

ZONING BOARD OF APPEALS

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

Date: March 4, 2025

TO: OBAPAE

NYS Dept of Environmental Conservation
New York State Dept. of Transportation
Palisades Interstate Park Commission
NYS Thruway Authority
ACOE
CSX

Rockland County Drainage
Rockland County Health
Rockland County Planning
Rockland County Highway
Rockland County Sewer Dstrt #1
Orange and Rockland Utilities
Veolia

This matter is scheduled for: April 2, 2025

Review of Plans: Showplace Properties, Inc., 23 Schreiber Street, Tappan, NY

Section: 77.06 Block: 3 Lot: 29 R-15 zone

Chapter 43, R-15 District, Section 5.153, Accessory Structures shall be no closer than 15’ from a principal building or any other accessory structure, with 4’ and 0’ respectively, for a rear floating deck at a single-family residence. The premises are located at 23 Schreiber Street, Tappan, New York and identified on the Orangetown Tax Map as Section 77.06, Block 3, Lot 29 in the R-15 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: 26 Orangeburg Road, Orangeburg, NY 10962
- Email to Zoning Board: KBettmann@orangetown.com

Zoning Board Meeting Date: April 2, 2025

- () 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, April 2, 2025.**
Kindly forward your completed review to this office BEFORE April 2, 2025
Reviewing Agency_____

Name:_____ Date:_____

Signature: _____

Thank you, **Katlyn Bettmann (EXT. 4316)**

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: Feb. 25/2025

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#: BLR-5813-24
 ASSIGNED _____
 INSPECTOR: Mike
 Referred from Planning Board: YES / NO
 If yes provide date of Planning Board meeting: _____

Project Name: ~~FLOATING DECK~~ Showplace Properties

Street Address: 23 SCHRIEBEN ST
TAPPAN NY 10983

Tax Map Designation: Section: 77.06 Block: 3 Lot(s): 29
Section: _____ Block: _____ Lot(s): _____

Directional Location:

On the SOUTH side of SCHRIEBEN ST, approximately 300 feet _____ of the intersection of WESTERN Highway, in the Town of O-TOWN in the hamlet/village of TAPPAN.

Acreage of Parcel _____	Zoning District <u>R-15</u>
School District <u>SOUTH O-TOWN</u>	Postal District <u>TAPPAN</u>
Ambulance District <u>SOUTH O-TOWN</u>	Fire District <u>TAPPAN</u>
Water District <u>VEOLIA</u>	Sewer District <u>O-TOWN</u>

Project Description: (If additional space required, please attach a narrative summary.)
CONSTRUCT A FLOATING DECK, LOCATED ON REAR YARD DIRECTLY BEHIND MY HOUSE

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

Date: 11/27/2024 Applicant's Signature: _____
2/25/2025

RECEIVED
FEB 25 2025

TOWN OF ORANGETOWN
LAND USE BOARDS

APPLICATION REVIEW FORM

2

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? No
- 2) Is any open space being offered? NO If so, what amount? _____
- 3) Is this a standard or average density subdivision? NO

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.

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TOWN OF ORANGETOWN
LAND USE BOARDS



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: 9.13.24 Section: 77.06 Block: 3 Lot: 29

Applicant: Showplace Properties

Address: 23 Schreiber St, Tappan, NY

RE: Application Made at: same

Referred For:

Chapter 43, Section 5.153 Accessory Structures shall be no closer than 15' from a principal building or any other accessory structure, with 4' and 0' respectively
2 variances required


Comments:

Rear floating deck

Dear Showplace Properties,

Please be advised that the Building Permit Application # 5813-24, which you submitted on 8.29.24, 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,

