

ZONING BOARD OF APPEALS

Town of Orangetown
26 Orangeburg Road
Orangeburg, New York 10962
(845) 359-8410 (ex. 4316)
Date: February 14, 2025

TO: OBAPAE

NYS Dept of Environmental Conservation
New York State Dept. of Transportation
Palisades Interstate Park Commission
NYS Thruway Authority
ACOE
CSX

✓ Rockland County Drainage
✓ Rockland County Health
✓ Rockland County Planning
✓ Rockland County Highway
✓ Rockland County Sewer Dstrt #1
✓ Orange and Rockland Utilities
✓ Veolia

This matter is scheduled for: March 19, 2025

Review of Plans: Carson, 85 Lenape Road, Pearl River, NY

Section: 69.17 Block: 3 Lot: 18 R-15 zone

Chapter 43, R-15 District, Section 3.12, Group M, Column 9 (Side yard: 20' required, with 17.5' proposed), from Column 10 (Total side yard: 50' required, with 48.2' proposed) to relocate deck stairs at a single-family residence. The premises are located at 85 Lenape Road, Pearl River, New York and identified on the Orangetown Tax Map as Section 69.17, Block 3, Lot 18 in the R-15 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: 26 Orangeburg Road, Orangeburg, NY 10962
- Email to Zoning Board: **KBettmann@orangetown.com**

Zoning Board Meeting Date: March 19, 2025

- () 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, March 19, 2025.**
Kindly forward your completed review to this office *BEFORE* March 19, 2025

Reviewing Agency _____

Name: _____ Date: _____

Signature: _____

Thank you, **Katlyn Bettmann (EXT. 4316)**

Name of Municipality: TOWN OF ORANGETOWN Date Submitted: 2/14/2025

LAND USE BOARD APPLICATION

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
<input 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-6617-25
 ASSIGNED
 INSPECTOR: Ken

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

Project Name: Carson

Street Address: 85 Lenape Rd., Pearl River

Tax Map Designation:

Section: 69.17 Block: 3 Lot(s): 18
 Section: _____ Block: _____ Lot(s): _____

Directional Location:

On the North side of Lenape Rd, approximately 140 feet East of the intersection of Snake Lane, in the Town of ORANGETOWN in the hamlet/village of Pearl River.

Acreage of Parcel <u>.39</u>	Zoning District <u>R-15</u>
School District <u>Pearl River</u>	Postal District <u>Pearl River</u>
Ambulance District <u>Pearl River</u>	Fire District <u>Pearl River</u>
Water District <u>Viola</u>	Sewer District <u>Muni</u>

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

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing
 Date: 2/14/2025 Applicant's Signature: [Signature]

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FEB 14 2025

TOWN OF ORANGETOWN
LAND USE BOARDS

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.

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TOWN OF ORANGETOWN
LAND USE BOARDS



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

26 Orangeburg 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: 2.3.25 Section: 69.17 Block: 3 Lot: 18

Applicant: Carson

Address: 85 Lenape Rd, Pearl River, NY

RE: Application Made at: same

Referred For:

Chapter 43, Section 3.12 R-15, Col 9 Side Yd 20' w/ 17.5' proposed, Col 10 Total Side yd 50' w/ 48.2' proposed

2 variances required

Comments:

Relocate deck stairs

Dear Carson _____:

Please be advised that the Building Permit Application # 6617-25, which you submitted on 1.31.25, 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

