

Name of Municipality: TOWN OF ORANGETOWN Date Submitted: _____

2020 LAND USE BOARD APPLICATION

Please check all that apply:

<input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Residential
<input 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#: _____

ASSIGNED _____

INSPECTOR: _____

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

Project Name: DELVA RESIDENCE ONE STORY ADDITION

Street Address: 86 HUNT AVE.
PEARL RIVER, NY 10965

Tax Map Designation:
Section: 68.16 Block: 5 Lot(s): 8
Section: _____ Block: _____ Lot(s): _____

Directional Location:
On the LEFT side of HUNT AVE, approximately 600 feet WEST of the intersection of N. MIDDLE TOWN, in the Town of ORANGETOWN in the hamlet/village of PEARL RIVER.

Acreage of Parcel <u>12062 SF.</u>	Zoning District <u>RG</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>ORANGETOWN</u>	Sewer District <u>ORANGETOWN</u>

Project Description: (If additional space required, please attach a narrative summary.)
ONE STORY ADDITION REQUIRING 1 VARIANCE FOR A 8' SIDE YARD WHERE 10' IS REQUIRED

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

APPLICATION REVIEW FORM

Applicant: MICHAEL DE LUCA Phone # 914 450 9059

Address: 86 Hunt Ave. Pearl River, NY 10965

Property Owner: Michael DeLuca Phone # 914 450 9059

Address: 86 Hunt Ave Pearl River NY 10965

Engineer/Architect/Surveyor: Harry Goldstein Phone # 845 356 7942

Address: 5 REGINA RD MONSEY, NY 10952

Attorney: Phone #

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

Contact Person: DOMINICK CAPONIGRO Phone # 845 494 4077

Address: 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.

- State or County Road, Long Path, Municipal Boundary, State or County Park, County Stream, County Facility

List name(s) of facility checked above:

Referral Agencies:

- RC Highway Department, RC Drainage Agency, NYS Dept. of Transportation, NYS Thruway Authority, Adjacent Municipality, Other, RC Division of Environmental Resources, RC Dept. of Health, NYS Dept. of Environmental Conservation, Palisades Interstate Park Commission

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? Yes
- 2) Is any open space being offered? ___ If so, what amount? NO
- 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

DENIAL TO THE ZONING BOARD OF APPEALS

Date: February 19, 2020

Applicant: Deluca

Address: 86 Hunt Ave, Pearl River, NY

RE: Application Made at: same

Chapter 43, 3.12 Table, Column 1 RG District, Column 9 Required Minimum side Yard 10' with 8' proposed.

Existing non-Conforming Side Yard for house 9.6'

Chapter 43, Section 5.21 Undersized lot applies

Section: 68.16

Block: 5

Lot: 8

Dear Deluca:

Please be advised that the Building Permit Application, which you submitted on

January 23, 2020, has been denied. I have enclosed a Xerox copy of your application, where you will find at the bottom the reason for denial.

In Accordance with Zoning, Chapter 43 Section 10.322 the time to appeal a determination of a Building Inspector or Similar administrative office is thirty (30) days from the filing of such a determination with the Town Clerk.

The Clerk to the Zoning Board of Appeals, Debbie Arbolino, will assist you in the preparation necessary to appear before the board.

Sincerely,

Richard Oliver
Deputy Building Inspector

Signature of Director
NOTE: PLEASE KEEP FOR YOUR RECORDS
12-31-18-CCC

Date
CC: Rosanna Sfraga
Liz Decort
Debbie Arbolino

**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

ZONE: _____	OFFICIAL USE ONLY	ACREAGE: _____
Inspector: <u>M.M.</u>	Date App Received: <u>1/23/20</u>	Received By: <u>DM</u>
Permit No. <u>49744</u>	Date Issued: _____	
CO No. _____	Date Issued: _____	
Permit Fee: <u>\$1,404</u>	Ck# <u>15492</u>	Paid By: <u>DJC Enterprises</u>
GIS Fee: <u>\$ 20.</u>	Ck# <u>15493</u>	Paid By: <u>" "</u>
Stream Maintenance Fee	Ck # _____	Paid By _____
Additional Fee: _____	Ck# _____	Date Paid _____ Paid By _____
1 st 6 mo. Ext.: _____	Ck # _____	Exp. Date: _____ Paid By _____
2 nd 6 mo. Ext.: _____	Ck # _____	Exp. Date: _____ Paid By _____

