

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: Smith Residence

Street Address: 21 Hawk Street
Pearl River, NY 10965

Tax Map Designation:
Section: 69.18 Block: 1 Lot(s): 53
Section: _____ Block: _____ Lot(s): _____

Directional Location:
On the left side of Hawk, approximately 300 feet _____ of the intersection of Orangeburg Rd the Town of ORANGETOWN in the hamlet/village of Pearl River.

Acreage of Parcel _____	Zoning District <u>R-15</u>
School District _____	Postal District _____
Ambulance District _____	Fire District _____
Water District _____	Sewer District _____

Project Description: (If additional space required, please attach a narrative summary.)
Addition to side of existing residence

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

APPLICATION REVIEW FORM

Applicant: Matthew & Kimberly Smith Phone # (845) 596-3773

Address: 21 Hawk St Pearl River NY 10965
Street Name & Number (Post Office) City State Zip Code

Property Owner: Same ↑ Phone # _____

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

Engineer/Architect/Surveyor: Barbara Hess Phone # (845) 358-1486

Address: 254 Sickeltown Rd West Nyack, NY 10994
Street Name & Number (Post Office) City State Zip Code

Attorney: _____ Phone # _____

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

Contact Person: _____ Phone # _____

Address: _____
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.

- | | |
|---|---|
| <input type="checkbox"/> State or County Road | <input type="checkbox"/> State or County Park |
| <input type="checkbox"/> Long Path | <input type="checkbox"/> County Stream |
| <input type="checkbox"/> Municipal Boundary | <input type="checkbox"/> County Facility |

List name(s) of facility checked above:

Referral Agencies:

- | | |
|--|--|
| <input type="checkbox"/> RC Highway Department | <input type="checkbox"/> RC Division of Environmental Resources |
| <input type="checkbox"/> RC Drainage Agency | <input type="checkbox"/> RC Dept. of Health |
| <input type="checkbox"/> NYS Dept. of Transportation | <input type="checkbox"/> NYS Dept. of Environmental Conservation |
| <input type="checkbox"/> NYS Thruway Authority | <input type="checkbox"/> Palisades Interstate Park Commission |
| <input type="checkbox"/> Adjacent Municipality _____ | |
| <input type="checkbox"/> Other _____ | |

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. _____

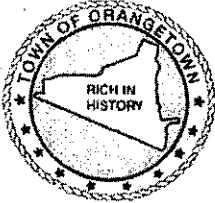
Are there **wetlands** on the site? If yes, please provide the names and type: _____

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: January 5, 2021

Applicant: Smith

Address: 21 Hawk St., 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 Maximum Floor Area Ratio 20% with 23% proposed, Column 9 Required Side Yard 20' w 19.31' (right side) and 11.10' (left side) proposed, Column 10 Total Side Yard 50' with 30.41' proposed.
Four variances required

RECEIVED

JAN 25 2021

TOWN OF ORANGETOWN
BUILDING DEPARTMENT

Section: 69.18

Block: 1

Lot: 53

Dear Smith:

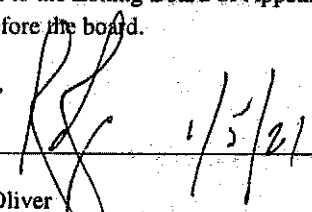
Please be advised that the Building Permit Application, which you submitted on

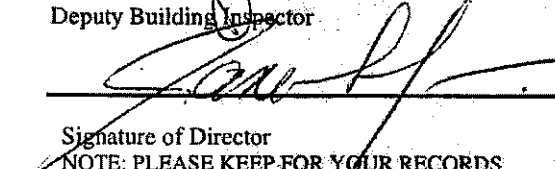
August 26, 2021, has been denied. I have enclosed a Xerox copy of your application, where you will find at the bottom the reason for denial.


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

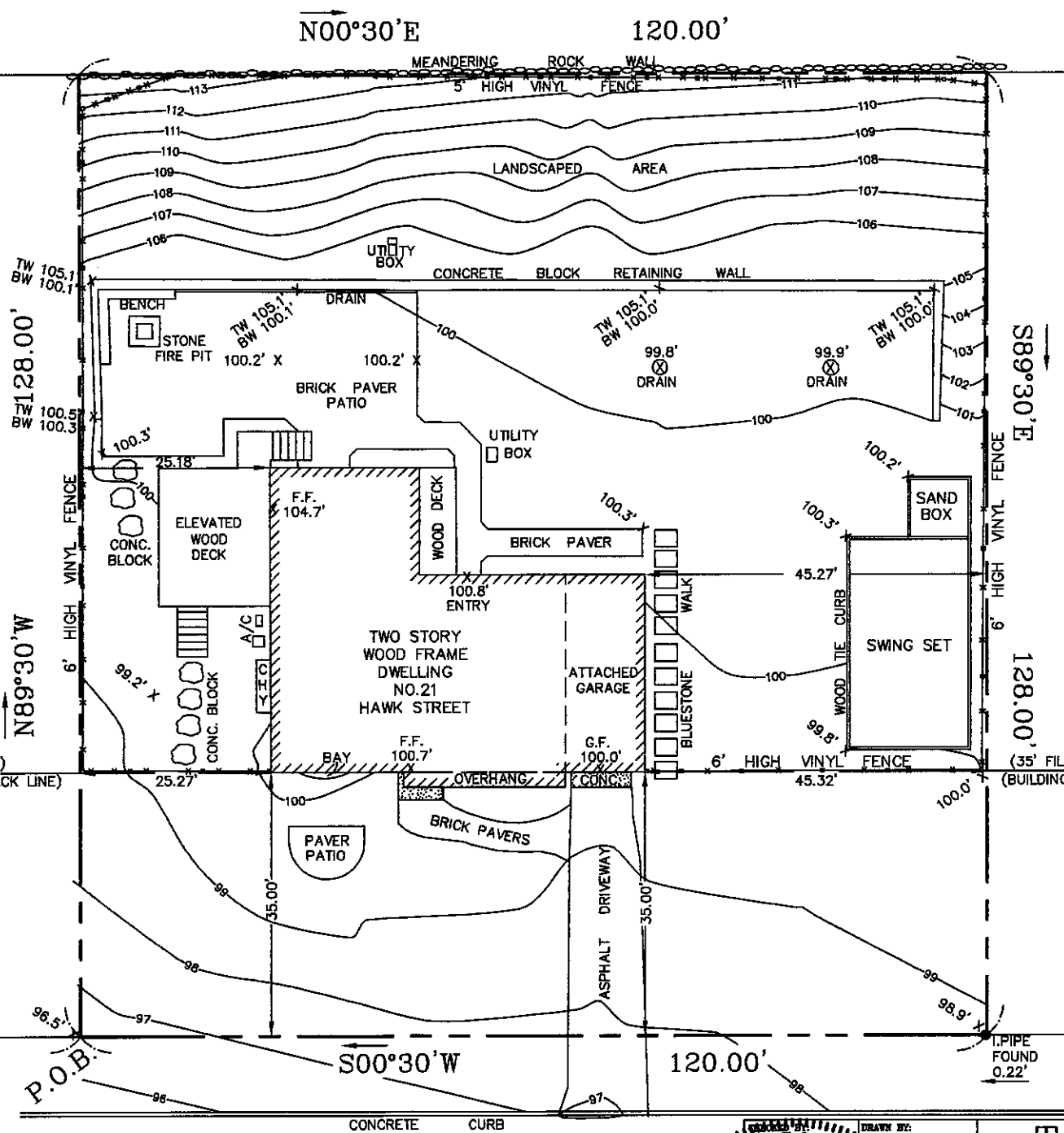
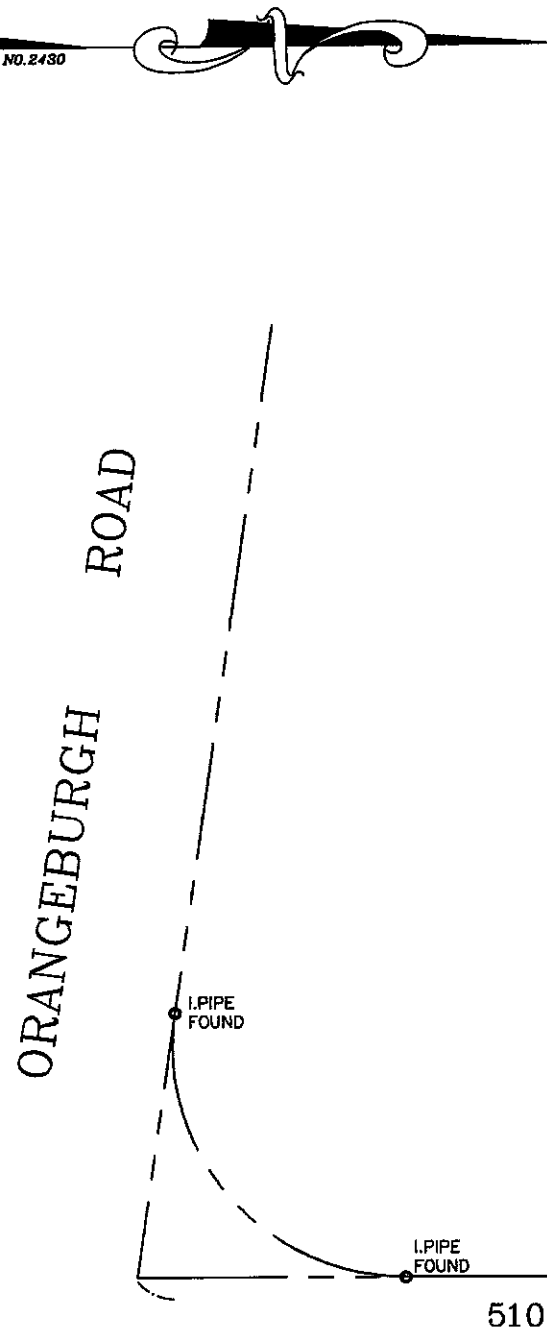

Date
CC: Rosanna Sfraga
Liz Decort
Debbie Arbolino

1/IS	PRINT KEY	NAME	ADDRESS
1489	69.14-2-46	Patrick Moran	27 Hawk St, Pearl River, NY 10965
1489	69.14-2-47	Michael Mitchell	52 Westminster Dr, Pearl River, NY 10965
1489	69.18-1-51	Margaret M Mc Ginley	32 Westminster Dr, Pearl River, NY 10965
1489	69.18-1-52	Eamon Benn	40 Westminster Dr, Pearl River, NY 10965
1489	69.18-1-53	Mathew Smith	21 Hawk St, Pearl River, NY 10965
1489	69.18-1-54	Anthony C Capone	19 Hawk St, Pearl River, NY 10965
1489	69.18-1-62	Craig Bottrill	28 Hawk St, Pearl River, NY 10965
1489	69.18-1-63	Sean O'Sullivan	34 Hawk St, Pearl River, NY 10965

NOTES: THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
THIS SURVEY IS SUBJECT TO ANY FACTS AN ACCURATE TITLE SEARCH MAY DISCLOSE.

IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY.

FILED MAP NO. 2430



PARCEL INFORMATION

TAX
SECTION 69.18
BLOCK 1
LOT 53
(CONTAINING)
(15,360 S.F.)
(OR)
(0.352 ACRES)

(FILED MAP)
(BLOCK 10)
(LOT 2)

LEGEND

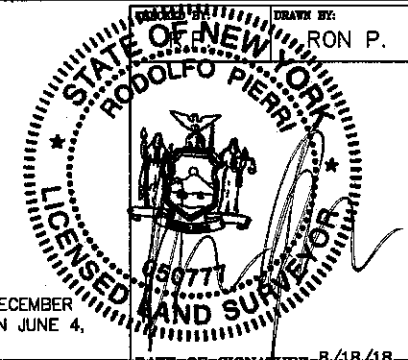
⊗	WATER VALVE
⊕	UTILITY POLE
⊙	STORM DRAIN MANHOLE
⊚	SANITARY SEWER MANHOLE
⊙	GAS MARK OUT
0.00 x	SPOT GRADE
TC 0.00 x	TOP OF CURB
BC 0.00 x	BOTTOM OF CURB
TW 0.00 x	TOP OF WALL
BW 0.00 x	BOTTOM OF WALL
FF 0.00 x	FINISH FLOOR
-00-	EXIST. CONTOUR

ELEVATIONS ARE BASED ON AN ASSUMED DATUM
CONTOUR INTERVAL EQUALS 1 FOOT.
UNDERGROUND UTILITIES MAY NOT SHOWN.

SURVEYORS NOTES:
-EXCEPT AS SPECIFICALLY STATED OR SHOWN ON HIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE OR ON RECORD AT THE TIME OF THE MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
-DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
-SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
-SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.
-SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.
-WETLANDS LOCATION ARE NOT CONSIDERED PART OF CONTRACTUAL OBLIGATIONS OR PART OF THIS SURVEY.
-FLOOD PLAIN MAPS WERE NOT REVIEWED OR CONSIDERED PART OF THIS SURVEY.

HAWK STREET
(50' WIDE)

MAP REFERENCE:
"MAP OF KENNEDY HOMES AT ORANGETOWN, ROCKLAND COUNTY, N.Y." DATED DECEMBER 9TH, 1955 AND FILED IN THE COUNTY CLERK'S OFFICE OF ROCKLAND COUNTY ON JUNE 4, 1956 IN BOOK 57 OF MAPS, PAGE 2, AS MAP NUMBER 2430.



TOPOGRAPHIC SURVEY

OF PROPERTY OF
MATTHEW AND KIMBERLY SMITH HUSBAND AND WIFE
SITUATED IN THE HAMLET OF PEARL RIVER
TOWN OF ORANGETOWN ROCKLAND COUNTY NEW YORK

(PHONE) 201-923-1507
RODOLFO PIERRRI LAND SURVEYOR
EMERSON, NEW JERSEY 07630

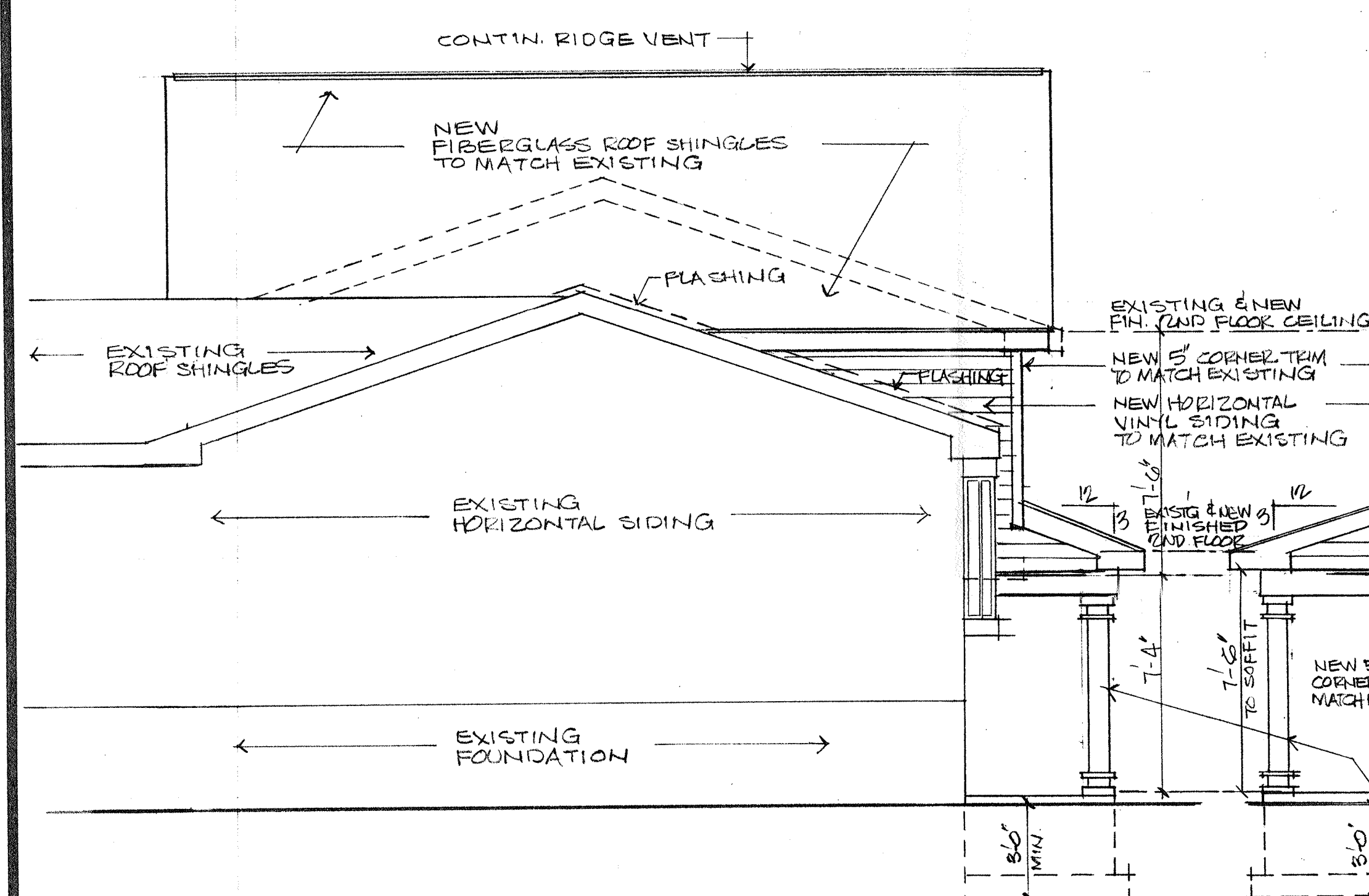
SCALE: 1" = 20'
DATE OF SURVEY: 8/18/18
DRAWING NO.: 16-146
SHEET NO.: 1/1

