

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: _____

2020 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: BATTAULIA Residence

Street Address: 4 DORSEY COURT
ORANGETOWN, N.Y.

Tax Map Designation:
Section: 69.08 Block: 1 Lot(s): 4.1
Section: _____ Block: _____ Lot(s): _____

Directional Location:
On the WEST side of PFC DORSEY COURT, approximately 340 feet SOUTH of the intersection of WD BAUER LANE, in the Town of ORANGETOWN in the hamlet/village of ORANGETOWN.

Acreage of Parcel <u>0.93 A</u>	Zoning District <u>R-40</u>
School District <u>PEARL RIVER UNION FREE</u>	Postal District <u>10962-ORANGETOWN</u>
Ambulance District <u>SOACEMS</u>	Fire District <u>ORANGETOWN</u>
Water District <u>UNITED</u>	Sewer District <u>ORANGETOWN</u>

Project Description: (If additional space required, please attach a narrative summary.)
addition of 4-car garage & breezeway w/ finished storage above.
conversion of 1-car garage to pantry/storage. roof over basement
entrance at south-west corner of house. extend kitchen at first
floor & bedroom & bath at second floor. New gazebo with outdoor
kitchen/bar with sitting areas and add circular driveway.

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.
Date: 2020-07-17 Applicant's Signature: _____



THE BATTAGLIA RESIDENCE

4 DORSEY COURT, ORANGEBURG, NEW YORK 10962

GEORGE HODOSH ASSOCIATES - ARCHITECTS, P.C.

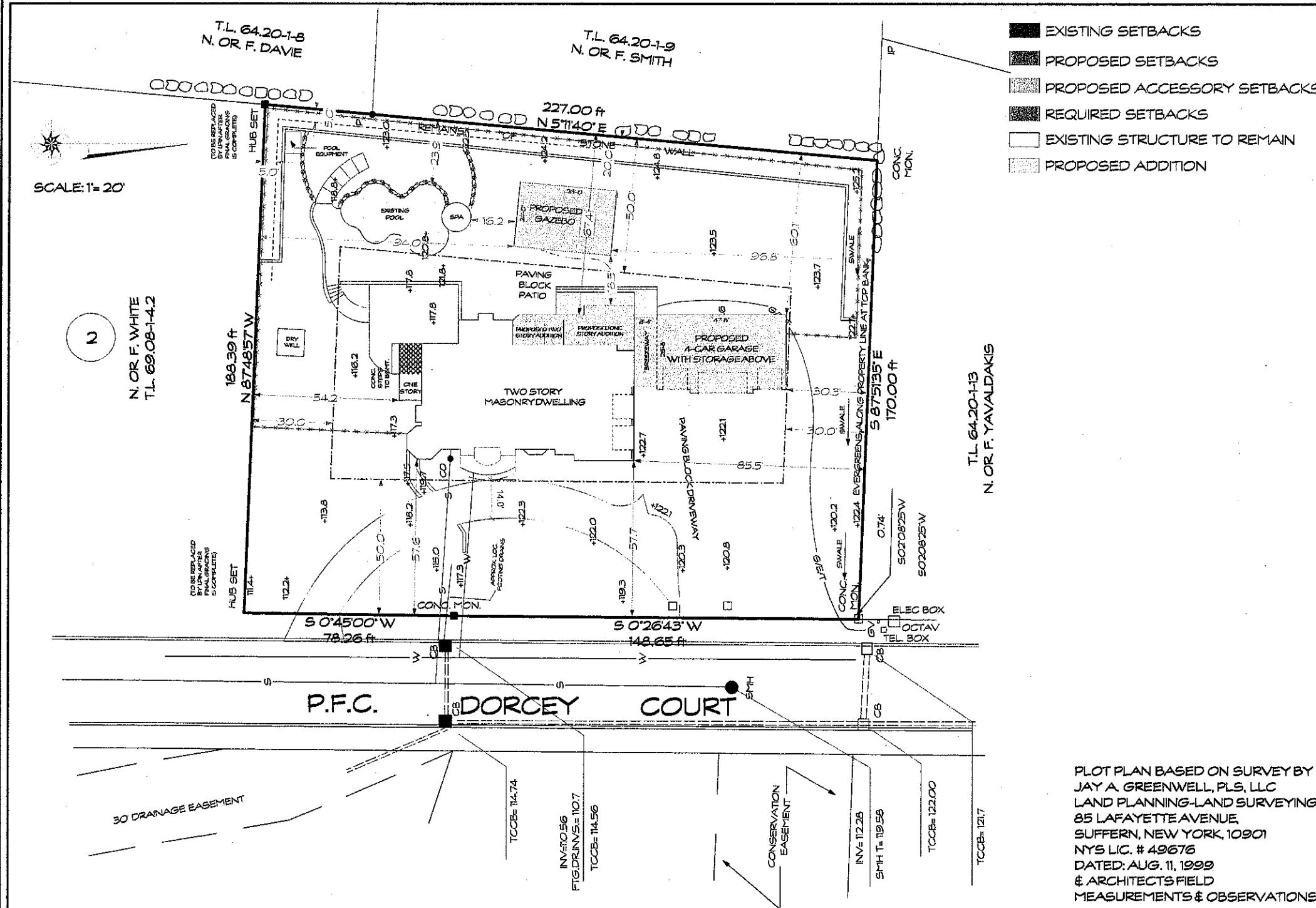
22 THIRD STREET, NEW CITY, NEW YORK 10956 TEL: 845.638.9336 FAX: 845.638.9380

JUNE 12TH, 2020

BATTAGLIA 19076

DRAWING LIST

- COVER SHEET
- D1 EXISTING BASEMENT PLAN
- D2 EXISTING FIRST FLOOR PLAN
- D3 EXISTING SECOND FLOOR PLAN
- A1 BASEMENT PLAN
- A2 FIRST FLOOR PLAN
- A3 SECOND FLOOR PLAN
- A4 PARTIAL PLANS AT SOUTH END OF HOUSE
- A5 GAZEBO PLAN/ELEVATIONS
- A6 FRONT ELEVATION
- A7 RIGHT ELEVATION
- A8 REAR ELEVATION
- A9 LEFT ELEVATION



TOWN OF ORANGETOWN TABLE OF BULK REQUIREMENTS
ZONE: R-40 SECTION: 69.08 BLOCK: 1 LOT: 4.1

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA (SQ. FT.)	40,000	40,633	40,633
LOT WIDTH (FEET)	30	226.91	226.91
STREET FRONTAGE (FEET)	100	226.91	226.91
FRONT YARD (FEET)	50	57.6	57.6
SIDE YARD (FEET)	30	54.2	54.2
TOTAL SIDE YARD (FEET)	80	139.7	84.5
REAR YARD (FEET)	50	67.4	60.1
MAXIMUM HEIGHT (FEET)	8' PER FOOT FROM FRONT LOT LINE / 35.4'	8' PER FOOT FROM FRONT LOT LINE / 35.21'	8' PER FOOT FROM FRONT LOT LINE / 35.21'
FLOOR AREA RATIO	0.130	0.157	0.23

* EXISTING NON-CONFORMING
□ VARIANCE REQUIRED

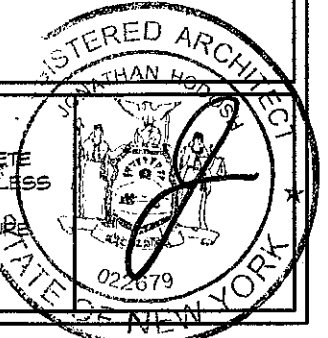
TOWN OF ORANGETOWN TABLE OF BULK REQUIREMENTS
ACCESSORY STRUCTURE

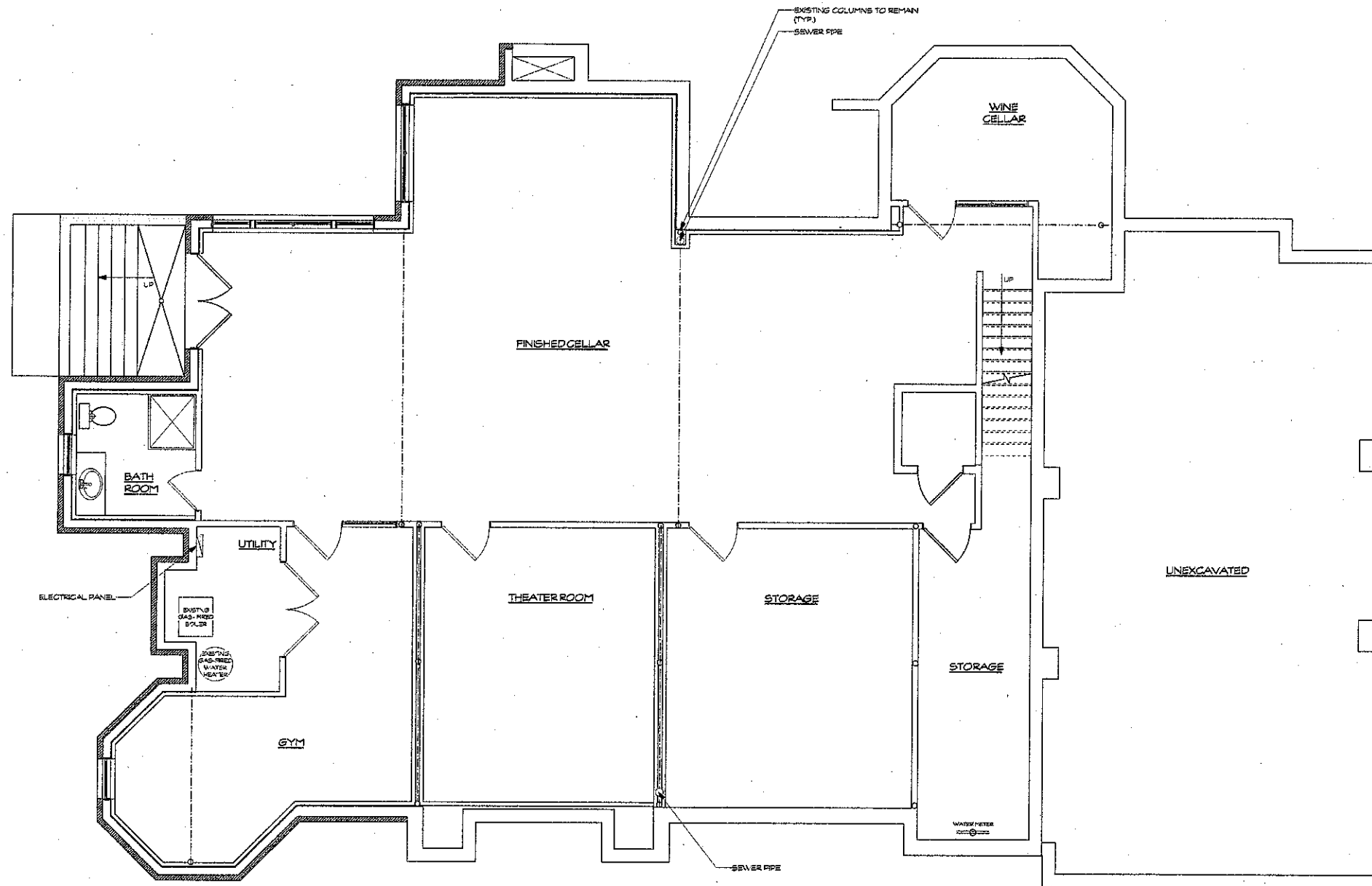
	REQUIRED	PROPOSED
DISTANCE FROM PRICIPAL BUILDING (FEET)	3	18.5
FRONT YARD (FEET)	N/A	N/A
SIDE YARD (FEET)	30	24
TOTAL SIDE YARD (FEET)	80	190.8
REAR YARD (FEET)	50	20
MAXIMUM HEIGHT (FEET)	3	14'

PLOT PLAN BASED ON SURVEY BY
JAY A. GREENWELL, PLS, LLC
LAND PLANNING-LAND SURVEYING
85 LAFAYETTE AVENUE,
SUFFERN, NEW YORK, 10901
NYS LIC. # 49676
DATED: AUG. 11, 1999
& ARCHITECT'S FIELD
MEASUREMENTS & OBSERVATIONS

REVISIONS		
2019-09-24	PROPOSAL 2	SAB
2019-1-08	PROPOSAL 3	SAB
2019-5-22	PROPOSAL 4	SAB
2020-03-10	PROPOSAL 5 / 001	SAB
2020-06-12	PROPOSAL 6 / ZONING SET 1	SAB

THESE PLANS ARE NOT TO BE
CONSIDERED VALID AND COMPLETE
CONSTRUCTION DOCUMENTS UNLESS
AND UNTIL THEY BEAR THE
ARCHITECTURAL SEAL & SIGNATURE
OF JONATHAN B. HODOSH.





