

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: 3/6/2020

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#: 49864  
 ASSIGNED  
 INSPECTOR: GM

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

Project Name: Ruddy

Street Address: 53 E. Washington Ave  
Pearl River, NY 10965

Tax Map Designation:  
Section: 68-16 Block: 4 Lot(s): 21  
Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_

Directional Location:

On the N side of E. Washington Ave, approximately 100 feet E of the intersection of N William St, in the Town of ORANGETOWN in the hamlet/village of Pearl River.

Acreage of Parcel .17  
School District Pearl River  
Ambulance District Pearl River  
Water District Suez

Zoning District RG  
Postal District Pearl River  
Fire District Pearl River  
Sewer District Orangetown

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

Legalize Existing Apartment as per local law # 7

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

Date: 3/9/2020 Applicant's Signature: Latherine Ruddy

APPLICATION REVIEW FORM

Applicant: Catherine Ruddy Phone # 845-652-0014  
Address: 53 E Washington Ave Pearl River NY 10965

Property Owner: Catherine Ruddy Phone # 845 652 0014  
Address: 53 E. Washington Ave Pearl River NY 10965

Engineer/Architect/Surveyor: John Ferraro PC Phone # 845-624-0758  
Address: 37 Maple Ave New City NY 10956  
jafpc2@gmail.com

Attorney: \_\_\_\_\_ Phone # \_\_\_\_\_  
Address: \_\_\_\_\_

Contact Person: Catherine Ruddy Phone # 845-652-0014  
Address: 53 E Washington Ave 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 481 sq ft
- 2) Total square footage 481 sq ft
- 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:**

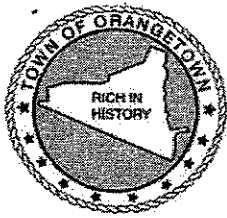
Has this project ever been reviewed before? NO

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: March 2, 2020

Applicant: Ruddy

Address: 53 E Washington Ave, Pearl River, NY 10962

RE: Application Made at: same

Chapter 43, Zoning Code, Section 4.5 Single Family Conversion requires ownership of residence for 15 years with 13 years verified

One Variance required

Section: 68.16

Block: 4

Lot: 21

Dear Ruddy:

Please be advised that the Building Permit Application, which you submitted on February 28, 2020, has been denied. I have enclosed a Xerox copy of your application, where you will find at the bottom the reason for denial.

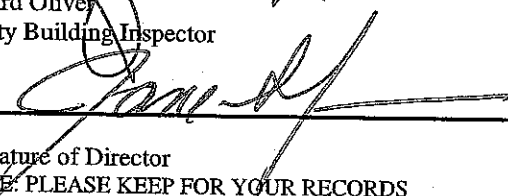
**In Accordance with Zoning, Chapter 43 Section 10.322 the time to appeal a determination of a Building Inspector or Similar administrative office is thirty (30) days from the filing of such a determination with the Town Clerk.**

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

*ILLEGAL*  
*Two Family*

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: R6 OFFICIAL USE ONLY ACREAGE: .17  
 Inspector: GM Date App Received: 2/28/2020 Received By: \_\_\_\_\_  
 Permit No. 49864 Date Issued: \_\_\_\_\_  
 CO No. \_\_\_\_\_ Date Issued: \_\_\_\_\_  
 Permit Fee: \$150 Ck# 154 Paid By Catherine Ruddy  
 GIS Fee: \$20 Ck# 155 Paid By \_\_\_\_\_  
 Stream Maintenance Fee Ck# \_\_\_\_\_ Paid By \_\_\_\_\_  
 Additional Fee: \_\_\_\_\_ Ck# \_\_\_\_\_ Date Paid \_\_\_\_\_ Paid By \_\_\_\_\_  
 1<sup>st</sup> 6 mo. Ext.: \_\_\_\_\_ Ck# \_\_\_\_\_ Exp. Date: \_\_\_\_\_ Paid By \_\_\_\_\_  
 2<sup>nd</sup> 6 mo. Ext.: \_\_\_\_\_ Ck# \_\_\_\_\_ Exp. Date: \_\_\_\_\_ Paid By \_\_\_\_\_

RECEIVED

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.

