

ZONING BOARD OF APPEALS

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

Date: September 3, 2024

TO: OBAPAE

- ✓ Rockland County Sewer District #1
- ✓ New York State Dept. of Transportation
Palisades Interstate Park Commission
- ✓ Orange and Rockland Utilities
- ✓ Veolia
- ✓ CSX

ACOE

- ✓ Rockland County Drainage
- ✓ Rockland County Health
- ✓ Rockland County Planning
- ✓ Rockland County Highway
NYS Dept of Environmental
Conservation

This matter is scheduled for: October 16, 2024

Review of Plans: Gallagher, ~~43~~ W Lewis Avenue, Pearl River, New York

Section: 68.12 Block: 1 Lot: 43; RG zone

RG District, Section 3.12, Group Q, Column 9 (side yard: 10' required, 7' 2- 1/2" proposed), Column 11(rear yard: 25' required, 19' 9-1/2" proposed) for an addition at a single-family residence. The premises are located at 43 W Lewis Avenue, Pearl River, New York and identified on the Orangetown Tax Map as Section 68.12, Block 1, Lot 43 in the RG zoning district.

Please review the information enclosed and provide comments. These comments may be mailed, or e-mailed to the Zoning Board Office.

If your Agency does not have any comments at this time, please respond to this office by sending back this sheet.

- US Postal: 20 South Greenbush Road, Orangeburg, NY 10962
- Email to Zoning Board: KBettmann@orangetown.com

Zoning Board Meeting Date: October 16, 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, October 16, 2024.** Kindly forward your completed review to this office by **October 16, 2024.**

Reviewing Agency _____

Name: _____ Date: _____

Signature: _____

Thank you, Katlyn Bettmann

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: _____

Please check all that apply:

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

PERMIT#: BLDR-4680-24
 ASSIGNED _____
 INSPECTOR: Glean

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

Project Name: Gallagher

Street Address: 43 W Lewis Ave
Pearl River, NY 10965

Tax Map Designation:
Section: 68.12 Block: 1 Lot(s): 43
Section: _____ Block: _____ Lot(s): _____

Directional Location:
On the West side of Lewis, approximately 10 feet South of the intersection of Rail Road Ave, in the Town of Orangetown in the hamlet/village of Pearl River.
Acreage of Parcel .15 Zoning District R6
School District Pearl River Postal District Pearl River
Ambulance District Pearl River Fire District Pearl River
Water District Valia Sewer District Orangetown

Project Description: (If additional space required, please attach a narrative summary.)
18 x 32 living room and dining room Addition on side of existing residence. 8 x 16 front entry mudroom.

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.
Date: 8/29/24 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? NO _____

If so, provide a narrative, including the list case number, name, date, and the board(s) you appeared before, and the status of any previous approvals.

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



OFFICE OF BUILDING, ZONING, PLANNING,
ADMINISTRATION AND ENFORCEMENT
TOWN OF ORANGETOWN

20 Greenbush Road
Orangeburg, N.Y. 10962

Jane Slavin, R.A.
Director

(845)359-8410

Fax: (845) 359-8526

REFERRAL TO THE ZONING BOARD OF APPEALS

Date: 8.6.24 Section: 68.12 Block: 1 Lot: 43
Applicant: Gallagher
Address: 43 W Lewis, Pearl River, NY
RE: Application Made at: same

Referred For:

Chapter 43, RG District, Column 9, Required Side Yard 10' with 7' 2-1/2" proposed. Column 11,
Required Rear Yard 25' with 19' 9-1/2" proposed

2 Variances required


Comments:

Addition

Dear Gallagher:


Please be advised that the Building Permit Application # 4680-24, which you submitted on 2.9.24, has been referred to the Town of Orangetown Zoning Board of Appeals. The Clerk to the Zoning Board of Appeals, Katlyn Bettmann can assist you in the preparation necessary to appear before the board. She can be reached at 845-359-8410 ext. 4316 or kbettmann @orangetown.com.

Sincerely,


Richard Oliver
Deputy Building Inspector

8/6/24




Signature of Director
NOTE: PLEASE KEEP FOR YOUR RECORDS
1-30-2023

8/6/29
Date
Liz DeCort
Debbie Arbolino

VIS	PRINT KEY	NAME	ADDRESS
2489	68.11-3-37	MJDM Crooked Hill Road LLC	4 Revere Ct,Old Tappan, NJ 07675
2489	68.11-3-38	MJDM Crooked Hill Road LLC	4 Revere Ct,Old Tappan, NJ 07675
2489	68.11-3-39	TAC Pearl River LLC James Vo	Building One, 3565 Piedmont Rd NE Ste 200,Atlanta, GA 30305
2489	68.12-1-25	Frank Barresi	272 Railroad Av,Pearl River, NY 10965
2489	68.12-1-26	Joseph A Jakubowski Jr	62 W Crooked Hill Rd,Pearl River, NY 10965
2489	68.12-1-27	Robert Gabalski	54 W Crooked Hill Rd,Pearl River, NY 10965
2489	68.12-1-38	William M Lennox	47 W Carroll St,Pearl River, NY 10965
2489	68.12-1-39	Charles Mc Gillick	53 W Carroll St,Pearl River, NY 10965
2489	68.12-1-40	Anik Hajra	57 W Carroll St,Pearl River, NY 10965
2489	68.12-1-41	Karen Heffernan	63 W Carroll St,Pearl River, NY 10965
2489	68.12-1-42	John Parisi	62 W Carroll St,Pearl River, NY 10965
2489	68.12-1-43	Brendan Gallagher	43 W Lewis Av,Pearl River, NY 10965
2489	68.12-1-44	Michael A Natirboff	39 W Lewis Ave,Pearl River, NY 10965
2489	68.12-1-45	Mary Klass	33 W Lewis Ave,Pearl River, NY 10965
2489	68.12-1-46	Michael Mc Cue	21 W Lewis Av,Pearl River, NY 10965
2489	68.12-1-54	Edwin J Nelson	24 W Lewis Av,Pearl River, NY 10965
2489	68.12-1-55	Kevin Mc Govern	32 W Lewis Av,Pearl River, NY 10965
2489	68.12-1-56	Michael Healy	40 W Lewis Ave,Pearl River, NY 10965
2489	68.12-1-57	Jonathan E Eberlein	48 W Lewis Ave,Pearl River, NY 10965
2489	68.12-1-58	Thomas JM Riemenschneider	240 Railroad Ave,Pearl River, NY 10965
2489	68.12-1-59	Kam Pan Lam	47 W George Ave,Pearl River, NY 10965
2489	68.12-1-60	Robert H Baker	41 W George Av,Pearl River, NY 10965
2489	68.12-1-61	Bridget Garry	31 W George Ave,Pearl River, NY 10965