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: 86 HUNT AVE. PEARL RIVER, NY 10965
 Section: 68.10 Block: 5 Lot: 8

Property Owner: MICHAEL DELUCA
 Mailing Address: 86 HUNT AVE. PEARL RIVER, NY 10965
 Email: DELUCA398@GMAIL.COM Phone #: 9144509059

Lessee (Business Name): _____
 Mailing Address: _____
 Email: _____ Phone #: _____

Type of Business / Use: _____

Contact Person: DOMINICK CAPONIGRO Relation to Project: CONTRACTOR
 Email: DJC8624@HOTMAIL.COM Phone#: 8454944077

Architect/Engineer: HARRY GOLDSTEIN NYS Lic # _____
 Address: 5 AEGINA RD. MONSET Phone#: _____

Builder/General Contractor: DJC ENTERPRISES INC RC Lic # HAB-007339
 Address: 8 ADLER CT. W. HAV., NY 10993 Phone#: 8456242810

Plumber: DIMAUROS PLUMBING RC Lic # P1250
 Address: 238 N. RTE. 303 CONCORDS Phone#: 8452683079

Electrician: EZ ELECTRIC RC Lic #: 435
 Address: 5 DARVEN CT. POTOMA Phone#: 8452901977

Heat/Cooling: DIMAUROS PHC RC Lic#: _____
 Address: _____ Phone#: _____

Existing use of structure or land: SINGLE FAMILY RESIDENCE
 Proposed Project Description: MASTER SUITE ADDITION

Proposed Square Footage: 491 Estimated Construction Value (\$): 74,000.-

BUILDING DEPARTMENT COMPLETES BELOW

PLANS REVIEWED: _____

PERMIT REFERRED / DENIED FOR:

