

January 10, 2024

Attn: Town of Orangetown Building Department  
26 Orangeburg Rd  
Orangetown, NY 10962



RE: 68-70 S. Main, Pearl River NY  
Sec-Blk-Lot: 68.20-1-40

**Descriptive Project Narrative**

Install Siding throughout (all sides) at 68-70 S. Main St., Pearl River, NY 10965

Siding to be used is as follows.

Brand: Certainteed  
Style: MainStreet - Double 4" Woodgrain Clapboard  
Color Heritage Cream

# Architectural & Community Appearance Board of Review

Date: 1/10/25 Section: 68.20 Block: 1 Lot: 40

Project Name: 68-70 S. Main St - Siding

Project Address 68-70 S. Main St

Questions to be answered and returned to ACABOR with your completed application. Please state the Brand Name, Type, Style, Model and color numbers, etc. Actual material samples will need to be produced at the hearing.

1. Roof Shingles: n/a

2. Siding Type: Certainteed Main Street

3. Windows/Trim/Rail/etc: n/a

4. Any stone or rock being used on the structure and/or walkway(s):  
n/a

5. Facade color schemes: Heritage Cream

6. Any other specific materials being used in the construction and/or renovation:  
n/a

7. Do you have a landscape drawing attached? If not, please explain. (An explanation could be that the applicant is not changing the existing landscape.)  
n/a

8. Where will any exterior air conditioning units be placed?  
n/a

9. What type of lighting will be used in this project? And where will the lighting be placed on the property? Please provide a description.  
n/a

10. Other Important Site and/or Architectural Features:  
n/a

Name of Municipality: TOWN OF ORANGETOWN Date Submitted: \_\_\_\_\_

**LAND USE BOARD APPLICATION**

*Please check all that apply:*

<input type="checkbox"/> Commercial	<input type="checkbox"/> Residential
<input type="checkbox"/> Planning Board	<input type="checkbox"/> Historical Board
<input 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
<input type="checkbox"/> Special Permit	<input type="checkbox"/> Interpretation
<input type="checkbox"/> Variance	
<input type="checkbox"/> Performance Standards Review	
<input type="checkbox"/> Use Variance	
<input type="checkbox"/> Other (specify): _____	

**PERMIT#:** \_\_\_\_\_  
**ASSIGNED**  
**INSPECTOR:** \_\_\_\_\_

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

**Project Name:** 68-70 S main - Siding Replacement

**Street Address:** 68-70 S. Main Street  
Pearl River, NY 10965

**Tax Map Designation:**  
Section: 68.20 Block: 1 Lot(s): 40  
Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_

**Directional Location:**  
On the EAST side of S. main street, approximately 195' feet \_\_\_\_\_ of the intersection of Franklin Ave, in the Town of ORANGETOWN in the hamlet/village of Pearl River.

<b>Acreage of Parcel</b> _____	<b>Zoning District</b> _____
<b>School District</b> <u>Pearl River</u>	<b>Postal District</b> <u>Pearl River</u>
<b>Ambulance District</b> <u>Pearl River</u>	<b>Fire District</b> <u>Pearl River</u>
<b>Water District</b> _____	<b>Sewer District</b> <u>Orangetown</u>

**Project Description:** (If additional space required, please attach a narrative summary.)  
Replacement of Siding throughout property

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.  
Date: 1/10/25 Applicant's Signature: \_\_\_\_\_

**APPLICATION REVIEW FORM**

*cl/ Elena Bachman*  
**Applicant:** The Bertucci Irrevocable Trust Phone # 845-735-5588

