

City of Municipality: **TOWN OF ORANGETOWN** Date Submitted: 3/18/21

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 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#: 51153
 ASSIGNED
 INSPECTOR: Glen

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

Project Name: Ken Sullivan

Street Address: 70 Eimer St
Tappan NY 10983

Tax Map Designation:
Section: 77.08 Block: 1 Lot(s): 29
Section: _____ Block: _____ Lot(s): _____

Directional Location:
On the _____ side of _____, approximately _____ feet of the intersection of _____, in the Town of ORANGETOWN in the hamlet/village of Tappan

Acreage of Parcel _____	Zoning District _____
School District <u>South Orangetown</u>	Postal District <u>Tappan</u>
Ambulance District <u>South Orangetown</u>	Fire District <u>Tappan</u>
Water District _____	Sewer District _____

Project Description: (If additional space required, please attach a narrative summary.)
Legalizing existing deck + shed

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

APPLICATION REVIEW FORM

Applicant: Ken Sullivan Phone # 845-304-0589

Address: 70 Eimer St Tappan NY 10983

Property Owner: Ken-Laura Sullivan Phone # 845-304-0589

Address: 70 Eimer St Tappan NY 10983

Engineer/Architect/Surveyor: Bart Rodi Phone # 845-268-6663

Address: 234 South Grant Ave Congers NY 10920

Attorney: Phone #

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

Contact Person: Ken Sullivan Phone # 845-304-0589

Address: 70 Eimer St Tappan NY 10983

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 _____
- 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 Pre-existg variances
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 17, 2021

Applicant: Sullivan

Address: 70 Eimer St, Tappan, NY

RE: Application Made at: same

Chapter 43, Table 3.12, Column 1 RG District, Column 2 Group Q, Column 3 SFR,
-Column 4 Max FAR 30% with 32.9% proposed,
-Column 8 Front Yard 25' with +/-22' proposed,
-Column 11 Required Rear Yard 25' w/ 12'0" proposed.

-Section 5.153 No accessory building shall be closer than 15' from principle or other accessory structure

4 variances required

Section: 77.08 Block: 1 Lot: 29

Dear Sullivan:

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

March 3, 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

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: RG 6111 OFFICIAL USE ONLY ACREAGE: .15
 Inspector: Glenn Date App Received: 12/13/21 Received By: U3
 Permit No. 51153 Date Issued: _____
 CO No. _____ Date Issued: _____
 Permit Fee: \$1122 Ck# 738 Paid By Sullivan
 GIS Fee: 470 Ck# 737 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. 2021

PAGES 2, 3 and PAGE 4 must be reviewed and PAGES 3 & 4 must signed by the applicant.

Property Location: 70 Eimer Street Tappan NY TOWN OF ORANGETOWN BUILDING DEPARTMENT
 Section: 77.08 Block: 1 Lot: 29
 Property Owner: Kenneth Sullivan + Laura Sullivan
 Mailing Address: 70 Eimer St Tappan NY 10983
 Email: KenSullivan@live.com Phone #: 845-304-0589
 Lessee (Business Name): _____
 Mailing Address: _____
 Email: _____ Phone #: _____
 Type of Business /Use: single family residence
 Contact Person: Kenneth Sullivan Relation to Project: owner
 Email: KenSullivan@live.com Phone#: 845-304-0589
 Architect/Engineer: Bart Rodi NYS Lic # 090545
 Address: 234 South Grant Ave Congers NY Phone#: 845-268-6663
 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: single family residence

Proposed Project Description: Obtain CO for existing structures on property. Resurface existing build new rear deck, 1/2 bath & finish basement Garage conversion side of deck. Retaining Wall

Proposed Square Footage: _____ Estimated Construction Value (\$): 57,100

BUILDING DEPARTMENT COMPLETES BELOW

PLANS REVIEWED: _____

PERMIT REFERRED / DENIED FOR:

Chapter 43, Table 3.12, Column 1 RC Disturb, Column 2 Group 9 Column 3 8' x 8', Column 4 PAR 307b w/ 32.9 proposal. Column 8 Front Yard 25' w/ 1.22' proposed Column 4 Required rear yard 25' w/ 12' proposed. Section 5.153 requires 15' between accessory and another structure w/ 0' (to deck) proposed - 4 Variances required R.R. Jenity.