2/3/25

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FEB 14 2025

**TOWN OF ORANGETOWN
LAND USE BOARDS**



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

2/4/25

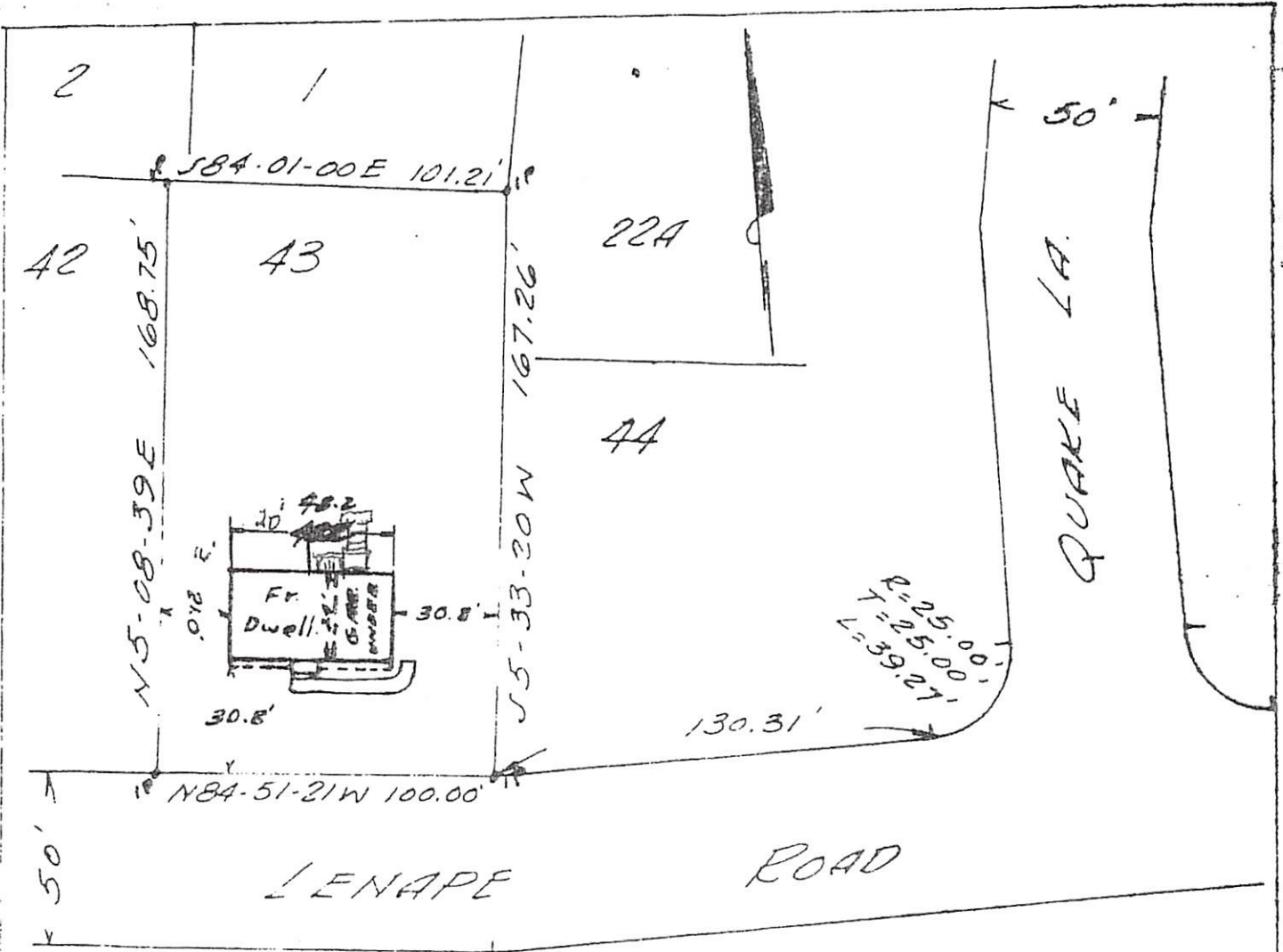
Date
CC: Katlyn Bettmann
Elizabeth Decort

SWIS	PRINT KEY	NAME	ADDRESS
392489	69.17-3-16	Victoria L Benedetto	95 Quake Ln,Pearl River, NY 10965
392489	69.17-3-17	Joseph Bonnema	97 Lenape Rd,Pearl River, NY 10965
392489	69.17-3-18	William O Carson	85 Lenape Rd,Pearl River, NY 10965
392489	69.17-3-19	Ann S Murtagh	77 Lenape Rd,Pearl River, NY 10965
392489	69.17-3-20	Edward J Tobin	69 Lenape Rd,Pearl River, NY 10965
392489	69.17-3-24	Brianna Kenna	78 Phillips Ln,Pearl River, NY 10965
392489	69.17-3-25	Richard Di Blasi	86 Phillips Ln,Pearl River, NY 10965
392489	69.17-3-26	Patrick Sadowski	85 Quake Ln,Pearl River, NY 10965
392489	73.05-1-31	Jon H Olson	80 Lenape Rd,Pearl River, NY 10965
392489	73.05-1-32	Anthony M Botsch	88 Lenape Rd,Pearl River, NY 10965

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TOWN OF ORANGETOWN
LAND USE BOARDS



SURVEY OF LOT #43
 BLUE HILL ESTATES SEC. 1B
 PEARL RIVER, N.Y.
 SCALE 1" = 50'

RECEIVED
 APR 04 2011
 BLDG. DEPT.
 TOWN OF ORANGETOWN

Subdivision of Property of Blue Hill Estates, Sec. 1B,
 Town of Orangetown, N.Y., dated Apr. 29, 1959 and filed as
 Map No. 2758 in Rockland County Clerk's Office, New City, N.Y.

