

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 _____

Name _____ date: _____

Signature: _____

Thank you, Deborah Arbolino

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: _____

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.

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

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.**

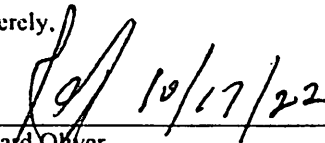
A. Every application for a building permit for the construction, reconstruction or alteration of any structure in excess of 1,000 cubic feet of cubical contents proposed for construction, and every application for the development or subdivision of land, and any such application for a building permit, 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 **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:** 70.1
Property Owner: JUAN ZAPATA
Mailing Address: 30 SCHRIEVER LANE, NEW CITY, NY 10956
Email: JZAPATA@YAHOO.COM **Phone #:** 845-552-9018
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#:** 845-552-9018
Architect/Engineer: ROBERT E. SURACE **NYS Lic #** 049162
Address: 135 SOUTH MAIN STREET **Phone#:** 845-655-1498
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: _____

Section 5.21(c & e) apply

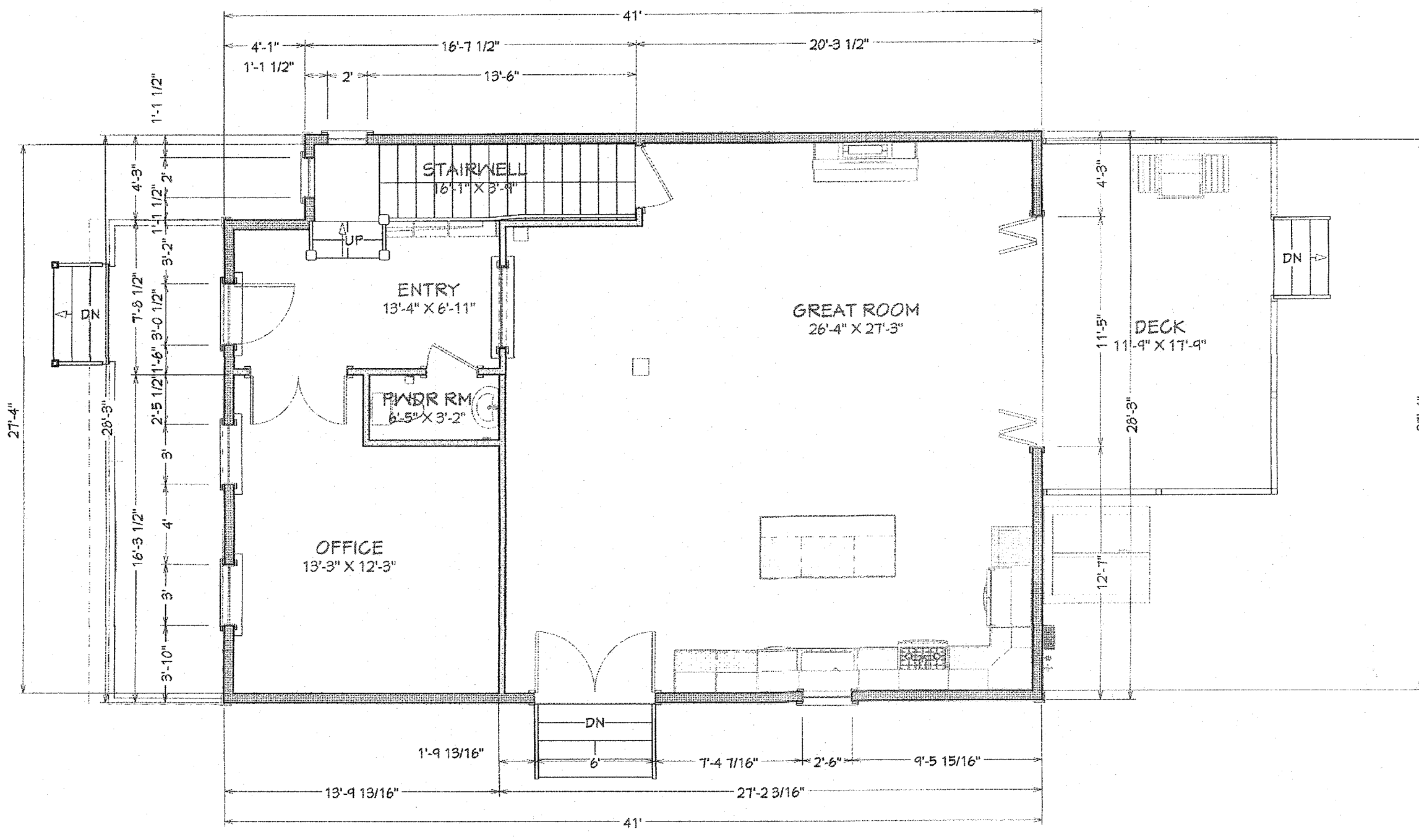
ACAPAR: Chapter 2, 2-4 Requires Approval
ZBA: Chapter 43 Table 3.12, Column 1 R-15, Column 2 Group M
Column 3 SRP, Column 4 MAX FAR 20% w/ 24% proposed.
Column 9 Side Yd per Sect 5.21(c) 15' w/ 13' proposed, Column
10 Total Side Yd 30' w/ 22' proposed. Column 12 Max Height
per 5.21(e) 20' w/ 26' proposed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