FOR OFFICE USE ONLY SECTION 77.08 BLOCK 1 LOT 29 NAME Sullivan PERMIT# 51153

APPLICATION FOR BUILDING/DEMOLITION PERMIT

APPLICANT MUST COMPLETE OR APPLICATION WILL NOT BE ACCEPTED

ZONING BULK REQUIREMENTS			
Zone: <u>RG</u>	Group: <u>G</u>	Use:	
	Required	Existing	Proposed
Floor area ratio	.30	.285	no change
Lot area	10,000 SF	6,501 SF	no change
Lot width	73.4'	70.1'	no change
Street frontage	50.4'	76.05', 102.43'	no change
Front yard setback	25'	27.1'	no change
Side yard setback	30'	5.8'	no change
Total side yard setback			no change
Rear yard setback	25'	32.1'	no change
Maximum building height			no change

Number of stories: 3 with basement Construction Type: _____ Occupancy Class: _____

Zoning Chart Information Completed by: owner with info from engineer

- Sewage: (circle one) Town County Private
- How many kitchens on the property? 1
- Are there any renters, tenants, lessees or boarders at this property? YES (NO)
- Are there any other building permits on this property? YES (NO)
- Is the property in a flood plain? YES (NO)

AFFIDAVIT

State of New York)

County of Rockland) SS:

Town / Village of DRAPER TOWN

I, Kenneth Sullivan being duly sworn, deposes and says that he/she is the (circle one) owner, lessee, engineer, surveyor, architect, builder, or agent of the owner) in fee of the premises to which this application applies; that he/she (the applicant) is duly authorized to make this application and that the statements contained in the papers submitted herein are true to the best of his/her knowledge and belief, and that the work will be performed in the manner set forth in the application and in the plans and specifications filed therewith, and in accordance with the State Uniform Building Code and all other applicable laws, ordinances and regulations of the municipality. I also declare that the structure or area described in this application will not be occupied or used until I have obtained a Certificate of Occupancy or Certificate of Compliance.

Signature and Mailing Address

Kenneth Sullivan
70 Finer Street
Tappan NY 10983

SWORN to before me this 3rd day of March, 2021

Witness: Charles M. [Signature]
 (If not witnessed by Building Department personnel, Notary signature is required.) _____, Notary Public

OFFICIAL USE ONLY:	
Checked by: _____	Date: _____
Permit Granted for: _____	

Signature: _____	Date: _____
Director, OBZPAE	

DECISION

**FLOOR AREA RATIO, FRONT YARD, SIDE YARD AND BUILDING HEIGHT
VARIANCES APPROVED**

To: Kenneth and Laura Sullivan
70 Eimer Street
Tappan, New York 10983

ZBA # 11-73
Date: September 7, 2011

FROM: ZONING BOARD OF APPEALS: Town of Orangetown

ZBA#11-73: Application of Kenneth and Laura Sullivan for variances from Chapter 43 (Zoning), Section 3.12, RG District, Group Q, Columns 4 (Floor Area Ratio: .30 permitted, .316 proposed), 8 (Front Yard: 25' required, 20.6' proposed), 9 (Side Yard: 10' required, 5.8' existing, 6.8' proposed), and 12 (Building Height: 9.04' permitted, 12.5' proposed) for an addition to an existing single-family residence. Premises are located at 70 Eimer Street, Tappan, New York and identified on the Orangetown Tax Map as Section 77.08, Block 1, Lot 29; in the RG zoning district.

Heard by the Zoning Board of Appeals of the Town of Orangetown at a meeting held on Wednesday, September 7, 2011 at which time the Board made the determination hereinafter set forth.

Kenneth Sullivan appeared and testified.

