Name of Municipality: <u>TOWN OF ORANGETOWN</u>

| Date | Subm | itted: | | |
|------|------|--------|--|--|
| | | | | |

2020 LAND USE BOARD APPLICATION

| | Commercial | I √ Dani | J 45 - 1 | i |
|--|---|---|--|--------------|
| j | | l <u>√</u> Resi | | 1 |
| | Planning Board | | _ Historical Board | |
| | ✓ Zoning Board of Appeal | | _ Architectural Board | |
| | Subdivision | | Consultation | Į. |
| | Number of Lots | | Pre-Preliminary/Sketch | ŀ |
| | Site Plan | | Preliminary | |
| | Conditional Use | | Final Interpretation | |
| | Special Permit | | | |
| 1 | ✓ Variance | PERM | IIT#: | . |
| | Performance Standards Revie | w ASSIGN | ED | |
| | Use Variance | INSPEC | TOR: | . |
| | Other (specify): | | from Planning Board: YES / N | . |
| | | Reletted | If yes provide date of Planning | ⁰ |
| | | | Board meeting: | - |
| <u> </u> | Proposed C/O Application for M | | | |
| itreet Addre | ss: 112 Bogert Avenue Pearl River | NY 10965 | | |
| ax Map Des | ignation: | | | |
| ax Map Des | Section: 68.16 | Block: 3 | Lot(s): ²¹ | |
| - | ignation: Section: ^{68.16} Section: | Block: 3 Block: | Lot(s): ²¹ Lot(s): | |
| irectional L | Section: 68.16 Section: | Block: | Lot(s): | |
| irectional L | Section: 68.16 Section: | Block: | Lot(s): | |
| irectional L | Section: 68.16 Section: | Block: | Lot(s): | |
| rirectional L n the ^{right} | Section: 68.16 Section: ocation: side of feetfrom of the | Block:e - Heading East intersection of N. M. | Lot(s): | |
| Directional L On the right ,400 | Section: 68.16 Section: | Block:e - Heading East intersection of N. M. | Lot(s): | |
| Pirectional London the right ,400 own of <u>ORA</u> | Section: 68.16 Section: ocation: side of Bogert Avenue feetfrom of the of the NGETOWNin the hamlet/vi | Block: - Heading East intersection of N. M. illage of Pear River | Lot(s):, appro | |
| Pirectional Lon the right ,400 own of ORA | Section: 68.16 Section: ocation: side of feetfrom of the NGETOWNin the hamlet/vi e of Parcel 6,060 s.f. (.14) | Block: - Heading East intersection of N. M. illage of Pear River Zonin | Lot(s):, approxain Street | |
| Pirectional Lon the right ,400 ORA Own of ORA Acreag | Section: 68.16 Section: ocation: side of feetfrom of the NGETOWNin the hamlet/vi e of Parcel 6,060 s.f. (.14) District Pearl River | Block: - Heading East intersection of N. M. illage of Pear River Zonin Posta | Lot(s):, approximate street ag District RG Il District Pearl River | |
| on the right ,400 own of ORA Acreag School | Section: 68.16 Section: ocation: side of feetfrom of the NGETOWNin the hamlet/vi e of Parcel 6,060 s.f. (.14) | Block: | Lot(s):, approxain Street | |

