

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: _____

2022 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: Zapata
~~NEW HOUSE 17 ANDRE HILL RD. TAPPAN NY~~

Street Address: 17 ANDRE HILL RD.
TAPPAN, NY 10983

Tax Map Designation:

Section: 77.10 Block: 3 Lot(s): 76.1
Section: _____ Block: _____ Lot(s): _____

Directional Location:

On the EAST side of ANDRE HILL RD., approximately 175 feet SOUTH of the intersection of OLD TAPPAN RD., in the Town of ORANGETOWN in the hamlet/village of TAPPAN.

Acreage of Parcel <u>.26 AC</u>	Zoning District <u>R-15</u>
School District <u>SOUTH ORANGETOWN CSD</u>	Postal District <u>10983</u>
Ambulance District <u>SOUTH ORANGETOWN AMBULANCE</u>	Fire District <u>10</u>
Water District <u>VEOLIA</u>	Sewer District <u>ORANGETOWN</u>

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

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

Date: 10/26/22 Applicant's Signature: [Signature]

APPLICATION REVIEW FORM

Applicant: JUAN ZAPATA Phone # 845-558-9018

Address: 30 SCHRIEVER LANE NEW CITY NY 10956
Street Name & Number (Post Office) City State Zip Code

Property Owner: _____ Phone # _____

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

Engineer/Architect/Surveyor: ROBERT E. SORACE Phone # 845-638-1498

Address: 135 SOUTH MAIN ST. NEW CITY NY 10956
Street Name & Number (Post Office) City State Zip Code

Attorney: STEVEN GRECO Phone # 845-357-8977

Address: 4 EXECUTIVE BLVD. SUITE 204 SUFFERN NY 10901
Street Name & Number (Post Office) City State Zip Code

Contact Person: JUAN ZAPATA Phone # 845-558-9018

Address: 30 SCHRIEVER LANE NEW CITY NY 10956
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 checked="" type="checkbox"/> State or County Road | <input checked="" 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: October 17, 2022

Applicant: Zapata

Address: 17 Andre Hill Rd. Tappan, 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 Max FAR 20% w/ 24% proposed, Column 9 Required Side Yard 15' w/ 13' proposed, Column 10 Required Total Side Yard 30' w/ 22' proposed. Section 5.21(e) Max Height 20' w/ 26' proposed

Four Variances required

ENC: Existing Non-Conforming Garage in Front Yard (30' w/ 22' existing)

Section: 77.10

Block: 3

Lot: 76.1

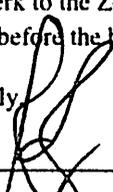
Dear Zapata:

Please be advised that the Building Permit Application, which you submitted on September 19, 2022, 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

10/17/22

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

10/17/22

Date
 CC: Rosanna Sfraga
 Liz Decort
 Debbie Arbolino

MUST APPEAR AT ZBA FIRST



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

**Referral to the ARCHITECTURE AND COMMUNITY APPARANCE
 BOARD OF REVIEW**

Date: October 17, 2022 Section: 77.10 Block: 3 Lot: 76.1

Applicant: Zapata

Address: 17 Andre Hill Rd, Tappan, NY

RE: Application Made at: same

Referred For: **Chapter 2 § 2-4 To review applications for building permits.**

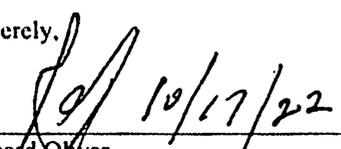
A. Every application for a building permit for the construction, reconstruction or alteration of any structure in excess of 1,000 cubic feet of cubical contents proposed for construction, and every application for the development or subdivision of land, and any such application for a building permit, land use or any other development with the Town of Orangetown filed with the Town Board, Planning Board or Building Inspector shall be referred to the Architecture and Community Appearance Board of Review within seven days of the submission of the application, provided that it conforms in all respects to all other applicable laws and ordinances. This law shall not apply to an application for a single- or two-family residence or residential accessory structure on individual property, except that the Building Inspector, in his discretion, may refer such an application to the Board of Review if it appears, in the light of the standards set forth in § 2-5, that there is a need for such referral.