The following documents were presented:

1. Plot plan with proposed porch drawn on it.
2. Three pages hand drawn sketches of the proposed porch.
3. Zoning Board of Appeals Decision #85-82.
4. Twenty one pictures of the house and houses in the area with front porches.
5. A letter of support from an abutting property owner.

Mr. Mowerson made a motion to open the Public Hearing which motion was seconded by Ms. Castelli and carried unanimously.

On advice of Dennis Michaels, Deputy Town Attorney, counsel to the Zoning Board of Appeals, Mr. Mowerson moved for a Board determination that the foregoing application is a Type II action exempt from the State Environmental Quality Review Act (SEQRA), pursuant to SEQRA Regulations §617.5 (c) (9), (10), (12) and/or (13); which does not require SEQRA environmental review. The motion was seconded by Ms. Castelli and carried as follows: Mr. Warren, aye; Ms. Salomon, aye; Ms. Albanese, aye; Ms. Castelli, aye; and Mr. Mowerson, aye. Mr. Sullivan was absent.

Kenneth Sullivan testified that he would like to add a covered porch to the front of his house that would be 6'6" deep and 32' long; that the house was built in 1954 on a corner lot; that there is a twenty foot easement on the front of his property to the street edge which makes it look like the front yard is wider than it actually is; that aesthetically it would enhance the house and the neighborhood; that there are 13 other houses in the neighborhood with front porches; that he had planned on looking at their files to see if any of them were granted variances but he works for Orange & Rockland and because of the storm has been working 16 hour days and did not get time to investigate the variances; that he has a 2 ½ year old daughter and the bus stop is in front of his house; that he has a water problem in the basement and the addition of the porch might push the water table away from the basement; that he originally considered a 7 ½ foot wide porch but then he found out that he needed a front yard variance so he cut the proposed porch back to 6 ½ feet wide.

TOWN OF ORANGETOWN

Public Comment:

No public comment.

The Board members made personal inspections of the premises the week before the meeting and found them to be properly posted and as generally described on the application.

A satisfactory statement in accordance with the provisions of Section 809 of the General Municipal Law of New York was received.

Mr. Mowerson made a motion to close the Public Hearing which motion was seconded by Ms. Castelli and carried unanimously.

FINDINGS OF FACT AND CONCLUSIONS:

After personal observation of the property, hearing all the testimony and reviewing all the documents submitted, the Board found and concluded that the benefits to the applicant if the variance(s) are granted outweigh the detriment (if any) to the health, safety and welfare of the neighborhood or community by such grant, for the following reasons:

1. The requested floor area ratio, front yard, side yard and building height variances will not produce an undesirable change in the character of the neighborhood or a detriment to nearby properties. Similar front porches have been constructed in the area.
2. The requested floor area ratio, front yard, side yard and building height variances will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. Similar front porches have been constructed in the area.
3. The benefits sought by the applicant cannot be achieved by other means feasible for the applicant to pursue other than by obtaining variances.
4. The requested floor area ratio, front yard, side yard and building height variances, are not substantial, and will not have an adverse effect or impact on the physical or environmental conditions of the area. Similar front porches have been constructed in the area.
5. The applicant purchased the property subject to Orangetown's Zoning Code (Chapter 43) and is proposing a new addition and/or improvements, so the alleged difficulty was self-created, which consideration was relevant to the decision of the Board of Appeals, but did not, by itself, preclude the granting of the area variances.

TOWN OF ORANGETOWN
2011 SEP 22 PM 1 22
TOWN CLERKS OFFICE

DECISION: In view of the foregoing and the testimony and documents presented, the Board: RESOLVED, that the application for the requested floor area ratio, front yard, side yard and building height variances are APPROVED; and FURTHER RESOLVED, that such decision and the vote thereon shall become effective and be deemed rendered on the date of adoption by the Board of the minutes of which they are a part.

General Conditions:

(i) The approval of any variance or Special Permit is granted by the Board in accordance with and subject to those facts shown on the plans submitted and, if applicable, as amended at or prior to this hearing, as hereinabove recited or set forth.