**Address:** 60-70 Dexter Plaza Pearl River NY 10965  
Street Name & Number (Post Office) City State Zip Code

**Property Owner:** The Bertucci Irrevocable Trust Phone # 845-538-4253

**Address:** 60-70 Dexter Plaza Pearl River, NY 10965  
Street Name & Number (Post Office) City State Zip Code

**Engineer/Architect/Surveyor:** Jay Greenwell Phone # 845-357-0830

**Address:** 34 Wayne Ave Suffern NY 10901  
Street Name & Number (Post Office) City State Zip Code

*n/a* **Attorney:** \_\_\_\_\_ Phone # \_\_\_\_\_

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

**Contact Person:** Michael Quintana Phone # 845-538-4253

**Address:** 60-70 Dexter Plaza Pearl River NY 10965  
Street Name & Number (Post Office) City State Zip Code

**GENERAL MUNICIPAL LAW REVIEW:**

This property is within 500 feet of:  
(Check all that apply)

**IF ANY ITEM IS CHECKED, A REVIEW MUST BE DONE BY THE ROCKLAND COUNTY COMMISSIONER OF PLANNING UNDER THE STATE GENERAL MUNICIPAL LAW, SECTIONS 239 L, M, N, AND NN.**

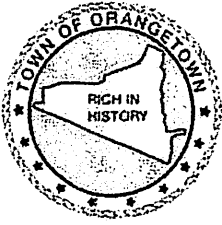
- |   |   |
|---|---|
| <input type="checkbox"/> State or County Road | <input type="checkbox"/> State or County Park |
| <input type="checkbox"/> Long Path            | <input type="checkbox"/> County Stream        |
| <input type="checkbox"/> Municipal Boundary   | <input type="checkbox"/> County Facility      |

List name(s) of facility checked above:

\_\_\_\_\_  
\_\_\_\_\_

**Referral Agencies:**

- |  |  |
|--|--|
| <input type="checkbox"/> RC Highway Department       | <input type="checkbox"/> RC Division of Environmental Resources  |
| <input type="checkbox"/> RC Drainage Agency          | <input type="checkbox"/> RC Dept. of Health                      |
| <input type="checkbox"/> NYS Dept. of Transportation | <input type="checkbox"/> NYS Dept. of Environmental Conservation |
| <input type="checkbox"/> NYS Thruway Authority       | <input type="checkbox"/> Palisades Interstate Park Commission    |
| <input type="checkbox"/> Adjacent Municipality _____ |  |
| <input type="checkbox"/> Other _____                 |  |



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

26 Orangeburg Road  
Orangeburg, NY 10962

Jane Slavin, R.A.  
Director

(845)359-8410

Fax: (845) 359-8526

**REFERRAL TO THE ARCHITECTURE AND COMMUNITY  
APPEARANCE BOARD OF REVIEW**

Date: 11.13.24 Section: 68.20 Block: 1 Lot: 40

Applicant: Bertussi

Address: 68-70 S Main St, Pearl River, NY

RE: Application Made at: same

Chapter 2, Section 2-4(a)

Referred For: **§ 2-4 To review applications for building permits.**


A. Every application for a building permit for the construction, reconstruction or alteration of any structure in excess of 1,000 cubic feet of cubical contents proposed for construction, and every application for the development or subdivision of land, and any such application for a building permit, land use or any other development with the Town of Orangetown filed with the Town Board, Planning Board or Building Inspector shall be referred to the Architecture and Community Appearance Board of Review within seven days of the submission of the application, provided that it conforms in all respects to all other applicable laws and ordinances. This law shall not apply to an application for a single- or two-family residence or residential accessory structure on individual property, except that the Building Inspector, in his discretion, may refer such an application to the Board of Review if it appears, in the light of the standards set forth in § 2-5, that there is a need for such referral.

Comments: Remove and replace stucco

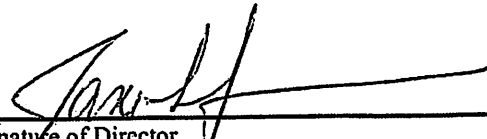
Dear Bertussi:

Please be advised that the Building Permit Application # 6217-24, which you submitted on 11.8.24, has been referred to the Orangetown Architecture and Community Appearance Board of Review, ACABOR. The Clerk to ACABOR, will assist you in the preparation necessary to appear before the board. Please call the office at 845-359-8410 ext. 4331 or email Gerard Chesterman [gchesterman@orangetown.com](mailto:gchesterman@orangetown.com)

