ZONING BOARD OF APPEALS
Town of Orangetown
20 Greenbush Road
Orangeburg, New York 10962
(845) 359-8410 (ex. 4316)
Date: June 20, 2024
TO: OBAPAE

Environmental Management and Engineering
Rockland County Sewer District #1
New York State Dept. of Transportation
Palisades Interstate Park Commission
Orange and Rockland Utilities
Orangetown Highway
Rockland County Drainage
Rockland County Health
Rockland County Planning
Rockland County Highway
NYS Dept of Environmental Conservation

This matter is scheduled for: July 31, 2024

Review of Plans: Noonan's Backyard Dining Plan 14-20 East Central Avenue, Pearl River, NY 68.20-1-13 & 14

Section: 68.20 Block: 1 Lot: 13; CS zone

Chapter 43, CS District, Section 3.12, Group FF, Column 9 (Side Yard: required is 0/12 feet with 1.9' proposed) to the chiller/covered bar, Column 11(Rear Yard: 25 feet required, 6.6' proposed) to chiller, Column 11(Rear Yard: 25 feet required, 8.5' proposed) to the fabric covered steel frame structure; and from Section 5.153(Accessory structure distance: 15' required, with 11.3' proposed) for a roof over a covered bar area from the rear of the main building. The premises are located at 14-16 E Central Avenue, Pearl River, New York and identified on the Orangetown Tax Map as Section 68.20, Block 1, Lot 13 in the CS zoning district.

Section: 68.20 Block: 1 Lot: 14; CS zone

Chapter 43, CS District, Section 3.12, Group FF, Column 11(Rear Yard: 25 feet required, 8.5' proposed) to the fabric covered steel frame structure. The premises are located at 18-20 E Central Avenue, Pearl River, New York and identified on the Orangetown Tax Map as Section 68.20, Block 1, Lot 14 in the CS zoning district.

Please review the information enclosed and provide comments. These comments may be mailed , e-mailed or faxed 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: 20 South Greenbush Road, Orangeburg, NY 10962
- Email to Zoning Board: KBettmann@orangetown.com or

Zoning Board Meeting Date: July 31, 2024

( ) Comments attached
( ) No Comments at this time. Please send future correspondence for review.
( ) No future correspondence for this site should be sent to this agency. Plans reviewed and this agency does not have any further comments.
( ) This project is out of the jurisdiction of this agency and has no further comments.

This project is before the Zoning Board on **Wednesday, July 31, 2024. Kindly forward your completed review to this office by July 31, 2024.**

Reviewing Agency_____

Name:_____Date:_____

Signature: _____

Thank you, Katlyn Bettmann

OFFICE OF BUILDING, ZONING, PLANNING
ADMINISTRATION AND ENFORCEMENT
TOWN OF ORANGETOWN
20 GREENBUSH ROAD
ORANGEBURG, N.Y. 10962

Jane Slavin, RA
Director

(845) 359-8410

Fax: (845) 359-8526

Date: June 18, 2024

To: Zoning Board

From: Jane Slavin, RA.,
Director O.B.Z.P.A.E.

RECEIVED
JUN 19 2024
TOWN OF ORANGETOWN
LAND USE BOARDS

Subject: **Noonan's Backyard Dining Plan**
16 East Central Avenue, Pearl River
68.20-1-13; CS district

Submission Reviewed:
Site Plan as prepared by Jay Greenwell, PLS, LLC, dated 1/17/24.

1) Application is to legalize structures constructed in the rear yard without first obtaining the required approvals and permits.

2) For tax lot 68.20-1-13, the following bulk variances are required;

   a) Per Chapter 43, Table 3.12, CS district,
      - column 9, side yard required is 0/12 feet with 1.9' to the chiller/covered bar; and
      - column 11, rear yard required is 25 feet with 6.6 feet to the chiller; and
      - column 11, rear yard required is 25 feet with 8.5' to the fabric covered steel frame structure.

   b) Per Chapter 43, Article V, Section 5.153;

      "No accessory building or structure, except a fence or swimming pool, shall be closer to any principal building or to any other accessory building or structure than a distance equal to the height of such accessory building or structure, and in no event less than 15 feet, unless it is attached to and is a part of such principal building."

      The roof over the covered bar area is 11.3' from the rear of the main building, with 15' required.

OFFICE OF BUILDING, ZONING, PLANNING
ADMINISTRATION AND ENFORCEMENT
TOWN OF ORANGETOWN
20 GREENBUSH ROAD
ORANGEBURG, N.Y. 10962

Jane Slavin, RA
Director

(845) 359-8410

Fax: (845) 359-8526

Date: June 18, 2024

To: Zoning Board

From: Jane Slavin, RA.,
Director O.B.Z.P.A.E.

Subject: **Noonan's Backyard Dining Plan**
16 East Central Avenue, Pearl River
68.20-1-14; CS district

Submission Reviewed:
Site Plan as prepared by Jay Greenwell, PLS, LLC, dated 1/17/24.

1) Application is to legalize structures constructed in the rear yard without first obtaining the required approvals and permits.

2) For tax lot 68.20-1-14, the following bulk variances are required;

   a) Per Chapter 43, Table 3.12, CS district,
      - column 11, rear yard required is 25 feet with 8.5 feet to the fabric covered steel frame structure.

Katlyn Bettmann

From:	Glenn Maier
Sent:	Tuesday, February 27, 2024 3:40 PM
To:	Donald Brenner
Cc:	Katlyn Bettmann
Subject:	Noonan's 14-16 and 20 E. Central Ave Pearl River
Follow Up Flag:	Follow up
Flag Status:	Flagged

Donald,

I have reviewed the revised site plan fir the above mentioned properties. Any improvements to the properties referenced will be reviewed by the planning board as a whole under permit # BLDC-540-22. Per the applicant's request the originally scheduled Planning Board meeting was postponed. To move forward with the application please provide to the Planning Board the previously requested documentation, letters and any postponement fees. Please contact Katlyn Bettmann with any questions regarding the Planning Board Process.

Thank you

Glenn E. Maier

Town Of Orangetown
Assistant Building Inspector

845-359-8410 o x4311
845-359-8526 f
gmaier@orangetown.com

Project Narrative

This project was scheduled to appear before the Planning Board for final approval of the outside dining are for Noonan's Restaurant. More detailed information was requested and is now provided.

This dining area will only be used when weather permits.

OFFICE OF BUILDING, ZONING AND PLANNING
ADMINISTRATION AND ENFORCEMENT
TOWN OF ORANGETOWN
20 GREENBUSH ROAD
ORANGEBURG, N.Y 10962

Jane Slavin RA
Director

(845) 359-8410

FAX: (845) 359-8526

PLANNING BOARD REFERRAL LETTER

T.F. Noonan's
16 E Central Ave
Pearl River, NY 10965

SBL#: 68.20-1-14

8/22/23

It has come to our attention that work performed under permit BLDC-540-22 does not conform to the approved plan. The installation of an outdoor bar area as well as the expansion of the steel structure will require site plan approval. Please make an application to the Planning Board for review and approval of current site conditions.

Thank you

Glenn E. Maier
Assistant Building Inspector

cc: Cheryl Coopersmith
Katlyn Bettmann

RECEIVED
FEB 28 2024
TOWN OF ORANGETOWN
LAND USE BOARDS

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

FOR OFFICE USE ONLY

SECTION 68.20 BLOCK 1 LOT 13 NAME Nooman PERMIT#

OFFICIAL USE ONLY

ZONE: GS (GH) ACREAGE: .17

Inspector: Glenn Date App Received: 1/26/22 Received By: [illegible]

Permit No. BLDC-540-22 Date Issued:

CO No. Date Issued:

Permit Fee: $492 Ck# 55013 Paid By TFNOONANS

GIS Fee: $191 Ck# " Paid By "

Stream Maintenance Fee Ck # Paid By "

Additional Fee: Ck# Date Paid Paid By

1st 6 mo. Ext.: Ck # Exp. Date: Paid By

2nd 6 mo. Ext.: Ck # Exp. Date: Paid By

EXPIRED JAN 31 2023 BY: [illegible]

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.

Property Location: ~~16 East Central Avenue~~ 14-16 E. Central

Section: 68.20 Block: 1 Lot: 13

Property Owner: D & B Ent. No.2

Mailing Address: 4 Independence Ave, Tappan, NY 10983

Email: brennerlaw@optonline.net Phone #: 845-359-2210

Lessee (Business Name): Nooman's

Mailing Address: 16 East Central Ave ,Pearl River, NY 10965

Email: tfnoonans@gmail.com Phone #: 845-735-6427

Type of Business /Use: Restaurant

Contact Person: D & B Ent. No.2 Relation to Project: Owner

Email: brennerlaw@optonline.net Phone#: 845-359-2210

Architect/Engineer: Harry J. 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: Restaurant

Proposed Project Description: Outdoor Dining Expansion - Pizza Oven Area, Steel Structure to hang tulle only (not a roof), 10' fence perimeter

Proposed Square Footage: NA Estimated Construction Value ($): 20,000.00

Name of Municipality: TOWN OF ORANGETOWN **Date Submitted:** 6/14/24

Please check all that apply:

___Commercial ___Residential

- ___ **Planning Board**
- ✓ **Zoning Board of Appeals**
- ___ **Historical Board**
- ___ **Architectural Board**

- ___ Subdivision
- ___ Number of Lots
- ___ Site Plan
- ___ Conditional Use
- ___ Special Permit
- ___ Variance
- ___ Performance Standards Review
- ___ Use Variance
- ___ Other (*specify*): _____

- ___ Consultation
- ___ Pre-Preliminary/Sketch
- ___ Preliminary
- ___ Final
- ___ Interpretation

PERMIT#: _____
ASSIGNED INSPECTOR: _____

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

Project Name: Noonans - Outdoor Dining

Street Address: 16 East Central Ave, Pearl River, New York 10965

Tax Map Designation:

Section: 68.20 Block: 1 Lot(s): 13
Section: _____ Block: _____ Lot(s): _____

Directional Location:

On the South side of Central Avenue, approximately 100 feet West of the intersection of William Street, in the Town of Orangetown in the hamlet/village of Pearl River.

Acreage of Parcel 0.17
Zoning District CS
School District Pearl River
Postal District Pearl River
Ambulance District Pearl River
Fire District Pearl River
Water District Veolia
Sewer District Orangetown

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

Outdoor Dining - Pizza Oven - Shed Structure to hang TV's only - Outdoor Bar - Walkin Cooler

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

Date: 6/12/2024 Applicant's Signature: [signature]

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?_____

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.

_____

_____

BULK REGULATIONS ZONE: CS USE: RESTAURANT

	MAX F.A.R.	MIN LOT AREA	LOT WIDTH	FRONT YARD	SIDE YARD	TOTAL SIDE YARD	REAR YARD	MAX BLDG HEIGHT	FRONTAGE
REQUIRED	1.00	2500 SF	25'	0 OR 45'	0 OR 12'	0 OR 25'	25'	1'4" FROM PL FOR BLDG >22'	25'
EXISTING LOT 13	0.95	7560 SF	54.0'	0'	0' / 0'	0.7' ⊕	56.8' TO BLDG	2 STY	54.0'
WALK IN CHILLER	TOTAL F.A.R = 1.04 ⊗	N/A	N/A	N/A	1.9' ⊗	NO CHANGE	6.6' ⊗	16'	N/A
BAR (EAST)		N/A	N/A	N/A	0' ⊕	NO CHANGE	42'	10.1'	N/A
FRAME COVERING		N/A	N/A	N/A	0' ⊕	NO CHANGE	8.5' ⊗	16.2'	N/A

VARIANCES REQUIRED FOR DISTANCE BETWEEN COVERED BAR & MAIN BLDG (REQ=15';PROV=11.3') ⊗

N... 1. 14-16 E Central A... Pearl River 68.16-1-... 18 Le

25

392489 68.16-1-16
Peach Properties LLC
17 Route 340
Orangeburg, NY 10960

392489 68.16-1-17
Victory Nine Main Corp
24 Oak Ter Fl 1
Suffern, NY 10901

392489 68.16-1-18
Bluehill Consultancy
44 Franklin Ave,
Pearl River, NY 10965

392489 68.16-1-19
Tannariello Properties LLC
16A Railroad Ave
Pearl River, NY 10965

392489 68.16-1-20
Cesare Tullio
9 Ventnor Ct
Waretown, NJ 08758

392489 68.16-6-57
Pearl River Realty Corp
126 Gates Ave
Montclair, NJ 07042

392489 68.16-6-58
39 Central Avenue LLC
305 Blauvelt Rd
Pearl River, NY 10965

392489 68.16-6-59
Rycody LLC
37 E Central Ave
Pearl River, NY 10965

392489 68.16-6-60
Bright Summer Realty LLC
4 Mountainview Ave
Pearl River, NY 10965

~~392489 68.16-6-61.1~~
~~Bright Summer Realty LLC~~
~~4 Mountainview Ave~~
~~Pearl River, NY 10965~~

~~392489 68.16-6-61.2~~
~~Bright Summer Realty LLC~~
~~4 Mountainview Ave~~
~~Pearl River, NY 10965~~

392489 68.16-6-62
Skyview Plaza LLC
75 Michael Roberts Dr
Pearl River, NY 10965

392489 68.16-6-63
19 E Central Ave LLC
161 N Middletown Rd
Pearl River, NY 10965

392489 68.16-6-64
Ben Finn LLC
207 W Washington Ave
Pearl River, NY 10965

392489 68.16-6-65
John Hennessy
83 Hunt Ave
Pearl River, NY 10965

392489 68.16-6-66.1
JP Morgan Chase Bank
P.O. Box 810490
Dallas, TX 75381

392489 68.16-6-66.2
JP Morgan Chase Bank
P.O. Box 810490
Dallas, TX 75381

392489 68.16-6-67
Dionne's Way LLC
84 Sparrow Ln
Pearl River, NY 10965

392489 68.20-1-3
Town Of Orangetown
26 Orangeburg Rd
Orangeburg, NY 10962

392489 68.20-1-4
Krammars LLC
35 W Jefferson Ave
Pearl River, NY 10965

392489 68.20-1-5
Michael F O'sullivan
9 Franklin Ave
Pearl River, NY 10965

392489 68.20-1-6
Lisnaboy LLC
38 So Main St
Pearl River, NY 10965

392489 68.20-1-7.1
32 South Main Street LLC
32 S Main St
Pearl River, NY 10965

392489 68.20-1-7.2
Yuxiang 99 Inc
22-26 S Main St
Pearl River, NY 10965

392489 68.20-1-8
RSME Realty LLC
11 Homeland Ave
Cornwall on Hudson, NY 12520

392489 68.20-1-9
John Carrolo
27 S Mary Francis St
Tappan, NY 10983

392489 68.20-1-10
Donald Kennedy
36 Pine Glen Dr
Blauvelt, NY 10913

392489 68.20-1-11
Deep Realty Holdings LLC
314 Old Nyack Tpke
Spring Valley, NY 10977

392489 68.20-1-12
10-12 East Central Avenue LLP
31 Cobble Pl
Blauvelt, NY 10913

392489 68.20-1-13
Donald Bronner
4 Independence Av
Tappan, NY 10983

392489 68.20-1-14
LLV Enterprises I LLC
86 Franklin Ave
Pearl River, NY 10965

392489 68.20-1-15
Evin Realty Corp
P.O. Box 141188
Coral Gables, FL 33114

392489 68.20-1-16
LLV Enterprises III LLC
86 Franklin Ave
Pearl River, NY 10965

392489 68.20-1-17
15 South William Street LLC
15-25 S William St
Pearl River, NY 10965

392489 68.20-1-18.1
Joan Agnes Noonan
15 Franklin Ave
Pearl River, NY 10965

392489 68.20-1-18.2
Joan Agnes Noonan
15 Franklin Ave
Pearl River, NY 10965

392489 68.20-1-18.3
Joan Agnes Noonan
15 Franklin Ave
Pearl River, NY 10965

392489 68.20-1-19
William O'Sullivan
134 Turner Rd
Pearl River, NY 10965

392489 68.20-1-20
Michael & Nancy Gilbridge
47 Rowan Rd
Pearl River, NY 10965

392489 68.20-1-21
Pilgrim Builidng Corp
16-18 Franklin Ave
Pearl River, NY 10965

392489 68.20-1-22
Robert D Jablonski Family Trst
66 Van Houten Flds
West Nyack, NY 10994

392489 68.20-1-23
Robert D Jablonski Family Trst
66 Van Houten Fld
West Nyack, NY 10994

392489 68.20-1-33.1
The Bertussi Irrevocable Trust
64 Center St
Pearl River, NY 10965

392489 68.20-1-33.2
The Bertussi Irrevocable Trust
64 Center St
Pearl River, NY 10965

392489 68.20-2-1
Mila Realty Corp
126 Gate Ave
Montclair, NJ 07042

392489 68.20-2-2
Hamil Paul Corp
126 Gates Ave
Montclair, NJ 07042

392489 68.20-2-4
Pearl River Union Free
135 W Crooked Hill Rd
Pearl River, NY 10965

392489 68.20-2-81
Roger Grossman
36 Edwood Rd
Chatham, NJ 07928

392489 68.20-2-82
JLM Holdings Corp
30-34 Franklin Av
Pearl River, NY 10965

Clerk of Boards Review: Date:_____ Initials:_____		Building Dept. (Accepted By): Date: _____Initials: _____

ENTITY DISCLOSURE FORM

TOWN OF ORANGETOWN
Office of Building, Zoning, Planning Administration and Enforcement (OBZPAE)
20 Greenbush Road
Orangeburg, New York 10962
Tel: (845) 359-8410
Website: www.orangetown.com

THIS FORM MUST ACCOMPANY ALL LAND USE APPLICATIONS SUBMITTED BY AN ENTITY AS DEFINED IN CHAPTER 43, ARTICLE 16 OF THE TOWN CODE OF THE TOWN OF ORANGETOWN.