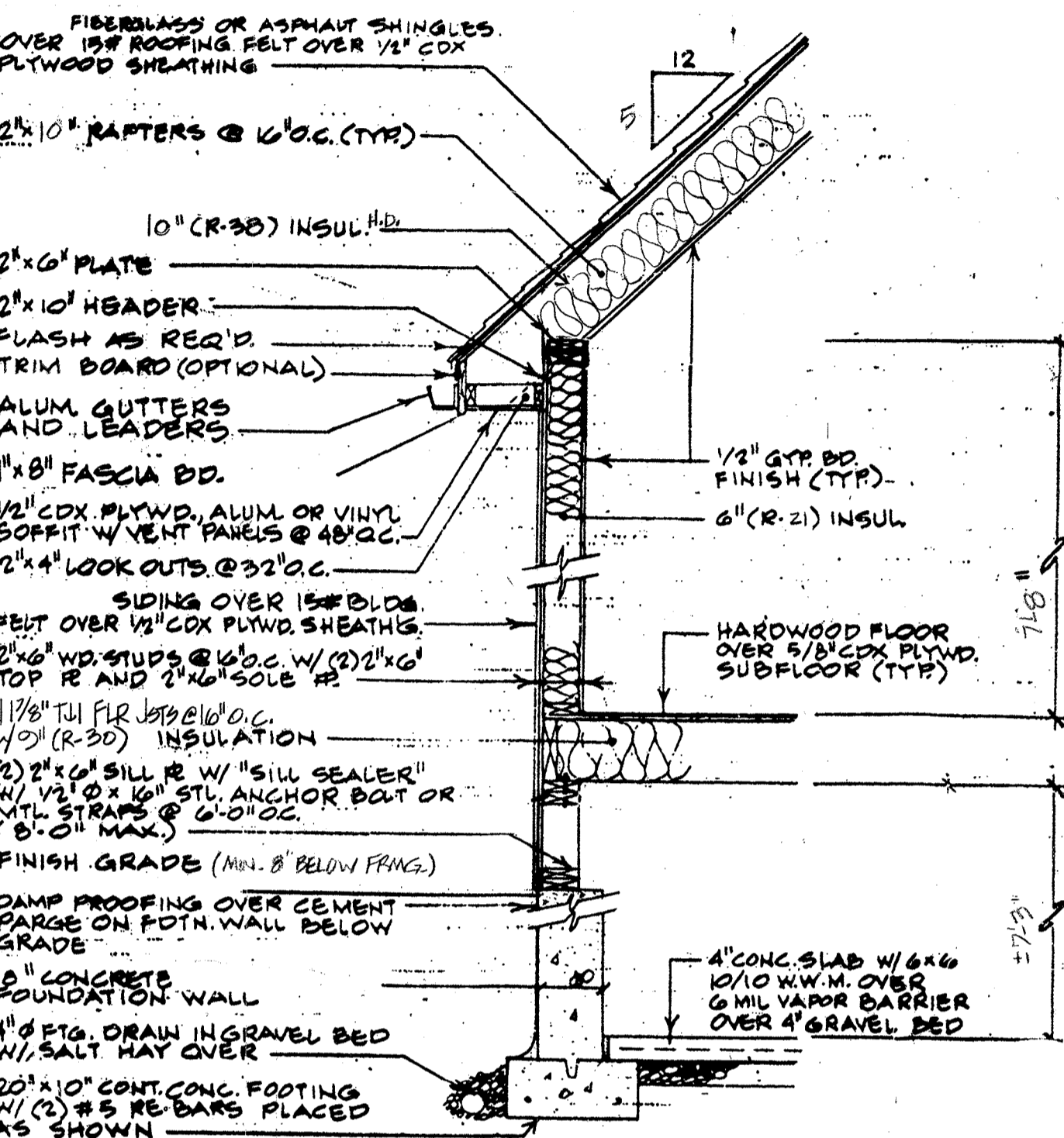
Chapter 43 Table 3.12 Column 1 R.G. District, Column 9, Minimum Required Side Yard 10' w/ 8' proposed. Existing Non-Complying Main House Side Yd. 9.6'. Chapter 43, Section 5.21 Applies
, Variances Req'd.