EXISTING BASEMENT PLAN
SCALE: 1/4"=1'-0"

PROPOSED ADDITIONS/ALTERATIONS:
THE BATTAGLIA RESIDENCE
 4 DORSEY COURT, ORANGEBURG, NEW YORK 10962
 SHEET TITLE: **EXISTING BASEMENT PLAN**

SCALE	1/4"=1'-0"
DATE	2019-06-28
JOB #	19076
DRAWN BY:	SAB
CHECKED BY:	JBH

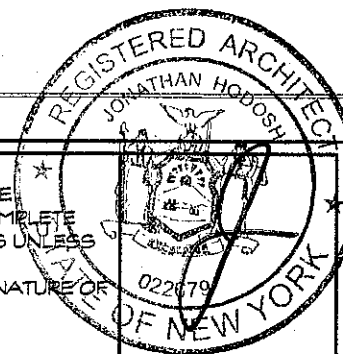


GEORGE HODOSH ASSOCIATES - ARCHITECTS, P.C.
 22 THIRD STREET, NEW CITY, NEW YORK 10956
 PHONE: (845) 638-9336 FAX: (845) 638-9390

CONSTRUCTION / DEMOLITION LEGEND

	EXISTING CONSTRUCTION TO BE REMOVED		EXISTING WINDOW TO BE REMOVED		EXISTING DOOR TO BE REMOVED
	EXISTING CONSTRUCTION TO REMAIN		EXISTING WINDOW TO REMAIN		EXISTING DOOR TO REMAIN
	PROPOSED NEW CONCRETE BLOCK WALL		PROPOSED WINDOW		PROPOSED DOOR
	PROPOSED NEW POURED CONCRETE WALL				
	PROPOSED FRAMED CONSTRUCTION WITH SOUND ATTENUATING BATT INSULATION				
	PROPOSED FRAMED CONSTRUCTION				

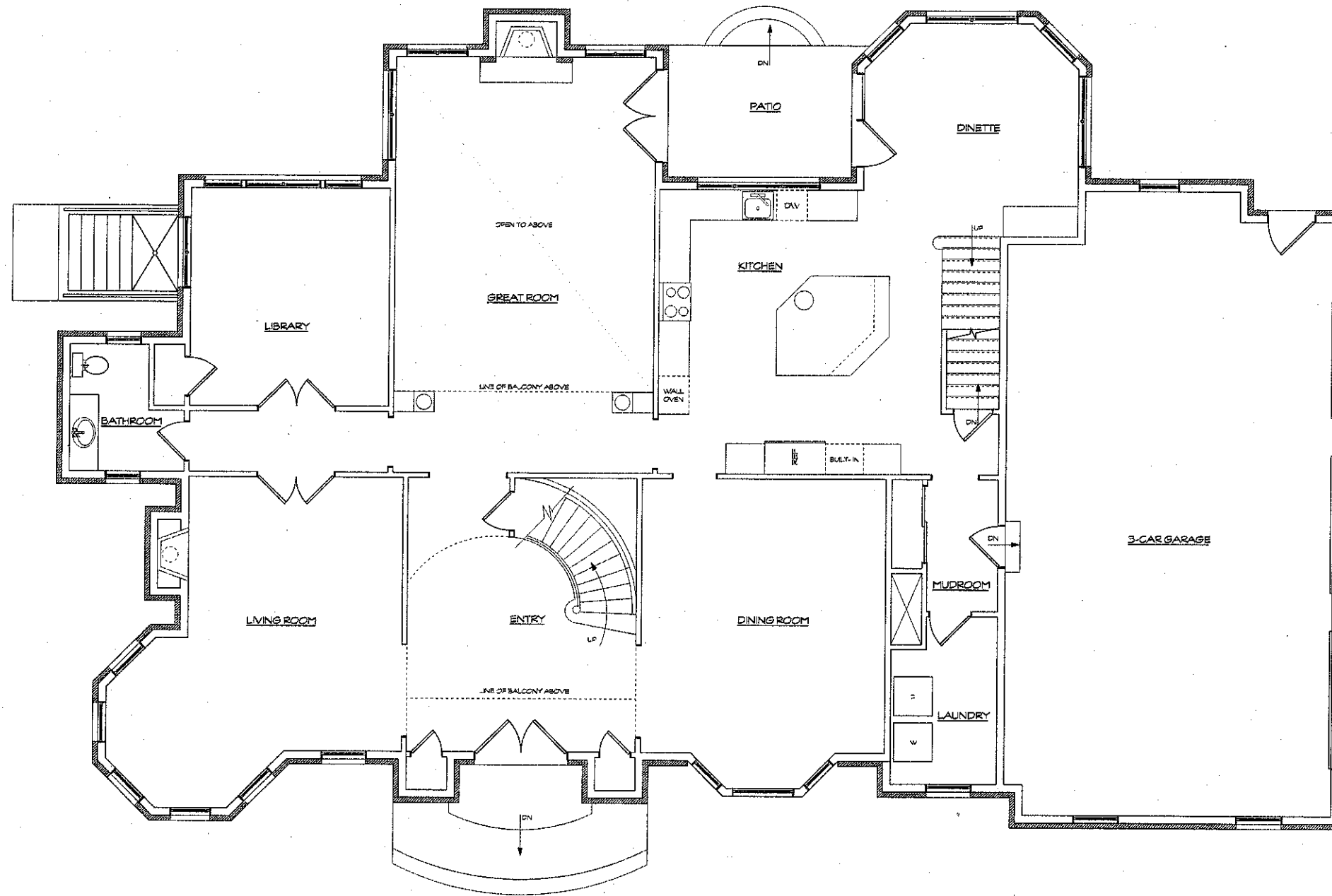
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REVISIONS			
2019-07-29	EXISTING CONDITIONS	SAB	
2019-08-18	PROPOSAL 1	SAB	
2019-08-24	PROPOSAL 2	SAB	
2019-11-08	PROPOSAL 3	SAB	
2019-11-22	PROPOSAL 4	SAB	

REVISIONS			
2020-05-10	PROPOSAL 5 / CD 1	SAB	
2020-06-12	PROPOSAL 6 / ZONING SET 1	SAB	

D1



EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

PROPOSED ADDITIONS/ALTERATIONS:
THE BATTAGLIA RESIDENCE
 4 DORSEY COURT, ORANSEBURG, NEW YORK 10962
 SHEET TITLE: **EXISTING FIRST FLOOR PLAN**

SCALE:	1/4" = 1'-0"
DATE:	2019-06-28
JOB #:	19076
DRAWN BY:	SAB
CHECKED BY:	JBH

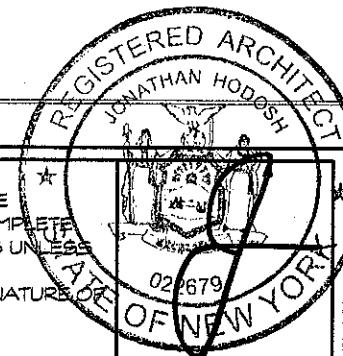


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CONSTRUCTION / DEMOLITION LEGEND

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	EXISTING CONSTRUCTION TO REMAIN		EXISTING WINDOW TO REMAIN		EXISTING DOOR TO REMAIN
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	PROPOSED FRAMED CONSTRUCTION WITH SOUND ATTENUATING BATT INSULATION				
	PROPOSED FRAMED CONSTRUCTION				

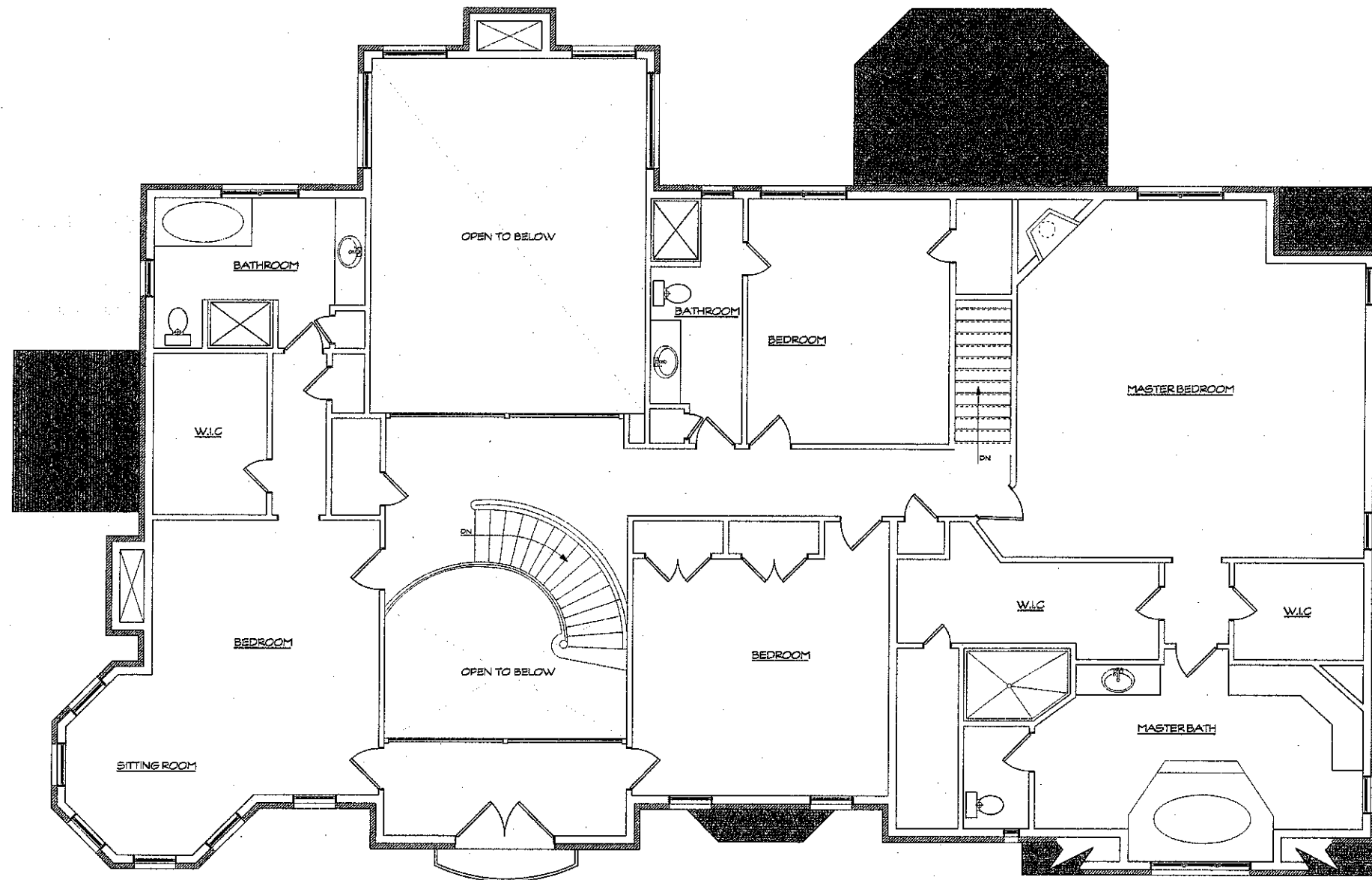
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REVISIONS		
2019-01-23	EXISTING CONDITIONS	SAB
2019-06-18	PROPOSAL 1	SAB
2019-09-24	PROPOSAL 2	SAB
2019-11-05	PROPOSAL 3	SAB
2019-11-22	PROPOSAL 4	SAB