REVISIONS	BY
SEPT 13, 2018	WK
AUG. 2020	B
NOV 20 20	B

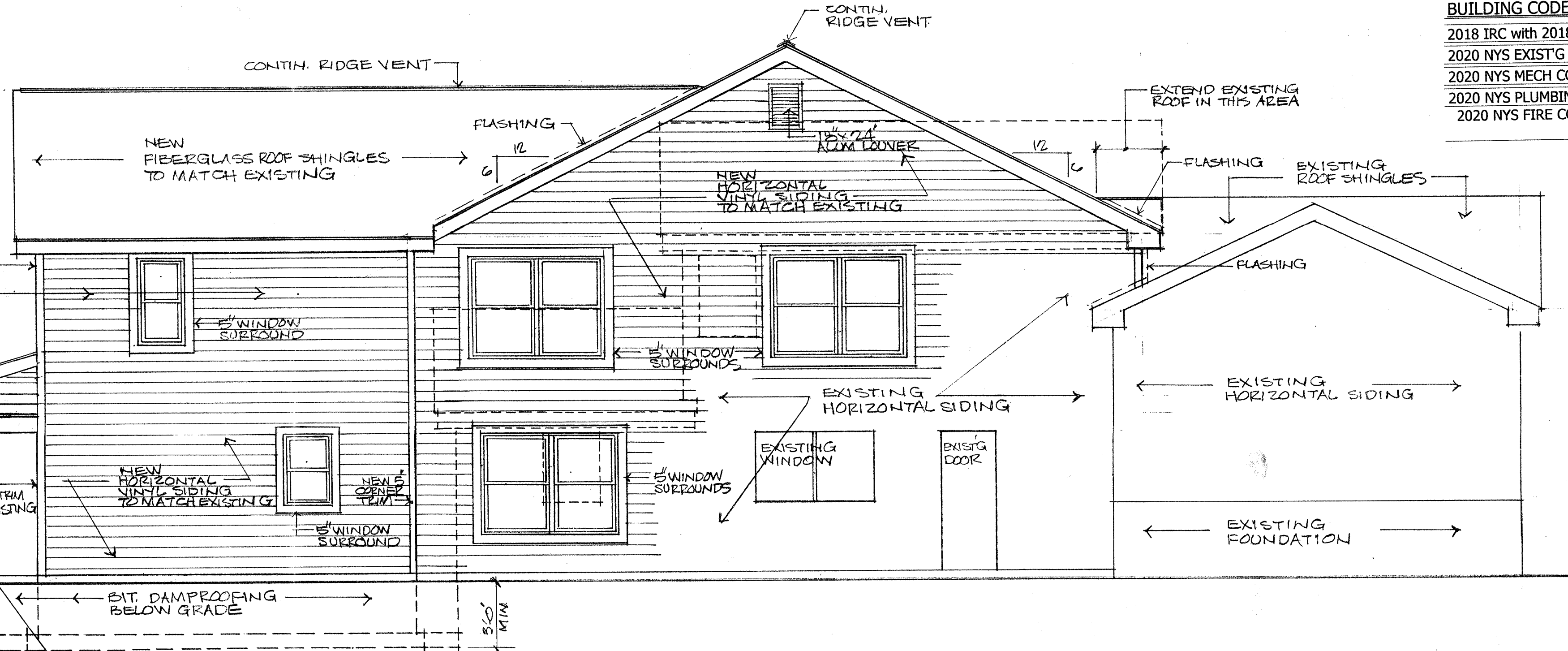
NOTE:
 1. INSTALL "GAF ICE SHIELD" ALONG ENTIRE PERIMETER AND AT ALL VALLEYS IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS
 2. ALL GUTTERS AND LEADERS ARE TO MATCH THE HOUSE, AND ALL LEADERS AND DOWNSPOUTS SHALL HAVE SPLASH BLOCKS

"ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT, AND THE SAME MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT."
 "UNAUTHORIZED ALTERATIONS OR ADDITIONS TO AN ARCHITECT'S PLAN BEARING A LICENSED ARCHITECT'S STAMP/EMBOSSED SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW."
 "ONLY COPIES FROM THE ORIGINAL TRACING OF THESE DRAWINGS MARKED WITH THE ARCHITECT'S STAMP/EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID, TRUE COPIES."

BUILDING CODE:
 2018 IRC with 2018 Amendments
 2020 NYS EXIST'G BLDG CODE
 2020 NYS MECH CODE
 2020 NYS PLUMBING CODE
 2020 NYS FIRE CODE



LEFT SIDE ELEVATION
 SCALE 1/4" = 1'-0"

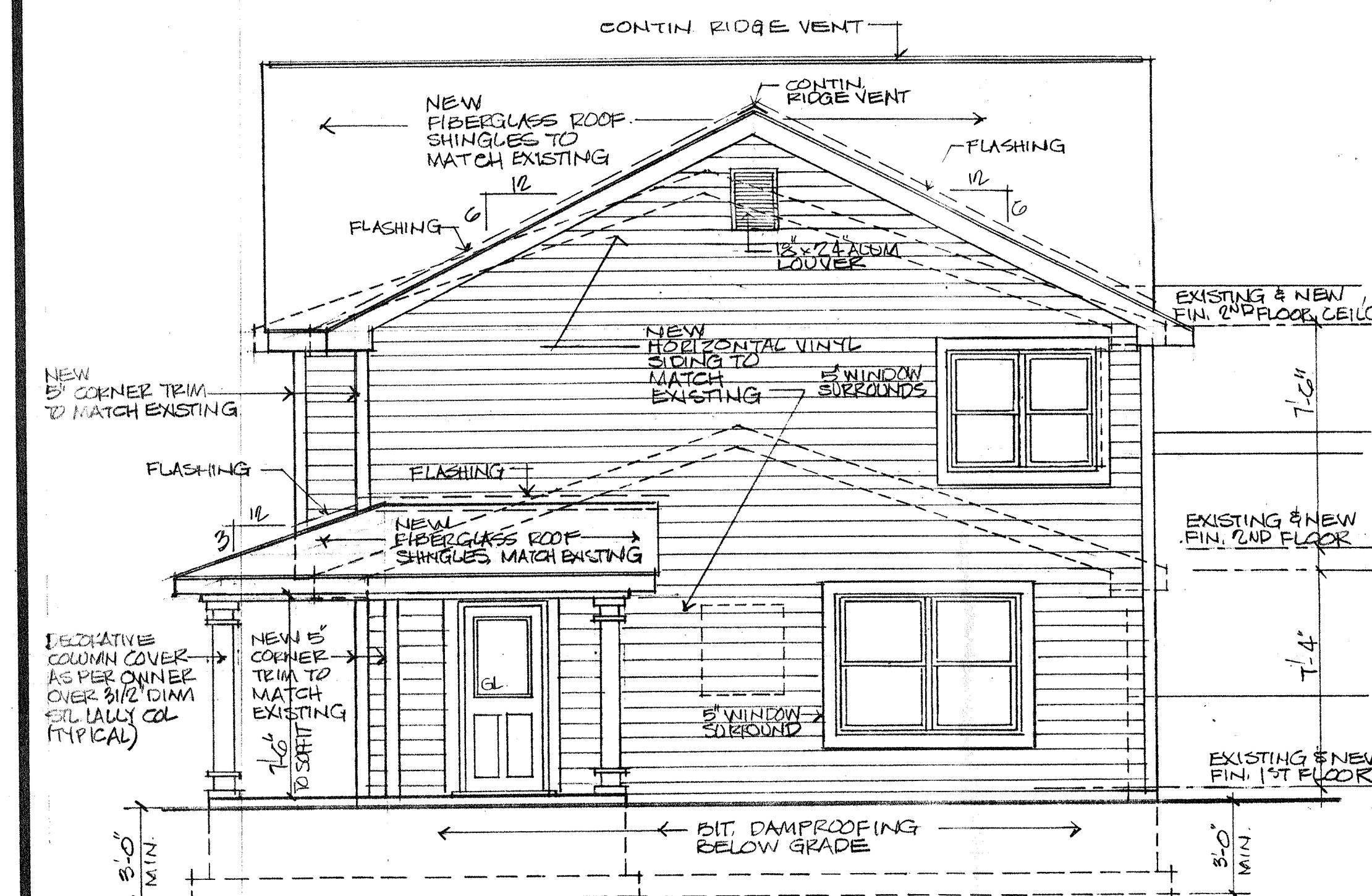


REAR ELEVATION
 SCALE 1/4" = 1'-0"

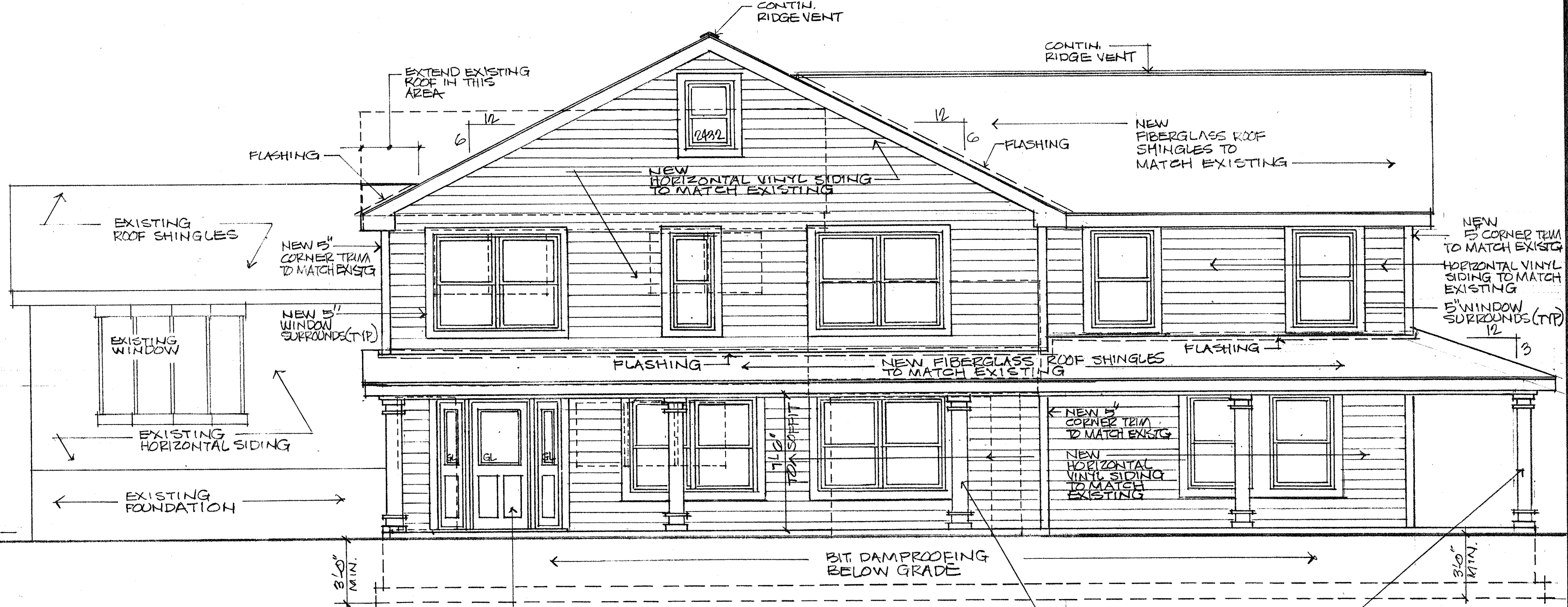
EXISTING DWELLING / PROPOSED ADDITION

PROPOSED ADDITION / EXISTING DWELLING

DECORATIVE COLUMN COVER AS SELECTED BY OWNER OVER 3/4\"/>



RIGHT SIDE ELEVATION
 SCALE 1/4" = 1'-0"

