



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

**PERMIT#:** BLDR-5948-24  
**ASSIGNED**  
**INSPECTOR:** Glenn

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

SWANSON

Project Name: NEW FRONT PORCH

Street Address: 121 EAST GEORGE AVE  
PEARL RIVER NY 10965

Tax Map Designation:  
Section: 68.12 Block: 4 Lot(s): 45  
Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_

Directional Location:  
On the NORTH side of EAST GEORGE AVE, approximately 0 feet EAST of the intersection of OWENS PLACE, in the Town of ORANGETOWN in the hamlet/village of PEARL RIVER.  
Acreage of Parcel 10,311 SF / 0.23 Zoning District RG  
School District PEARL RIVER Postal District PEARL RIVER 10965  
Ambulance District PEARL RIVER Fire District PEARL RIVER  
Water District PRCWA Sewer District PEARL RIVER

Project Description: (If additional space required, please attach a narrative summary.)  
NEW FRONT PORCH ON SOUTH SIDE OF HOUSE APPROX.  
29'-10" x 5'-10". COMPOSITE DECK & METAL ROOF.

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.  
Date: 10/24/2024 Applicant's Signature: Wesley Swanson

**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 1,894
- 2) Total square footage 1,894
- 3) Number of dwelling units 1

**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 NO

Are there **streams** on the site? If yes, please provide the names. NO

Are there **wetlands** on the site? If yes, please provide the names and type:

NO

**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: 9.27.24 Section: 68.12 Block: 4 Lot: 45

Applicant: Swanson

Address: 121 EGeorge St, Pearl River, NY

RE: Application Made at: same

Referred For:

Chapter 43, Section 3.12 RG District, Group Q, Column 8 Front Yrd 25' w/ 23.4' proposed  
1 variance required


Comments:

Front Porch

Dear Swanson:

Please be advised that the Building Permit Application # 5935-24, which you submitted on 9.23.24, 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

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

9/27/24  
Date  
Liz DeCort  
Debbie Arbolino

CC:

MIS	PRINT KEY	NAME	ADDRESS
2489	68.12-3-33	Lenora Dolan	7 Charles St,Pearl River, NY 10965
2489	68.12-3-48	Stephen Selby	105 E Lewis Av,Pearl River, NY 10965
2489	68.12-3-49	Roy D Lugris	111 E Lewis Av,Pearl River, NY 10965
2489	68.12-3-50	Thomas M Healy	117 E Lewis Ave,Pearl River, NY 10965
2489	68.12-3-51	Sharyn De Gregory	123 E Lewis Av,Pearl River, NY 10965
2489	68.12-3-52	Christopher Nubla	129 E Lewis Ave,Pearl River, NY 10965
2489	68.12-4-3	Michael Cullen	92 E Lewis Ave,Pearl River, NY 10965
2489	68.12-4-4	Keith Schofield	100 E Lewis Av,Pearl River, NY 10965
2489	68.12-4-5	Michael McMahon	106 E Lewis Ave,Pearl River, NY 10965
2489	68.12-4-6	Thomas Iula	114 E Lewis Ave,Pearl River, NY 10965
2489	68.12-4-7	John Feger	120 E Lewis Ave,Pearl River, NY 10965
2489	68.12-4-8	Granville W Waterman	126 E Lewis Ave,Pearl River, NY 10965
2489	68.12-4-9	David Allen	132 E Lewis Ave,Pearl River, NY 10965
2489	68.12-4-10	Andrew Duggan	140 E Lewis Ave,Pearl River, NY 10965
2489	68.12-4-39	David Mc Manus	84 E George Av,Pearl River, NY 10965
2489	68.12-4-40	Jason W Allalouf	96 E George Ave,Pearl River, NY 10965
2489	68.12-4-41	Marc Finnegan	104 E George Av,Pearl River, NY 10965
2489	68.12-4-42	Gary Healy	112 E George Av,Pearl River, NY 10965
2489	68.12-4-43	Danny P H Huang	124 E George Ave,Pearl River, NY 10965
2489	68.12-4-44	Timothy Mc Quade	4112 Mattie St,Austin, TX 78723
2489	68.12-4-45	Wesley Swanson	121 E George Ave,Pearl River, NY 10965
2489	68.12-4-46	Redmond P Burke Jr	109 E George Ave,Pearl River, NY 10965
2489	68.12-4-47	Frank Shine	101 E George Av,Pearl River, NY 10965
2489	68.12-4-48	Michael T Flanagan	95 E George Av,Pearl River, NY 10965
2489	68.12-4-49	Peter Conry	91 E George Av,Pearl River, NY 10965
2489	68.12-4-16./2250	Paige Zannetti	225 N Middletown Rd Unit A,Pearl River, NY 10965
2489	68.12-4-16./2251	Kaitlyn Mc Cue	225 N Middletown Rd Unit B,Pearl River, NY 10965
2489	68.12-4-16./2252	Patricia A Maher	24 S Nauraushaun Ave,Pearl River, NY 10965
2489	68.12-4-16./2253	Mukundja Tripathi	49 Sunset Rd,Blauvelt, NY 10913
2489	68.12-4-16./2254	John G Maher	225 N Middletown Rd Unit E,Pearl River, NY 10965
2489	68.12-4-16./2255	Annmarie Koch	225 N Middletown Rd Unit F,Pearl River, NY 10965
2489	68.12-4-16./2256	James Rooney	225 N Middletown Rd Unit G,Pearl River, NY 10965
2489	68.12-4-16./2257	Katherine A Bunis	225 N Middletown Rd Unit H,Pearl River, NY 10965
2489	68.12-4-16./2258	Laurie Child	225 N Middletown Rd Unit I,Pearl River, NY 10965
2489	68.12-4-16./2259	Mary Nanry	225 N Middletown Rd Unit J,Pearl River, NY 10965
2489	68.12-4-16./2271	Steven Catherwood	227 N Middletown Rd Unit A,Pearl River, NY 10965
2489	68.12-4-16./2272	Anthony Mitru	227 N Middletown Rd Unit B,Pearl River, NY 10965
2489	68.12-4-16./2273	James Agostino	227 N Middletown Rd Unit C,Pearl River, NY 10965
2489	68.12-4-16./2274	Mariusz Czymczuk	227 N Middletown Rd Unit D,Pearl River, NY 10965
2489	68.12-4-16./2275	John Sestak	227 N Middletown Rd Unit E,Pearl River, NY 10965
2489	68.12-4-16./2276	227 N Middletown Rd LLC	141 Ridge St,Pearl River, NY 10965
2489	68.12-4-16./2277	Eleanor Reilly	227 N Middletown Rd Unit G,Pearl River, NY 10965
2489	68.12-4-16./2278	Peter Vaughan	101 Orchid Dr,Pearl River, NY 10965
2489	68.12-4-16./2291	Mary N Fitzpatrick	229 N Middletown Rd Unit A,Pearl River, NY 10965
2489	68.12-4-16./2292	Niall Kenny	229 N Middletown Rd Unit B,Pearl River, NY 10965



Wesley & Kena Swanson  
121 E George Ave  
Pearl River, NY 10965



October 23, 2024

Building Department  
26 Orangeburg Road  
Orangeburg, NY 10962

To whom it may concern,

For the purpose of appearing in front of the Town of Orangetown Zoning Board Administration regarding the property at 121 E George Ave, Pearl River, Ms. Maren Robertson has the authorization to represent the property owners, Mr. & Mrs. Wesley Swanson.

Regards,

A handwritten signature in black ink that reads "Wesley Swanson". The signature is written in a cursive style with a large, looped initial "W".

