

ZONING BOARD OF APPEALS

Town of Orangetown  
20 Greenbush Road  
Orangeburg, New York 10962  
(845) 359-8410 (ex. 4316)

Date: August 9, 2024

TO: OBAPAE  
Rockland County Sewer District #1  
New York State Dept. of Transportation  
Palisades Interstate Park Commission  
Orange and Rockland Utilities  
Veolia  
CSX

ACOE  
Rockland County Drainage  
Rockland County Health  
Rockland County Planning  
Rockland County Highway  
NYS Dept of Environmental  
Conservation

**This matter is scheduled for: September 18, 2024**

Review of Plans: Nelson, 15 Eimer St, Tappan, New York

**Section: 77.08 Block: 1 Lot: 48; RG zone**

Chapter 43, RG District, Section 3.12, Group Q, Column 4 (floor area ratio: 30% permitted, with 33% proposed), Column 8 (front yard: 25' required, with 16.4' proposed) for an exterior covered porch at an existing single family dwelling. The premises are located at 15 Eimer Street, Tappan, New York and identified on the Orangetown Tax Map as Section 77.08, Block 1, Lot 48 in the RG zoning district.

Please review the information enclosed and provide comments. These comments may be mailed, or e-mailed 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: [KBettmann@orangetown.com](mailto:KBettmann@orangetown.com)

**Zoning Board Meeting Date: September 18, 2024**

- 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, September 18, 2024**. **Kindly forward your completed review to this office by September 18, 2024.**

Reviewing Agency \_\_\_\_\_

Name: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Thank you, Katlyn Bettmann

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: \_\_\_\_\_

Please check all that apply:

<input type="checkbox"/> Commercial	<input type="checkbox"/> Residential
<input checked="" type="checkbox"/> <b>Planning Board</b>	<input type="checkbox"/> <b>Historical Board</b>
<input checked="" type="checkbox"/> <b>Zoning Board of Appeals</b>	<input type="checkbox"/> <b>Architectural Board</b>
<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#: BLDR-5380-24  
 ASSIGNED \_\_\_\_\_  
 INSPECTOR: Glenn  
 Referred from Planning Board: YES / NO  
 If yes provide date of Planning Board meeting: \_\_\_\_\_

Project Name: NELSON

Street Address: 15 EIMER STREET  
TAPPAN N.Y. 10983

Tax Map Designation:  
Section: 77.08 Block: 1 Lot(s): 48  
Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_

Directional Location:  
On the WEST side of EIMER STREET, approximately 200 feet WEST of the intersection of BLAUVELT RD, in the Town of ORANGETOWN in the hamlet/village of TAPPAN.  
Acreage of Parcel .1337 Zoning District RG  
School District SOCS Postal District Tappan  
Ambulance District SOAC Fire District Tappan  
Water District \_\_\_\_\_ Sewer District Orangetown

Project Description: (If additional space required, please attach a narrative summary.)  
COVERED PORCH ON EXISTING  
2 STORY SINGLE FAMILY DWELLING

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.  
Date: 8.8.24 Applicant's Signature: 

# APPLICATION REVIEW FORM

## FILL IN WHERE APPLICABLE.

( IF THE FOLLOWING DOES NOT APPLY PLEASE MOVE ON TO THE NEXT PAGE )

*N/A* 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? \_\_\_\_\_

*N/A* If **site plan**:

- 1) Existing square footage \_\_\_\_\_
- 2) Total square footage \_\_\_\_\_
- 3) Number of dwelling units \_\_\_\_\_

*N/A* 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 *N/A*

Are there **streams** on the site? If yes, please provide the names. *N/A*

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.