PROJECT NAME: T.F. Noonans - Outdoor Dining Expansion

PROPERTY ADDRESS: 16 East Central Avenue, Pearl River, New York 10965

TAX LOT ID: 68.20-1-13

NAME OF APPLICANT: Larry Vergine

OWNER OF PROPERTY: D&B No. 2

RECEIVED
JUN 14 2024
TOWN OF ORANGETOWN
LAND USE BOARDS

Land Use Application/Brief Description of Project: Outdoor Dining

PART ONE:

1. Pursuant to Section Chapter 43, Article 16 of the Town Code, the disclosure of the names and address of all persons or entities owning any interest or controlling position of any limited liability company, limited liability partnership, general or limited partnership, professional corporation, joint venture, doing business as name or venture, association, business trust, or non-publically traded corporation, (hereinafter referred to as the "Entity") is required when filing a land-use application.

2. Set forth the names of all members, officers, shareholders, directors, partners or other authorized persons of the Entity for the past year from the date of filing of any land-use board application.

3. Attach a copy of all Entity documents filed with the NYS Secretary of State, or in any other State of formation, including:
   a. All records regarding membership interests in the Entity;
   b. Records regarding the transfer of membership interests since the date of formation.

4. If a member of the Entity is not a natural person, please provide the name(s) and address(es) for the of the non-natural person member of that Entity, and provide the formation filing documents for such Entity.

5. Provide supplemental sheets if the information does not fit below; (kindly label the supplemental sheets).

PART THREE:

10. Is any person identified in Part TWO currently employed by or hold a paid or unpaid position with a department, agency or land use board of the Town of Orangetown? *Please circle:* YES NO

11. Is any person identified in PART TWO the spouse, sibling, parent, child, or grandchild of any individual who is employed by or holds a paid or unpaid position with a department, agency or land use board of the Town of Orangetown? *Please circle:* YES NO

12. Does any person identified in PART TWO perform services for or have a contract, or employed by an entity that has a contract to perform services for the Town of Orangetown? Please circle: YES NO

13. If the answer is "YES" to any of the above, please provide a supplement sheet and list every Board, Department, Office, agency or other position with the Town of Orangetown in which the party has a position, paid or unpaid, or provides services for, and identify the agency, title and date of hire.

PART FOUR:

14. The information contained herein shall be updated with the Clerk of the Boards no later than THIRTY (30) DAYS after any change in information.

15. **NOTE: Any person who (a) provides false or fraudulent beneficial ownership information; (b) willfully fails to provide complete or updated information; or (c) during the application process, fails to obtain or maintain credible, legible and updated beneficial ownership information shall be subject to suspension of any pending application by the applicant entity, or a "stop work" order on any work relating to the application, or both, in addition to any other applicable penalties under the Town Code, or State and Federal Statute, or both.**

RECEIVED
JUN 14 2024
TOWN OF ORANGETOWN
LAND USE BOARDS

STATE OF NEW YORK)
) ss.:
COUNTY OF ROCKLAND)

I, Donald Brenner, being duly sworn, deposes and says that I am (Title) Corporate Owner, an active or qualified member of the D&B No. 2, a business duly authorized by law to do business in the State of New York, and that the statements made in the foregoing Affidavit are true, accurate and complete. I further understand that Land Use Applications may have a significant impact upon the health, safety and general welfare of the Town of Orangetown and its inhabitants and visitors; and that the Town Board is required to be certain that anyone with an interest or controlling position of an Entity, who applies for any land use approval or permission must have no conflict of interest as that term is described in NYS Town Law, as well as NYS General Municipal Law, and that the disclosure of any officers, directors, members, shareholders, managers, authorized persons, beneficial owners, any other controlling parties with the above entity, and all persons with a membership or voting interest in the entity is required to be made in any land use application or request for any approval from the Town, to be certain no conflict of interest exists and without the disclosure, a full review of any conflict cannot take place.

Signature

Sworn to and subscribed in my presence

This 25th day of August, 2023

NOTARY PUBLIC

HELEN M. INGALLS
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01IN6129380
Qualified in Rockland County
Commission Expires June 20, 2025

PART THREE:

10. Is any person identified in Part TWO currently employed by or hold a paid or unpaid position with a department, agency or land use board of the Town of Orangetown? *Please circle:* YES NO

11. Is any person identified in PART TWO the spouse, sibling, parent, child, or grandchild of any individual who is employed by or holds a paid or unpaid position with a department, agency or land use board of the Town of Orangetown? *Please circle:* YES NO

12. Does any person identified in PART TWO perform services for or have a contract, or employed by an entity that has a contract to perform services for the Town of Orangetown? Please circle: YES NO

13. If the answer is "YES" to any of the above, please provide a supplement sheet and list every Board, Department, Office, agency or other position with the Town of Orangetown in which the party has a position, paid or unpaid, or provides services for, and identify the agency, title and date of hire.

PART FOUR:

14. The information contained herein shall be updated with the Clerk of the Boards no later than THIRTY (30) DAYS after any change in information.

15. **NOTE: Any person who (a) provides false or fraudulent beneficial ownership information; (b) willfully fails to provide complete or updated information; or (c) during the application process, fails to obtain or maintain credible, legible and updated beneficial ownership information shall be subject to suspension of any pending application by the applicant entity, or a "stop work" order on any work relating to the application, or both, in addition to any other applicable penalties under the Town Code, or State and Federal Statute, or both.**

STATE OF NEW YORK)
) ss.:
COUNTY OF ROCKLAND)

I, Betsy Brenner, being duly sworn, deposes and says that I am (Title) Corporate Owner, an active or qualified member of the D&B No. 2, a business duly authorized by law to do business in the State of New York, and that the statements made in the foregoing Affidavit are true, accurate and complete. I further understand that Land Use Applications may have a significant impact upon the health, safety and general welfare of the Town of Orangetown and its inhabitants and visitors; and that the Town Board is required to be certain that anyone with an interest or controlling position of an Entity, who applies for any land use approval or permission must have no conflict of interest as that term is described in NYS Town Law, as well as NYS General Municipal Law, and that the disclosure of any officers, directors, members, shareholders, managers, authorized persons, beneficial owners, any other controlling parties with the above entity, and all persons with a membership or voting interest in the entity is required to be made in any land use application or request for any approval from the Town, to be certain no conflict of interest exists and without the disclosure, a full review of any conflict cannot take place.

Betsy Brenner
Signature

Sworn to and subscribed in my presence

This 25th day of August, 2023

Helen M. Ingalls
NOTARY PUBLIC

HELEN M. INGALLS
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01IN6129380
Qualified In Rockland County
Commission Expires June 20, 2025

RECEIVED
JUN 14 2024
TOWN OF ORANGETOWN
LAND USE BOARDS

Name of Municipality: TOWN OF ORANGETOWN **Date Submitted:** 6/14/24

Please check all that apply:

___Commercial ___Residential

___ **Planning Board** ___ **Historical Board**
✓ **Zoning Board of Appeals** ___ **Architectural Board**

__ Subdivision
__ Number of Lots
__ Site Plan
__ Conditional Use

__ Consultation
__ Pre-Preliminary/Sketch
__ Preliminary
__ Final
__ Interpretation

__ Special Permit 1 East Central Ave, Pearl River
__ 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: Noonans - Outdoor Dining

Street Address: ~~18~~ 16-20 East Central Ave, Pearl River, New York 10965

Tax Map Designation:

Section: 68.20 Block: 1 Lot(s): 14
Section: _____ Block: _____ Lot(s): _____

Directional Location:

On the South side of Central Avenue, approximately 80 feet West of the intersection of William Street, in the Town of Orangetown in the hamlet/village of Pearl River.

Acreage of Parcel 0.15 **Zoning District** CS
School District Pearl River **Postal District** Pearl River
Ambulance District Pearl River **Fire District** Pearl River
Water District Veolia **Sewer District** Orangetown

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

~~Outdoor Dining - Pizza Oven - Shed Structure to hang TV's only - Outdoor Bar - Walk in Cooler~~

Outdoor Fireplace and Fence

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

Date: 6/13/2024 Applicant's Signature: _____

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?_____

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.

_____

_____

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.

gine

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

Noonan's

Name of Action or Project:
Noonan's Outdoor Dining Expansion

Project Location (describe, and attach a location map):
20 East Central Ave, Pearl River, New York 10965

Brief Description of Proposed Action:
Outdoor Fireplace and Fence

Name of Applicant or Sponsor: Noonans - Larry Vergine	Telephone: 845-222-6292
Address:	E-Mail: tfnoonans@gmail.com
20 East Central Avenue	
City/PO: Pearl River	State: New York / Zip Code: 10965

	NO	YES
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.	☒	☐
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:	☐	☒

3. a. Total acreage of the site of the proposed action? 0.17 acres
   b. Total acreage to be physically disturbed? 0.17 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.17 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☑ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☒
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	☒	☐
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☒	☐
b. Are public transportation services available at or near the site of the proposed action?	☐	☒
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☒
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	☒	☐
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	☐	☒
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	☐	☒
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?	☒	☐
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?	☒	☐
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?	☒	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	☒	☐

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

[] Shoreline ☐ Forest [] Agricultural/grasslands ☐ Early mid-successional

[] wetland ☐ Urban ☑ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☒	☐
16. Is the project site located in the 100-year flood plan?	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	☒	☐
a. Will storm water discharges flow to adjacent properties?	☐	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	☐	☐
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	☒	☐

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Noonans - Larry Vergine Date: 6/13/24

Signature: Title: corporate owner

PRINT FORM

SWIS	PRINT KEY	NAME	ADDRESS
392489	68.20-1-7.1	32 South Main Street LLC Attieh Arefian	207 Armstrong Pl,Gaithersburg, MD 20878
392489	68.20-1-7.2	Yuxiang 99 Inc	136-30 Sanford Ave Apt 4K,Flushing, NY 11355
392489	68.20-1-8	Building Better Dreams LLC	9 Argow Pl,Nanuet, NY 10954
392489	68.20-1-9	Pearl of Main LLC	6-8 S Main St,Pearl River, NY 10965
392489	68.20-1-10	Keith Kennedy	89 Fillmore St,Pearl River, NY 10965
392489	68.20-1-11	Deep Realty Holdings LLC	314 Old Nyack Tpke,Spring Valley, NY 10977
392489	68.20-1-12	10-12 East Central Avenue LLP	31 Cobble Pl,Blauvelt, NY 10913
~~392489~~	~~68.20-1-13~~	~~D & B Ent. No.2~~	~~4 Independence Av,Tappan, NY 10983~~
~~392489~~	~~68.20-1-14~~	~~LLV Enterprises I LLC~~	~~86 Franklin Ave,Pearl River, NY 10965~~
392489	68.20-1-15	Evin Realty Corp	P.O. Box 141188,Coral Gables, FL 33114
~~392489~~	~~68.20-1-16~~	~~LLV Enterprises III LLC~~	~~86 Franklin Ave,Pearl River, NY 10965~~
392489	68.20-1-18.1	Joan Agnes Noonan Kim Lownes	37 Bryan Ave,Malvern, PA 19355
~~392489~~	~~68.20-1-18.2~~	~~Joan Agnes Noonan~~ ~~Kim Lownes~~	~~37 Bryan Ave,Malvern, PA 19355~~
~~392489~~	~~68.20-1-18.3~~	~~Joan Agnes Noonan~~ ~~Kim Lownes~~	~~37 Bryan Ave,Malvern, PA 19355~~
392489	68.20-1-19	William O'Sullivan	134 Turner Rd,Pearl River, NY 10965
392489	68.20-1-20	PR Real Estate Partners LLC	22 Swannekin Rd,Blauvelt, NY 10913

Clerk of Boards Review: Date:_____ Initials:_____

Building Dept. (Accepted By): Date: _____Initials: _____

ENTITY DISCLOSURE FORM

TOWN OF ORANGETOWN
Office of Building, Zoning, Planning Administration and Enforcement (OBZPAE)
20 Greenbush Road
Orangeburg, New York 10962
Tel: (845) 359-8410 ext. 4330
Website: www.orangetown.com

THIS FORM MUST ACCOMPANY ALL LAND USE APPLICATIONS SUBMITTED BY AN ENTITY AS DEFINED IN CHAPTER 43, ARTICLE 16 OF THE TOWN CODE OF THE TOWN OF ORANGETOWN.

PROJECT NAME: Noonans - Outdoor Dining

PROPERTY ADDRESS: 20 East Central Ave, Pearl River, New York 10965

TAX LOT ID: 68.20-1-14

NAME OF APPLICANT: Larry Vergine

OWNER OF PROPERTY: LLV Enterprises I, LLC

Land Use Application/Brief Description of Project: Outdoor Fireplace and Fence

PART ONE:

1. Pursuant to Section Chapter 43, Article 16 of the Town Code, the disclosure of the names and address of all persons or entities owning any interest or controlling position of any limited liability company, limited liability partnership, general or limited partnership, professional corporation, joint venture, doing business as name or venture, association, business trust, or non-publically traded corporation, (hereinafter referred to as the "Entity") is required of both the owner and applicant (if not the same) when filing a land-use application.

2. Set forth the names of all members, officers, shareholders, directors, partners or other authorized persons of the Entity for the past year from the date of filing of any land-use board application.

3. Attach a copy of all Entity documents filed with the NYS Secretary of State, or in any other State of formation, including:
   a. All records regarding membership interests in the Entity;
   b. Records regarding the transfer of membership interests since the date of formation.

4. If a member of the Entity is not a natural person, please provide the name(s) and address(es) for the of the non-natural person member of that Entity, and provide the formation filing documents for such Entity.

5. Provide supplemental sheets if the information does not fit below; (kindly label the supplemental sheets).

Name of Entity:	LLV Enterprises I, LLC
Address:	86 Franklin Avenue, Pearl River, New York 10965
Telephone Number:	845-356-7942
EMail Address:	llv14@aol.com
State/Date of Formation:	07/09/2010
Contact Person:	Larry Vergine

RECEIVED
JUN 14 2024
TOWN OF ORANGETOWN
LAND USE BOARDS

(TAO/ds/rm July, 2017)

STATE OF NEW YORK)
) ss.:
COUNTY OF ROCKLAND)

I, Larry Vergine, being duly sworn, deposes and says that I am (Title) _____, an active or qualified member of the LLV Enterprises I, LLC, a business duly authorized by law to do business in the State of New York, and that the statements made in the foregoing Affidavit are true, accurate and complete. I further understand that Land Use Applications may have a significant impact upon the health, safety and general welfare of the Town of Orangetown and its inhabitants and visitors; and that the Town Board is required to be certain that anyone with an interest or controlling position of an Entity, who applies for any land use approval or permission must have no conflict of interest as that term is described in NYS Town Law, as well as NYS General Municipal Law, and that the disclosure of any officers, directors, members, shareholders, managers, authorized persons, beneficial owners, any other controlling parties with the above entity, and all persons with a membership or voting interest in the entity is required to be made in any land use application or request for any approval from the Town, to be certain no conflict of interest exists and without the disclosure, a full review of any conflict cannot take place.