APPLICATION REVIEW FORM

| Applicant: Mr & Mrs. Reeves | Pho | ne # <u>845-825-3187</u> | |
|---|------------------------------------|----------------------------------|---------------------------------------|
| Address: 112 Bogert Avenue Pearl River NY 1096 Street Name & Number (Post Office) | | NY | 10965 |
| Street Name & Number (Post Office) | City | State | Zip Code |
| Mr & Mrs Reeves | | 045.005.2107 | |
| Property Owner: Mr & Mrs. Reeves | Pho | one # <u>845-825-3187</u> | |
| Address: 112 Bogert Avenue Pearl River NY Street Name & Number (Post Office) | Pearl River | NY | 10965 |
| Street Name & Number (Post Office) | City | State | Zip Code |
| Engineer/Architect/Surveyor:Karl Ackerman | nn. AIA | 845 | i-661-0893 |
| Engineer/Architect/Surveyor: | | Phone # | |
| Address: 159 E Central Avenue Street Name & Number (Post Office) | Pearl River | NY | 10965 |
| Street Name & Number (Post Office) | City | State | Zip Code |
| NI/A | | | |
| Attorney: N/A | Phone # | | |
| Address: | | | |
| Address:Street Name & Number (Post Office) | City | State | Zip Code |
| 75 14 1 | | | |
| Contact Person: Karl Ackermann, AIA | Phone #_ ⁸⁴ | 45-661-0893 | |
| Address: 159 E Central Avenue Street Name & Number (Post Office) | Pearl River | NY | 10965 |
| Street Name & Number (Post Office) | City | State | Zip Code |
| | rty is within 500 fe | | |
| • | ck all that apply) | | |
| IF ANY ITEM IS CHECKED, A REVIEW MUST BE PLANNING UNDER THE STATE GENERAL | E DONE BY THE R _ MUNICIPAL LAW | OCKLAND COUNT V, SECTIONS 239 | Y COMMISSIONER OF L, M, N, AND NN. |
| State or County Road | Sta | te or County Park | |
| Long Path | Cou | unty Stream | |
| Municipal Boundary | Cou | unty Facility | |
| List name(s) of facility checked above: | | | |
| | | · | |
| Referral Agencies: | | | |
| RC Highway Department | RC Division | n of Environmental F | Resources |
| RC Drainage Agency | RC Dept. o | of Health | |
| NYS Dept. of Transportation | NYS Dept. | of Environmental C | onservation |
| NYS Thruway Authority | | | |
| Adjacent Municipality | | nterstate Park Com | |

APPLICATION REVIEW FORM

FILL IN WHERE APPLICABLE. (IF THE FOLLOWING DOES NOT APPLY PLEASE MOVE ON TO THE NEXT PAGE)

| If subdivision: | |
|--|-------------|
| Is any variance from the subdivision regulations required? | |
| 2) Is any open space being offered? If so, what amount? | |
| Is this a standard or average density subdivision? | |
| If site plan: | |
| 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 | |
| Environmental Constraints: | |
| Are there slopes greater than 25%? If yes, please indicate the amount and show the gros 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? | |
| If so, provide a narrative, including the list case number, name, date, and the board(s) you | anneared |
| before, and the status of any previous approvals. | ippeared |
| y and the status of any provides approvate. | |
| | |
| | |
| List tax map section, block & lot numbers for all other abutting properties in the same owner | ship 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: April 14, 2020 Applicant: Reeves Address: 112 Bogert Ave, Pearl River, NY RE: Application Made at: same | | | | |
|---|--|--|--|--|
| Chapter 43, Table 3.12 Column 1 RG, Column 2 Group Q, Column SFR, Column 9 Minimum Side Yard 10' with 8' proposed. | | | | |
| One Variance required. | | | | |
| - | | | | |
| Section: 68.16 Block: 3 Lot: 21 Dear Reeves : | | | | |
| Please be advised that the Building Permit Application, which you submitted on pril 14, 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. | | | | |
| Richard Olifer Deputy Building Inspector | | | | |
| | | | | |

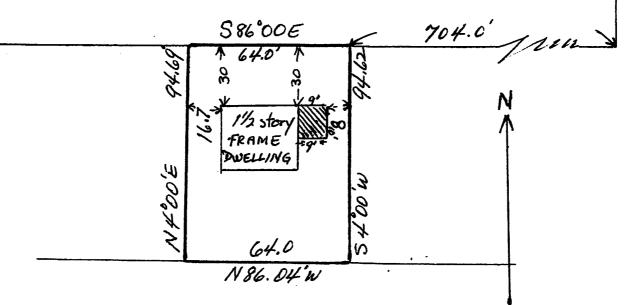
Signature of Director NOTE: PLEASE KEEP FOR YOUR RECORDS 12-31-18-CCC