Certified to The Lime Savings Bank and City Title Insurance
 to say to be correct and accurate.

RECEIVED
 FEB 14 2025

TOWN OF ORANGETOWN
 LAND USE BOARDS

IP set November 15, 1961
 SEPT. 21, 1961 FINAL LOC.
 JUNE 1, 1961 FON. LOC.
 APRIL 4, 1961

BARBOUR & JOST SURVEYORS
 NEW CITY, N.Y.
Robert Jost

GENERAL SPECIFICATIONS

GENERAL NOTES

1. ALL WORK PERFORMED SHALL COMPLY WITH THE BUILDING AND ZONING ORDINANCES OF THE TOWN OF ORANGETOWN AND THE N.Y.S. BUILDING AND ENERGY CODES.
2. THESE PLANS ARE TO BE USED FOR PERMITS & CONSTRUCTION GUIDE ONLY. IT IS NOT INTENDED TO BE USED AS A CONTRACT DOCUMENT, UNLESS OTHERWISE INDICATED BY ARCHITECT.
3. CONTRACTOR OR ANY SUBCONTRACTOR DOING ANY WORK UNDER THIS CONTRACT SHALL CARRY LIABILITY AND PROPERTY DAMAGE INSURANCE AGAINST ACCIDENTS OF ALL KINDS AND SHALL FURNISH OWNER WITH CERTIFICATE OF INSURANCE.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL DIMENSIONS ON THESE PLANS AGAINST FIELD CONDITIONS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
5. ALL DIMENSIONS AND LOCATIONS AS INDICATED ON THE DRAWINGS SHALL BE CONSIDERED AS REASONABLY CORRECT, BUT IT SHALL BE UNDERSTOOD THAT THEY ARE SUBJECT TO MODIFICATION AS MAY BE NECESSARY OR DESIRABLE AT THE TIME OF INSTALLATION TO MEET ANY UNFORSEEN OR OTHER CONDITION.
6. ARCHITECT AND RELATED CONSULTANTS HAVE NOT BEEN RETAINED FOR CONSTRUCTION INSPECTION SERVICES OR FOR APPROVAL OF SHOP DRAWINGS. ARCHITECT IS ONLY RESPONSIBLE FOR THESE WORKING DRAWINGS AND THEIR RELATED SPECIFICATIONS. IT REMAINS INCUMBENT ON THE CONTRACTOR TO INFORM THE BUILDING DEPARTMENT OR THE ARCHITECT OF ANY DISCREPANCY OR CHANGE ON APPROVED PLANS AND OF ANY UNFORSEEN DEVELOPMENT THAT MAY OCCUR DURING THE COURSE OF CONSTRUCTION.
7. ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY EXISTING STRUCTURE OR ANY UNFORSEEN PROBLEMS PRIOR TO NEW CONSTRUCTION. ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY NEW CONSTRUCTION AND/OR DEMOLITIONS OPERATIONS AND METHODS.
8. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS. ALL DIMENSIONS AND CONDITIONS SHALL BE FIELD VERIFIED. ARCHITECT SHALL BE INFORMED OF ANY DISCREPANCIES, MATCH ALL EXISTING MATERIALS, DIMENSIONS, AND CONDITIONS AS THEY APPLY.
9. ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO START OF WORK. DO NOT SCALE DIMENSIONS FROM DRAWINGS. WRITTEN DIMENSIONS ARE TO BE FOLLOWED FOR CONSTRUCTION PURPOSES.
10. ALL CONSTRUCTION MATERIALS SHALL BE NEW - UNLESS OTHERWISE NOTED. ALL MATERIALS SHALL BE FURNISHED AND INSTALLED BY CONTRACTOR, UNLESS OTHERWISE NOTED.
11. ALL WORK OF THE VARIOUS TRADES INVOLVED WITH THE CONSTRUCTION OF THIS PROJECT IS TO BE PERFORMED BY CAPABLE AND REPUTABLE CONTRACTORS, LICENSED IN THE STATE OF NEW YORK AND AS REQUIRED BY THE LOCAL GOVERNING AGENCY.
12. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT HAS BEEN SECURED AS REQUIRED BY THE APPLICABLE GOVERNING AGENCY OR AGENCIES.
13. ALL CONDITIONS AND DIMENSIONS SHALL BE VERIFIED BEFORE START OF ANY WORK AND DISCREPANCIES OR VARIATIONS TO APPROVED PLAN ARE TO BE BROUGHT TO THE ATTENTION OF THE OWNER BEFORE PROCEEDING.
14. PRIOR TO COMPLETION OF THE WORK, CONTRACTOR SHALL REMOVE FROM THE JOB SITE ALL TOOLS, SURPLUS MATERIALS, EQUIPMENT, SCRAP, DEBRIS, AND WASTE EXCEPT AS OTHERWISE NOTED BY THE OWNER.