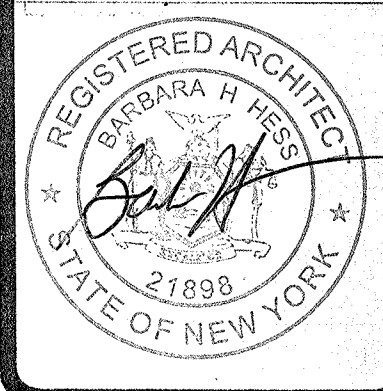


FRONT ELEVATION
 SCALE 1/4" = 1'-0"

EXISTING DWELLING / PROPOSED ADDITION

DECORATIVE COLUMN COVER AS SELECTED BY OWNER OVER 3/4\"/>

THE SMITH RESIDENCE-ADDITION
 PEARL RIVER, NY
HESS ARCHITECTS - AIA, LEED AP
 WEST NYACK, NY
 845-358-1486

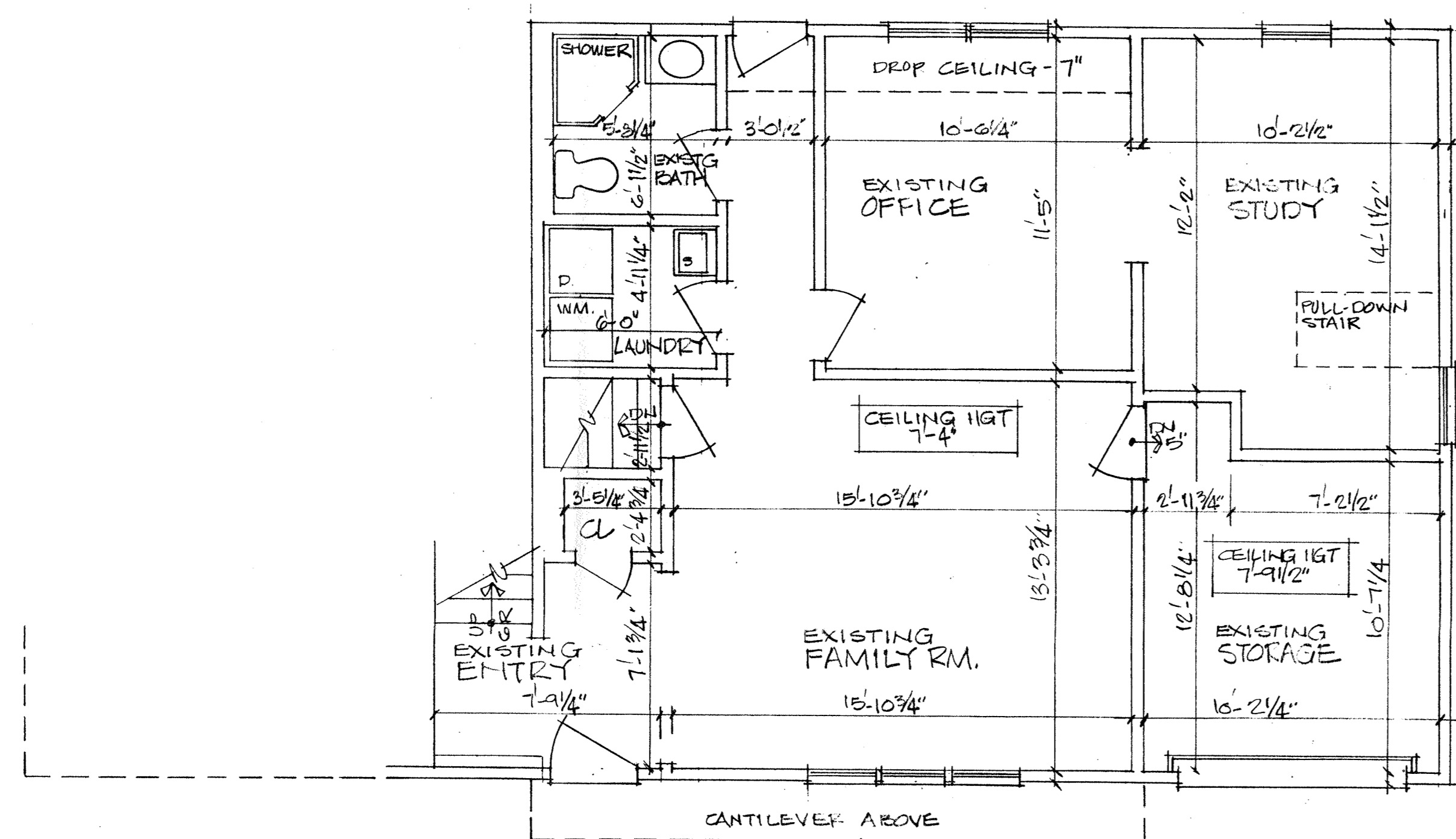


DRAWN WK
 CHECKED BH
 DATE FEB. 23, 2018
 SCALE 1/4" = 1'-0"
 JOB NO. 18-103
 SHEET

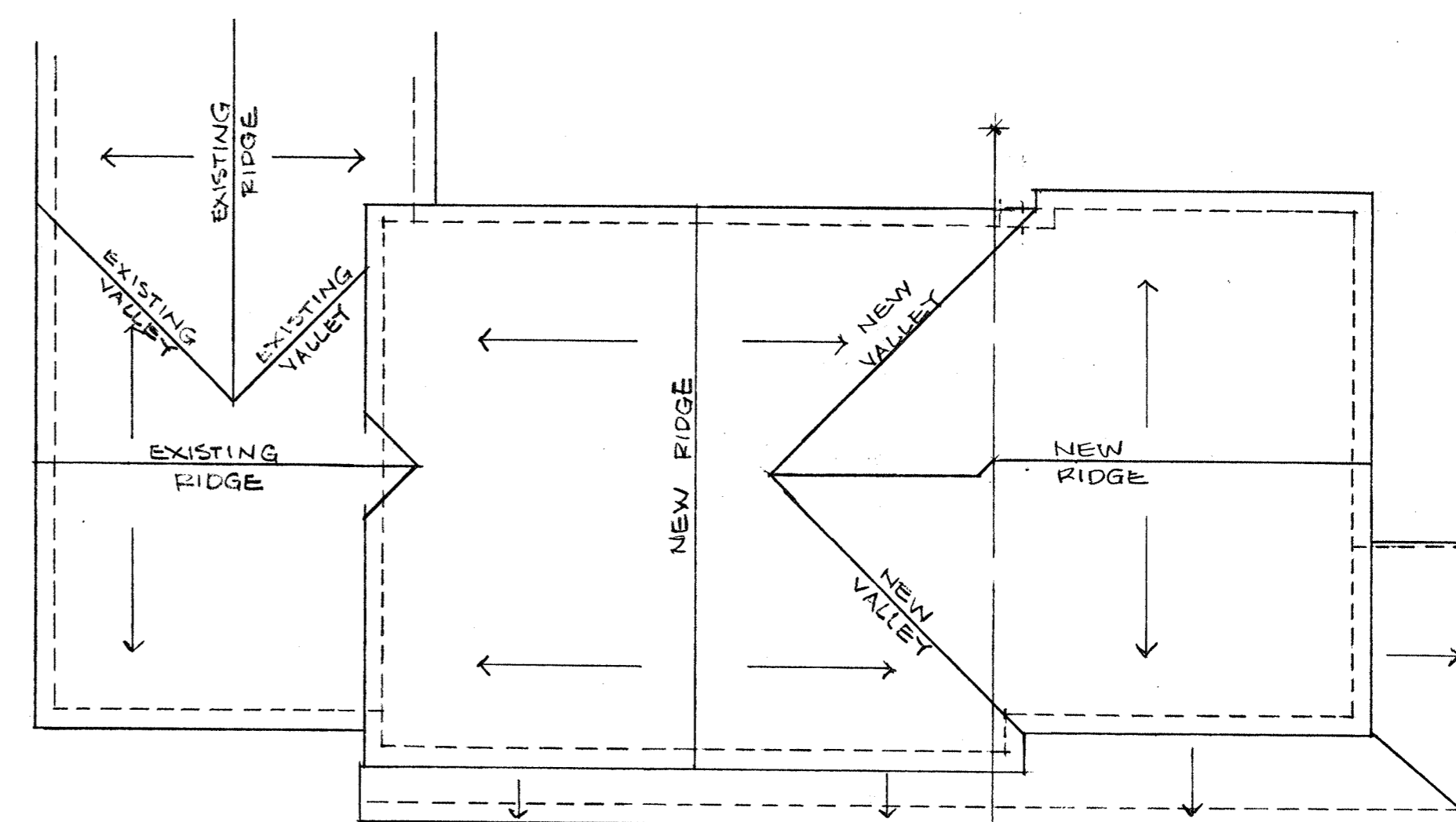
1

OF SHEETS