RECEIVED
AUG 28 2024
TOWN OF ORANGETOWN
LAND USE BOARD

un

Frank Frank

DECISION
**SIDE YARD, REAR YARD AND BUILDING HEIGHT VARIANCES
APPROVED**

To: Brendan and Ava Gallagher
43 W. Lewis Avenue
Pearl River, New York 10965

ZBA #15-23
Date: March 18, 2015

FROM: ZONING BOARD OF APPEALS: Town of Orangetown

ZBA#15-23: Application of Brendan Gallagher for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, Section 3.12, RG District, Group Q, Columns 9 (Side Yard: 10' required, 7.2' proposed), 11 (Rear Yard: 25' required, 19.8' proposed) and 12 (Building Height: 9.6' permitted, 15.67' proposed) for an addition to an existing single-family residence. The premises are located at 43 West Lewis Avenue, Pearl River, New York and are identified on the Orangetown Tax Map as Section 68.12, Block 1, Lot 43; in the RG zoning district.

Heard by the Zoning Board of Appeals of the Town of Orangetown at a meeting held on Wednesday, March 18, 2015 at which time the Board made the determination hereinafter set forth.

Brendan Gallagher appeared and testified.

The following documents were presented:

1. Copy of site plan and bulk table not dated. (1 page).
2. Architectural elevation drawings dated 3/5/2013 revised 10/08/2014 by Robert Hoene, Architect.
3. A letter dated February 18, 2015 from the County of Rockland Department of Health signed by Scott McKane, P.E., Senior Public Health Engineer.
4. A letter dated March 6, 2015 from the County of Rockland Department of Planning signed by Douglas J. Schuetz, Acting Commissioner of Planning,
5. A letter dated February 23, 2015 from the County of Rockland Sewer District No.1 signed by Joseph LaFiandra, Engineer II.

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

On advice of Dennis Michaels, Deputy Town Attorney, counsel to the Zoning Board of Appeals, Mr. Sullivan moved for a Board determination that the foregoing application is a Type II action exempt from the State Environmental Quality Review Act (SEQRA), pursuant to SEQRA Regulations §617.5 (c) (9), (10), (12) and/or (13); which does not require SEQRA environmental review. The motion was seconded by Ms. Castelli and carried as follows: Ms. Castelli, aye; Ms. Salomon, aye; Mr. Feroldi, aye; and Mr. Sullivan, aye. Mr. Quinn and Mr. Bosco were absent.

Brendan Gallagher testified that they are proposing to add a living room and dining room with storage area above it; that they have owned the house for ten years; that they have four children ages 18,13, 6 and 3; that they need more living space; that similar additions have been constructed in the area; and that the proposed addition is in keeping with the character of the neighborhood.

TOWN CLERKS OFFICE

2015 APR 8 PM 1 03

TOWN OF ORANGETOWN

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 side yard, rear yard and building height variances will not produce an undesirable change in the character of the neighborhood or a detriment to nearby properties. Similar additions have been constructed in the neighborhood.
2. The requested side yard, rear yard and building height variances will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. Similar additions have been constructed in the neighborhood.
3. The benefits sought by the applicant cannot be achieved by other means feasible for the applicant to pursue other than by obtaining variances.
4. The requested side yard, rear yard and building height variances, although somewhat substantial, afford 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. . Similar additions have been constructed in the neighborhood.
5. 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 granting of the area variances.

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2015 APR 8 PM 1 03
TOWN OF ORANGETOWN

DECISION: In view of the foregoing and the testimony and documents presented, the Board: RESOLVED, that the application for the requested side yard, rear yard and building height variances are 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.


TOWN CLERKS OFFICE
2015 APR 8 PM 1 03
TOWN OF ORANGETOWN

The foregoing resolution to approve the application for the requested side yard, rear yard and building height variances was presented and moved by Mr. Feroldi, seconded by Ms. Castelli and carried as follows: Mr. Sullivan, aye; Mr. Feroldi, aye; Ms. Castelli, aye; and Ms. Salomon, aye. Mr. Quinn and Mr. Bosco were absent.