Sincerely,

  
\_\_\_\_\_  
Richard Oliver  
Deputy Building Inspector

11/13/24

  
\_\_\_\_\_  
Signature of Director  
NOTE: PLEASE KEEP FOR YOUR RECORDS  
10-01-2024: emd

11/14/24

Date  
CC: Gerard Chesterman  
Elizabeth Decort  
Cheryl Coopersmith

**PERMIT EXPIRES TWO (2) YEARS FROM DATE OF ISSUANCE.  
TWO SIX (6) MONTH EXTENSIONS MAY BE GRANTED PRIOR TO EXPIRATION DATE.  
APPLICATION FOR BUILDING / DEMOLITION PERMIT**

**TOWN OF ORANGETOWN**

20 Greenbush Road, Orangeburg, NY 10962 Phone: (845) 359-8410 Fax: (845) 359-8526

<b>ZONE:</b> _____	<b>OFFICIAL USE ONLY</b>	<b>ACREAGE:</b> _____
Inspector: <u>Anna</u>	Date App Received: <u>11/8/24</u>	Received By: <u>U2</u>
Permit No. <u>BUDC-60217-24</u> Date Issued: _____		
CO No. _____ Date Issued: _____		
Permit Fee: <u>\$</u> _____ Ck# _____	Paid By _____	
GIS Fee: <u>\$190</u> Ck# <u>1217</u>	Paid By <u>Bertussi Irrevocable Trust</u>	
Stream Maintenance Fee: <u>\$30</u> Ck# <u>1218</u>	Paid By _____	
Additional Fee: _____ Ck# _____ Date Paid _____ Paid By _____		
1 <sup>st</sup> 6 mo. Ext: _____ Ck# _____	Exp. Date: _____	Paid By <u>NOV</u>
2 <sup>nd</sup> 6 mo. Ext: _____ Ck# _____	Exp. Date: _____	Paid By _____

\* SEE BUDC-6007-24\*

RECEIVED  
NOV 8 2024

**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:** 68-70 S Main Street, Pearl River, NY 10965

**Section:** 68-20-1-40 **Block:** \_\_\_\_\_ **Lot:** \_\_\_\_\_

**Property Owner:** The Bertussi Irrevocable Trust

**Mailing Address:** 60-70 Dexter Plaza, Pearl River, NY 10965

**Email:** mquintana@bertussis.com **Phone #:** 845-538-4253

**Lessee (Business Name):** \_\_\_\_\_

**Mailing Address:** \_\_\_\_\_

**Email:** \_\_\_\_\_ **Phone #:** \_\_\_\_\_

**Type of Business /Use:** Residential

**Contact Person:** Thomas Bertussi c/o Mirtha Quintana **Relation to Project:** \_\_\_\_\_

**Email:** mquintana@bertussis.com **Phone#:** 845-538-4253

**Architect/Engineer:** \_\_\_\_\_ **NYS Lic #** \_\_\_\_\_

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

**Builder/General Contractor:** Bertussi Contracting, Inc. **RC Lic #** H-09688

**Address:** 60-70 Dexter Plaza, Pearl River, NY 10965 **Phone#:** 845-538-4253

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

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

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

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

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

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

**Existing use of structure or land:** Residential

**Proposed Project Description:** Emergency removal of crumbling facade plaster, Strip, fix and Tyvek. Install new siding.