Date CC: Rosanna Sfraga Liz Decort Debbie Arbolino

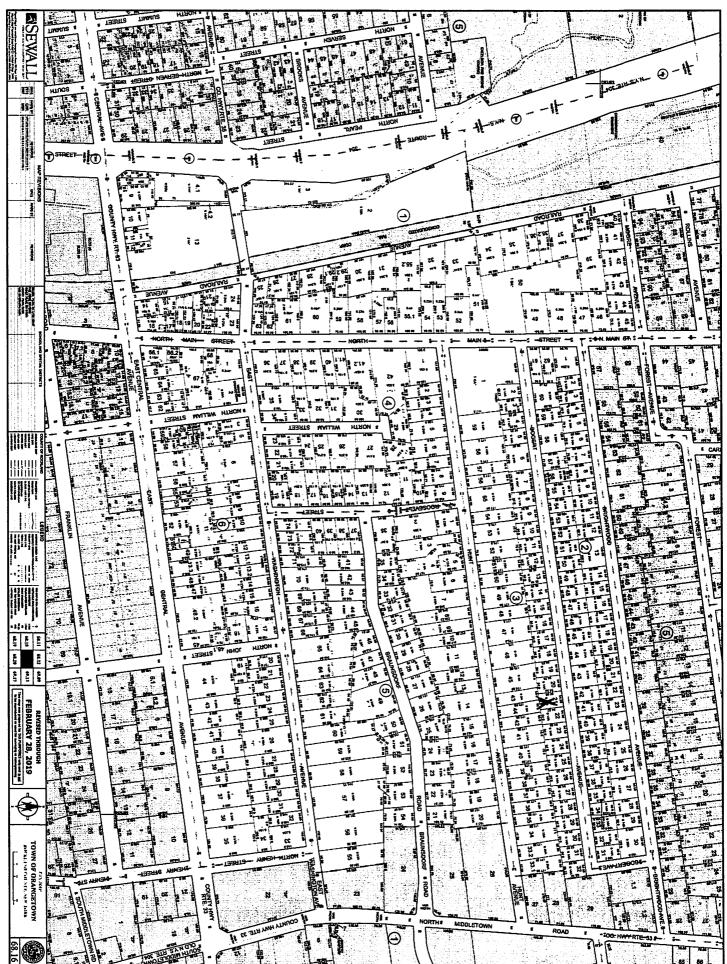
BRIGHTWOOD AVE

FRED L HOLT BOGERT AVE DEVELOPNIENT LOT #84 BOGERT PLACE

BOGERT AVE



PLOT Plan of Property of LESLIE A. ANDERTON 112 BOGERT AVE, PEARL RIVER, NY



celes

| IS | PRINT KEY | NAME |
|------|------------|---------------------|
| 489 | 68.16-2-20 | Terence J Harper |
| 489 | 68.16-2-21 | Richard O'Connell |
| 489 | 68.16-2-22 | Gary P Seeney |
| 489 | 68.16-2-23 | Stephen Austin |
| 489 | 68.16-2-40 | Mary LArcher |
| 489 | 68.16-2-41 | Eugene Prezioso |
| 489 | 68.16-2-42 | Charles J Varian Jr |
| 489 | 68.16-2-43 | Peter Mills |
| 489 | 68.16-2-44 | Robert J O'Neil |
| 489 | 68.16-2-45 | Ciaran Lee |
| 489 | 68.16-3-17 | Brent M Gaylord |
| 489 | 68.16-3-18 | Gregory Marcarelli |
| 489 | 68.16-3-19 | Daniel J Sloan |
| 489 | 68.16-3-20 | Elaine Garin |
| 489 | 68.16-3-21 | Elizabeth A Zachar |
| 489 | 68.16-3-22 | Della E Halev |
| 489 | 68.16-3-23 | Marshall Weiss |
| 489 | 68.16-3-24 | Thomas J O'Reilly |
| 489 | 68.16-3-41 | William Higgins |
| 489 | 68.16-3-42 | Thomas W Herman |
| 489 | 68.16-3-43 | Harry Managhan |
| 489 | 68.16-3-44 | Patrick Holt |
| 489 | 68.16-3-45 | Kieran O'Meara |
| :489 | 68.16-3-46 | Joseph Mc Morrow |