Signature

Sworn to and subscribed in my presence

This 13th day of June, 2024

Helen M. Ingalls
NOTARY PUBLIC

HELEN M. INGALLS
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01IN6129380
Qualified in Rockland County
Commission Expires June 20, 2025

RECEIVED
JUN 14 2024
TOWN OF ORANGETOWN
LAND USE BOARDS

(TAO/ds/rm July, 2017)

PB #23-49: **Permit BLDR #504-22**
Noonan's Backyard Dining Area Plan
Preliminary Site Plan Approval Subject to Conditions / Neg. Dec.

Town of Orangetown Planning Board Decision
April 24, 2024

TO: Donald Brenner, 4 Independence Avenue, Tappan, New York
FROM: Orangetown Planning Board

RE: **Noonan's Backyard Dining Area Plan:** The application of Larry Vergine, applicant, for D & B No. 2, owner, for Prepreliminary/ Preliminary/ Final Site Plan Review at a site known as **"Noonan's Backyard Dining Area Plan"**, in accordance with Article 16 of the Town Law of the State of New York, the Land Development Regulations of the Town of Orangetown, Chapter 21A of the Code of the Town of Orangetown and to determine the environmental significance of the application pursuant to the requirements of the New York State Environmental Quality Review Act. The site is located at 16 East Central Avenue, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.20, Block 1, Lot 13 & 14 in the CS zoning district.

Heard by the Planning Board of the Town of Orangetown at a meeting held **April 24, 2024** at which time the Board made the following determinations:

Donald Brenner appeared and testified before the Board.
The Board received the following communications:
1. Project Review Committee Reports dated November 29, 2023 and April 10, 2024.
2. Interdepartmental memorandums from the Office of Building, Zoning, Planning Administration and Enforcement, Town of Orangetown, signed by Jane Slavin, Director, dated December 5, 2023 and April 19, 2024.
3. Interdepartmental memorandums from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E. dated December 11, 2023 and April 22, 2024.
4. Interdepartmental memorandum from the Bureau of Fire Prevention, Town of Orangetown, signed by David Majewski, Chief Fire Inspector dated November 28, 2023.
5. Letters from the Rockland County Department of Planning signed by Douglas Schuetz, Acting Commissioner dated November 29, 2023 and April 15, 2024 and Notice from Jake Palant, dated October 13, 2023.
6. Letter and notice from the Rockland County Department of Health, signed by Brandon Durant, Ph.D., Assistant Public Health Engineer, dated April 8, 2024.
7. Letter from the Rockland County Highway Department, signed by Dyan Rajasingham, Engineer III, dated March 19, 2024.

8. Letter from Rockland County Drainage Agency, signed by Liron Derguti, Engineer I, dated March 26, 2024.
9. Letter from Rockland County Sewer District #1, signed by Nicholas King, Engineer I, dated April 8, 2024.
10. Email from Orange and Rockland Utilities, signed by Alfred Gaddi, P.E. dated October 4, 2023.
11. Notice from Veolia New York, signed by Bill Prehoda, dated December 28, 2023.
12. Notices from the Town of Orangetown Zoning Board of Appeal, signed by Dan Sullivan, Chair, dated November 1, 2023.
13.Site Plan prepared by Jay A. Greenwell, PLS, LLC, dated January 17, 2024:
- Sheet 1: Site Plan
- Sheet 2: Site Plan
- Sheet 3: Existing Conditions Plan

14. Architectural Plans prepared by Harry J. Goldstein, Architect, Design and Development, dated April 15, 2021, last revised March 3, 2023:
- 1 of 2: Floor Plan and Wall Section
- 2 of 2: Elevations, Outdoor Bar and Pizza Specs

15. Short Environmental Assessment Form signed by Larry Vergine, dated August 8, 2023.
16. Copies of the Town of Orangetown Zoning Board of Appeals Decisions #22-44 and #22-45, dated July 6, 2022.
17. Building Permit Referral dated January 26, 2022, signed by Rick Oliver, Building inspector with supplemental memorandums from Glenn Maier, Building Inspector, dated August 22, 2023 and February 27, 2024.

The Board reviewed the plans. The hearing was then opened to the Public.

A motion was made to open the Public Hearing portion of the meeting by Michael Mandel – Vice Chairman and second by Denise Lenihan and carried as follows: Thomas Warren – Chairman, aye; Denise Lenihan, aye; Michael Mandel – Vice Chairman, aye; Kevin Farry, aye; Michael McCrory, aye; Lisa DeFeciani, aye; Bruce Bond, (alternate member), not voting; and Andrew Andrews, aye.

There being no one to be heard from the Public, a motion was made by Michael Mandel – Vice Chairman and second by Denise Lenihan and carried as follows: Thomas Warren – Chairman, aye; Denise Lenihan, aye; Michael Mandel – Vice Chairman aye; Kevin Farry, aye; Michael McCrory, aye; Lisa DeFeciani, aye; Bruce Bond, (alternate member), not voting; and Andrew Andrews, aye.

SEQRA
The proposed action is classified as an "unlisted action" as defined by Section 617.2 (al) of the New York State Environmental Quality Review Regulations (SEQRR). No agency, other than the Orangetown Planning Board will have any significant involvement in the review process, pursuant to Section 617.6 of SEQRA.

On motion by Kevin Farry and seconded by Michael McCrory and carried as follows: Thomas Warren – Chairman, aye; Denise Lenihan, aye;
Michael Mandel – Vice Chairman aye; Kevin Farry, aye; Michael McCrory, aye;
Lisa DeFeciani, aye Bruce Bond, (alternate member), not voting; and
Andrew Andrews, aye; the Board declared itself Lead Agency.

Pursuant to New York Code, Rules & Regulations (NYCRR) Section 617.7, the Town of Orangetown Planning Board, as lead agency, for the reasons articulated in this Board's analysis of all of the submissions by the applicant, interested agencies, departments and the public, with respect to this project including the Environmental Assessment Form, which reasons are summarized in the motion, hereby determines that the proposed action will not have a significant impact on the environment and a Draft Environmental Impact Statement (DEIS) will not be prepared.

After having identified the relevant areas of environmental concern, namely drainage, surface water runoff, land clearing, vegetation, fauna, traffic and noise levels, and after having taken a hard look at said environmental issues, and after having deliberated regarding such concerns, and having heard from the applicant, and the applicant's consultant and having heard from the following offices, officials and/or Departments: (Town of Orangetown): Office of Building, Zoning, Planning Administration and Enforcement and Department of Environmental Management and Engineering; and having heard from the following involved and interested agencies: Town of Orangetown Zoning Board of Appeals, Rockland County Department of Planning, and the Rockland County Department of Highways, and having reviewed the drawings presented by the applicant's professional consultants; a summary of the reasons supporting this determination are, and the Planning Board finds that the proposed action:

- Will not significantly affect existing air quality or noise levels;
- Will not significantly affect existing surface water quality or quantity or drainage;
- Will not significantly affect existing ground water quality or quantity;
- Will not significantly affect existing traffic levels;
- Will not create a substantial increase in solid waste production;
- Will not create a potential for erosion, flooding, leaching or drainage problems;
- Will not have a significant adverse impact on the environmental characteristics of our critical environmental area or environmentally sensitive sites or features;
- Will not have an impairment of the character or quality of important historical, archeological or architectural resources;
- Will not have an impairment of the character or quality of important aesthetic resources;
- Will not have an impairment of existing community or neighborhood character;
- Will not remove or destroy large quantities of vegetation or fauna;
- Will not remove or destroy large quantities of wildlife species or migratory fish;
- Will not have a significant adverse impact to natural resources;
- Is consistent with the Town of Orangetown Comprehensive/Master Plan;
- Will not have adverse economic or social impacts upon the Town;
- Will not create a hazard to human health; and
- Will not create a substantial change in the use of land, open space or recreational resources.

On motion by Kevin Farry and second by Denise Lenihan and carried as follows: Thomas Warren – Chairman, aye; Denise Lenihan, aye; Michael Mandel – Vice Chairman, nay; Kevin Farry, aye; Michael McCrory, aye; Lisa DeFeciani, aye; Bruce Bond, (alternate member), not voting; and Andrew Andrews, nay; the Board made a Negative Declaration pursuant to SEQRA.

DECISION: In view of the foregoing and the testimony before the Board, the application was granted **Preliminary Site Plan Approval Subject to the Following Conditions:**

1. The following note shall be placed on the Site Plan: "At least one week prior to the commencement of any work, including the installation of erosion control devices or the removal of trees and vegetation, a pre-construction meeting must be held with the Town of Orangetown Department of Environmental Management and Engineering, Superintendent of Highways and the Office of Building, Zoning and Planning Administration and Enforcement. It is the responsibility and obligation of the property owner to arrange such a meeting."

2. The following note shall be placed on the Site Plan regarding Stormwater Management Phase II Regulations: Additional certification, by an appropriate licensed or certified design professional shall be required for all matters before the Planning Board indicating that the drawings and project are in compliance with the Stormwater Management Phase II Regulations.

3. All outdoor construction activities, including site clearing operations if applicable, shall take place between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday. No such activities shall take place on Sunday or a legal holiday. The same criteria shall apply to indoor construction activities, except that such activities may take place between the hours of 7:00 a.m. and 10:00 p.m.

4. All easements must be shown on the updated site plan and must include; the bar and steel structural renderings; and the updates to the driveway.

5. The Town of Orangetown Office of Building Zoning Planning Administration and Enforcement reviewed the information and provided the following comments:

1. Application is to legalize structures constructed in the rear yard without obtaining the required approvals and permits. A stop work order was issued, however applicant completed the outdoor covered bar and enlarged steel trellis. The applicant is advised that use of the outdoor covered bar at the rear of the property and the outdoor dining covered by the steel trellis is prohibited until a Certificate of Occupancy for said structures is obtained. If use of these areas is observed, violations will be issued.
2. A site plan must be provided indicating the means of egress to the public way and must include any easements required to obtain access to the public way. Said easements are subject to review and approval by the Town of Orangetown.

Continuation of Condition # 5

3. The outdoor covered bar and the aluminum frame/roof covering straddle two properties. Cross easements must be provided to permit this and must be shown on the drawings.
4. Site plan submission must list the previous Town of Orangetown Zoning Board Approvals (ZBA) and parking variance.
5. Provide specifications and details for the outdoor fireplace, height of the covered bar(s) and height of the aluminum frame/roof.
6. Review and approval are required from the Town of Orangetown Architecture and Community Appearance Board of Review, for the structures, outdoor fireplace, fencing and paver patio.
7. The following bulk variances are required from the Town of Orangetown ZBA;
    - Per Chapter 43, Table 3.12, CS district,
        - column 9, side yard required is 0/12 feet with 1.9' to the covered bar; and
        - column 11, rear yard required is 25 feet with 6.6 feet to the covered bar; and
        - it appears that the roofed over alum frame has an 8.5' rear yard setback. This dimension must be provided. And
    - Per Chapter 43, Article V, Section 5.153;
        - "No accessory building or structure, except a fence or swimming pool, shall be closer to any principal building or to any other accessory building or structure than a distance equal to the height of such accessory building or structure, and in no event less than 15 feet, unless it is attached to and is a part of such principal building."
        - The roof over the covered bar area appears to be approximately 11.5' from the rear of the main building. Dimension must be provided.

6. The town Orangetown Department of Environmental Management and Engineering reviewed the submitted information and has no further comments at this time.

7. The Town of Orangetown Bureau of Fire Bureau reviewed the submitted information and has the following comments:

1. The alley appears to be part of the means of egress to the public way. This would require a minimum 44" unobstructed path in a 9' alley. Bollards or similar shall be installed to prevent vehicles from using/obstructing the alley.
2. A clearly discernable egress path must be shown for building occupants through outdoor space.

Continuation of Condition #7

3. Design occupant load was not provided, but depending on the layout (table and chairs or standing) 3 exits may be required.
4. Show exit size and layout on the plan.
5. When the applicant installs the walls for this structure a sprinkler system will be required throughout the building

8. The Rockland County Department of Planning reviewed the information and offered the following comments:

- The applicant must comply with the conditions provided in the Rockland County Highway Department's letter of March 19, 2024 and all required permits obtained.
- A review must be done by the Rockland County Department of Health to ensure compliance with Article XIX (Mosquito Control) of the Rockland County Sanitary Code.
- The vicinity map shall include a north arrow and scale.

9. The Rockland County Department of Health reviewed the information and offered the following comment:

- There are no Rockland County Department of Health Approvals needed for this application

10. The Rockland County Highway Department (RCHD) reviewed the information and offered the following comment:

- A road work permit must be obtained from the RCHD prior to starting any construction activities in the site

11. The Rockland County Drainage Agency (RCDA) reviewed the information and offered the following comments:

- The Noonan's Backyard Dining Area is outside the jurisdiction of the RCDA, pursuant to the Rockland County Stream Control Act, Chapter 846. Therefore, a Stream Control Act permit from the RCDA is not required for developments within this site.

12. Rockland County Sewer District #1 does not object to the plan as shown. This project does not affect any sanitary sewers within the District. The Rockland County Sewer District #1 requests no future correspondence for this site.

13. Orange and Rockland Utilities reviewed the submitted information and offered the following comment:

- The proposed work does not seem to be in conflict with the existing gas lines. All code 753 rules must still be followed.

14. Veolia New York reviewed the submitted information and requested that no future correspondence be sent to the agency.

15. The following agencies do not object to the Town of Orangetown Planning Board assuming responsibilities of lead agency for SEQRA process:

- Town of Orangetown Zoning Board of Appeals.
- Rockland County Department of Planning.
- Rockland County Highway Department.

16. The applicant shall comply with all pertinent items in the Guide to the Preparation of Site Plans and Board Decision prior to signing the final plans.

17. All reviews and approvals from various governmental agencies must be obtained prior to stamping of the Site Plan.

18. All of the conditions of this decision, shall be binding upon the owner of the subject property, its successors and /or assigns, including the requirement to maintain the property in accordance with the conditions of this decision and the requirement, if any, to install improvements pursuant to Town Code §21A-9. Failure to abide by the conditions of this decision as set forth herein shall be considered a violation of Site Plan Approval pursuant to Town Code §21A-4.

19. TREE PROTECTION: The following note shall be placed on the Site Plan: The Tree Protection and Preservation Guidelines adopted
pursuant to Section 21-24 of the Land Development Regulations of the Town of Orangetown will be implemented in order to protect and preserve both individual specimen trees and buffer area with many trees. Steps that will be taken to reserve and protect existing trees to remain are as follows:
a. No construction equipment shall be parked under the tree canopy.
b. There will be no excavation or stockpiling of earth underneath the trees.
c. Trees designated to be preserved shall be marked conspicuously on all sides at a 5 to 10-foot height.
d. The Tree Protection Zone for trees designated to be preserved will be established by one of the following methods:

- One (1) foot radius from trunk per inch DBH
- Drip line of the Tree Canopy. The method chosen should be based on providing the maximum protection zone possible. A barrier of snow fence or equal is to be placed and maintained one yard beyond the established tree protection zone. If it is agreed that the tree protection zone of a selected tree must be violated, one of the following methods must be employed to mitigate the impact:
- Light to Heavy Impacts – Minimum of eight inches of wood chips installed in the area to be protected. Chips shall be removed upon completion of work.
- Light Impacts Only – Installation of ¾ inch of plywood or boards, or equal over the area to be protected.

The builder or its agent may not change grade within the tree protection zone of a preserved tree unless such grade change has received final approval from the Planning Board. If the grade level is to be changed more than six (6) inches, trees designated to be preserved shall be welled and/or preserved in a raised bed, with the tree well a radius of three (3) feet larger than the tree canopy.

20. All landscaping shown on the site plans shall be maintained in a vigorous growing condition throughout the duration of the use of this site. Any plants not so maintained shall be replaced with new plants at the beginning of the next immediately following growing season.

21. Prior to the commencement of any site work, including the removal of trees, the applicant shall install the soil erosion and sedimentation control as required by the Planning Board. Prior to the authorization to proceed with any phase of the site work, the Town of Orangetown Department of Environmental Management and Engineering (DEME) shall inspect the installation of all required soil erosion and sedimentation control measures. The applicant shall contact DEME at least 48 hours in advance for an inspection.