Comments: New single family residence w existing garage

Dear Zapata:

Please be advised that the Building Permit Application, which you submitted on September 19, 2022, has been referred to the Orangetown Architecture and Community Appearance Board of Review, ACABOR. I have enclosed a Xerox copy of your application, where you will find at the bottom the reason for referral. The Clerk to the ACABOR, Cheryl Coopersmith, will assist you in the preparation necessary to appear before the board. She can be reached at 845-359-8410 ext. 4330 or CCoopersmith@orangetown.com

Sincerely,


 Richard Oliver
 Deputy Building Inspector

Signature of Director

NOTE: PLEASE KEEP FOR YOUR RECORDS
 8-12-20-CCC

MUST APPEAR AT ZBA1ST.

10/17/22

Date

Liz Decort

Cheryl Coopersmith

CC:

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: R-15 (GML) **OFFICIAL USE ONLY** **ACREAGE:** .26
Inspector: Don **Date App Received:** 9/19/22 **Received By:** SM
Permit No. BLDR 2047-22 **Date Issued:** _____
CO No. _____ **Date Issued:** _____
Permit Fee: 4,956 **Ck#** 2280 **Paid By:** Juan & Yenoris Zapata
GIS Fee: 20 **Ck#** " " **Paid By** " "
Stream Maintenance Fee **Ck #** _____ **Paid By** _____
Additional Fee: _____ **Ck#** _____ **Date Paid** _____ **Paid By** _____
1st 6 mo. Ext.: _____ **Ck #** _____ **Exp. Date:** _____ **Paid By** _____
2nd 6 mo. Ext.: _____ **Ck #** _____ **Exp. Date:** _____ **Paid By** _____

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: 7 ANDRE HILL RD, TAPPAN, NY
Section: 77.10 **Block:** 3 **Lot:** 76.1
Property Owner: JUAN ZAPATA
Mailing Address: 30 SCHRIEVER LANE, NEW CITY, NY 10956
Email: JZAPATA@YAHOO.COM **Phone #:** 845-553-9018
Lessee (Business Name): _____
Mailing Address: _____
Email: _____ **Phone #:** _____
Type of Business /Use: RESIDENTIAL
Contact Person: JUAN ZAPATA **Relation to Project:** OWNER
Email: JZAPATA@YAHOO.COM **Phone#:** 845-553-9018
Architect/Engineer: ROBERT E. SURACE **NYS Lic #** 049162
Address: 135 SOUTH MAIN STREET **Phone#:** 845-638-1499
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: LOT
Proposed Project Description: SINGLE FAMILY RESIDENCE

Proposed Square Footage: 2,141 SF **Estimated Construction Value (\$):** \$ 267,625.00

BUILDING DEPARTMENT COMPLETES BELOW

PLANS REVIEWED: _____

PERMIT REFERRED / DENIED FOR:

ACABAR: Chapter 2, 2-4 Requires Approval 9/17/22
ZBA: Chapter 43 Table 3.12 Column 1 R-15, Column 2 Group M
Column 3 SFR, Column 4 MAX FAR 20% w/ 24% proposed.
Column 9 Side Yd per Sect 5.21(c) 15' w/ 13' proposed, Column 10
10 Total Side Yd 30' w/ 22' proposed - Column 12 Max Height
per 5.21(e) 20' w/ 26' proposed Existing Non Conforming Garage

SCANNED

SEP 21 2022

SM

FOR OFFICE USE ONLY

SECTION 77.10 BLOCK 3 LOT 76.1 NAME ZAPATA

PERMIT# P-22-2047

Section 5.21(c & e) apply

20' w/ 26' proposed



Rockland County

Ed Day, Rockland County Executive

DEPARTMENT OF PLANNING

Dr. Robert L. Yeager Health Center
50 Sanatorium Road, Building T
Pomona, New York 10970
Phone: (845) 364-3434 Fax: (845) 364-3435

Douglas J. Schuetz
Acting Commissioner

Helen Kenny Burrows
Deputy Commissioner

December 2, 2022

Orangetown Zoning Board of Appeals
20 Greenbush Road
Orangeburg, NY 10962

Tax Data: 77.10-3-76.1



Re: GENERAL MUNICIPAL LAW REVIEW: Section 239 L and M

Map Date: 10/10/2022

Date Review Received: 10/27/2022

Item: ZAPATA - 17 ANDRE HILL ROAD (O-2453)

Variance application to permit the construction of a new two-story single-family residence and maintain an existing nonconforming garage on 0.26 acres in the R-15 zoning district. The existing driveway will be widened, and the existing shed will be relocated to the rear of the property. The required variances include side yard, total side yard, floor area ratio (FAR), and building height.