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: March 18, 2015

ZONING BOARD OF APPEALS
TOWN OF ORANGETOWN

By 
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

TOWN OF ORANGETOWN
2015 APR 8 PM 1 03
TOWN CLERKS OFFICE

Private Residence - Proposed Addition

43 West Lewis Ave. Pearl River NY 10965
sbl 68.12-1-43, p4680-24

Town of Orangetown
MEETING OF:

OCT 16 2024

ZONING BOARD OF APPEALS

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AUG 28 2024
TOWN OF ORANGETOWN
LAND USE BOARDS

BUILDING CODE:
Current 2020 International Residential Code and 2020 International Building Code of New York State
Current 2020 Energy Conservation Construction Code of New York State

GENERAL:
1. All work performed shall comply with all requirements of the New York State building and energy code.
2. Contractor to verify all dimension and conditions prior to starting construction. Any discrepancies shall be reported to the architect.
3. It shall be understood that the scope of these drawings includes only basic structural and architectural information, and that no further liability will be assumed beyond the contents of these signed and sealed documents.
4. For design purposes, load values for these plans were taken from Table R401.4 under "sand silty, sand, clayey sand, silty gravel, and clayey gravel" having a minimum load bearing pressure of 2,000 PSF. Site with soil values appearing less than 2,000 lbs shall be tested to locate virgin soil with approved bearing value prior to footing installation. The architect shall be notified of these findings for redesign of footings, foundation and slab where applicable.
5. All concrete work shall be transit mixed stone concrete developing a strength of 3,000 PSI at 28 days.
6. All lumber shall be sound dry material. All lumber shall be construction grade douglas fir or kiln-dried spruce with the following min. stress: Fb= 1,500 PSI, and E: 1,750,000.
7. All electrical work shall conform to the requirements of the NBFU and the local utility company.
8. All plumbing work shall conform to all state and local codes.
9. All heating work shall conform to all state and local codes.
10. The contractor shall be responsible for notifying the architect and the owner in case of any discrepancies between removal noted on the drawings and that which would be required for completion of the project or that might jeopardize the structural integrity of the building. All structure shall be carefully supported throughout the removal of any bearing walls so that the building experiences no loss of integrity.
11. Headers over all doors, windows, and other openings under 6'-0" shall be (2) 2x10 unless otherwise noted. Header openings 6' to 8' shall receive (3) 2x10 or (2) 2x12 headers in exterior walls, unless otherwise noted.
12. Provide double floor joist below parallel partitions.
13. Install CO2 detectors as required by code.

SMOKE DETECTORS:
Provide smoke detectors (hard wired) in all bedrooms, hall areas (near bedrooms), attic, and basement. Installation to meet all codes. Provide carbon monoxide detectors in locations as required by code.

STAIR NOTES:
Typical exterior stair / handrail requirements (meet New York State code requirements):
1. Max Riser height 8 1/4"
2. Minimum tread depth 9" plus minimum nosing 3/4"
3. Handrails 36" AFF
4. Spindle spacing as such to restrict the passage of a 4" sphere

STRUCTURAL DESIGN LOADING:
Drawings are designed for and comply with the below requirements:

TABLE R301.5:

Attic:	20 lbs/sf LL + 10 lbs/sf DL = 30 PSF
Exterior Balconies:	60 lbs/sf LL + 10 lbs/sf DL = 70 PSF
Fire Escapes:	40 lbs/sf LL + 10 lbs/sf DL = 50 PSF
Guardrail & Handrails:	200 lbs/sf LL + 20 lbs/sf DL = 220 PSF
Guardrail infill Composition:	50 lbs/sf LL + 10 lbs/sf DL = 60 PSF
Passenger Vehicle Garages:	20 lbs/sf LL + 10 lbs/sf DL = 30 PSF
Non-Sleeping Rooms:	40 lbs/sf LL + 10 lbs/sf DL = 50 PSF
Sleeping Rooms:	30 lbs/sf LL + 20 lbs/sf DL = 50 PSF
Stairs:	40 lbs/sf LL + 10 lbs/sf DL = 50 PSF
Decks:	0 lbs/sf LL + 10 lbs/sf DL = 50 PSF

TABLE 301.6:

ROOF SLOPE:	Tributary loaded area for any structural member		
	0 - 200 sf	201 - 600 sf	over 600 sf
Flat, or rise less than 4" per foot (1:3)	20	16	12
Rise 4" per foot (1:3) to less than 12" per foot (1:1)	16	14	12
Rise 12" per foot (1:1) or greater	12	12	12

TABLE R301.7:

Rafters having slope greater than 3/12: (w/o finished ceiling attached)	L/180
Interior walls & partitions:	H/180
Floors & plastered ceilings:	L/360
All other structural members:	L/240
Exterior walls w/ plaster or stucco finish:	H/360
Exterior walls - wind loads w/ brittle finishes:	L/240
Exterior walls - wind loads w/ flexible finishes:	L/120

BUILDING THERMAL ENVELOPE REQUIREMENTS:
The building thermal envelope shall be sealed to limit infiltration. Refer to section N1102.4.1 of the 'NEW YORK STATE RESIDENTIAL CODE' regarding areas requiring caulking, weatherstripping, or other suitable air barrier materials.