*SEE ATTACHED*  
\_\_\_\_\_



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 ZONING BOARD OF APPEALS**

Date: 7.24.24 Section: 77.08 Block: 1 Lot: 48

Applicant: Christian Nelson

Address: 15 Eimer St, Tappan, NY

RE: Application Made at: same

Referred For:

Chapter 43, RG District,  
Column 4 Max FAR 30% w/ 33% proposed  
Column 8 Min Front Yrd 25' w/ 16.4' proposed

Variances required

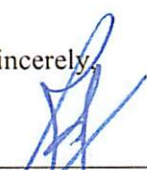
Comments:

Front covered porch

Dear Christian Nelson:

Please be advised that the Building Permit Application # 5380-24, which you submitted on 6.10.24, has been referred to the Town of Orangetown Zoning Board of Appeals. The Clerk to the Zoning Board of Appeals, Katlyn Bettmann can assist you in the preparation necessary to appear before the board. She can be reached at 845-359-8410 ext. 4316 or kbettmann @orangetown.com.

Sincerely,

  
Richard Oliver  
Deputy Building Inspector

7/24/24



  
Signature of Director  
NOTE: PLEASE KEEP FOR YOUR RECORDS  
1-30-2023

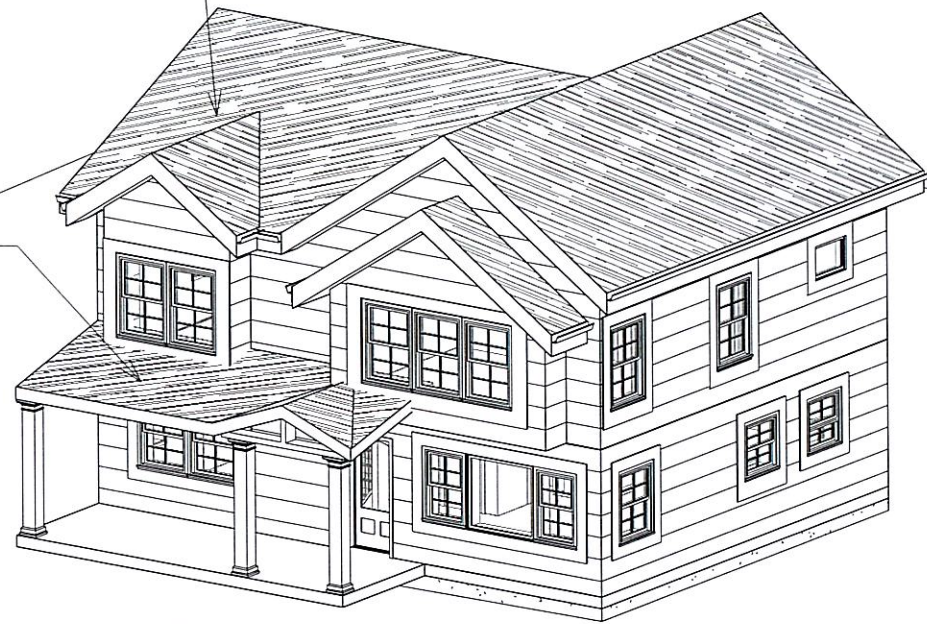
7/26/24  
Date  
Liz DeCort  
Debbie Arbolino