SITE NOTES

15. CONTRACTOR/OWNER IS RESPONSIBLE FOR NOTIFYING ALL UTILITY COMPANIES AND VERIFYING LOCATION OF SAME UTILITY COMPANIES LINES, SERVICES AND OTHER POSSIBLE EQUIPMENT OF UTILITY COMPANY.
16. ALL EXISTING CONDITIONS INDICATED ON THE PLANS TO BE REMOVED OR RELOCATED ARE TO BE SO EXECUTED IN A MANNER THAT WILL NOT DISTURB ADJACENT AREAS OR CONDITIONS WHICH ARE TO REMAIN.
17. EXTREME CAUTION IS TO BE TAKEN DURING EXCAVATION AND/OR DEMOLITION. CONTRACTOR TO OBSERVE ANY VARIATIONS OR UNFORSEEN DISCREPANCIES IN THE PLANS AND REPORTED IMMEDIATELY TO THE OWNER.
18. ALL FOOTINGS TO REST ON VIRGIN SOIL HAVING A MINIMUM BEARING CAPACITY OF 3,000 P.S.F. AT 3' 0" MINIMUM BELOW THE FINISHED GRADE.
19. EARTH UNDER CONCRETE SLAB BE THOROUGHLY COMPACTED AND CLEANED OF DEBRIS, WATER AND OTHER MATTER. THE SUB-GRADE SHALL BE BROUGHT TO A TRUE PLANE & COMPACTED TO SOLID BEARING. ALL FILL MATERIAL SHALL BE SOIL OR SOIL-ROCK MIXTURE FREE FROM ORGANIC MATTER AND OTHER OBJECTIONABLE MATERIAL. IT SHALL CONTAIN NO ROCKS OR LUMPS OVER SIX INCHES IN GREATEST DIMENSION AND NOT MORE THAN 10% OF THE ROCKS OR LUMPS SHALL BE LARGER THAN 2" IN GREATEST DIMENSION.
20. DO NOT BACKFILL UNTIL MAIN FLOOR SYSTEMS, INCLUDING SLABS AND FLOOR DECKING, ARE INSTALLED.
21. BACKFILL AGAINST 8" POURED CONCRETE WALLS SHALL BE A MAXIMUM OF 7' 0" AND CONCRETE BLOCK WALLS MAXIMUM 8' 0" ABOVE SLAB TO ADJACENT GRADE.
22. TOP 6" OF NEWLY GRADED AREAS IS TO BE TOP SOIL, RAKED FREE FROM DEBRIS, STICKS, STONES OVER 2" IN SIZE AND OBJECTIONABLE MATERIAL.
23. GENERAL CONTRACTOR OR OWNER SHALL FIELD VERIFY ALL INVERT ELEVATIONS AND SEWER CONDITIONS INDICATED PRIOR TO CONSTRUCTION. ARCHITECT ASSUMES NO RESPONSIBILITY FOR INFORMATION CONTAINED IN SURVEYS ON SEWER DEPT. RECORDS.
24. FOOTING DRAINS TO BE PROVIDED WHERE REQUIRED AND APPROPRIATE THEY SHALL BE LAID IN CHANNEL BED AND PROTECTED AT TOP WITH FILTER FABRIC AND PROVIDE POSITIVE OUTFLOW TO STORM DRAIN OR DRY WELL.
25. FINISHED GRADE AND DRIVEWAY SHALL PITCH AWAY FROM THE BUILDING, SO THAT ALL SURFACE WATER FLOWS AWAY FROM IT.
26. INSTALLATION OF GAS METERS SHALL BE IN STRICT ACCORDANCE WITH LOCAL UTILITY COMPANY SPECIFICATIONS.
27. INSTALLATION OF ELECTRIC METERS SHALL BE PERFORMED IN STRICT ACCORDANCE WITH LOCAL UTILITY COMPANY SPECIFICATIONS.
28. FINISHED GRADE HEIGHT SHALL BE MINIMUM 6" BELOW ADJACENT FRAMING AND MAXIMUM IF ANY AS PER LOCAL CODES.
29. NEW POURED CONCRETE TO BE MINIMUM 5000 P.S.F. COMPRESSIVE STRENGTH IN 28 DAYS. 60 BAGS OF CEMENT MIN. PER CUBIC YARD OF CONCRETE AND MAXIMUM 7 1/2 GALLONS OF WATER PER BAG SHALL BE USED. 4 1/2 GALLONS OF WATER PER 94 POUND BAG OF CEMENT FOR AIR ENTRAINED CONCRETE. SUBMIT TESTING REPORTS PERFORMED BY APPROVED TESTING LABORATORY AS REQUIRED BY LOCAL OFFICIALS.
30. CONCRETE DESIGN, MATERIALS, AND METHODS OF CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE STANDARD 3180 OF THE AMERICAN CONCRETE INSTITUTE. ALL MASONRY OR CONCRETE ANCHORS AND FASTENERS OF ANY KIND, TO BE GALVANIZED OR CORROSION COATED.
31. BLOCK FOUNDATION WALLS TO BE REINFORCED HORIZONTALLY WITH 6# 0-WALL EVERY SECOND COURSE AND VERTICALLY WITH 4# 3 RE-BARS EVERY FOUR FEET. TOP COURSE OF BLOCK SHALL BE FILLED SOLID WITH CONCRETE AND REINFORCING BARS. 1" TOP COURSE OF BLOCK SHALL BE FILLED SOLID WITH CONCRETE AND 6# 0 DIAMETER ANCHOR BOLTS SHALL BE PLACED 4" TO 6" O.C.