N1101.4 - Zone #5 (Rockland County, NY)
N1102.5 - Provide sheet polyethylene non-perforated aluminum foil or approved alternate on Basement / Garage stud walls
N1102.5.3 - All minimum clear air spaces and vented openings for vented cladding shall comply
N1103 - All systems shall comply with this section
N1401.3 - All mechanical information shall be provided by the mechanical contractor

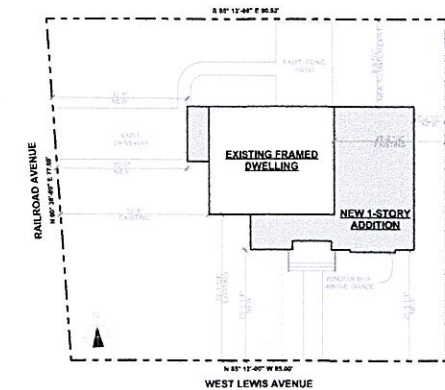
NEW YORK STATE ENERGY EFFICIENCY RELATED REQUIREMENTS FOR DETACHED ONE & TWO FAMILY DWELLINGS TABLE N1102.1:

LOCATION	PERFORMANCE REQUIRED	PERFORMANCE PROVIDED
CEILING	R-49	R-49
WALL	R-21	R-21
FLOOR	R-30	R-30
GLAZING	U-27	U-27
BASEMENT WALL	R-10	R-10
SLAB EDGE (ON GRADE)	R-10	R-10
CRAWL SPACE	R-10	R-10

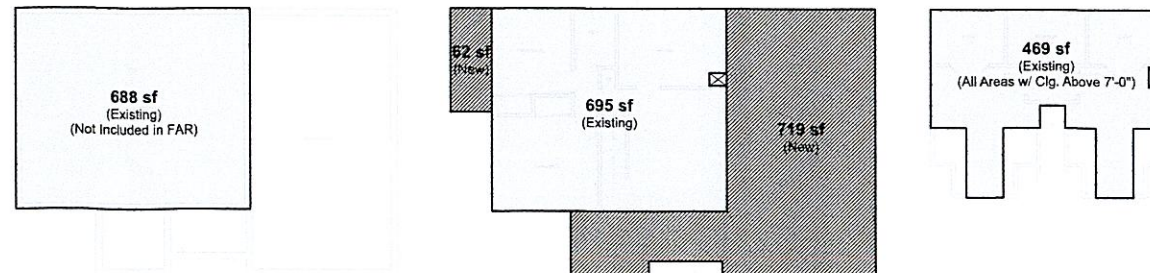
ZONING INFORMATION:

(RG - ZONE) W. LEWIS AVE, PEARL RIVER, NY	REQUIRED	EXISTING	PROPOSED
LOT SIZE**	10,000 sf	6,801 sf	6,801 sf
MINIMUM LOT WIDTH	100' - 0"	85' - 0"	85' - 0"
FRONT YARD SETBACK (W. LEWIS)	25' - 0"	33' - 1 1/4"	25' - 1 1/4"
REAR YARD SETBACK	25' - 0"	19' - 9 1/2"	19' - 9 1/2"
SIDE YARD SETBACK (EAST)	10' - 0"	25' - 2 1/2"	7' - 2 1/2"
FRONT YARD SETBACK (RAILROAD)	25' - 0"	33' - 8"	29' - 6"
FLOOR AREA RATIO	30% (2,040 sf)	17.12% (1,184 sf)	28.60% (1,945 sf)
BUILDING HEIGHT	20' - 0"	19' - 8"	19' - 8"

** Per Chapter 43, Section 5.21 this is considered an undersized lot.



I SITE PLAN
Scale: 1" = 20'



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Private Residence
Gallagher Residence

Owner Info:
Brendan & Ara Gallagher
Private Residence
43 West Lewis Ave. Pearl River NY 10965

Cover Page

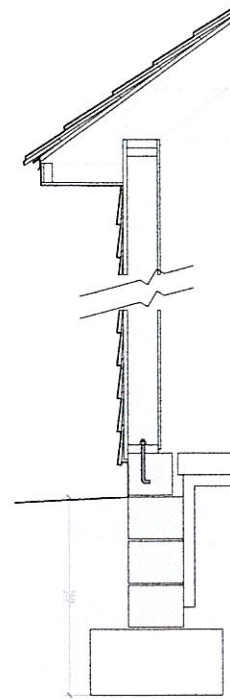
Joseph Martin, RA
63 8th Ave. Suite 3B, Brooklyn, NY 11217
joseph.martin.design@gmail.com
248.894.8374