FEB 28 2020

Property Location: 53 E. Washington Ave  
 Section: 68.16 Block: 4 Lot: 21  
 Property Owner: Catherine Ruddy  
 Mailing Address: 53 E. Washington Ave, Pearl River NY  
 Email: catherineruddy14@gmail.com Phone #: 845-652-0014  
 Lessee (Business Name): \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 Email: \_\_\_\_\_ Phone #: \_\_\_\_\_  
 Type of Business /Use: \_\_\_\_\_  
 Contact Person: Catherine Ruddy Relation to Project: OWNER  
 Email: \_\_\_\_\_ Phone#: 845-652-0014  
 Architect/Engineer: N/A NYS Lic # \_\_\_\_\_  
 Address: \_\_\_\_\_ Phone#: \_\_\_\_\_  
 Builder/General Contractor: \_\_\_\_\_ 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  
 Proposed Project Description: Restricted Two Family

Proposed Square Footage: \_\_\_\_\_ Estimated Construction Value (\$): \$1,000

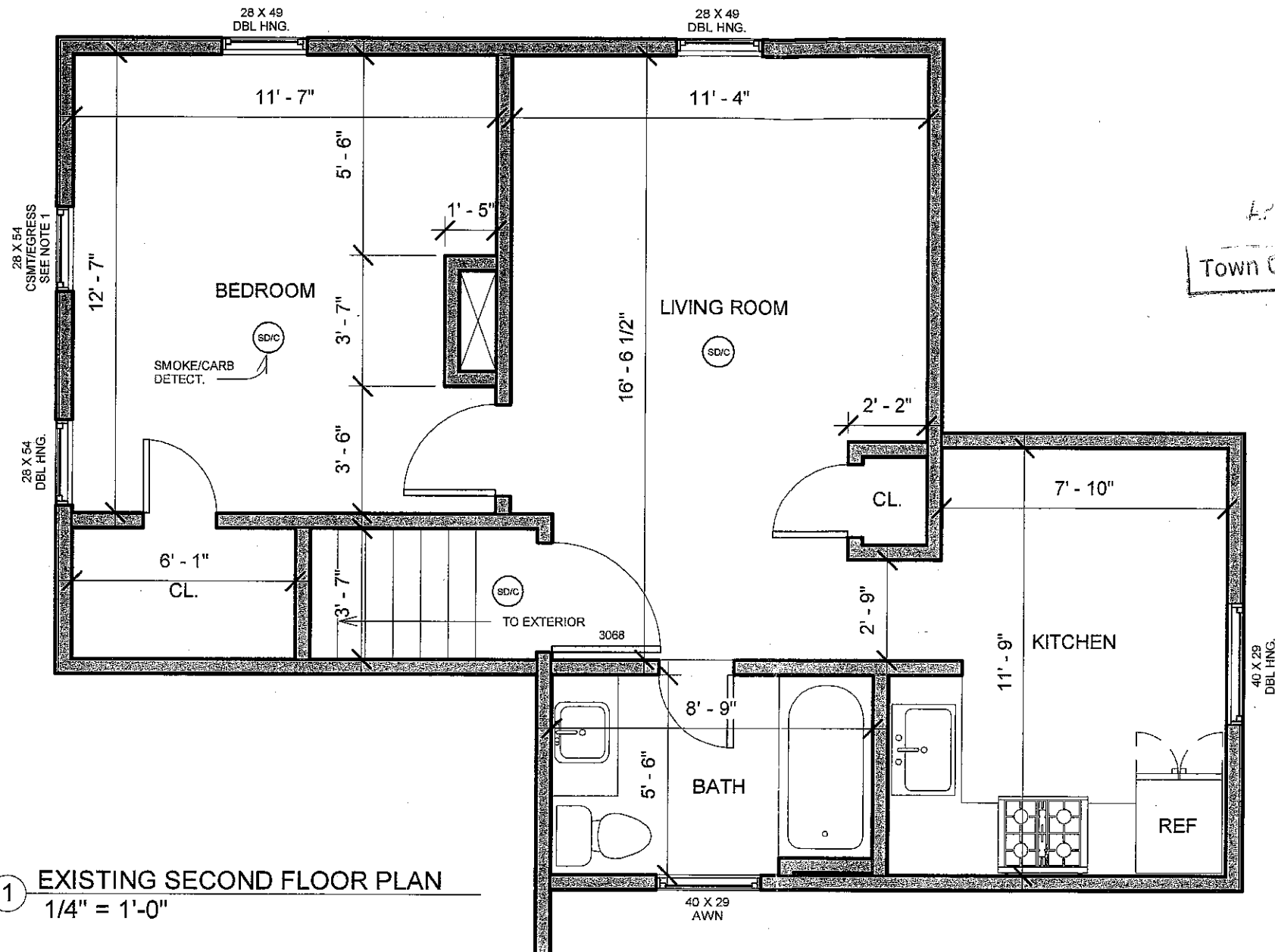
BUILDING DEPARTMENT COMPLETES BELOW \$10,000

