

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: 07/20/2020

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: CROWIE / SUNROOM

Street Address: 35 SUNRISE LANE
PEARL RIVER, NEW YORK 10965

Tax Map Designation:
Section: 69.18 Block: 3 Lot(s): 44
Section: _____ Block: _____ Lot(s): _____

Directional Location:
On the SOUTH side of SUNRISE LANE, approximately 200 feet EAST of the intersection of WEST NAUGAUSHAUN AVE., in the Town of ORANGETOWN in the hamlet/village of PEARL RIVER.

Acreage of Parcel <u>1.159</u>	Zoning District <u>ORANGETOWN</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.)
REPLACE REAR DECK WITH PERMANENT FOUNDATION, THEN ENCLOSE THE NEW DECK WITH A WOOD FRAMED ONE STORY ENCLOSURE.

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.

Date: 07/20/2020 Applicant's Signature: THOMAS Crowl

APPLICATION REVIEW FORM

Applicant: THOMAS CROWE Phone # 914-645-7600

Address: 35 SUNRISE LANE PEAK RIVER NEW YORK 10965

Property Owner: THOMAS FRANKLIN CROWE Phone # 914-645-7600

Address: 35 SUNRISE LANE PEAK RIVER NEW YORK 10965

Engineer/Architect/Surveyor: LUKE PETROCELLI R.A. Phone # 551-804-8308

Address: 51 STAFFORD RD #CS BROOKLYN NEW YORK 11218

Attorney: N/A Phone #

Address:

Contact Person: THOMAS CROWE Phone # 914-645-7600

Address: 35 SUNRISE LANE PEAK RIVER N.Y. 10965

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? _____
- 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.



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 14, 2020

Applicant: Crowe

Address: 35 Sunrise Ln, Pearl River, NY

RE: Application Made at: same

Chapter 43, Table 3.12 Column 1- R-15 District. Column 2- Group M. Column 3- SFR, Column 4
Required Maximum Floor Area Ratio 20% with 35% proposed; Column 9 Required Side Yard 15' (Section
5.227) with 6'10" proposed
Two Variances Required

Existing Non-Conforming Lot Arc, LotWidth, Front Yard, Street Frontage.

Section: 69.18

Block: 3

Lot: 44

Dear Crowe:

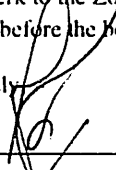
Please be advised that the Building Permit Application, which you submitted on

June 22, 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 Straga
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-15</u>	OFFICIAL USE ONLY	ACREAGE: <u>.159</u>
Inspector: <u>Dom</u>	Date App Received: <u>6-22-2020</u>	Received By: <u>J.</u>
Permit No. <u>50215</u>	Date Issued: _____	
CO No. _____	Date Issued: _____	
Permit Fee: <u>\$1,248.-</u>	Ck# <u>2733</u>	Paid By <u>Crowe</u>
GIS Fee: <u>\$20.-</u>	Ck# <u>2732</u>	Paid By <u>Crowe</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: 35 SUNRISE LANE PEARL RIVER, NY 10965

Section: 69.18 **Block:** 3 **Lot:** 44

Property Owner: THOMAS CROWE

Mailing Address: 35 SUNRISE LANE PEARL RIVER, NY 10965

Email: TCROMAN828@GMAIL.COM **Phone #:** 914 - 645 - 7600

Lessee (Business Name): N/A

Mailing Address: _____

Email: _____ **Phone #:** _____

Type of Business /Use: N/A

Contact Person: THOMAS CROWE **Relation to Project:** OWNER / GC

Email: TCROMAN828@GMAIL.COM **Phone#:** 914-645-7600

Architect/Engineer: LUKE PETROCELLI R.A. **NYS Lic #** 04208

Address: 51 STAFFORD RD # C9 BROOKLYN N.J. 11218 **Phone#:** 551-804-8308

Builder/General Contractor: OWNER **RC Lic #** _____

Address: _____ **Phone#:** _____

Plumber: _____ **RC Lic #** _____

Address: _____ **Phone#:** _____

Electrician: _____ **RC Lic #:** _____

Address: _____ **Phone#:** _____

Heat/Cooling: _____ **RC Lic#:** _____

Address: _____ **Phone#:** _____

Existing use of structure or land: RESIDENTIAL (R-15)

Proposed Project Description: ONE STORY ADDITION TO REAR OF HOUSE, REPLACING EXISTING REAR YARD DECK. 13' x 38'

EXTENSION OF EXISTING ELECTRICAL & MECHANICAL SYSTEMS AS REQUIRED

Proposed Square Footage: 470 SF ADDITIONAL **Estimated Construction Value (\$):** 61,150.00

BUILDING DEPARTMENT COMPLETES BELOW

PLANS REVIEWED: _____

PERMIT REFERRED / DENIED FOR:

Chapter 43, Table 3.11 Column 1 - ^{R-15} ~~Over~~ Column 2 - ⁶⁰⁰⁰ ~~in~~ Column 3, S.F.R. Column 4 Maximum FAR ~~revisions~~ 70% w/ 35% proposed. Column 9 Maximum side yard 19' (Section 5.227) w/ 6' 10' proposed.

Two variances upon exist non-conforming lot with lot area, and street frontage.

7/14/2020 Deputy

FOR OFFICE USE ONLY SECTION 69.18 BLOCK 3 LOT 44 NAME CROWE PERMIT# 50215

PROPERTY INFORMATION

ADDRESS: 35 SUNRISE LANE PEARL RIVER, NY 10965
 PROJECT TYPE: NEW ADDITION-VARIANCE FILING
 TAX MAP SECTION: 09.18
 BLOCK NUMBER: 3
 LOT NUMBER: 44

BULK REQUIREMENTS: ZONE R-15

USE GROUP: M	MIN. LOT AREA	LOT WIDTH	FRONT YARD	SIDE YARD	TOTAL SIDE YARD	REAR YARD	STREET FRONT	MAX HEIGHT	FLOOR AREA RATIO
EXISTING	7,861 SF *	71'-8"	18'-8"	6'-10"	30'-10"	37'-9"	73'-8"	18'-0"	0.35
PROPOSED	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	30'-6"	35'-3"	NO CHANGE	NO CHANGE TO MAX HEIGHT	0.41
VARIANCE REQUIRED	NO	NO	NO	YES	NO	NO	NO	NO	YES

NOTE:
 (*) INDICATES BULK CHARACTERISTIC THAT IS EXISTING NON-CONFORMING. (NO CHANGE PROPOSED)
 CHAPTER 43, SECTION 5.21 OF THE ORANGETOWN ZONING RESOLUTION: "EXCEPTIONS TO BULK REGULATIONS" APPLIES AS REFERENCED TO BULK REQUIREMENTS TABLE ABOVE REGARDING REQUIRED SIDE YARD, TOTAL SIDE YARD AND MAXIMUM HEIGHT. BULK REQUIREMENTS TABLE AS PER PLOT PLAN BY ROBERT E. SORACE, PLS DATED 05/22/2001, MODIFIED AS PER UPODATES

GENERAL NOTES

THESE SIGNED & SEALED DOCUMENTS HAVE BEEN PREPARED TO ILLUSTRATE AND EXPLAIN THE SCOPE OF WORK REQUIRED FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY WOOD-FRAMED DWELLING, AND ARE LIMITED TO BASIC STRUCTURAL & ARCHITECTURAL INFORMATION. NO FURTHER LIABILITY SHALL BE ASSUMED BEYOND THE CONTENTS HEREIN.

ALL MECHANICAL, ELECTRICAL, & PLUMBING INFORMATION AND SCOPE OF WORK SHALL BE PROVIDED BY OTHERS.