ENERGY CODE

TABLE R402.1.2 INSULATION AND PENETRATION REQUIREMENTS BY COMPONENT*

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION R-VALUE	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASONRY WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE	CHIMNEY SPACE WALL R-VALUE
4 except Marine 4	0.35	0.55	0.40	49	20 or 13+5"	8/13	19	10/13	10, 4 R	10/13
5 and Marine 4	0.27	0.50	NR	49	21 or 12+5"	15/20	30P	15/19	10, 4 R	15/19

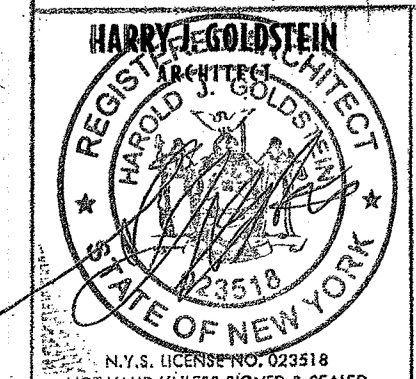
Table R301.2 (1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

Ground Snow Load	Wind Speed (MPH)	Seismic Design Category	SUBJECT TO DAMAGE FROM				Ice Shield Underlayment Required	Flood Hazards
			Weathering	Frost Depth	Territe	Mod/Heavy		
30psf	115	B	S	36"	Mod/Heavy	Yes	Yes	