(ii) Any approval of a variance or Special Permit by the Board is limited to the specific variance or Special Permit requested but only to the extent such approval is granted herein and subject to those conditions, if any, upon which such approval was conditioned which are hereinbefore set forth.

(iii) The Board gives no approval of any building plans, including, without limitation, the accuracy and structural integrity thereof, of the applicant, but same have been submitted to the Board solely for informational and verification purposes relative to any variances being requested.

(iv) A building permit as well as any other necessary permits must be obtained within a reasonable period of time following the filing of this decision and prior to undertaking any construction contemplated in this decision. To the extent any variance or Special Permit granted herein is subject to any conditions, the building department shall not be obligated to issue any necessary permits where any such condition imposed should, in the sole judgment of the building department, be first complied with as contemplated hereunder. Occupancy will not be made until, and unless, a Certificate of Occupancy is issued by the Office of Building, Zoning and Planning Administration and Enforcement which legally permits such occupancy.

(v) Any foregoing variance or Special Permit will lapse if any contemplated construction of the project or any use for which the variance or Special Permit is granted is not substantially implemented within one year of the date of filing of this decision or that of any other board of the Town of Orangetown granting any required final approval to such project, whichever is later, but in any event within two years of the filing of this decision. Merely obtaining a Building Permit with respect to construction or a Certificate of Occupancy with respect to use does not constitute "substantial implementation" for the purposes hereof.


TOWN OF ORANGETOWN
2011 SEP 22 PM 1 22
TOWN CLERKS OFFICE

The foregoing resolution to approve the application for the requested floor area ratio, front yard, side yard and building height variances was presented and moved by Ms. Albanese, seconded by Ms. Castelli and carried as follows: Ms. Salomon, aye; Ms. Castelli, aye; Mr. Warren, aye; Ms. Albanese, aye; and Mr. Mowerson, aye. Mr. Sullivan was absent.

The Administrative Aide to the Board is hereby authorized, directed and empowered to sign this decision and file a certified copy thereof in the office of the Town Clerk.

DATED: September 7, 2011

ZONING BOARD OF APPEALS
TOWN OF ORANGETOWN

By 
Deborah Arbolino
Administrative Aide

DISTRIBUTION:

APPLICANT
ZBA MEMBERS
SUPERVISOR
TOWN BOARD MEMBERS
TOWN ATTORNEY
DEPUTY TOWN ATTORNEY
OBZPAE
BUILDING INSPECTOR B.v.w.

TOWN CLERK
HIGHWAY DEPARTMENT
ASSESSOR
DEPT. of ENVIRONMENTAL
MOMT. and ENGINEERING
FILE,ZBA, PB
CHAIRMAN, ZBA, PB, ACABOR

TOWN CLERKS OFFICE
2011 SEP 22 PM 1 22
TOWN OF ORANGETOWN

MINUTES - ZONING BOARD of APPEALS - December 4, 1985 Meeting

MEMBERS PRESENT:

Louis E. Kayser, Chairman
William H. Mowerson, Vice Chairman
James L. Crosbie, Secretary
Martin Hodge
Alfred Visalli

Sullivan
copy mail
Br. Mgs 8-10-11

ALSO PRESENT:

Margaret Garvey, Deputy Town Attorney
Alan D. Cameron, Official Stenographer
Robert L. Hunt, Clerk

The meeting was called to order at 7:30 P. M. by the Chairman.

The calendar was read by the Chairman.

Hearings for this meeting's agenda, which are made a part of these minutes, were held as noted below:

		DECISION
ZB#1-MRS. MAGGIE CONWAY	APPROVED	ZBA 85-79
ZB#2-ROGER UDJUS & ARILD LAUEN	CONTINUED	ZBA 85-80
ZB#3-GARJON AUTOMOTIVE REPAIR INC.	CONTINUED	ZBA 85-81
ZB#4-BRENDAN SULLIVAN	APPROVED	ZBA 85-82


The decisions on the above hearings, which decisions are made by the Board before the conclusion of the meeting and which are mailed to the applicant and others as soon as possible after the hearing, are inserted herein and made a part of these minutes.