FOR OFFICE USE ONLY
SECTION 77.10 BLOCK 3 LOT 70.1 NAME ZAPATA
PERMIT# P.22-2047

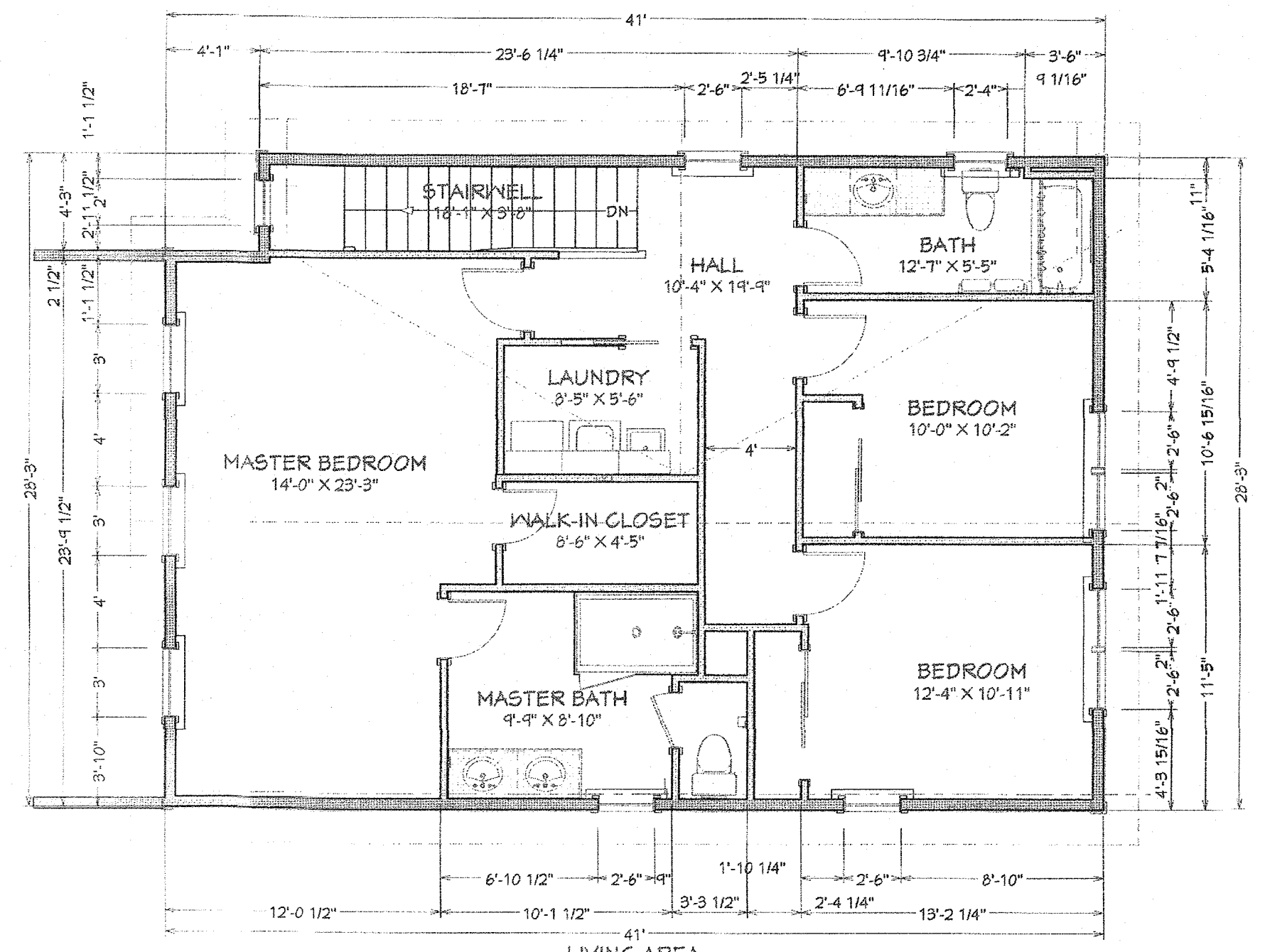
20' w/ 26' proposed

SWIS	PRINT KEY	NAME	ADDRESS
392489	77.10-2-83	✓ Abel Monzon	• 16 William St, Sparkill, NY 10976
392489	77.10-2-84	✓ Manuel I Acosta	• 96 Route 303, Tappan, NY 10983
392489	77.10-2-85	✓ Iliyassou Moutairou	• 148 Old Tappan Rd, Tappan, NY 10983
392489	77.10-2-86	✓ Bridget Rogan	• 152 Old Tappan Rd, Tappan, NY 10983
392489	77.10-2-87	✓ Edgar Villamor	• 156 Old Tappan Rd, Tappan, NY 10983
392489	77.10-3-8	✓ Helen Sue Kagan	• 171 Old Tappan Rd, Tappan, NY 10983
392489	77.10-3-9	✓ Scott Hoffer	• 161 Old Tappan Rd, Tappan, NY 10983
392489	77.10-3-10	✓ George Fernandez	• 149 Old Tappan Rd, Tappan, NY 10983
392489	77.10-3-11	✓ Jose & Alina Oquendo	• 131 Old Tappan Rd, Tappan, NY 10983
392489	77.10-3-12	✓ Stephen Regina	• 127 Old Tappan Rd, Tappan, NY 10983
392489	77.10-3-13.1	✓ Francesco Greco	• 119 Old Tappan Rd, Tappan, NY 10983
392489	77.10-3-13.2	✓ Ida L Perez	• 34 Stephens Rd, Tappan, NY 10983
392489	77.10-3-73	✓ Dino Leone	• 60 Stephens Rd, Tappan, NY 10983
392489	77.10-3-74	✓ Gary M Quinlan	• 54 Stephens Rd, Tappan, NY 10983
392489	77.10-3-75	✓ Frederick Aldorasi	• 42 Stephen Rd, Tappan, NY 10983
392489	77.10-3-76.1	✓ Robert E Bellospirito	• 502 Atwell Hill Rd, Windsor, NY 13865
392489	77.10-3-76.2	✓ Robert E Bellospirito	• 502 Atwell Hill Rd, Windsor, NY 13865
392489	77.10-3-77	✓ Justin Chambers c/o BAT Financial Inc	• 15260 Ventura Blvd Fl 12, Sherman Oaks, CA 91403
392489	77.10-3-78	✓ Bradley Parker	• 31 Andre Hill Rd, Tappan, NY 10983
392489	77.10-3-79	✓ Bryan S Keller	• 41 Andre Hill Rd, Tappan, NY 10983
392489	77.10-3-82	✓ County Of Rockland	• 11 New Hempstead Rd, New City, NY 10956
392489	77.10-3-84	✓ Linda E Lenahan	• 34 Andre Hill Rd, Tappan, NY 10983
392489	77.10-3-85	✓ David E Goldberg	• 30 Andre Hill Rd, Tappan, NY 10983
392489	77.10-3-86	✓ Kathleen W Grimaldi	• 24 Andre Hill Rd, Tappan, NY 10983
392489	77.10-3-87	✓ Steve Navedo	• 20 Andre Hill Rd, Tappan, NY 10983
392489	77.10-3-88	✓ Alberto Malinverno	• 16 Andre Hill Rd, Tappan, NY 10983