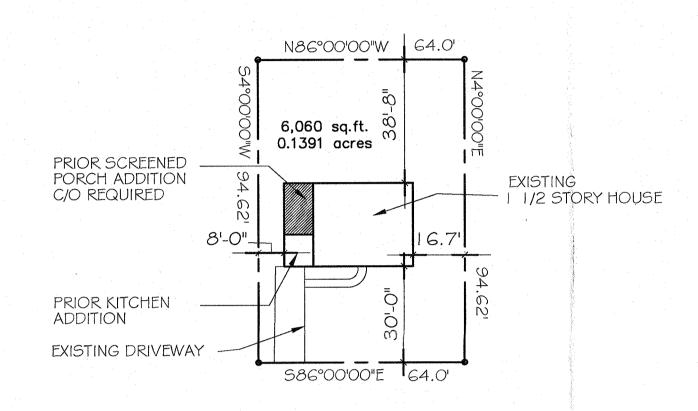
ADDRESS

104 Brightwood Av,Pearl River, NY 10965
106 Brightwood Av,Pearl River, NY 10965
118 Brightwood Ave,Pearl River, NY 10965
120 Brightwood Ave,Pearl River, NY 10965
121 Bogert Av,Pearl River, NY 10965
121 Bogert Av,Pearl River, NY 10965
111 Bogert Ave,Pearl River, NY 10965
113 Bogert Ave,Pearl River, NY 10965
107 Bogert Ave,Pearl River, NY 10965
99 Bogert Ave,Pearl River, NY 10965
99 Bogert Ave,Pearl River, NY 10965
94 Bogert Ave,Pearl River, NY 10965
98 Bogert Ave,Pearl River, NY 10965
102 Bogert Ave,Pearl River, NY 10965
108 Bogert Ave,Pearl River, NY 10965
118 Bogert Ave,Pearl River, NY 10965
118 Bogert Av,Pearl River, NY 10965
128 Bogert Av,Pearl River, NY 10965
129 Bogert Av,Pearl River, NY 10965
121 Hunt Av,Pearl River, NY 10965
131 Hunt Av,Pearl River, NY 10965
131 Hunt Av,Pearl River, NY 10965
95 Hunt Ave,Pearl River, NY 10965
95 Hunt Av,Pearl River, NY 10965

LIST OF DRAWINGS

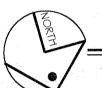
ARCHITECTURAL DRAWINGS
SHEET DESCRIPTION

A-I LOCATION PLAN, BULK TABLE, SCREENED PORCH PLANS AND ELEVATIONS



BOGERT AVENUE

SECTION 69.16 - BLOCK 3 - LOT 21
#112 Bogert Avenue
PEARL RIVER
TOWN OF ORANGETOWN - ROCKLAND COUNTY - NEW YORK



SITE LOCATION PLAN

THIS SITE PLAN IS BASED ON A SURVEY PROVIDED BY OWNER FROM TOWN RECORDS THE DESIGNER SHALL ASSUME NO RESPONSIBILITY FOR ACCURACY OF ORIGINAL SURVEY. REFER TO ORIGINAL SURVEY FOR ALL ADDITIONAL INFORMATION.

SCALE: 1"=30'-0"