**Proposed Square Footage:** \_\_\_\_\_ **Estimated Construction Value (\$):** 20,000.00

**BUILDING DEPARTMENT COMPLETES BELOW**

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

**PERMIT REFERRED / DENIED FOR:** \_\_\_\_\_

Chapter 2 Section 2-4(A)

Requires ACHARD approval

11/13/24 11/14/24

SCANNED

NOV 8 2024

FOR OFFICE USE ONLY

SECTION

BLOCK

NAME

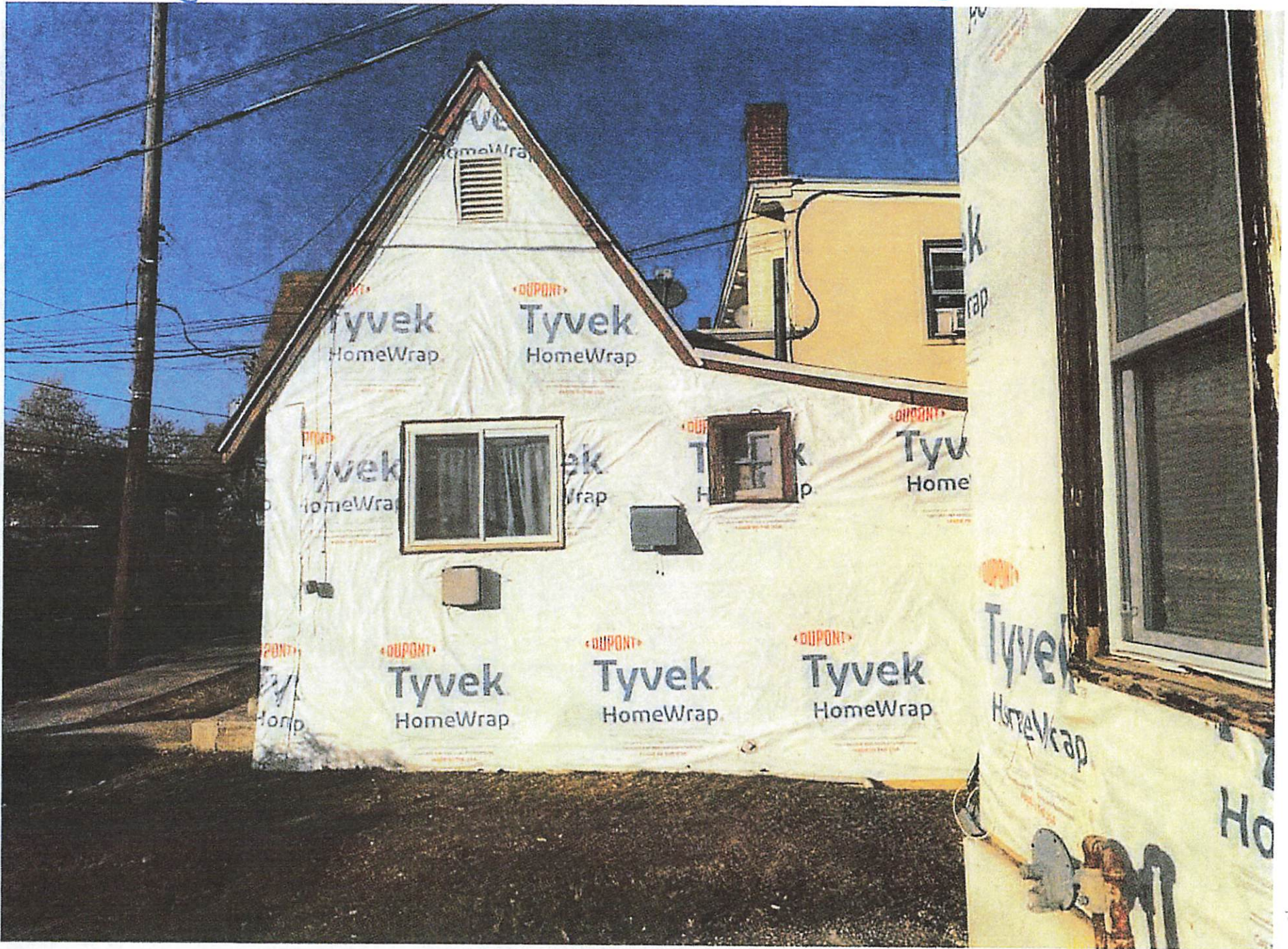
PERMIT#

















 certainteed  
SAINT-GOBAIN

# MainStreet™

Siding

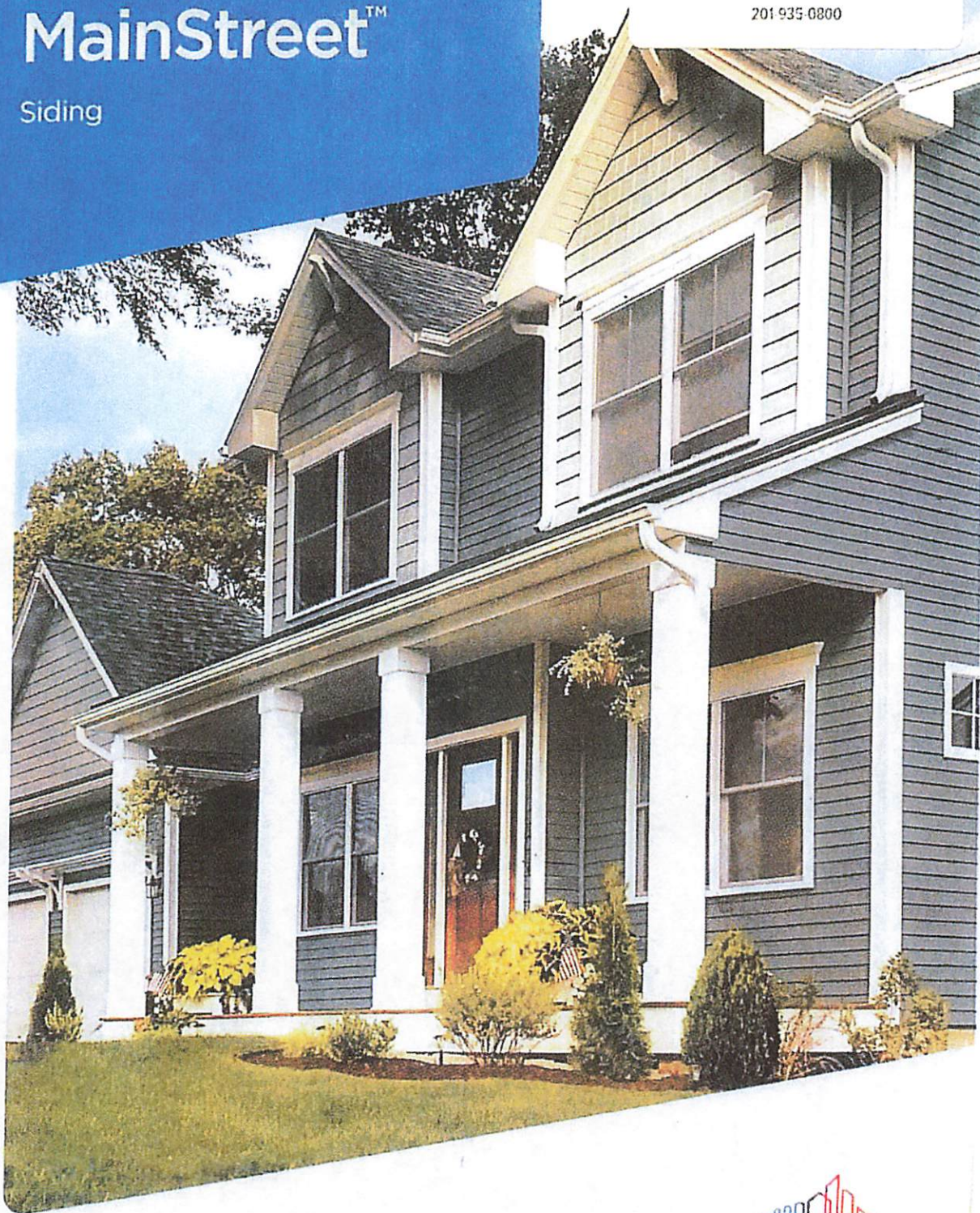


BEACON

[www.becon.com](http://www.becon.com)