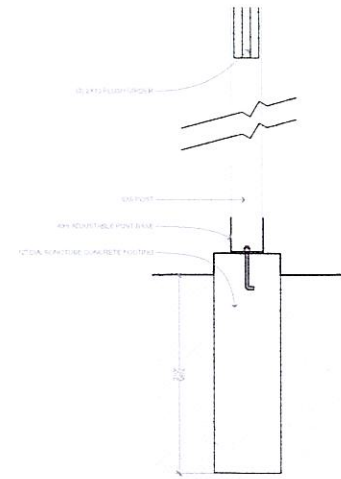
A-100

Sheet 1 of 3

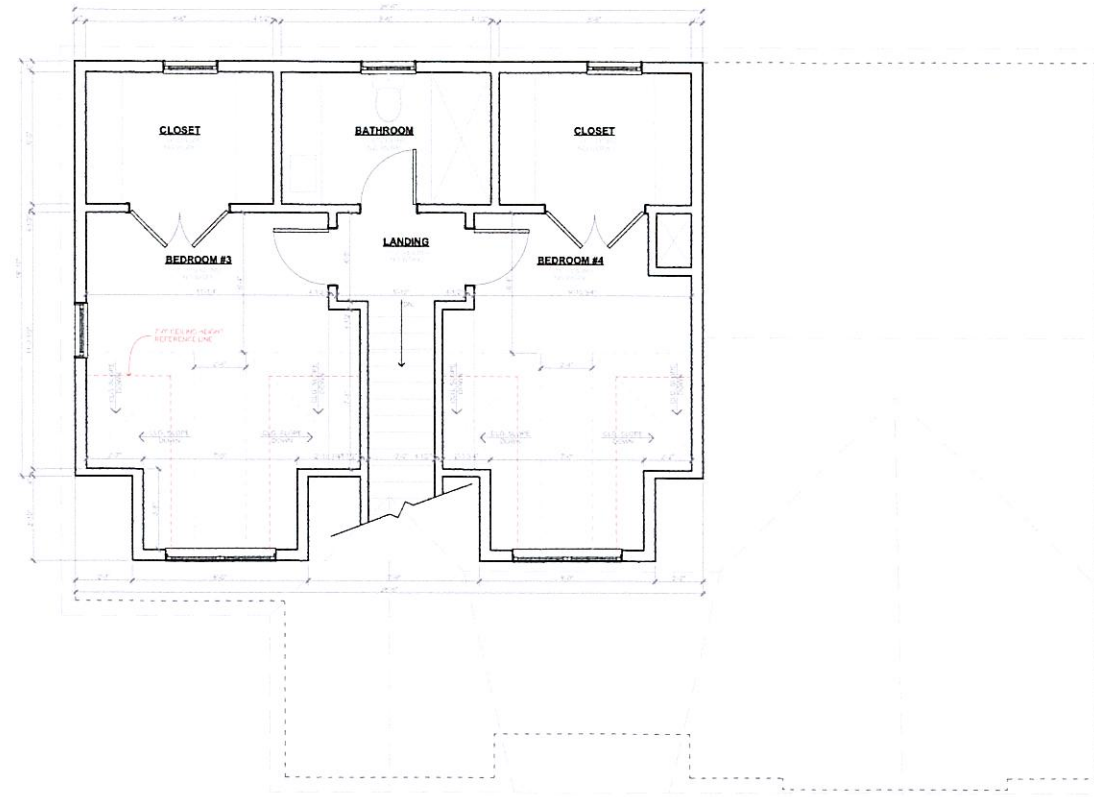
7/30/2024



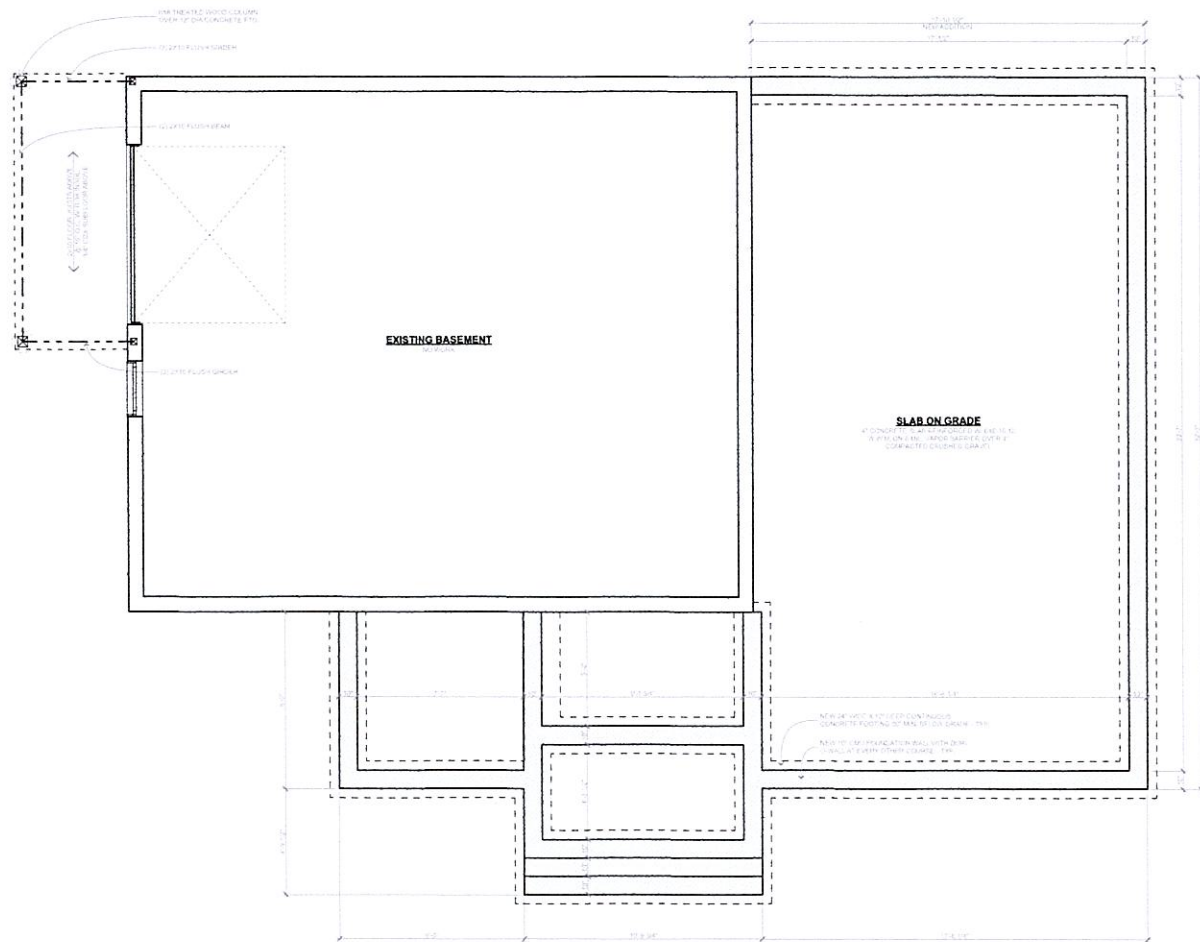
5 TYPICAL WALL SECTION
Scale: 3/4" = 1'-0"