IS	PRINT KEY	NAME	ADDRESS
489	77.07-3-8	David Robinson	380 Kings Hwy,Tappan, NY 10983
489	77.07-3-9	Michael A Yannazzone Jr	372 Kings Hwy,Tappan, NY 10983
489	77.07-3-10	Michael J Harris	6 Windsor Brook Ln,Tappan, NY 10983
489	77.07-3-11	Rocky Cambrea	18 Windsor Brook Ln,Tappan, NY 10983
489	77.07-3-12	Jose Roberto Rivera	26 Windsor Brook Ln,Tappan, NY 10983
489	77.07-3-13	Rita E Cooperman	36 Windsor Brook Ln,Tappan, NY 10983
489	77.07-3-15	Teresa Delucca	27 Windsor Brook Ln,Tappan, NY 10983
489	77.07-3-16	Gaetano De Vincenzo	19 Windsor Brook La,Tappan, NY 10983
489	77.07-3-17	Mary Ann Viglietta	7 Windsor Brook Ln,Tappan, NY 10983
489	77.08-1-1	Town Of Orangetown	26 Orangeburg Rd,Orangeburg, NY 10962
489	77.08-1-2	Susan O'Rourke	363 Kings Hwy,Tappan, NY 10983
489	77.08-1-3	Stephen Dunlop	375 Kings Hwy,Tappan, NY 10983
489	77.08-1-4	James A Sevier	15 Hansen St,Tappan, NY 10983
489	77.08-1-20	Daniel Scott	21 Hansen St,Tappan, NY 10983
489	77.08-1-21	George Dequattro	27 Hansen St,Tappan, NY 10983
489	77.08-1-22	Rosanna Francisco Diaz	33 Hansen St,Tappan, NY 10983
489	77.08-1-23	Wilbert Rodriguez Jr	39 Hansen St,Tappan, NY 10983
489	77.08-1-33	Kyle Peterson	44 Eimer St,Tappan, NY 10983
489	77.08-1-34	Stephen E Zebiak	40 Eimer St,Tappan, NY 10983
489	77.08-1-35	Maria Passarotti	34 Eimer St,Tappan, NY 10983
489	77.08-1-36	Patricia A Hennigan	20 Parkway Dr N,Blauvelt, NY 10913
489	77.08-1-37	Jacqueline Collichio	16 Eimer St,Tappan, NY 10983
489	77.08-1-43	Mercy Garland	45 Eimer St,Tappan, NY 10983
489	77.08-1-44	Michelle Gibber	37 Eimer St,Tappan, NY 10983
489	77.08-1-45	John Hartnett	31 Eimer St,Tappan, NY 10983
489	77.08-1-46	Alfred Conti	27 Eimer St,Tappan, NY 10983
489	77.08-1-47	Michael J Savino	21 Eimer St,Tappan, NY 10983
489	77.08-1-48	Christian P Nelson	15 Eimer St,Tappan, NY 10983
489	77.08-1-49	Jacqueline Dinuzzo	9 Eimer St,Tappan, NY 10983



EXISTING HOUSE

PROPOSED COVERED PORCH



1 3D- FRONT VIEW

**ZONING BULK REQUIREMENTS**

Zone: RG Group: Q Use: SINGLE FAMILY

	Required	Existing	Proposed
Floor area ratio	30%	30%	33% VARIANCE REQ
Lot area	10,000	6000 SQFT	NO CHANGE
Lot width	75 FT	60 FT	NO CHANGE
Street frontage	50FT	60 FT	NO CHANGE
Front yard setback	25 FT	24.4 FT	16.4' VARIANCE REQ
Side yard setback	10' AS PER Sect 5.21	12.5 FT	NO CHANGE
Total side yard setback	20' AS PER Sect 5.21	25.8 FT	NO CHANGE
Rear yard setback	25	18.7	NO CHANGE
Maximum building height	20' AS PER Sect 5.21	N.A NOT BUILT YET	15' PORCH