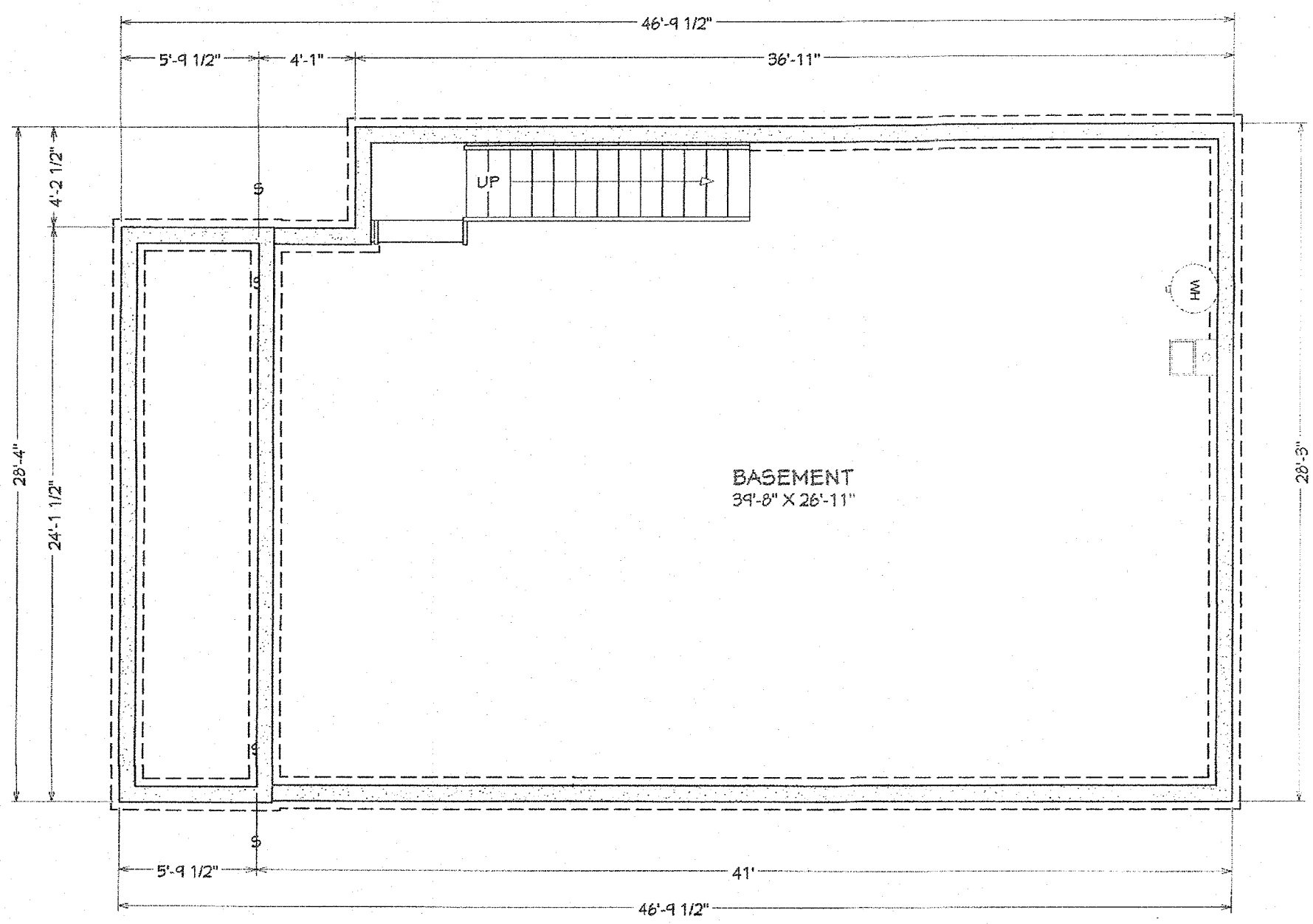
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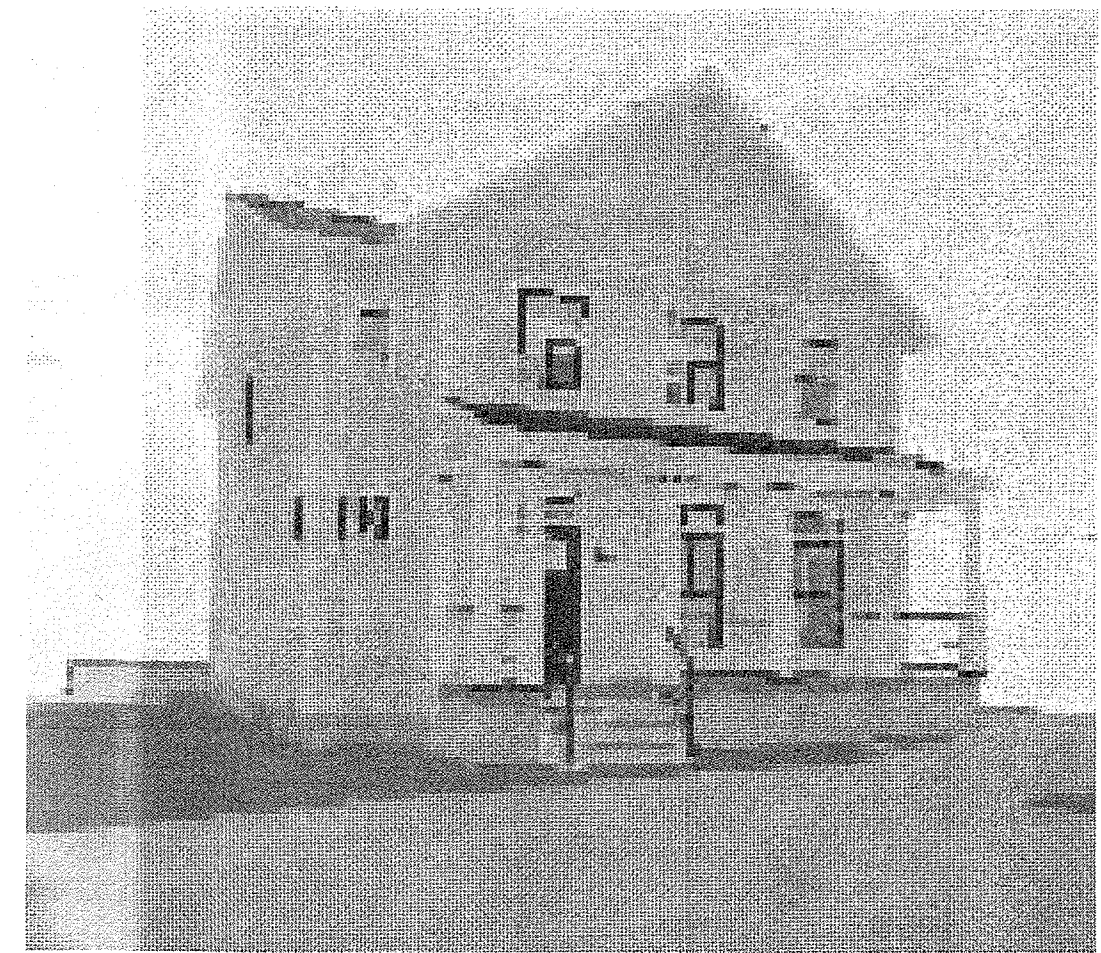
1ST FLOOR PLAN LIVING AREA 1069 SQ FT