REVISIONS		
2020-03-10	PROPOSAL 5 / CD1	SAB
2020-06-12	PROPOSAL 6 / ZONING SET 1	SAB

D2



EXISTING SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

PROPOSED ADDITIONS/ALTERATIONS:
THE BATTAGLIA RESIDENCE
4 DORSEY COURT, ORANGEBURG, NEW YORK 10962

SHEET TITLE:
EXISTING SECOND FLOOR PLAN

SCALE	1/4"=1'-0"
DATE	2019-06-28
JOB #	190716
DRAWN BY:	SAB
CHECKED BY:	JBH

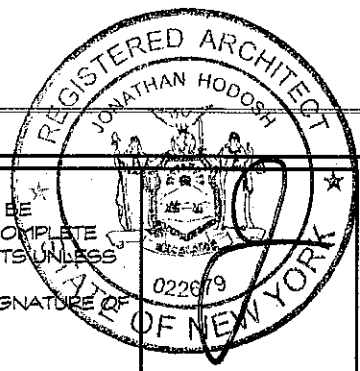


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PHONE: (845) 638-9336 FAX: (845) 638-9380

CONSTRUCTION / DEMOLITION LEGEND

	EXISTING CONSTRUCTION TO BE REMOVED		EXISTING WINDOW TO BE REMOVED		EXISTING DOOR TO BE REMOVED
	EXISTING CONSTRUCTION TO REMAIN		EXISTING WINDOW TO REMAIN		EXISTING DOOR TO REMAIN
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	PROPOSED NEW POURED CONCRETE WALL				
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	PROPOSED FRAMED CONSTRUCTION				

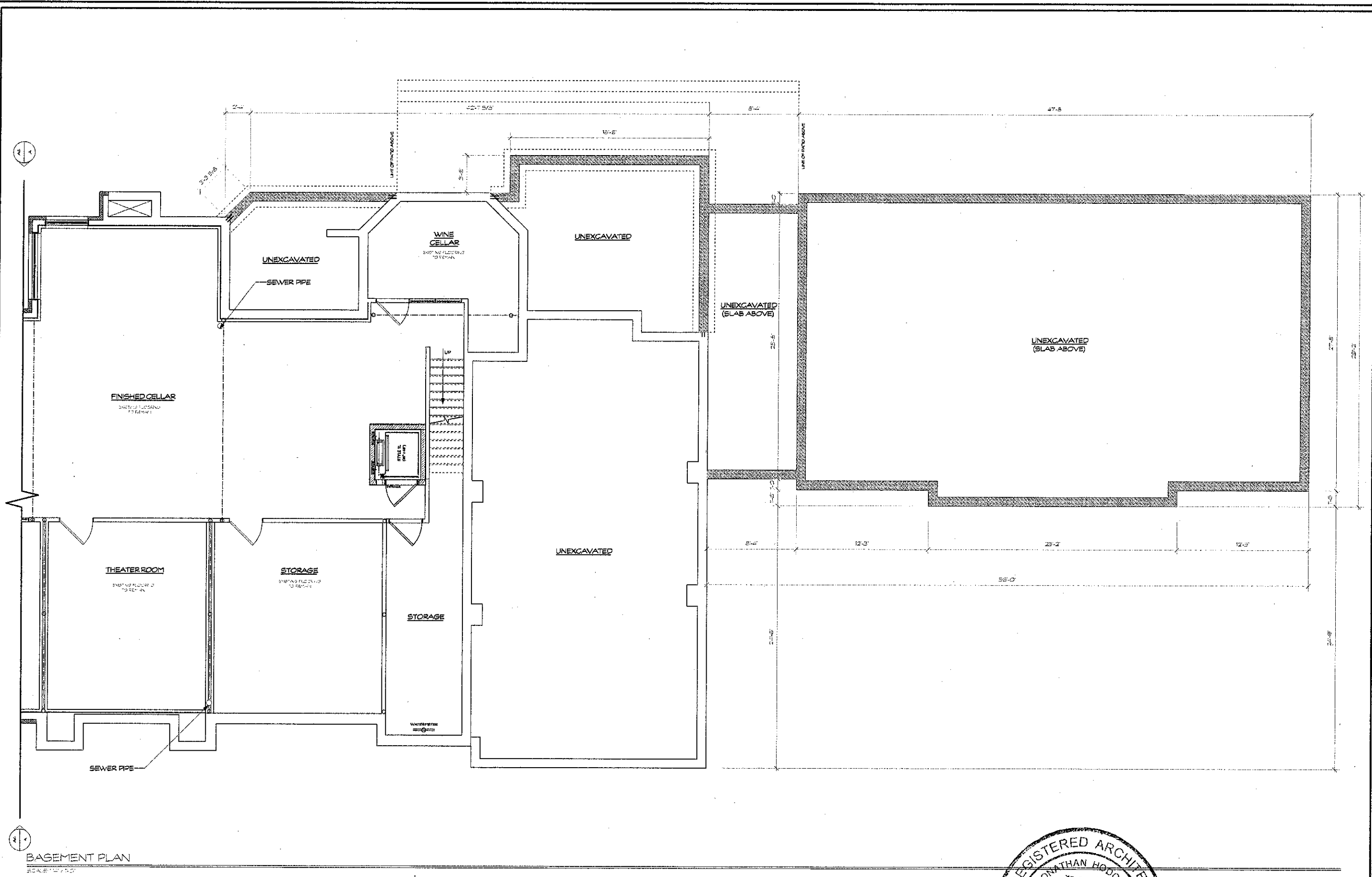
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REVISIONS		
2019-07-29	EXISTING CONDITIONS	SAB
2019-08-15	PROPOSAL 1	SAB
2019-09-24	PROPOSAL 2	SAB
2019-1-05	PROPOSAL 3	SAB
2019-7-22	PROPOSAL 4	SAB

REVISIONS		
2020-03-10	PROPOSAL 5 / CD 1	SAB
2020-05-12	PROPOSAL 6 / ZONING SET 1	SAB

DB



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

PROPOSED ADDITIONS/ALTERATIONS
THE BATTAGLIA RESIDENCE
 4 DORSEY COURT, ORANGEBURG, NEW YORK 10962
 SHEET TITLE: **BASEMENT PLAN**

SCALE	1/4"=1'-0"
DATE	2019-06-28
JOB #	19076
DRAWN BY	SAB
CHECKED BY	JBH

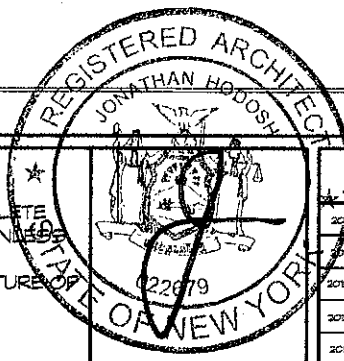


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CONSTRUCTION / DEMOLITION LEGEND

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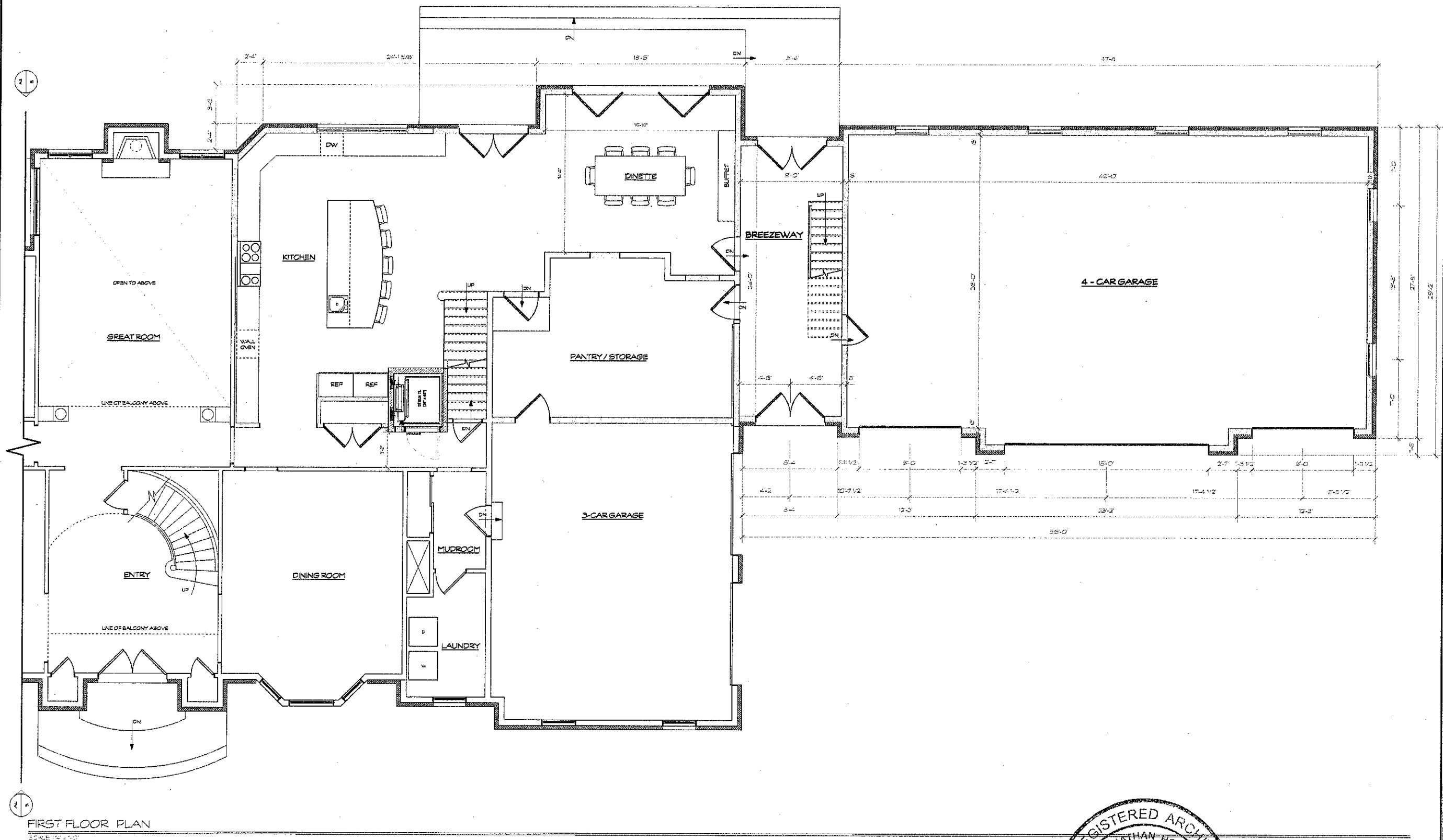
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2019-07-28	EXISTING CONDITIONS	SAB
2019-08-15	PROPOSAL 1	SAB
2019-09-24	PROPOSAL 2	SAB
2019-11-05	PROPOSAL 3	SAB
2019-11-22	PROPOSAL 4	SAB