22. The contractor's trailer, if any is proposed, shall be located as approved by the Planning Board.

23. If the applicant, during the course of construction of any required public improvements or private sanitary or storm sewer improvements, encounters such conditions as flood areas, underground water, soft or silty areas, improper drainage, or any other unusual circumstances or conditions that were not foreseen in the original planning, such conditions shall be reported immediately to DEME. The applicant (or the applicant's engineer) shall submit their recommendations as to the special treatment or design modification to be given such areas to secure adequate, permanent and satisfactory construction. DEME shall investigate the condition(s), and shall either approve the applicant's (applicants' engineer's) recommendations to correct the condition(s), or order a modification thereof. In the event of the applicant's (applicants engineer's) disagreement with the decision of DEME, or in the event of a significant change resulting to the subdivision plan or site plan or any change that involves a wetland regulated area, the matter shall be decided by the agency with jurisdiction in that area (i.e. Federal Wetlands - U.S. Army Corps of Engineers).

24. Permanent vegetation cover of disturbed areas shall be established on the site within thirty (30) days of the completion of construction.

25. Prior (at least 14 days) to the placing of any road sub-base, the applicant shall provide the Town of Orangetown Superintendent of Highways and DEME with a plan and profile of the graded road to be paved in order that these departments may review the drawings conformance to the approved construction plans and the Town Street Specifications.

26. The Planning Board shall retain jurisdiction over lighting, landscaping, signs and refuse control.

The foregoing Resolution was made and moved by Michael McCrory and seconded Lisa DeFeciani and carried as follows: Thomas Warren – Chairman, aye; Denise Lenihan, aye; Michael Mandel, Vice Chairman, aye; Kevin Farry, aye; Michael McCrory, aye; Lisa DeFeciani, aye; Bruce Bond, (alternate member), not voting; and Andrew Andrews, aye.

The Planning Assistant is hereby authorized, directed and empowered to sign this ***DECISION*** and file a certified copy in the Office of the Town Clerk and the Office of the Planning Board.

Dated: April 24, 2024
Gerard Chesterman, Town of Orangetown Planning Board

State Environment al Quality Review Regulations
NEGATIVE DECLARATION
Notice of Determination of Non-Significance

PB #23-49: **Permit BLDR #504-22**
Noonan's Backyard Dining Area Plan
Preliminary Site Plan Approval Subject to Conditions / Neg. Dec.

Town of Orangetown Planning Board Decision
April 24, 2024

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Regulation) of the Environmental Conservation Law.
The PLANNING BOARD, TOWN OF ORANGETOWN, as Lead Agency, has determined that the proposed action described below will not have a significant impact on the environment and a Draft Environmental Impact Statement will not be prepared.

NAME OF ACTION: Noonan's Backyard Dining Area Plan

SEQR STATUS: Type I _____ Unlisted XXXXXX
CONDITIONED NEGATIVE DECLARATION: Yes _____ No XXXXXX

DESCRIPTION OF ACTION: Preliminary Site Plan Review
LOCATION: 16 East Central Avenue, Pearl River, New York 10965

REASONS SUPPORTING THIS DETERMINATION:
The Orangetown Planning Board, as Lead Agency, determined that the proposed action will not have a significant impact on the environment and a Draft Environmental Impact Statement (DEIS) will not be prepared. The reasons supporting this determination are as follows:
The project will not have a significant impact upon the environment and a DEIS need not be prepared because the proposed action does not significantly affect air quality, surface or ground water quality, noise levels or existing external traffic patterns. In addition, it will have no impact upon the aesthetic, agricultural or cultural resources of the neighborhood. No vegetation, fauna or wildlife species will be affected as a result of this proposed action. The proposed action is consistent with the Town of Orangetown Master Plan and will not have any adverse economic or social impacts upon the Town or its businesses or residences.
If Conditioned Negative Declaration, the specific mitigation is provided on an attachment.
For Further Information contact:

Office of Building, Zoning and Planning
Administration and Enforcement
Town of Orangetown
20 Greenbush Road, Orangeburg, NY 10962
Telephone Number: 845-359-5100

For Type I Actions and Conditioned Negative Declarations, a copy of this notice is sent: - Commissioner, New York State Department of Environmental Conservation, - Region 3 Headquarters, NYSDEC, - Town Supervisor, Applicant, Involved Agencies

REAR YARD, SECTION 3.11, COLUM 7 #1 OUTDOOR DINING & SALES ; SECTION 3.11, COLUMN 6: PARKING VARIANCES APPROVED
THE BOARD ACKNOWLEDED FENCES IN THE REAR YARD THAT COULD BE UP TO 12' IN HEIGHT

To: Donald Brenner (Noonan's)
4 Independence Avenue
Tappan, NY 10983

ZBA #22-44
Date: July 6, 2022
Permit #bldc-540-22

FROM: ZONING BOARD OF APPEALS: Town of Orangetown

ZBA#22-44: Application of Noonan's for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, Section 3.12, CS District, Group FF, Column 11 (Rear Yard: 25' required, 5.3'' proposed), and from Section 3.11, Column 7 #1 (Outdoor Dining & #3 all retail service establishments shall be within enclosed building: requires 2 (two) variances) and from Section 3.11, Column6 (Restaurants require 1 (one) parking space per 100 sq. ft. gross floor area: 1,768 sq. ft. gross floor area existing= 18 parking spaces required, 0 spaces provided): ZBA #19-42 needs correction: 2,465 sq. ft. proposed and 25 parking spaces granted with 4782 sf for 48 spaces required on permit #48239; 2nd floor (13 spaces) total required parking spaces for site at 16E is 79 spaces for an existing restaurant. The property is located at 16 East Central Avenue, Pearl River, New York and is identified on the Orangetown Tax Map as Section 68.20, Block 1, Lot 13; in the CS zoning district.

Heard by the Zoning Board of Appeals of the Town of Orangetown at a Hearing held on Wednesday, July 6, 2022 at which time the Board made the determination hereinafter set forth.

Donald Brenner, Attorney, and Larry Vergine, owner, appeared and testified.

The following documents were presented:

1. Plans labeled "T.F. Noonan's Restaurant Outdoor Dining Expansion" dated April 15, 2021 with the latest revision date of May 18, 2022 signed and sealed by Harold J. Goldstein, Architect. (2 pages).
2. A letter dated June 24, 2022 from Rockland County Department of Planning signed by Douglas J. Schuetz, Acting Commissioner of Planning.
3. A letter dated June 21, 2022 from Rockland County Sewer District No.1 signed by Joseph LaFiandra, Engineer II.
4. A sign off dated June 7, 2022 from Rockland County Highway Department by Dyan Rajasingham and a sign-off dated June 29, 2022 from Rockland County Health Department by Elizabeth Mello.

Mr. Sullivan, Chairman, made a motion to open the Public Hearing which motion was seconded by Ms. Castelli and carried unanimously.

On advice of Denise Sullivan, Deputy Town Attorney, counsel to the Zoning Board of Appeals, Mr. Sullivan moved for a Board determination that the foregoing application seeks area or bulk variances for construction or expansion of primary, or accessory or appurtenant, non –residential structure or facility involving less than 4,000 square feet of gross floor area and not involving a change in zoning or a use variance and consistent with local land use controls; this application is exempt from the State Environmental Quality Review Act (SEQRA), pursuant to SEQRA Regulations §617.5 (c) (9); which does not require SEQRA environmental review. The motion was seconded by Ms. Castelli and carried as follows: Mr. Bosco, aye; Mr. Sullivan, aye; Mr. Bonomolo, aye; Ms. Castelli, aye; and Mr. Valentine, aye. Mr. Quinn went home before the vote.

Donald Brenner, attorney, testified that all of the comments about parking can be addressed by the municipal lots that are within 500 feet and a thousand feet of the establishment; that the business has been operational for 21 years and never had a problem with parking; that the business owners pay taxes that help support the municipal lots; that the building was built in 1928; that the business suffered during COVID; that many people are still not comfortable eating inside establishments; that the outdoor dining that was permitted during the virus is going to expire and that is why the applicant is trying to establish it permanently; that this lot needs a variance for 86 parking spaces; that the fence that was just mentioned in the e-mail from the building inspector has been there since 2011 or 2012; that it is an eight foot fence on a two foot wall and her is another fence that the inspector did not mention but is shown on the plan on he west side that is approximately 11' or 12' feet high.

Larry Vergine stated that the wood fence are went up in 2007 for people to smoke outside. Mr. Vergine also stated that there are about a hundred thousand dollars' worth of televisions outside in that area and he fences protect them form theft when the business is closed.

Public Comment:

No public comment.

The Board members made personal inspections of the premises the week before the meeting and found them to be properly posted and as generally described on the application.

A satisfactory statement in accordance with the provisions of Section 809 of the General Municipal Law of New York was received.

Mr. Sullivan made a motion to close the Public Hearing which motion was seconded by Ms. Castelli and carried unanimously.

FINDINGS OF FACT AND CONCLUSIONS:
After personal observation of the property, hearing all the testimony and reviewing all the documents submitted, the Board found and concluded that the benefits to the applicant if the variance(s) are granted outweigh the detriment (if any) to the health, safety and welfare of the neighborhood or community by such grant, for the following reasons:

1. The requested rear yard, Section 3.11, Column7 #1 Outdoor dining and sales and Section 3.11 Column 6 parking variances will not produce an undesirable change in the character of the neighborhood or a detriment to nearby properties. This is an established business in downtown Pearl River that struggled to survive during COVID; the building was built in 1928; there are two municipal lots within five hundred and one thousand feet of the establishment, which history has shown to be sufficient, the business has been in operation for 21 years. The COVID virus changed the world in many ways, introducing the public to outdoor dining is just one; and the applicant is requesting to be able to accommodate his cliental that enjoys outdoor dining.

2. The Board acknowledged the eight-foot fence on the two-foot stone wall behind the building that was mentioned in the building inspectors' e-mail that the Deputy Town Attorney to the Board received just prior to the start of the meeting and also acknowledged the 11- or 12-foot fence that was not mentioned on the east side in the rear of the property. There was testimony that these fences have existed for some time and are necessary to protect all of the televisions are that are outside in this area from theft when the restaurant is closed; and a fence was previously approved at the rear of the property by the ZBA.

3. The Board overrode comments #1 and #2 of the Rockland County Department of Planning letter dated June 24, 2022 because none of these conditions were self -created by the applicant (i.e. COVID, 1928 building).

4. The requested rear yard, Section 3.11, Column7 #1 Outdoor dining and sales and Section 3.11 Column 6 parking variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

5. The benefits sought by the applicant cannot be achieved by other means feasible for the applicant to pursue other than by obtaining variances.

6. The requested rear yard, Section 3.11, Column7 #1 Outdoor dining and sales and Section 3.11 Column 6 parking variances although substantial, and affords benefits to the applicant that are not outweighed by the detriment, if any, to the health, safety and welfare of the surrounding neighborhood or nearby community. This is an established business in downtown Pearl River that struggled to survive during COVID; the building was built in 1928; there are two municipal lots within five hundred and one thousand feet of the establishment, which history has shown to be sufficient, the business has been in operation for 21 years. The COVID virus changed the world in many ways, introducing the public to outdoor dining is just one; and the applicant is requesting to be able to accommodate his cliental that enjoys outdoor dining.

7. The applicant purchased the property subject to Orangetown's Zoning Code (Chapter 43) and is proposing a new addition and/or improvements, so the alleged difficulty was self-created, which consideration was relevant to the decision of the Board of Appeals, but did not, by itself, preclude the rear yard, Section 3.11, Column7 #1 Outdoor dining and sales and Section 3.11 Column 6 parking granting of the area variance. This is an established business in downtown Pearl River that struggled to survive during COVID; the building was built in 1928; there are two municipal lots within five hundred and one thousand feet of the establishment, which history has shown to be sufficient, the business has been in operation for 21 years. The COVID virus changed the world in many ways, introducing the public to outdoor dining is just one; and the applicant is requesting to be able to accommodate his cliental that enjoys outdoor dining.

DECISION: In view of the foregoing and the testimony and documents presented, the Board RESOLVED to override the Rockland County Department of Planning Comments #1 and #2 contained in the June 24, 2022 letter to the ZBA and that the application for the requested rear yard, Section 3.11, Column7 #1 Outdoor dining and sales and Section 3.11 Column 6 parking variances are APPROVED with 86 spaces (48 + 2+18 based upon 4782 interior sf + 1768 outdoor sf) being the total amount of spaces approved; and FURTHER RESOLVED, that such decision and the vote thereon shall become effective and be deemed rendered on the date of adoption by the Board of the minutes of which they are a part.

General Conditions:

(i) The approval of any variance or Special Permit is granted by the Board in accordance with and subject to those facts shown on the plans submitted and, if applicable, as amended at or prior to this hearing, as hereinabove recited or set forth.

(ii) Any approval of a variance or Special Permit by the Board is limited to the specific variance or Special Permit requested but only to the extent such approval is granted herein and subject to those conditions, if any, upon which such approval was conditioned which are hereinbefore set forth.

(iii) The Board gives no approval of any building plans, including, without limitation, the accuracy and structural integrity thereof, of the applicant, but same have been submitted to the Board solely for informational and verification purposes relative to any variances being requested.

(iv) A building permit as well as any other necessary permits must be obtained within a reasonable period of time following the filing of this decision and prior to undertaking any construction contemplated in this decision. To the extent any variance or Special Permit granted herein is subject to any conditions, the building department shall not be obligated to issue any necessary permits where any such condition imposed should, in the sole judgment of the building department, be first complied with as contemplated hereunder. Occupancy will not be made until, and unless, a Certificate of Occupancy is issued by the Office of Building, Zoning and Planning Administration and Enforcement which legally permits such occupancy.

(v) Any foregoing variance or Special Permit will lapse if any contemplated construction of the project or any use for which the variance or Special Permit is granted is not substantially implemented within one year of the date of filing of this decision or that of any other board of the Town of Orangetown granting any required final approval to such project, whichever is later, but in any event within two years of the filing of this decision. Merely obtaining a Building Permit with respect to construction or a Certificate of Occupancy with respect to use does not constitute "substantial implementation" for the purposes hereof.

The foregoing motion to override Rockland County Department of Planning comments #1 and #2 contained in their June 24, 2022 letter to the ZBA and to approve the application for the requested rear yard, Section 3.11, Column7 #1 Outdoor dining and sales and Section 3.11 Column 6 parking variances are APPROVED; was presented and moved by Mr. Bosco, seconded by Ms. Castelli and carried as follows: Mr. Valentine, aye; Mr. Bosco, aye; Mr. Bonomolo, aye; Mr. Sullivan, aye; and Ms. Castelli, aye. Mr. Quinn went home before the vote.

The Administrative Aide to the Board is hereby authorized, directed and empowered to sign this decision and file a certified copy thereof in the office of the Town Clerk.

