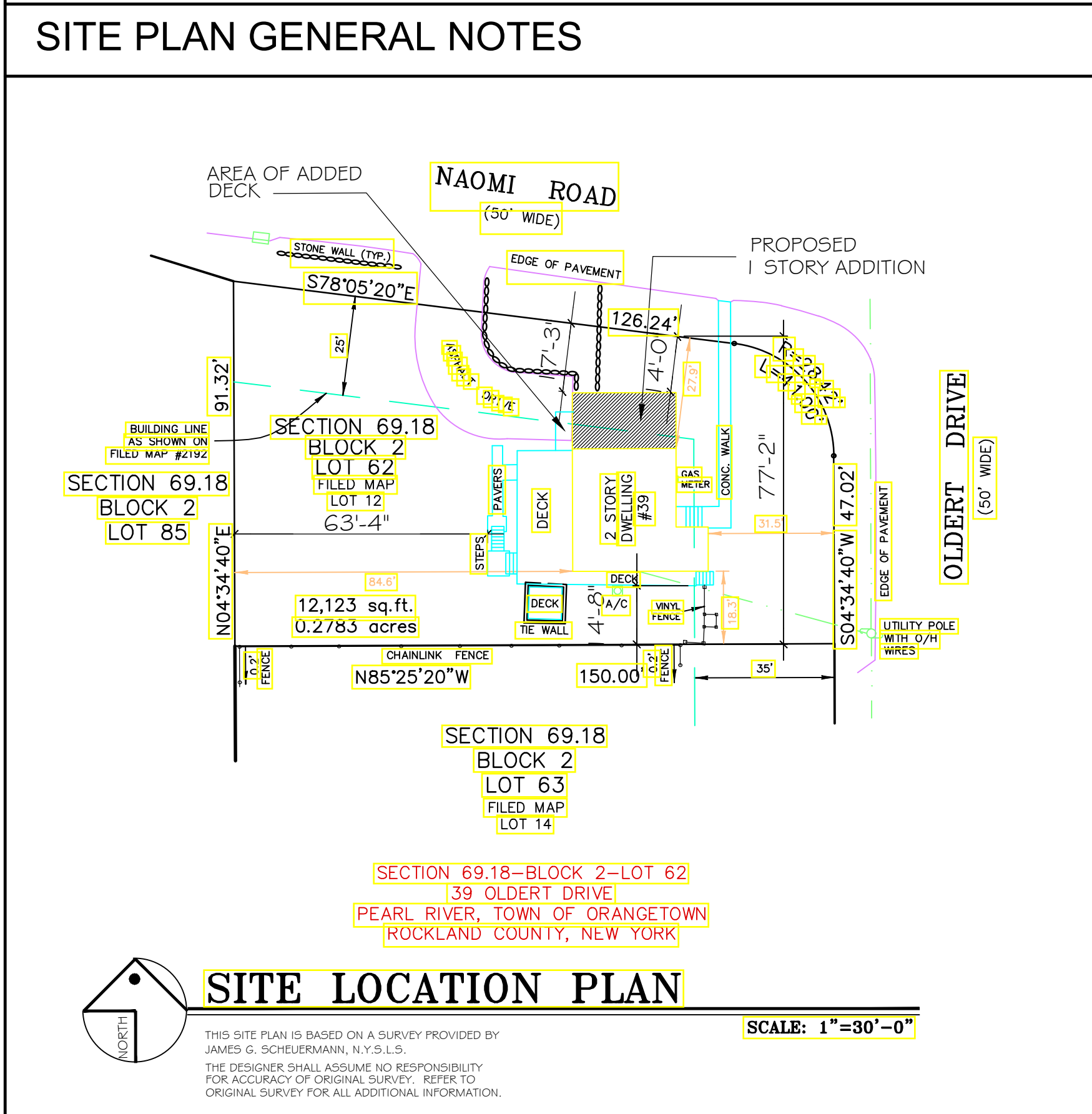
[Signature]  
159 E Central Avenue Pearl River NY 10965

SWORN to before me this 5th day of January, 2021

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

<b>OFFICIAL USE ONLY:</b>	
Checked by: _____	Date: _____
Permit Granted for: _____	
_____	
_____	
_____	
Signature: _____ Date: _____	
<b>Director, OBZPAE</b>	