Wesley Swanson



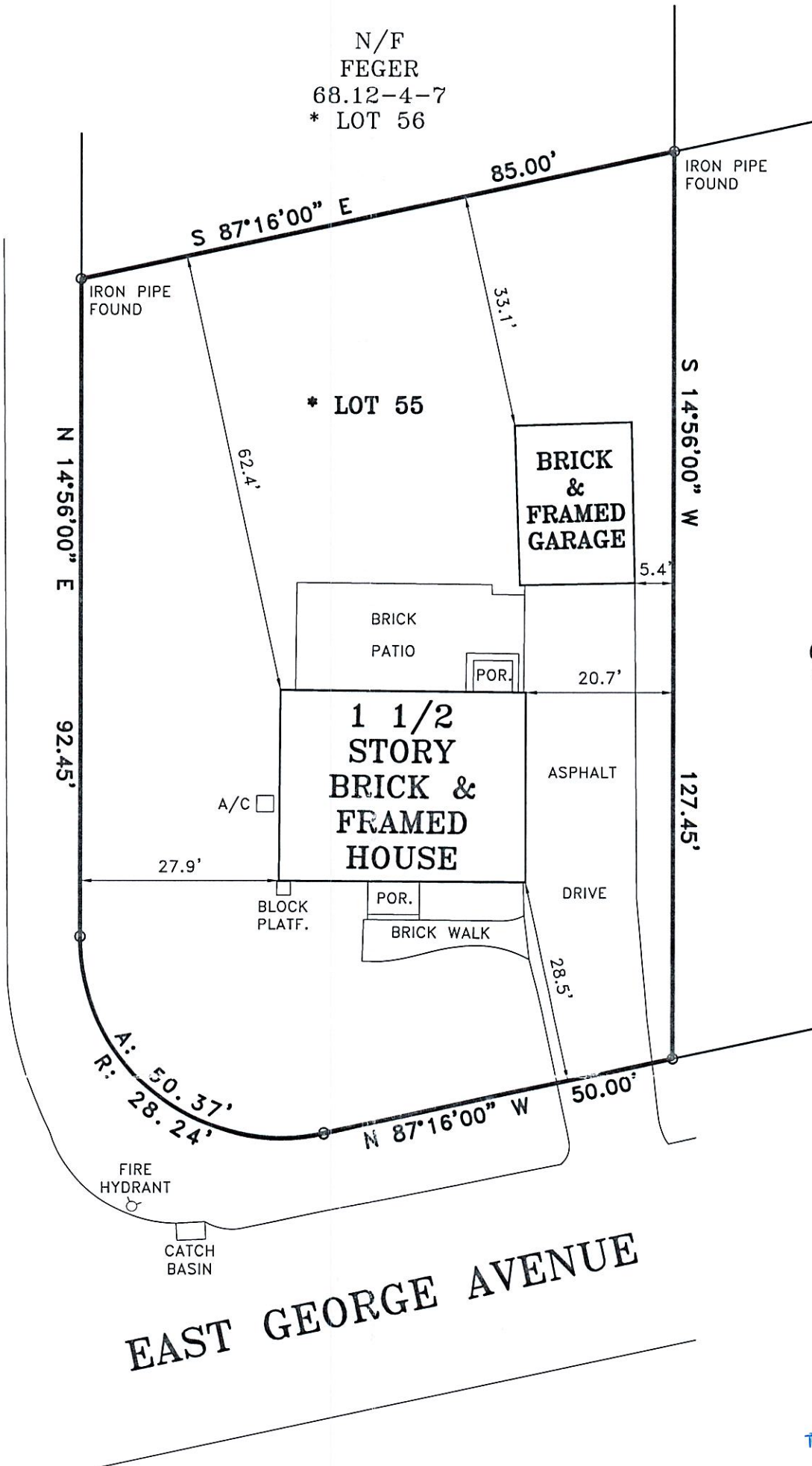
**LOT AREA**

10,311.47 S.F.  
OR  
0.24 ACRES

N/F  
FEGER  
68.12-4-7  
\* LOT 56



OWENS PLACE



N/F  
McQUADE  
68.12-4-44  
\* LOT 54

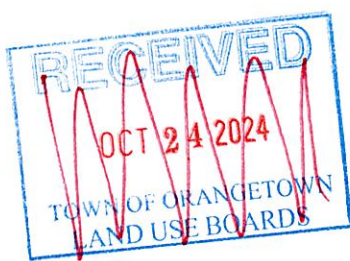
**GENERAL NOTES:**

1. THE PREMISES SHOWN HEREON IS GENERALLY AS DESCRIBED IN DEED INSTRUMENT #2012-26909 RECORDED IN THE ROCKLAND COUNTY CLERK'S OFFICE.
2. SURVEYED AS PER RECORD DESCRIPTIONS, RECORD FILED MAP, AND EXISTING MONUMENTATION.
3. SUBJECT TO ANY EASEMENTS AND/OR RIGHT OF WAYS THAT AN ACCURATE UP TO DATE ABSTRACT OF TITLE MAY SHOW.
4. THE LOCATION OF ANY SUBSURFACE EASEMENTS, RIGHT OF WAYS, ENCROACHMENTS, AND/OR IMPROVEMENTS, IF ANY EXIST, ARE NOT CERTIFIED OR SHOWN HEREON.
5. ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE ORIGINAL SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON.
6. ANY ALTERATIONS OR ADDITIONS TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PER SECTION 7209, SUBDIVISION 2.
- \* 7. REFERENCE: 'PEARL RIVER LAND CO., INC.' FILED IN THE ROCKLAND COUNTY CLERK'S ON FEBRUARY 27, 1952 AS MAP #2184 IN BOOK 53 AT PAGE 1550.
8. PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY.

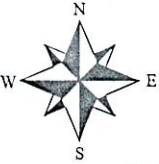
Town of Orangetown  
MEETING OF:

DEC 4 2024

ZONING BOARD OF APPEALS



**W.E. James**



**Engineering and Land Surveying, PLLC**

8 CHEANDA LANE  
WALKKILL, NEW YORK 12589  
PHONE: (845) 586-6522 FAX: (845) 586-6525  
EMAIL: WEJames@optonline.net  
www.wejamesassociates.com

COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A TRUE VALID COPY. GUARANTEES OR CERTIFICATIONS INDICATED HEREON 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. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON: AUGUST 8, 2023

**CERTIFIED ONLY TO:**  
1. KENA A. SWANSON AND WESLEY SWANSON

*William E. James*

**WILLIAM E. JAMES, P.E., P.L.S.**  
NY STATE PROFESSIONAL LAND SURVEYOR LICENSE #050506

**PROJECT TITLE:**  
SURVEY PREPARED FOR  
**Kena A. Swanson**  
&  
**Wesley Swanson**  
TAX MAP SECTION 68.12, BLOCK 4, LOT 45  
TOWN OF ORANGETOWN  
ROCKLAND COUNTY, NEW YORK

<b>SCALE:</b> 1" = 20'	<b>DATE:</b> AUGUST 12, 2023	<b>SHEET NO.:</b> 1 OF 1
<b>PROJECT CAD REFERENCE:</b> ROCKLAND COUNTY/TOWN OF ORANGETOWN/EAST GEORGE AVENUE/SWANSON.DWG		



1  
A-0  
N.T.S.  
VIINITY MAP

**BUILDING CODE INFORMATION**

- ALL CONSTRUCTION SHALL COMPLY WITH
- 2020 RESIDENTIAL CODE OF NEW YORK STATE
  - 2017 NATIONAL ELECTRICAL CODE
  - 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE AND THE NYSTRETCH 2020 CODE
  - 2020 FUEL GAS CODE OF NEW YORK STATE
  - 2020 MECHANICAL CODE OF NEW YORK STATE
  - 2020 PLUMBING CODE OF NEW YORK STATE

USE GROUP: R-3 SINGLE-FAMILY DETACHED DWELLING  
CONSTRUCTION TYPE: V-B

**SMOKE AND CARBON MONOXIDE PROTECTION**

COMPLY WITH NYS RESIDENTIAL CODE R314, R315 AND NFPA 72

**ENERGY CODE COMPLIANCE**

TO THE BEST OF THE KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGEMENT OF THE UNDERSIGNED ARCHITECT THE PLANS AND SPECIFICATIONS DEPICTED ON THESE DRAWINGS ARE IN COMPLIANCE WITH THE APPLICABLE PROVISIONS OF THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE AND THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE, AS CURRENTLY IN EFFECT.

**PROJECT SCOPE OF WORK**

1. NEW FRONT PORCH
2. NEW ROOF OVER BACK DOOR
3. NEW GARAGE DOORS
4. NEW SIDING THROUGHOUT

16 NYCRR PART 753 - PROTECTION OF UNDERGROUND FACILITIES  
REQUIRE 2 TO 10 WORKING DAYS NOTICE PRIOR TO START OF ANY UNDERGROUND WORK



UDIGNY.COM

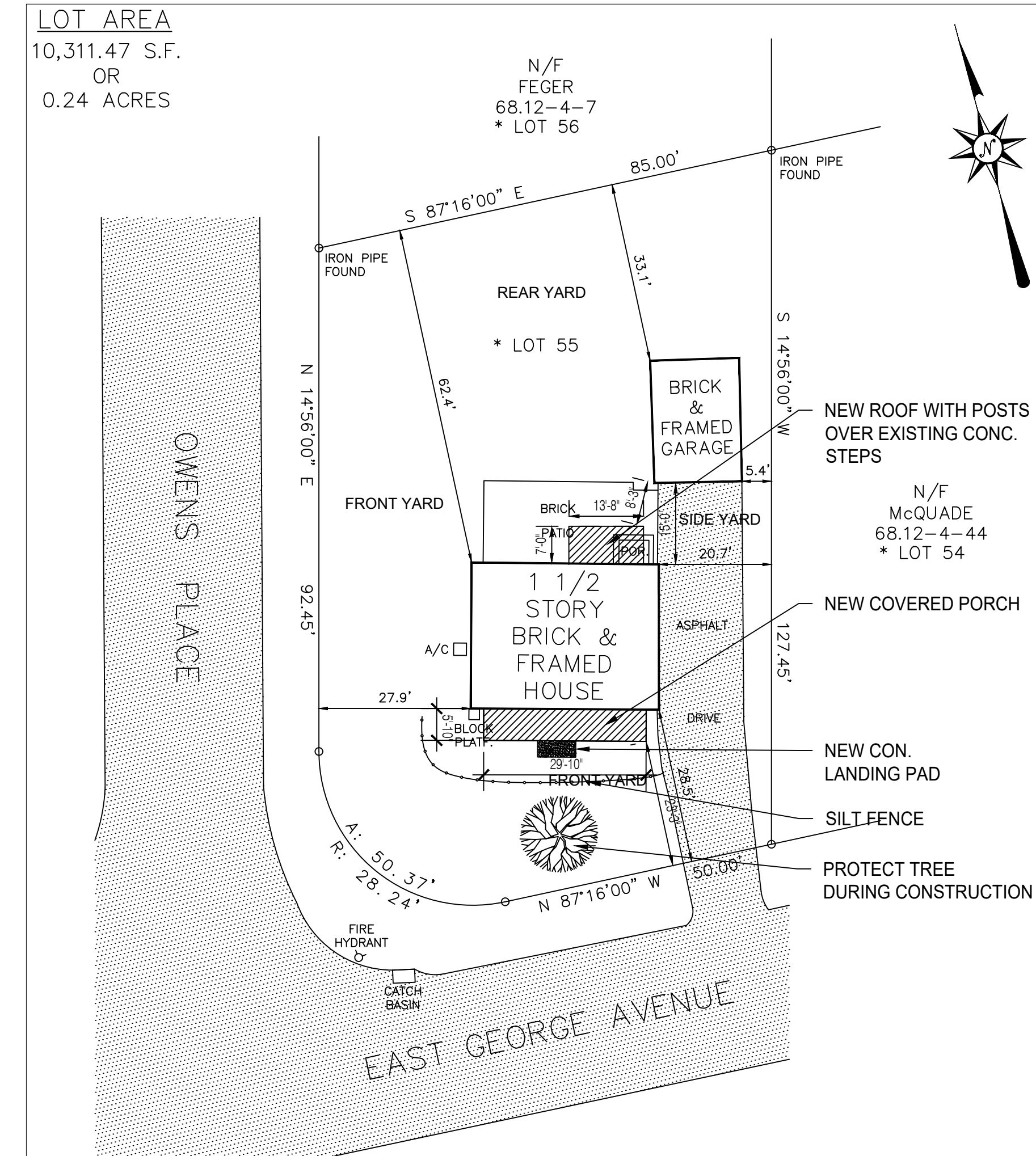
BULK REQUIREMENTS			
ZONE/DISTRICT: RG GROUP: Q USE: SINGLE-FAMILY DETACHED DWELLING			
	REQUIRED	EXISTING	PROPOSED
FLOOR AREA RATIO	.30	.18	0.22
LOT AREA	10,000	10,311.47	NO CHANGE
LOT WIDTH	75	85	NO CHANGE
STREET FRONTAGE	50	192.82	NO CHANGE
FRONT YARD 1 SETBACK	25	28.5	23.4 **
FRONT YARD 2 SETBACK	25	27.9	NO CHANGE
SIDE YARD SETBACK	10	20.7	NO CHANGE
TOTAL SIDE YARD SETBACK	30	N/A	NO CHANGE
REAR YARD SETBACK	25	62.4	NO CHANGE
MAX. BUILDING HEIGHT	1'-4" PER FT (33'-4")	19'-1"	NO CHANGE