2nd FLOOR PLAN LIVING AREA 1072 SQ FT

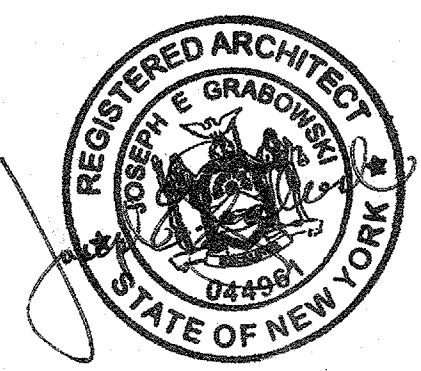


BASMENT FLOOR PLAN LIVING AREA 1261 SQ FT



PERSPECTIVE STREET VIEW

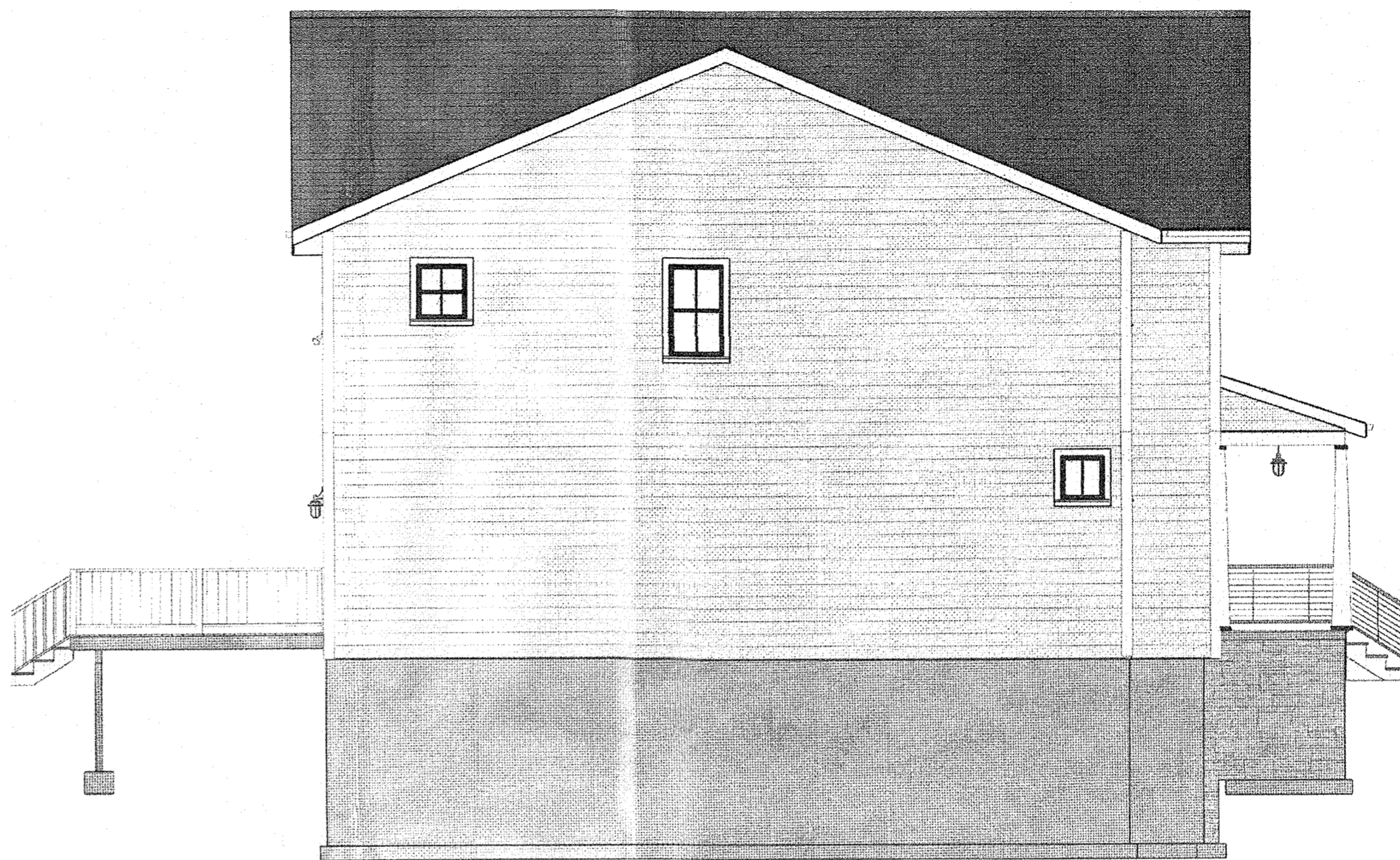
DEC 7 2022



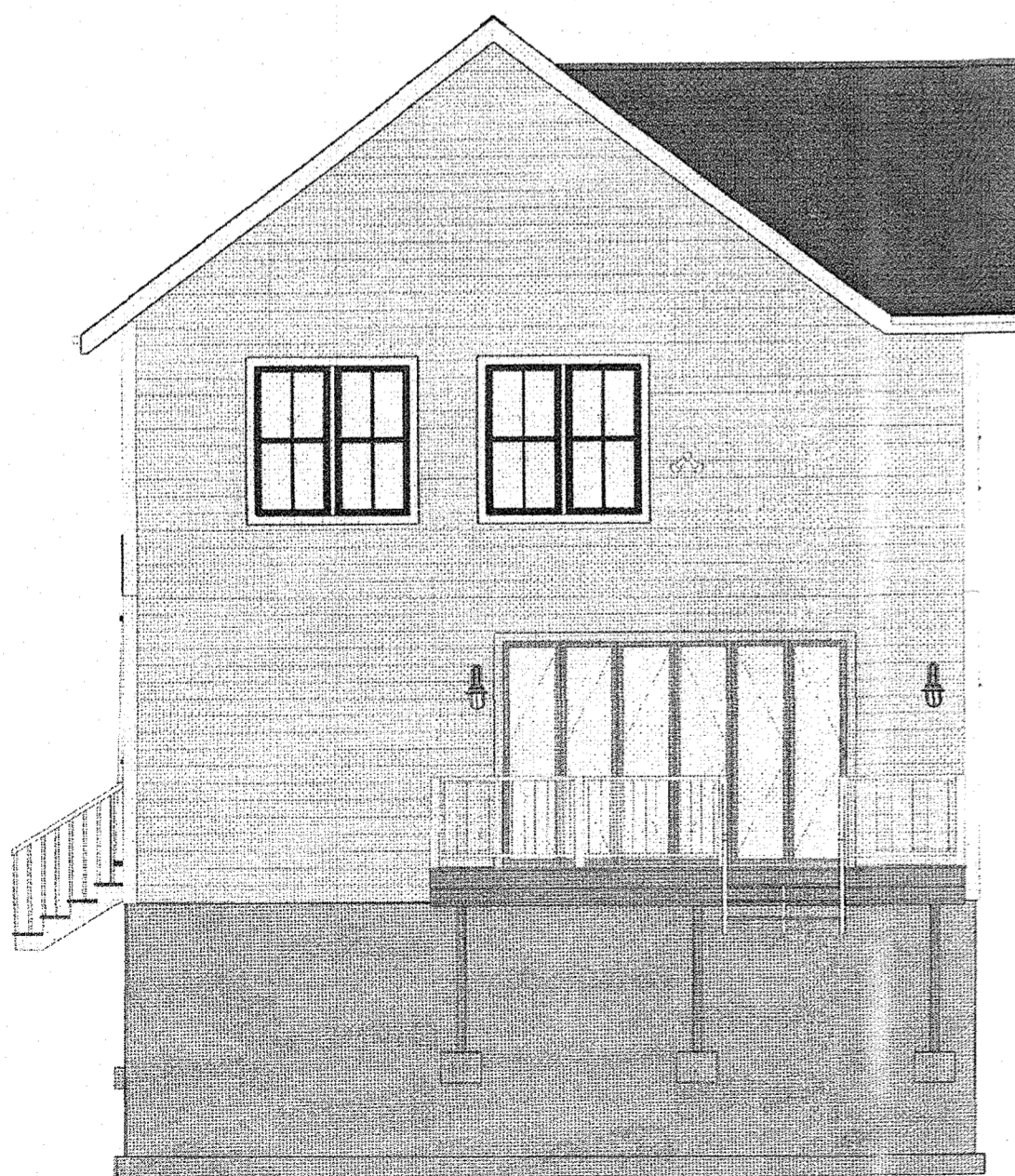
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PROJECT DESCRIPTION: NEW HOUSE 17 ANDRES HILL TAPPAN, NY 10983					
DRAWINGS PROVIDED BY: Joseph E Grabowski Juan Zapata					
DATE: July 4, 2022					
SCALE: 1/4" = 1'-0"					
SHEET: A-1					