REVISIONS		
2020-03-10	PROPOSAL 5 / CD 1	SAB
2020-06-13	PROPOSAL 6 / ZONING SET 1	SAB





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

PROPOSED ADDITIONS/ALTERATIONS:
THE BATTAGLIA RESIDENCE
 4 DORSEY COURT, ORANGEBURG, NEW YORK 12962
 SHEET TITLE: **FIRST FLOOR PLAN**

SCALE:	1/4"=1'-0"
DATE:	2019-08-28
JOB #:	19076
DRAWN BY:	SAB
CHECKED BY:	JBH

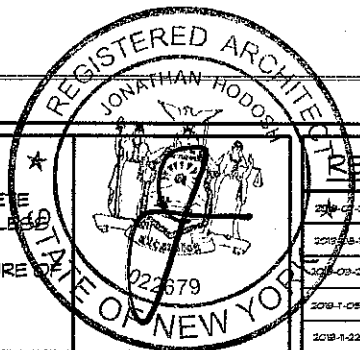


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CONSTRUCTION / DEMOLITION LEGEND

	EXISTING CONSTRUCTION TO BE REMOVED		EXISTING WINDOW TO BE REMOVED		EXISTING DOOR TO BE REMOVED
	EXISTING CONSTRUCTION TO REMAIN		EXISTING WINDOW TO REMAIN		EXISTING DOOR TO REMAIN
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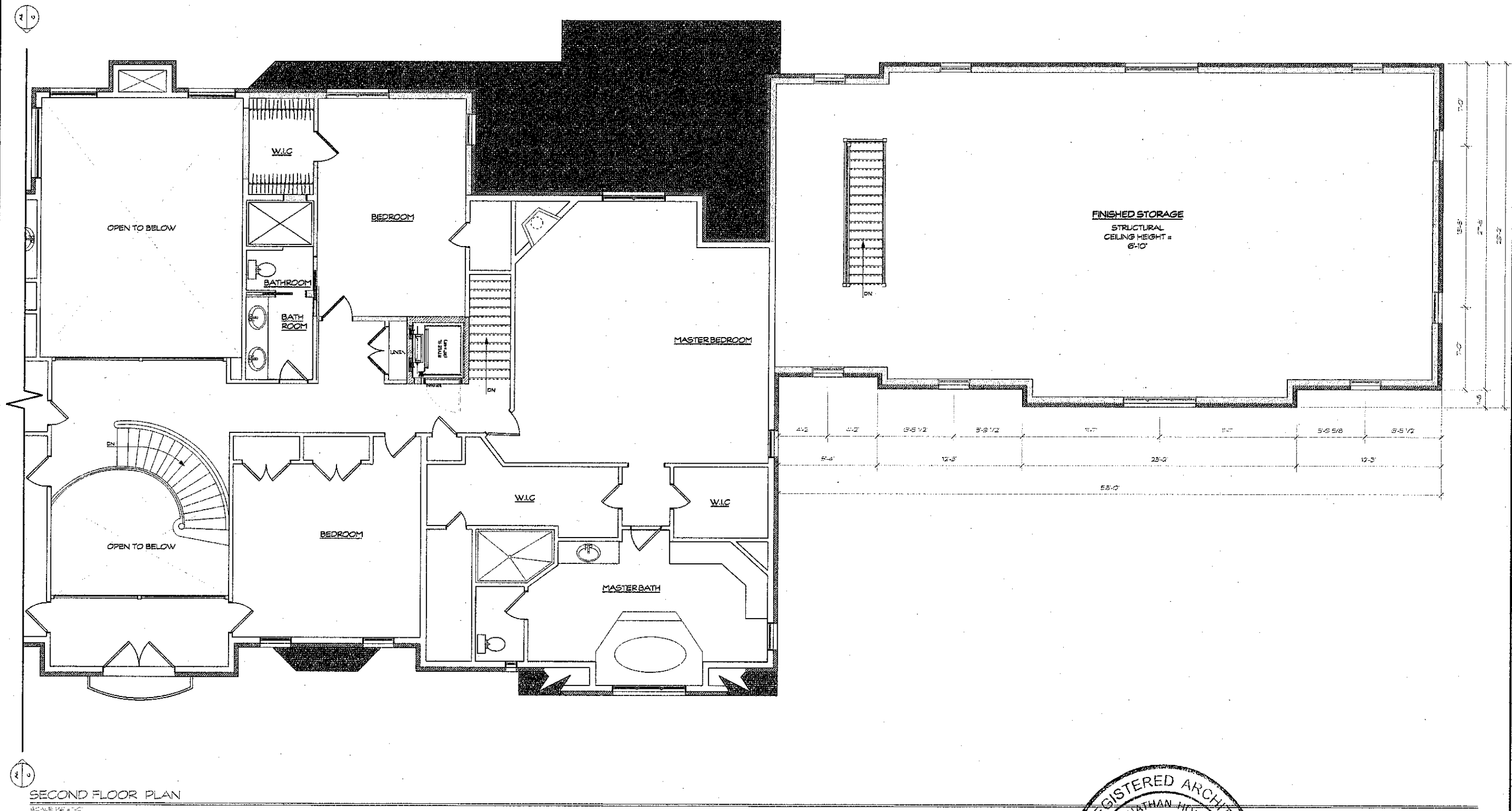
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REVISIONS		
2019-08-29	EXISTING CONDITIONS	SAB
2019-08-15	PROPOSAL 1	SAB
2019-09-04	PROPOSAL 2	SAB
2019-1-05	PROPOSAL 3	SAB
2019-1-22	PROPOSAL 4	SAB

REVISIONS		
2020-03-10	PROPOSAL 5 / CD 1	SAB
2020-06-12	PROPOSAL 6 / ZONING SET 1	SAB





PROPOSED ADDITIONS/ALTERATIONS:
THE BATTAGLIA RESIDENCE
 4 DORSEY COURT, ORANGEBURG, NEW YORK 10962
 SHEET TITLE: **SECOND FLOOR PLAN**

SCALE	1/4"=1'-0"
DATE	2019-08-28
JOB #	19076
DRAWN BY:	SAB
CHECKED BY:	JBH



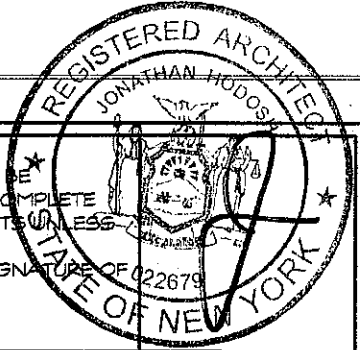
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 22 THIRD STREET, NEW CITY, NEW YORK 10956
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SECOND FLOOR PLAN
 SCALE 1/4"=1'-0"

CONSTRUCTION / DEMOLITION LEGEND

	EXISTING CONSTRUCTION TO BE REMOVED		EXISTING WINDOW TO BE REMOVED		EXISTING DOOR TO BE REMOVED
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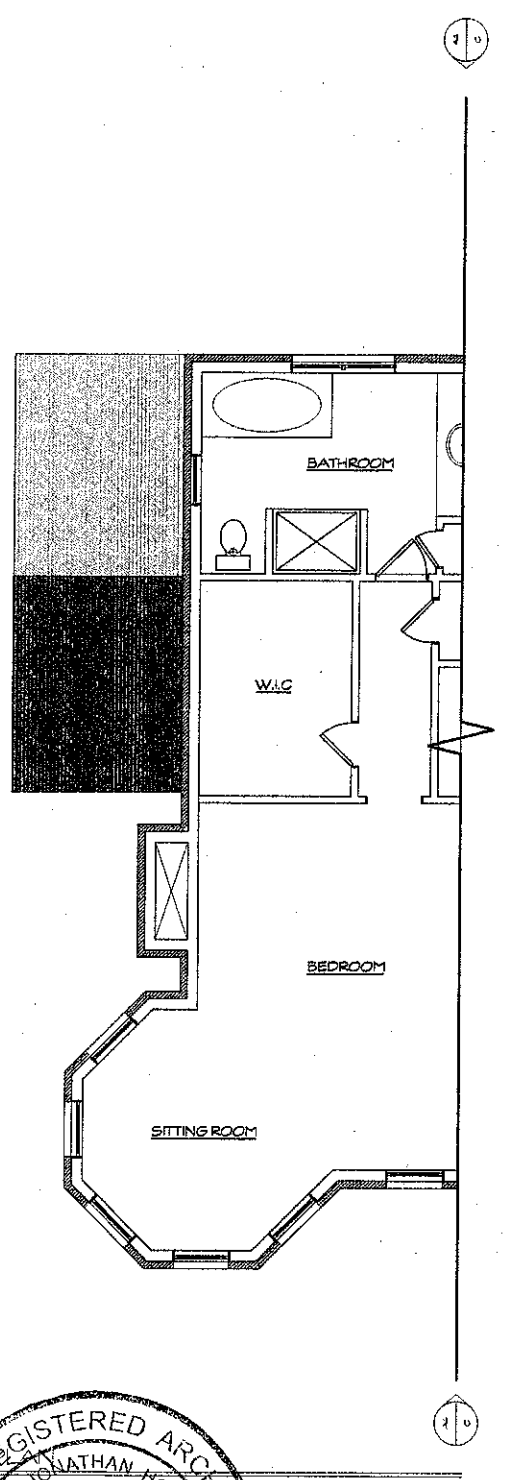
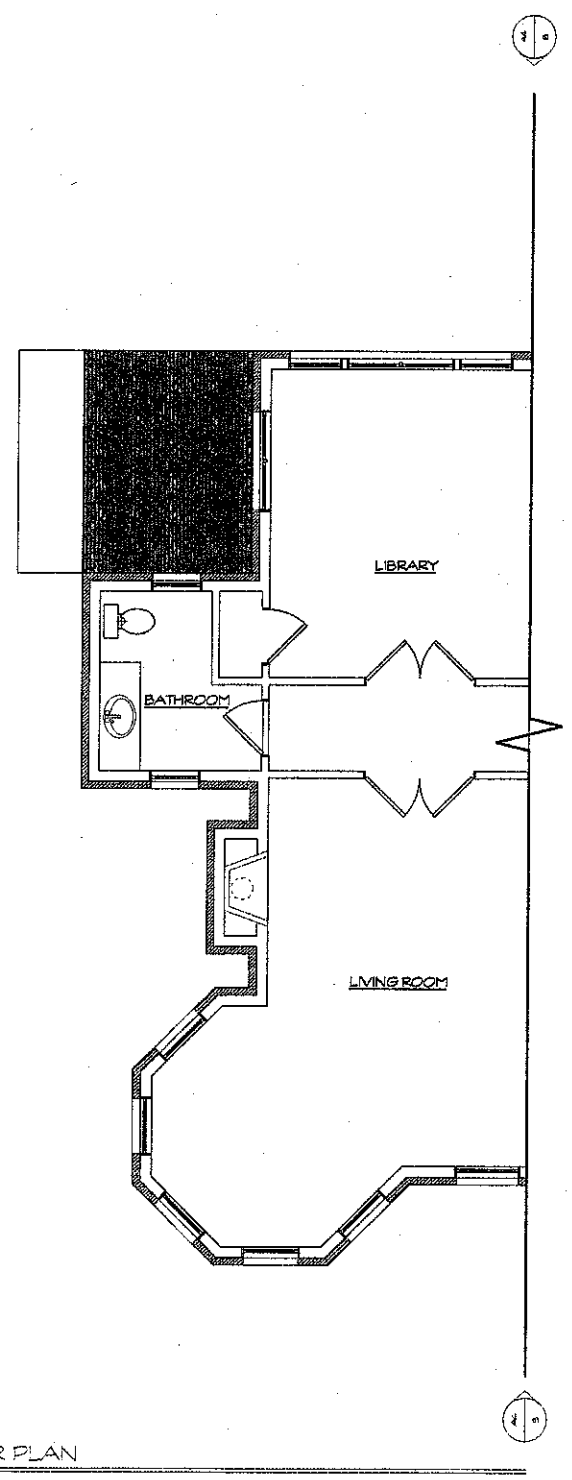
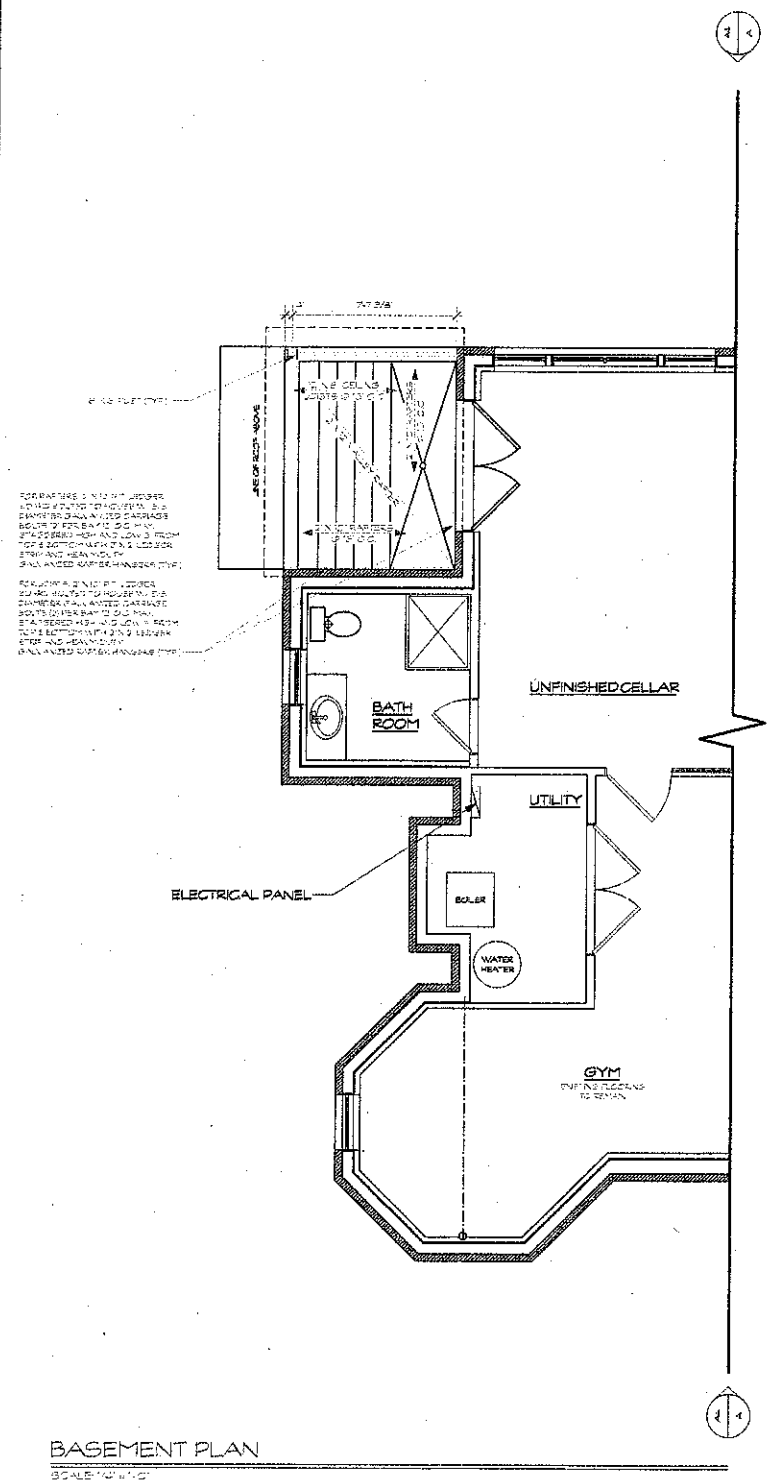
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REVISIONS		
2019-07-28	EXISTING CONDITIONS	SAB
2019-08-15	PROPOSAL 1	SAB
2019-09-24	PROPOSAL 2	SAB
2019-11-05	PROPOSAL 3	SAB
2019-11-22	PROPOSAL 4	SAB