LIST OF DRAWINGS	
ARCHITECTURAL DRAWINGS SHEET	DESCRIPTION
A-0	SITE LOCATION PLAN /ULK TABLE , NOTES, LIST OF DRAWINGS, ELEVATIONS
A-1	PROPOSED PLANS



### BULK TABLE

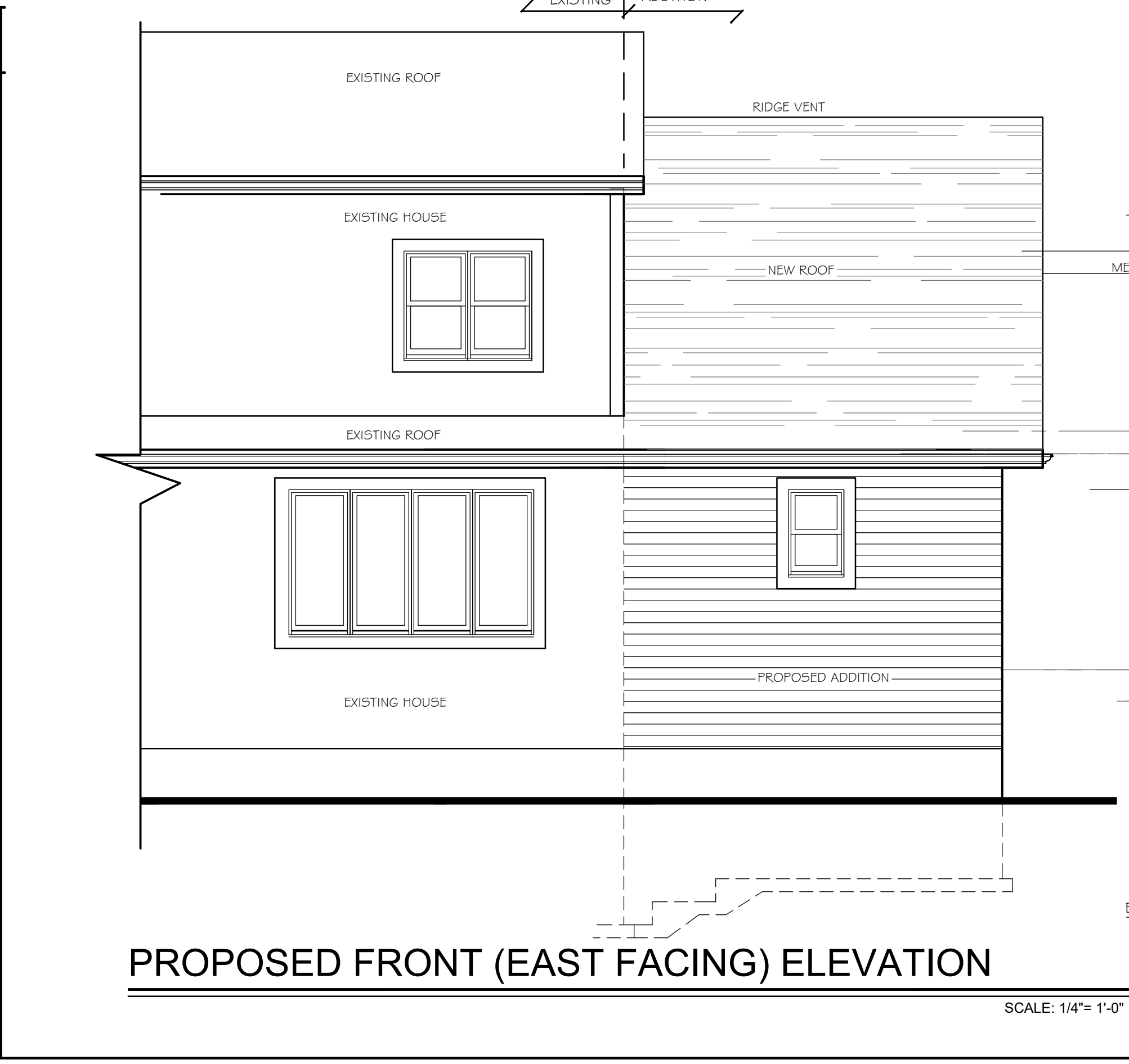
REQUIRED	EXISTING	PROPOSED	
LOT REQUIRED 15,000 S.F.	EXISTING LOT AREA= 12,123 SQ. FT.	EXISTING LOT AREA= 12,123 SQ. FT.	(ENC)
FAR - .20 (20%)	EXISTING FAR - 1,630 / 12,123 = .1346 (13.46%)	EXISTING FAR - 1,990 / 12,123 = .1641 (16.41%)	
TWO FRONT YARD SET BACKS: 30'-0"	31.5' OLDERT / 27.9' NAOMI	.31.5' OLDERT(NO CHANGE) / 14.0' NAOMI	(EXISTING / ENC) ●(VARIANCE NAOMI)
SIDE YARD SET BACK: 20'-0" (15'-0" allowed reduction 5.21c)	18.3 EXISTING HOUSE 14.67 EXISTING - DECK	EXISTING NO CHANGE	(ENC)
COMBINED SIDE YARD SET BACK: 50'-0"	N/A TWO FRONT YARD SET BACKS	N/A TWO FRONT YARD SET BACKS	(N/A)
REAR YARD SET BACK: 35'-0"	63.4' EXISTING	63.4' EXISTING	
LOT WIDTH: 100'-0"	77.17' EXISTING AT BUILDING FRONT LINE	77.17' EXISTING AT BUILDING FRONT LINE	(ENC)
STREET FRONTAGE: 75'-0" 20'-0" (5.21e 20'-0" Max.)	214.26' EXISTING	214.26' EXISTING	
	EXISTING	EXISTING / NEW 18'-2" TO MEAN ROOF	