| | | | 1 |
|---|---|--|-----------------------|
| LOT REQUIRED 10,000 S.F. | EXISTING LOT AREA = 6,060 +/- SQ. FT. | EXISTING LOT AREA = 6,060 +/- SQ. FT. | ENC |
| FAR30 (30 %) | EXISTING FAR - 1,240 s.f. / 6,060 = .2046 (20.46%) | PROPOSED FAR - 1,400 s.f. / 6,060 = .2310 (23.10%) | |
| FRONT YARD SET BACK: 25'-0" | 30.00" EXISTING | 30.00" EXISTING | |
| SIDE YARD SET BACK: 10'-0" (10'-0" allowed reduction 5.21d) | 8' EXISTING - EAST SIDE - PRIOR ZBA (10'-0" allowed reduction 5.21d) | 8' - EXISTING PRIOR ZBA FOR KITCHEN - NO CLOSER PROPOSED (10'-0" allowed reduction 5.21d) | ENC/Prior Variance |
| COMBNED SIDE YARD SETBACK - 30'-0" (20'-0" allowed reduction 5.21d) | 8' EXISTING + 16.7' = (24.7' TOTAL) (20'-0" allowed reduction 5.21d) | 8' EXISTING + $16.7'$ = $(24.7' \text{ TOTAL})$ - NO CLOSER PROPOSED $(20'-0" \text{ allowed reduction } 5.21d)$ | |
| REAR YARD SET BACK: 25'-0" | 38.69' EXISTING | 38.69' EXISTING | |
| LOT WIDTH: 75'-0" | 64.00" EXISTING AT BUILDING FRONT LINE | 64.00' EXISTING AT BUILDING FRONT LINE | ENC |
| STREET FRONTAGE: 50'-0" | 64.00' EXISTING | 64.00' EXISTING | |
| 20'-0" (5.2 e 20'-0" Max.) | 20 feet max(ENC)Existing | 20 feet max(ENC)Existing | ENC |

EXISTING F.A.R. DATA

| | EXISTING FIRST FLOOR EXISTING SECOND FLOOR EXISTING KITCHEN | 780 S.F. 360 S.F. 100 S.F. |
|---|---|----------------------------------|
| , | EXISTING TOTAL S.F. | 1,240 S.F. |
| | EXISTING FAR - 1,240 s.f. $/ 6,060 = .2$ | 2046 (20.46%) |

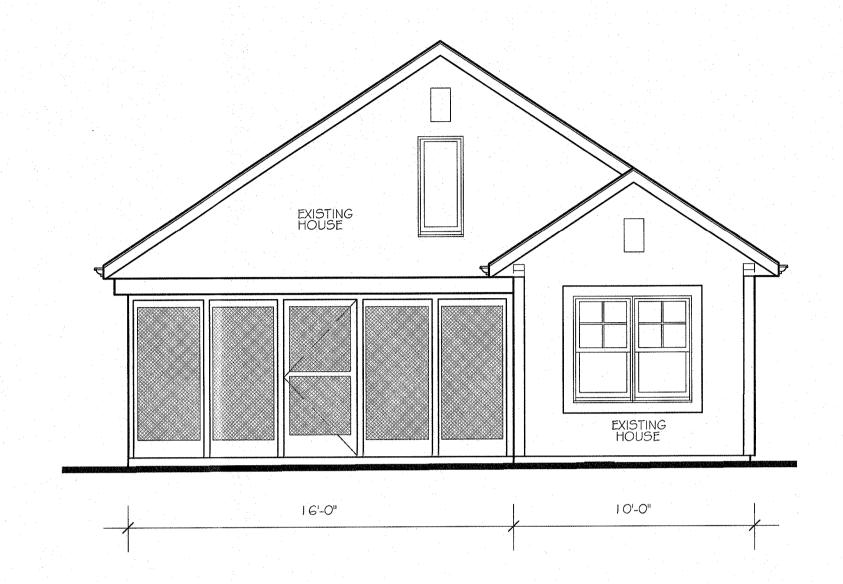
PROPOSED F.A.R. DATA

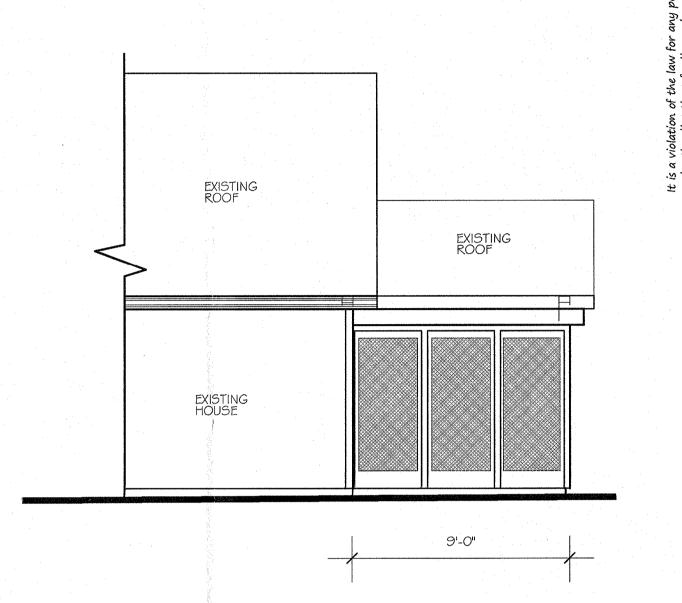
| EXISTING FIRST FLOOR | | 780 S.F. |
|-------------------------------------|------|------------|
| EXISTING SECOND FLOOR | | 360 S.F. |
| EXISTING KITCHEN | | 100 S.F. |
| PROPOSED SCREENED PORCH | | 160 S.F. |
| PROPOSED TOTAL S.F. | | 1,400 S.F. |
| PROPOSED FAR - 1,400 s.f. / 6,060 = | .231 | 0 (23.10%) |