\* CORNER LOT  
\*\*VARIANCE NEEDED FOR A FRONT YARD SETBACK OF 23.3' WHERE 25' IS REQUIRED

NOTE: EXISTING DISTANCE BETWEEN BUILDING AND GARAGE: 15'-0"  
DISTANCE BETWEEN PROPOSED REAR PORCH AND GARAGE: 8'-3"

- DRAWING INDEX  
A-0 SITE PLAN, BULK TABLE  
A-1 DEMOLITION PLAN  
A-2 PROPOSED PLANS  
A03 EXISTING ELEVATIONS  
A-4 PROPOSED ELEVATIONS  
A-5 SECTION DETAIL FRONT PORCH  
A-6 SECTION REAR PORCH

LOT AREA  
10,311.47 S.F.  
OR  
0.24 ACRES



2  
A-0  
PROPOSED SITE PLAN

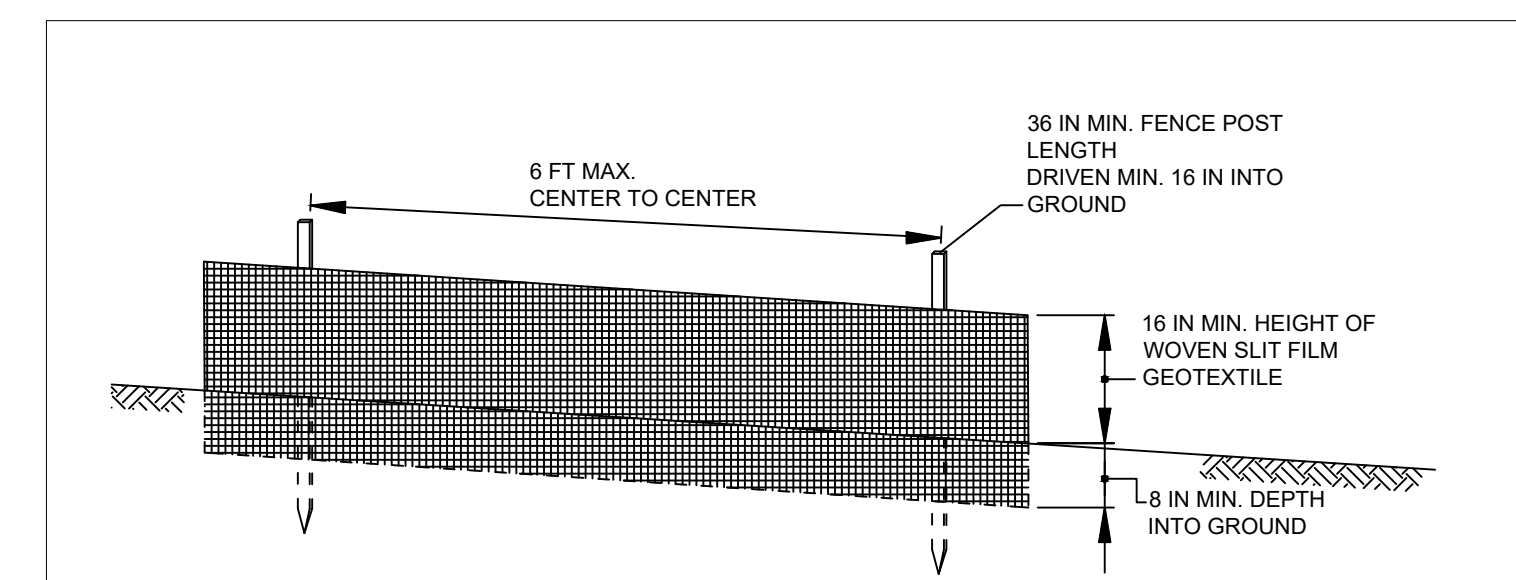
SCALE: 1" = 20'

TAX MAP SECTION 68.12 - BLOCK 4 - LOT 45  
PEARL RIVER - TOWN OF ORANGETOWN - ROCKLAND COUNTY NY

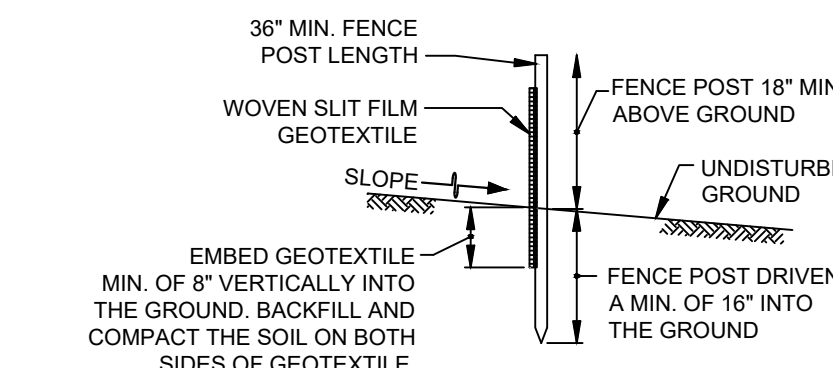
THE INFORMATION ON THIS DRAWING WAS TAKEN FROM A SURVEY FOR:  
KENA A. SWANSON & WESLEY SWANSON

DATED AUGUST 12, 2023

W.E. JAMES ENGINEERING AND LAND SURVEYING, PLLC  
8 CHEANDA LANE  
WALLKILL, NEW YORK 12589  
(845) 566-6522 FAX: (845)566-6525  
W.E. JAMES, PLLC 2021



NOTE: CONSTRUCT SILT FENCE AROUND AREA TO BE DISTURBED DURING CONSTRUCTION, INCLUDING TEMPORARY SOIL STOCKPILE AREA. COMPLETELY & SEPARATELY ENCLOSE TEMPORARY SOIL STOCKPILE



3  
A-0  
SILT FENCE DETAIL

N.T.S.

**NEW FRONT PORCH AND EXTERIOR RENOVATIONS SWANSON RESIDENCE**

**KENA A. & WESLEY SWANSON**

121 E GEORGE AVE  
PEARL RIVER NY 10965

**MAREN ROBERTSON ARCHITECTURE**

MAREN ROBERTSON ARCHITECT

58 Washington Street  
Nyack, NY 10960  
Tel: 845-553-5525  
marencr@yahoo.com

ZBA APPLICATION 10.7.24

ISSUED FOR PERMIT APPLICATION 9.23.24

DRAWING TITLE  
**SITE PLAN**

PROJECT NO. 2351

DRAWN BY MCR

SCALE AS NOTED

DATE SEPTEMBER 23, 2024

**A-0**



**NEW FRONT PORCH  
AND EXTERIOR  
RENOVATIONS  
SWANSON RESIDENCE**

**KENA A. & WESLEY  
SWANSON**

121 E GEORGE AVE  
PEARL RIVER NY 10965

**MAREN ROBERTSON**  
ARCHITECTURE

MAREN ROBERTSON ARCHITECT

58 Washington Street  
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Tel: 845-553-5525  
marencr@yahoo.com

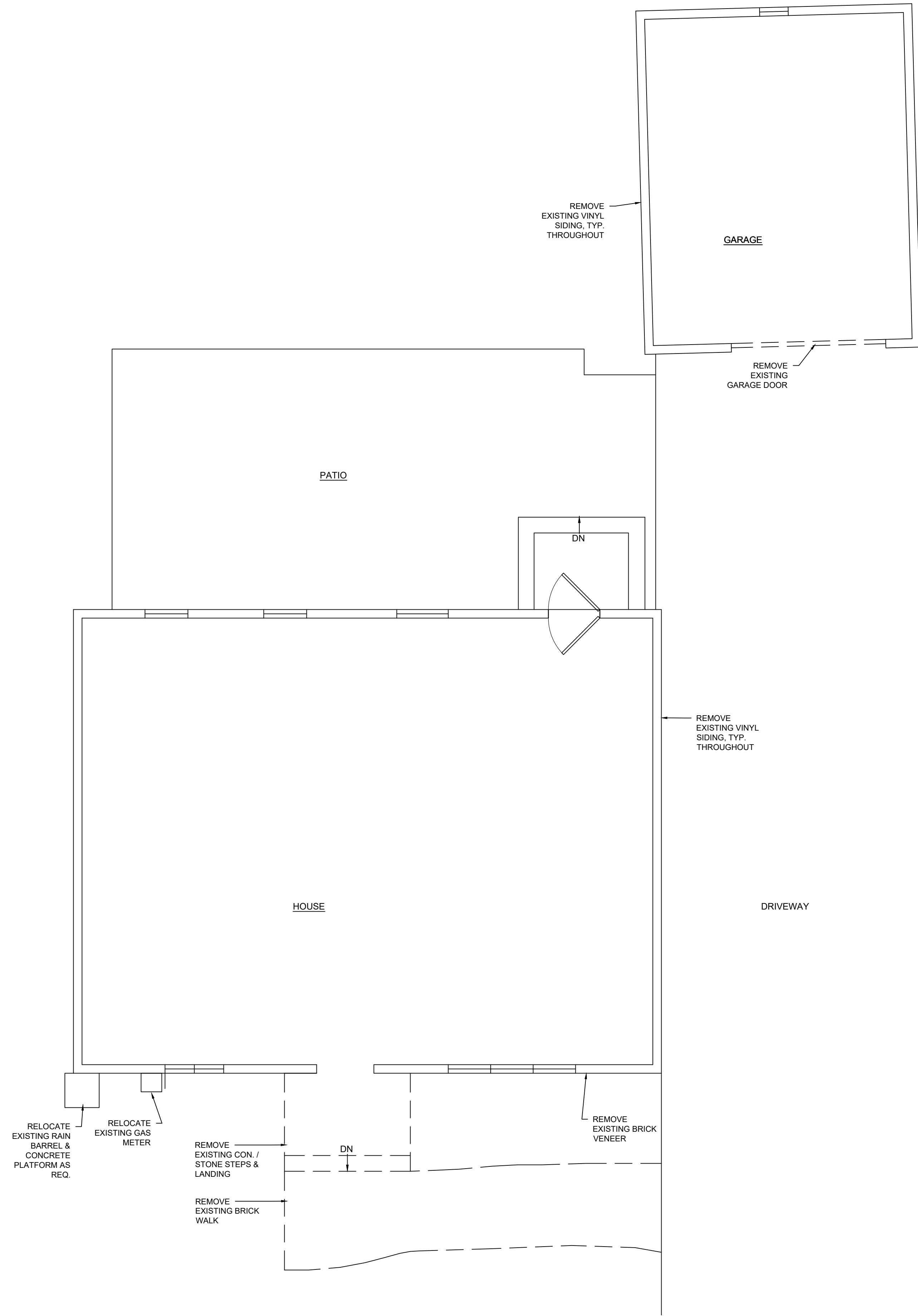
ZBA APPLICATION 10.7.24

ISSUED FOR PERMIT APPLICATION 9.23.24

DRAWING TITLE  
**EXISTING &  
DEMOLITION PLAN**

PROJECT NO.	2351
DRAWN BY	MCR
SCALE	AS NOTED
DATE	SEPTEMBER 23, 2024

**A-1**



**CONSTRUCTION & DEMOLITION LEGEND**

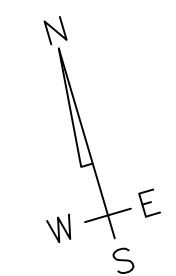
	EXISTING TO REMAIN
	EXISTING TO BE REMOVED
	EARTH
	GRAVEL
	CONCRETE
	ROUGH WOOD, CONT.
	BLOCKING
	FINISHED WOOD
	PLYWOOD
	PLYWOOD

