

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

**2021 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 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** \_\_\_\_\_  
**INSPECTORS** \_\_\_\_\_

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

Project Name: Suzuki & Pckofsky Addition

Street Address: 425 Orangeburg Rd Pearl River

Tax Map Designation:  
Section: 69.18 Block: 1 Lot(s): 3  
Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_

Directional Location:  
On the North side of Orangeburg Rd approximately 300 feet South of the intersection of Rowan Rd in the Town of ORANGETOWN in the hamlet/village of Pearl River

Acreage of Parcel <u>.11</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>Suez</u>	Sewer District <u>Orangetown</u>

Project Description: (If additional space required, please attach a narrative summary.)  
Second floor addition

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.  
Date: 10/3/20 Applicant's Signature: [Signature]

APPLICATION REVIEW FORM

Applicant: Sara Pekofsky Phone # 845-729-0915.
Address: 425 Orangeburg RD. Pearl River, NY 10965.

Property Owner: Same as Above. Phone #
Address:

John J Gilchrist Architect PC
Engineer/Architect/Surveyor: Phone # 201 573 1877
Address: 210 Summit Ave A3 Montvale NJ 07645

Attorney: Phone #
Address:

Contact Person: Sara Pekofsky Phone # 845-729-0915.
Address: 425 Orangeburg RD. Pearl River NY 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 1795
- 2) Total square footage 2813
- 3) Number of dwelling units 1

**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: October 21, 2020

Applicant: Pekofsky

Address: 425 Orangeburg Rd. 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 8- Min Front Yard 30' w/ 27.9' proposed. Column 12- Max Height 20' w/ 25' proposed. 2 Variances required

Existing Non-Conforming Front yard 20'

Existing Non-conforming Side Yard 13.5'

Chapter 43, Section 5.21(c)(e) Undersized lot applies

Section: 69.18

Block: 1

Lot: 3

Dear Pekofsky

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

October 21, 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.**

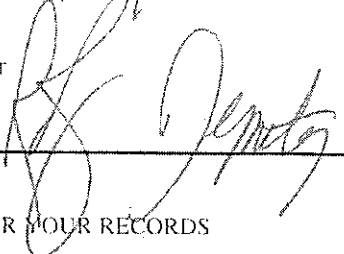
The Clerk to the Zoning Board of Appeals, Debbie Arbolino, will assist you in the preparation necessary to appear before the board.

Sincerely,

  
Richard Oliver  
Deputy Building Inspector

10/21/2020

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



10/21/2020  
Date  
CC: Rosanna Sfraga  
Liz Decort  
Debbie Arbolino

\* APPLICANT MUST REVISE BULK TABLE FOR  
SUBMISSION TO ZBA 10/21/2020

PERMIT EXPIRES TWO (2) YEARS FROM DATE OF ISSUANCE. TWO SIX (6) MONTH EXTENSIONS MAY BE GRANTED PRIOR TO EXPIRATION DATE.

*Call 10-16-18*  
*(PK)*

**APPLICATION FOR BUILDING/DEMOLITION PERMIT**

Phone: (845) 359-8410 Office Hours: 8 to 4  
Fax: (845) 359-8526

Date Application Received: 7-17-18

Name of Municipality: Town of Orangetown, 20 Greenbush Road, Orangetown, NY

Inspector: <u>M</u>	OFFICIAL USE ONLY	Received By: <u>[Signature]</u>
Zoning District: <u>R-15</u>	Red Ball Yes/No	Acreage: <u>.4</u>
Permit Information: <u>47900</u>		Date: <u>10-16-18</u>
Permit No.: _____		Date: _____
C.O. No.: _____		Date: _____
Check Amount: <u>\$1,572.-</u>	Date: <u>7-17-18</u>	
Check #: <u>3311</u>		From: <u>Pekofsky</u>
GIS Fee: From <u>pekofsky</u>	Ck. # <u>3312</u> Amt. <u>\$20</u>	Date: <u>7-17-18</u>
S.M.F. Ck. No.: _____	Amt. _____	From: _____
1st 6Mo Extension/Date: _____	Ck. # _____ Amt. _____	From: _____
2nd 6Mo Extension/Date: _____	Ck. # _____ Amt. _____	From: _____

Rockland County Home Improvement - please submit a copy of license

Workmen's Compensation and Disability Carrier - please submit a copy of the policy