East side of Andre Hill Road, approximately 175 feet south of Old Tappan Road

Reason for Referral:

Old Tappan Road (CR 8), Andre Monument

The County of Rockland Department of Planning has reviewed the above item. Acting under the terms of the above GML powers and those vested by the County of Rockland Charter, I, the Commissioner of Planning, hereby:

**Recommend the following modifications*

1 Permitting development that does not comply with the applicable bulk standards can set an undesirable land use precedent and result in the overutilization of individual sites. We caution the Town to consider precedent before granting a substantial variance for floor area ratio. This bulk standard can particularly define the neighborhood's community character. Granting a floor area ratio variance that is 20% greater than permitted will set a precedent that may result in nearby property owners seeking the same relief. Oversized residential structures will result in a neighborhood characterized by greater building mass and less green space. Height and setback variances are also required for this larger residence. The Zoning Board of Appeals must consider the cumulative and community impacts of permitting such development before granting variances. The building footprint shall be reduced to more closely conform to the R-15 bulk standards.

2 Section 5.2 of the Orangetown Code allows for exceptions to bulk regulations for single-family detached residences on small lots. For lots subject to regulations in Bulk Table, Group M, the total width of each required side yard may be reduced one foot for each foot the lot width is less than 100 feet. However, the minimum width of each required side yard shall remain at 15 feet. For conforming lots, the minimum side yard requirement is 20 feet and the minimum total side yard is 50 feet. Given that this property benefits from the application of Section 5.21.(c), the building footprint must be reduced to meet the side yard standards.

3 The applicant must comply with the conditions of the Rockland County Department of Highway's letter of November 10, 2022.

ZAPATA - 17 ANDRE HILL ROAD (O-2453)

4. A review must be completed by the County of Rockland Division of Environmental Resources and any concerns addressed.
5. The applicant must comply with the conditions of the Rockland County Department of Health's letter of November 23, 2022, and an application must be submitted to them for review of the stormwater management system to ensure compliance with the Rockland County Sanitary Code, Article XIX, Mosquito Control.
6. The Designated Street Line (DSL) must be indicated on the site plan. Any lot area deductions must be indicated. Any additional variances required due to a change in measurement must be submitted to this department for review, as required by New York State General Municipal Law, Section 239-m (3)(a)(v).
7. The following additional comment is offered strictly as an observation and is not part of our General Municipal Law (GML) review. The Board may have already addressed this point or may disregard it without any formal vote under the GML process:
- 7.1 Map notes must be provided on the site plan that include district details and site-specific information such as zoning designation, owner information, and existing and proposed use.



 Douglas J. Schuetz
 Acting Commissioner of Planning

cc: Supervisor Teresa Kenny, Orangetown
 Rockland County Division of Environmental Resources
 Rockland County Highway Department
 Rockland County Department of Health
 Robert E. Sorace, PLS

Rockland County Planning Board Members

**NYS General Municipal Law Section 239 requires a vote of a 'majority plus one' of your agency to act contrary to the above findings.*

The review undertaken by the Rockland County Planning Department is pursuant to, and follows the mandates of Article 12-B of the New York General Municipal Law. Under Article 12-B the County of Rockland does not render opinions, nor does it make determinations, whether the item reviewed implicates the Religious Land Use and Institutionalized Persons Act. The Rockland County Planning Department defers to the municipality forwarding the item reviewed to render such opinions and make such determinations if appropriate under the circumstances.

In this respect, municipalities are advised that under the Religious Land Use and Institutionalized Persons Act, the preemptive force of any provision of the Act may be avoided (1) by changing a policy or practice that may result in a substantial burden on religious exercise, (2) by retaining a policy or practice and exempting the substantially burdened religious exercise, (3) by providing exemptions from a policy or practice for applications that substantially burden religious exercise, or (4) by any other means that eliminates the substantial burden.