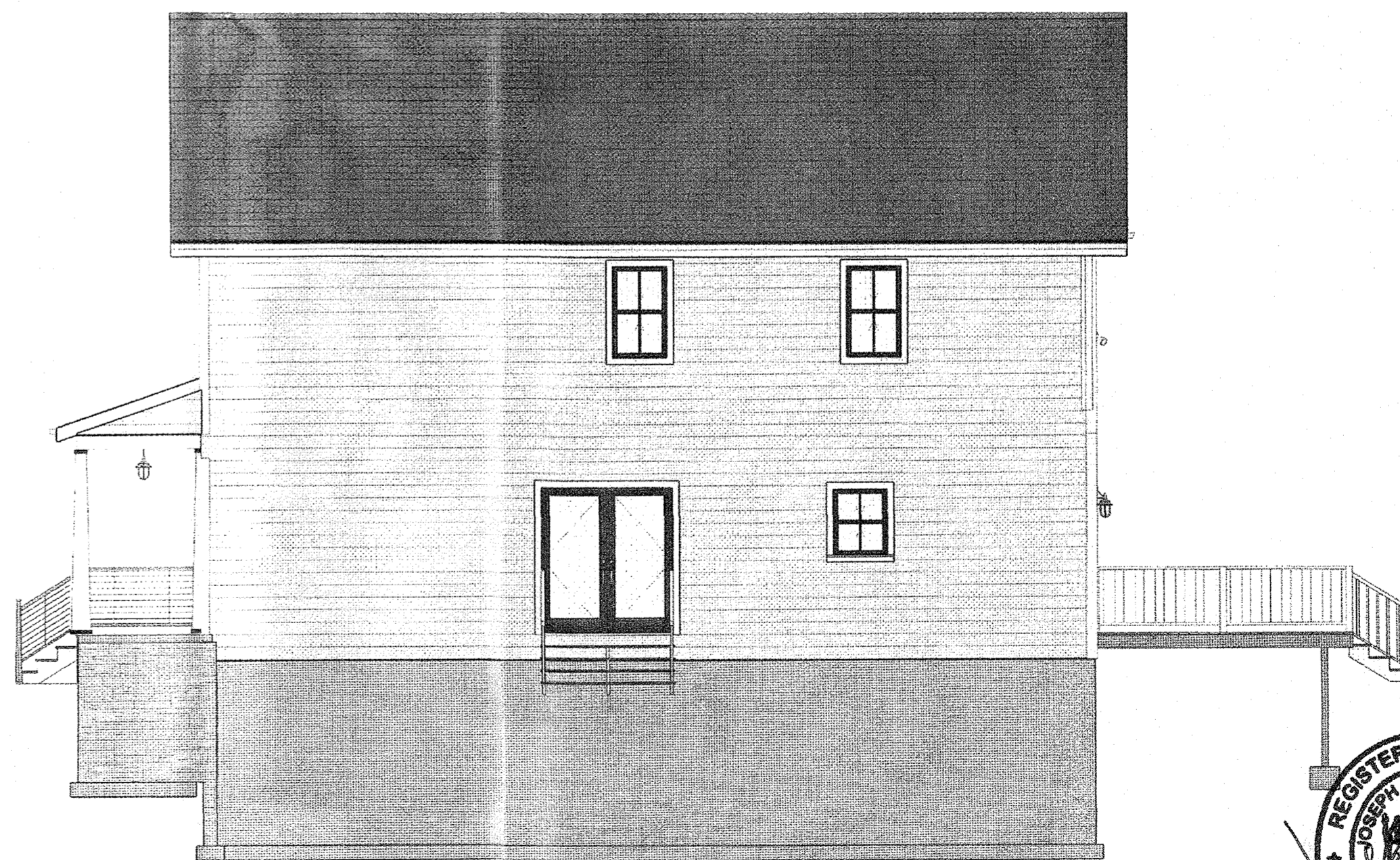
WEST ELEVATION
ANDRE HILL STREET ELEVATION