**APPLICANT COMPLETES:**

Note: See inside for instructions for completing this application

\* **Property Location:** 425 Orangetown Rd. Pearl River, NY 10965  
**Section:** 109,18 **Block:** 1 **Lot:** 3

**Property Owner:** Mason Suzuki and Sara Pekofsky Phone # Home: \_\_\_\_\_  
Address 425 Orangetown Rd Pearl River NY 10965 Work: \_\_\_\_\_  
Email: Lotus1274@gmail.com Phone #: 845 729 0915 Work #: \_\_\_\_\_ Cell: \_\_\_\_\_

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

**Contact Person:** Sara Pekofsky - Lotus1274@gmail.com Phone # 845 729 0915

**Architect/Engineer:** Tae Kwon NYS Lic # 087834 Phone # 718-886-2110  
Address 43-23 162 St Flushing NY 11357

\* **Builder/General Contractor:** Homeowner RC Lic # \_\_\_\_\_  
Address \_\_\_\_\_ Phone # \_\_\_\_\_

\* **Plumber:** Vitabek Louber Y+J P+H Inc RC Lic # P-1717 PH  
Address 2026 Andrews Ave. Massena NY 13652 Phone # 917-681-6308

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

\* **Electrician:** Moshe Frank Y+Y Electric LLC RC Lic # 137  
Address 191 Lehigh Ave., Chester, NY 10918 Phone # 917-670-8014