Proponents of projects are advised to apply for variances, special permits or exceptions, hardship approval or other relief.

Pursuant to New York State General Municipal Law §239-m(6), the referring body shall file a report of final action it has taken with the Rockland County Department of Planning within thirty (30) days after final action. A referring body which acts contrary to a recommendation of modification or disapproval of a proposed action shall set forth the reasons for the contrary action in such report.

HIGHWAY DEPARTMENT
23 New Hempstead Road
New City, New York 10956
Phone: (845) 638-5060 Fax: (845) 638-5037
Email: highway@co.rockland.ny.us

Charles H. "Skip" Vezzetti
Superintendent of Highways



November 10, 2022

Ms. Deborah Arbolino
Zoning Board
Town of Orangetown
20 South Greenbush Road
Orangeburg, NY 10962



RE: Site Plan Review for a Single-Family House
17 Andre Hill Road in Tappan, NY
Tax Lot #77.10-3-76.1; R-15 Zoning District

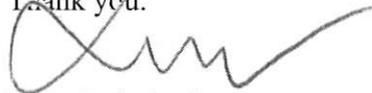
Dear Ms. Arbolino:

The Rockland County Highway Department ("RCHD") was in receipt of the referenced subdivision map prepared by Robert E. Sorace, PLS., last revised on 10.10.22, together with other information as part of the GML review process. The review has been complete now and our comments are as follows:

1. The applicant shall ensure that the existing/proposed drainage system in the lot is adequately designed to produce no net increase in the peak rate of discharge from the site at all design points.

We appreciate you for the opportunity to review the proposed action. Please feel free to contact us at 845 638 5060 with any question or concern you may have regarding this matter.

Thank you.



Dyan Rajasingham
Engineer III

CC: Rockland County Department of Planning
Robert E. Sorace – Professional Land Surveyor

ROCKLAND COUNTY SEWER DISTRICT NO. 1

4 Route 340
Orangeburg, New York 10962
Phone: (845) 365-6111 Fax: (845) 365-6686
RCSD@co.rockland.ny.us

George Hoehmann
Chairman

Michael R. Saber, P.E.
Executive Director

November 22, 2022

Ms. Deborah Arbolino
Town of Orangetown Zoning Board of Appeals
20 South Greenbush Road
Orangeburg, NY 10962

Re: Zapata
17 Andre Hill Road, Tappan
Tax Lot 89/77.10-3-76.1 (formerly 60-47-437.20)



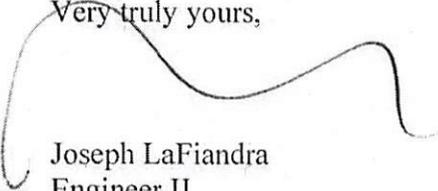
Dear Ms. Arbolino:

Our office has received and reviewed a site plan that was last revised on October 10, 2022, which Robert E. Sorace, PLS prepared for the above referenced project. We thank you for the opportunity to comment on this application. Our comments are as follows:

1. Rockland County Sewer District No. 1 does not object to the plan as shown. This project does not affect any sanitary sewers within the District. We request no future correspondence for this site.

Please inform us if any developments in this project change to affect the District. If you have any questions, please contact this office at 845-365-6111.

Very truly yours,


Joseph LaFiandra
Engineer II

cc: M. Saber M. Dolphin
Jake Palant – Rockland County Department of Planning

File: TOO 77.10-3-76.1 – 17 Andre Hill Road
Reader



CENTER FOR ENVIRONMENTAL HEALTH

Dr. Robert L. Yeager Health Center
50 Sanatorium Road, Building D
Pomona, New York 10970
Phone: (845) 364-2608 Fax: (845) 364-2025



EDWIN J. DAY
County Executive

PATRICIA S. RUPPERT, DO, MPH, CPE, DABFM, FAFP
Commissioner of Health

SAMUEL RULLI, PE
Director, Environmental Health

November 23, 2022

Ms. Deborah Arbolino
Town of Orangetown Zoning Board of Appeals
20 Greenbush Road
Orangeburg, NY 10962

Re: Zapata
17 Andre Hill Road
Site Plan
Tax lot 74.18-2-35

Dear Ms. Arbolino:

We have received an application and plans as prepared by Robert E. Sorace, PLS, revised through October 10, 2022, for the above referenced project. Comments are as follows:

1. Should the Board require a stormwater management system to remediate the increase in impervious surface, application is to be made to the RCDOH for review of the system for compliance with the County Mosquito Code.