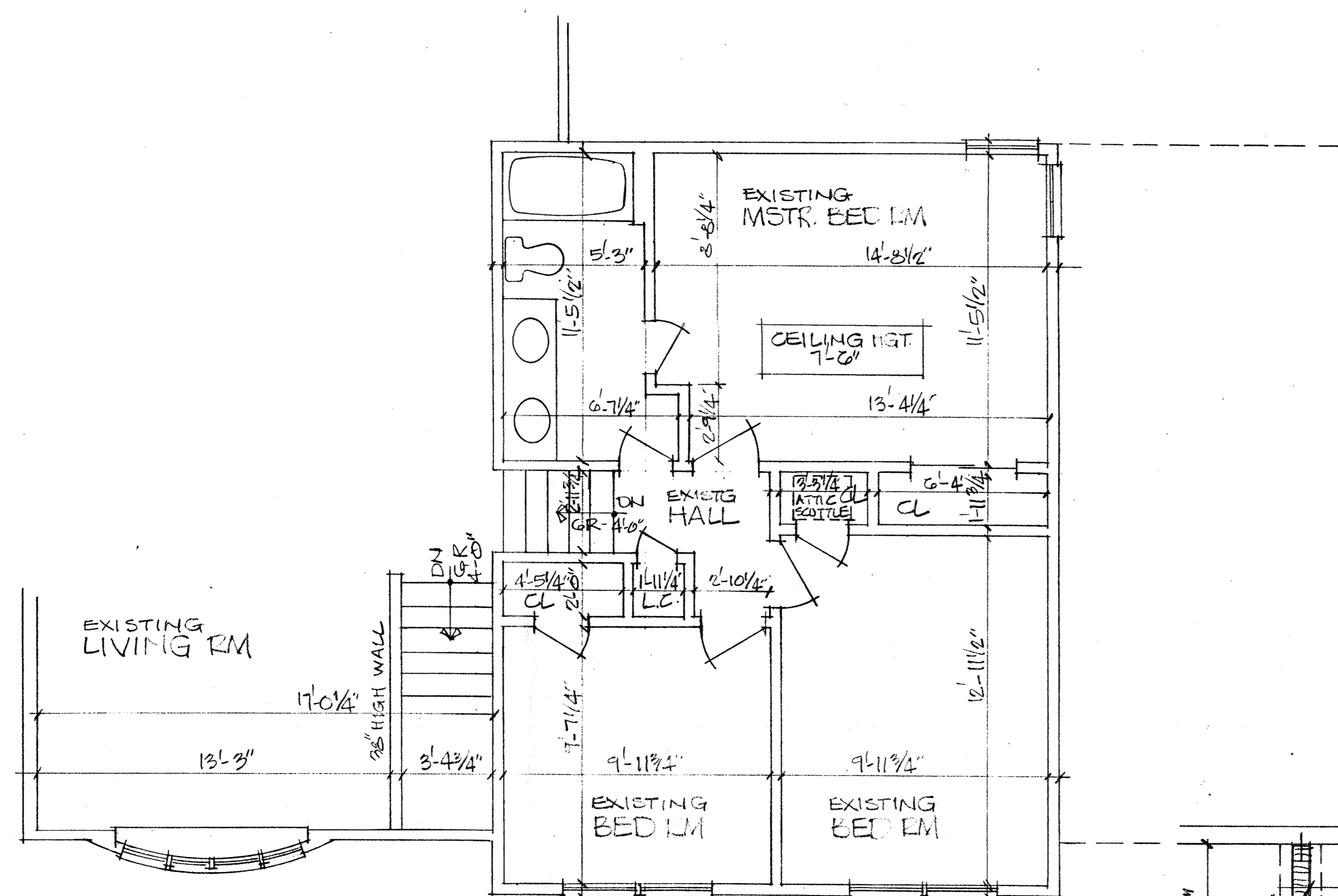
REVISIONS	BY
SEPT 13, 2018	WK
AUG 2020	B
NOV 20 20	B



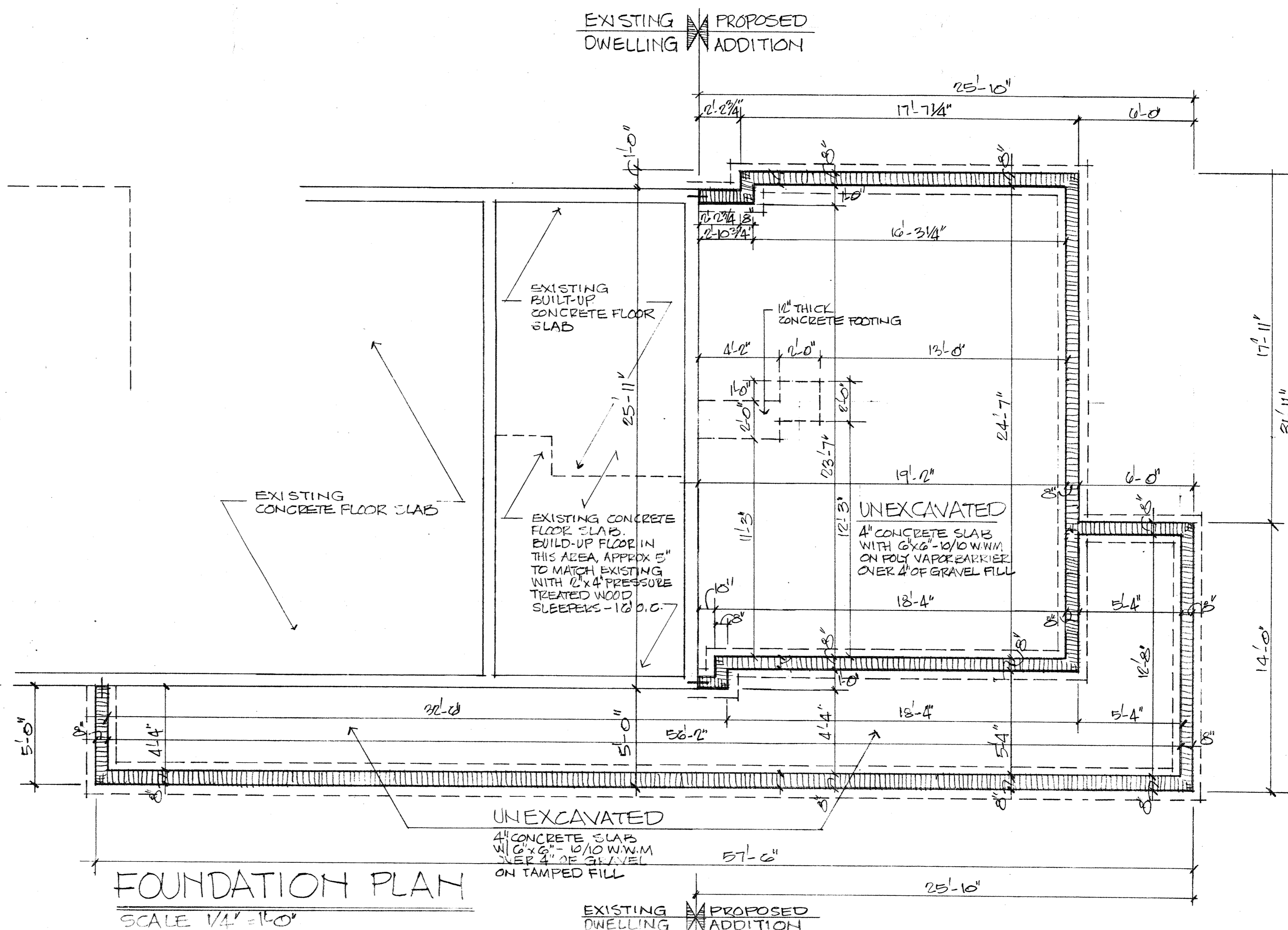
EXISTING LOWER LEVEL FLOOR PLAN
SCALE 1/4" = 1'-0"



ROOF PLAN
SCALE 1/8" = 1'-0"



EXISTING UPPER LEVEL FLOOR PLAN
SCALE 1/4" = 1'-0"



FOUNDATION PLAN
SCALE 1/4" = 1'-0"

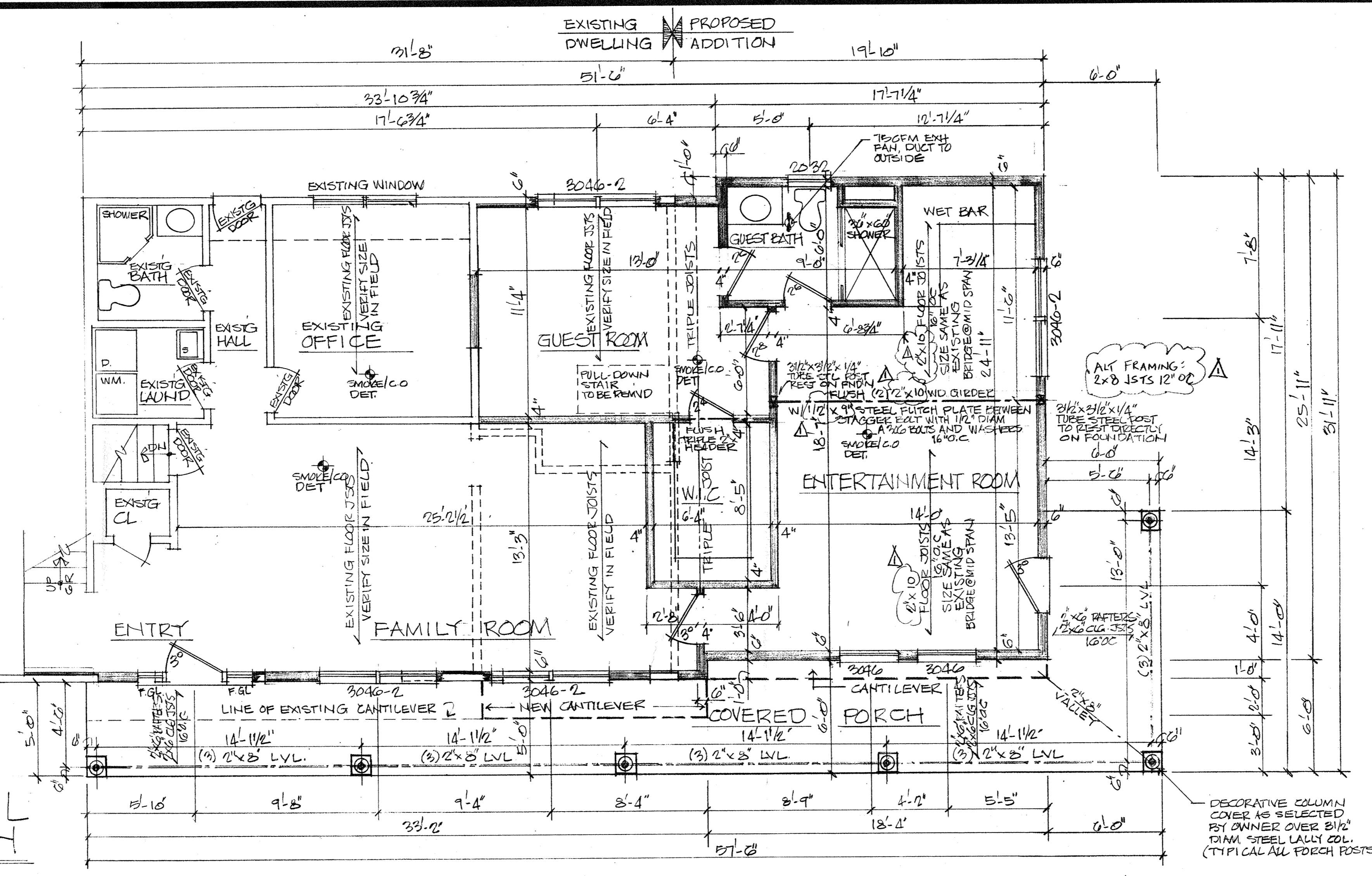
THE SMITH RESIDENCE-ADDITION
PEARL RIVER, NY
21 HAWK STREET
AIA, LEED AP
WEST NYACK, NY
HESS ARCHITECTS
845-358-1486
254 SICKLETOWN ROAD