**EXISTING F.A.R. DATA**  
 EXISTING FIRST AND SECOND FLOOR - 1,630 S.F. S.F.  
 EXISTING FAR - 1,630 / 12,123 = .1346 (13.46%)

**PROPOSED F.A.R. DATA**  
 EXISTING FIRST AND SECOND FLOOR - 1,990 S.F. S.F.  
 EXISTING FAR - 1,990 / 12,123 = .1641 (16.41%)

**EXISTING NON-CONFORMING (ENC) / VARIANCES**

- EXISTING FRONT YARD SETBACK - 27.9' NAOMI REDUCED TO 14'-0" (ACTUAL CHANGE 13.9') VARIANCE REQUIRED 16'-0" FROM 30' ZONING.



It is a violation of the law for any person, unless acting under the direction of a licensed architect, to alter an item in any way, if an item bearing the seal of an architect is altered, the altering architect shall affix to his own the seal of such alteration, and a specific description of the alteration.

**Karl E. Ackermann, AIA Architect PLLC**  
 Architect

159 East Central Avenue  
 Pearl River, New York 10965  
 (845) 724-3942 karl@karlarchitect.com  
 Residential & Commercial Architecture and Green Design  
 New York & New Jersey Licensed Architect

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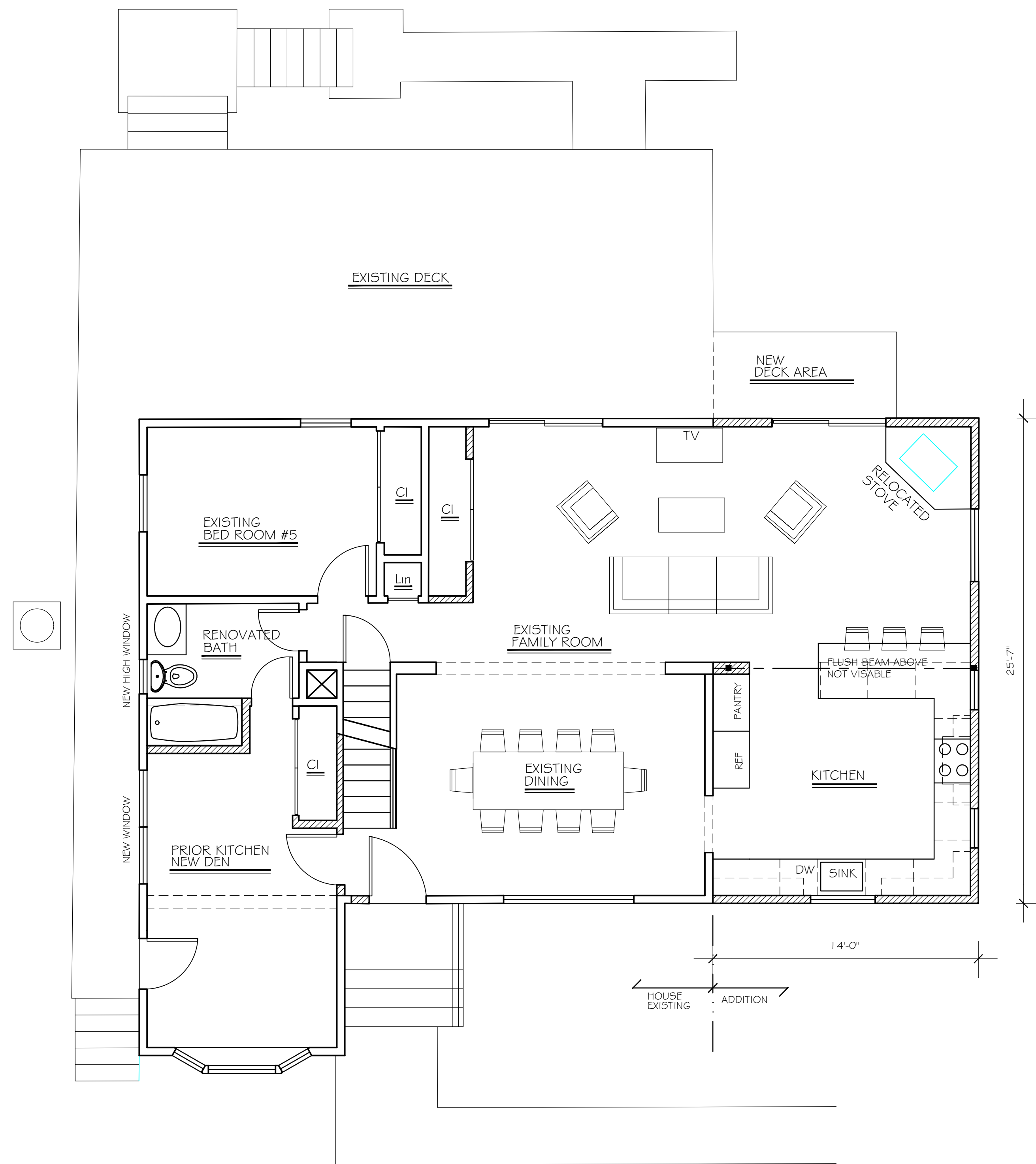
**Proposed Addition / Alteration for**  
**Mr. & Mrs. Perlman Residence**  
 39 Oldert Drive in Pearl River Pearl River, New York 10965

Issue Date: 12/05/20  
 Revisions:  
 1 01/01/20 Permit  
 2  
 3  
 4

**Sheet No.**  
**A-0**

**NOTE:**  
 PLANS SUBMITTED FOR  
 REVIEW AND PROCESS TO  
 ZONING BOARD OF APPEALS  
 (VARIANCE REQUIRED)  
 NOT FOR CONSTRUCTION