If you have any questions regarding this matter, do not hesitate to call.

Very truly yours,

A handwritten signature in blue ink, appearing to read "E. Mello", is written over a light blue circular stamp.

Elizabeth Mello, P.E.
Senior Public Health Engineer
(845) 364-2616

cc: Jake Palant, Rockland County Department of Planning
Robert E. Sorace, PLS



Debbie Arbolino

From: ALINA OQUENDO <alinaoquendo@me.com>
Sent: Wednesday, November 30, 2022 4:37 PM
To: Debbie Arbolino
Cc: H H honey; Tania Denda
Subject: 17 Andre Hill Rd, Tappan NY 10983

Dear Deborah

Good afternoon. I am emailing on behalf of the owners currently living at 131 Old Tappan Rd, Tappan NY 10983. We are in receipt of the zoning board of appeals letter and I have downloaded the packet using the URL provided in the letter.

We are thrilled to welcome our new potential neighbors and the house design looks lovely. However, we are also concerned with the proposed house position in relation to our property. We have been living in our home for over 47 years. Tappan is a lovely place to live and we have always treasured our privacy that our back yard affords us. I am not a contractor or a building expert and can only look at the final page of the packet that shows the site plan to imagine what the final outcome will be and the actual impact on our property.

Here are some of our concerns:

- 1) The location of house seems extremely set back from the road (Andre Hill) thus allowing the elevated back porch to seemingly have a birds eye view of our back yard.
- 2) While the site plan clearly shows 6' privacy fencing as well as an existing stone wall to the south neighbors (Bellospirito) I do not see any indication of 6' privacy fencing for any portion of the property to the north neighbors (both Fernandez or Oquendo). This would seem necessary since the site plan indicates only 9' from the deck to my property line. Therefore, we would like to request that they are required to erect a 6' privacy fence along the entire north side of the property that effects our property line in addition to any natural trees to create a clear border and provide necessary privacy for all.
- 3) We are also concerned about water drainage. Can it be confirmed that absolutely no drains or catch bins or spouts are going to effect the amount of water that could possibly drain on to our property?

Please let me know if there is anything else I can provide or do to communicate our concerns. Thank you for your time.

Regards, Alina Oquendo
Jose Oquendo
Tania Denda
131 Old Tappan Rd
Tappan NY 10983
AlinaOquendo@me.com Ph (845) 629-4558

ZONING BOARD OF APPEALS

Town of Orangetown
20 Greenbush Road
Orangeburg, New York 10962
(914) 359-8410 (ex. 4331)

Date: October 27, 2022

TO: OBAPAE

- Environmental Management and Engineering
- ✓ Rockland County Sewer District #1
- New York State Dept. of Transportation
- Palisades Interstate Park Commission
- Orange and Rockland Utilities
- Orangetown Highway
- Fire Prevention (Performance Standards)

- Rockland County Drainage ✓
- Rockland County Health ✓
- Rockland County Planning ✓
- Rockland County Highway ✓

Review of Plans: Zapata, 17 Andre Hill Road, Tappan NY

Section 77.10 Block 3 Lot 76.1 R-15 zone

This matter is scheduled for:

Chapter 43, R-15 District, Section 3.12, Group M, (Section 5.21 Undersized lot applies)
Columns 4 (Floor Area Ratio: 20% permitted, 24% proposed), 8 (Front Yard: 30' required, 22' existing for an existing detached garage) and 9 (Side Yard: 15' required, 13' proposed), 10 (Total Side Yard: 30' required, 22' proposed) and from Section 5.21 (e) (Building Height: 20' permitted, 26' proposed) for a new single-family residence with an existing accessory garage and shed on the property. The premises are located at 17 Andre Hill Road, Tappan, New York and identified on the Orangetown Tax Map as Section 77.10, Block 3, Lot 76.1 in the R-15 zoning district.