ALL WORK SHALL COMPLY WITH NYC BUILDING CODE, NFPA, NYC ELECTRICAL CODE & ALL OTHER APPLICABLE CODES & ORDINANCES AND IN ACCORDANCE WITH MUNICIPALITY RULES. APPLICABLE CODES INCLUDE:
 2015 INTERNATIONAL BUILDING CODE NY STATE / 2015 INTERNATIONAL RESIDENTIAL CODE
 2017 UNIFORM CONSTRUCTION CODE WITH NY STATE SUPPLEMENT
 2015 ENERGY CONSERVATION CODE OF NEW YORK STATE WITH 2017 ENERGY CODE SUPPLEMENTS.

IN ADDITION TO WORKMAN'S COMPENSATION AND DISABILITY INSURANCE REQUIRED BY THE DEPARTMENT OF BUILDINGS, ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK IN THE PREMISES SHALL PROVIDE LIABILITY INSURANCE IN AMOUNTS DESIGNATED BY THE BUILDING OWNER.

IN THE EVENT OF CONFLICTS BETWEEN THE DOCUMENTS AND THE REQUIREMENTS OF THE BUILDING CODE, THE MORE STRINGENT REQUIREMENT GOVERNS.

IN THE EVENT OF ERRORS OR INCONSISTENCIES IN THE DOCUMENTS, THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT. THE ARCHITECT SHALL PROVIDE CLARIFYING INFORMATION TO THE CONTRACTOR. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY STRUCTURAL CONDITIONS NOT SHOWN ON THESE PLANS.

THE INTENT OF THESE DOCUMENTS IS TO ILLUSTRATE AND INCLUDE BASIC ITEMS NECESSARY FOR THE PROPER EXECUTION OF THE WORK. THE CONTRACTOR SHALL FURNISH OR CONTRACT FOR ALL LABOR, MATERIALS, TOOLS, EQUIPMENT AND OTHER ITEMS AS MAY BE NECESSARY TO COMPLETE THE WORK CALLED FOR, SHOWN ON OR REASONABLY INFERRED BY THESE DOCUMENTS.

THE ARCHITECT IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS, TECHNIQUES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK SINCE THESE ARE SOLELY THE GENERAL CONTRACTOR'S RESPONSIBILITY.

DO NOT SCALE DRAWINGS TO OBTAIN DIMENSIONS. IF UNCERTAINTY ARISES REGARDING DIMENSIONS, ALIGNMENTS, HEIGHTS, ETC., CONTACT THE ARCHITECT FOR CLARIFICATION.

THE CONTRACTOR SHALL COORDINATE THE WORK OF SEPARATE TRADES. THE CONTRACTOR SHALL COORDINATE THE FITTING AND MATCHING OF MATERIALS AND EQUIPMENT SUPPLIED BY THE SUBCONTRACTORS OR THEIR SUPPLIERS.

THE CONTRACTOR SHALL INSURE THAT ALL WORK IS INSTALLED STRAIGHT, TRUE TO LINE, ACCURATELY FITTED AND LOCATED WITH PROPER SUPPORTS, GROUNDS, BLOCKING, HARDWARE, BACKING MATERIAL, JOINTS, SEALANT OR GROUTS AS APPLICABLE. USING APPROPRIATE HARDWARE OR CONNECTION DEVICES AND FOR THE PROPER INTEGRATION OF THE WORK OF DIFFERENT TRADES. ALL ITEMS SHALL BE ANCHORED FIRMLY AS REQUIRED BY SUBSTRATE CONDITIONS, EXCEPT ITEMS REQUIRING LOOSE OR SLIP JOINTS OR CONNECTIONS TO ALLOW FOR EXPANSION AND CONTRACTION OR MOVEMENT IN THE BUILDING.

CONSTRUCTION & MATERIALS NOTES

FOR DESIGN PURPOSES, LOAD VALUES FOR THESE DOCUMENTS WERE TAKEN FROM TABLE R401.41, WITH SOILS MAINTAINING A MINIMUM LOAD-BEARING PRESSURE OF 2,000 PSF. ALL FOOTINGS AND FOUNDATION WORK SHALL ONLY BE INSTALLED ON SOIL WITH PROPER BEARING VALUE.

ALL CONCRETE WORK SHALL BE TRANSIT-MIXED STONE WITH A BEARING CAPACITY OF 3,000 PSI TESTED 28 DAYS AFTER POURING.

ALL LUMBER USED IN THE WORK SHALL BE SOUND, DRY, CONSTRUCTION GRADE DOUGLAS FIR OR KD SPRUCE WITH MINIMUM STRESS VALUES OF FB = 1,500 PSI AND E = 1,750,000.

DOOR, WINDOW, AND OPENING HEADERS FOR SPANS LESS THAN 6'-0" SHALL CONSIST OF (2) 2x10 LUMBER, UNLESS OTHERWISE NOTED. DOOR, WINDOW, AND OPENING HEADERS FOR SPANS BETWEEN 6'-0" AND 8'-0" SHALL CONSIST OF (3) 2x10 OR (2) 2x12 LUMBER IN EXTERIOR WALLS, UNLESS OTHERWISE NOTED.

PROVIDE DOUBLE FLOOR JOISTS AT ALL LOCATIONS WHERE PARTITIONS RUN PARALLEL WITH JOIST SPAN.

STAIRS TO BE CONSTRUCTED AND DIMENSIONED AS PER NEW YORK STATE CODE REQUIREMENTS.

MAXIMUM RISER HEIGHT: 8.25"
 MINIMUM TREAD DEPTH: 9"
 MINIMUM NOSING DEPTH: 3/4"
 HANDRAIL HEIGHT: 36" ABOVE FINISHED FLOOR
 MAXIMUM SPINDLE GAP: 4"

STRUCTURAL DESIGN LOADING CHART

LOCATION	LIVE LOAD REQUIRED	DEAD LOAD APPLIED	TOTAL LOAD VALUE
GUARDRAIL & HANDRAIL	200 LBS / SF	20 LBS / SF	220 PSF
NON-SLEEPING ROOMS	40 LBS / SF	10 LBS / SF	50 PSF
DECKS & PORCHES	40 LBS / SF	10 LBS / SF	50 PSF

THERMAL & FIRE SAFETY NOTES

BUILDING THERMAL ENVELOPE SHALL BE PROPERLY SEALED AND SECURED TO LIMIT AIR & MOISTURE INFILTRATION. REFER TO SECTION N102.4.1 OF THE NEW YORK STATE RESIDENTIAL CODE FOR DETAILED INFORMATION REGARDING CAULKING, WEATHERSTRIPPING, & OTHER AIR/VAPOR BARRIER MATERIALS AND INSTALLATIONS.

PROVIDE VAPOR RETARDERS AS PER NEW YORK STATE RESIDENTIAL CODE N1102.5 CLASS 1 (ROCKLAND COUNTY / ZONE 5). AT BASEMENT AND GARAGE STUD WALLS, PROVIDE SHEET POLYETHYLENE, NON PERFORATED ALUMINUM FOIL.