**Existing use of structure or land:** Single-Family Detached Residence

**Proposed Project Description:** One story extension of existing one family one story residential structure

**Proposed Square Footage:** 1530.1 **Estimated Construction Value (\$):** 80,500

**BUILDING DEPARTMENT COMPLETES**

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

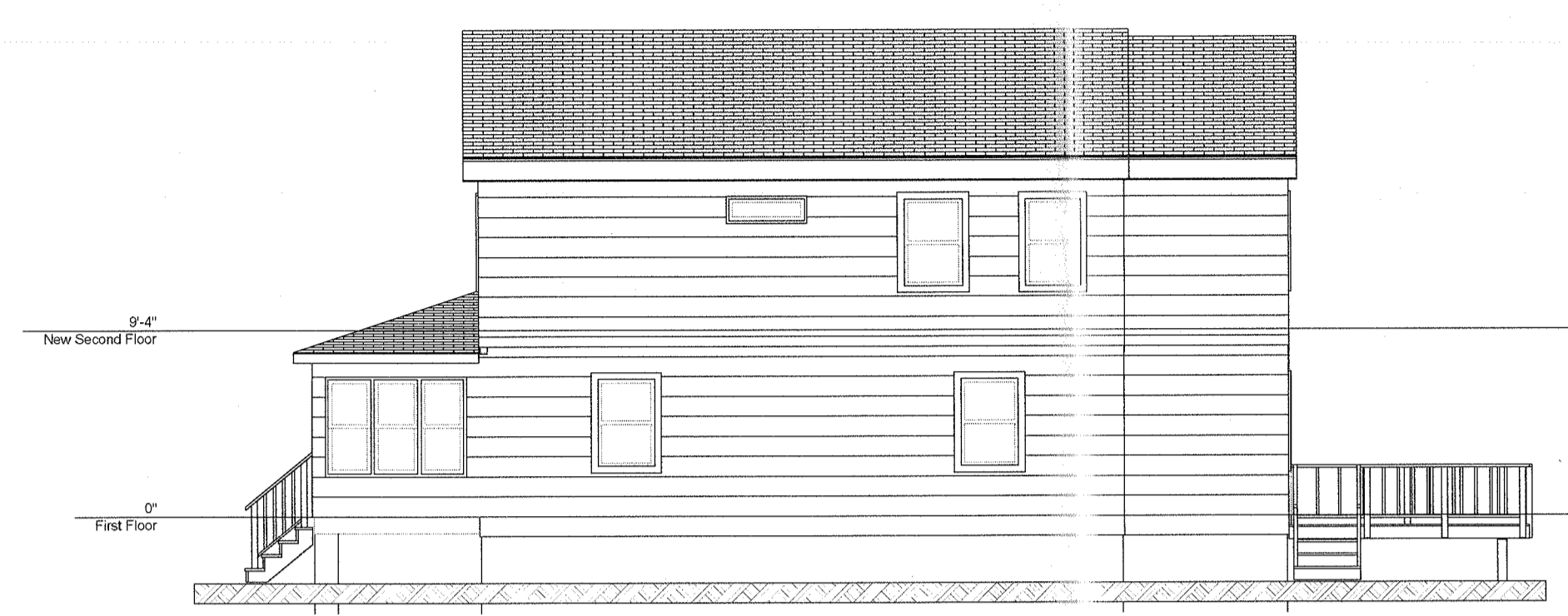
PERMIT REFERRED/DENIED FOR: \_\_\_\_\_

*Chapter 43, Table 3.12, Part 1 - R-15 District, Column 2 - Group M, Column 3 - 8' x 8', Column 8 - Required front yard 30' w/ 27.9' proposed. Column 12 - Max height 20' w/ 25' proposed. 2 Variances Required.  
Existing Non-Conforming front yard 20', and side yard 13.5'  
Chapter 43, Section 5.4(c) Undersized Lot applies*

SECTION: 6918 BLOCK: 1 LOT: 3 Permit # 47900

RECEIVED  
TOWN OF ORANGETOWN  
BUILDING DEPT.  
JUL 18 2018

SWIS	PRINT KEY	NAME	ADDRESS
392489	69.18-1-1	James Entwistle Jr	137 Ridge St,Pearl River, NY 10965
392489	69.18-1-2	Joseph O'Dowd	421 Orangeburg Rd,Pearl River, NY 10965
392489	69.18-1-3	Maou Suziki	425 Orangeburg Rd,Pearl River, NY 10965
392489	69.18-1-4	Daniel Mesopotanese	429 Orangeburg Rd,Pearl River, NY 10965
392489	69.18-1-5	Thomas Bruno	439 Orangeburg Rd,Pearl River, NY 10965
392489	69.18-1-6	Sami Akleh	445 Orangeburg Rd,Pearl River, NY 10965
392489	69.18-1-8	Diane Mc Carthy	15 Rowan Rd,Pearl River, NY 10965
392489	69.18-2-2.1	John P O'Malley	1 Terrence Ct,Pearl River, NY 10965
392489	69.18-2-2.3	Christopher Power	2 Terrence Ct,Pearl River, NY 10965



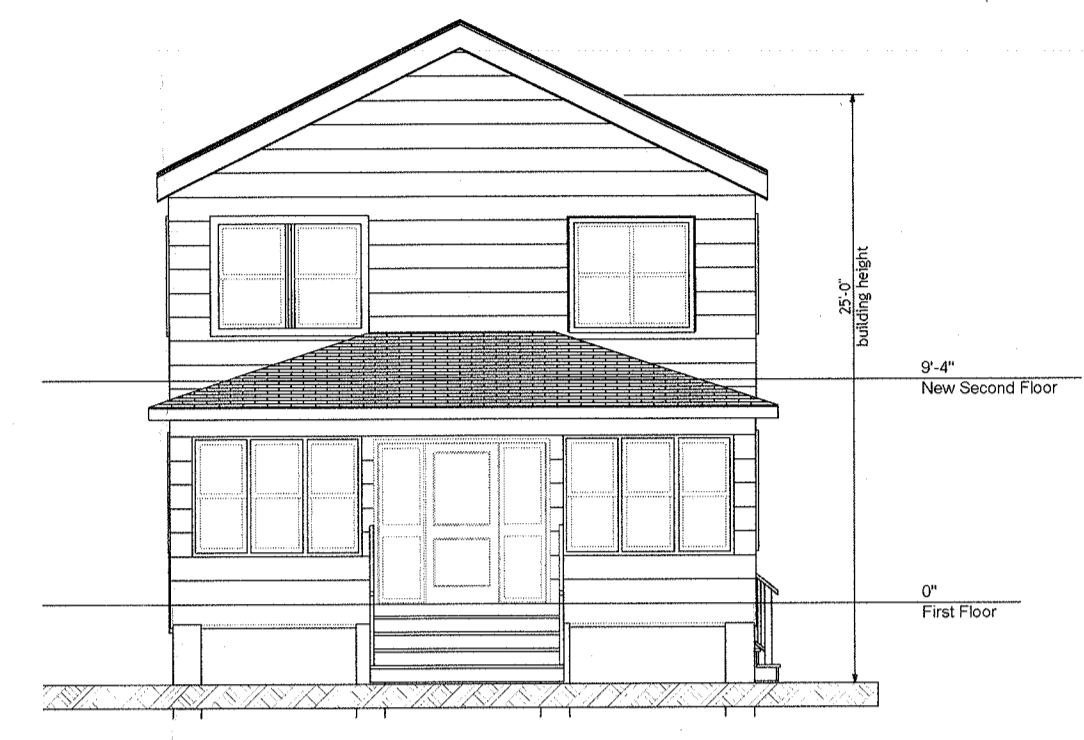
East Elevation  
SCALE: 1/8" = 1'-0"