REVISIONS		
2020-03-10	PROPOSAL 5 / CD 1	SAB
2020-08-12	PROPOSAL 6 / ZONING SET 1	SAB





PROPOSED ADDITIONS/ALTERATIONS:
THE BATTAGLIA RESIDENCE
 4 DORSEY COURT, ORANSEBURG, NEW YORK 10962
 SHEET TITLE:
PARTIAL PLANS AT SOUTH END OF HOUSE

SCALE	1/4" = 1'-0"
DATE	2019-06-28
JOB #	190716
DRAWN BY	SAB
CHECKED BY	JBH

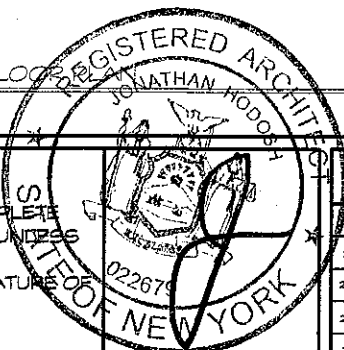


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CONSTRUCTION / DEMOLITION LEGEND

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	PROPOSED FRAMED CONSTRUCTION				

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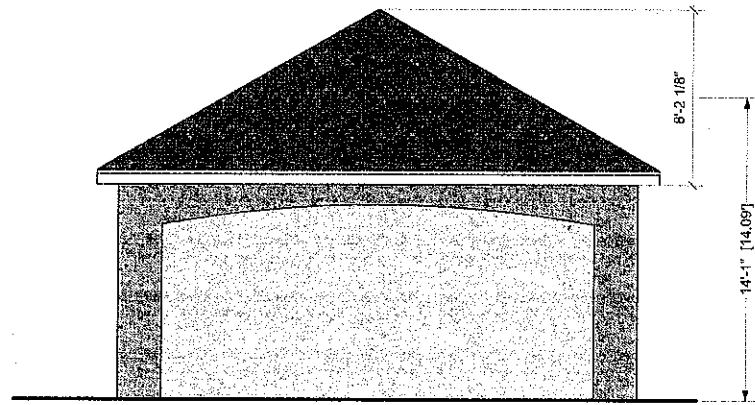
REVISIONS

DATE	DESCRIPTION	BY
2019-07-28	EXISTING CORNERINGS	SAB
2019-08-19	PROPOSAL 1	SAB
2019-09-24	PROPOSAL 2	SAB
2019-1-28	PROPOSAL 3	SAB
2019-3-22	PROPOSAL 4	SAB

REVISIONS

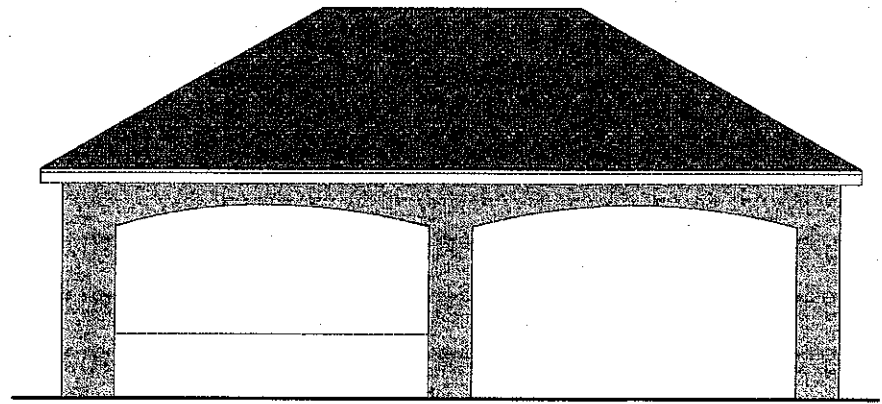
DATE	DESCRIPTION	BY
2020-03-10	PROPOSAL 5 / CD 1	SAB
2020-08-12	PROPOSAL 6: ZONING SET 1	SAB





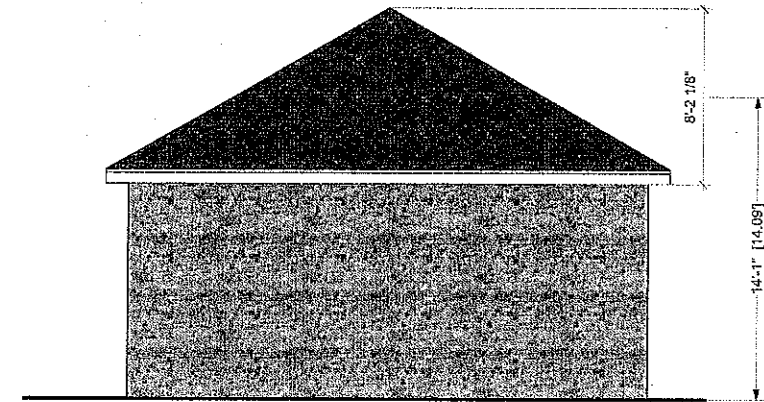
SOUTH ELEVATION

SCALE 1/4" = 1'-0"



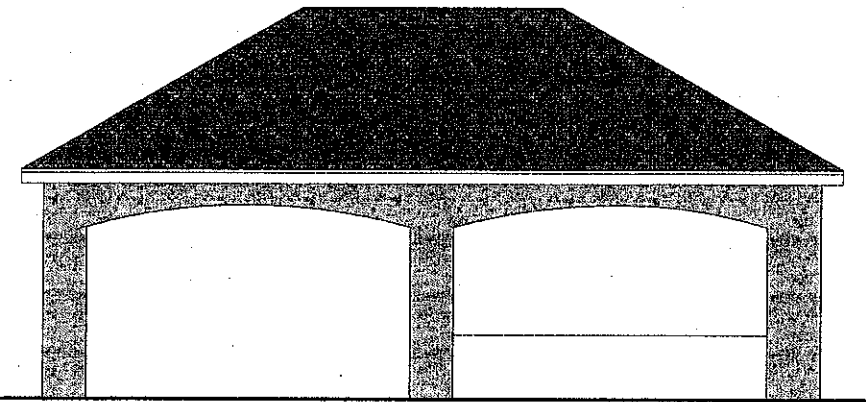
WEST ELEVATION

SCALE 1/4" = 1'-0"