TABLE N1102.1 CLIMATE ZONE #5

LOCATION	PERFORMANCE REQUIRED	PERFORMANCE SPECIFIED
CEILING	R-49	R-49
WALL	R-21	R-21
FLOOR	R-30	R-30
GLAZING	U-35	U-30
CRAWL SPACE	R-15	N/A

NAURASHAUN AVENUE

NAURASHAUN AVENUE

1-G001 | EXISTING SITE PLAN

2-G001 | PROPOSED SITE PLAN

SUNRISE LANE

SUNRISE LANE

06/18/2020
ISSUED FOR INITIAL REVIEW

6/30/2020
BULK REQUIREMENTS TABLE
NOTES REVISED AS PER REVIEW

7/10/2020
BULK REQUIREMENTS TABLE
NOTES REVISED & PLOT PLAN
CLARIFICATIONS MADE AS PER
CITY REVIEW 07 JULY 2020

ISSUANCE RECORD

OWNER:
 THOMAS CROWE
 35 SUNRISE LANE
 PEARL RIVER, NY 10965
 69.18-3-44
 PROJECT ADDRESS:
 35 SUNRISE LANE
 PEARL RIVER, NY
 10965

PROJECT NAME:
 35 SUNRISE LANE -
 REAR ADDITION

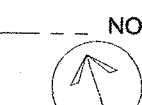
DRAWING TITLE:
 NOTES & PLOT PLAN

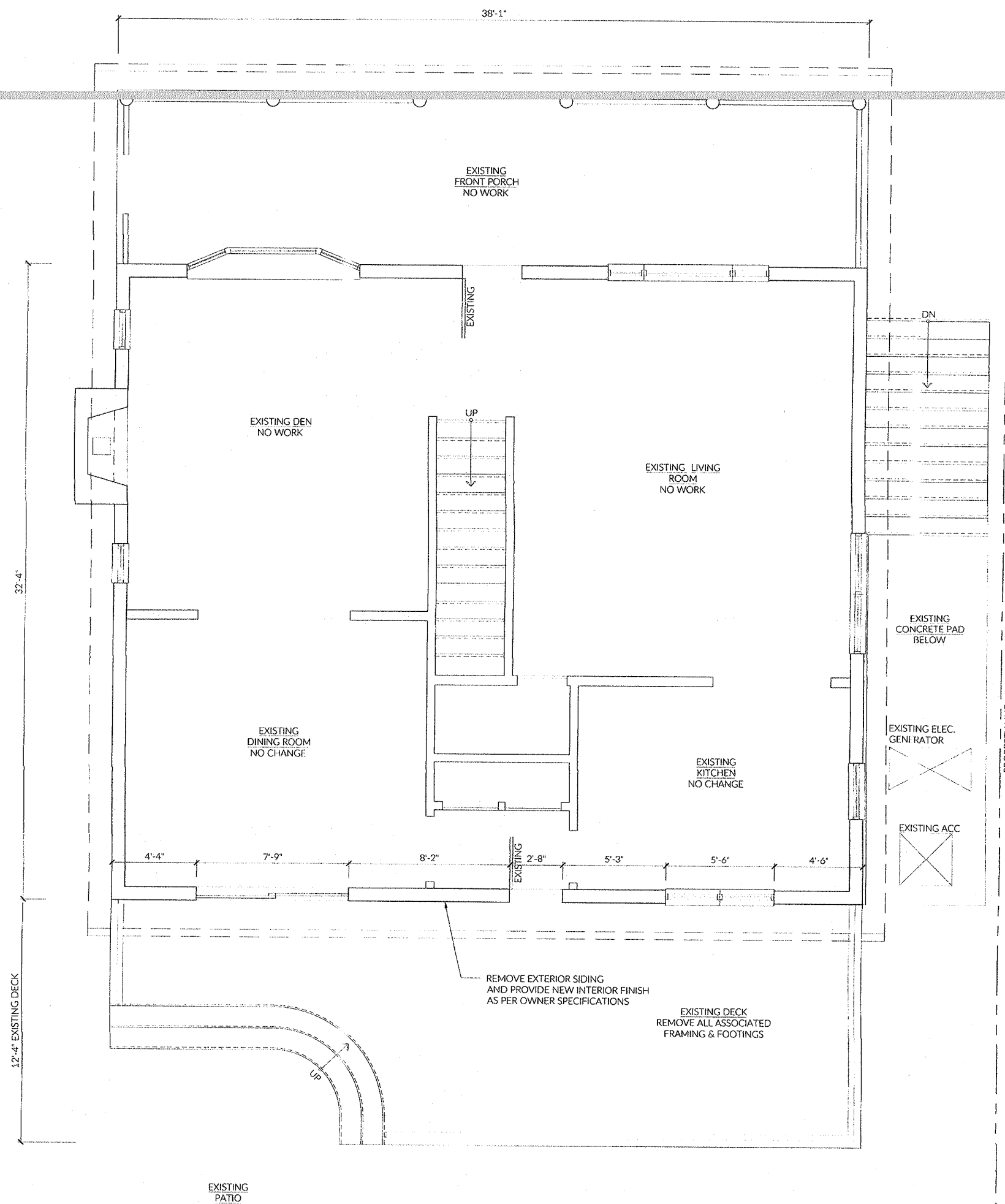
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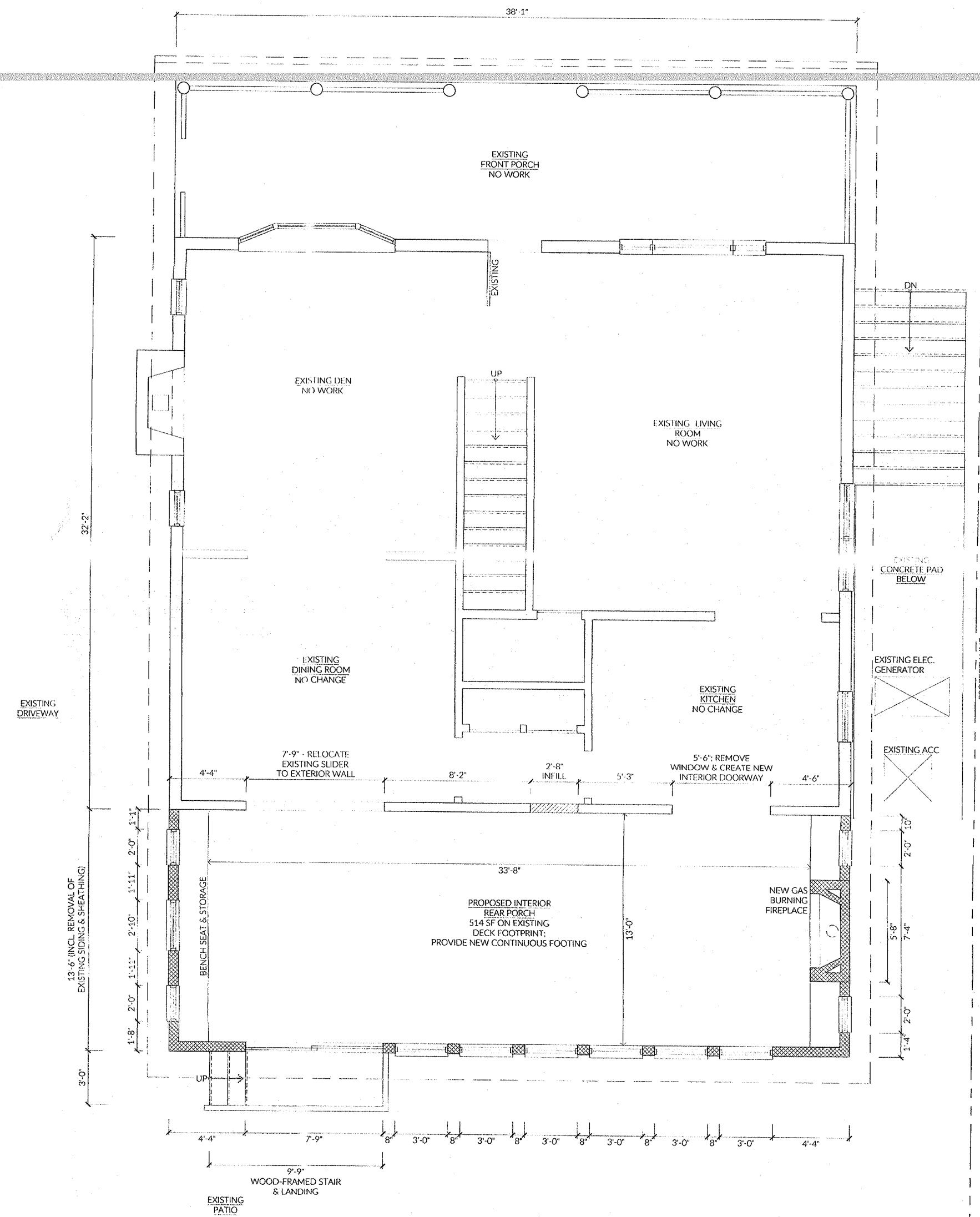
DWG. NO. 01 OF 04