Please review the information enclosed and provide comments. These comments may be mailed, e-mailed or faxed to the Zoning Board Office.

If your Agency does not have any comments at this time, please respond to this office by sending back this sheet.

- US Postal: 20 South Greenbush Road, Orangeburg, NY 10962
- Email to Zoning Board: darbolino@orangetown.com or
- Fax to the Town of Orangetown ZBA @ 845 359 8526

Zoning Board Meeting Date: December 7, 2022

- () Comments attached
- () No Comments at this time. Please send future correspondence for review.
- () No future correspondence for this site should be sent to this agency. Plans reviewed and this agency does not have any further comments.
- () This project is out of the jurisdiction of this agency and has no further comments.

This project is before the Zoning Board on **Wednesday, December 7, 2022**. Kindly forward your completed review to this office by December 7, 2022.

Reviewing Agency RC Health Dept
 Name Liz Mello date: 11/23/22
 Signature: [Signature]



Thank you, Deborah Arbolino

ZONING BOARD OF APPEALS

Town of Orangetown
20 Greenbush Road
Orangeburg, New York 10962
(914) 359-8410 (ex. 4331)

Date: October 27, 2022

TO: OBAPAE

- Environmental Management and Engineering
- ✓ Rockland County Sewer District #1
- New York State Dept. of Transportation
- Palisades Interstate Park Commission
- Orange and Rockland Utilities
- Orangetown Highway
- Fire Prevention (Performance Standards)

- Rockland County Drainage ✓
- Rockland County Health ✓
- Rockland County Planning ✓
- Rockland County Highway ✓

02453

Review of Plans: Zapata, 17 Andre Hill Road, Tappan NY

Section 77.10 Block 3 Lot 76.1 R-15 zone

This matter is scheduled for:

Chapter 43, R-15 District, Section 3.12, Group M, (Section 5.21 Undersized lot applies)

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Please review the information enclosed and provide comments. These comments may be mailed, e-mailed or faxed to the Zoning Board Office.

If your Agency does not have any comments at this time, please respond to this office by sending back this sheet.

- US Postal: 20 South Greenbush Road, Orangeburg, NY 10962
- Email to Zoning Board: darbolino@orangetown.com or
- Fax to the Town of Orangetown ZBA @ 845 359 8526



Zoning Board Meeting Date: December 7, 2022

- Comments attached
- No Comments at this time. Please send future correspondence for review.
- No future correspondence for this site should be sent to this agency. Plans reviewed and this agency does not have any further comments.
- This project is out of the jurisdiction of this agency and has no further comments.

This project is before the Zoning Board on Wednesday, December 7, 2022. Kindly forward your completed review to this office by December 7, 2022.

Reviewing Agency Rockland County Dept of Planning

Name Jake Palant date: 11/3/22

Signature: J Palant

Thank you, Deborah Arbolino

John S. Reeves
ISA Certified Arborist Cert. # NJ-1214A
201-761-9635
jreeves1994@aol.com

12/19/22

On this day, I was invited to the home of Jaun Zapata at 17 Andre Hill, Tappan, NY, to inspect a tulip tree located in the left (south) side of the property. Mr. Zapata showed me both the tree and the marked out area nearby where a proposed foundation would be dug, asking whether the foundation digging would compromise the stability of the tulip. In my professional opinion, I have seen many such tall trees, including tulips, equally as close (some closer) to a foundation, most of which are perfectly healthy. Otherwise, the tulip had ample room for root growth and anchorage in every direction opposite and alongside the proposed foundation. I did caution Mr. Zapata to monitor the tree after all work is completed, as crown dieback may occur, necessitating pruning. Otherwise, the foundation should not adversely effect the health of the tulip tree.