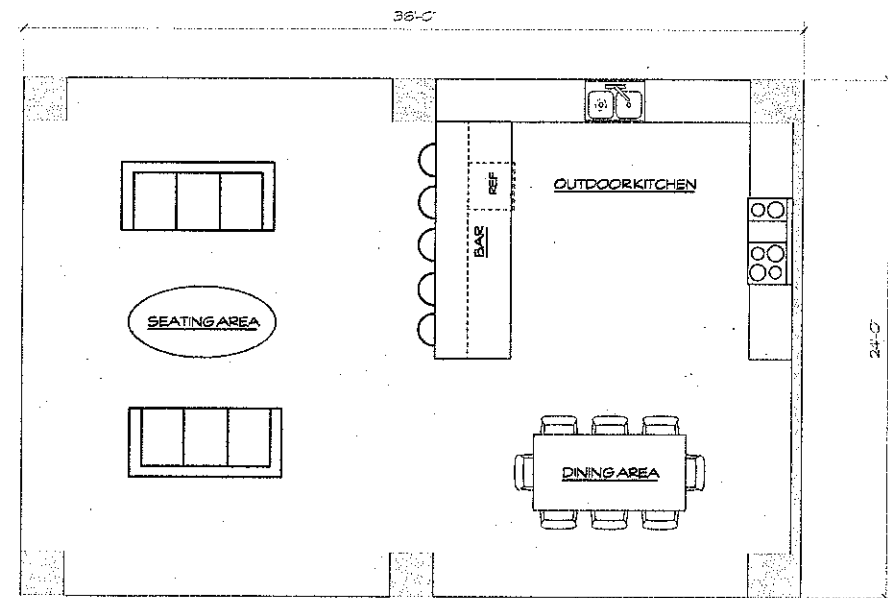
NORTH ELEVATION

SCALE 1/4" = 1'-0"



EAST ELEVATION

SCALE 1/4" = 1'-0"



GAZEBO PLAN/ ELEVATIONS

SCALE 1/4" = 1'-0"

PROPOSED ADDITIONS/ALTERATIONS:
THE BATTAGLIA RESIDENCE
 4 DORSEY COURT, ORANGEBURG, NEW YORK 10962

SHEET TITLE:
GAZEBO PLAN/ ELEVATIONS

SCALE	1/4" = 1'-0"
DATE	2019-06-28
JOB #	190716
DRAWN BY	SAB
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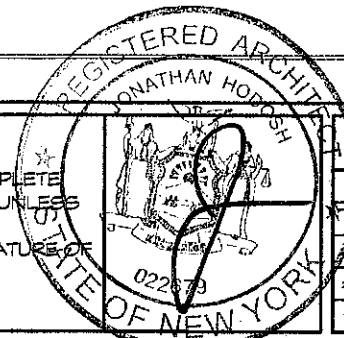
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	PROPOSED FRAMED CONSTRUCTION				

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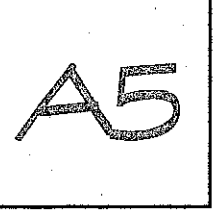


REVISIONS

DATE	DESCRIPTION	BY
2019-07-28	EXISTING CONDITIONS	SAB
2019-09-15	PROPOSAL 1	SAB
2019-09-24	PROPOSAL 2	SAB
2019-1-05	PROPOSAL 3	SAB
2019-11-22	PROPOSAL 4	SAB

REVISIONS

DATE	DESCRIPTION	BY
2020-03-10	PROPOSAL 5 / CD 1	SAB
2020-06-12	PROPOSAL 6 / ZONING SET 1	SAB





EXISTING FRONT ELEVATION

SCALE 1/8" = 1'-0"



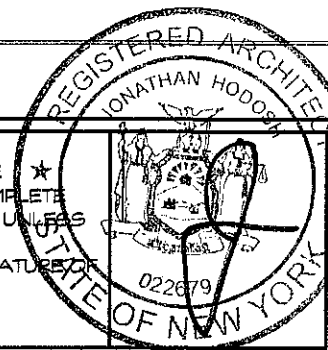
FRONT ELEVATION

SCALE 3/16" = 1'-0"

CONSTRUCTION / DEMOLITION LEGEND

	EXISTING CONSTRUCTION TO BE REMOVED		EXISTING WINDOW TO BE REMOVED		EXISTING DOOR TO BE REMOVED
	EXISTING CONSTRUCTION TO REMAIN		EXISTING WINDOW TO REMAIN		EXISTING DOOR TO REMAIN
	PROPOSED NEW CONCRETE BLOCK WALL		PROPOSED WINDOW		PROPOSED DOOR
	PROPOSED NEW POURED CONCRETE WALL				
	PROPOSED FRAMED CONSTRUCTION WITH SOUND ATTENUATING BATT INSULATION				
	PROPOSED FRAMED CONSTRUCTION				

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REVISIONS		
2019-01-28	EXISTING CONDITIONS	SAB
2019-06-05	PROPOSAL 1	SAB
2019-09-24	PROPOSAL 2	SAB
2019-1-08	PROPOSAL 3	SAB
2019-1-22	PROPOSAL 4	SAB

REVISIONS		
2020-03-10	PROPOSAL 5 / CD 1	SAB
2020-08-03	PROPOSAL 6 / ZENING SET 1	SAB



GEORGE HODOSH ASSOCIATES -

ARCHITECTS, P.C.

22 THIRD STREET, NEW CITY, NEW YORK 10956
PHONE: (845) 638-9336 FAX: (845) 638-9380



SCALE	1/4" = 1'-0"
DATE	2019-06-28
JOB #	190716
DRAWN BY	SAB
CHECKED BY	JBH

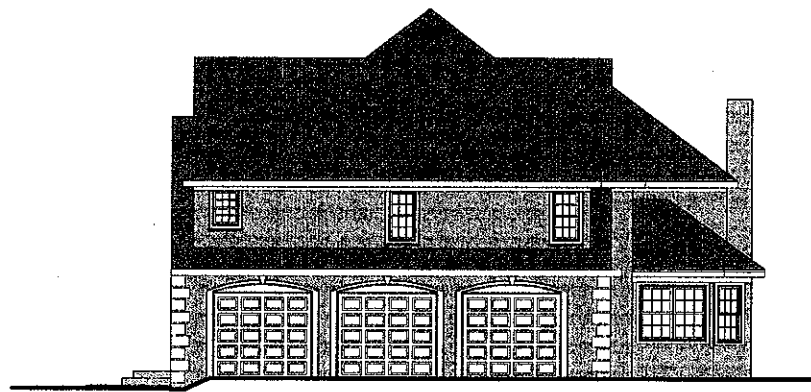
PROPOSED ADDITIONS/ALTERATIONS

THE BATTAGLIA RESIDENCE

4 DORSEY COURT, ORANGEBURG, NEW YORK 10962

SHEET TITLE

FRONT ELEVATION



EXISTING RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



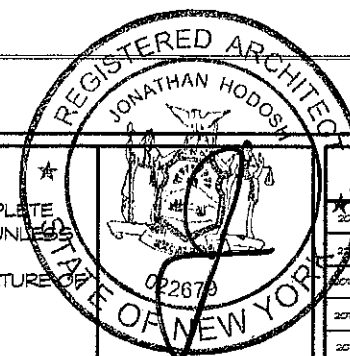
RIGHT ELEVATION

SCALE: 3/16" = 1'-0"

CONSTRUCTION / DEMOLITION LEGEND

	EXISTING CONSTRUCTION TO BE REMOVED		EXISTING WINDOW TO BE REMOVED		EXISTING DOOR TO BE REMOVED
	EXISTING CONSTRUCTION TO REMAIN		EXISTING WINDOW TO REMAIN		EXISTING DOOR TO REMAIN
	PROPOSED NEW CONCRETE BLOCK WALL		PROPOSED WINDOW		PROPOSED DOOR
	PROPOSED NEW POURED CONCRETE WALL				
	PROPOSED FRAMED CONSTRUCTION WITH SOUND ATTENUATING BATT INSULATION				
	PROPOSED FRAMED CONSTRUCTION				

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REVISIONS

DATE	DESCRIPTION	BY
2019-07-28	EXISTING CONDITIONS	SAB
2019-08-15	PROPOSAL 1	SAB
2019-09-24	PROPOSAL 2	SAB
2019-11-08	PROPOSAL 3	SAB
2019-11-22	PROPOSAL 4	SAB

REVISIONS

DATE	DESCRIPTION	BY
2020-03-10	PROPOSAL 5 / CD 1	SAB
2020-06-12	PROPOSAL 6 / ZONING SET 1	SAB

A7

GEORGE HODOSH ASSOCIATES - ARCHITECTS, P.C.

22 THIRD STREET, NEW CITY, NEW YORK 10956
PHONE: (845) 638-9936 FAX: (845) 638-9380

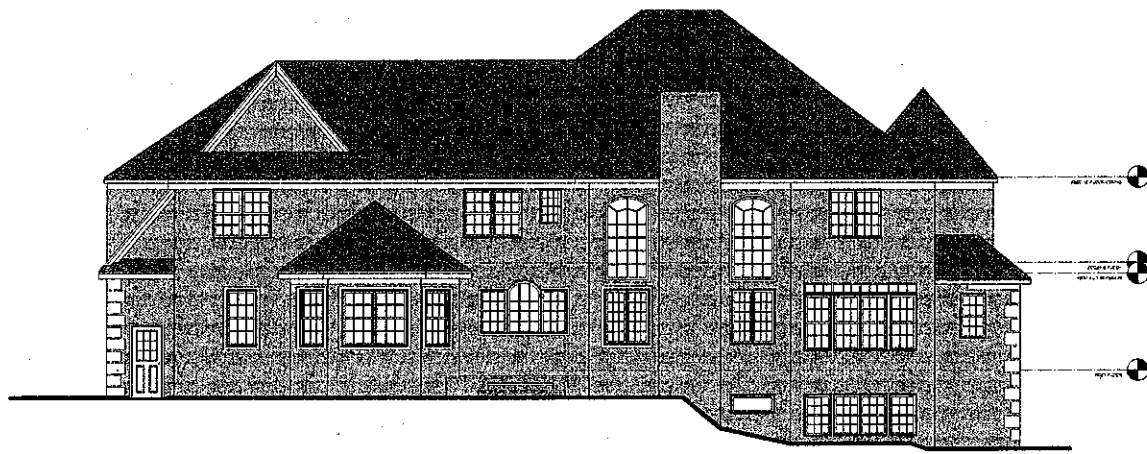


SCALE	1/4" = 1'-0"
DATE	2019-06-28
JOB #	190716
DRAWN BY	SAB
CHECKED BY	JBH

PROPOSED ADDITIONS/ALTERATIONS

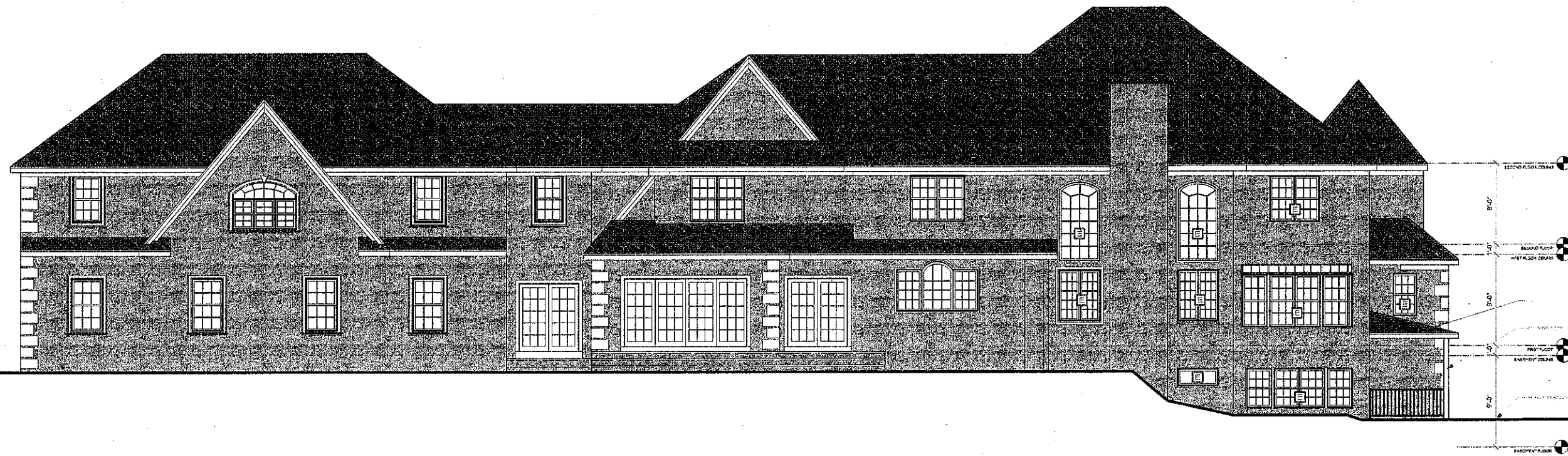
THE BATTAGLIA RESIDENCE
4 DORSEY COURT, ORANGETOWN, NEW YORK 10962

SHEET TITLE: RIGHT ELEVATION



EXISTING REAR ELEVATION

SCALE: 1/8" = 1'-0"