G 001.02

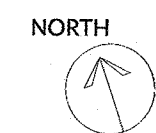




1-A101 | EXISTING FLOOR PLAN



2-A101 | PROPOSED FLOOR PLAN



06/18/2020
ISSUED FOR INITIAL REVIEW
ISSUANCE RECORD

OWNER:
THOMAS CROWE
35 SUNRISE LANE
PEARL RIVER, NY 10965

PROJECT ADDRESS:
35 SUNRISE LANE
PEARL RIVER, NY
10965

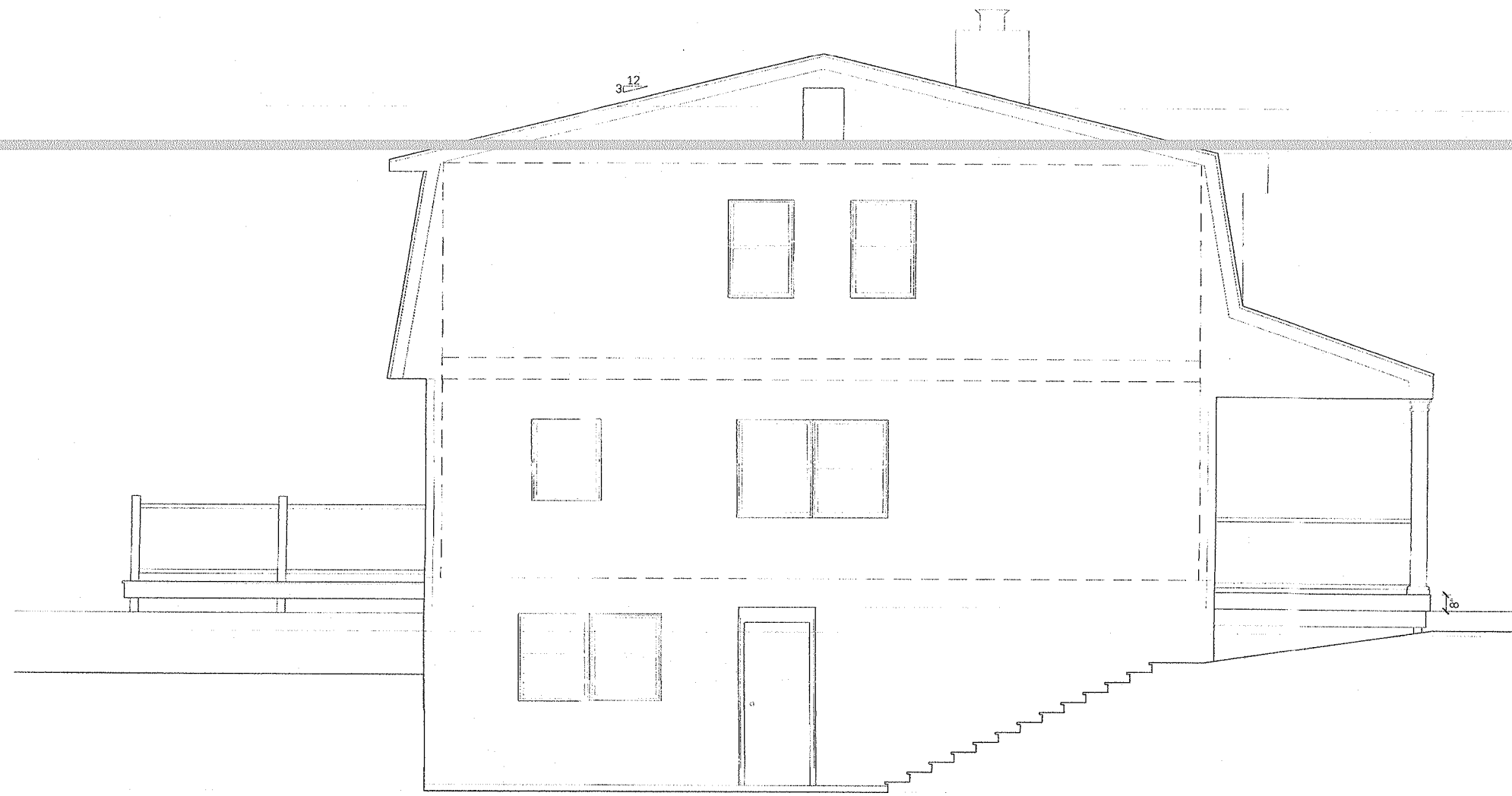
PROJECT NAME:
35 SUNRISE LANE -
REAR ADDITION

DRAWING TITLE:
EXISTING &
PROPOSED PLANS
SCALE: 1/4" = 1'-0"