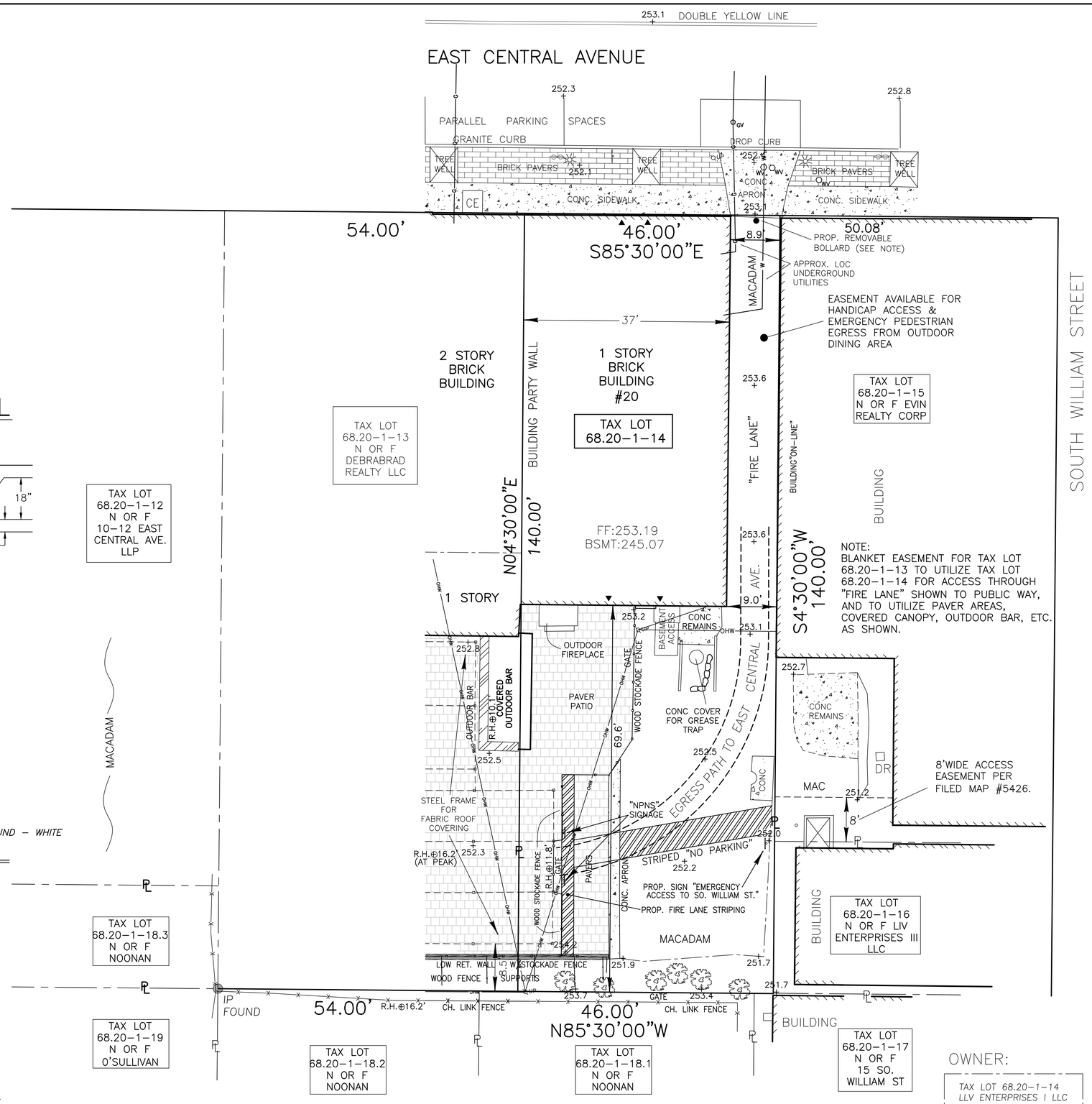
DATED: July 6, 2022

ZONING BOARD OF APPEALS
TOWN OF ORANGETOWN

By Deborah Arbolino
Deborah Arbolino
Administrative Aide

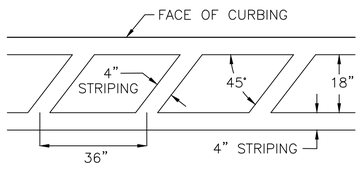
DISTRIBUTION:

APPLICANT
ZBA MEMBERS
SUPERVISOR
TOWN BOARD MEMBERS
TOWN ATTORNEY
DEPUTY TOWN ATTORNEY
OBZPAE
BUILDING INSPECTOR-G.M.
TOWN CLERK
HIGHWAY DEPARTMENT
ASSESSOR
DEPT. of ENVIRONMENTAL
MGMT. and ENGINEERING
FILE,ZBA, PB
CHAIRMAN, ZBA, PB, ACABOR



FIRE LANE STRIPING DETAIL

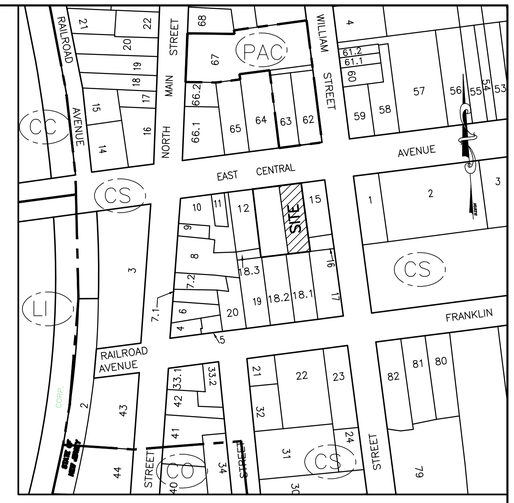
NOT TO SCALE



STRIPING: BRIGHT YELLOW EXTERIOR GRADE ROADWAY PAINT

LETTERING AND BORDER – RED BACKGROUND – WHITE

FIRE ZONE SIGN



VICINITY MAP

SCALE 1"=200'

NOTES:

1. THIS IS A SITE PLAN OF TAX LOT 68.20–1–14, AS SHOWN ON THE TOWN OF ORANGETOWN TAX MAPS.
2. RECORD OWNER: LLV ENTERPRISES I LLC, 86 FRANKLIN AVE., PEARL RIVER, NY 10965
3. APPLICANT: LLV ENTERPRISES I LLC, 86 FRANKLIN AVE., PEARL RIVER, NY 10965
4. LOT AREA: 6,440 SF
5. ALL NEW UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE SHALL BE INSTALLED UNDERGROUND.
6. THIS PLAT DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP, AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239–L & M OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.
7. THIS PLAT IS SUBJECT TO DETAILS OF GRADING, ROADS AND UTILITIES AS SHOWN ON CONSTRUCTION PLANS APPROVED BY THE PLANNING BOARD AND FILED WITH THE TOWN CLERK.
8. LOT DRAINAGE SHOWN ON SUCH PLANS SHALL CONSTITUTE EASEMENTS RUNNING WITH THE LAND AND SHALL NOT BE DISTURBED.
9. ANY EXISTING UTILITIES (POLES, HYDRANTS, ETC.) AFFECTED BY CONSTRUCTION OF THIS SITE PLAN SHALL BE RELOCATED AT THE DEVELOPERS EXPENSE PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.
10. MONUMENTS TO BE SET AT ALL CORNERS OF THE ORIGINAL PARCEL WHERE NOT OTHERWISE MARKED (SHOWN THUS:)
11. CERTIFICATE OF OCCUPANCY SHALL NOT BE REQUESTED FROM THE TOWN OF ORANGETOWN BUILDING DEPARTMENT UNTIL RESULTS OF INFILTRATION AND EXFILTRATION TESTS FOR SANITARY SEWERS ARE CERTIFIED BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER AND APPROVED BY THE TOWN.
12. ALL AREAS DISTURBED BY ON–SITE GRADING WILL BE LIMED AND FERTILIZED PRIOR TO SEEDING.
13. SIDEWALKS AND CURBS, WHERE REQUIRED, SHALL BE INSTALLED IN ACCORDANCE WITH THE HIGHWAY DEPT.
14. NO BUILDING PERMIT SHALL BE ISSUED UNTIL RESULTS OF TEST PITS HAVE BEEN SUBMITTED TO THE BUILDING DEPT.
15. NO BUILDING PERMIT SHALL BE ISSUED UNTIL SITE PLANS HAVE BEEN APPROVED BY ACABOR.
16. WATER SUPPLY: VEOLIA NY
17. DATUM: NAVD 88
18. ALL SEWER CONNECTIONS SHALL BE APPROVED BY THE TOWN OF ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING.
19. AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF ANY WORK, INCLUDING THE INSTALLATION OF EROSION CONTROL DEVICES OR THE REMOVAL OF TREES AND VEGETATION, A PRE–CONSTRUCTION MEETING MUST BE HELD WITH THE TOWN OF ORANGETOWN DEME, SUPT. OF HIGHWAYS AND THE OFFICE OF BUILDING, ZONING & PLANNING ADMINISTRATION AND ENFORCEMENT. IT IS THE RESPONSIBILITY AND OBLIGATION OF THE PROPERTY OWNER TO ARRANGE SUCH A MEETING.
20. ALL LANDSCAPING SHOWN ON THE SITE PLAN SHALL BE MAINTAINED IN A VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF THE USE OF THIS SITE. ANY PLANTS NOT SO MAINTAINED SHALL BE REPLACED WITH NEW PLANTS AT THE BEGINNING OF THE NEXT IMMEDIATELY FOLLOWING GROWING SEASON.
21. PRIOR TO THE COMMENCEMENT OF ANY SITE WORK, INCLUDING THE REMOVAL OF TREES, THE APPLICANT SHALL INSTALL THE SOIL EROSION & SEDIMENTATION CONTROL AS REQUIRED BY THE PLANNING BOARD. PRIOR TO THE AUTHORIZATION TO PROCEED WITH ANY PHASE OF THE SITE WORK, THE TOWN DEME SHALL INSPECT THE INSTALLATION OF ALL REQUIRED SOIL EROSION & SEDIMENTATION CONTROL MEASURES. THE APPLICANT SHALL CONTACT DEME AT LEAST 48 HOURS IN ADVANCE FOR AN INSPECTION.
22. THE CONTRACTOR'S TRAILER, IF ANY IS PROPOSED, SHALL BE LOCATED AS APPROVED BY THE PLANNING BOARD.
23. IF THE APPLICANT, DURING THE COURSE OF CONSTRUCTION, ENCOUNTERS SUCH CONDITIONS AS FLOOD AREAS, UNDERGROUND WATER, SOFT OR SILTY AREAS, IMPROPER DRAINAGE OR ANY OTHER UNUSUAL CIRCUMSTANCES OR CONDITIONS THAT WERE NOT FORESEEN IN THE ORIGINAL PLANNING, SUCH CONDITIONS SHALL BE REPORTED IMMEDIATELY TO DEME. THE APPLICANT SHALL SUBMIT THEIR RECOMMENDATIONS AS TO THE SPECIAL TREATMENT TO BE GIVEN SUCH AREAS TO SECURE ADEQUATE PERMANENT AND SATISFACTORY CONSTRUCTION. DEME SHALL INVESTIGATE THE CONDITION(S), AND SHALL EITHER APPROVE THE APPLICANT'S RECOMMENDATIONS TO CORRECT THE CONDITION(S) OR ORDER A MODIFICATION THEREOF. IN THE EVENT OF THE APPLICANT'S DISAGREEMENT WITH THE DECISION OF DEME, OR IN THE EVENT OF A SIGNIFICANT CHANGE RESULTING TO THE SITE PLAN OR ANY CHANGE THAT INVOLVES A WETLAND REGULATED AREA, THE MATTER SHALL BE DECIDED BY THE AGENCY WITH JURISDICTION IN THAT AREA (i.e. WETLANDS–US ARMY CORPS OF ENGINEERS)
24. PERMANENT VEGETATIVE COVER OF DISTURBED AREAS SHALL BE ESTABLISHED ON THE SITE WITHIN THIRTY (30) DAYS OF THE COMPLETION OF CONSTRUCTION.
25. PRIOR (AT LEAST 14 DAYS) TO THE PLACING OF ANY ROAD SUB–BASE, THE APPLICANT SHALL PROVIDE THE TOWN OF ORANGETOWN SUPT. OF HIGHWAYS & DEME WITH A PLAN & PROFILE OF THE GRADED ROAD TO BE PAVED IN ORDER THAT THESE DEPARTMENTS MAY REVIEW THE DRAWINGS CONFORMANCE TO APPROVED CONSTRUCTION PLANS & TOWN STREET SPECIFICATIONS.
26. THE PLANNING BOARD SHALL RETAIN JURISDICTION OVER LIGHTING, LANDSCAPING SIGNS, AND REFUSE CONTROL.
27. NO BUILDING PERMIT WILL BE ISSUED UNTIL SEWAGE DISPOSAL ARRANGEMENTS HAVE BEEN APPROVED BY THE ROCKLAND COUNTY DEPT. OF HEALTH, AND/OR THE TOWN OF ORANGETOWN.
28. A TREE PROTECTION PROGRAM WILL BE IMPLEMENTED IN ORDER TO PROTECT AND PRESERVE BOTH INDIVIDUAL SPECIMEN TREES AND BUFFER AREAS WITH MANY TREES. STEPS THAT WILL BE TAKEN TO PRESERVE AND PROTECT EXISTING TREES TO REMAIN ARE AS FOLLOWS:
    a. NO CONSTRUCTION EQUIPMENT SHALL BE PARKED UNDER THE TREE CANOPY.
    b. THERE WILL BE NO EXCAVATION OR STOCKPILING OF EARTH UNDERNEATH TREES.
    c. TREES DESIGNATED TO BE PRESERVED SHALL BE MARKED CONSPICUOUSLY ON ALL SIDES AT A 5 TO 10 FOOT HEIGHT.
    d. THE TREE PROTECTION ZONE FOR TREES DESIGNATED TO BE PRESERVED WILL BE ESTABLISHED BY ONE OF THE FOLLOWING METHODS:
        1. ONE (1) FOOT RADIUS FROM TRUNK PER INCH DBH
        2. DRIP LINE OF THE TREE CANOPY. THE METHOD CHOSEN SHOULD BE BASED ON PROVIDING THE MAXIMUM PROTECTION ZONE POSSIBLE. A BARRIER OF SNOW FENCE OR EQUAL IS TO BE PLACED AND MAINTAINED ONE YARD BEYOND THE ESTABLISHED TREE PROTECTION ZONE. IF IT IS AGREED THAT THE TREE PROTECTION ZONE OF A SELECTED TREE MUST BE VIOLATED, ONE OF THE FOLLOWING METHODS MUST BE EMPLOYED TO MITIGATE THE IMPACT:
    1. LIGHT TO HEAVY IMPACTS– MINIMUM OF EIGHT INCHES OF WOOD CHIPS INSTALLED IN THE AREA TO BE PROTECTED. CHIPS SHALL BE REMOVED UPON COMPLETION OF WORK.
    2. LIGHT IMPACTS ONLY– INSTALLATION OF 3/4 INCH OF PLYWOOD OR BOARDS, OR EQUAL OVER THE AREA TO BE PROTECTED.
    THE BUILDER OR ITS AGENT MAY NOT CHANGE GRADE WITHIN THE TREE PROTECTION ZONE OF A PRESERVED TREE UNLESS SUCH GRADE CHANGE HAS RECEIVED FINAL APPROVAL FROM THE PLANNING BOARD. IF THE GRADE LEVEL IS TO BE CHANGED MORE THAN SIX (6) INCHES TREES DESIGNATED TO BE PRESERVED SHALL BE WELLED AND/OR PRESERVED IN A RAISED BED, WITH THE TREE WELL RADIUS OF THREE (3) FEET LARGER THAN THE TREE CANOPY.
29. REFERENCE: ZBA #22–45; 7/06/22. VARIANCES FOR REAR YARD OF 5.3', OUTDOOR DINING & PARKING.

DISTRICTS

SCHOOL: PEARL RIVER UNION FREE SCHOOL DISTRICT
FIRE: PEARL RIVER
WATER: TOWN OF ORANGETOWN
LIBRARY: PEARL RIVER
AMBULANCE: SOUTH ORANGETOWN

LEGEND

DR	DRAIN
SMH	SANITARY MANHOLE / PIPE
	GRANITE CURB
GV	GAS LINE/ VALVE
WV	WATER LINE / VALVE
UP	UTILITY POLE
OHW	OVERHEAD WIRES
PL	PROPERTY LINE
	PARKING METERS
CE	CELLAR ENTRY ACCESS
	BUILDING ENTRANCE
R.H.⊕16.2'	ROOF HEIGHT

BULK REGULATIONS ZONE: CS USE: RESTAURANT

	MAX F.A.R.	MIN LOT AREA	LOT WIDTH	FRONT YARD	SIDE YARD	TOTAL SIDE YARD	REAR YARD	MAX BLDG HEIGHT	FRONTAGE
REQUIRED	1.00	2500 SF	25'	0 OR 45'	0 OR 12'	0 OR 25'	25'	1'4" FROM PL FOR BLDG >22'	25'
EXISTING LOT 14	0.40	6440 SF	46.0'	0'	0' / 9'⊕	9'⊕	69.6' TO BLDG	1 STY	46.0'
COV'D BAR	COMBINED F.A.R =0.44	N/A	N/A	N/A	0' ⊕	NO CHANGE	43'	10.1'	N/A
FRAME COVERING		N/A	N/A	N/A	0' ⊕	NO CHANGE	8.5' ⊗	16.2'	N/A

INCLUDES PORTION OF COV'D BAR ON THIS LOT

⊗=VARIANCE REQUIRED ⊕=STRUCTURE CROSSES PROP. LINE ⊕=EXISTING NON–CONFORMING CONDITION

OWNER:

TAX LOT 68.20–1–14
LLV ENTERPRISES I LLC
86 FRANKLIN AVENUE
PEARL RIVER, NY 10965

ORANGETOWN PLANNING BOARD APPROVAL

CHAIRMAN DATE

APPROVED FOR FILING BY OWNER

OWNER DATE

DATE	REVISIONS

STATE OF NEW YORK · JAY A. GREENWELL · LICENSED LAND SURVEYOR · No. 49676

JAY A. GREENWELL, PLS
NYS LIC. # 49676

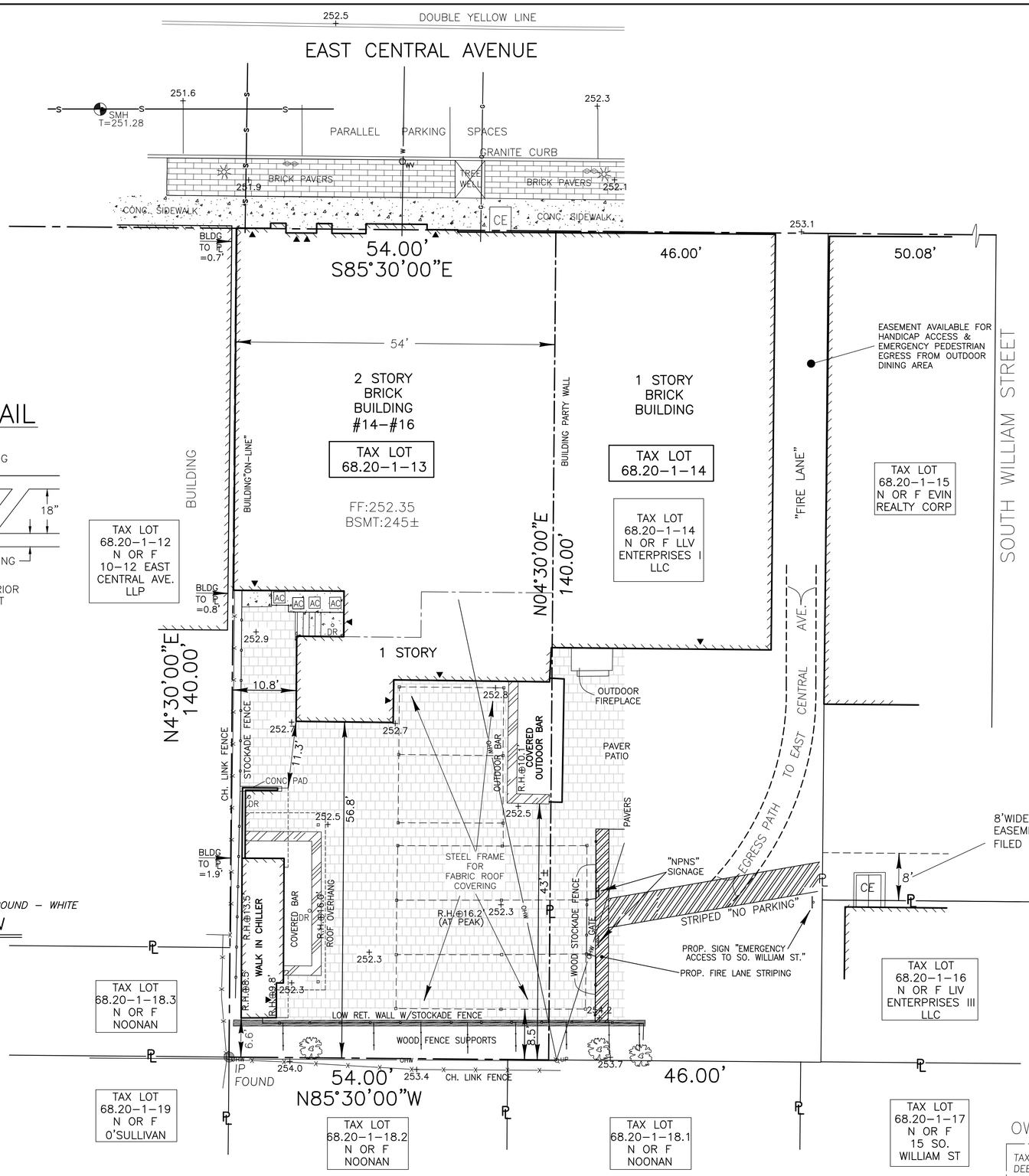
SITE PLAN OF PROPERTY FOR

20 EAST CENTRAL AVE.

PEARL RIVER, TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK

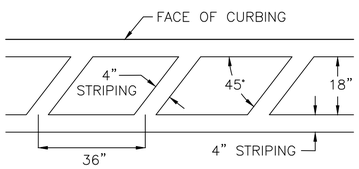
JAY A. GREENWELL, PLS, LLC
LAND PLANNING – LAND SURVEYING
34 WAYNE AVENUE, SUFFERN, NEW YORK 10901
PHONE 845–357–0830 GREENWELLPLS@AOL.COM

TAX LOT #	68.20–1–14
AREA	6440 SF
FILE	22345SITE14
SCALE	1"= 10'
DATE	01/17/24
JOB NO.	22345



FIRE LANE STRIPING DETAIL

NOT TO SCALE



STRIPING: BRIGHT YELLOW EXTERIOR GRADE ROADWAY PAINT

LETTERING AND BORDER – RED BACKGROUND – WHITE

FIRE ZONE SIGN

VICINITY MAP SCALE 1"=200'

NOTES:

1. THIS IS A SITE PLAN OF TAX LOT 68.20–1–13, AS SHOWN ON THE TOWN OF ORANGETOWN TAX MAPS.
2. RECORD OWNER: DEBRABRAD REALTY LLC, 4 INDEPENDENCE AVE, TAPPAN, NY 10983
3. APPLICANT: SAME
4. LOT AREA: 7560 SF
5. ALL NEW UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE SHALL BE INSTALLED UNDERGROUND.
6. THIS PLAT DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP, AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239–L & M OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.
7. THIS PLAT IS SUBJECT TO DETAILS OF GRADING, ROADS AND UTILITIES AS SHOWN ON CONSTRUCTION PLANS APPROVED BY THE PLANNING BOARD AND FILED WITH THE TOWN CLERK.
8. LOT DRAINAGE SHOWN ON SUCH PLANS SHALL CONSTITUTE EASEMENTS RUNNING WITH THE LAND AND SHALL NOT BE DISTURBED.
9. ANY EXISTING UTILITIES (POLES, HYDRANTS, ETC.) AFFECTED BY CONSTRUCTION OF THIS SITE PLAN SHALL BE RELOCATED AT THE DEVELOPERS EXPENSE PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.
10. MONUMENTS TO BE SET AT ALL CORNERS OF THE ORIGINAL PARCEL WHERE NOT OTHERWISE MARKED (SHOWN THUS:)
11. CERTIFICATE OF OCCUPANCY SHALL NOT BE REQUESTED FROM THE TOWN OF ORANGETOWN BUILDING DEPARTMENT UNTIL RESULTS OF INFILTRATION AND EXFILTRATION TESTS FOR SANITARY SEWERS ARE CERTIFIED BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER AND APPROVED BY THE TOWN.
12. ALL AREAS DISTURBED BY ON–SITE GRADING WILL BE LIMED AND FERTILIZED PRIOR TO SEEDING.
13. SIDEWALKS AND CURBS, WHERE REQUIRED, SHALL BE INSTALLED IN ACCORDANCE WITH THE HIGHWAY DEPT.
14. NO BUILDING PERMIT SHALL BE ISSUED UNTIL RESULTS OF TEST PITS HAVE BEEN SUBMITTED TO THE BUILDING DEPT.
15. NO BUILDING PERMIT SHALL BE ISSUED UNTIL SITE PLANS HAVE BEEN APPROVED BY ACABOR.
16. WATER SUPPLY: VEOLIA NY
17. DATUM: NAVD 88
18. ALL SEWER CONNECTIONS SHALL BE APPROVED BY THE TOWN OF ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING.
19. AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF ANY WORK, INCLUDING THE INSTALLATION OF EROSION CONTROL DEVICES OR THE REMOVAL OF TREES AND VEGETATION, A PRE–CONSTRUCTION MEETING MUST BE HELD WITH THE TOWN OF ORANGETOWN DEME, SUPT. OF HIGHWAYS AND THE OFFICE OF BUILDING, ZONING & PLANNING ADMINISTRATION AND ENFORCEMENT. IT IS THE RESPONSIBILITY AND OBLIGATION OF THE PROPERTY OWNER TO ARRANGE SUCH A MEETING.
20. ALL LANDSCAPING SHOWN ON THE SITE PLAN SHALL BE MAINTAINED IN A VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF THE USE OF THIS SITE. ANY PLANTS NOT SO MAINTAINED SHALL BE REPLACED WITH NEW PLANTS AT THE BEGINNING OF THE NEXT IMMEDIATELY FOLLOWING GROWING SEASON.
21. PRIOR TO THE COMMENCEMENT OF ANY SITE WORK, INCLUDING THE REMOVAL OF TREES, THE APPLICANT SHALL INSTALL THE SOIL EROSION & SEDIMENTATION CONTROL AS REQUIRED BY THE PLANNING BOARD. PRIOR TO THE AUTHORIZATION TO PROCEED WITH ANY PHASE OF THE SITE WORK, THE TOWN DEME SHALL INSPECT THE INSTALLATION OF ALL REQUIRED SOIL EROSION & SEDIMENTATION CONTROL MEASURES. THE APPLICANT SHALL CONTACT DEME AT LEAST 48 HOURS IN ADVANCE FOR AN INSPECTION.
22. THE CONTRACTOR'S TRAILER, IF ANY IS PROPOSED, SHALL BE LOCATED AS APPROVED BY THE PLANNING BOARD.
23. IF THE APPLICANT, DURING THE COURSE OF CONSTRUCTION, ENCOUNTERS SUCH CONDITIONS AS FLOOD AREAS, UNDERGROUND WATER, SOFT OR SILTY AREAS, IMPROPER DRAINAGE OR ANY OTHER UNUSUAL CIRCUMSTANCES OR CONDITIONS THAT WERE NOT FORESEEN IN THE ORIGINAL PLANNING, SUCH CONDITIONS SHALL BE REPORTED IMMEDIATELY TO DEME. THE APPLICANT SHALL SUBMIT THEIR RECOMMENDATIONS AS TO THE SPECIAL TREATMENT TO BE GIVEN SUCH AREAS TO SECURE ADEQUATE PERMANENT AND SATISFACTORY CONSTRUCTION. DEME SHALL INVESTIGATE THE CONDITION(S), AND SHALL EITHER APPROVE THE APPLICANT'S RECOMMENDATIONS TO CORRECT THE CONDITION(S) OR ORDER A MODIFICATION THEREOF. IN THE EVENT OF THE APPLICANT'S DISAGREEMENT WITH THE DECISION OF DEME, OR IN THE EVENT OF A SIGNIFICANT CHANGE RESULTING TO THE SITE PLAN OR ANY CHANGE THAT INVOLVES A WETLAND REGULATED AREA, THE MATTER SHALL BE DECIDED BY THE AGENCY WITH JURISDICTION IN THAT AREA (i.e. WETLANDS–US ARMY CORPS OF ENGINEERS)
24. PERMANENT VEGETATIVE COVER OF DISTURBED AREAS SHALL BE ESTABLISHED ON THE SITE WITHIN THIRTY (30) DAYS OF THE COMPLETION OF CONSTRUCTION.
25. PRIOR (AT LEAST 14 DAYS) TO THE PLACING OF ANY ROAD SUB–BASE, THE APPLICANT SHALL PROVIDE THE TOWN OF ORANGETOWN SUPT. OF HIGHWAYS & DEME WITH A PLAN & PROFILE OF THE GRADED ROAD TO BE PAVED IN ORDER THAT THESE DEPARTMENTS MAY REVIEW THE DRAWINGS CONFORMANCE TO APPROVED CONSTRUCTION PLANS & TOWN STREET SPECIFICATIONS.
26. THE PLANNING BOARD SHALL RETAIN JURISDICTION OVER LIGHTING, LANDSCAPING SIGNS, AND REFUSE CONTROL.
27. NO BUILDING PERMIT WILL BE ISSUED UNTIL SEWAGE DISPOSAL ARRANGEMENTS HAVE BEEN APPROVED BY THE ROCKLAND COUNTY DEPT. OF HEALTH, AND/OR THE TOWN OF ORANGETOWN.
28. A TREE PROTECTION PROGRAM WILL BE IMPLEMENTED IN ORDER TO PROTECT AND PRESERVE BOTH INDIVIDUAL SPECIMEN TREES AND BUFFER AREAS WITH MANY TREES. STEPS THAT WILL BE TAKEN TO PRESERVE AND PROTECT EXISTING TREES TO REMAIN ARE AS FOLLOWS:
    a. NO CONSTRUCTION EQUIPMENT SHALL BE PARKED UNDER THE TREE CANOPY.
    b. THERE WILL BE NO EXCAVATION OR STOCKPILING OF EARTH UNDERNEATH TREES.
    c. TREES DESIGNATED TO BE PRESERVED SHALL BE MARKED CONSPICUOUSLY ON ALL SIDES AT A 5 TO 10 FOOT HEIGHT.
    d. THE TREE PROTECTION ZONE FOR TREES DESIGNATED TO BE PRESERVED WILL BE ESTABLISHED BY ONE OF THE FOLLOWING METHODS:
        1. ONE (1) FOOT RADIUS FROM TRUNK PER INCH DBH
        2. DRIP LINE OF THE TREE CANOPY. THE METHOD CHOSEN SHOULD BE BASED ON PROVIDING THE MAXIMUM PROTECTION ZONE POSSIBLE. A BARRIER OF SNOW FENCE OR EQUAL IS TO BE PLACED AND MAINTAINED ONE YARD BEYOND THE ESTABLISHED TREE PROTECTION ZONE. IF IT IS AGREED THAT THE TREE PROTECTION ZONE OF A SELECTED TREE MUST BE VIOLATED, ONE OF THE FOLLOWING METHODS MUST BE EMPLOYED TO MITIGATE THE IMPACT:
    1. LIGHT TO HEAVY IMPACTS– MINIMUM OF EIGHT INCHES OF WOOD CHIPS INSTALLED IN THE AREA TO BE PROTECTED. CHIPS SHALL BE REMOVED UPON COMPLETION OF WORK.
    2. LIGHT IMPACTS ONLY– INSTALLATION OF 3/4 INCH OF PLYWOOD OR BOARDS, OR EQUAL OVER THE AREA TO BE PROTECTED.
    THE BUILDER OR ITS AGENT MAY NOT CHANGE GRADE WITHIN THE TREE PROTECTION ZONE OF A PRESERVED TREE UNLESS SUCH GRADE CHANGE HAS RECEIVED FINAL APPROVAL FROM THE PLANNING BOARD. IF THE GRADE LEVEL IS TO BE CHANGED MORE THAN SIX (6) INCHES TREES DESIGNATED TO BE PRESERVED SHALL BE WELLED AND/OR PRESERVED IN A RAISED BED, WITH THE TREE WELL RADIUS OF THREE (3) FEET LARGER THAN THE TREE CANOPY.
29. REFERENCE: ZBA #22–45; 7/06/22. VARIANCES FOR REAR YARD OF 5.3', OUTDOOR DINING & PARKING.

NOTE:
BLANKET EASEMENT FOR TAX LOT 68.20–1–13 TO UTILIZE TAX LOT 68.20–1–14 FOR ACCESS THROUGH "FIRE LANE" SHOWN TO PUBLIC WAY, AND TO UTILIZE PAVER AREAS, COVERED CANOPY, OUTDOOR BAR, ETC. AS SHOWN.