PK Deputy 2/19/2020

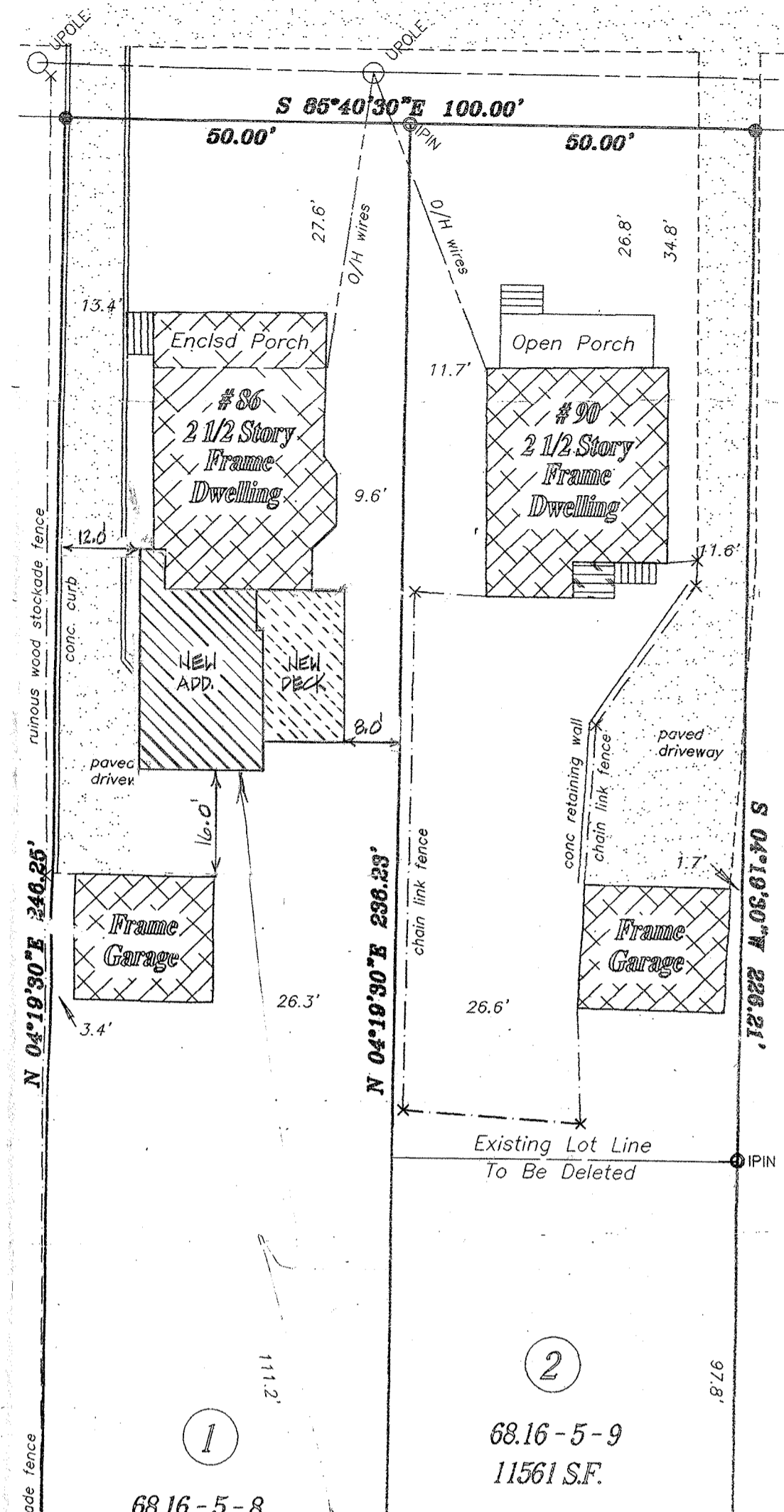
FOR OFFICE USE ONLY SECTION BLOCK LOT NAME PERMIT#

BULK REGULATIONS

col	1. ZONE	AG	2. GROUP	Q3	3. USE	SINGLE-FAMILY RES.
			REQUIRED	EXISTING	PROPOSED	
1	Floor area ratio		0.30	0.16 (1,926)	0.20 (2,417)	
2	Lot area		10,000	12,062	12,062	
3	Lot width		75	50	50	
4	Front yard depth		25	27.6	27.6	
5	Side yard width		10	HOUSE: 9.6	HOUSE: 9.6	DECK: 8.0
6	Total width both side yards		20	23.0	20.0	
7	Rear yard depth		25	11.2	11.2	
8	Maximum building height in feet and inches per foot of distance from lot line		1'-4"	1'-0"	1'-0"	