DRAWN WK
CHECKED BH
DATE FEB 23, 2018
SCALE 1/4" = 1'-0"
JOB NO 18-103
SHEET

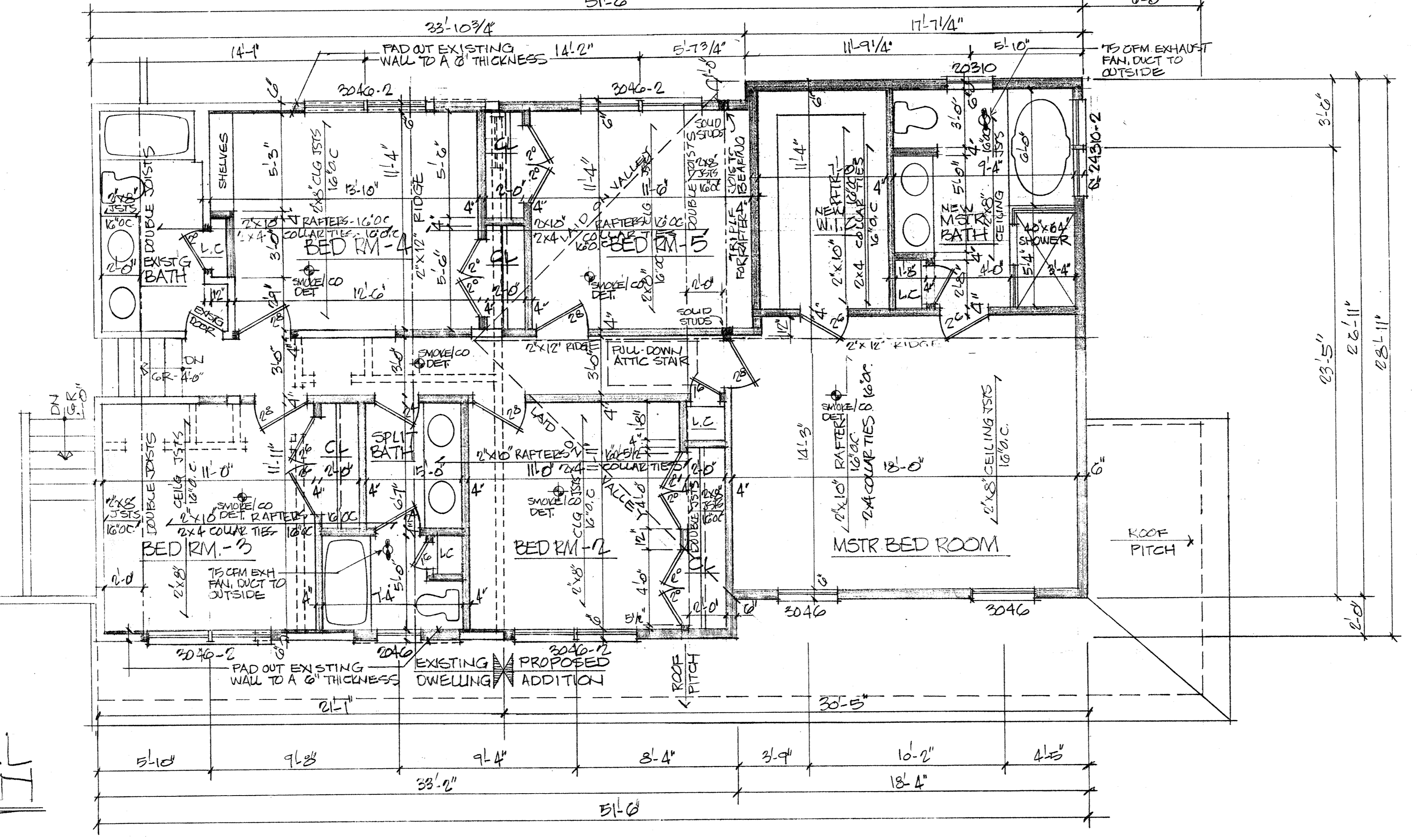
REVISIONS	BY
SEPT 13, 2018	WK
AUG. 2020	B
NOV 20 20	B
DEC 5 20	B

LOWER LEVEL FLOOR PLAN
SCALE 1/4" = 1'-0"



ROOM	AREA/SQ FT	VENTILATION (SF=4%/MIN)	DAYLIGHT (SF=8%/MIN)
MASTER BEDROOM	257 SF	11.3 SF/4.4%	20.62 SF/15.7%
BEDROOM 2 & 3	131 SF	11.3 SF/8.6%	20.62 SF/15.7%
BEDROOM 4 + GUEST RM.	142 SF	11.3 SF/8.0%	20.62 SF/14.5%
BEDROOM 5	130 SF	11.3 SF/8.6%	20.62 SF/15.7%

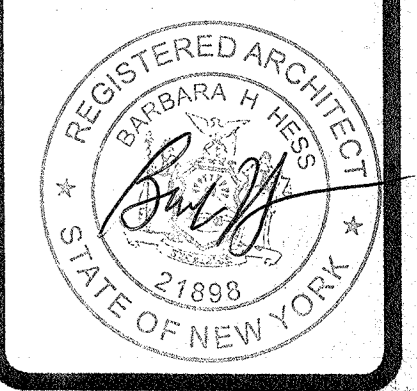
UPPER LEVEL FLOOR PLAN
SCALE 1/4" = 1'-0"



INSTALL IN ACCORDANCE WITH STATE AND LOCAL CODES - SMOKE/CO DETECTORS. DETECTORS SHALL BE INSTALLED IN ALL BEDROOMS, PLUS AN ADDITIONAL DETECTOR ON EACH LIVING LEVEL OF THE RESIDENCE INCLUDING THE BASEMENT.