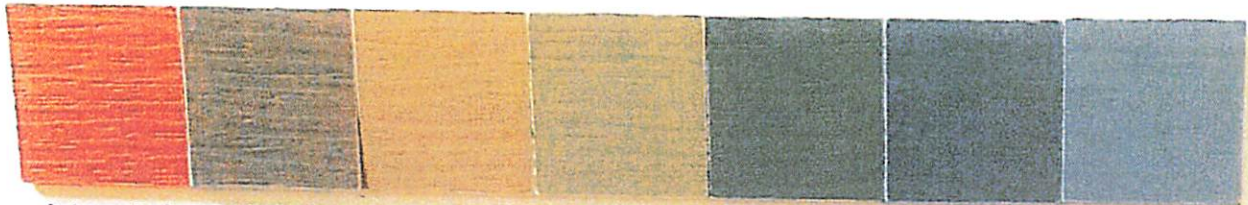
256 Route 17 North East Rutledge Rd 07073

201 935-0800

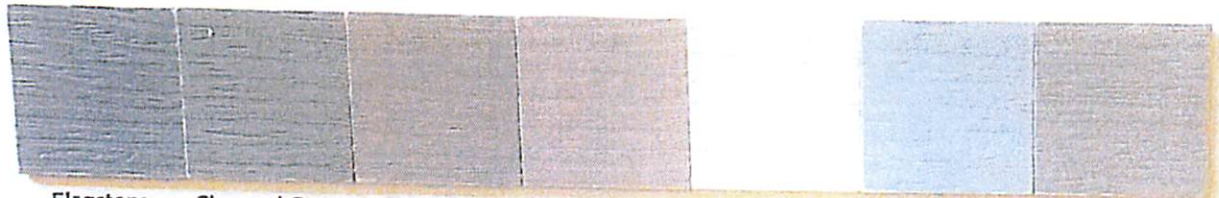


  
SAINT-GOBAIN

# MainStreet™



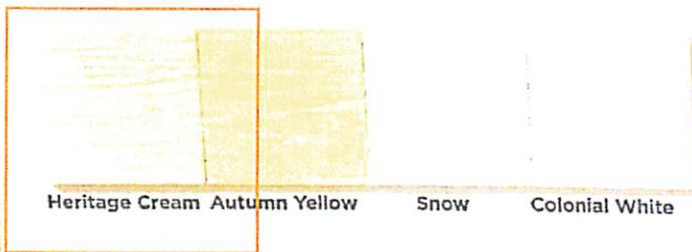
**Autumn Red** (Deluxe Color)   
 **Sable Brown** (Deluxe Color)   
 **Hearthstone** (Deluxe Color)   
 **Spruce** (Deluxe Color)   
 **Forest** (Deluxe Color)   
 **Pacific Blue** (Deluxe Color)   
 **Wedgewood Blue** (Deluxe Color)



**Flagstone** (Deluxe Color)   
 **Charcoal Gray** (Deluxe Color)   
 **Castle Stone**   
 **Granite Gray**   
 **Sterling Gray**   
 **Oxford Blue**   
 **Seagrass**



**Cypress**   
 **Herringbone**   
 **Sandstone Beige**   
 **Desert Tan**   
 **Weathered Wood**   
 **Natural Clay**   
 **Savannah Wicker**



**Heritage Cream**   
 **Autumn Yellow**   
 **Snow**   
 **Colonial White**

**Triple 3" Brushed Clapboard** available in Colonial White, Desert Tan, Heritage Cream, Natural Clay, Oxford Blue, Sandstone Beige, Savannah Wicker, Snow and Sterling Gray.

**Single 6-1/2" Brushed Beaded** available in Colonial White, Cypress, Desert Tan, Granite Gray, Natural Clay, Sandstone Beige, Savannah Wicker and Sterling Gray.