Number of stories: 2 Construction Type: VB 25' Occupancy Class: R-3

Zoning Chart Information Completed by: JOHN FERRARO RA NCARB

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

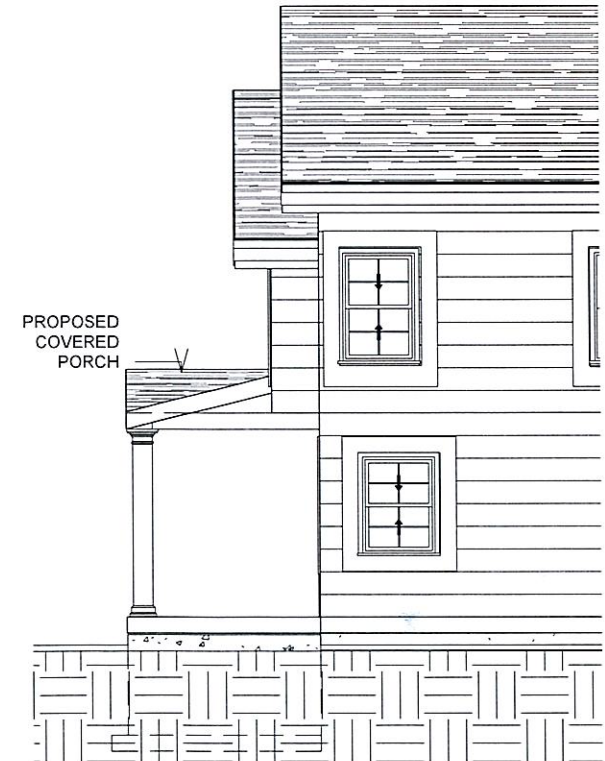
NOTE: ZONING CHART IS BASED ON CHAPTER 43 OF THE TOWN ORANGETOWN ZONING CODE

PROPOSED COVERED PORCH



2 PROPOSED FRONT ELEVATION  
1/8" = 1'-0"

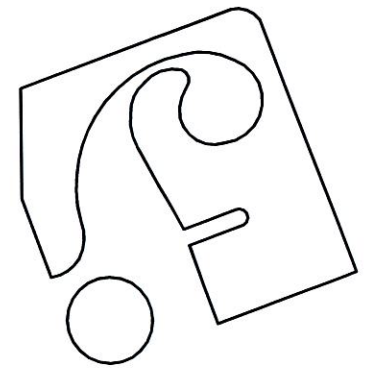
PROPOSED COVERED PORCH



3 PROPOSED RIGHT SIDE ELEVATION  