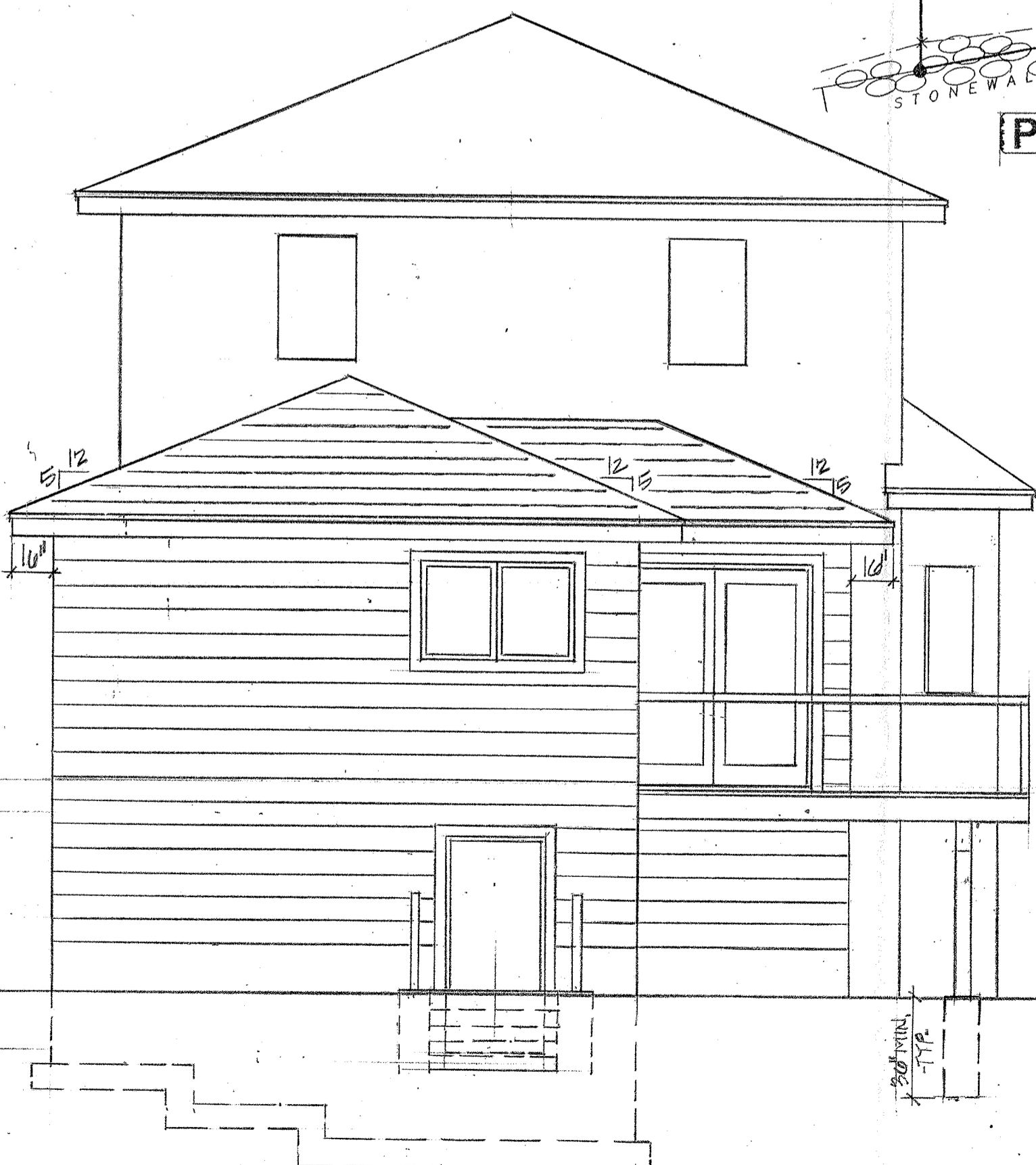
TYPICAL WALL SECTION



PLOT PLAN SCALE: 1" = 20'