CARSON RESIDENCE RENOVATION

Town of Orangetown MEETING OF: MAR 19 2025

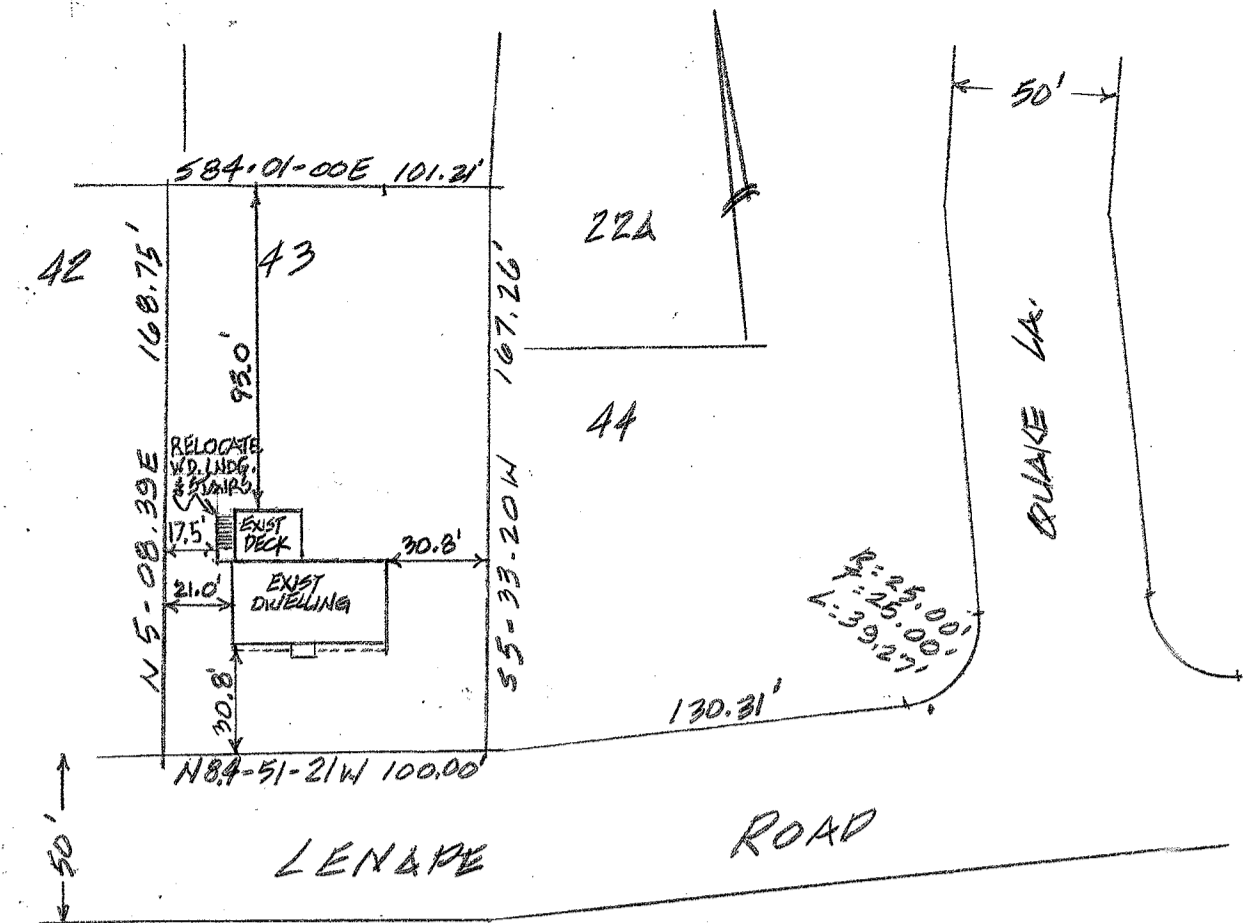
85 LENAPE ROAD PEARL RIVER, N.Y.



RECEIVED HARRY J. GOLDSTEIN ARCHITECT DESIGN & DEVELOPMENT FEB 14 2025 TOWN OF ORANGETOWN 4 REGINA ROAD HUNTER, NEW YORK 10952 LAND USE DEPT. (514) 393-5767

STATE OF NEW YORK ADOPTED CODES AND STANDARDS
 INTERNATIONAL RESIDENTIAL CODE- NY EDITION, 2020
 NATIONAL ELECTRIC CODE, 2020
 NATIONAL STANDARD PLUMBING CODE, 2020
 INTERNATIONAL ENERGY CONSERVATION CODE, 2020 (RESIDENTIAL)
 INTERNATIONAL MECHANICAL CODE, 2020
 INTERNATIONAL FUEL GAS CODE, 2020
 2020 RESIDENTIAL PRESCRIPTIVE PACKAGE