1/8" = 1'-0"

Town of Orangetown  
MEETING OF:  
**SEP 18 2024**  
ZONING BOARD OF APPEALS

**RECEIVED**  
**AUG 8 2024**  
TOWN OF ORANGETOWN  
LAND USE BOARDS



John Anthony Ferraro PC  
ARCHITECT

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



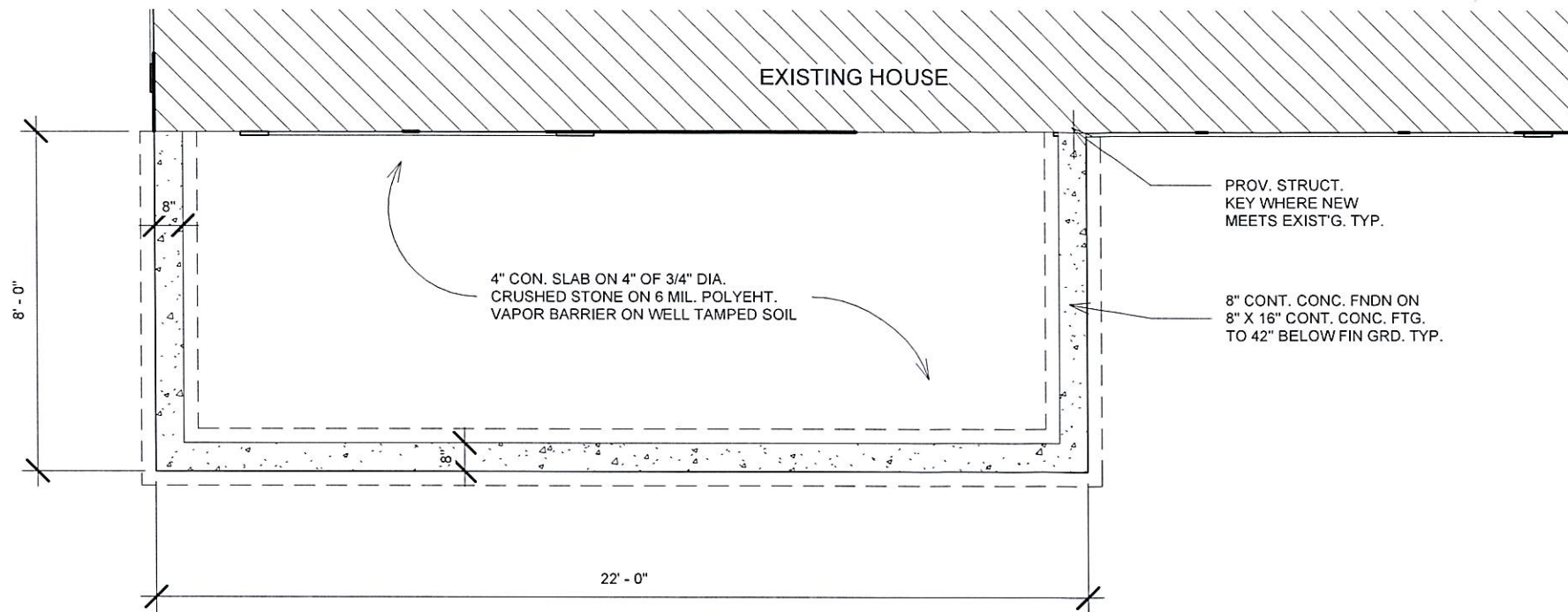
NELSON  
15 EIMER ST.  
TAPPAN NY 10983

ZBA- ELEVATIONS

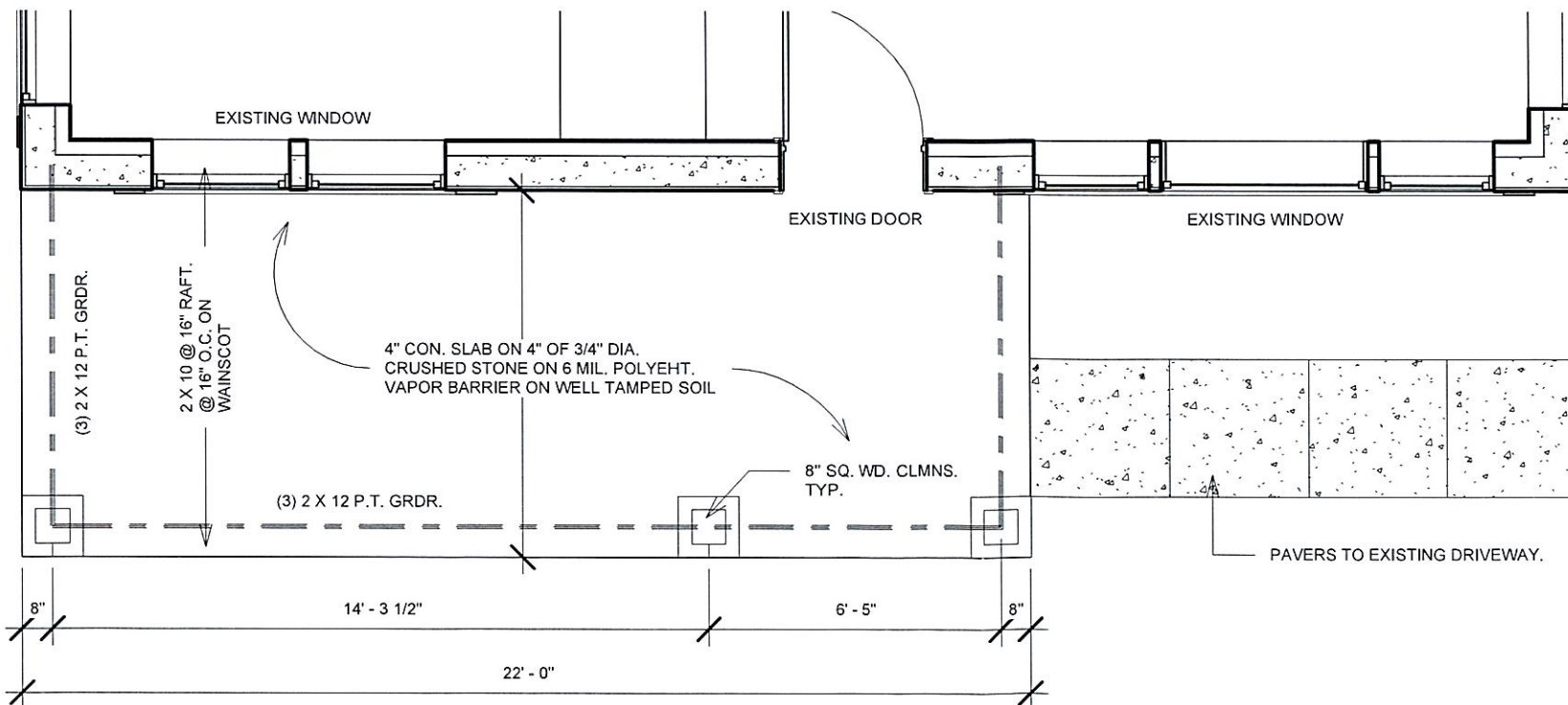
Project number	NELSON
Date	5-20-24 REV. 7-23-24
Drawn by	JF
Checked by	JF