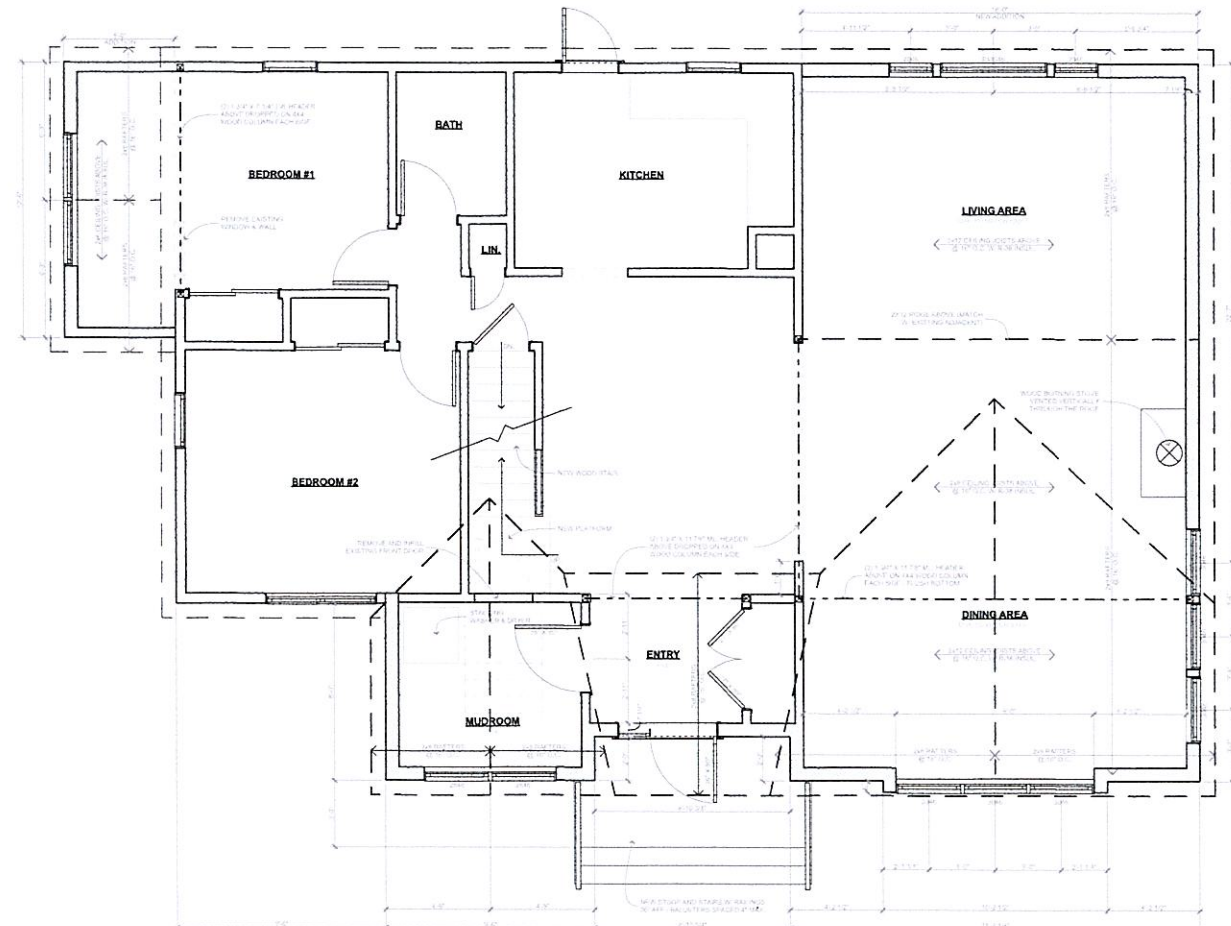
4 COLUMN FOOTING DETAIL
Scale: 3/4" = 1'-0"



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



1 FOUNDATION PLAN
Scale: 1/4" = 1'-0"



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

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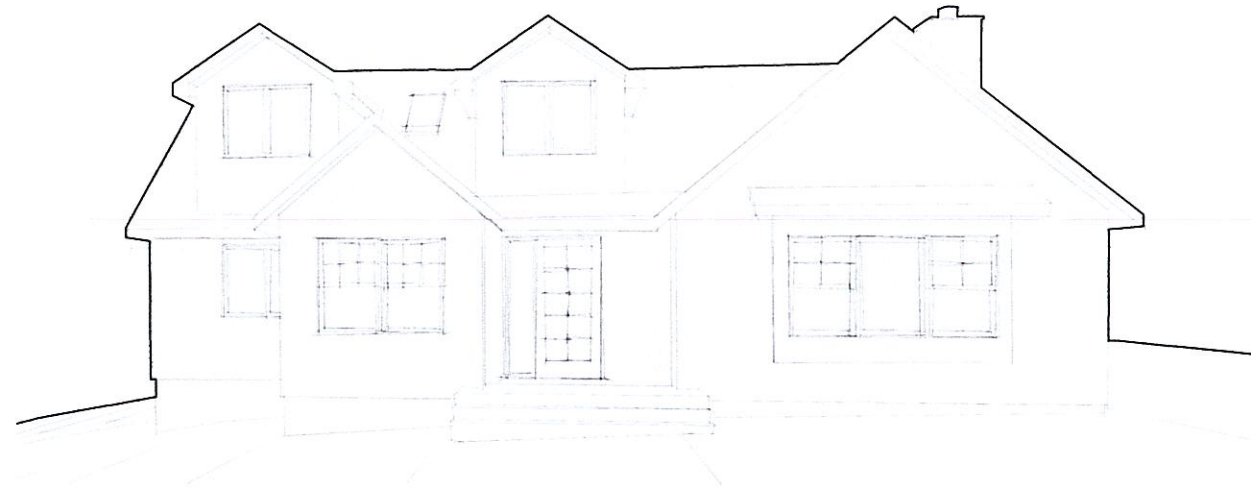
Private Residence
Gallagher Residence