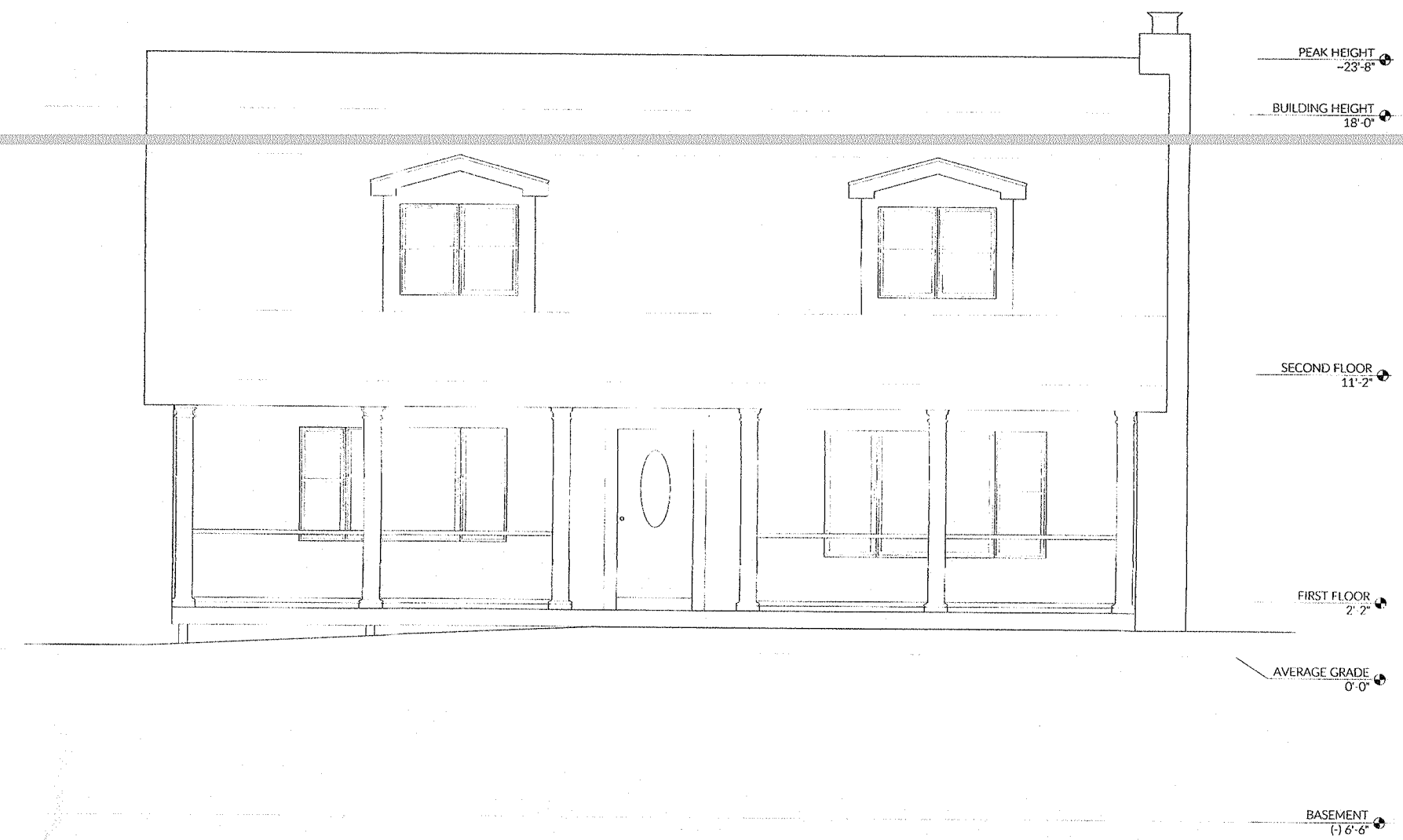


DWG. NO. 02 OF 04

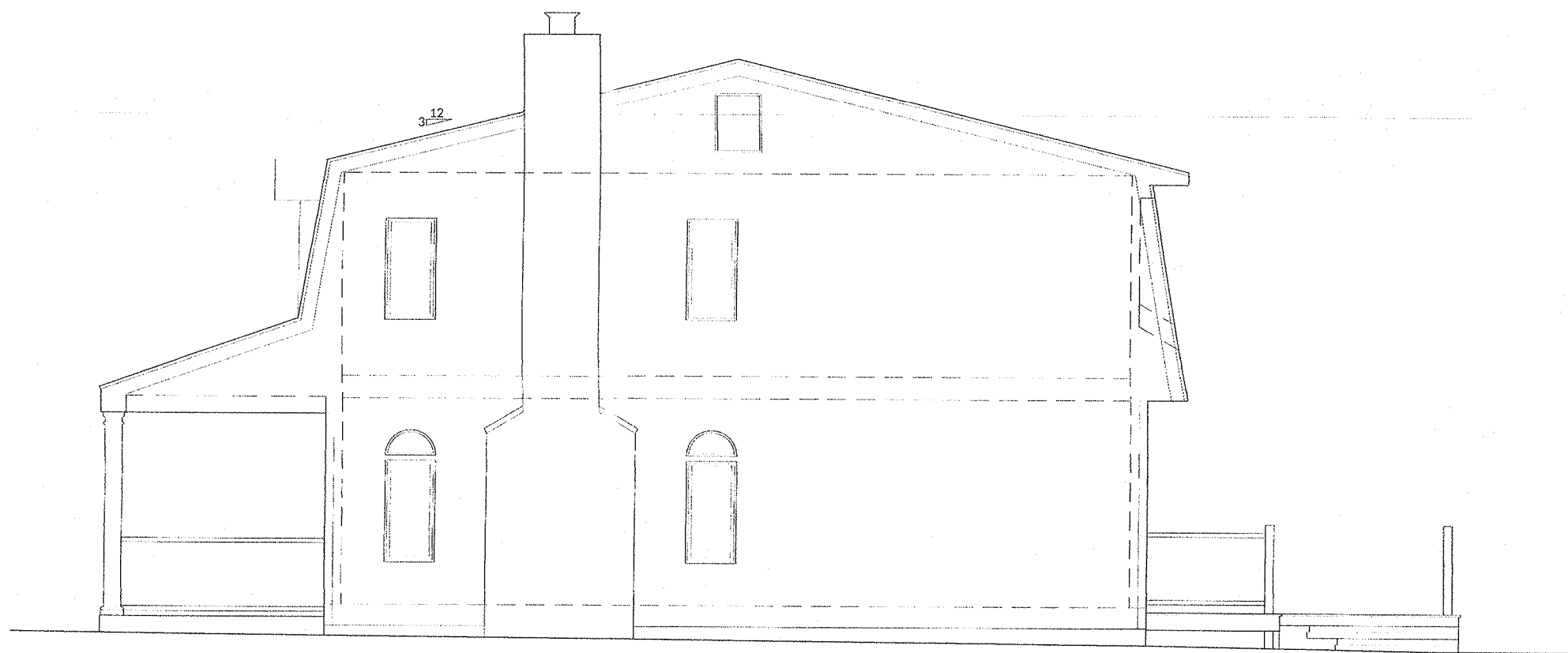
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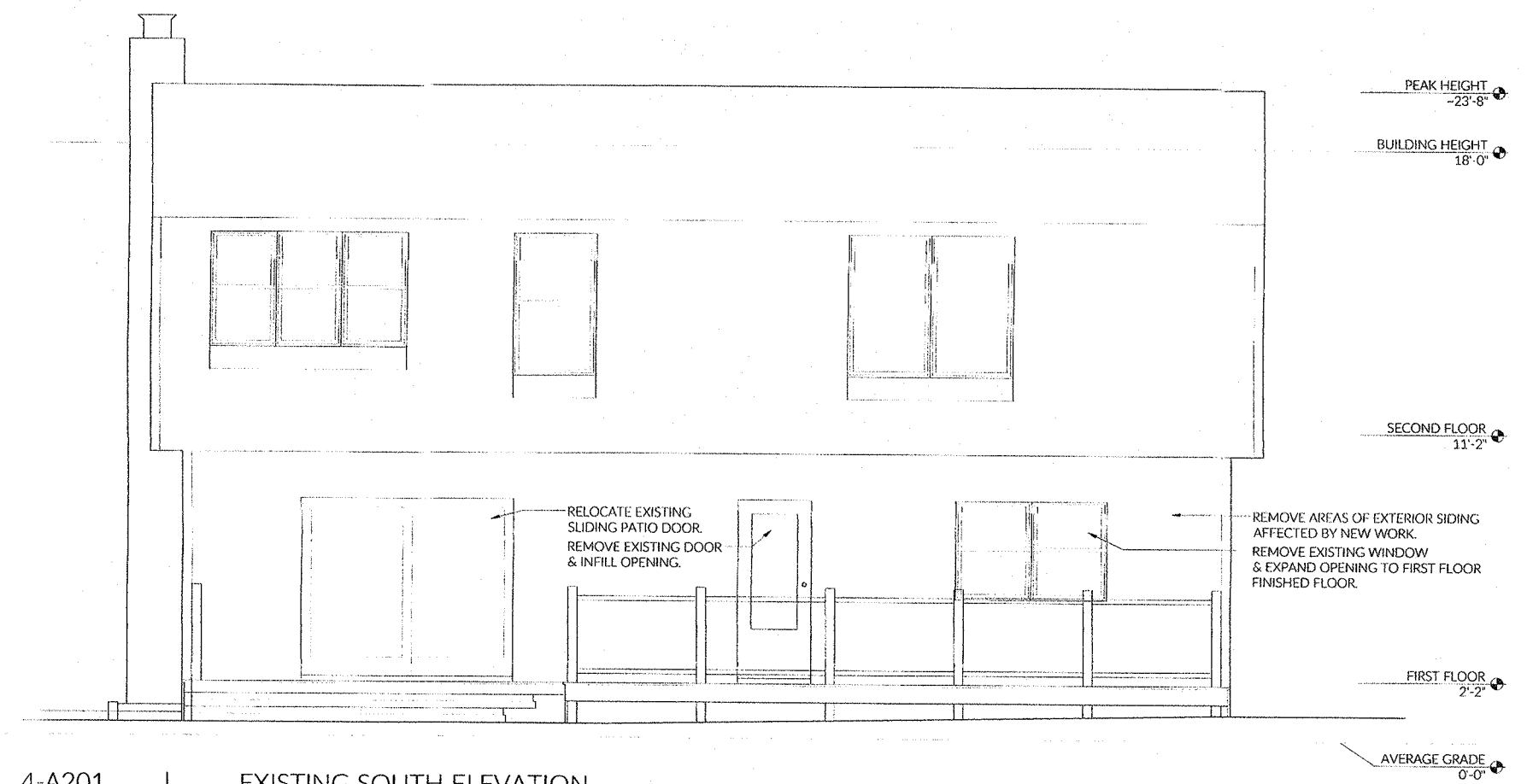
1-A201 | EXISTING EAST ELEVATION