DISTRICTS

SCHOOL: PEARL RIVER UNION FREE SCHOOL DISTRICT
FIRE: PEARL RIVER
WATER: TOWN OF ORANGETOWN
LIBRARY: PEARL RIVER
AMBULANCE: SOUTH ORANGETOWN

LEGEND

DR	DRAIN
SMH	SANITARY MANHOLE / PIPE
	GRANITE CURB
GV	GAS LINE/ VALVE
WV	WATER LINE / VALVE
UP	UTILITY POLE
OHW	OVERHEAD WIRES
PL	PROPERTY LINE
CE	PARKING METERS / CELLAR ENTRY ACCESS
▶	BUILDING ENTRANCE

BULK REGULATIONS ZONE: CS USE: RESTAURANT

	MAX F.A.R.	MIN LOT AREA	LOT WIDTH	FRONT YARD	SIDE YARD	TOTAL SIDE YARD	REAR YARD	MAX BLDG HEIGHT	FRONTAGE
REQUIRED	1.00	2500 SF	25'	0 OR 45'	0 OR 12'	0 OR 25'	25'	1'4" FROM PL FOR BLDG >22'	25'
EXISTING LOT 13	0.95	7560 SF	54.0'	0'	0' / 0'	0.7' ⊕	56.8' TO BLDG	2 STY	54.0'
WALK IN CHILLER	TOTAL F.A.R = 1.04 ⊗	N/A	N/A	N/A	1.9' ⊗	NO CHANGE	6.6' ⊗	16'	N/A
BAR (EAST)		N/A	N/A	N/A	0' ⊕	NO CHANGE	42'	10.1'	N/A
FRAME COVERING		N/A	N/A	N/A	0' ⊕	NO CHANGE	8.5' ⊗	16.2'	N/A

VARIANCES REQUIRED FOR DISTANCE BETWEEN COVERED BAR & MAIN BLDG (REQ=15';PROV=11.3') ⊗

⊗ =VARIANCE REQUIRED
⊕ =STRUCTURE CROSSES PROP. LINE

ORANGETOWN PLANNING BOARD APPROVAL

CHAIRMAN DATE

APPROVED FOR FILING BY OWNER

OWNER DATE

OWNER:
TAX LOT 68.20–1–13
DEBRABRAD REALTY LLC
4 INDEPENDENCE AVENUE
TAPPAN, NY 10983

DATE	REVISIONS

STATE OF NEW YORK · JAY A. GREENWELL · LICENSED LAND SURVEYOR · NO. 49676

JAY A. GREENWELL, PLS
NYS LIC. # 49676

SITE PLAN OF PROPERTY FOR
14–16 EAST CENTRAL AVE.
PEARL RIVER, TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK

JAY A. GREENWELL, PLS, LLC
LAND PLANNING – LAND SURVEYING
34 WAYNE AVENUE, SUFFERN, NEW YORK 10901
PHONE 845–357–0830 GREENWELLPLS@AOL.COM

TAX LOT #	68.20–1–13
AREA	7560 SF
FILE	22345SITE13
SCALE	1"= 10'
DATE	01/17/24
JOB NO.	22345

OCCUPANCY ANALYSIS - A2 - BAR / TAVERN

TABLE 1004.5
AREA PER OCCUPANT

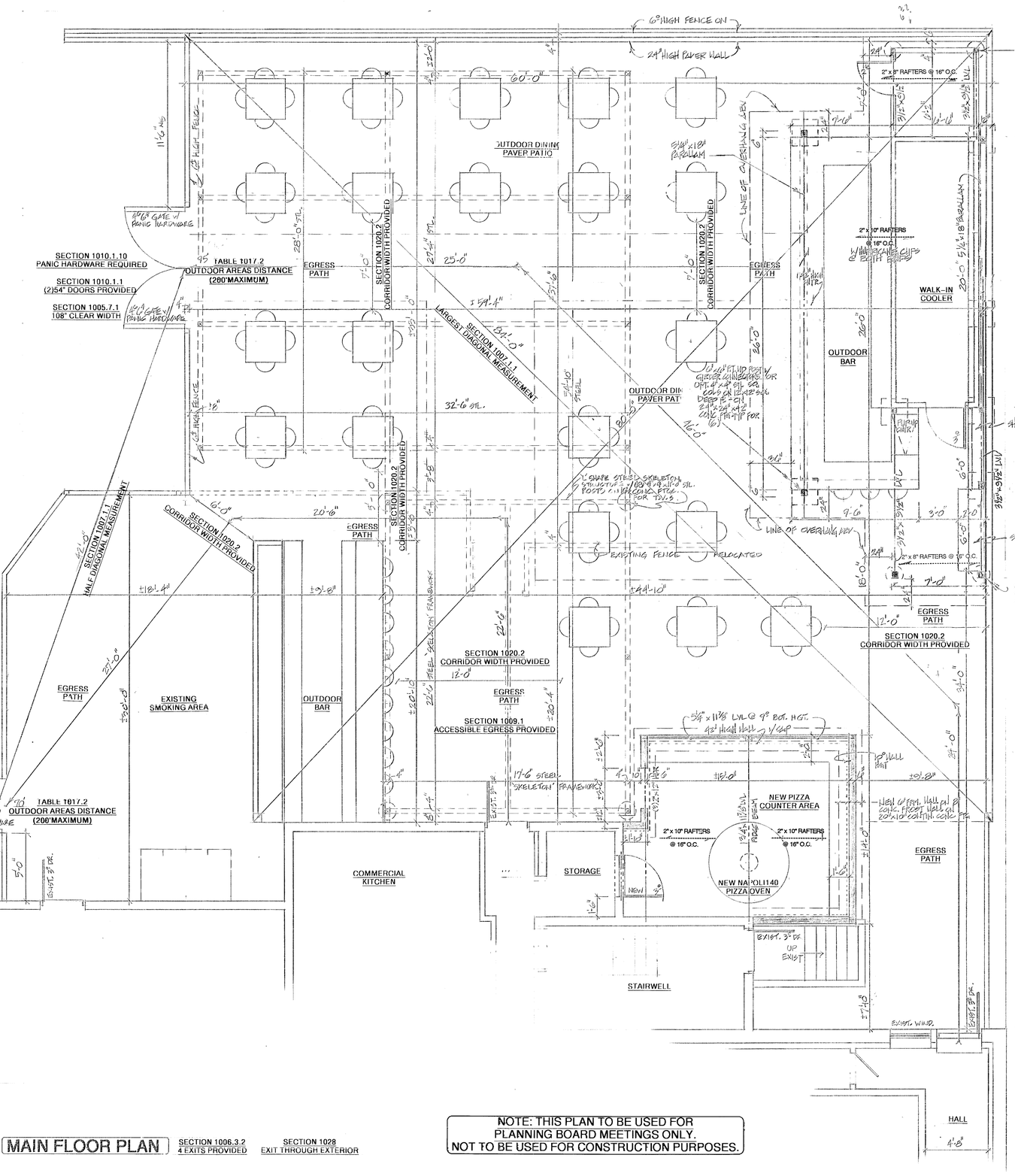
AREA TYPES	S.F./OCCUPANT	S.F. AREA	OCCUPANTS
EXISTING INDOOR BAR & DINING	15 (DINING) 7 (STANDING)	1516 (DINING) 85 (STANDING)	102 13
ENLARGED OUTDOOR DINING	15	1800	120
EXISTING OUTDOOR BAR	15	125	9
EXISTING INDOOR KITCHEN		156	1
NEW OUTDOOR PIZZA KITCHEN		195	1

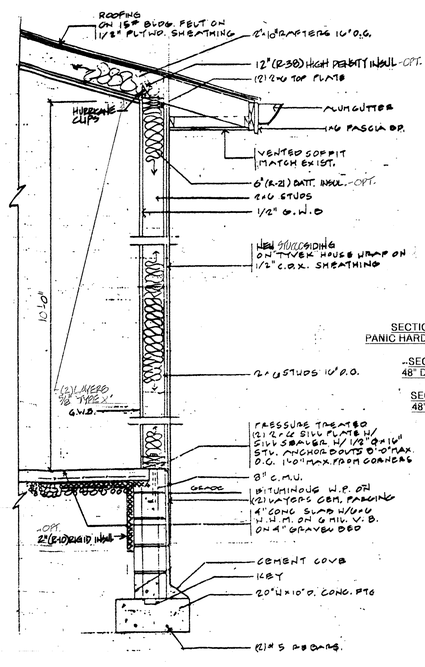
246 TOTAL OCCUPANTS

PLUMBING FIXTURE ANALYSIS

FIXTURES	FIXTURE / OCCUPANTS	REQUIRED	PROVIDED
MALE TOILETS	1 PER 40	4 (123/40)	4
FEMALE TOILETS	1 PER 40	4 (123/40)	5
MALE LAVATORIES	1 PER 75	2 (123/75)	2
FEMALE LAVATORIES	1 PER 75	2 (123/75)	3

123 MALE OCCUPANTS & 123 FEMALE OCCUPANTS





WALL SECTION

MAIN FLOOR PLAN

NOTE: THIS PLAN TO BE USED FOR PLANNING BOARD MEETINGS ONLY. NOT TO BE USED FOR CONSTRUCTION PURPOSES.

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

GENERAL NOTES

1. ALL WORK PERFORMED SHALL COMPLY WITH THE BUILDING AND ZONING ORDINANCES THE TOWN OF ORANGETOWN AND THE N.Y.S. BUILDING AND ENERGY CODES

2. ALL ELECTRICAL WORK PERFORMED SHALL BE APPROVED BY THE NATIONAL BOARD FIRE UNDERWRITERS AND LOCAL UTILITY COMPANIES.

3. ALL PLUMBING WORK AND SEWER HOOK-UP AND/OR SEPTIC SYSTEMS SHALL BE IN ACCO DANCE WITH LOCAL HEALTH DEPARTMENT REQUIREMENTS AND SHALL BE SUBJECT TO T APPROVAL OF THE PLUMBING INSPECTOR.

4. CONTRACTOR OR ANY SUBCONTRACTOR DOING ANY WORK UNDER THIS CONTRACT SHA CARRY LIABILITY AND PROPERTY DAMAGE INSURANCE AGAINST ACCIDENTS OF ALL KINDS A SHALL FURNISH OWNER WITH CERTIFICATE OF INSURANCE.

5. CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL DIMENSIONS ON THESE PLA AGAINST FIELD CONDITIONS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES THE ARCHITECT. ALL DIMENSIONS AND LOCATIONS AS INDICATED ON THE DRAWINGS SHA BE CONSIDERED AS REASONABLY CORRECT BUT IT SHALL BE UNDERSTOOD THAT THEY A SUBJECT TO MODIFICATION AS MAY BE NECESSARY OR DESIRABLE AT THE TIME OF INSTAL TION TO MEET ANY UNFORESEEN OR OTHER CONDITION.

6. ARCHITECT AND RELATED CONSULTANTS HAVE NOT BEEN RETAINED FOR CONSTRUCTI INSPECTION SERVICES OR FOR APPROVAL OF SHOP DRAWINGS. ARCHITECT IS ONLY RESPO SIBLE FOR THESE WORKING DRAWINGS AND THEIR RELATED SPECIFICATIONS. ARCHITEC ASSUMES NO RESPONSIBILITY FOR ANY EXISTING STRUCTURE OR ANY UNFORESEEN PRO LEMS PRIOR TO NEW CONSTRUCTION. ARCHITECT ASSUMES NO RESPONSIBILITY FOR A NEW CONSTRUCTION AND/OR DEMOLITION OPERATIONS AND METHODS.

7. ALL FOOTINGS TO REST ON VIRGIN SOIL HAVING A MINIMUM BEARING CAPACITY OF TY TONS PSF @ 3'-0" MINIMUM BELOW THE FINISHED GRADE.

8. EARTH UNDER CONCRETE SLAB SHALL BE THOROUGHLY COMPACTED AND CLEANED DEBRIS, WATER AND OTHER MATTER. THE SUB-GRADE SHALL BE BROUGHT TO A TRUE PLA AND COMPACTED TO SOLID BEARING.

9. ALL POURED CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 F AFTER 28 DAYS.

10. BACKFILL AGAINST 8" POURED CONCRETE WALLS SHALL BE A MAXIMUM OF 7'-0" AND CONCRETE BLOCK WALLS MAXIMUM 6'-0" ABOVE SLAB TO ADJACENT GRADE.

11. FOOTING DRAINS SHALL BE PROVIDED WHERE REQUIRED. THEY SHALL BE LAID APPROVED MANNER AND PROTECTED AT TOP WITH BUILDING PAPER AND PROVIDE POSITI OUTFLOW TO STORM DRAIN OR DRY WELL.

12. FINISHED GRADE AND DRIVEWAY SHALL PITCH AWAY FROM THE BUILDING SO THAT A SURFACE WATER FLOWS AWAY FROM IT.

13. ALL LUMBER MATERIALS USED IN THE BUILDING SHALL BE GOOD, SOUND, DRY MATERI FREE FROM: ROT, LARGE AND LOOSE KNOTS, SHAKES AND OTHER IMPERFECTIONS WHERE THE STRENGTH MAY BE IMPAIRED, AND OF SIZES INDICATED ON DRAWINGS. STUDS, SILL POSTS, LINTELS AND RAFTERS SHALL BE HEM-FIR (19% MAX. MOISTURE CONTENT) ALLOWN 75% NO. 1 GRADE AND 25% NO. 2 GRADE EXCEPT IF NOTED OTHERWISE HEREINAFTER IN TH SPECIFICATION OR ON THE DRAWINGS: THE MIN. UNIT STRESS FOR HEM-FIR SHALL BE:

FIBER STRESS (Fb)	=	1,500 PSI
HORIZONTAL SHEAR (Fv)	=	95 PSI
MODULUS OF ELASTICITY (E)	=	1,400,000 PSI

WHERE INDICATED ON THE DRAWINGS WITH THE NOTATION fb = 1,500 ONLY DOUGLAS FI LARCH-NORTH (19% MAX. MOISTURE) NO. 1 GRADE SHALL BE USED WITH THE FOLLOWING MI UNIT STRESSES:

FIBER STRESS (Fb)	=	1,500 PSI
HORIZONTAL SHEAR (Fv)	=	95 PSI
MODULUS OF ELASTICITY (E)	=	1,900,000 PSI

CALCULATED DESIGN LOADS (ADD 10 PSF DEAD LOAD - ALL SPANS)

ROOF	30 PSF LIVE LOAD (40)
FLOORS	40 PSF LIVE LOAD (50)
ATTIC	20 PSF LIVE LOAD (30)
DECKS	60 PSF LIVE LOAD (70)

14. DOUBLE JOISTS UNDER ALL PARTITIONS RUNNING PARALLEL WITH SPANS AND AROUN ALL FLOOR OPENINGS. DOUBLE STUDS AROUND ALL WALL OPENINGS. ONE ROW OF SOL BRIDGING AT MID-HEIGHT OF ALL INTERIOR BEARING WALLS. DOUBLE FRAMING AROUND A SKYLIGHTS. ROOF AND FLOOR TRUSSES (TJI) AND L.V.L. (MICRO-LAM) TO BE INSTALLED STRICT COMPLIANCE WITH THE MANUFACTURER'S SPECIFICATIONS.

15. ALL GYPSUM BOARD SHALL BE SCREWED ON CEILINGS AND/OR NAILED TO WALLS. T RECEIVE THREE COATS OF SPACKLE, FINISHED TO RECEIVE TWO COATS OF PAINT.

16. FLOORING, TRIM, CLOSET SHELVING, CABINETRY, APPLIANCES, FIXTURES, HARDWAR ETC. SHALL BE SELECTED BY OWNER AND INSTALLED BY BUILDER IN ACCORDANCE WITH MA UFACTURER'S SPECIFICATIONS.

17. WINDOWS SHALL BE SIZE, TYPE AND MFG. AS INDICATED ON PLANS, WITH SCREENS PRO VIDED. GLAZING LESS THAN 18" ABOVE FLOOR SHALL BE TEMPERED. OPTIONS SUCH AS CLA ING, GRILLES, COLORS, ETC. SHALL BE SELECTED BY OWNER AND/OR BUILDER PRIOR TO CO STRUCTION.