Owner Info:
Brendan & Ara Gallagher
Private Residence
43 West Lewis Ave, Pearl River NY 10965

Floor Plans

Joseph Martin, RA
63 8th Ave, Suite 3B, Brooklyn, NY 11217
joseph.martin.design@gmail.com
248.894.8374

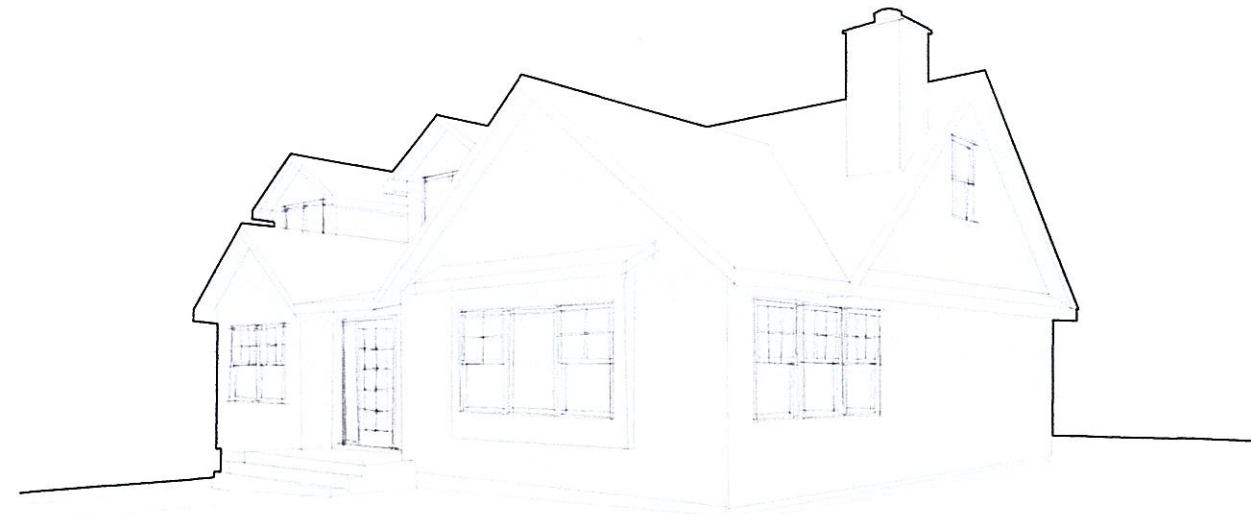




6 SOUTH SKETCH PERSPECTIVE
NOT TO SCALE



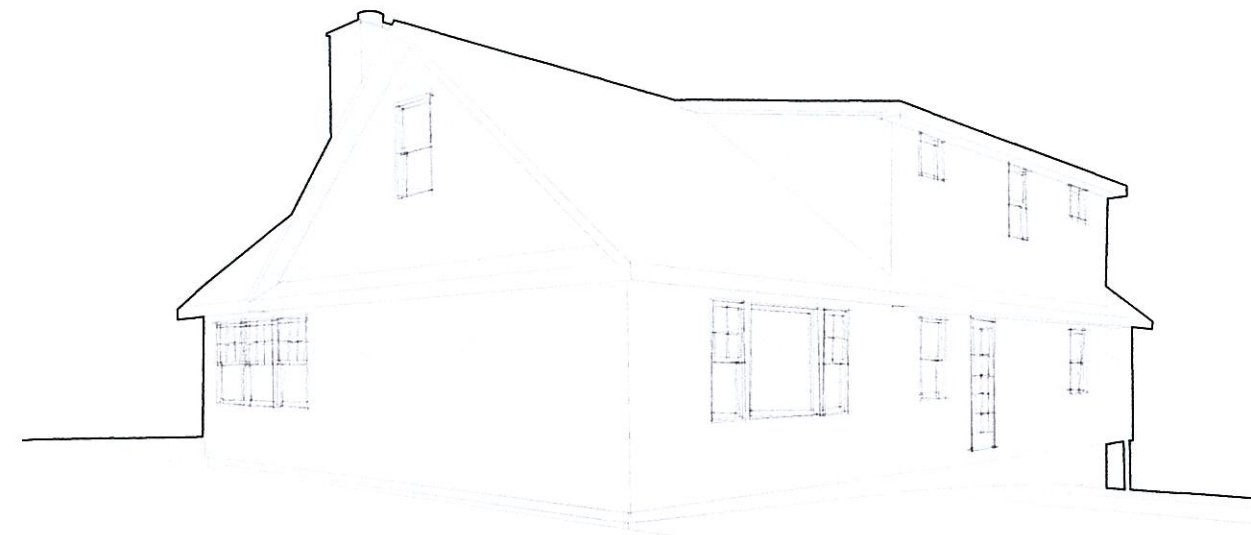
3 FRONT ELEVATION - PROPOSED
Scale: 1/4" = 1'-0"