2-A201 | EXISTING NORTH ELEVATION



3-A201 | EXISTING WEST ELEVATION



4-A201 | EXISTING SOUTH ELEVATION

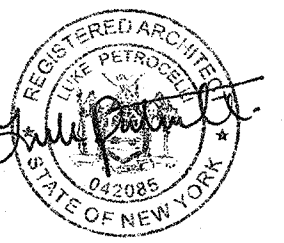
06/18/2020
ISSUED FOR INITIAL REVIEW
ISSUANCE RECORD

OWNER:
THOMAS CROWE
35 SUNRISE LANE
PEARL RIVER, NY 10965

PROJECT ADDRESS:
35 SUNRISE LANE
PEARL RIVER, NY
10965

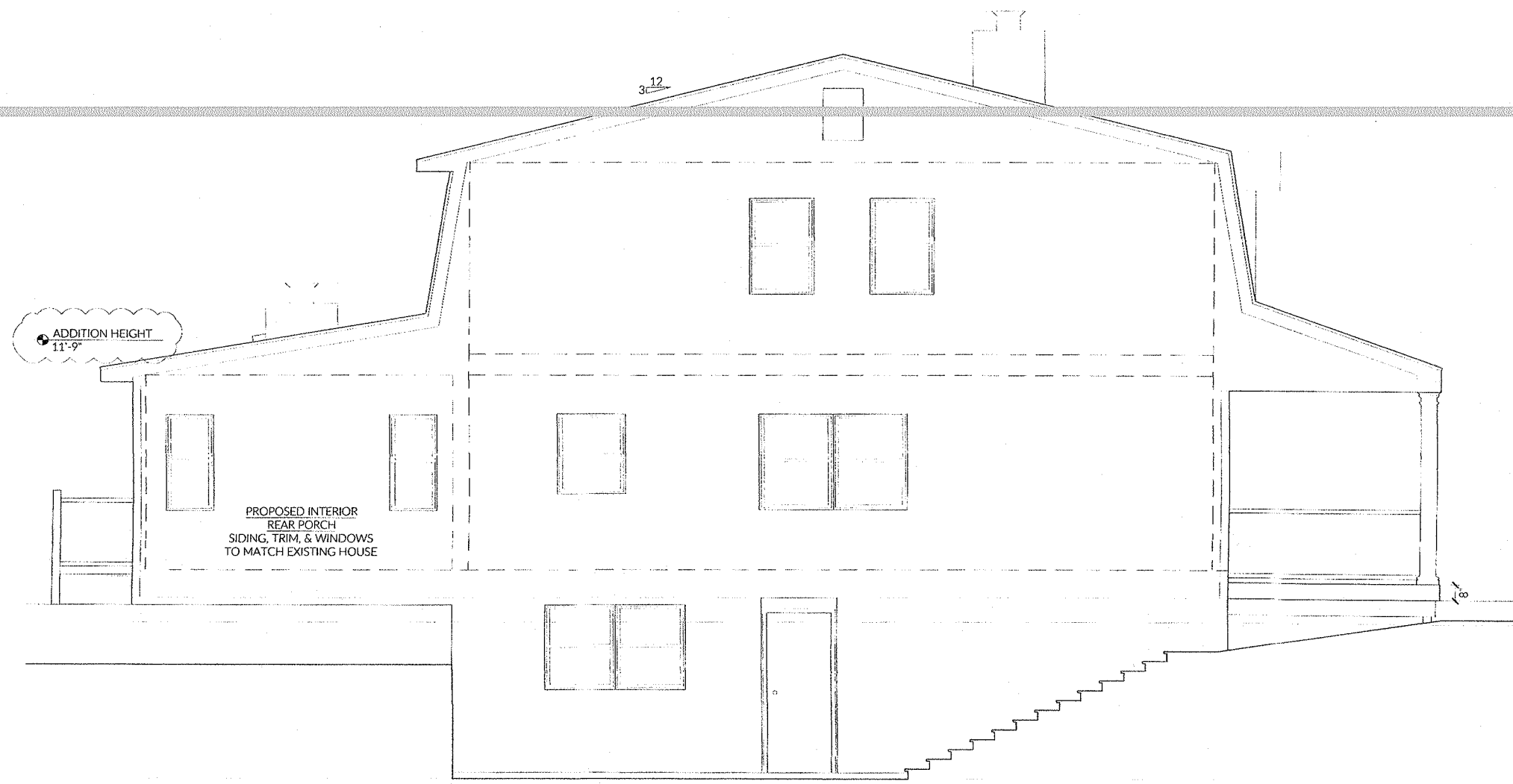
PROJECT NAME:
35 SUNRISE LANE -
REAR ADDITION

DRAWING TITLE:
EXISTING EXTERIOR
ELEVATIONS
SCALE: 1/4" = 1'-0"