**ABBREVIATIONS**

CLG.	CEILING
CONC.	CONCRETE
DET.	DETECTOR
EQ.	EQUAL
EX'G	EXISTING
EXIST.	EXISTING
GWB	GYPSUM WALL BOARD
HT.	HEIGHT
MANUF.	MANUFACTURER
MAX.	MAXIMUM
MIN.	MINIMUM
PREP.	PREPARE
REQ.	REQUIRED
SEL.	SELECTED
TYP.	TYPICAL
WD.	WOOD

- GENERAL NOTES**
- DO NOT SCALE THE DRAWINGS. USE DIMENSIONS INDICATED ONLY.
  - CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN FIELD. CONTRACTOR TO NOTIFY OWNER/ARCHITECT OF ANY DISCREPANCY PRIOR TO CONSTRUCTION OR IMMEDIATELY UPON DISCOVERY.
  - ALL WORK SHALL CONFORM TO LOCAL AND NEW YORK STATE CODE REQUIREMENTS. WORK SHALL NOT COMMENCE UNTIL A BUILDING PERMIT HAS BEEN ISSUED BY THE LOCAL BUILDING DEPARTMENT.
  - ALL WOOD IN CONTACT WITH CONCRETE, MASONRY AND/OR SOIL SHALL BE PRESSURE-PRESERVATIVE-TREATED.
  - FLASH ALL WINDOW OPENINGS WITH A PEEL AND STICK TYPE MEMBRANE FLASHING. FLASH SILL TO CREATE A DRAIN PAN PITCHED TO THE EXTERIOR SIDE.
  - SEAL AROUND ALL DOOR AND WINDOW ROUGH OPENINGS WITH MINIMALLY EXPANDING FOAM. FOLLOW MANUFACTURER'S PRECAUTIONS.
  - ALL FASTENERS, NAILS AND HANGERS WHICH COME INTO CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL.
  - INSTALL HANGERS AND CONNECTORS BY SIMPSON STRONG-TIE (SST) AS NOTED ON THE DRAWINGS. INSTALL ALL CONNECTORS WITH NAILS OR SCREWS AS SPECIFIED BY SST. DO NOT SUBSTITUTE CONNECTORS OR FASTENERS. ALL FASTENERS COATINGS SHALL MATCH THE EXTERIOR COATING OF THE SPECIFIED HANGER. HDG TO HDG AND STAINLESS TO STAINLESS.
  - ANY EXISTING EXTERIOR WALL CAVITY THAT IS OPENEND SHALL BE FILLED TO THE FULL DEPTH OF THE CAVITY WITH HIGH DENSITY FIBERGLASS INSULATION. MINIMUM R-15. TYPICAL.
  - REFER TO THE SPECIFICATIONS FOR MORE INFORMATION.

**1**  
A-1 **DEMOLITION PLAN**  
SCALE: 1/4" = 1'-0"



**NEW FRONT PORCH  
AND EXTERIOR  
RENOVATIONS  
SWANSON RESIDENCE**

**KENA A. & WESLEY  
SWANSON**

121 E GEORGE AVE  
PEARL RIVER NY 10965

**MAREN ROBERTSON**  
ARCHITECTURE

MAREN ROBERTSON ARCHITECT

58 Washington Street  
Nyack, NY 10960  
Tel: 845-553-5525  
marencr@yahoo.com

ZBA APPLICATION 10.7.24

ISSUED FOR PERMIT APPLICATION 9.23.24

DRAWING TITLE  
**PROPOSED PLANS**

PROJECT NO.	2351
DRAWN BY	MCR
SCALE	AS NOTED
DATE	SEPTEMBER 23, 2024

**A-2**

**CONSTRUCTION & DEMOLITION LEGEND**

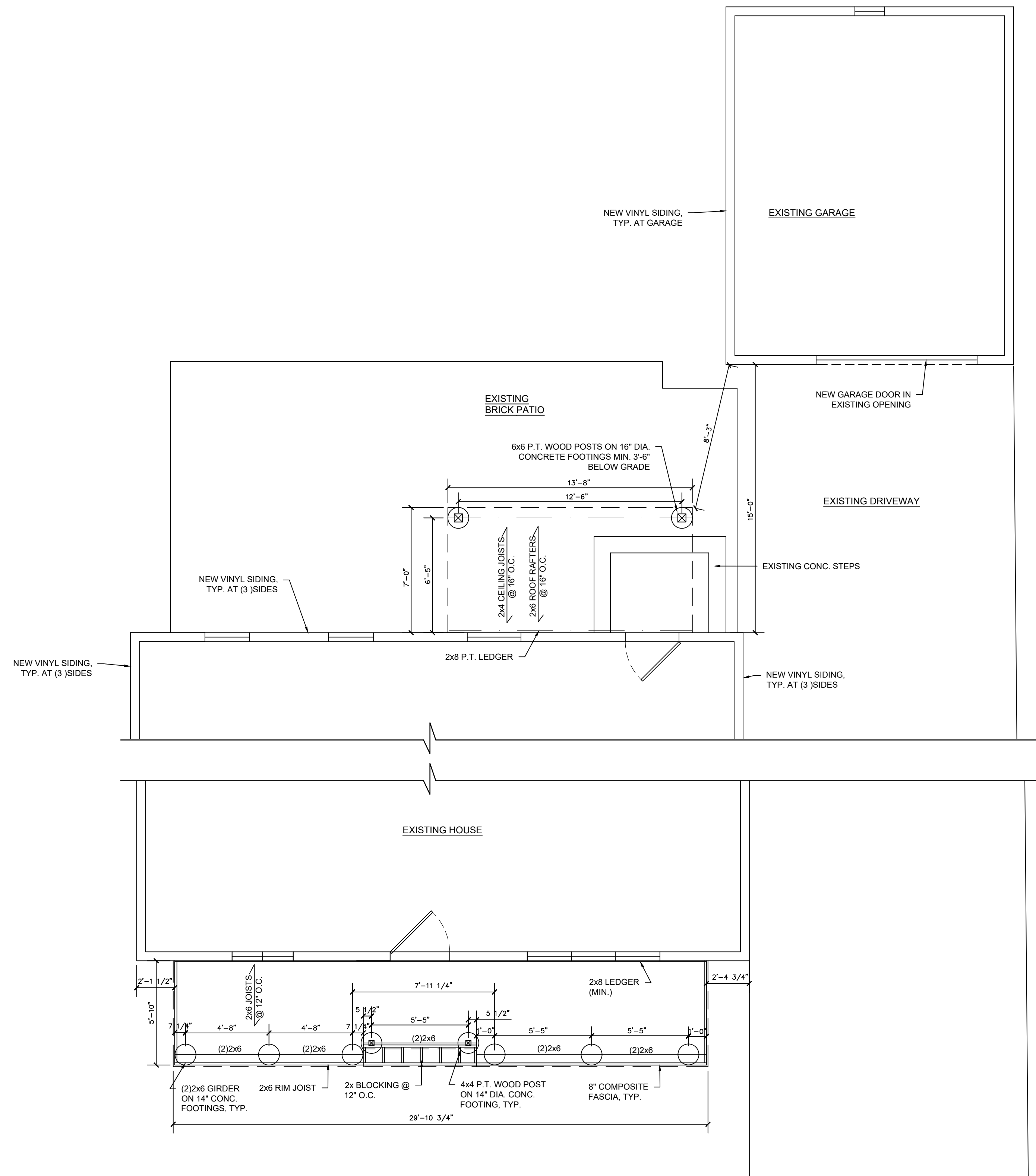
	EXISTING TO REMAIN
	EXISTING TO BE REMOVED
	EARTH
	GRAVEL
	CONCRETE
	ROUGH WOOD, CONT.
	BLOCKING
	FINISHED WOOD
	PLYWOOD
	PLYWOOD