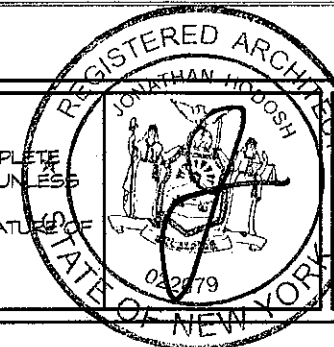
REAR ELEVATION

SCALE: 3/16" = 1'-0"

CONSTRUCTION / DEMOLITION LEGEND

	EXISTING CONSTRUCTION TO BE REMOVED		EXISTING WINDOW TO BE REMOVED		EXISTING DOOR TO BE REMOVED
	EXISTING CONSTRUCTION TO REMAIN		EXISTING WINDOW TO REMAIN		EXISTING DOOR TO REMAIN
	PROPOSED NEW CONCRETE BLOCK WALL		PROPOSED WINDOW		PROPOSED DOOR
	PROPOSED NEW POURED CONCRETE WALL				
	PROPOSED FRAMED CONSTRUCTION WITH SOUND ATTENUATING BATT INSULATION				
	PROPOSED FRAMED CONSTRUCTION				

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REVISIONS		
2019-07-29	EXISTING CONDITIONS	SAB
2019-08-15	PROPOSAL 1	SAB
2019-09-24	PROPOSAL 2	SAB
2019-11-08	PROPOSAL 3	SAB
2019-11-22	PROPOSAL 4	SAB

REVISIONS		
2020-03-10	PROPOSAL 5 / CD 1	SAB
2020-06-12	PROPOSAL 6 / ZONING SET 1	SAB



GEORGE HODOSH ASSOCIATES - ARCHITECTS, P.C.
 22 THIRD STREET, NEW CITY, NEW YORK 10956
 PHONE: (845) 638-9336 FAX: (845) 638-9380



SCALE:	1/4" = 1'-0"
DATE:	2019-06-28
JOB #:	19076
DRAWN BY:	SAB
CHECKED BY:	JBH

PROPOSED ADDITIONS/ALTERATIONS:

THE BATTAGLIA RESIDENCE
 4 DORSEY COURT, ORANGETOWN, NEW YORK 10962

SHEET TITLE:
 REAR ELEVATION



EXISTING LEFT ELEVATION

SCALE: 1/8" = 1'-0"



LEFT ELEVATION

SCALE: 3/16" = 1'-0"

PROPOSED ADDITIONS/ALTERATIONS:
THE BATTAGLIA RESIDENCE
 4 DORSEY COURT, ORANGEBURG, NEW YORK 10962

SHEET TITLE
 LEFT ELEVATION

SCALE:	1/4" = 1'-0"
DATE:	2019-08-28
JOB #:	19076
DRAWN BY:	SAS
CHECKED BY:	JBH



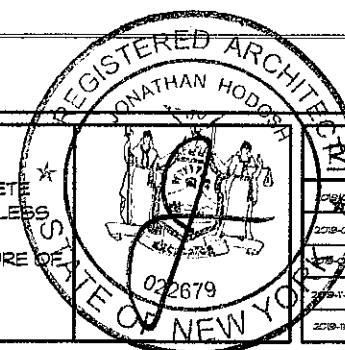
GEORGE HODOSH ASSOCIATES -
ARCHITECTS, P.C.

22 THIRD STREET, NEW CITY, NEW YORK 10956
 PHONE: (845) 638-9336 FAX: (845) 638-9380

CONSTRUCTION / DEMOLITION LEGEND

	EXISTING CONSTRUCTION TO BE REMOVED		EXISTING WINDOW TO BE REMOVED		EXISTING DOOR TO BE REMOVED
	EXISTING CONSTRUCTION TO REMAIN		EXISTING WINDOW TO REMAIN		EXISTING DOOR TO REMAIN
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DATE	REVISIONS	BY
2019-08-28	PROPOSAL 1	SAS
2019-08-28	PROPOSAL 2	SAS
2019-08-28	PROPOSAL 3	SAS
2019-08-28	PROPOSAL 4	SAS

DATE	REVISIONS	BY
2020-03-10	PROPOSAL 5 / CD	SAS
2020-08-12	PROPOSAL 6 / ZONING SET 1	SAS





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: July 2, 2020

Applicant: Battaglia

Address: 4 Dorsey Ct, Orangeburg, NY

RE: Application Made at: same

Chapter 43, Table 3.12 Column 1-R-40 District. Column 2- Group E. Column 3, Single Family Residences. Column 4- Max FAR 15% with 23% proposed. Column 11- Minimum Rear Yard 50' with 20' proposed.

Chapter 43, Section 6.332 Driveways shall be constructed of asphalt concrete with Paver Blocks proposed.

3 Variances required

Section: 69.08

Block: 1

Lot: 4.1

Dear Battaglia:

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

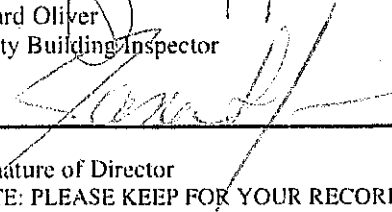
July 1, 2020, has been denied. I have enclosed a Xerox copy of your application, where you will find at the bottom the reason for denial.

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

7-6-2020
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: <u>R-40</u>	OFFICIAL USE ONLY	ACREAGE: <u>.93</u>
Inspector: <u>Mike</u>	Date App Received: <u>7-1-2020</u>	Received By: <u>Bin</u>
Permit No. <u>50058</u>	Date Issued: _____	
CO No. _____	Date Issued: _____	
Permit Fee: <u>17,728</u>	Ck# <u>4695</u>	Paid By <u>Battaglia</u>
GIS Fee: <u>20</u>	Ck# <u>4699</u>	Paid By <u>" "</u>
Stream Maintenance Fee	Ck # _____	Paid By _____
Additional Fee: _____	Ck# _____	Date Paid _____
1st 6 mo. Ext.: _____	Ck # _____	Exp. Date: _____
2nd 6 mo. Ext.: _____	Ck # _____	Exp. Date: _____

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: 4 DORSEY COURT, ORANGETOWN, N.Y. 10962
Section: 69.08 **Block:** 1 **Lot:** 4.1
Property Owner: Phil Battaglia
Mailing Address: 4 Dorsey Court, Orangeburg, NY 10962
Email: phil@rocklandbakery.com **Phone #:** 845 304 3022
Lessee (Business Name): N/A
Mailing Address: _____
Email: _____ **Phone #:** _____

Type of Business /Use: N/A
Contact Person: JONATHAN HODOSH **Relation to Project:** architect
Email: jhodosh@aol.com **Phone#:** 845 638 9336
Architect/Engineer: JONATHAN HODOSH **NYS Lic #** 022679
Address: 22 THIRD STREET, NEW CITY **Phone#:** 845 638 9336
Builder/General Contractor: PHIL VISA CONTRACTING CO. INC. **RC Lic #** H-07343
Address: 115 ROSE ROAD, WEST NYACK, N.Y. **Phone#:** 845-222-4091
Plumber: PHIL VISA CONTRACTING CO. INC. **RC Lic #** P-00461
Address: 115 ROSE ROAD, WEST NYACK, N.Y. **Phone#:** 845-222-4091
Electrician: PHIL VISA CONTRACTING CO. INC. **RC Lic #:** F-00334
Address: 115 ROSE ROAD, WEST NYACK, N.Y. **Phone#:** 845-222-4091
Heat/Cooling: PHIL VISA CONTRACTING CO. INC. **RC Lic#:** P-00461
Address: 115 ROSE ROAD, WEST NYACK, N.Y. **Phone#:** 845-222-4091

Existing use of structure or land: single-family residence
Proposed Project Description: ADDITION OF 4-CAR GARAGE & BREEZEWAY WITH FINISHED STORAGE ABOVE. CONVERSION OF 1-CAR GARAGE TO PANTRY/STORAGE, ROOF OVER BASEMENT ENTRANCE AT SOUTH-WEST CORNER OF HOUSE. EXTEND KITCHEN AT FIRST FLOOR & BEDROOM & BATH AT SECOND FLOOR. NEW GLAZES WITH OUTDOOR KITCHEN/BAR WITH SITTING AREAS AND ADD CIRCULAR DRIVEWAY.
Proposed Square Footage: 3,183.5 **Estimated Construction Value (\$):** 421,737.50

BUILDING DEPARTMENT COMPLETES BELOW

PLANS REVIEWED: _____

PERMIT REFERRED / DENIED FOR:

Chapter 43, Table 3.12 ... Column 1, 2, 3 = R-40; Group E, SFR.
Column 4 = Max PAR 150% with 23% proposed. Column 11 = Maximum
near yard 50' with 20' proposed. Chapter 43, Section 6.332
requires driveway to be constructed of asphalt concrete
with Pav. Block proposed. 3 Variances required.

FOR OFFICE
USE ONLY

SECTION

BLOCK

LOT

NAME

PERMIT #

APPLICATION FOR BUILDING/DEMOLITION PERMIT

APPLICANT MUST COMPLETE OR APPLICATION WILL NOT BE ACCEPTED

ZONING BULK REQUIREMENTS			
Zone: <u>R-10</u>	Group: <u>E</u>	Use: <u>single family residence</u>	
	Required	Existing	Proposed
Floor area ratio	0.150	0.157	0.23
Lot area	40,000	40,633	40,633
Lot width	150	226.91	226.91
Street frontage	100	226.91	226.91
Front yard setback	50	57.6	57.6
Side yard setback	30	54.2	54.2
Total side yard setback	80	139.7	84.5
Rear yard setback	50	67.4	60.1
Maximum building height	8' per foot from front lot line	6.3' per foot from front lot line	6.3' per foot from front lot line
Number of stories: <u>2</u> Construction Type: <u>SB</u> Occupancy Class: <u>R-3</u>			
Zoning Chart Information Completed by: <u>GEORGIE HODOSH ASSOCIATES - ARCHITECTS, P.C.</u>			
1. Sewage: (circle one) Town County Private 2. How many kitchens on the property? <u>one</u> 3. Are there any renters, tenants, lessees or boarders at this property? YES / NO 4. Are there any other building permits on this property? YES / NO 5. Is the property in a flood plain? YES / NO			

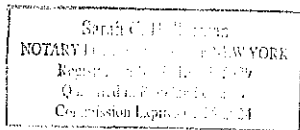
AFFIDAVIT

State of New York)

County of Rockland) SS.:

Town/Village of CLARKSTOWN)

I, Phil Battaglia being duly sworn, deposes and says that he/she is the (circle one) owner, lessee, engineer, surveyor, architect, builder, or agent of the owner) in fee of the premises to which this application applies; that he/she (the applicant) is duly authorized to make this application and that the statements contained in the papers submitted herein are true to the best of his/her knowledge and belief, and that the work will be performed in the manner set forth in the application and in the plans and specifications filed therewith, and in accordance with the State Uniform Building Code and all other applicable laws, ordinances and regulations of the municipality. I also declare that the structure or area described in this application will not be occupied or used until I have obtained a Certificate of Occupancy or Certificate of Compliance.