The verbatim minutes as recorded by the Board's official stenographer for the above hearings, are not transcribed.

The next meeting of the Board will be on Wednesday, December 18, 1985 at 7:30 P. M.

As there was no further business to come before the Board, on motion duly made seconded and carried, the meeting was adjourned at 10:30 P. M.

Dated: December 4, 1985


Robert L. Hunt, Clerk

DISTRIBUTION:

Zoning Board of Appeals Members
Town Board Members
Town Clerk
Morton Lieb, Town Attorney
Margaret Garvey, Deputy Town Attorney
Mr. Joseph V. Colello, Supervisor
Charles U. Zimmermann, Director-OBZPAE

ZONING BOARD OF APPEALS
TOWN OF ORANGETOWN
ORANGEBURG, NEW YORK

Office & Hearing Room
Town Hall
Orangeburg, New York

AGENDA for DECEMBER 4, 1985 Meeting

TO: MEMBERS of ZONING BOARD of APPEALS
" of Town Board
Town Clerk's Office
Joseph V. Colello, Supervisor
Morton Lieb, Town Attorney
Margaret Garvey, Deputy Town Attorney
Charles U. Zimmermann, Director, Building, Zoning & Planning
Charles Vezzetti, Comm., Dept. of Public Works
Aaron D. Fried, Director, Rockland County Planning Board
Traffic Advisory Committee
Alan D. Cameron, Official Stenographer
Bill Demarest, The Journal News
Robin Traum, The Journal News
Steve Watson, News Director, WRKL
Susan Iervolino

There will be a meeting of the ZONING BOARD of APPEALS of the
TOWN of ORANGETOWN, to be held in the Meeting Room in the TOWN
HALL, Orangeburg Road, Orangeburg, New York.

DATE: WEDNESDAY EVENING, DECEMBER 4, 1985

TIME: CALENDAR CALL - 7:30 P. M.

FOUR PUBLISHED HEARINGS

85-79 - MRS. MAGGIE CONWAY


85-80 - ROGER UDJUS & ARILD LAUEN

85-81 - GARJON AUTOMOTIVE REPAIR, INC.

85-82 - BRENDAN SULLIVAN

(see attached publication)

Dated: November 26, 1985


Robert L. Hunt, Clerk

NOTICE OF HEARING

PLEASE TAKE NOTICE that a public hearing will be held by the ZONING BOARD of APPEALS, Town of Orangetown, Rockland County, New York, in the Meeting Room of the Board located in the TOWN HALL, Orangeburg Road, Orangeburg, New York, on WEDNESDAY, DECEMBER 4, 1985.

The calendar will be called promptly at 7:30 P. M., E. S. T., and contested matters will be heard after all uncontested matters are disposed of. All persons appearing in favor of any application, or opposed thereto, must be present at the calendar call and note their appearance. If any matter is not answered at the calendar call, it will be placed at the foot of the calendar for that evening, and if not answered at the time it is again reached, it will be removed from the calendar.

(1) To consider an appeal from a denial by the Inspector and an application by MRS. MAGGIE CONWAY, owner, for variances to erect a two car garage addition as an accessory structure to an existing residential dwelling.

The applicant requests variances from the provisions of the Orangetown Zoning Code Section 3.12, R-80 zoning district as follows:

Column 8, Side Yards; 30 feet required and 5 feet proposed;
Column 10, Rear Yard; 50 feet required and 15 feet proposed;
Column 11, Maximum Building Height allowed is 3'4" and 10'3" proposed.

Premises is situated on the northerly side of Old Orangeburg Road approximately 40 feet westerly from the intersection of Old Orangeburg Road and Connector Road to New Orangeburg Road, #96 Old Orangeburg Road in the hamlet of Orangeburg, Town of Orangetown, Rockland County, New York and shown on the Orangetown Tax Map as Section 35, Block 344, Lot 11 and in an R-80 zoning district

(2) To consider an appeal from a denial by the Inspector and an application by Raymond G. Icobelli, Esq., on behalf of ROGER

UDJUS AND ARILD LAUEN, owners, for a Certificate of Occupancy for an existing two family residential dwelling.