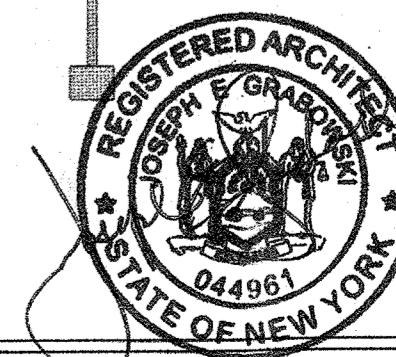
NORTH ELEVATION



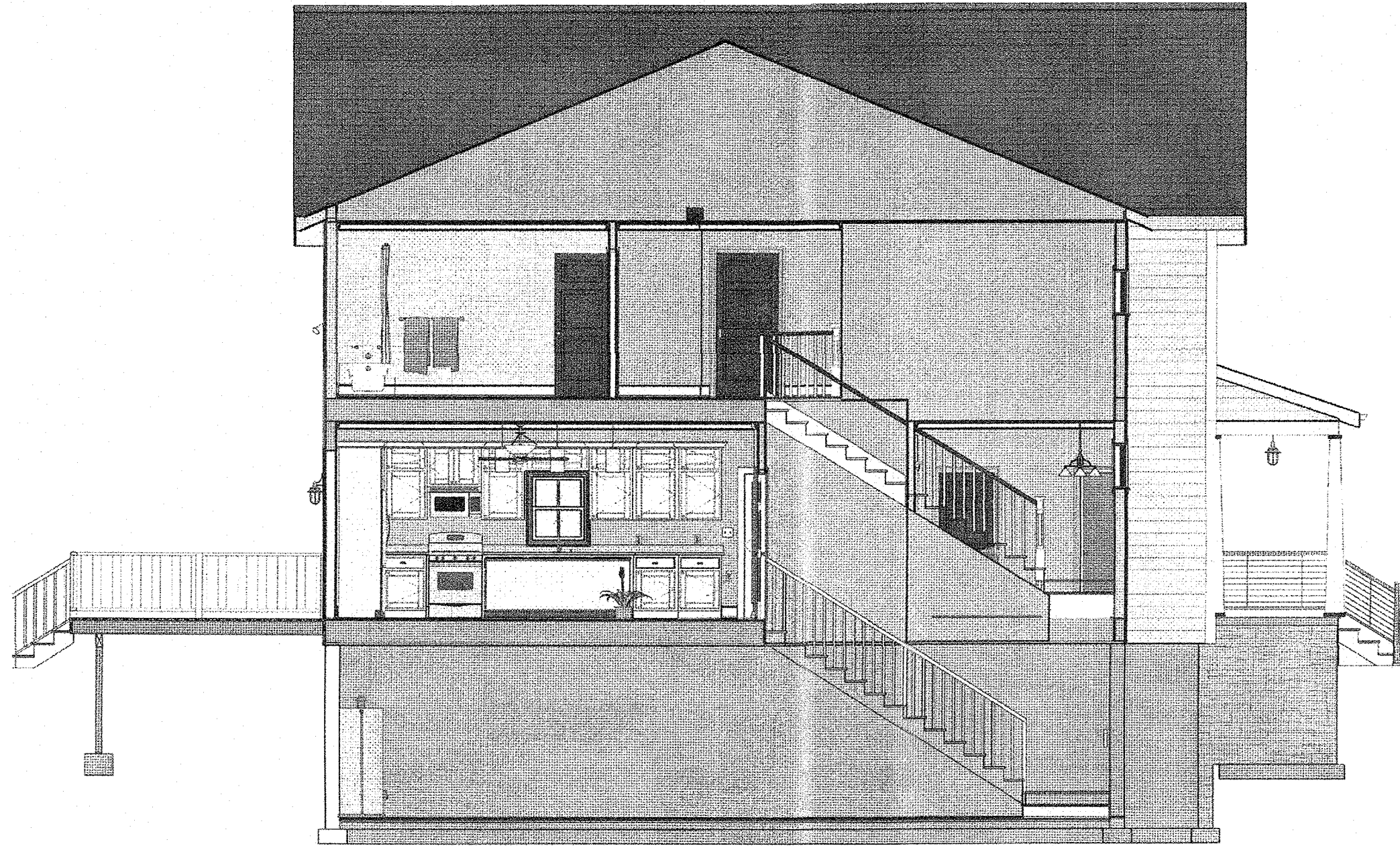
EAST ELEVATION
BACK YARD



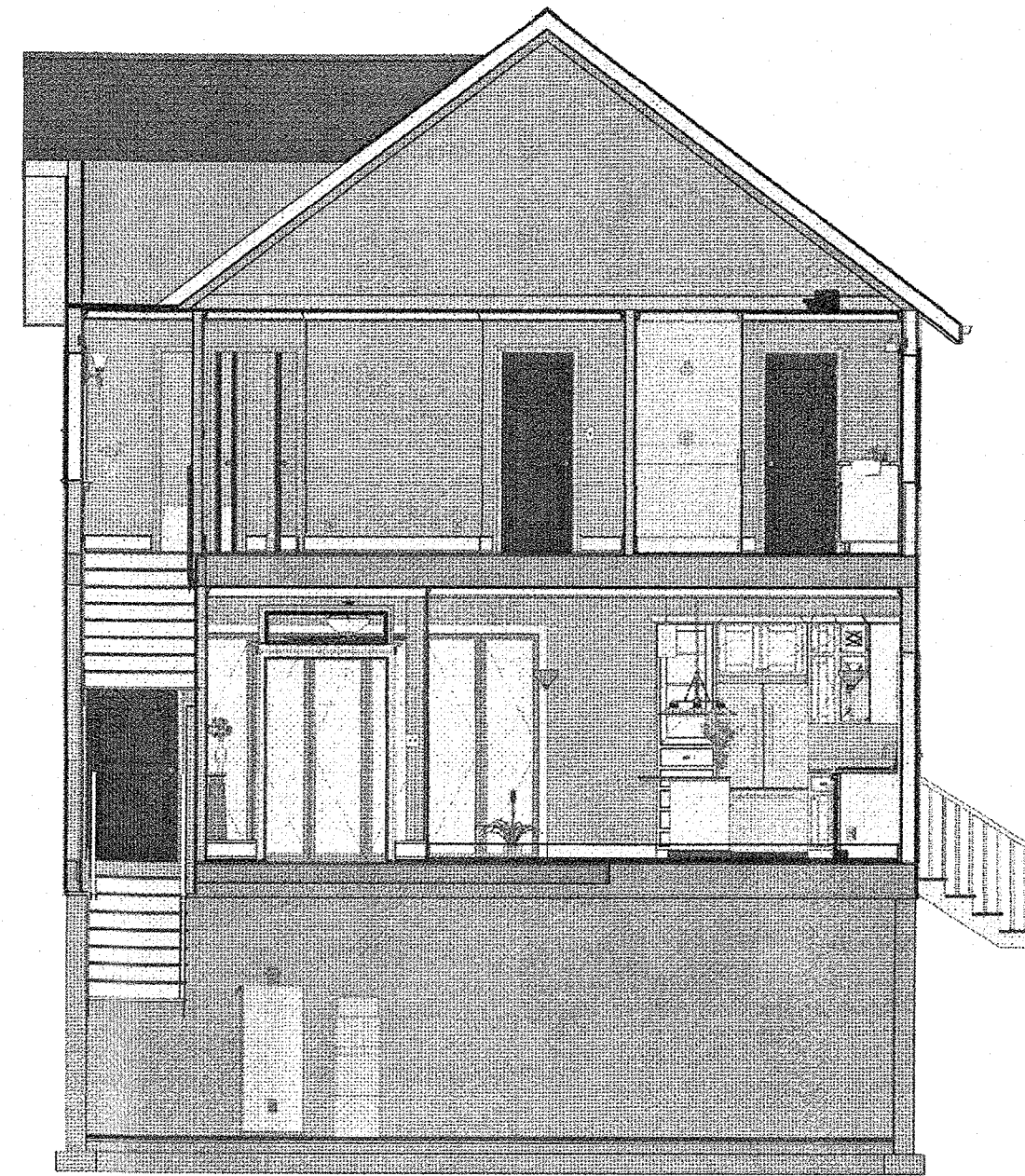
SOUTH ELEVATION



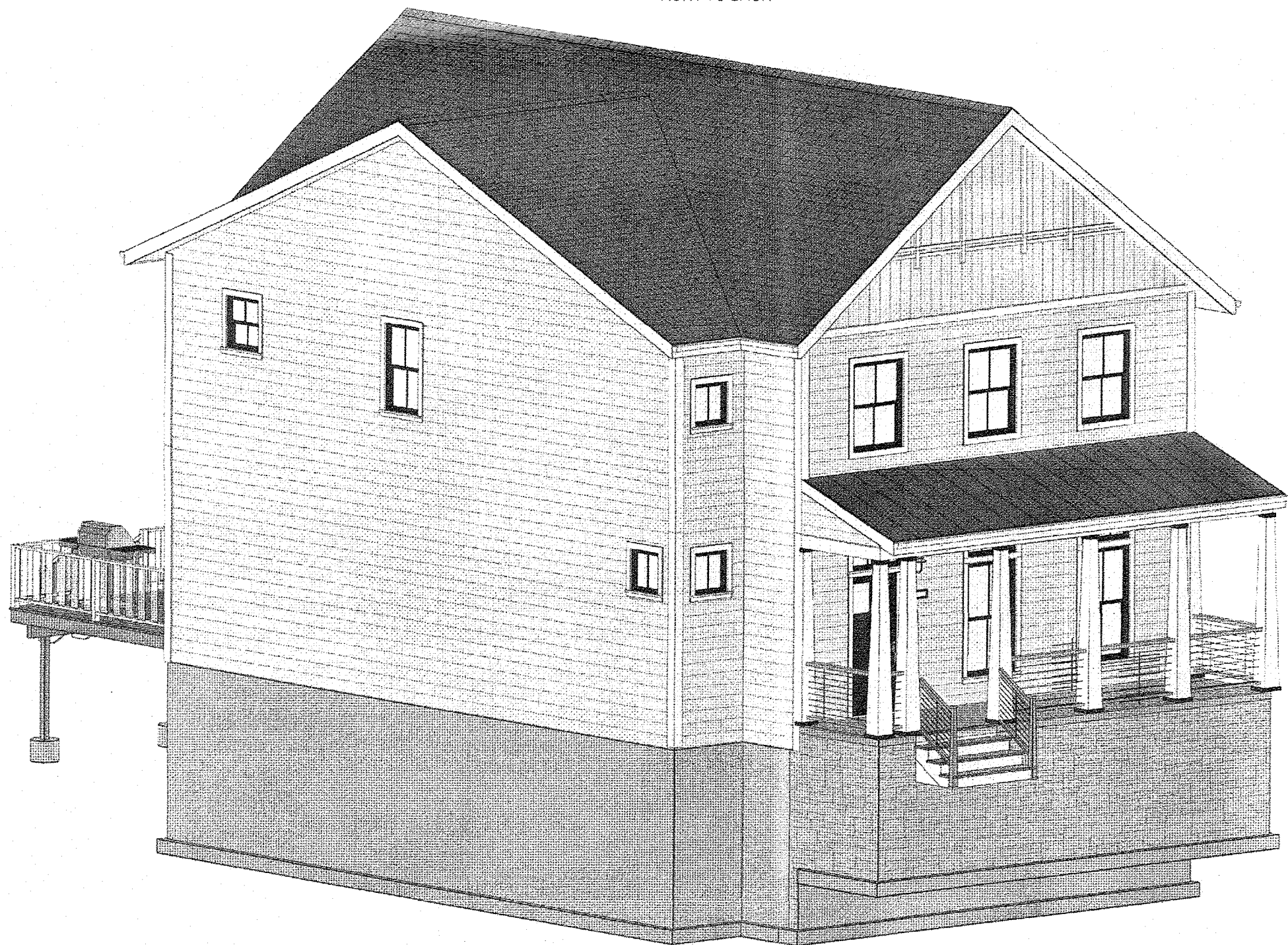
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PROJECT DESCRIPTION: NEW HOUSE 17 ANDRES HILL TAPPAN, NY 10983					
DRAWINGS PROVIDED BY: Joseph E. Grabowski Juan Zapata					
DATE: July 4, 2022					
SCALE: 1/4" = 1'-0"					
SHEET: A-2					