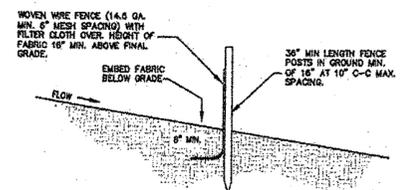
Regards,

John Reeves

NJ LTCO #14

SOIL EROSION & SEDIMENT CONTROL PLAN

1. A temporary sediment barrier to be installed below the disturbed areas during construction.
2. All area disturbed by on site grading that will not be constructed upon to be established to permanent vegetative cover.
3. Fertilizer, 5-10-5 agriculture grade apply 20lbs/100 sf.
4. Seed, 50% Pennlawn and 50% Flesta perennial rye, apply 1lb/500 sf.
5. Mulch, apply chopped hay as required for uniform light cover.
6. Moisture, as required for germination and growth.
7. Excavated material to be removed from site during construction to minimize sediment run-off.
8. Topsoil storage area to be place in rear of lot and screened with fabric fence.

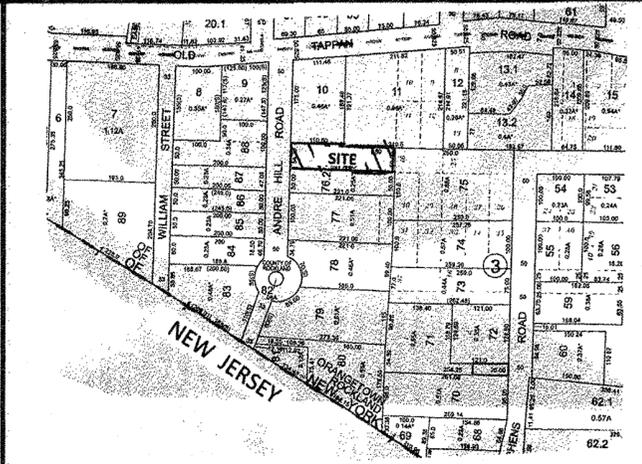
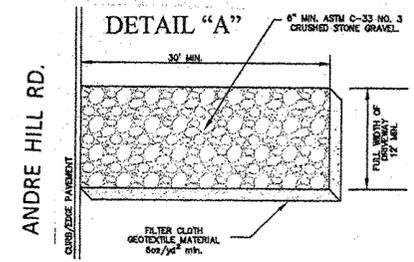