DWG. NO. 03 OF 04

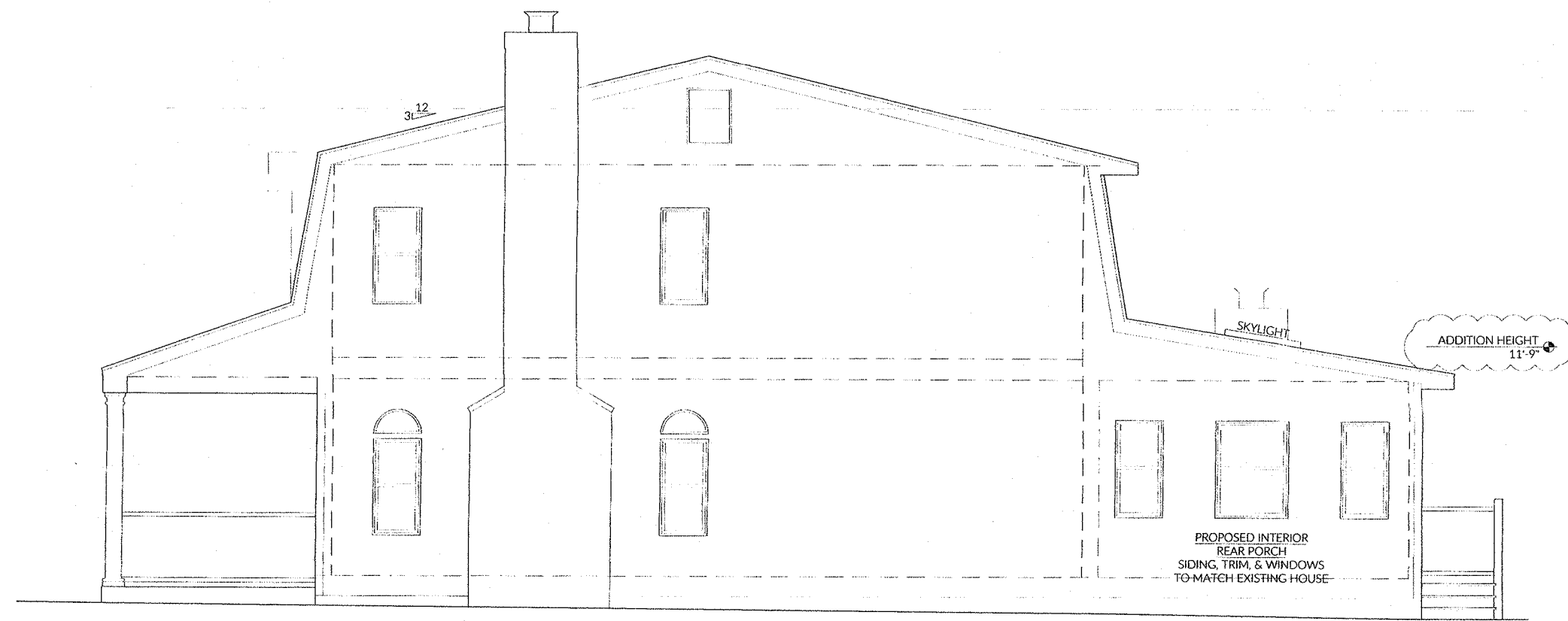
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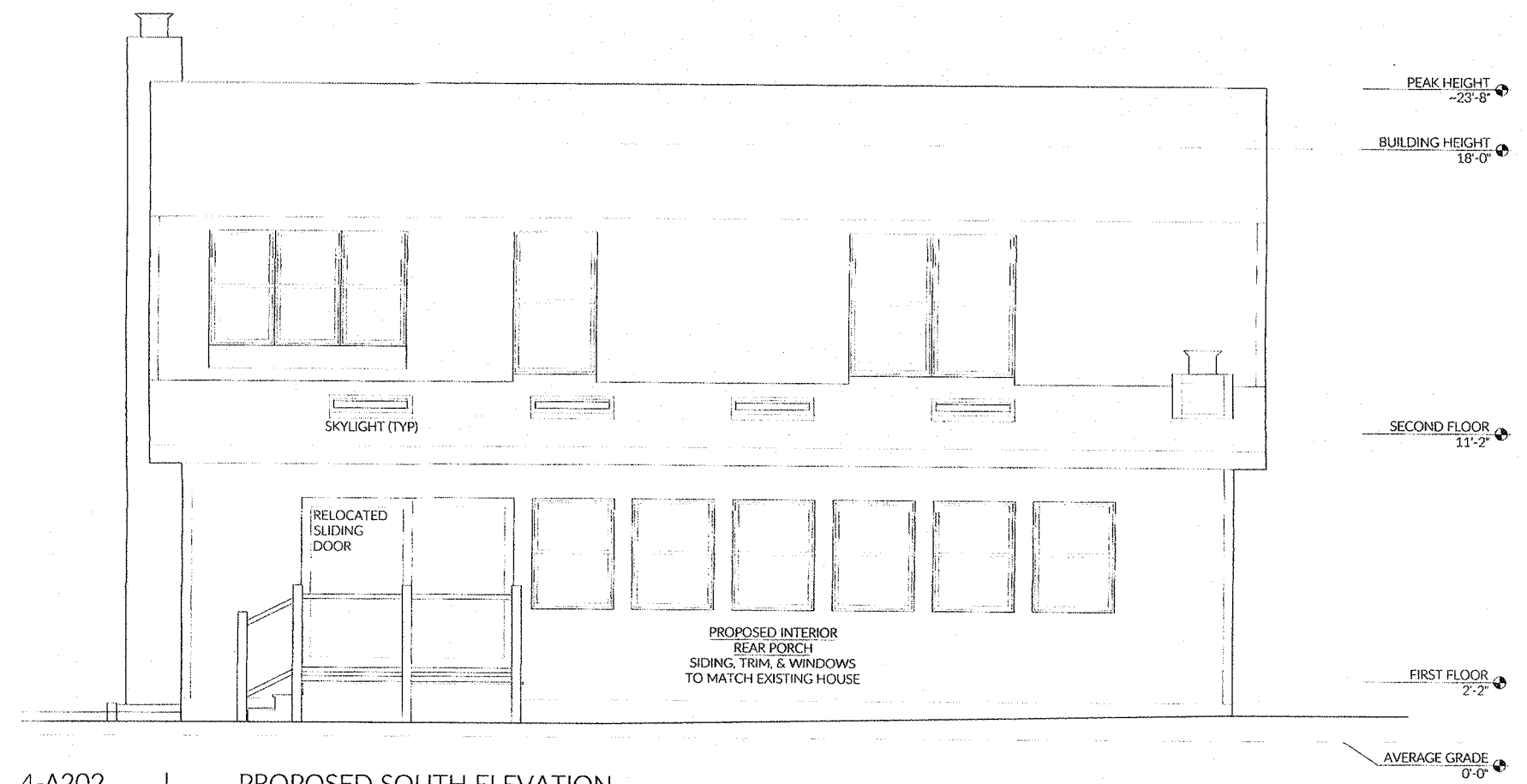
1-A202 | PROPOSED EAST ELEVATION



2-A202 | PROPOSED NORTH ELEVATION (NO CHANGE)