Signature and Mailing Address

Phil Battaglia
Phil Battaglia
4 Dorsey Court
Orangeburg, N.Y. 10962

SWORN to before me this 4th day of FEBRUARY, 2020

Witness: _____
 (If not witnessed by Building Department personnel, Notary signature is required.) *Sarah C. H.* Notary Public

OFFICIAL USE ONLY:

Checked by: _____ Date: _____

Permit Granted for: _____

Signature: _____ Date: _____

Director, OBZPAE

APPLICATION REVIEW FORM

Applicant: PHIL BATTAGLIA Phone # _____

Address: 4 DORSEY COURT, ORAN(Post Office)GBURG, N.Y. 10962
Street Name & Number City State Zip Code

Property Owner: PHIL BATTAGLIA Phone # _____

Address: 4 DORSEY COURT, ORAN(Post Office)GBURG, N.Y. 10962
Street Name & Number City State Zip Code

Engineer/Architect/Surveyor: JONATHAN HODOSH Phone # 845 638 9336

Address: 22 THIRD STREET, NEW CITY, N.Y. 10956
Street Name & Number (Post Office) City State Zip Code

Attorney: N/A Phone # _____

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

Contact Person: JONATHAN HODOSH Phone # 845 638 9336

Address: 22 THIRD STREET, NEW CITY, N.Y. 10956
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: N/A

- 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: N/A

- 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.

N/A

Environmental Constraints:

Are there slopes greater than 25%? If yes, please indicate the amount and show the gross and net area N/A

Are there streams on the site? If yes, please provide the names. N/A

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

N/A

Project History:

Has this project ever been reviewed before? N/A

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.

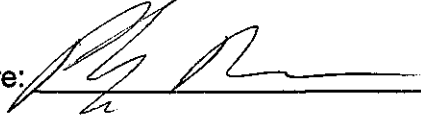
N/A

APPLICATION REVIEW FORM

Applicant's Signature and Certification

State of New York)
County of Rockland) SS.:
Town/Village of _____)

I, PHIL BATTAGLIA hereby depose and say that all the above statements contained in the papers submitted herewith are true.

Signature:  _____

Mailing Address: PHIL BATTAGLIA
4 DORSEY COURT
ORANUEBURG, N.Y.

SWORN to before this
_____ day of _____, 20____

Notary Public

Owner/Applicant's Consent Form to Visit Property

I, PHIL BATTAGLIA, owner/applicant of the property described in the application submitted to the town/village board, planning board, zoning board of appeals and/or supporting staff, do hereby give permission to members of said boards and/or supporting staff to visit the property in question at a reasonable time during the day.


Owner/Applicant Signature

SWORN to before this
_____ day of _____, 20____

Notary Public

APPLICATION REVIEW FORM

Affidavit of Ownership/Owner's Consent

State of New York)
County of Rockland) SS.:
Town/Village of _____)

I, PHIL BATTAGLIA being duly sworn, hereby depose and say
that I reside in the county of ROCKLAND in the state of
NEW YORK.

I am the (* OWNER) owner in the fee simple of premises located
at: 4 DORSEY COURT, ORANGETOWN, NEW YORK

described in a certain deed of said premises recorded in the Rockland County
Clerk's Office in _____ of conveyances, page _____
Instrument #: 2017-06037430.

Said premises have been in my/its possession since 2017.
Said premises are also known and designated on the Town of ORANGETOWN.
Tax Map as: section: 69.08 block: 1 lot(s): 4.1

I hereby authorize the within application on my behalf and that the statement of fact contained in said
application are true, and agree to be bound by the determination of the board.

Owner Signature [Handwritten Signature]

Mailing Address: PHIL BATTAGLIA
4 DORSEY COURT
ORANGETOWN, N.Y.

SWORN to before this
_____ day of _____, 20_____

Notary Public

*If owner is a corporation, fill in the office held by deponent and name of corporation, and provide a
list of all directors, officers and stockholders owning more that 5% of any class of stock.

APPLICATION REVIEW FORM

Affidavit Pursuant to Section 809 of the General Municipal Law

State of New York)
County of Rockland) SS.:
Town/Village of _____)

I, PHIL BATTAGLIA, being duly sworn, hereby depose and say that all the following statements and the statements contained in the papers submitted herewith are true and that the nature and extent of any interests set forth are disclosed to the extent that they are known to the applicant.

1. Print or type full name and post office address

PHIL BATTAGLIA
4 DORSEY COURT
ORANGETOWN, N.Y. 10962

Certifies that he/she is owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner that he/she has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application for the relief set forth:

ZONING BOARD

2. To the ^{OF} APPEALS of the Town/Village of ORANGETOWN, Rockland County, New York:

Application, petition or request is hereby submitted for:

- Variance or modification from the requirement of Section 10.322;
 Special permit per the requirements of Section _____;
 Review and approval of proposed subdivision plat;
 Exemption from a plat or official map;
 An order to issue a certificate, permit or license;
 An amendment to the Zoning Ordinance of Official Map or change thereof;
 Other (explain) _____;

To permit construction, maintenance and use of addition of 4-car garage & breezeway with finished storage above conversion of 1-car garage to parking/storage with over basement entrance at south-west corner of house, extend kitchen at first floor and bedroom/bath at second floor, new gazebo with outdoor kitchen/bar with sitting areas and add circular driveway.

3. Premises affected are in a R-40 zone and from the Town of ORANGETOWN

Tax map, the property is known as Section 69.08, Block, 1, Lot(s) 4.1.

APPLICATION REVIEW FORM

4. There is no state officer, Rockland County officer or employee or town/village officer or employee nor his or her spouse, brother, sister, parent, child or grandchild, or a spouse of any of these relatives who is the applicant or who has an interest in the person, partnership or association making this application, petition or request, or is an officer, director, partner or employee of the applicant, or that such officer or employee, if this applicant is a corporation, legally or beneficially owns or controls any stock of the applicant in excess of 5% of the total of the corporation if its stock is listed on the New York or American Stock Exchanges; or is a member or partner of the applicant, if the applicant is an association or a partnership; nor that such town/village officer or employee nor any member of his family in any of the foregoing classes is a party to an agreement with the applicant, express or implied, whereby such officer or employee may receive any payment or other benefit, whether or not for service rendered, which is dependent or contingent upon the favorable approval of this application, petition or request.

5. To the extent that the same is known to your applicant, and to the owner of the subject premises **there is disclosed herewith** the interest of the following officer or employee of the State of New York or the County of Rockland or of the Town/Village of ORANGETOWN in the petition, request or application or in the property or subject matter to which it relates:

(IF NONE, SO STATE)

- a. Name and address of officer or employee none
- b. Nature of interest _____
- c. If stockholder, number of shares _____
- d. If officer or partner, nature of office and name of partnership _____
- e. If a spouse or brother, sister, parent, child, grandchild or the spouse of any of these blood relatives of such state, county or town/village officer or employee, state name and address of such relative and nature of relationship to officer and employee and nature and extent of office, interest or participation or association having an interest in such ownership or in any business entity sharing in such ownership. _____
- f. In the event of corporate or limited liability company ownership: A list of all directors, officers and stockholders of each corporation or members of each limited liability company owning more than five (5%) percent of any class of stock or more than five (5%) percent beneficial interest, must be attached, if any of these are officers or employees of the State of New York, or of the County of Rockland, or of the Town of Orangetown.

6. I do hereby depose and say that all the above statements and statements contained in the papers submitted herewith are true, knowing that a person who knowingly and intentionally violates this section is guilty of a misdemeanor.

Signature: _____

Mailing Address: _____

PHIL BATTAGLIA
4 DORSEY COURT
ORANGETOWN, N.Y. 10962

SWORN to before this

_____ day of _____, 20_____

Notary Public

Phil Battaglia
4 Dorsey Court, Orangeburg, New York 10932

Town of Orangetown
20 Greenbush Road,
Orangeburg, New York 10932

Re: Proposed additions/alterations to 4 Dorsey Court, Orangeburg, New York 10932

We authorize my architect, Jonathan B. Hodosh, to act as my agent in all matters concerning planning and zoning board applications, building permits, construction, and any variances that may be required for my project at 4 Dorsey Court, Orangeburg, New York 10932. This includes signing of applications (including owner's consent) and correspondence; and appearing before all required boards.

Sincerely,



Owner: Phil Battaglia
Mailing 4 Dorsey Court,
Address: Orangeburg, New York 10932

SWORN to before me this

4th day of FEBRUARY, 2020

Jonathan C. Hall
Notary Public

Jonathan C. Hoffmann
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01106335979
Qualified in Putnam County
Commission Expires 01/25/2024

392489,64.20-1-8,James Davie,P.O. Box 302,Orangeburg, NY 10962
392489,64.20-1-12,Richard John Glielmi,8 WO Bauer Ln,Orangeburg, NY
10962
392489,64.20-1-13,Nicholas Yavaldakis,10 Warrant Officer
Bauer,Orangeburg, NY 10962
392489,64.20-1-14,Andrzej Gutowski,1 Dorsey Ct,Orangeburg, NY 10962
392489,69.08-1-4.1,Philip Battaglia,4 Dorsey Ct,Orangeburg, NY
10962
392489,69.08-1-4.2,John White Jr,6 Dorsey Ct,Orangeburg, NY 10962
392489,69.08-1-4.12,Michael Connell,3 Friar Tuck Ct,Orangeburg, NY
10962
392489,69.08-1-4.13,Deo Persaud,19 Denoyelles Cir,Garnerville, NY
10923

APPLICATION REVIEW FORM

Reimbursement for Professional Consulting Services

The Town/Village Board, Planning Board and Zoning Board of Appeals in the review of any application described above, may refer any such application presented to it to such engineering, planning, environmental or other technical consultant as such Board shall deem reasonably necessary to enable it to review such application as required by law. The charges made by such consultants shall be in accord with such charges usually made for such services in the metropolitan New York region or pursuant to an existing contractual agreement between the town/village for the cost of such consultant services upon receipt of the bill. Such reimbursement shall be made prior to final action on the application.

Permits will not be issued and site plan or subdivision will not be signed until bill is paid in full.

Applicant's Signature:  _____

SWORN to before this

_____ day of _____, 20____

Notary Public

APPLICATION REVIEW FORM

PART II

Application before the Zoning Board of Appeals

Application, petition or request is hereby submitted for:

- Variance from the requirement of Section 10.322
- Special permit per the requirements of Section _____
- Review of an administrative decision of the Building Inspector;
- An order to issue a Certificate of Occupancy;
- An order to issue a Building Permit;
- An interpretation of the Zoning Ordinance or Map;
- Certification of an existing non-conforming structure or use;
- Other (explain)

To permit construction, maintenance or use of

Addition of 4-car garage & breezeway with finished storage above.
Conversion of 1-car garage to pantry/storage. Roof over basement
entrance at south-west corner of house. Extend kitchen at first
floor and bedroom & bath at second floor. New gazebo with
outdoor kitchen/bar with sitting areas and add circular
driveway.
 If an area variance is required, please fill out below:

This application seeks a variance from the provisions of ~~Article~~ ^{chapter} 43, Section(s) 10.322. Specifically, the applicant seeks a MAX FAR, min rear yard (side yard, lot area, height, etc.) of 15% w/ 13% & 50' w/ 20' (feet, height, floor area ratio, etc.)
 FAR rear yard.