DIVISION I - GENERAL CONDITIONS

1.1 Code Compliance \$ Building Standards: All work and materials shall conform and comply with all local codes, ordinances and the following authorities as applicable:

2010 NYS INTERNATIONAL BUILDING CODE



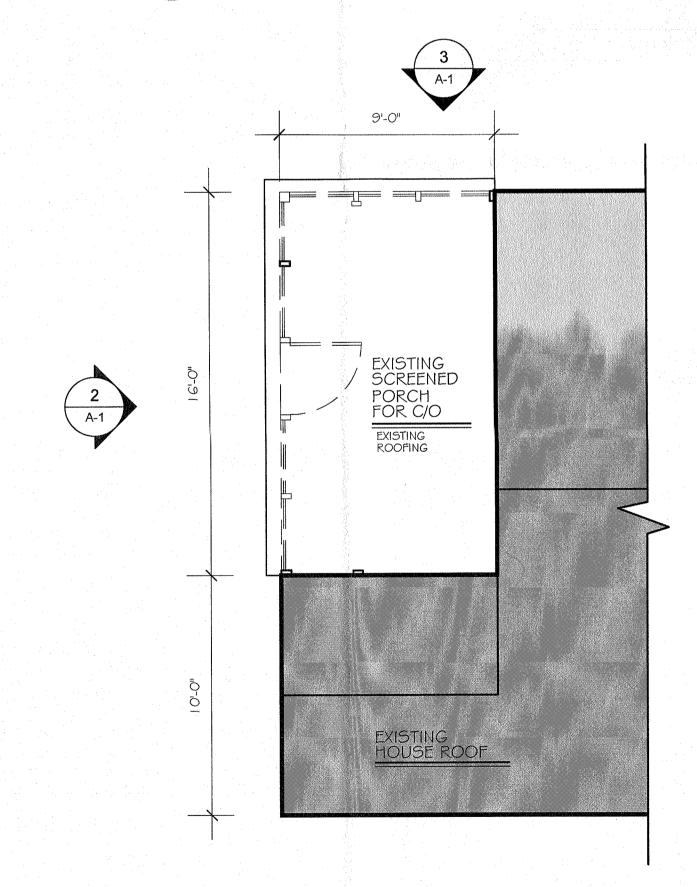


EXISTING SCREENED PORCH
SIDE ELEVATION

EXISTING SCREENED PORCH REAR ELEVATION SCALE: 1/4"= 1'-0"

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

EXISTING ALUM SCREEN PANELS W/ POST SUPPORTS | EXISTING ALUM / WD JSTS. \ EXISTING ALUM SCREEN
DOOR PANEL EXISTING SCREENED PORCH FOR C/O EXISTING (2) 2XG POST AT EACH END WITH (2) 2XG BEAM ABOVE WAS ADDED BY PRIOR OWNER. EXISTING DOOR EXISTING WINDOW



EXISTING SCREENED PORCH FLOOR PLAN SCALE: 1/4"= 1'-0" EXISTING SCREENED PORCH ROOF PLAN SCALE: 1/4"= 1'-0" Issue Date: 4/11/20 Revisions 4/11/20 C/0 Permit Application

A-1

Sheet No.

Constructed Screened /O Application A.