3-A202 | PROPOSED WEST ELEVATION



4-A202 | PROPOSED SOUTH ELEVATION

06/18/2020
ISSUED FOR INITIAL REVIEW
06/30/2020
HEIGHT OF ADDITION
ANNOTATION ADDED AS PER
REVIEW
ISSUANCE RECORD

OWNER:
THOMAS CROWE
35 SUNRISE LANE
PEARL RIVER, NY 10965

PROJECT ADDRESS:
35 SUNRISE LANE
PEARL RIVER, NY
10965

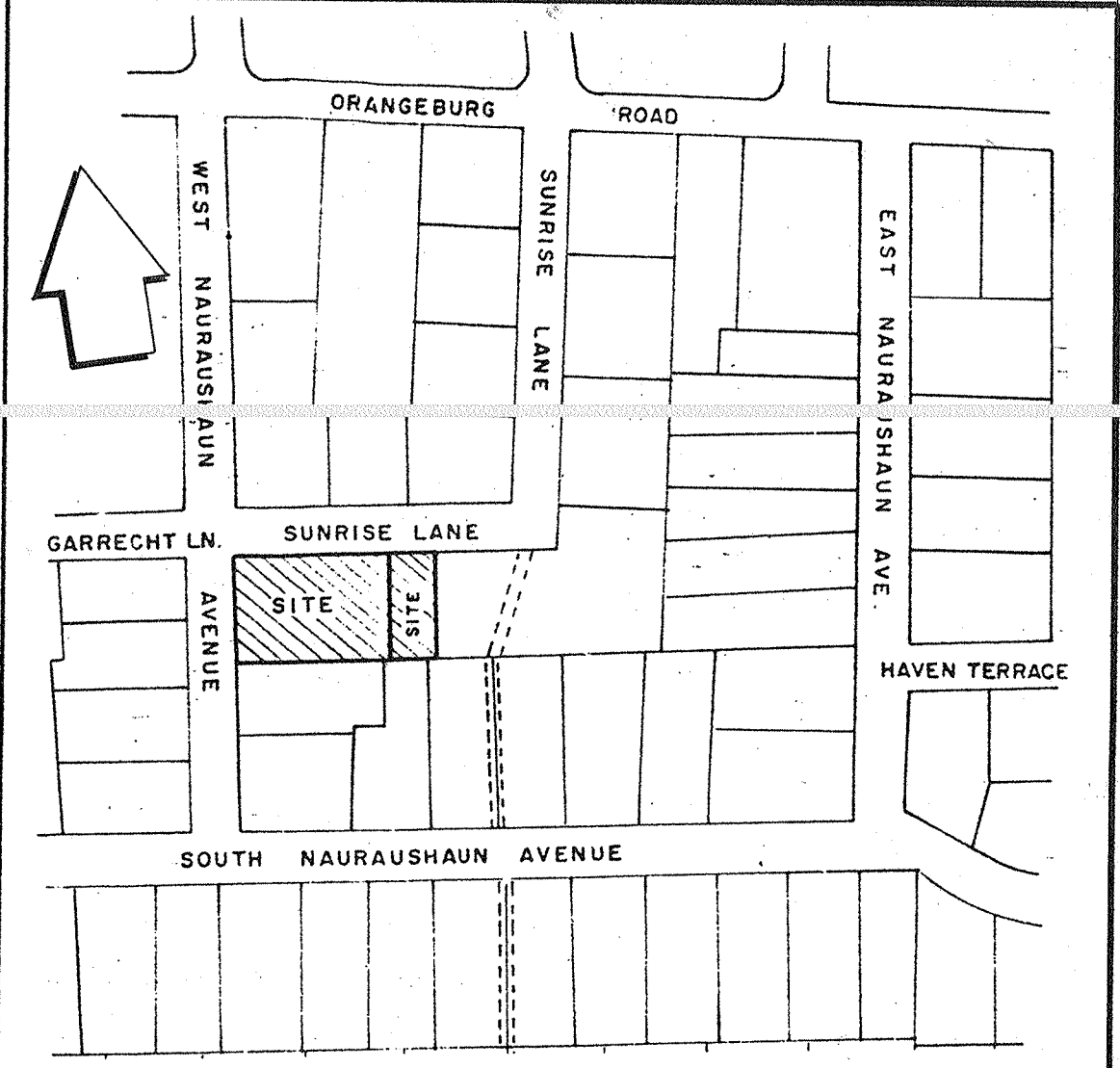
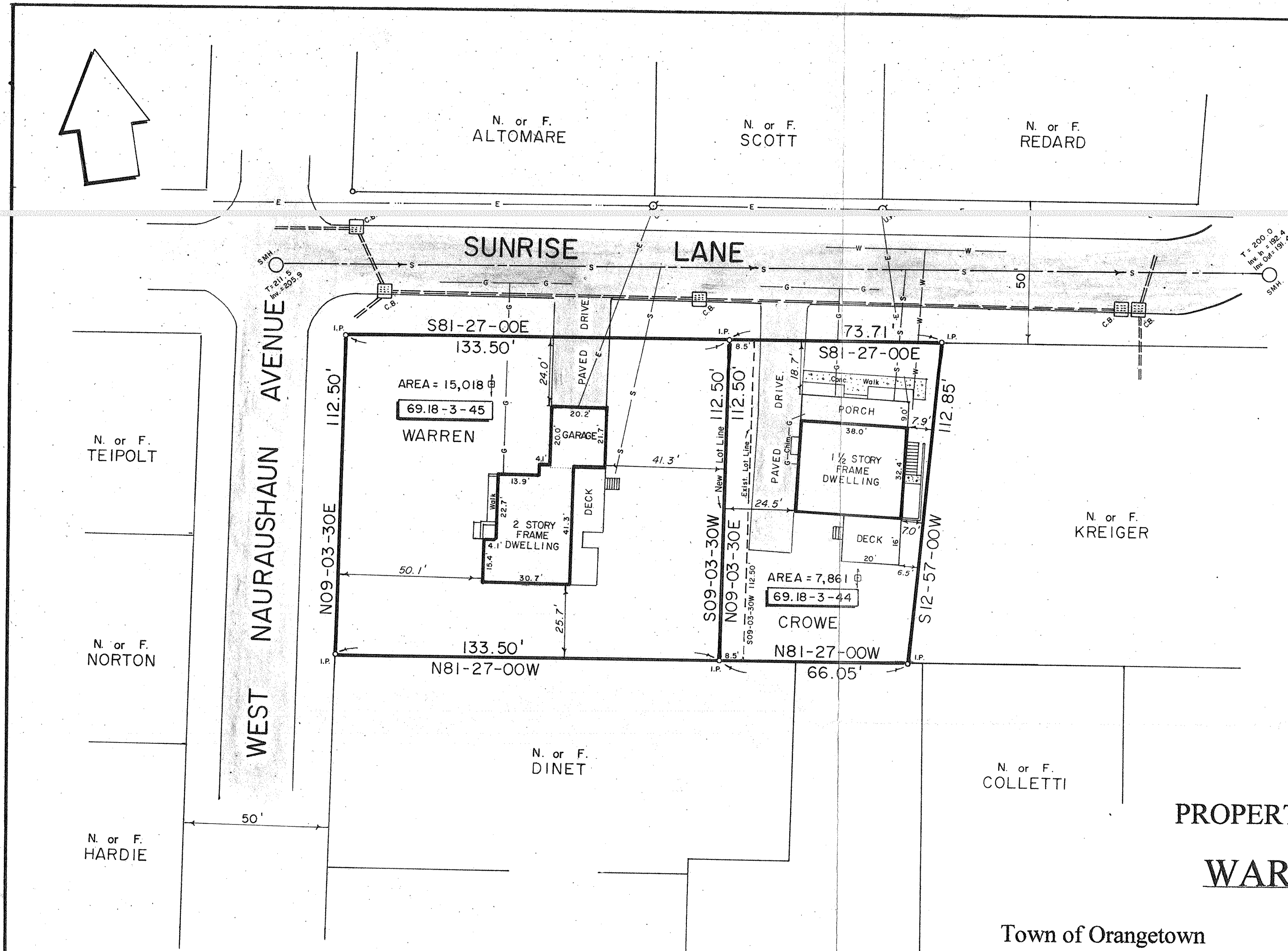
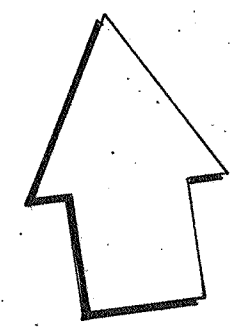
PROJECT NAME:
35 SUNRISE LANE -
REAR ADDITION

DRAWING TITLE:
PROPOSED EXTERIOR
ELEVATIONS
SCALE: 1/4" = 1'-0"



DWG. NO. 04 OF 04

A 202.01



Vicinity Map Scale: 1" = 200"

Reference: Map entitled "Property Lot Line Change for Warren & Crowe" filed in the Rockland County Clerks Office June 18, 1987 in book 108, page 6 as map # 6074.

PROPERTY LOT LINE CHANGE
For
WARREN & CROWE

Town of Orangetown
Scale: 1"=30'

Rockland County, NY
Area = 0.525 Ac.

May 22, 2001
July 26, 2001 - Revised

This plat does not conflict with the County Official Map and has been approved in the manner specified by Section 239k of the General Municipal Law of The State of New York.

Zone R-15 Bulk Regulations					
Group M	Single Family	Warren Lot		Crowe Lot	
Item	Required	Existing	Proposed	Existing	Proposed
Max Floor Area Ratio	0.20	0.18	0.19	0.30	0.26
Lot Area	15,000 sf	15,974 sf	15,018 sf	6,905 sf	7,861 sf
Lot Width	100 ft.	112.5 ft.	112.5 ft.	62 ft.	70.5 ft.
Street Frontage	75 ft.	254.5 ft.	246.0 ft.	65.21 ft.	73.71 ft.
Front Yard	30 ft.	24 ft. & 50.1 ft.	24 ft. & 50.1 ft.	18.7 ft.	18.7 ft.
Side Yard	20 ft.	25.7 ft.	25.7 ft.	7.0 ft.	7.0 ft.
Total Side Yard	50 ft.	N/A	N/A	23 ft.	31.5 ft.
Rear Yard	35 ft.	49.8 ft.	41.3 ft.	33.5 ft.	33.5 ft.

RO 85139

Districts	
School	Union Free School Dist. 8N
Fire	Nauraushaun
Sewer	Pearl River District
Light	Town of Orangetown
Water	Orangeburg District 1
Zone	R-15
Total Lots	2

Owner & Applicant Approved for Filing

James D. Warren
40 West Nauraushaun Avenue
Pearl River, NY 10965

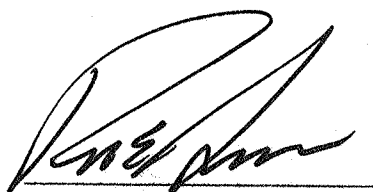
Signature _____ Date _____

Owner & Applicant Approved for Filing

Thomas Crowe
35 Sunrise Lane
Pearl River, NY 10965

Signature _____ Date _____

"I hereby certify that this Lot Line Change was prepared by me and was made from an actual Survey completed by me on February 5, 1986."


Robert E. Sorace, PLS
135 South Main Street
New City, NY 10956
(845) 638-1498
Lic. 49162