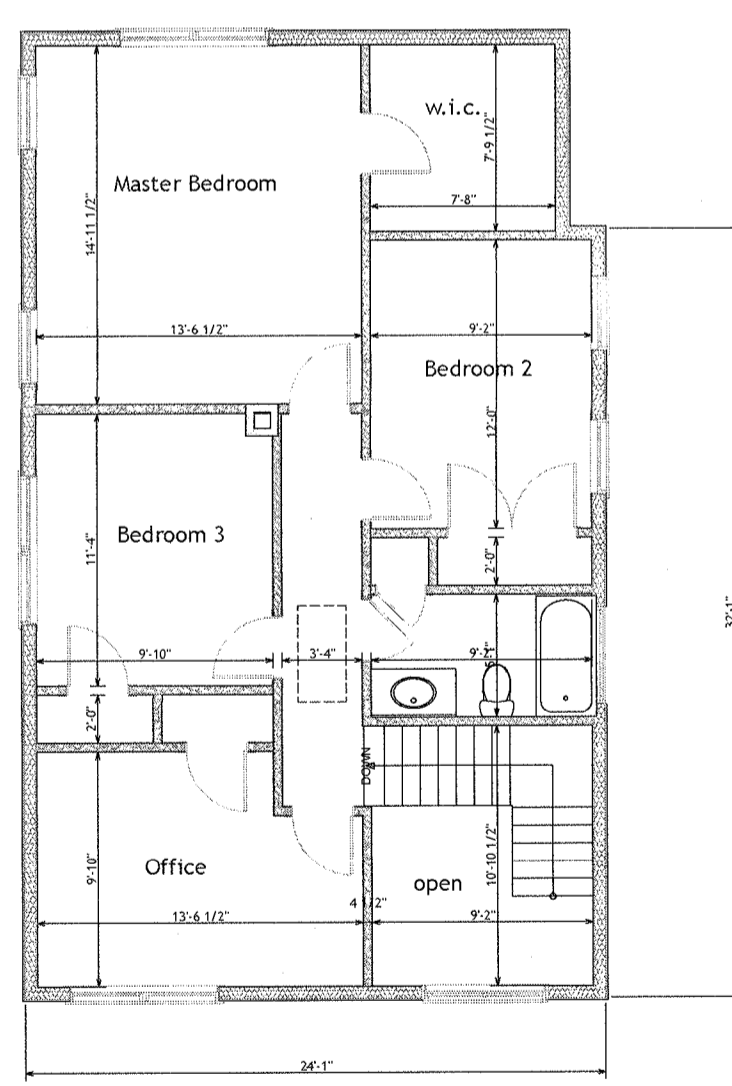
North Elevation  
SCALE: 1/8" = 1'-0"