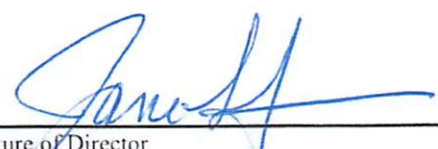

Richard Oliver
Deputy Building Inspector

9/13/24

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FEB 25 2025

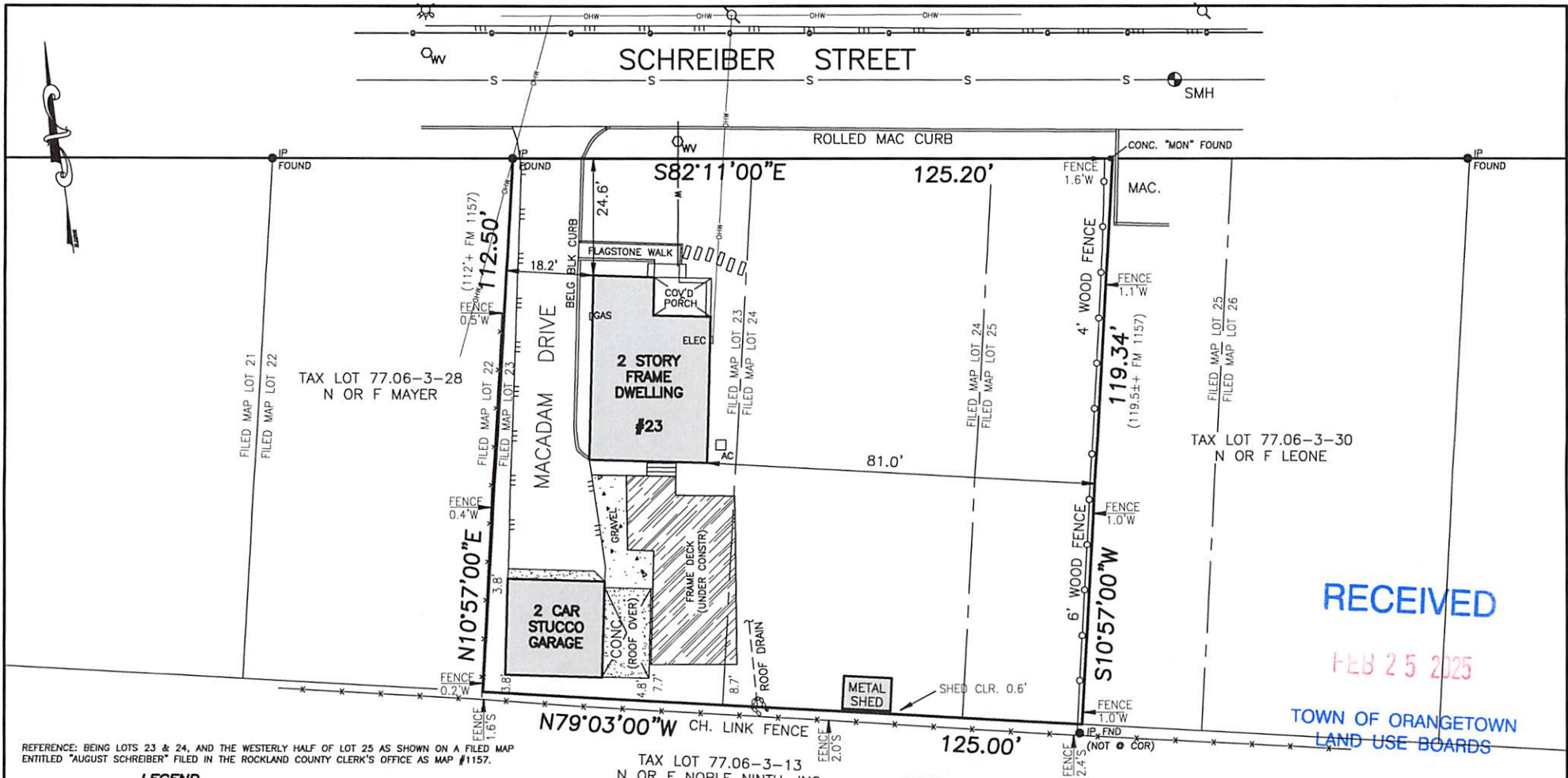
TOWN OF ORANGETOWN
LAND USE BOARDS



9/25/24

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

Date
CC: Liz DeCort
Debbie Arbolino



REFERENCE: BEING LOTS 23 & 24, AND THE WESTERLY HALF OF LOT 25 AS SHOWN ON A FILED MAP ENTITLED "AUGUST SCHREIBER" FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP #1157.