**Single 8" Woodgrain Clapboard** available in Colonial White only.

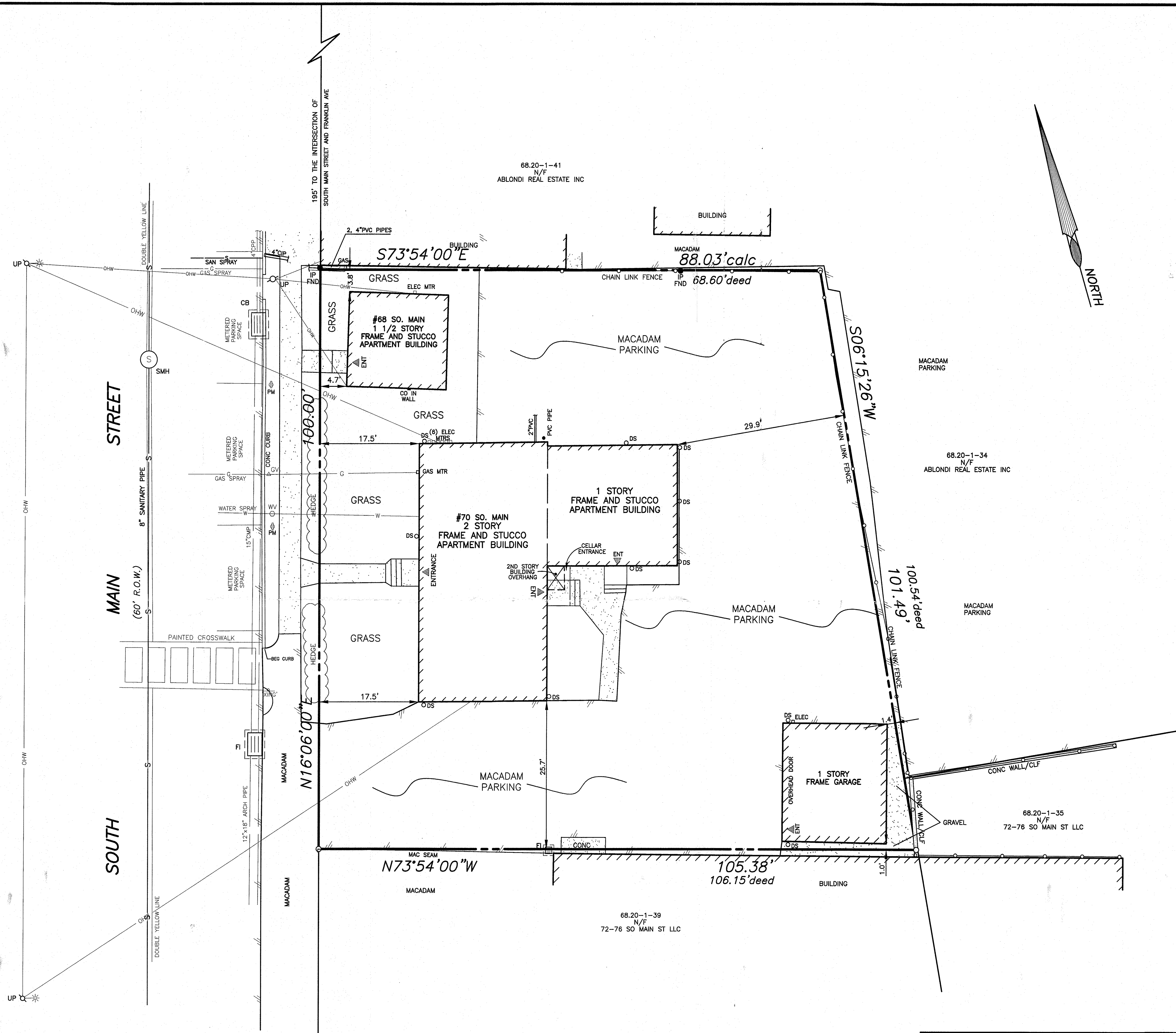
All other Profiles available in all colors.



Colors of choice, impact resistance and durability are assured through our exclusive PermaColor™ System and superior manufacturing ingredients and state-of-the-art polymer chemistry. Certainteed guarantees Lifetime Fade Protection on our vinyl siding. See warranty for complete details.