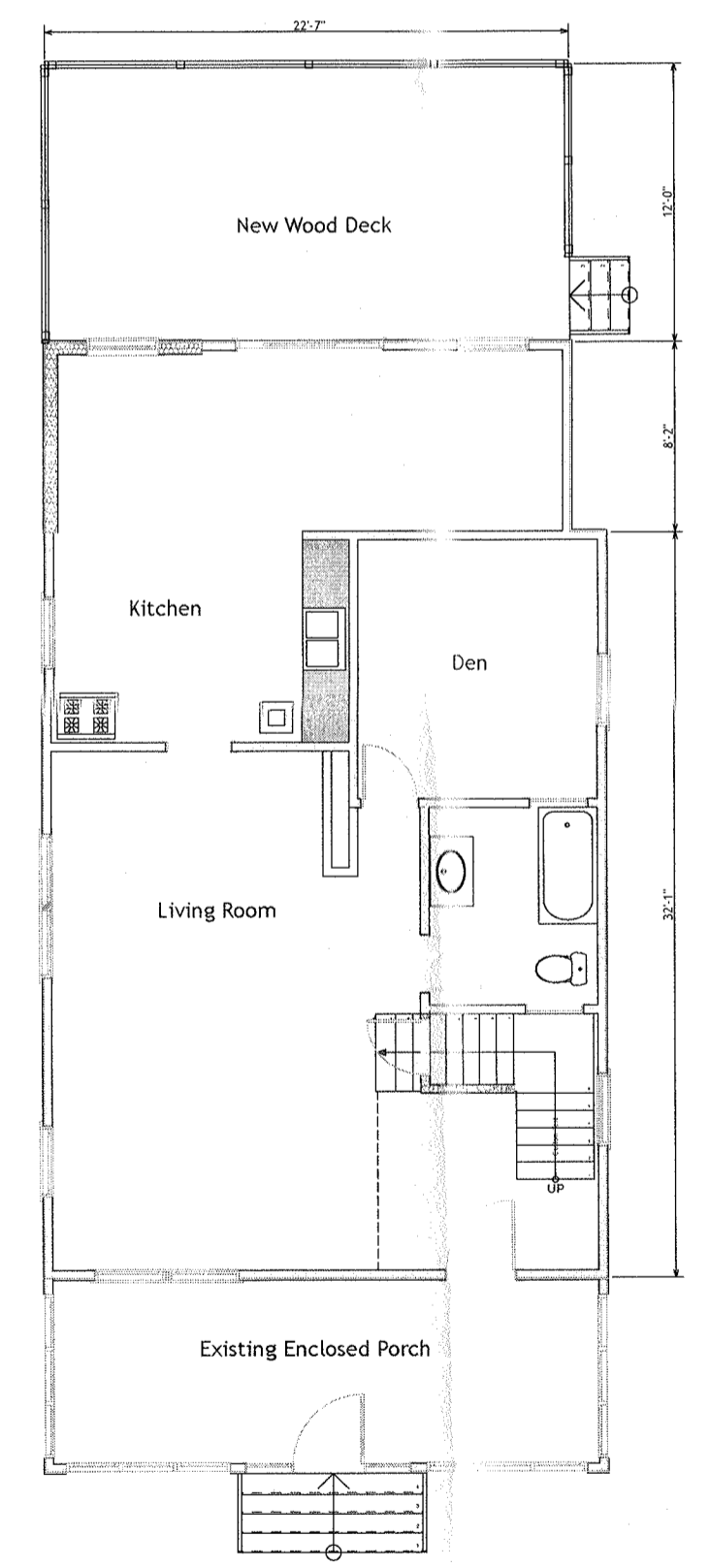
West Elevation  
SCALE: 1/8" = 1'-0"