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

PERMIT REFERRED / DENIED FOR:  
Chapter 45, zoning Code, Section 4.5, Single Family Commission  
requires ownership of residence for minimum 15 years with 13 years  
verified.

One Variance required 3/2/2020 3-2-2020

SECTION 68.16 BLOCK 7 LOT 21 NAME Ruddy PERMIT# 49864



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

SECOND FLOOR TOTAL SQFT = 481SQFT

LIGHT/VENT CALC.

BEDROOM = 140 SQFT

4% VENT REQUIRED = 5.6 PROVIDED = 15.5 OK  
8% LIGHT REQUIRED = 11.2 PROVIDED = 31 OK

LIVING ROOM/KITCHEN 278 SQFT

4% VENT REQUIRED = 11 PROVIDED = 12.9 OK  
8% LIGHT REQUIRED = 22 PROVIDED = 17.6

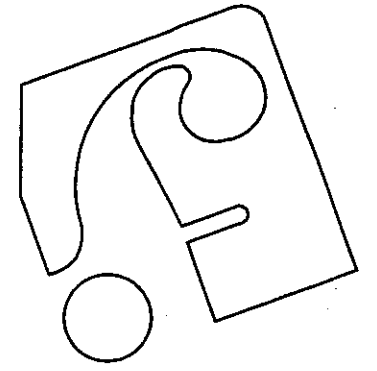
ARTIFICIAL LGHT PROVIDED AS PER 2015 INTERNATIONAL BUILDING CODE CHAPTER 1204.3 "INTERIOR ENVIRONMENT" FOR ARTIFICIAL LIGHTING.

NOTE 1:

REMOVE EXISTING WINDOW PROVIDE NEW BEDROOM CSMT/ EGRESS WINDOW AS PER THE FOLLOWING:

NYS RES CODE R310/ 2015 IRC REQUIREMENTS

|                                    |            |                         |
|------------------------------------|------------|-------------------------|
| MINIMUM WIDTH OF THE CLEAR OPENING | = 20 "     | PROVIDED = 28" OK       |
| MINIMUM HEIGHT                     | = 24 "     | PROVIDED = 54" OK       |
| MINIMUM NET CLEAR OPENING IS       | = 5.7 SQFT | PROVIDED = 10.5 OK SQFT |
| SILL HEIGHT OFF FLOOR MAX          | = 44 "     | PROVIDED = 20" OK       |