**ABBREVIATIONS**

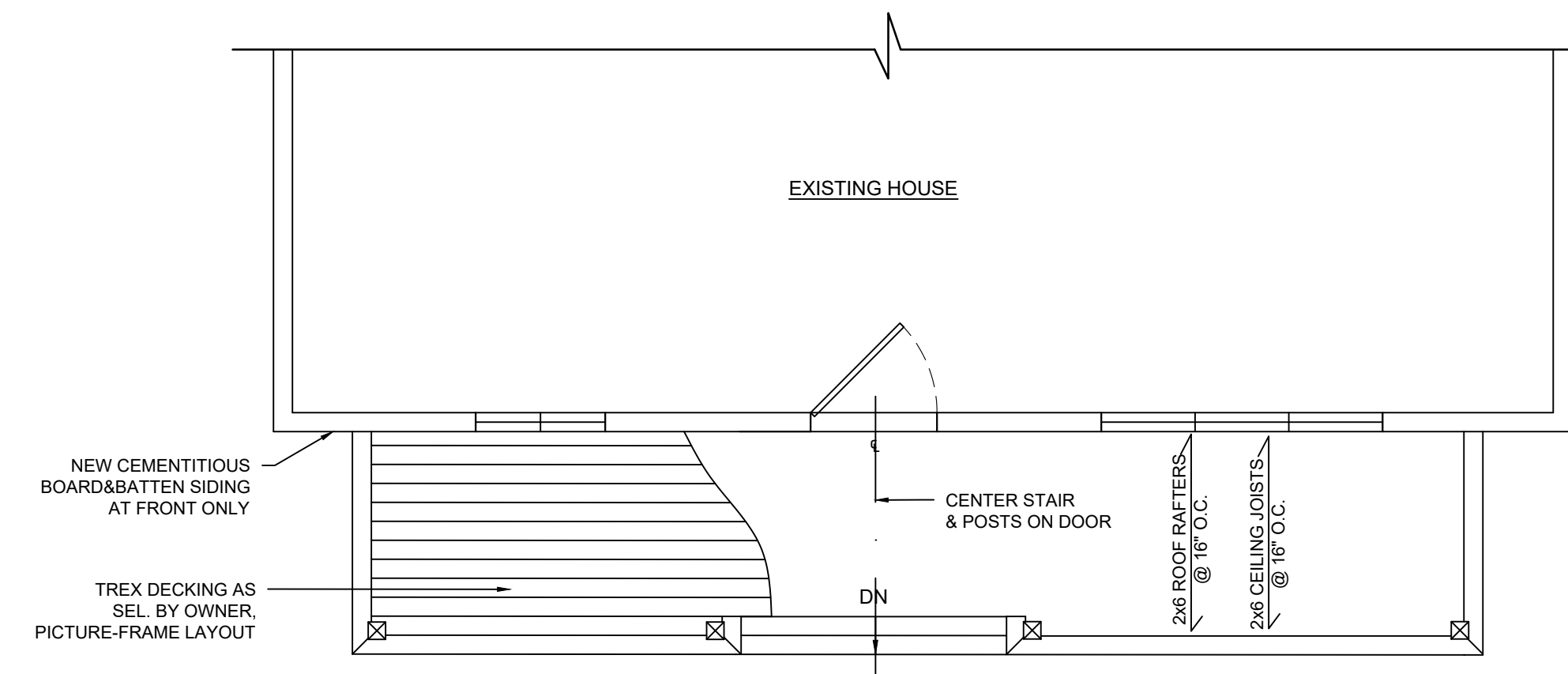
CLG.	CEILING
CONC.	CONCRETE
DET.	DETECTOR
EQ.	EQUAL
EX'G	EXISTING
EXIST.	EXISTING
GWB	GYPSON WALL
BOARD	
HT.	HEIGHT
MANUF.	MANUFACTURER
MAX.	MAXIMUM
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REQ.	REQUIRED
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- FLASH ALL WINDOW OPENINGS WITH A PEEL AND STICK TYPE MEMBRANE FLASHING. FLASH SILL TO CREATE A DRAIN PAN PITCHED TO THE EXTERIOR SIDE.
- SEAL AROUND ALL DOOR AND WINDOW ROUGH OPENINGS WITH MINIMALLY EXPANDING FOAM. FOLLOW MANUFACTURER'S PRECAUTIONS.
- ALL FASTENERS, NAILS AND HANGERS WHICH COME INTO CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL.
- INSTALL HANGERS AND CONNECTORS BY SIMPSON STRONG-TIE (SST) AS NOTED ON THE DRAWINGS. INSTALL ALL CONNECTORS WITH NAILS OR SCREWS AS SPECIFIED BY SST. DO NOT SUBSTITUTE CONNECTORS OR FASTENERS. ALL FASTENERS COATINGS SHALL MATCH THE EXTERIOR COATING OF THE SPECIFIED HANGER. HDG TO HDG AND STAINLESS TO STAINLESS.
- ANY EXISTING EXTERIOR WALL CAVITY THAT IS OPENEND SHALL BE FILLED TO THE FULL DEPTH OF THE CAVITY WITH HIGH DENSITY FIBERGLASS INSULATION. MINIMUM R-15. TYPICAL.
- REFER TO THE SPECIFICATIONS FOR MORE INFORMATION.