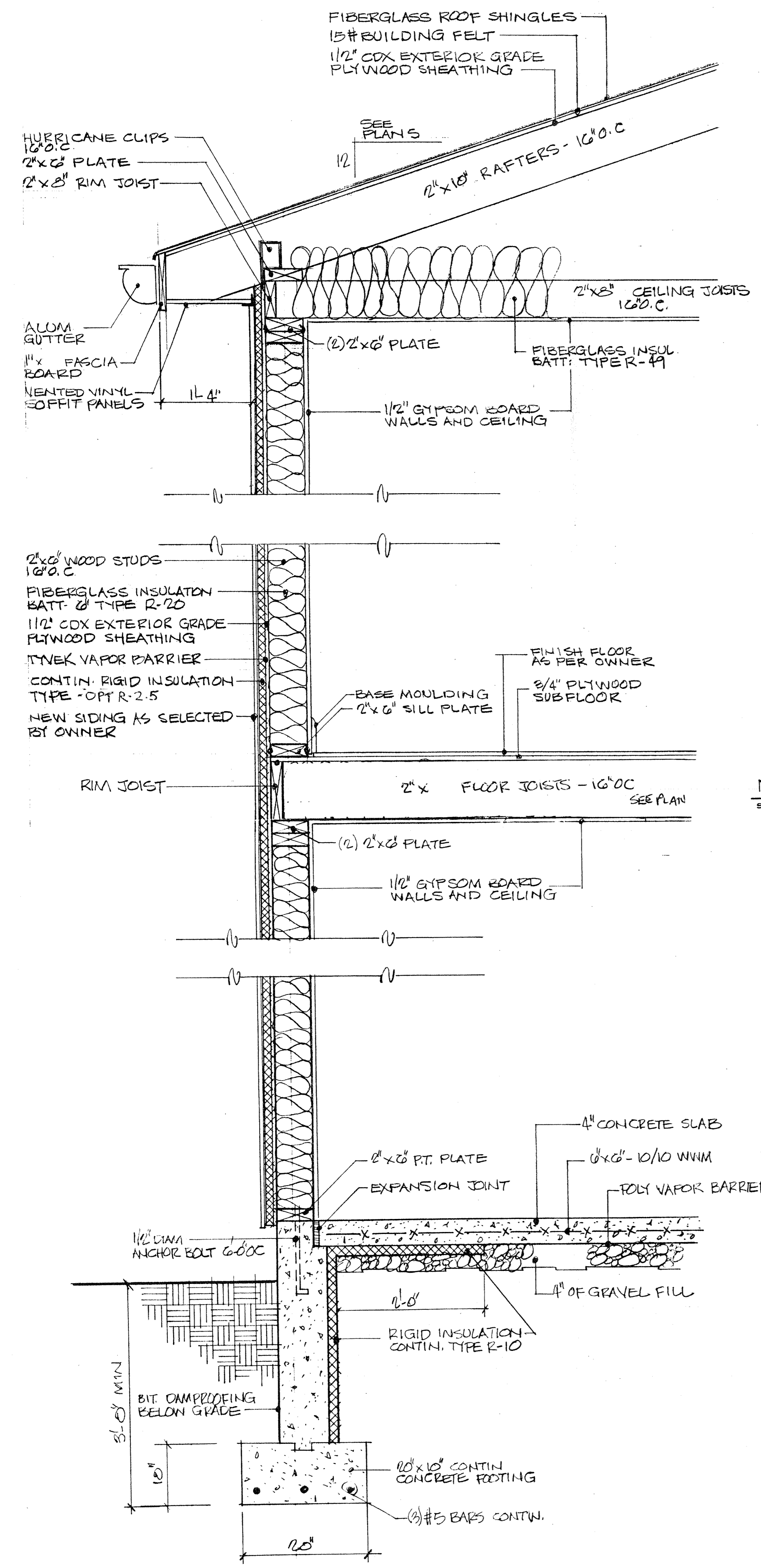
HEADERS OVER ALL DOORS, WINDOWS, AND OTHER OPENINGS UNDER 6'-0" SHALL BE (3) 2" X 10" (AT 6" EXTERIOR WALLS) AND (2) 2" X 10" (AT 4" EXTERIOR WALLS AND INTERIOR PARTITIONS) UNLESS OTHERWISE NOTED.
HEADERS OVER OPENING 6'-0" AND LARGER SHALL BE (3) 2" X 12" WITH (2) 1/2" X 11-7/8" PLYWOOD FLITCH PLATES (AT 6" EXTERIOR WALLS) AND (2) 2" X 12" WITH (1) 1/2" X 11-7/8" PLYWOOD FLITCH PLATE (AT 4" EXTERIOR WALLS AND INTERIOR PARTITIONS) UNLESS OTHERWISE NOTED.

THE SMITH RESIDENCE-ADDITION
21 HAWK STREET
PEARL RIVER, NY
HESSE ARCHITECTS - AIA, LEED AP
845-358-1486
254 STICKLETOWN ROAD
WEST NYACK, NY

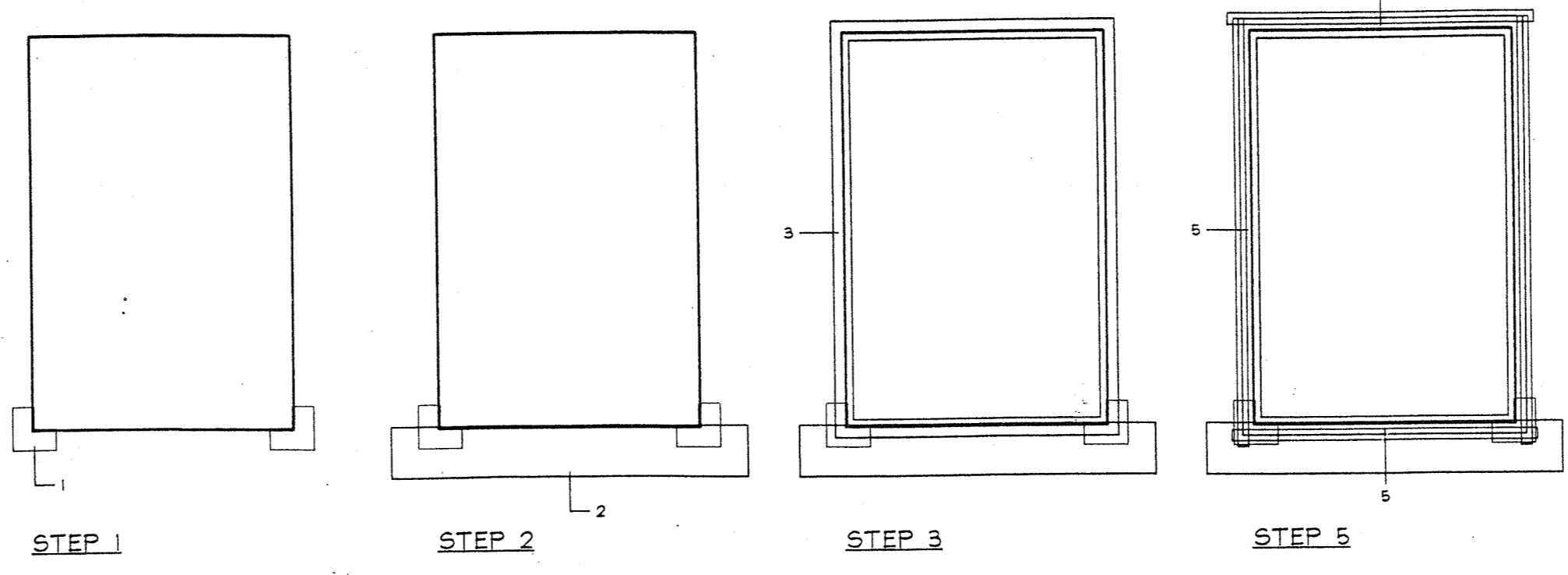
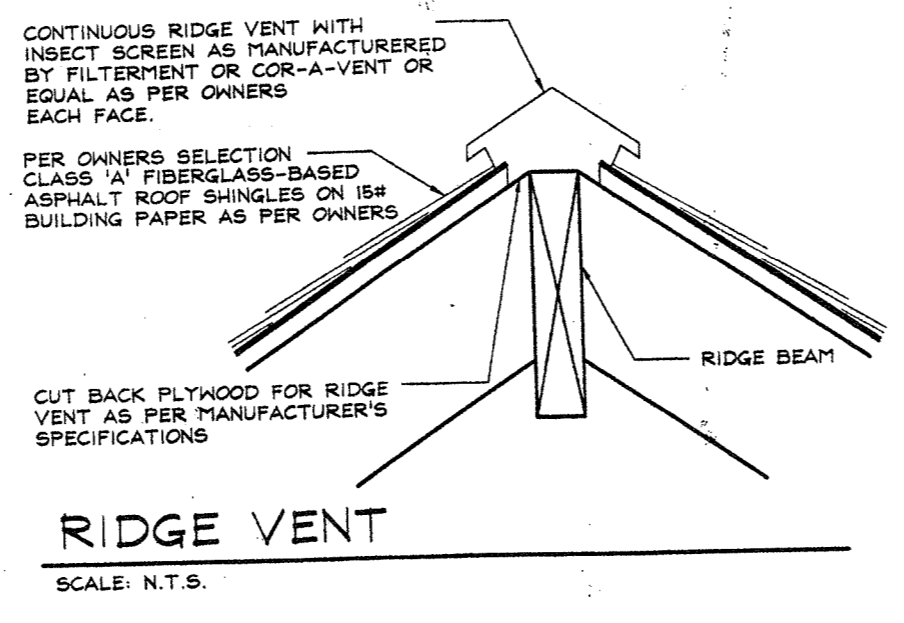
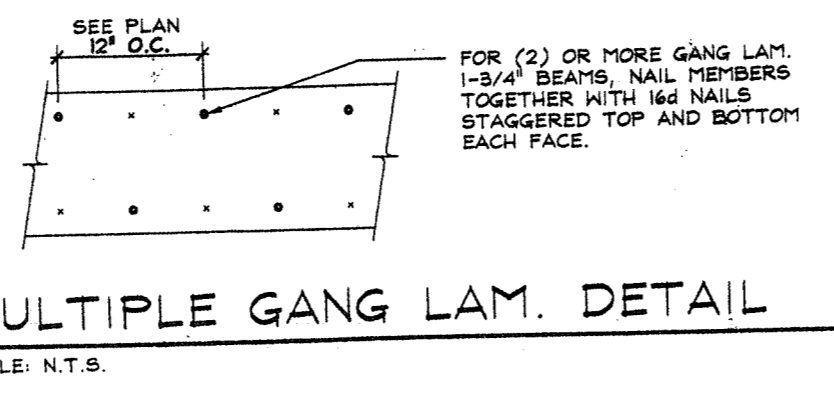
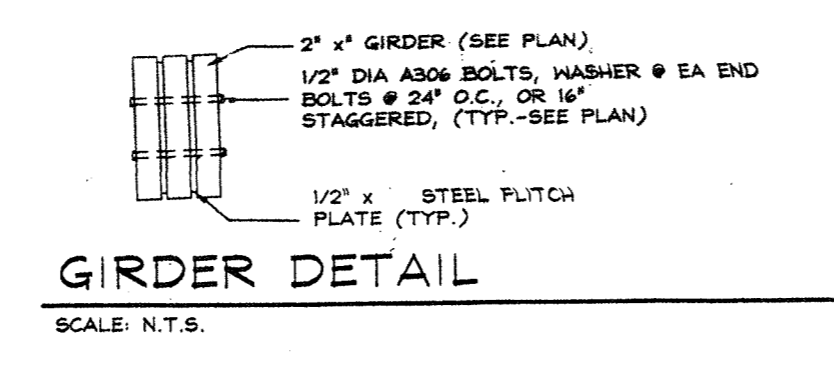