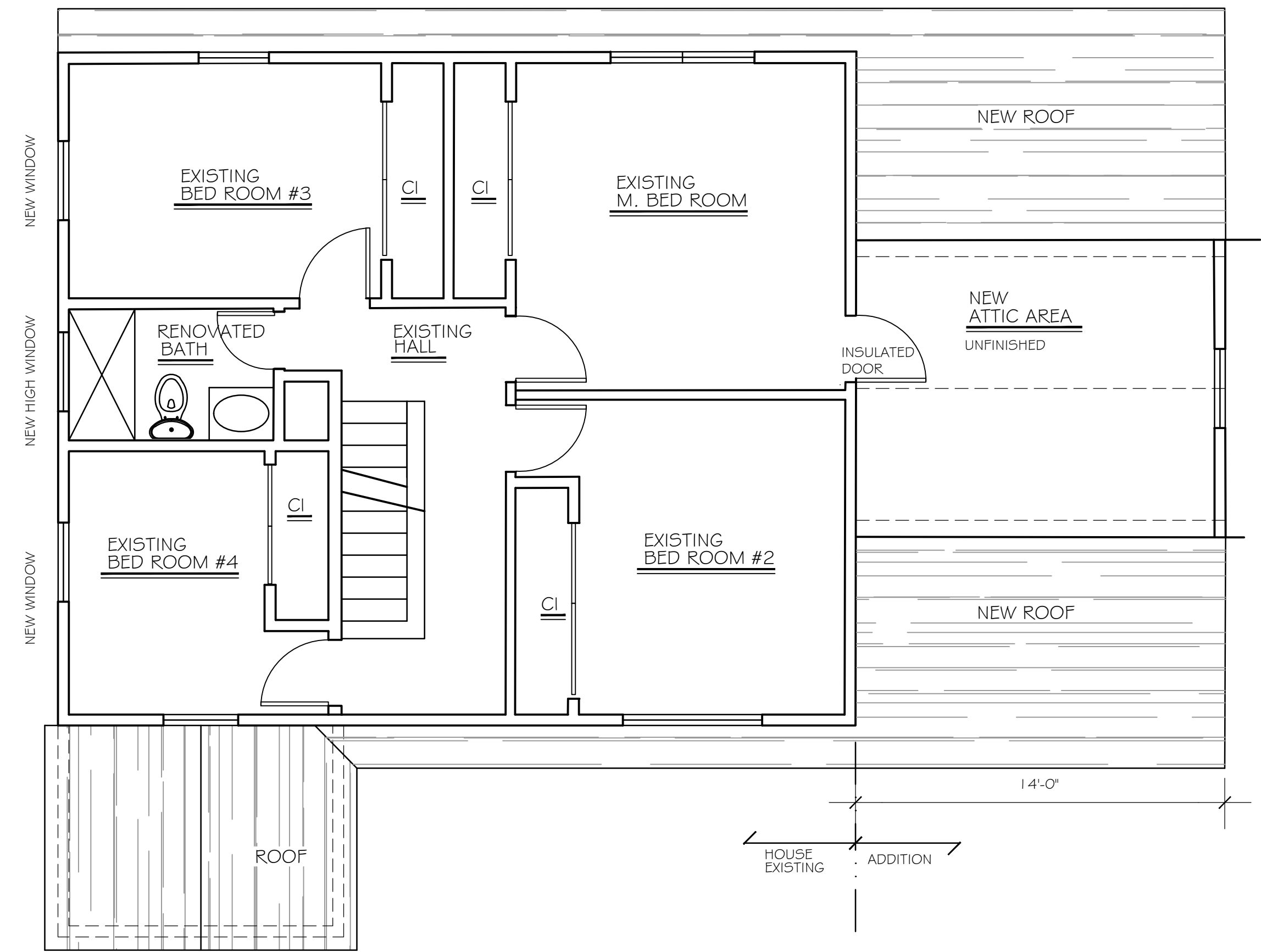


**CONSTRUCTION LEGEND**

- NEW STUD WALL
- 2 X BUILT UP WOOD POST EQUAL IN WIDTH TO BEAM ABOVE

**PROPOSED FIRST FLOOR PLAN**

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



**CONSTRUCTION LEGEND**

- NEW STUD WALL
- 2 X BUILT UP WOOD POST EQUAL IN WIDTH TO BEAM ABOVE

**PROPOSED SECOND FLOOR PLAN**

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

**NOTE:**  
 PLANS SUBMITTED FOR  
 REVIEW AND PROCESS TO  
 ZONING BOARD OF APPEALS  
 (VARIANCE REQUIRED)  
 NOT FOR CONSTRUCTION

It is a violation of the law for any person, unless acting under the direction of a licensed architect, to alter an item in any way, if an item bearing the seal of an architect is altered, the altering architect shall affix to his item the seal of the altering architect, and shall file with the board the date of such alteration, and a specific description of the alteration.

Karl E. Ackermann, AIA Architect PLLC  
 Architect  
 159 East Central Avenue  
 Pearl River, New York 10965  
 (845) 724-3742 karl@karlackermann.com  
 Residential & Commercial Architecture and Green Design  
 New York & New Jersey Licensed Architect



**Proposed Addition / Alteration for**  
**Mr. & Mrs. Perlman Residence**  
 39 Oldert Drive in Pearl River Pearl River, New York 10965

Issue Date: 12/05/20	
Revisions	
1	01/01/20 Permit
2	
3	
4	

Sheet No.  
**A-1**