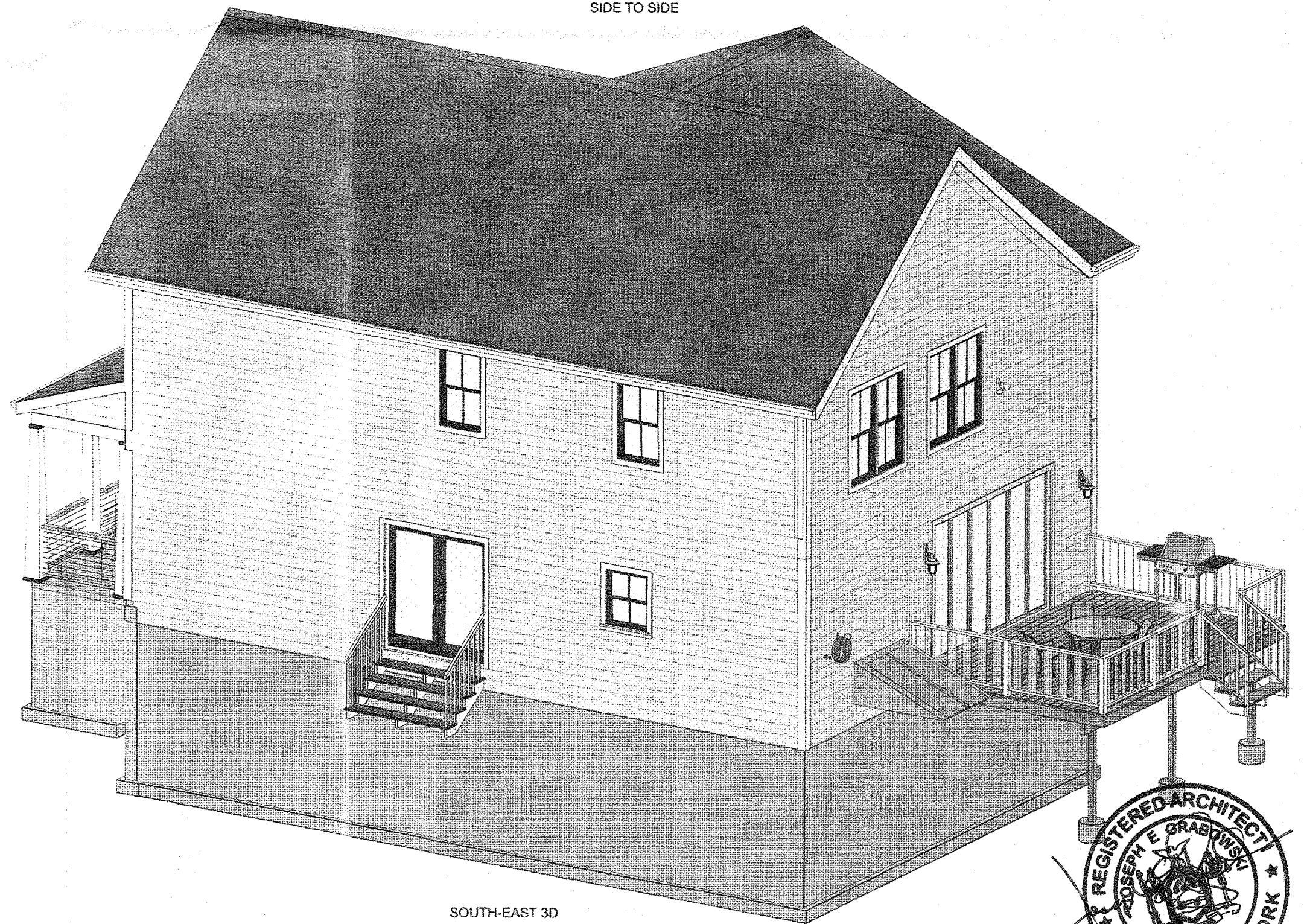
EAST - WEST SECTION
FRONT TO BACK



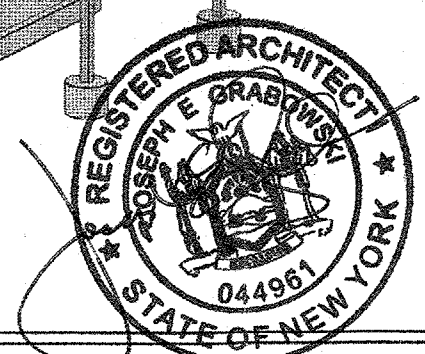
NORTH - SOUTH SECTION
SIDE TO SIDE



NORTH-WEST 3D



SOUTH-EAST 3D



NO.	DESCRIPTION	BY	DATE

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
SECTIONS & 3D VIEWS

PROJECT DESCRIPTION:
NEW HOUSE
17 ANDRES HILL
TAPPAN, NY 10983

DRAWINGS PROVIDED BY:
Joseph E. Grabowski
Juan Zapata

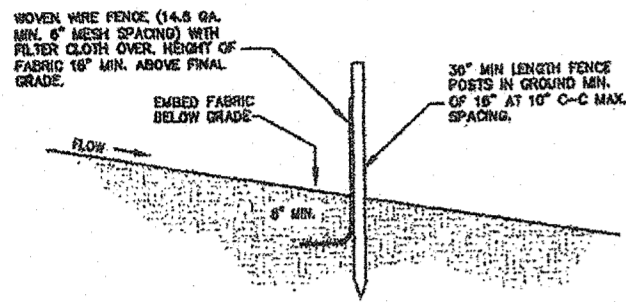
DATE:
July 4, 2022

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

SHEET:
A-3

SOIL EROSION & SEDIMENT CONTROL PLAN

1. A temporary sediment barrier to be installed below the disturbed areas during construction.
2. All areas 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% Fiesta 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 placed in rear of lot and screened with fabric fence.