**ZBA-1**

Scale 1/8" = 1'-0"



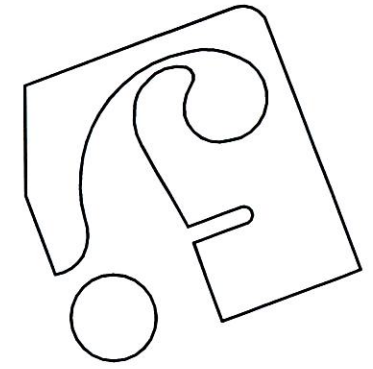
1 FOUNDATION PLAN  
1/4" = 1'-0"



2 PROPOSED COVERED PORCH PLAN  
1/4" = 1'-0"

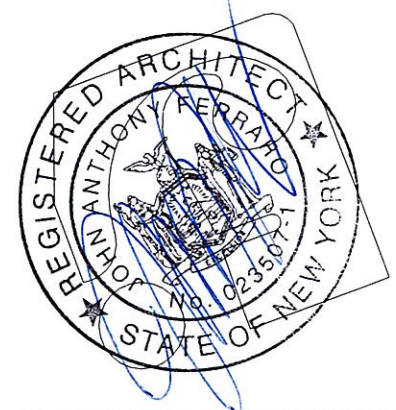
Town of Orangetown  
MEETING OF:  
SEP 18 2024  
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RECEIVED  
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TOWN OF ORANGETOWN  
LAND USE BOARDS