18. ALL EXTERIOR OPENINGS SHALL BE PROPERLY FLASHED, CAULKED, WEATHER STRIPPE OR OTHERWISE SEALED.

19. ALL DOORS SHALL BE 6'-8" HIGH UNLESS OTHERWISE NOTED. PROVIDE WEATHER STR SADDLE ON ALL EXTERIOR DOORS.

20. GUTTERS AND DOWNSPOUTS SHALL BE INSTALLED AS REQUIRED.

CHAPTER 10 EGRESS ANALYSIS - A2 BAR / TAVERN

CODE SECTION	DESCRIPTION	REQUIRED	PROVIDED
TABLE 1004.5	MAX. FLOOR AREA PER OCCUPANT	15 SF/OCCUPANT	246 TOTAL OCCUPANTS
1005.3.2	EGRESS CAPACITY	246 X .2 = 49.2"	48" & 54"
1005.5	LOSS OF 1 EXIT	50% OF REQUIRED CAPACITY (WIDTH)	48" OR 54"
TABLE 1006.3.2	MIN. NUMBER OF EXITS PER STORY	1-500 OCC.= 2	4
1007.1.1	DISTANCE BETWEEN EXITS	HALF LARGEST DIAGONAL, 84'	42'
TABLE 1017.2	2 EXIT ACCESS TRAVEL DISTANCE	200' MAX. NON-SPRINKLERED	189'
TABLE 1020.2	MINIMUM CORRIDOR WIDTH	44"	60"

1028:OUTDOOR EXIT DISCHARGE SHALL NOT RE-ENTER BUILDING

STATE OF NEW YORK ADOPTED CODES AND STANDARDS

INTERNATIONAL BUILDING CODE- NY EDITION, 2020
NATIONAL ELECTRIC CODE, 2020
NATIONAL STANDARD PLUMBING CODE, 2020
INTERNATIONAL MECHANICAL CODE, 2020
INTERNATIONAL FUEL GAS CODE, 2020

T.F. NOONAN'S RESTAURANT OUTDOOR DINING EXPANSION

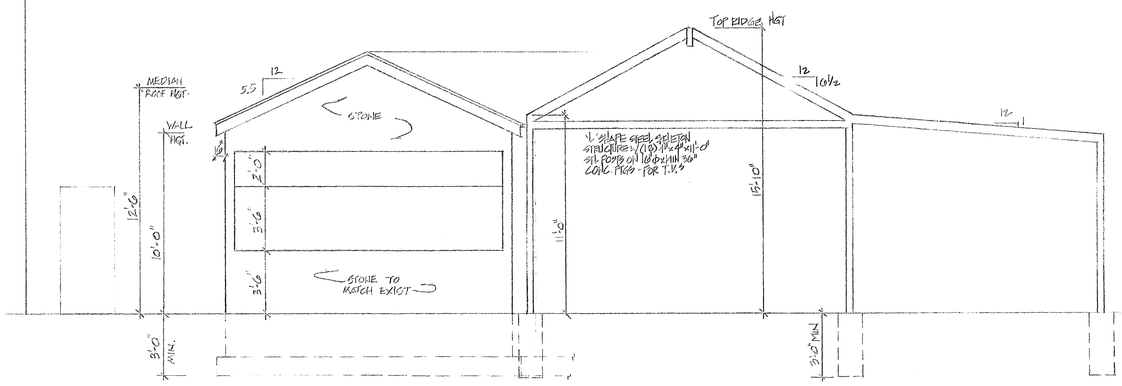
16 E. CENTRAL AVENUE PEARL RIVER, NEW YORK

HARRY J. GOLDSTEIN REGISTERED ARCHITECT HAROLD J. GOLDSTEIN 023518 STATE OF NEW YORK
N.Y.S. LICENSE NO. 023518
NOT VALID UNLESS SIGNED & SEALED

HARRY J. GOLDSTEIN
ARCHITECT
DESIGN & DEVELOPMENT
4 REGINA ROAD
MONSEY, NEW YORK 10952
(845) 356-7942 (914) 393-5787

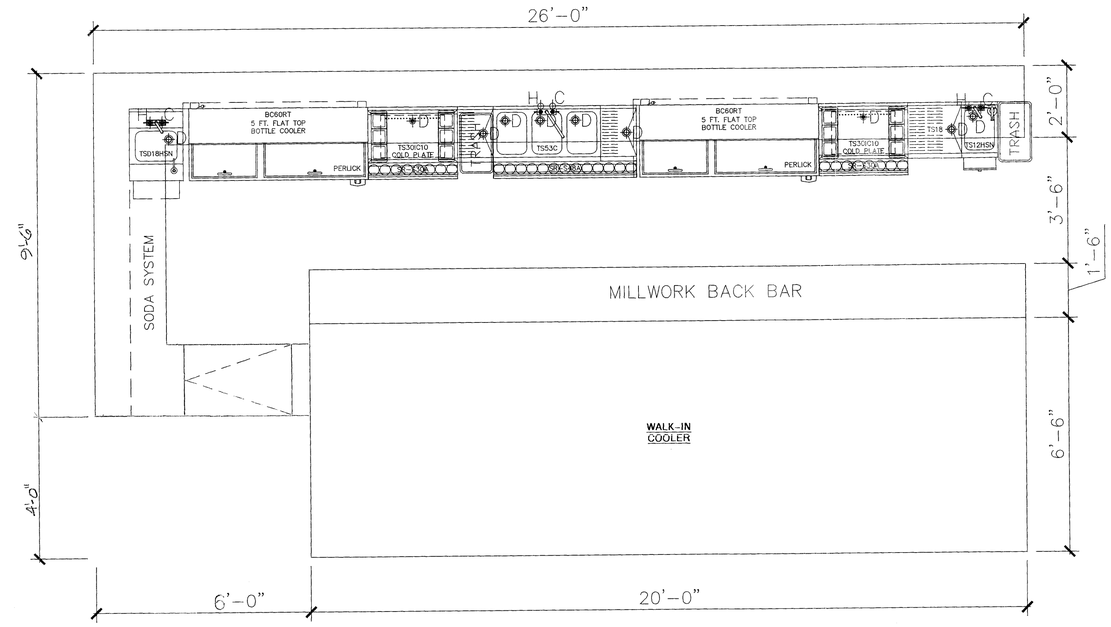
1 OF 2

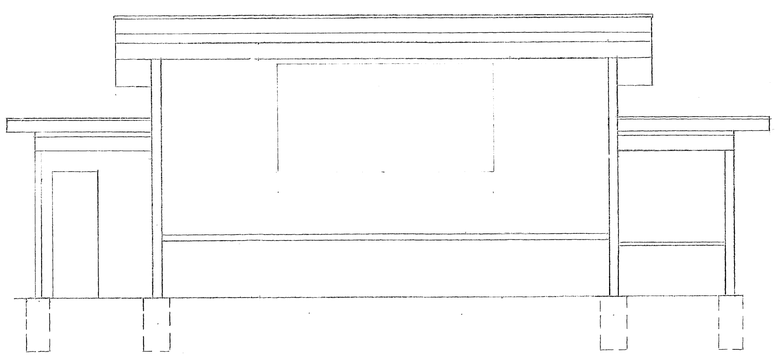
(PROJECT 210318) APRIL 15, 2021
REVISED 10/30/21
REVISED 3/14/22
REVISED 3/24/22
REVISED 04/29/22
REVISED 05/18/22
REVISED 01/01/12
REVISED 03/03/23
REVISED 5/31/23
REVISED 07/21/23



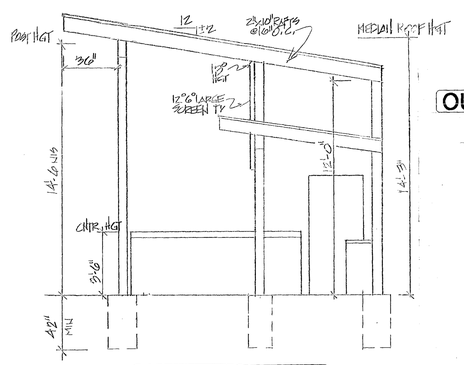
REAR ELEVATION

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





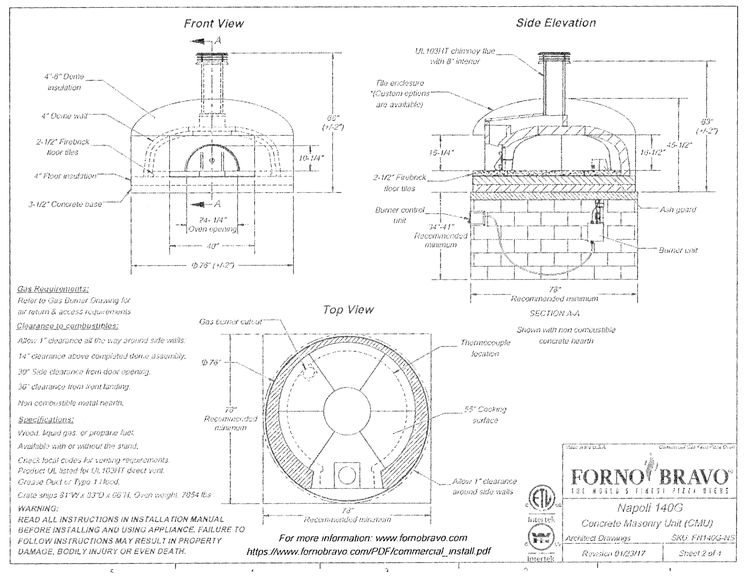
OUTDOOR BAR FRONT ELEVATION



SIDE ELEVATION

OUTDOOR BAR DETAILS

SCALE:1/2"=1'-0"



PIZZA OVEN SPECS.

Permit Type : Exterior Changes Comm Certificate # : 49361
Completion Date : 06/03/2020

Location of Property : 14-16 E Central Ave
Sec - Blk - Lot : 68.20-1-13

Owner of Property : D & B Enterprises No 2
Address of Owner : 4 Independence Ave

Construction Type : Exterior Changes Comm

THIS CERTIFIES THAT PERMISSION is hereby granted for the OCCUPANCY of the premises herein described, situated on the above mentioned premises for the purposes specified as follows.

Use and designation for the structure or land and nature of work for which this C.O. is issued :
LESSEE: LARRY VERGINE (NOONAN'S PUB)
Legalize bar in rear outdoor patio area ZBA #20-17.

Director, OBZPAE

NOTE: THESE PLANS TO BE USED FOR ORANGETOWN BOARD MEETINGS ONLY. NOT TO BE USED FOR CONSTRUCTION PURPOSES.

T.F. NOONAN'S RESTAURANT OUTDOOR DINING EXPANSION

16 E. CENTRAL AVENUE PEARL RIVER, NEW YORK

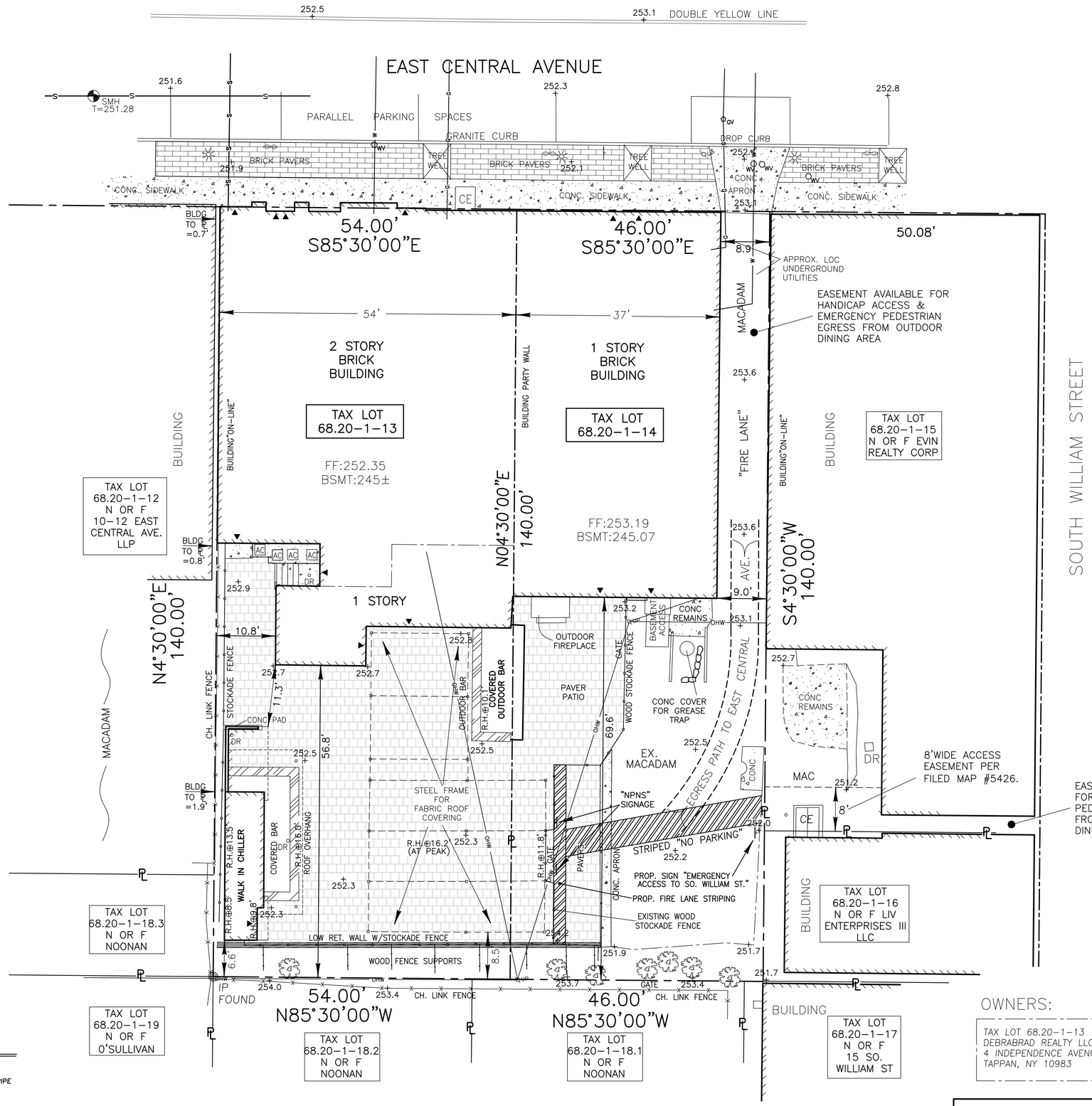
HARRY J. GOLDSTEIN
REGISTERED ARCHITECT
HAROLD J. GOLDSTEIN
023518
STATE OF NEW YORK
NYS LICENSE No. 023518
NOT VALID UNLESS SIGNED & SEALED

HARRY J. GOLDSTEIN
ARCHITECT
DESIGN & DEVELOPMENT
4 REGINA ROAD
MONSEY, NEW YORK 10952
(845) 356-7942 (914) 393-5787

PROJECT 210318
APRIL 15, 2021

REVISED 10/30/21
REVISED 3/14/22
REVISED 3/24/22
REVISED 04/29/22
REVISED 05/18/22
REVISED 01/06/1/2
REVISED 03/03/23
REVISED 5/31/23
REVISED 07/21/23

2 OF 2

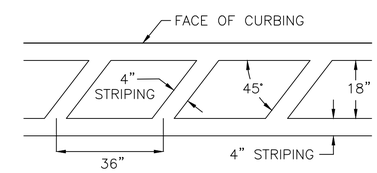


VICINITY MAP
SCALE 1"=200'

NOTES:
1. BLANKET EASEMENT FOR TAX LOT 68.20-1-13 TO UTILIZE TAX LOT 68.20-1-14 FOR ACCESS THROUGH "FIRE LANE" SHOWN TO PUBLIC WAY, AND TO UTILIZE PAVER AREAS, COVERED CANOPY, OUTDOOR BAR, ETC. AS SHOWN.

FIRE LANE STRIPING DETAIL

NOT TO SCALE



STRIPING: BRIGHT YELLOW EXTERIOR GRADE ROADWAY PAINT

LETTERING AND BORDER – RED BACKGROUND – WHITE

FIRE ZONE SIGN

DISTRICTS
SCHOOL: PEARL RIVER UNION FREE SCHOOL DISTRICT
FIRE: PEARL RIVER
WATER: TOWN OF ORANGETOWN
LIBRARY: PEARL RIVER
AMBULANCE: SOUTH ORANGETOWN

LEGEND

DR	DRAIN
SMH	SANITARY MANHOLE / PIPE
	GRANITE CURB
GV	GAS LINE/ VALVE
WV	WATER LINE / VALVE
UP	UTILITY POLE
OHW	OVERHEAD WIRES
PL	PROPERTY LINE
	PARKING METERS
CE	CELLAR ENTRY ACCESS
	BUILDING ENTRANCE
R.H.@16.2'	ROOF HEIGHT

OWNERS:

TAX LOT 68.20-1-13	TAX LOT 68.20-1-14
DEBRABRAD REALTY LLC 4 INDEPENDENCE AVENUE TAPPAN, NY 10983	LLV ENTERPRISES I LLC 86 FRANKLIN AVENUE PEARL RIVER, NY 10965

TAX LOT 68.20-1-13 AREA = 7,560 SF
TAX LOT 68.20-1-14 AREA = 6,440 SF

DATE	REVISIONS
5/16/24	REV.
5/15/24	REV. PER O'TOWN FD
5/02/24	REV. PER P.B.

STATE OF NEW YORK · JAY A. GREENWELL · LICENSED LAND SURVEYOR · No. 49676
JAY A. GREENWELL, PLS
NYS LIC. # 49676

EXISTING CONDITIONS

14-16-20 EAST CENTRAL AVE.

PEARL RIVER, TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK

JAY A. GREENWELL, PLS, LLC
LAND PLANNING – LAND SURVEYING
34 WAYNE AVENUE, SUFFERN, NEW YORK 10901
PHONE 845-357-0830 GREENWELLPLS@AOL.COM

TAX LOT #	68.20-1-13 68.20-1-14
AREA	SEE ABOVE
FILE	223450A
SCALE	1"= 10'
DATE	01/17/24
JOB NO.	22345

SHEET 3