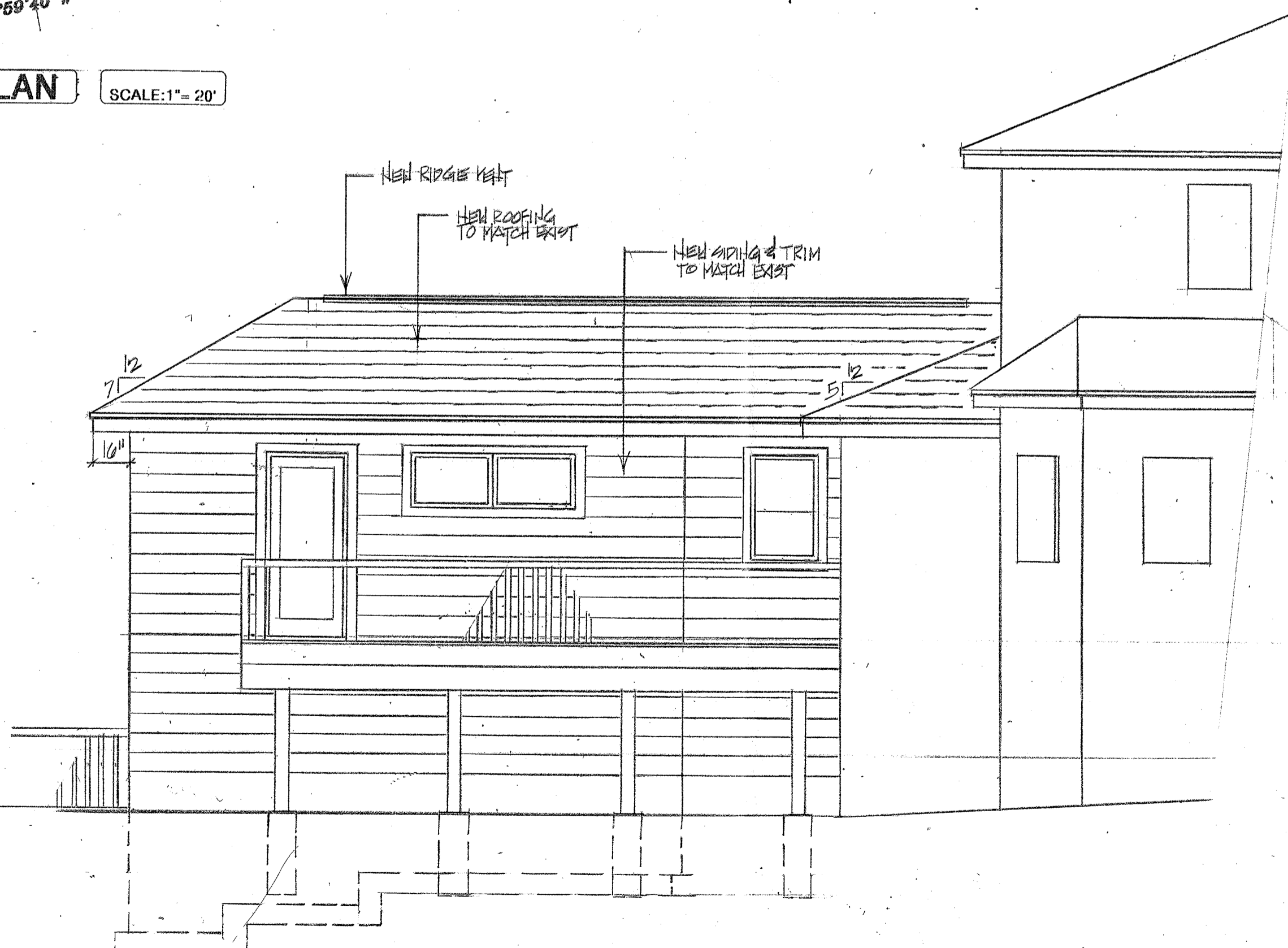


RIGHT SIDE ELEVATION



REAR ELEVATION

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



LEFT SIDE ELEVATION

GENERAL SPECIFICATIONS

- GENERAL NOTES**
- 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.
 - THESE PLANS ARE TO BE USED FOR PERMITS AND CONSTRUCTION GUIDE ONLY. IT IS NOT INTENDED TO BE USED AS A CONTRACT DOCUMENT, UNLESS OTHERWISE INDICATED BY ARCHITECT.
 - CONTRACTOR OR ANY SUBCONTRACTOR DOING ANY WORK UNDER THIS CONTRACT SHALL CARRY LIABILITY AND PROPERTY DAMAGE INSURANCE AGAINST ACCIDENTS OR ALL RISKS AND SHALL FURNISH OWNER WITH CERTIFICATE OF INSURANCE.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL DIMENSIONS ON THESE PLANS AGAINST FIELD CONDITIONS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
 - 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 UNFORESEEN OR OTHER CONDITION.
 - 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 UNFORESEEN DEVELOPMENT THAT MAY OCCUR DURING THE COURSE OF CONSTRUCTION.
 - ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY EXISTING STRUCTURE OR ANY UNFORESEEN PROBLEMS PRIOR TO NEW CONSTRUCTION. ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY NEW CONSTRUCTION AND/OR DEMOLITIONS OPERATIONS AND METHODS.
 - 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.
 - 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.
 - ALL CONSTRUCTION & MATERIALS SHALL BE NEW UNLESS OTHERWISE NOTED. ALL MATERIALS SHALL BE FURNISHED AND INSTALLED BY CONTRACTOR, UNLESS OTHERWISE NOTED.
 - 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.
 - NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT HAS BEEN SECURED AS REQUIRED BY THE APPLICABLE GOVERNING AGENCY OR AGENCIES.
 - 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.
 - PRIOR TO COMPLETION OF THE WORK, CONTRACTOR SHALL REMOVE FROM THE JOB SITE ALL TOOLS, SUPPLIES, MATERIALS, EQUIPMENT, SCRAP, DEBRIS, AND WASTE EXCEPT AS OTHERWISE NOTED BY THE OWNER.
- NOTE NOTES**
- 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.
 - 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.
 - EXTREME CAUTION IS TO BE TAKEN DURING EXCAVATION AND/OR DEMOLITION. CONTRACTOR TO OBSERVE ANY VARIATIONS OR UNFORESEEN DISCREPANCIES IN THE PLANS AND REPORT IMMEDIATELY TO THE OWNER.
 - ALL FOOTINGS TO REST ON VIRGIN SOIL HAVING A MINIMUM BEARING CAPACITY OF 3,000 P.S.F. AT 2' MINIMUM BELOW THE FINISHED GRADE.