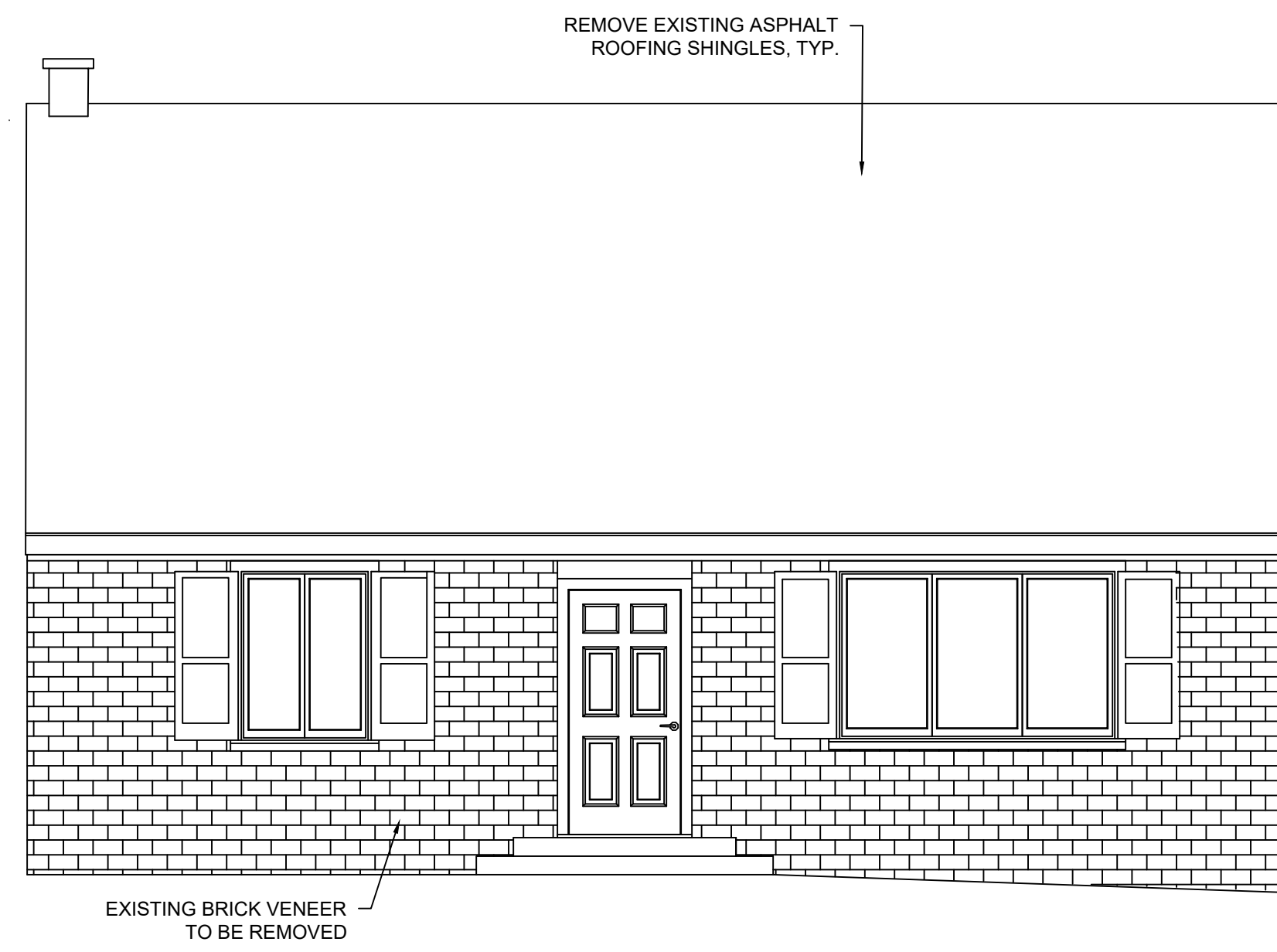


**1**  
A-2 **PROPOSED FRAMING PLAN**  
SCALE: 1/4" = 1'-0"



**2**  
A-2 **PROPOSED FRONT PORCH PLAN**  
SCALE: 1/4" = 1'-0"

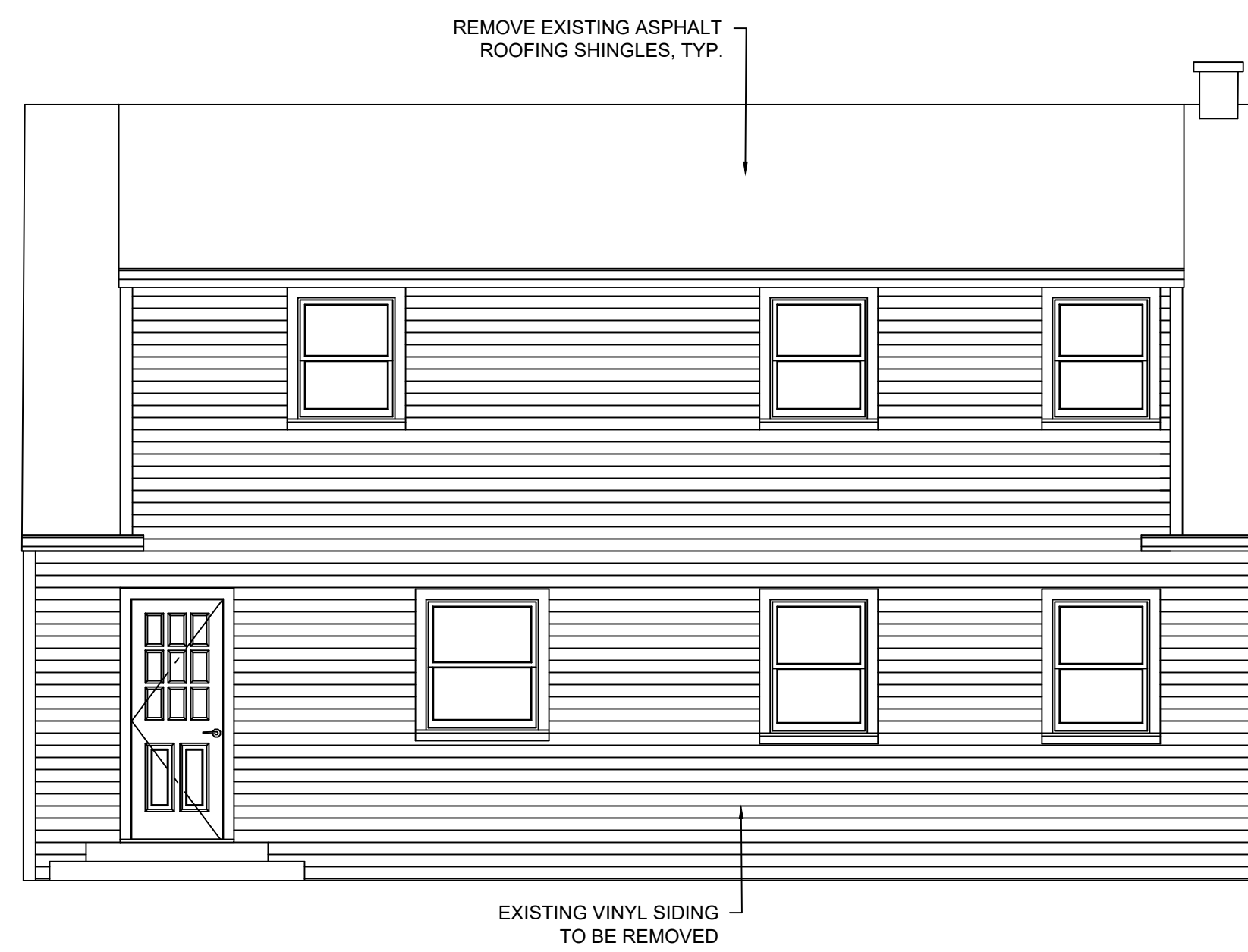




1  
A-3  
EXISTING FRONT ELEVATION (SOUTH)  
SCALE: 1/4" = 1'-0"



2  
A-3  
EXISTING SIDE ELEVATION (EAST)  
SCALE: 1/4" = 1'-0"



3  
A-3  
EXISTING REAR ELEVATION (NORTH)  
SCALE: 1/4" = 1'-0"



4  
A-3  
EXISTING SIDE ELEVATION (WEST)  
SCALE: 1/4" = 1'-0"

**NEW FRONT PORCH  
AND EXTERIOR  
RENOVATIONS  
SWANSON RESIDENCE**

**KENA A. & WESLEY  
SWANSON**

121 E GEORGE AVE  
PEARL RIVER NY 10965

**MAREN ROBERTSON**  
ARCHITECTURE

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marencr@yahoo.com

ZBA APPLICATION 10.7.24

ISSUED FOR PERMIT APPLICATION 9.23.24

DRAWING TITLE  
**EXISTING ELEVATIONS**

PROJECT NO.	2351
DRAWN BY	MCR
SCALE	AS NOTED