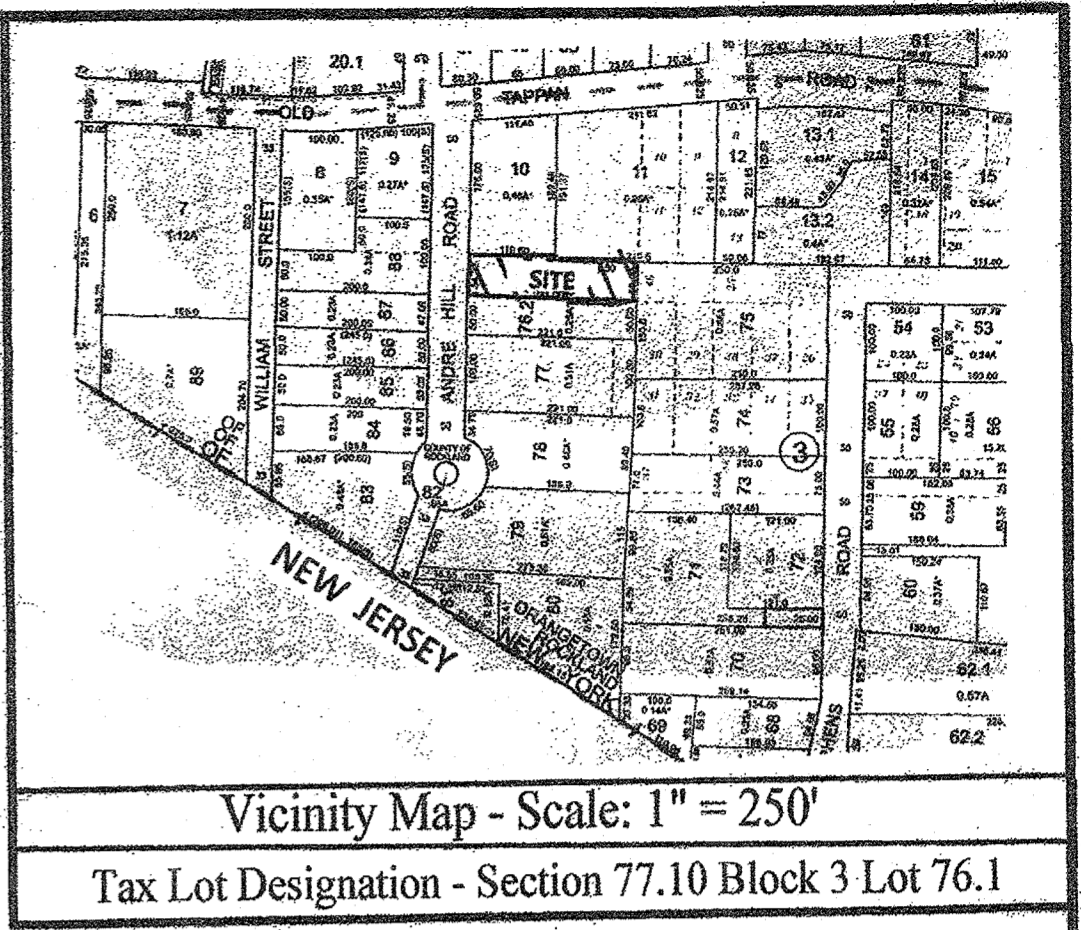
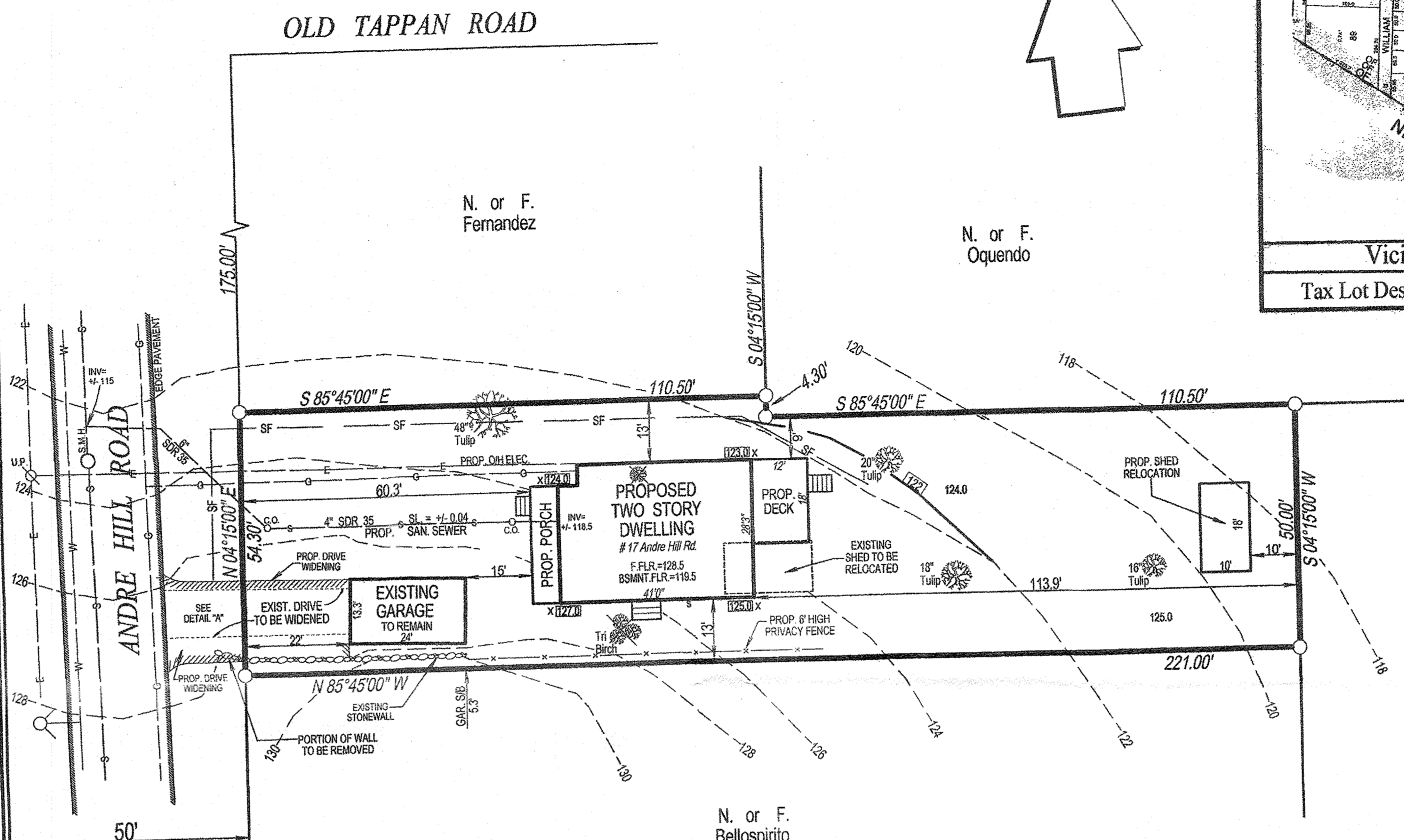
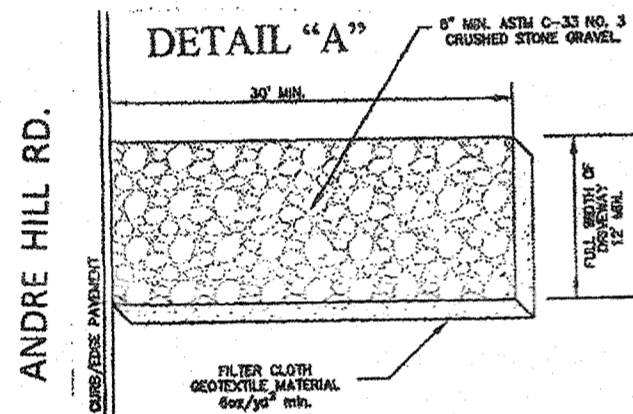


FABRICATED SILT FENCE

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\"/>

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

DEC 7 2022

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

August 9, 2022
October 10, 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 of 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 REQUIRED
Note: EXISTING NON-CONFORMING GARAGE IN FRONT YARD, 30 FT. MIN. REQUIRED, WITH 22 FT. ENC.



Robert E. Sorace
Robert E. Sorace, PLS
135 South Main Street
New City, NY 10956
845-638-1498
Lic. 49162

RO 8374-17