 - EARTH UNDER CONCRETE SLAB BE THOROUGHLY COMPACTED AND CLEANED OF DEBRIS, WATER AND OTHER MATTER. THE SUB-GRADE SHALL BROUGHT TO A TRUE PLANE & COMPACTED TO BELO READING. 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 15% OF THE ROCKS OR LUMPS SHALL BE LARGER THAN 3" IN GREATEST DIMENSION.
 - DO NOT BACKFILL UNTIL MAIN FLOOR SYSTEMS, INCLUDING SLABS AND FLOOR DECKING, ARE INSTALLED.
 - BACKFILL AGAINST 8" POURED CONCRETE WALLS SHALL BE A MAXIMUM OF 7" OF 10" CONCRETE BLOCK WALLS MAXIMUM 8" ABOVE SLAB TO ADJACENT GRADE.
 - TOP OF #2 NEWLY GRADED AREAS IS TO BE TOP SOIL, RAKED FREE FROM DEBRIS, STONES OVER 2" IN SIZE AND OBJECTIONABLE MATERIAL.
 - 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 OR SEWER DEPT. RECORDS.
 - FOOTING DRAINS TO BE PROVIDED WHERE REQUIRED AND APPROPRIATE THEY SHALL BE LAID IN GRAVEL BED AND PROTECTED AT TOP WITH FILTER FABRIC AND PROVIDE POSITIVE OUTFLOW TO STORM DRAIN OR RAIN WELL.
 - FINISHED GRADE AND DRIVEWAY SHALL PITCH AWAY FROM THE BUILDING, SO THAT INSTALLATION OF GAS METERS SHALL BE IN STRICT ACCORDANCE WITH LOCAL UTILITY COMPANY SPECIFICATIONS.
 - INSTALLATION OF ELECTRIC METERS SHALL BE PERFORMED IN STRICT ACCORDANCE WITH LOCAL UTILITY COMPANY SPECIFICATIONS.
 - FINISHED GRADE HEIGHT SHALL BE MINIMUM 8" BELOW ADJACENT FRAMING AND MAXIMUM (IF ANY) AS PER LOCAL CODES.
- CONCRETE AND MASONRY**
- NEW POURED CONCRETE TO BE MINIMUM 3000 P.S.I. COMPRESSIVE STRENGTH IN 28 DAYS. 60 BAGS OF CEMENT MIX PER CUBIC YARD OF CONCRETE AND MAXIMUM 7 1/4 ALLONS OF WATER PER SACK OF CEMENT. 5 1/4 GALLONS OF WATER PER 84 BUND SACK OF CEMENT FOR AN ENTRAINED CONCRETE. SUBMIT TESTING REPORTS PERFORMED BY APPROVED TESTING LABORATORY, AS REQUIRED BY LOCAL OFFICIALS.
 - CONCRETE DESIGN, MATERIALS, AND METHODS OF CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE STANDARD 38 RATIO OF THE AMERICAN CONCRETE INSTITUTE. ALL ASBESTOS OR CONCRETE ANCHORS AND FASTENERS OF ANY KIND, TO BE GALVANIZED OR INCOATED.
 - BLOCK FOUNDATION WALLS TO BE REINFORCED HORIZONTALLY WITH DUAL-WALL VERY SECOND COURSE AND VERTICALLY WITH (4) # 4 RE-BARS EVERY FOUR FEET. BLOCK SHALL BE FILLED SOLID WITH CONCRETE AROUND REINFORCING BARS. TOP COURSE OF BLOCK SHALL BE FILLED SOLID WITH CONCRETE AND 3/4" DIAMETER ANCHOR OLTS SHALL BE PLACED 4'-0" TO 6'-0" O.C.