The applicants request a variance from the provisions of the Orangetown Zoning Code Section 3.11, Column 2, Single Family Residence allowed and a Two Family Residence is existing.

Premises is situated on the southerly side of Crooked Hill Road, #308 Crooked Hill Road in the hamlet of Pearl River, New York Town of Orangetown, Rockland County, New York and shown on the Orangetown Tax Map as Section 11, Block 66, Lot 1-1 in an RG zoning district and is part of the approved and filed five lot residential subdivision known as "Round Hill Estates".

(3) To consider an appeal from a denial by the Inspector and an application by Morton Marcus, Architect, on behalf of GARJON AUTOMOTIVE REPAIRS, INC., lessee, John Bockis & Gary Emerizy, owners, to add additional parking spaces and reduce the size of the existing and proposed parking spaces in an existing automotive repair shop. Also, the applicant proposes to operate a car rental service on the existing premises.

The applicant requests variances from the provisions of the Orangetown Zoning Code as follows:

Section 6.34 requires 10' x 20' parking spaces with a 25' aisle separation and 9' x 18' parking spaces with a 25' aisle separation is proposed;

Section 3.11, Column 8, (CH), #5 (b), 5 parking/storage spaces allowed and 25 parking/storage spaces are proposed.

Interpretation of Section 3.11, Column #2, (CS) #3, as to whether car rental is a proper retail use with the automotive repair business.

Premises is situated on the westerly side of Route 303 approximately 520' southerly of Route 303 and Oak Tree Road in the hamlet of Tappan, Town of Orangetown, Rockland County, New York and shown on the Orangetown Tax Map as Section 48, Block 454, Lot 11 and in

a CS zoning district.

(4) To consider an appeal from a denial by the Inspector and an application by BRENDAN SULLIVAN, Owner, to erect a 1-1/2 story addition and a new deck addition to an existing one family residential dwelling.

The applicant requests variances from the provisions of the Orangetown Zoning Code Section 3.12, RG zoning district as follows:

Column 7, Front Yard; 25 feet required and 12 feet 2-3/4 inches is proposed;

Column 11, A Maximum Building Height of 19 feet 4 inches is allowed and 21 feet 10 inches proposed.

Premises is situated on the northeasterly corner of Eimer Street and Austin Avenue, #70 Eimer Street, in the hamlet of Tappan Town of Orangetown, Rockland County, New York and shown on the Orangetown Tax Map as Section 55, Block 468, Lot 17 and in an RG zoning district.

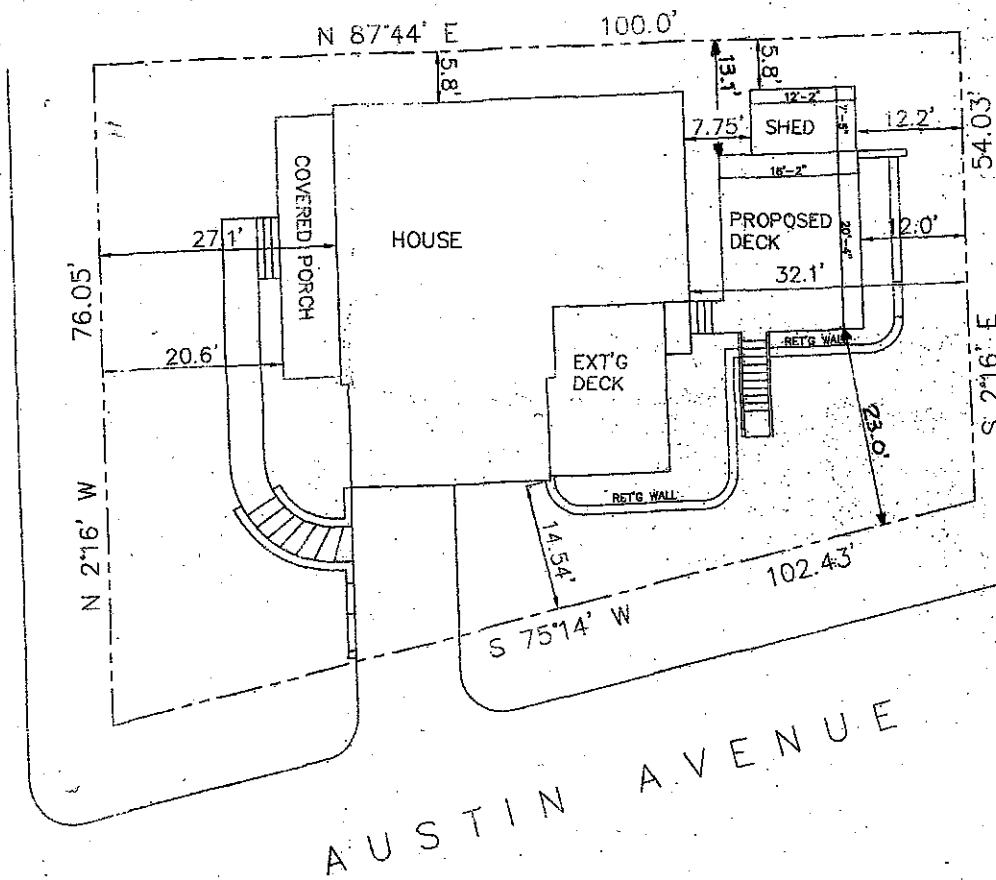
All persons interested in these applications may appear may appear in person or by agent or representative.