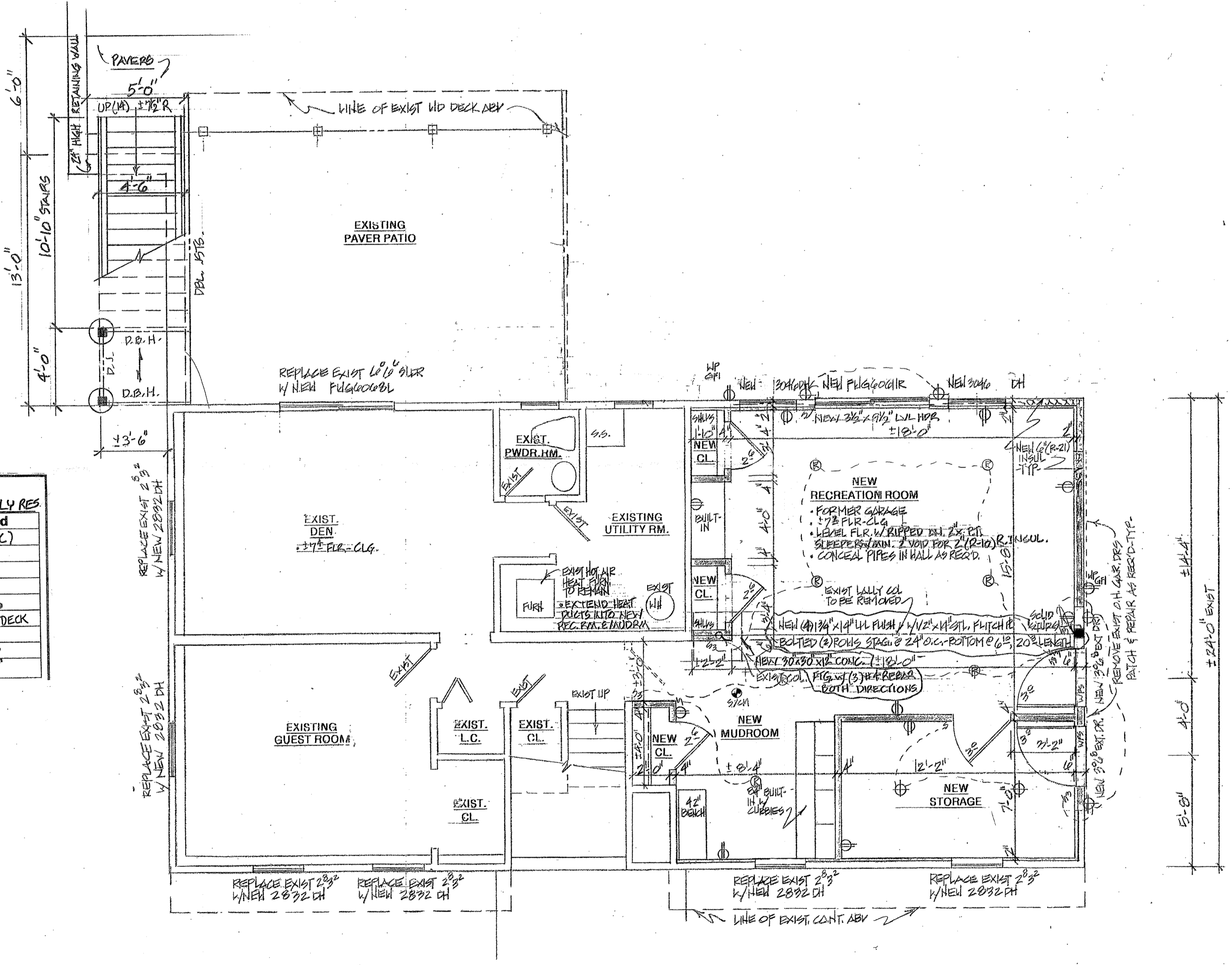
NOTE: TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, PLANS ARE IN COMPLIANCE WITH THE 2020 IECC & NYS ENERGY CODE



PLOT PLAN

SCALE: 1"=80'

NOTE: THE ABOVE PLOT PLAN OF A PROPOSED ONE-STORY ADDITION IS BASED ON A SURVEY ORIGINALLY DRAWN AN UNKNOWN LAND SURVEYOR, ON 4/29/89



LOWER LEVEL/FOUNDATION PLAN

NOTE: ALL HEADERS ARE TO BE (2) 2"x10" UNLESS OTHERWISE INDICATED

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

EXIST. S.F. : 592; NEW S.F. : 520
 TOTAL LOWER LEVEL S.F. : 1112

REVISED 7/25/24

REVISED 11/09/23
 PROJECT 2 0326
 FEBRUARY 24, 2022

1 OF 1