ENERGY CODE

TABLE R301.2
INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENTS (R-VALUE AND U-VALUE) CLIMATE ZONE 4

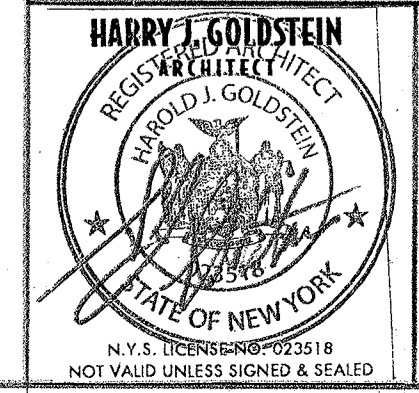
CLIMATE ZONE	FENESTRATION U-FACTOR	GLAZED FENESTRATION SKYLIGHTS U-FACTOR	CEILING R-VALUE	WOOD ROOF R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENTS R-VALUE	WALLS R-VALUE	SLAB R-VALUE	DOOR R-VALUE
4 except Marine 4	0.35	0.35	0.90	49	20	8/13	19	10/13	10.2 ft	10/13
5 and Marine 4	0.32	0.35	NR	49	12 + 5 h	13/17	30 g	15/19	10.2 ft	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	Termites		
30psf	115	B	5	36"	Mod/Heav	Yes	Yes

DELUCA RESIDENCE ONE-STORY ADDITION

86 HUNT AVENUE PEARL RIVER, N.Y.



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

PROJECT 180885
OCTOBER 10, 2019
1 OF 2