Colors shown throughout are as accurate as printing methods will permit. Please see product samples before making final selection.



RECEIVED  
 11/10/24  
 TOWN OF ORANGETOWN  
 LAND USE BOARD

**LEGEND**

SANITARY MANHOLE W/PIPES	SMH
DRAINAGE INLET W/PIPES	TGFI
TOP CURB @ CATCH BASIN	TCCB
TOP GRATE FIELD INLET	TGFI
UTILITY POLE	UP
UTILITY POLE WITH LIGHT	UP
WATER VALVE	WV
GAS VALVE	GV
OVERHEAD WIRES	OHW
EDGE OF PAVEMENT	OHW
WATER MAIN	W
GAS MAIN	G
PARKING METER	PM
DRAIN SPOUT	DS
SIGN WITH ITEM	STOP

**REFERENCES:**

1. DEEDS ON FILE IN THE ROCKLAND COUNTY CLERK'S OFFICE AS FOLLOWS:  
 INST# 2007-27001, INST# 1988-61818, INST# 2001-1781, INST# 2007-27008,  
 INST# 2007-5536, INST# 2004-26391, INST# 2007-62993, INST# 2004-26389,  
 INST# 2007-5536, LIBER 736 PAGE 1127.

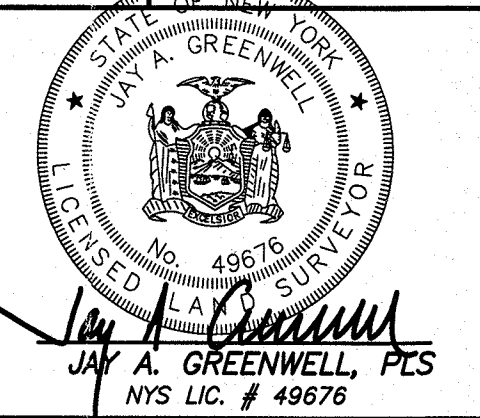
2. BEING LOTS 8 AND 9 ON A MAP ENTITLED MAP ENTITLED,  
 "COMMISSIONER'S MAP OF THE ESTATE OF JULIUS E. BRAUNSDORF",  
 FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP 943.

**CERTIFIED TO:**

• THE BERTUSSI IRREVOCABLE TRUST

10/09/24 SURVEY UPDATE  
 DATE OF REVISIONS

UNAUTHORIZED ALTERATION TO A MAP BEARING A LICENSED PROFESSIONAL LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.  
 THE CERTIFICATION HEREON IS NOT AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE. IT IS A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE.  
 EASEMENTS OR RIGHTS OF WAY, EITHER ON OR BELOW THE SURFACE OF THE GROUND, EVIDENCE OF WHICH IS NOT VISIBLE IN THE FIELD OR FOR WHICH DOCUMENTATION IS NOT PROVIDED, ARE NOT SHOWN.  
 UNDERGROUND UTILITIES NOT SHOWN UNLESS MARKED IN THE FIELD.  
 CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. COPIES OF THIS SURVEY NOT HAVING THE EMBOSSED SEAL OF THE LAND SURVEYOR ARE NOT VALID.  
 CERTIFICATIONS ARE SUBJECT TO A CURRENT AND COMPLETE TITLE REPORT.



**SURVEY OF PROPERTY FOR**  
**68-70 SOUTH MAIN STREET**

PEARL RIVER, TOWN OF ORANGETOWN  
 ROCKLAND COUNTY, STATE OF NEW YORK

**JAY A. GREENWELL, PLS, LLC**

LAND SURVEYING - LAND PLANNING  
 34 WAYNE AVENUE, SUFFERN, NEW YORK, 10901  
 PHONE 845-357-0830 GREENWELLS@AOL.COM

TAX LOT #	68.20-1-40
AREA	9,670 SF
FILE	21431 SURV
SCALE	1" = 10'
DATE	10-24-14
JOB NO.	21431