FABRICATED SILT FENCE

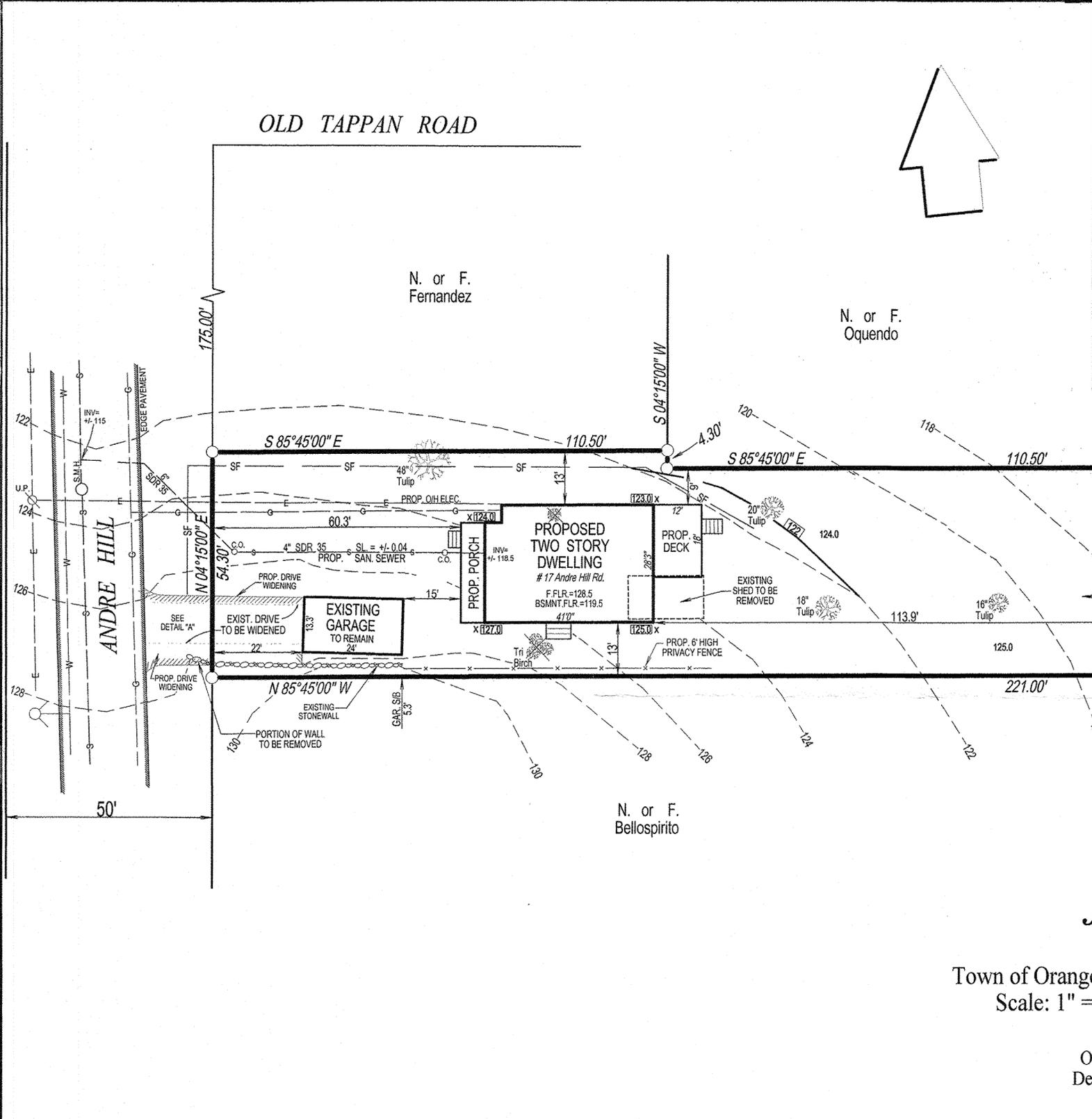
NOTES

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY AT LEAST 6" AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN BULGES DEVELOP IN THE SILT FENCE.
5. POSTS: STEEL T OR U SECTION OR 2" HARDWOOD.
6. FENCE: WOVEN WIRE 14 GA 6" MESH OPENING.
7. FILTER CLOTH: FILTER X MIRAFI 100X STABILINKA OR APPROVED EQUAL.
8. STANDARD SYMBOL: — SF — SF

STABILIZED CONSTRUCTION ENTRANCE



Vicinity Map - Scale: 1" = 250'
Tax Lot Designation - Section 77.10 Block 3 Lot 76.1



SITE PLAN
For
Juan Zapata
Tappan

Town of Orangetown Rockland County, N.Y.
Scale: 1" = 20' Area = 0.26 Ac.

August 9, 2022
October 10, 2022 - Revised
December 21, 2022 - Revised

Certified to:
* Juan Zapata

Certifications indicated hereon signify that this survey was prepared in accordance with the existing code of practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certification shall run only to the person for whom the survey is prepared, and on behalf to the title company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners."

Reference: map entitled "PROPERTY OF D.K.ELMENDORF", Filed in the Rockland County Clerks Office March 17, 1926 in book 37 page 884 as map # 1158. (Portion of Lot 2 and a portion of Lot 3.

Zone R-15 Bulk Regulations Group M

Item	Required	Proposed
Lot Area	15,000 sf	11,525 sf
Lot Width	100 ft.	54.3 ft.
Street Frontage	75 ft.	54.3 ft.
Front Yard	30 ft.	60.3 ft.
Side Yard	* 15 ft.	** 13 ft.
Total Side Yard	* 30 ft.	** 26 ft.
Rear Yard	35 ft.	113.9 ft.
Max. F.A.R.	0.20	** 0.24
Max Bldg. Height	* 20 ft.	** 26 ft.

* Ch 43, Section 5.21 (c) & (e)
** DENOTES VARIANCE GRANTED
Note: EXISTING NON-CONFORMING GARAGE IN FRONT YARD, 30 FT. MIN. REQUIRED, WITH 22 FT. ENC.

ZONING BOARD OF APPEALS
Meeting Of:
FEB 15 2023
Town Of Orangetown

STATE OF NEW YORK
ROBERT E. SORACE
LICENSED LAND SURVEYOR
Lic. 49162
Robert E. Sorace, PLS
135 South Main Street
New City, NY 10956
845-638-1498

RO 8374-17