By order of the ZONING BOARD of APPEALS, Town of Orangetown.

Dated: November 25, 1985

James L. Crosbie
Secretary

EIMER STREET



AUSTIN AVENUE



North

SITE PLAN

Scale 1" = 10'

SITE PLAN DATA TAKEN FROM SURVEY BY WILLIAM A. YODA, DATED JUNE 24, 1970 AND ADDITION DATA TAKEN FROM ARCHITECTURAL PLANS BY JANE BURY SLAVIN, RA, NYS LIC NO 028112, DATED APRIL 7, 1998.

APR 21 2021

Notes:

A variance is needed for the shed. Section 5.153, accessory structure no less than 15' from the principle or other accessory structure. The proposed is 0' because the shed is attached adjacent to the deck.

Variances are needed for the new deck. The front yard set back to the deck is 23.0' and the rear yard set back to the deck is 13.1'. The required front yard set back is 25'. The required rear yard set back is 25'. Both of these set backs are greater than the existing house set backs as noted on the Bulk chart.

TABLE OF BULK REGULATIONS FOR DISTRICT R6, GROUP Q FOR THE TOWN OF ORANGETOWN

	REQUIRED	EXISTING	PROPOSED
MAXIMUM FLOOR AREA RATIO	.30	.318	.329 Ⓞ
MINIMUM LOT AREA	10,000 SF	8,504 SF **	NO CHANGE
MINIMUM LOT WIDTH	75'	70.1' **	NO CHANGE
MINIMUM STREET FRONTAGE	50'	76.05'/102.43'	NO CHANGE
REQUIRED FRONT YARD	25'	20.6' **	NO CHANGE
REQUIRED REAR YARD	25'	14.54' **	NO CHANGE
REQUIRED SIDE YARD	10'	5.9' **	NO CHANGE
REQUIRED REAR YARD	25'	32.1'	12.0' Ⓞ

** EXISTING NON-CONFORMING CONDITION.

Ⓞ VARIANCE REQUIRED

DO NOT SCALE PRINTS

DATE
23 FEBRUARY 2021
24 FEBRUARY 2021
25 FEBRUARY 2021
1 MARCH 2021
18 MARCH 2021

SCALE: 1" = 10'	SHEET: SP-1
DATE:	

SULLIVAN RESIDENCE
70 EIMER STREET
TAPPAN, NEW YORK

SITE PLAN

BART M. RODI - ENGINEER
RESIDENTIAL & COMMERCIAL
234 SOUTH GRANT AVE
CONGERS, NEW YORK 10920
(845) 268-6663