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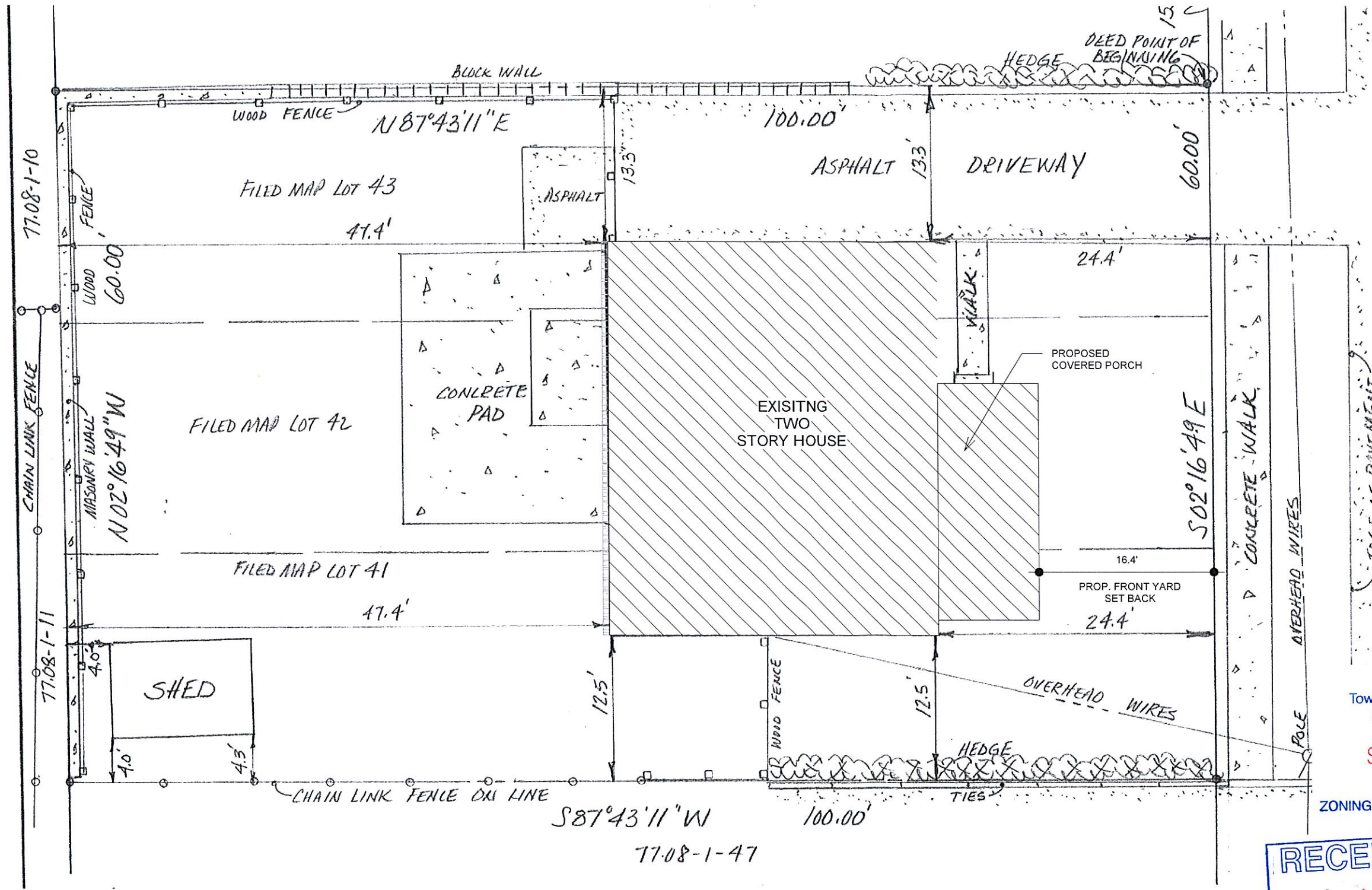
NELSON  
15 EIMER ST.  
TAPPAN NY 10983

PLANS

Project number	NELSON
Date	5-20-24 REV. 7-23-24
Drawn by	Author
Checked by	Checker

**ZBA-2**

Scale 1/4" = 1'-0"



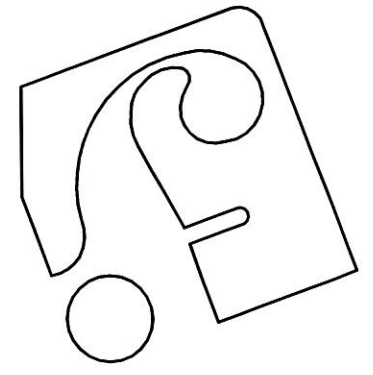
1 SITE PLAN  
3/32" = 1'-0"

**RECEIVED**  
AUG 8 2024  
TOWN OF ORANGETOWN  
LAND USE BOARDS

THIS SITE PLAN WAS TAKEN FROM A SURVEY  
PREPARED BY JIM DRUMM, LAND SURVEYOR  
DATED: SEPTEMBER 10, 2021

Town of Orangetown  
MEETING OF:  
**SEP 18 2024**  
ZONING BOARD OF APPEALS

**EIMER STREET**  
(60' WIDE)



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



NELSON  
15 EIMER ST.  
TAPPAN NY 10983

SITE PLAN

Project number	NELSON
Date	5-20-24 REV. 7-23-24
Drawn by	JF
Checked by	JF

**S-1**

Scale 3/32" = 1'-0"

7/20/2024 9:52:42 AM