DRAWN WK
CHECKED BH
DATE FEB 23, 2018
SCALE 1/4" = 1'-0"
JOB NO. 18-103
SHEET 3

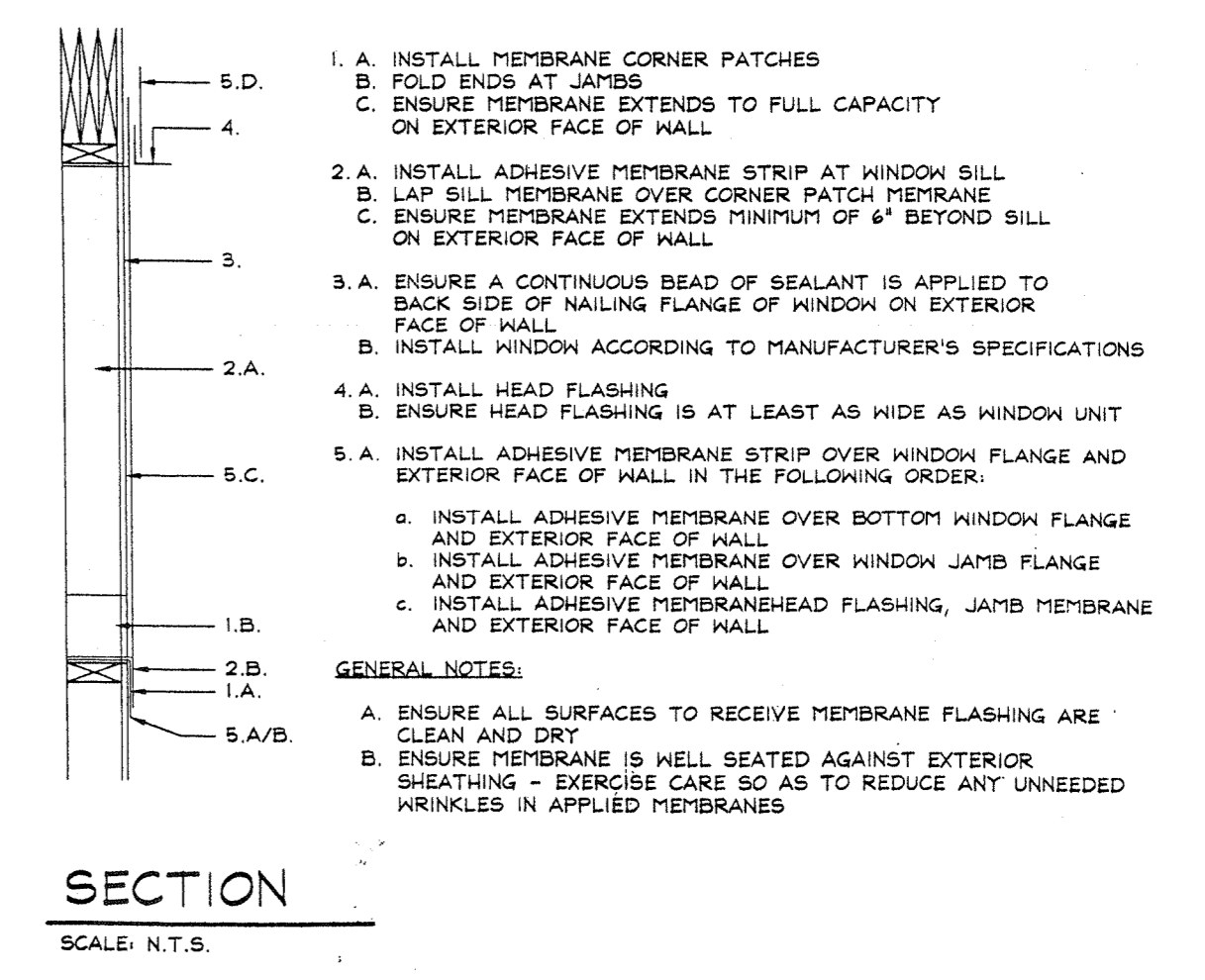
REVISIONS	BY
SEPT 13, 2018	WK
AUG 2020	B
Nov 20 2020	B
DEC 5, 20	B
DEC 31, 2020 FLY FAR	B



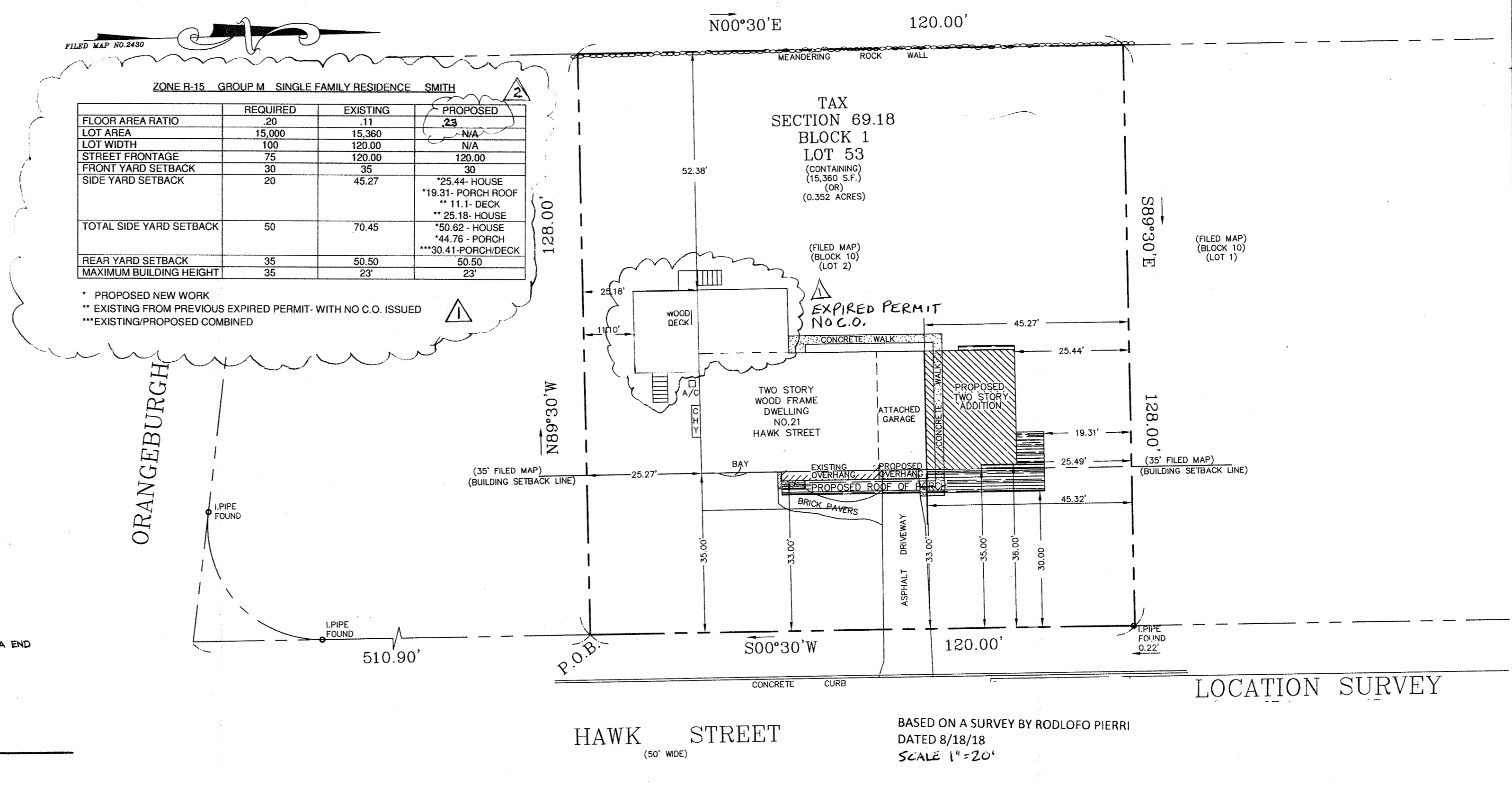
TYPICAL SECTION ON SLAB
SCALE: 1"=10'



DETAILS AT WINDOW FLASHING
SCALE: N.T.S.



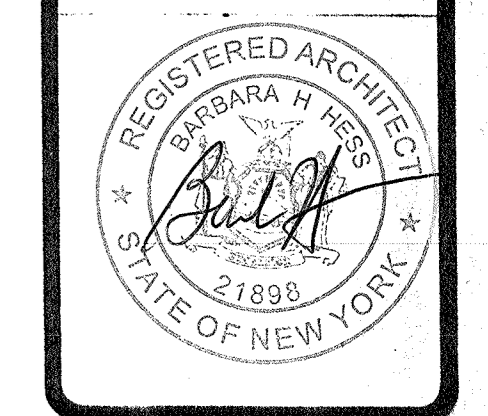
SECTION
SCALE: N.T.S.



PROPOSED NEW WORK
 * EXISTING FROM PREVIOUS EXPIRED PERMIT - WITH NO C.O. ISSUED
 *** EXISTING/PROPOSED COMBINED

MAP REFERENCE
 * MAP OF KENNEDY HOMES AT ORANGETOWN, ROCKLAND COUNTY, N.Y. DATED DECEMBER 8TH, 1926 AND FILED IN THE COUNTY CLERK'S OFFICE OF ROCKLAND COUNTY ON JUNE 4, 1926 IN BOOK 57 OF MAPS, PAGE 2, AS MAP NUMBER 2430

THE SMITH RESIDENCE-ADDITION
 PEARL RIVER, NY
HESS ARCHITECTS - AIA, LEED AP
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 845-358-1486
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DRAWN
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