DATE	SEPTEMBER 23, 2024

**A-3**

**NEW FRONT PORCH  
AND EXTERIOR  
RENOVATIONS  
SWANSON RESIDENCE**

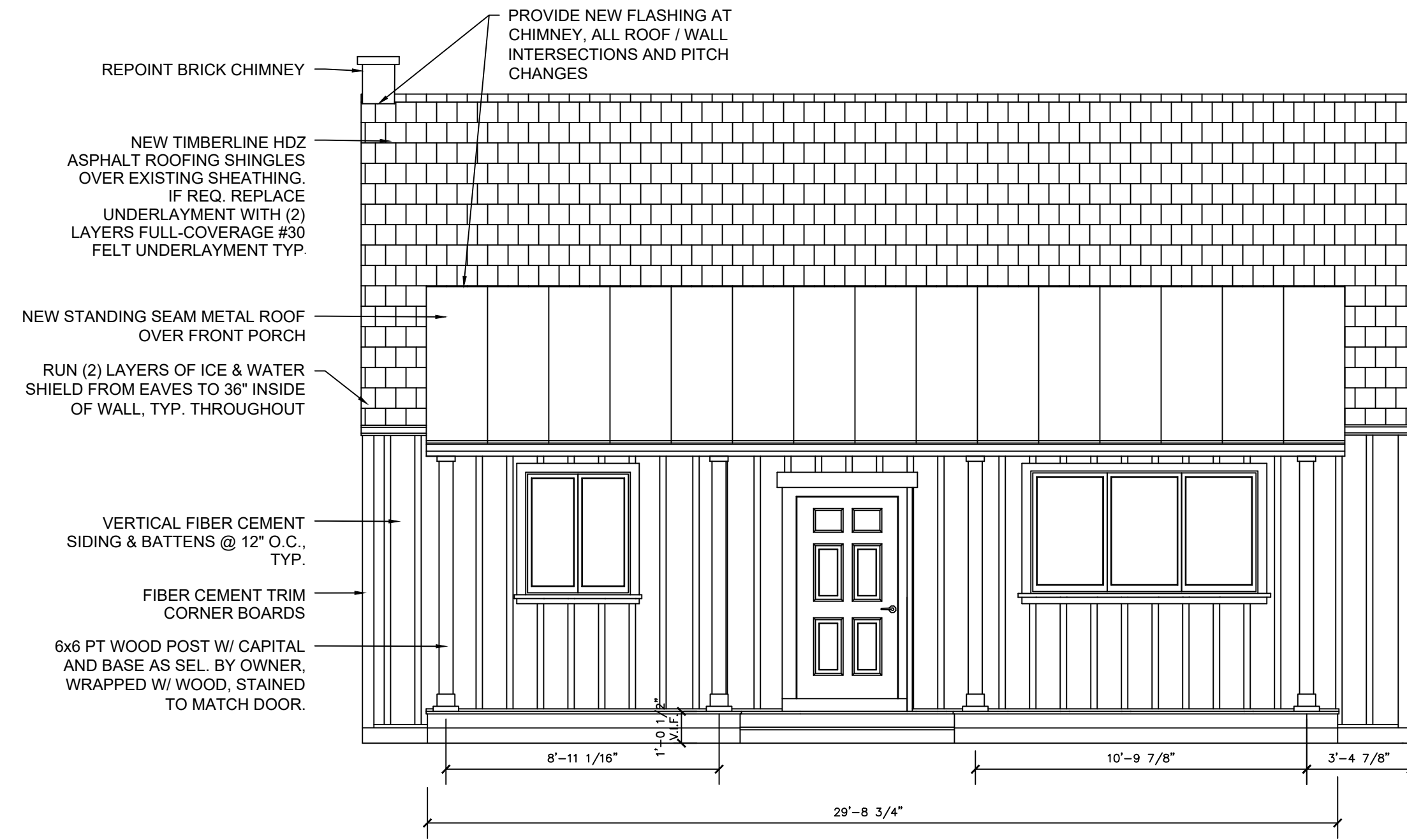
**KENA A. & WESLEY  
SWANSON**

121 E GEORGE AVE  
PEARL RIVER NY 10965

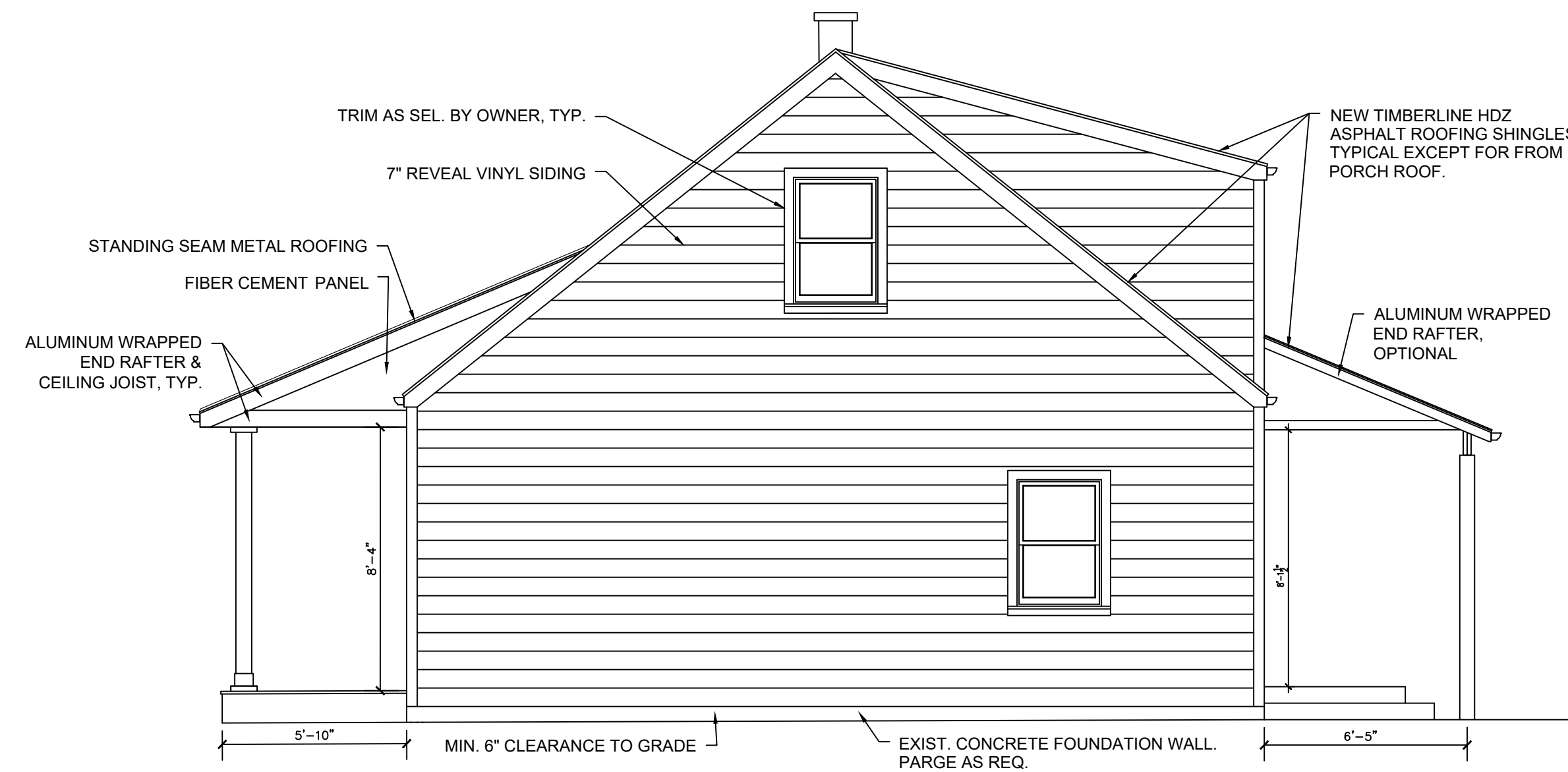
**MAREN ROBERTSON**  
ARCHITECTURE

MAREN ROBERTSON ARCHITECT

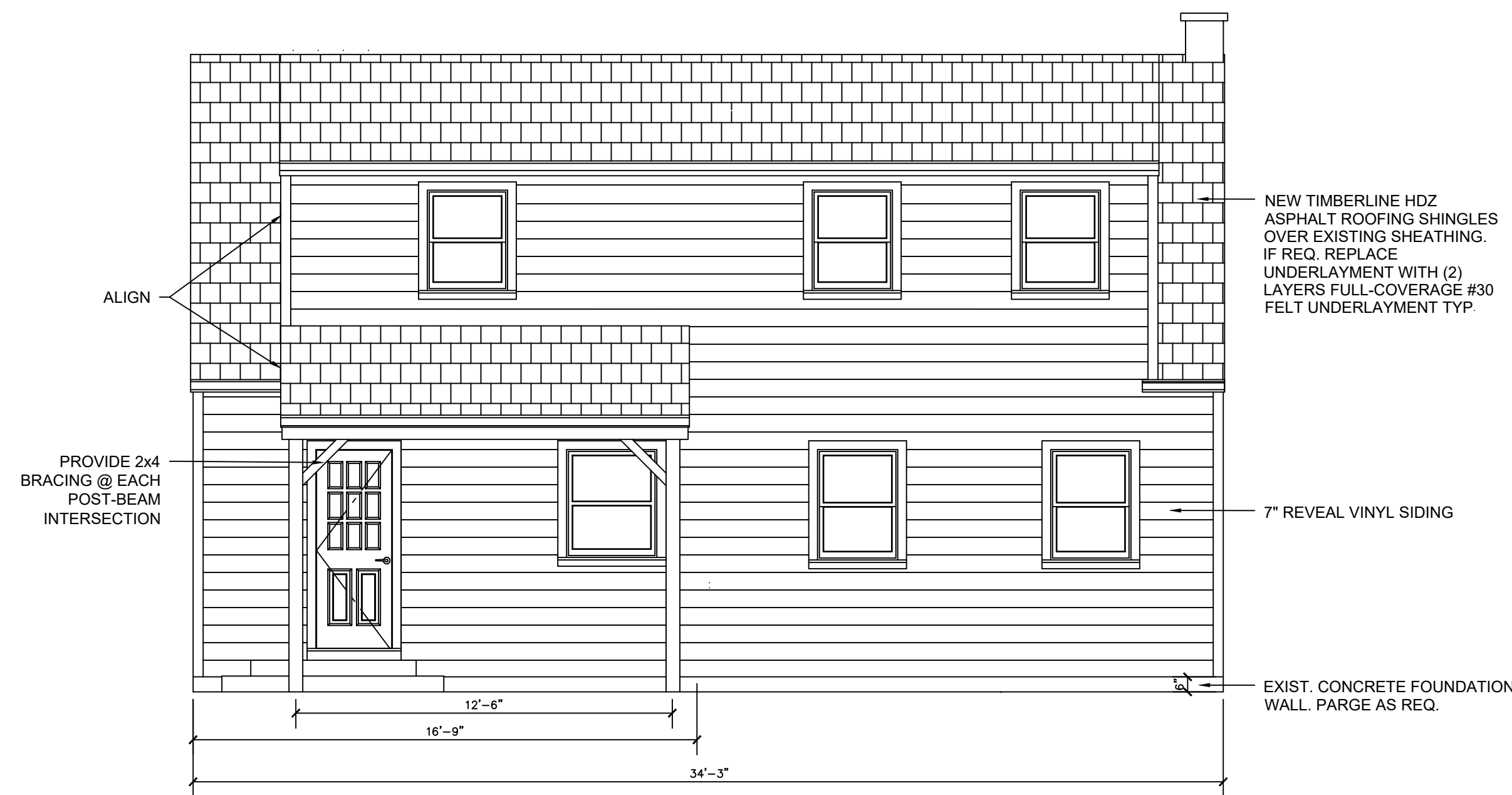
58 Washington Street  
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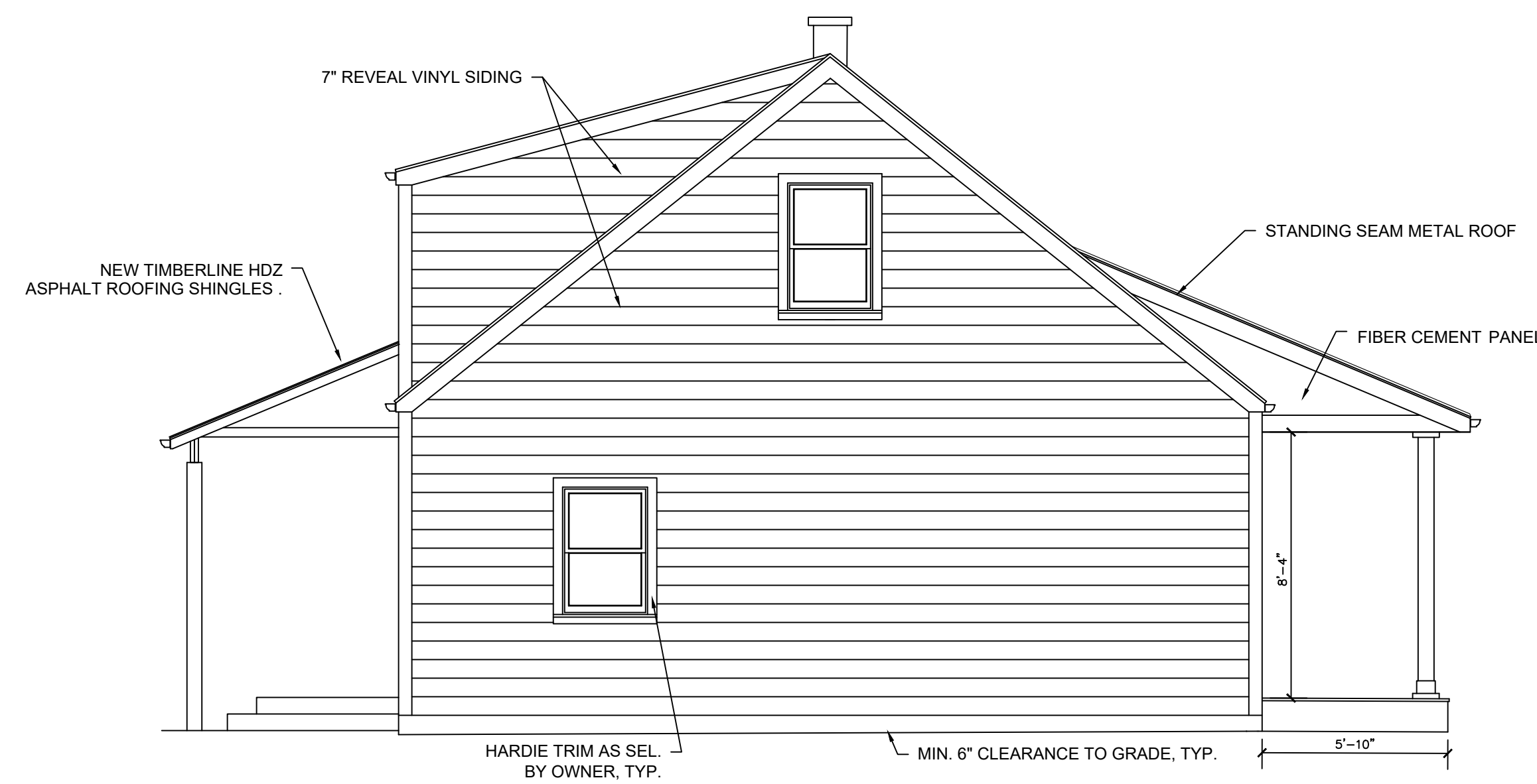
1  
A-4  
**PROPOSED FRONT ELEVATION (SOUTH)**  
SCALE: 1/4" = 1'-0"



2  
A-4  
**PROPOSED SIDE ELEVATION (EAST)**  
SCALE: 1/4" = 1'-0"



3  
A-4  
**PROPOSED REAR ELEVATION (NORTH)**  
SCALE: 1/4" = 1'-0"



4  
A-4  
**PROPOSED SIDE ELEVATION (WEST)**  
SCALE: 1/4" = 1'-0"

ZBA APPLICATION 10.7.24

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DRAWING TITLE  
**PROPOSED  
ELEVATIONS**