John Anthony Ferraro PC  
ARCHITECT

37 Maple Avenue  
New City, New York 10956  
p: 845-624-0758  
e: jafpc2@gmail.com



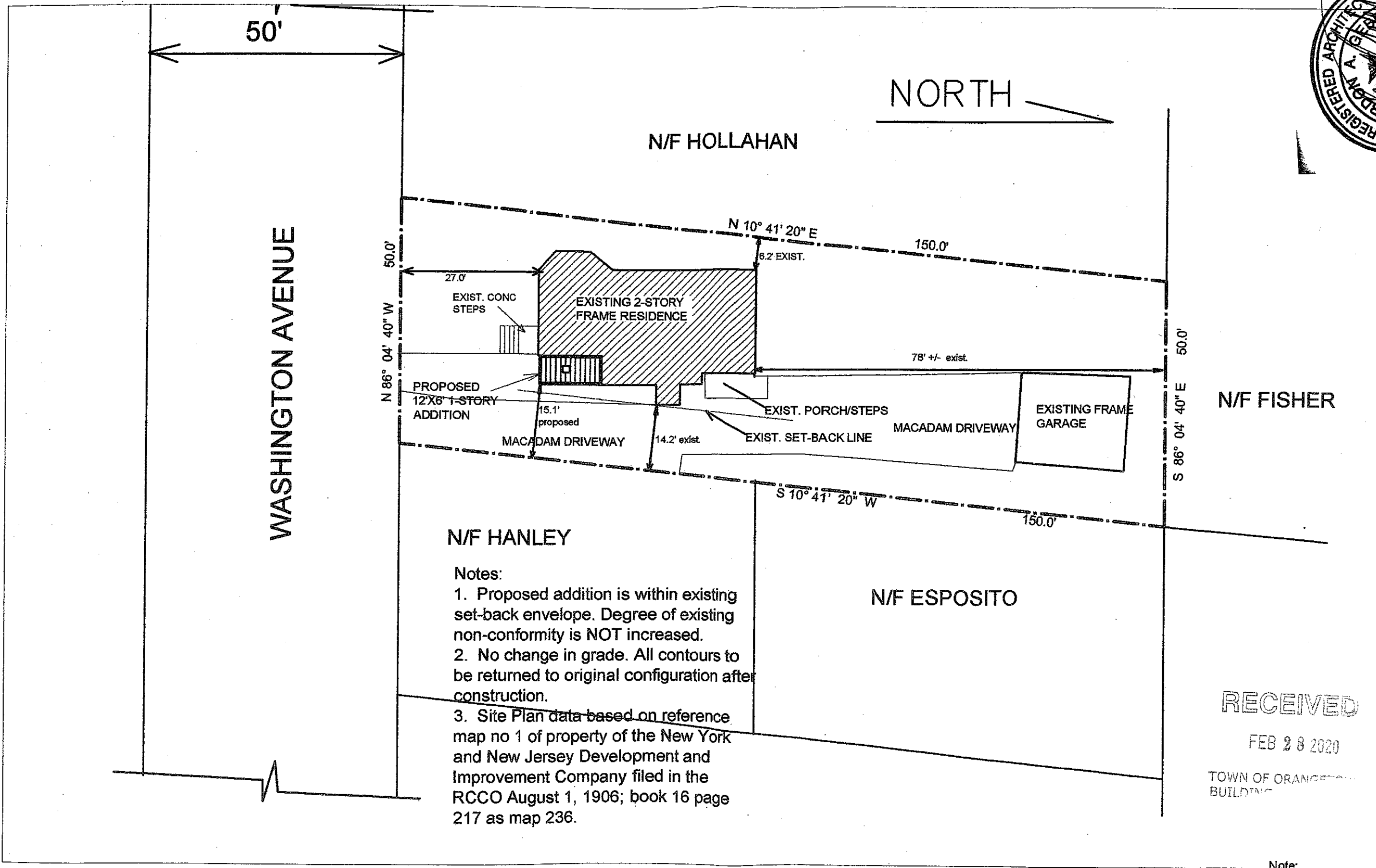
RUDDY RESIDENCE  
53 EAST WASHINGTON ST  
PEARL RIVER NY 10965

EXISTING SECOND FLOOR PLAN

|                |        |
|----------------|--------|
| Project number | RUDDY  |
| Date           | 3-4-20 |
| Drawn by       | JF     |
| Checked by     | JF     |

A-1

Scale 1/4" = 1'-0"



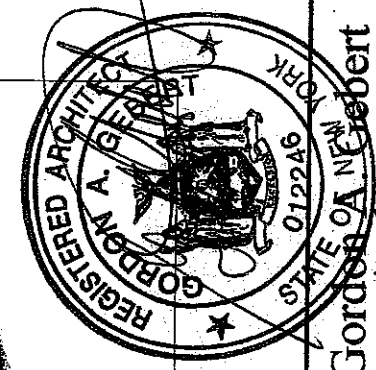
Notes:

1. Proposed addition is within existing set-back envelope. Degree of existing non-conformity is NOT increased.
2. No change in grade. All contours to be returned to original configuration after construction.
3. Site Plan data based on reference map no 1 of property of the New York and New Jersey Development and Improvement Company filed in the RCCO August 1, 1906; book 16 page 217 as map 236.

**SITE PLAN**  
SCALE: 1"=20'

RECEIVED  
FEB 28 2020  
TOWN OF ORANGETOWN  
BUILDING

Note:  
All dimensions and conditions to be verified in the field. Any discrepancy is to be reported to the architect immediately for resolution.



**Gordon A. Gebert**  
Architect  
Sixty Three North Broadway  
Nyack, New York 10960  
914.553.2000 ggeberr@nycs.net

**LEE RESIDENCE**  
53 Washington Avenue  
Pearl River, New York

**SITE PLAN**  
SHEET 601