5 SOUTHEAST SKETCH PERSPECTIVE
NOT TO SCALE



2 SIDE ELEVATION - PROPOSED
Scale: 1/4" = 1'-0"



4 NORTHEAST SKETCH PERSPECTIVE
NOT TO SCALE



1 REAR ELEVATION - PROPOSED
Scale: 1/4" = 1'-0"

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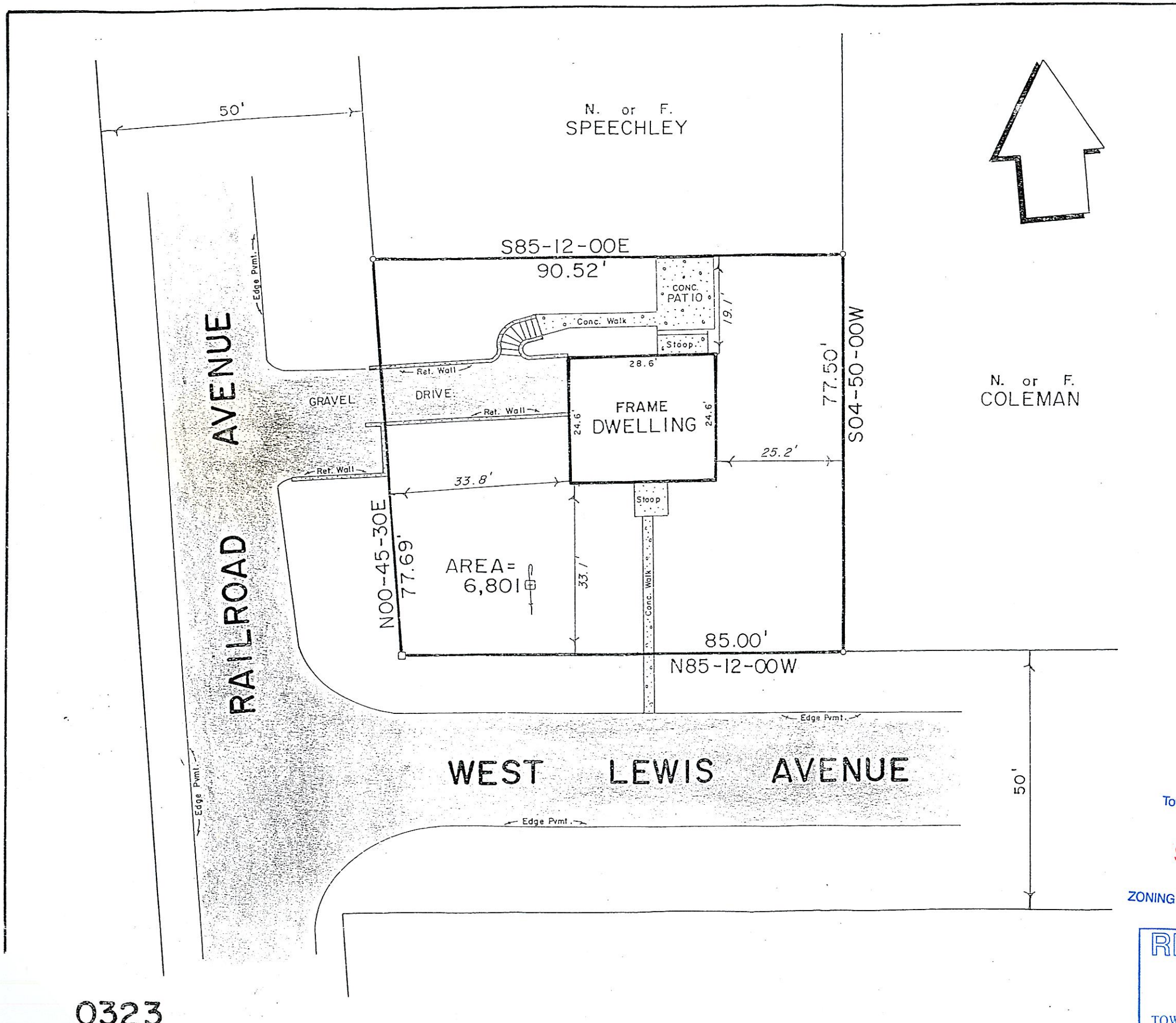
Private Residence

Gallagher Residence
Owner Info:
Brendan & Ara Gallagher
Private Residence
43 West Lewis Ave. Pearl River NY 10965

Elevations & Perspectives

Joseph Martin, RA
63 8th Ave. Suite 3B, Brooklyn, NY 11217
joseph.martin.design@gmail.com
248.894.8374





Land Survey
For
BRENDAN GALLAGHER

Pearl River
Town of Orangetown Rockland County, NY
Scale: 1" = 20' Area = 0.156 Ac.

October 27, 2003

Tax Lot Designation: Section 68.12 Block 1 Lot 43

RECEIVED
APR 18 2007
BUILDING DEPT.
TOWN OF ORANGETOWN

Certified to:

- Brendan Gallagher
- Wells Fargo Home Mortgage
- Chicago Title Insurance Company.

"Certifications indicated hereon signify that this survey was prepared in accordance with the existing code of practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certification shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners."

Town of Orangetown
MEETING OF:

SEP 18 2024

ZONING BOARD OF APPEALS

RECEIVED
AUG 28 2024
TOWN OF ORANGETOWN
LAND USE BOARDS

[Signature] Lic. 49162
Robert E. Sorace, PLS
135 South Main Street
New City, NY 10956
(845) 638-1498

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