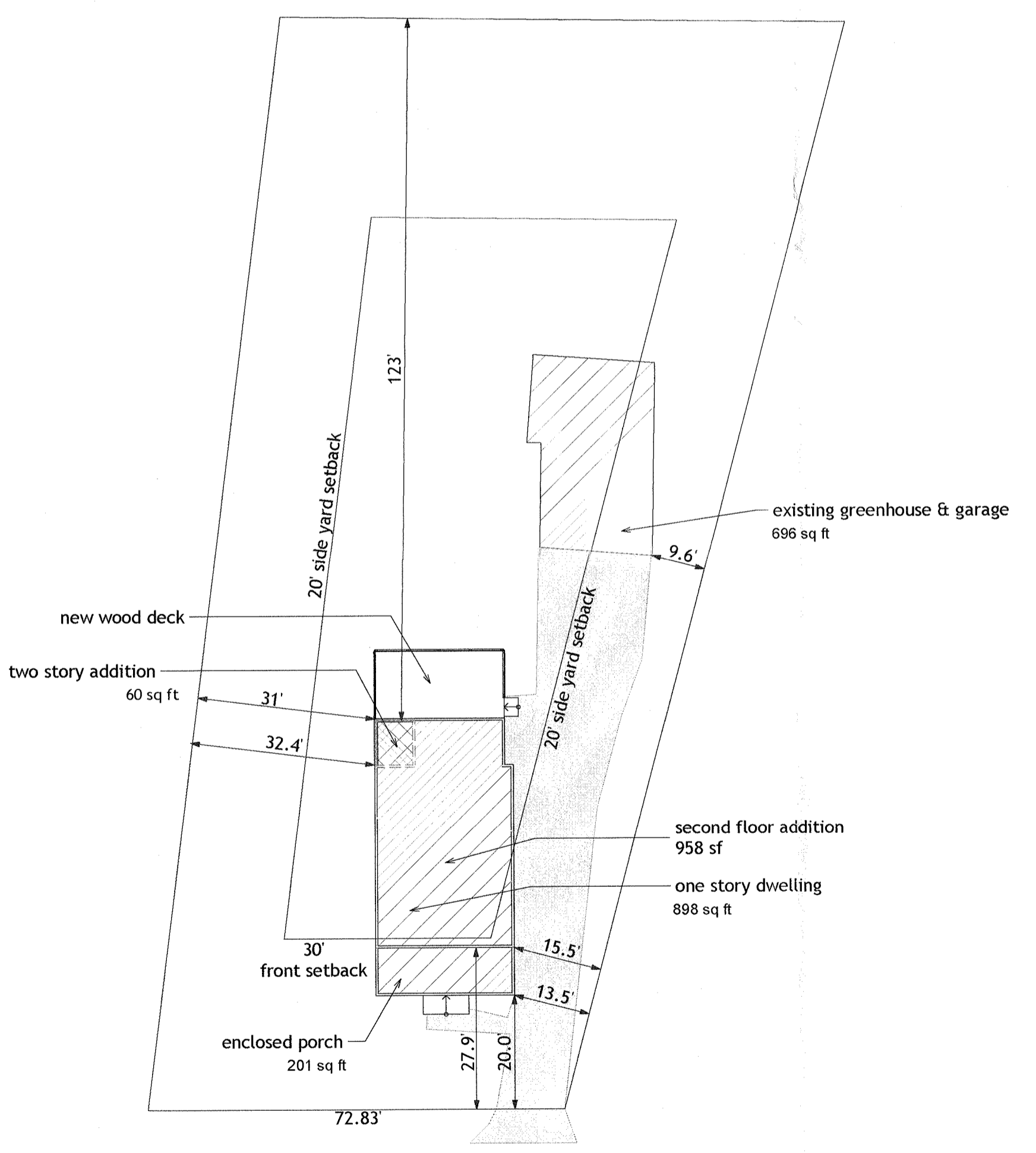
South Elevation  
SCALE: 1/8" = 1'-0"



New Second Floor Plan  
SCALE: 1/8" = 1'-0"



First Floor Plan  
SCALE: 1/8" = 1'-0"



Orangeburg Road  
Site Plan  
Scale: 1" = 20.0'  
0 10' 20' 40'

Prepared with information taken from "Survey for Suzuki & Pekofsky Town of Orangetown, Rockland County Pearl River, New York," by Anthony R. Celentano P.L.S. dated Dec. 13, 2013

Town of Orangetown Zoning Schedule			
R15 Single Family Detached Group M	Ordinance	Existing	Proposed
Maximum Floor Area Ratio	0.20	0.11	0.17
Minimum Lot Area	15,000	16,432	not changed
Minimum Lot Width	75	76	not changed
Minimum Street Frontage	75	73	existing non-conforming
Required Front Yard	30	20.0	27.9 variance
Required Side Yard	20 (15)	13.50	15.5 variance
Total Side Yard	30	45.90	44.5
Required Rear Yard	35	123.0	not changed
Maximum Height per 5.21 (e)	20	16.0	25.0 variance

	Building Area		
First Floor	898		958
New Second Floor	-		958
Enclosed Front Porch	201		201
Existing Garage & Greenhouse	696		696
Total Building Area	1,795		2,813



10-23-20	for review	JJG
10-7-20	for review	JJG
Date	Issue	Initial
Residential Addition & Renovations for <b>Maou Suzuki &amp; Sara Pekofsky</b> 425 Orangeburg Road Pearl River Town of Orangetown Rockland County New York Tax Map 69.18-1-3		
Preliminary		
<b>John J Gilchrist</b> Architect A Professional Corporation 210 Summit Avenue Montvale NJ 07645 Phone 201 573 1877 JGilchristAIA@aol.com		
1/8" = 1'-0"		Suzuki Pekofsky
170807		1 of 1