PROJECT NO.	2351
DRAWN BY	MCR
SCALE	AS NOTED
DATE	SEPTEMBER 23, 2024

**A-4**

**NEW FRONT PORCH  
AND EXTERIOR  
RENOVATIONS  
SWANSON RESIDENCE**

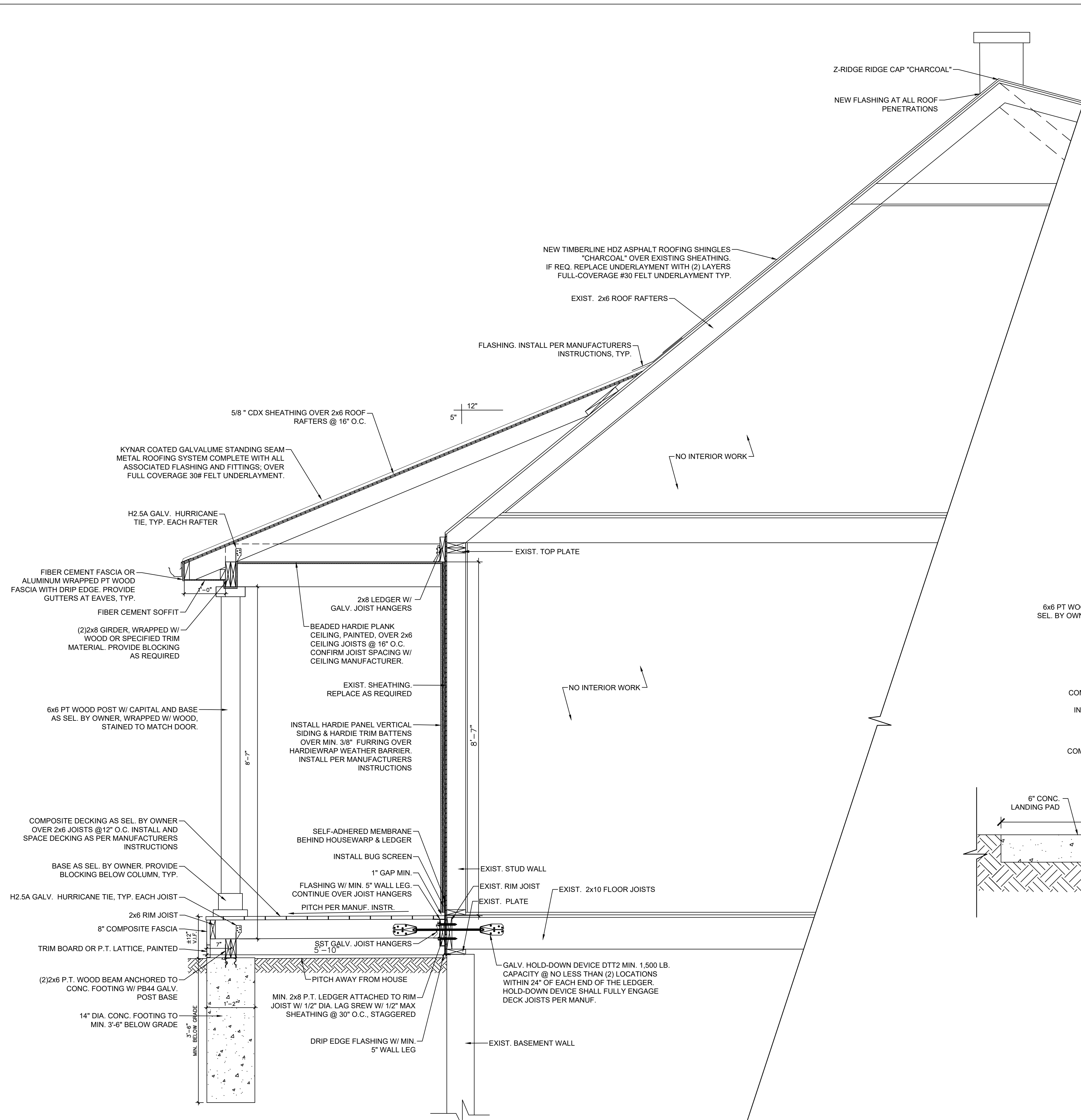
**KENA A. & WESLEY  
SWANSON**

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PEARL RIVER NY 10965

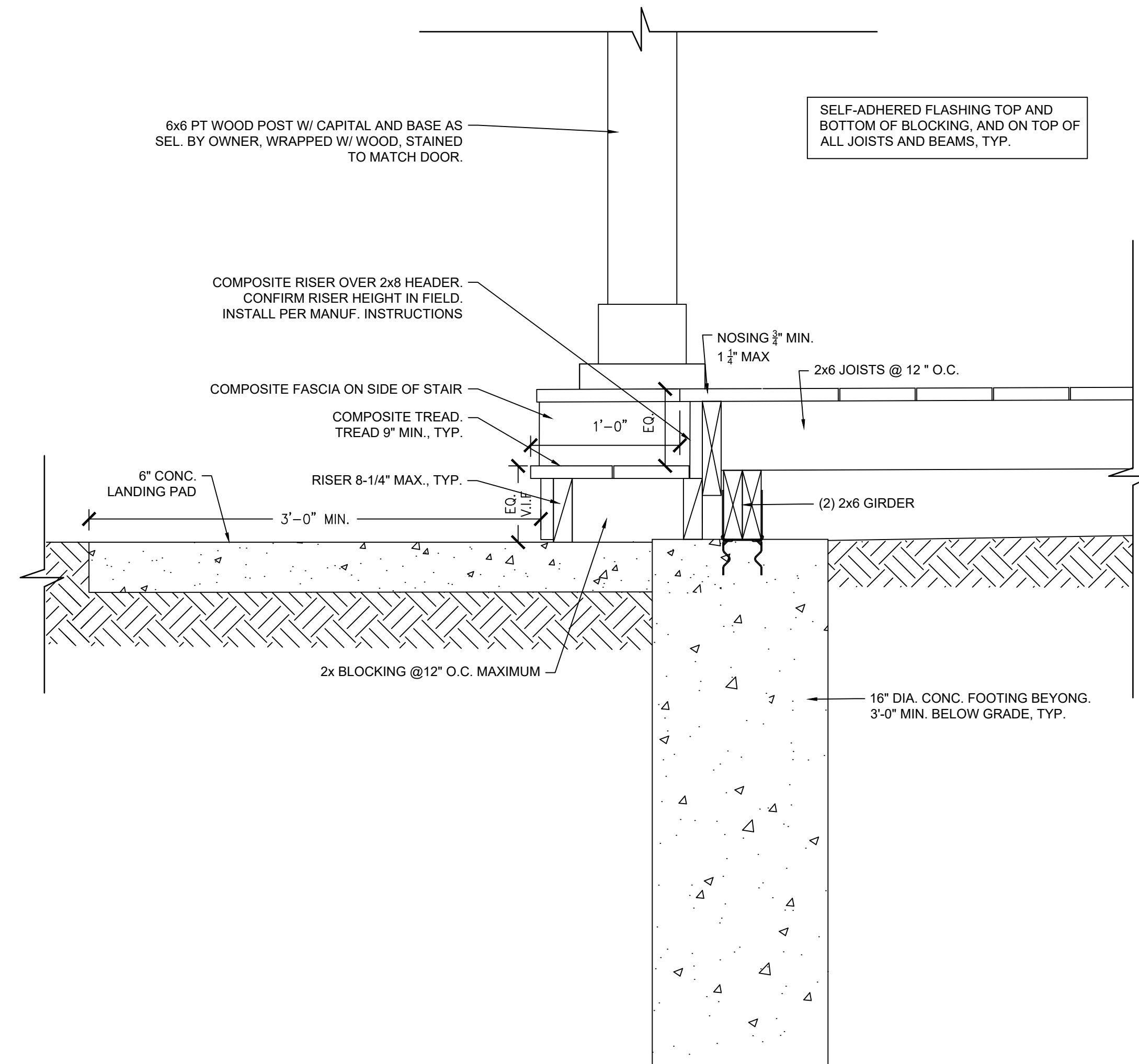
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**1 SECTION FRONT PORCH**  
SCALE: 3/4" = 1'-0"



**2 FRAMING DETAIL FRONT STEPS**  
SCALE: 1 1/2" = 1'-0"

ZBA APPLICATION	10.7.24
ISSUED FOR PERMIT APPLICATION	9.23.24

DRAWING TITLE  
**SECTION & DETAIL  
FRONT PORCH**

PROJECT NO.	2351
DRAWN BY	MCR
SCALE	AS NOTED
DATE	SEPTEMBER 23, 2024

**A-5**

**NEW FRONT PORCH  
AND EXTERIOR  
RENOVATIONS  
SWANSON RESIDENCE**

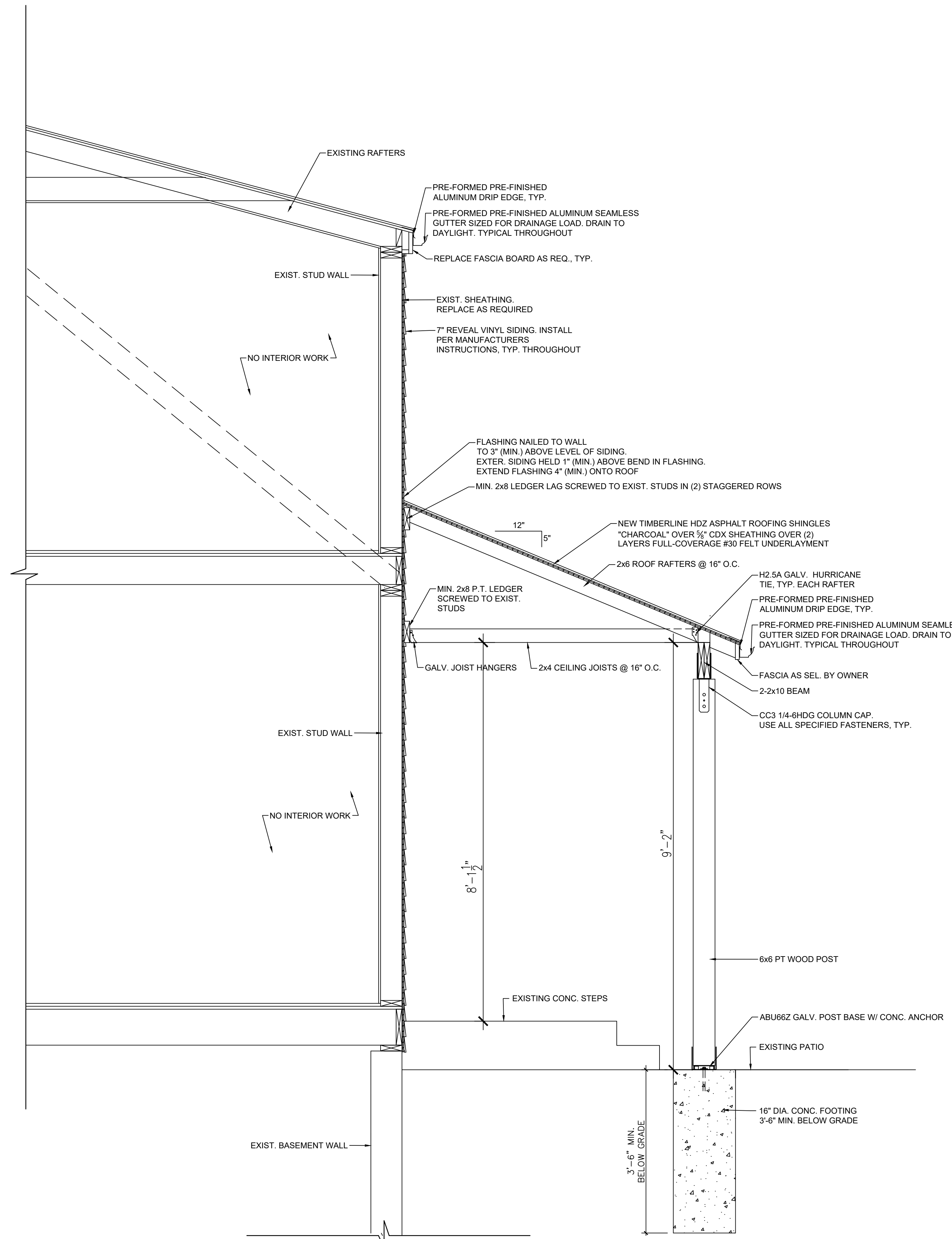
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SWANSON**

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ARCHITECTURE

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1 SECTION REAR PORCH  
A-6 SCALE: 3/4" = 1'-0"

ZBA APPLICATION 10.7.24  
ISSUED FOR PERMIT APPLICATION 9.23.24

DRAWING TITLE  
**SECTION REAR PORCH**

PROJECT NO. 2351  
DRAWN BY MCR  
SCALE AS NOTED  
DATE SEPTEMBER 23, 2024

**A-6**