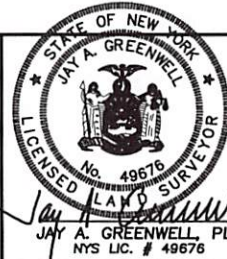
LEGEND

- CB** CATCH BASIN/FIELD INLET
- DL** DRAIN LINE
- SMH** SANITARY MANHOLE / PIPE
- EP** EDGE OF PAVEMENT
- CC** CONCRETE CURB
- GL** GAS LINE
- WL** WATER LINE
- UP** UTILITY POLE
- LP** LIGHT POLE
- OHW** OVERHEAD WIRES
- UE** UNDERGROUND ELECTRIC

UNAUTHORIZED ALTERATION TO A MAP BEARING A LICENSED PROFESSIONAL LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. THE CERTIFICATION(S) HEREON IS NOT AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE. IT IS A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION & BELIEF, BASED ON EXISTING FIELD EVIDENCE & DOCUMENTARY EVIDENCE AVAILABLE. EASEMENTS OR RIGHTS OF WAY, EITHER ON OR BELOW THE SURFACE OF THE GROUND, EVIDENCE OF WHICH IS NOT VISIBLE IN THE FIELD OR FOR WHICH DOCUMENTATION IS NOT PROVIDED, ARE NOT SHOWN. UNDERGROUND UTILITIES NOT SHOWN UNLESS MARKED IN THE FIELD. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. COPIES OF THIS SURVEY NOT HAVING THE EMBOSSED SEAL OF THE LAND SURVEYORS ARE NOT VALID.

CERTIFIED TO:

- (SUBJECT TO AN UP-TO-DATE TITLE REPORT)
- SHOWPLACE PROPERTIES INC.



JAY A. GREENWELL, PLS
NYS LIC. # 49676

SURVEY OF PROPERTY FOR
SHOWPLACE PROPERTIES INC.

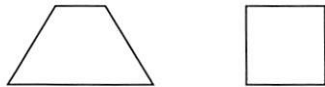
TAPPAN, TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK

JAY A. GREENWELL, PLS, LLC

LAND SURVEYING - LAND PLANNING
34 WAYNE AVENUE, SUFFERN, NEW YORK, 10901
PHONE 845-357-0830 GREENWELLPLS@AOL.COM
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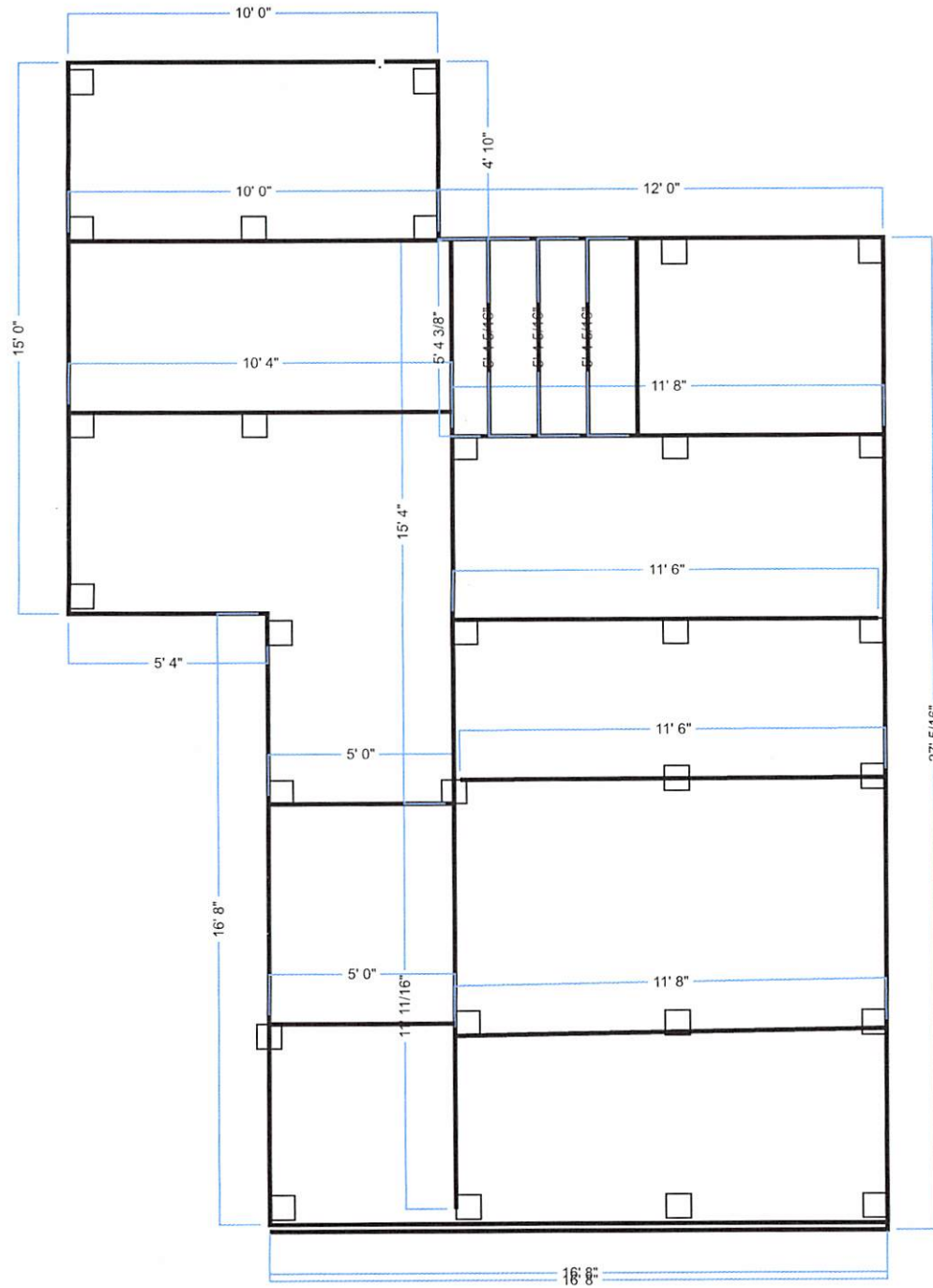
TAX LOT #	77.06-3-29
AREA	14,490 SF
FILE	22407SURV
SCALE	1" = 20'
DATE	3-26-24
JOB NO.	22407

2X10 FLOOR JOIST AND RIM JOIST
FLOOR JOISTS ARE 16OC



JOHN ANGELIS
23 SCHRIEBER ST
TAPPAN

DECK 720 SQFT

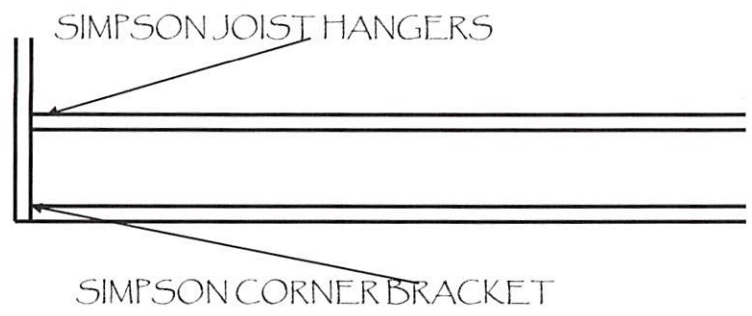
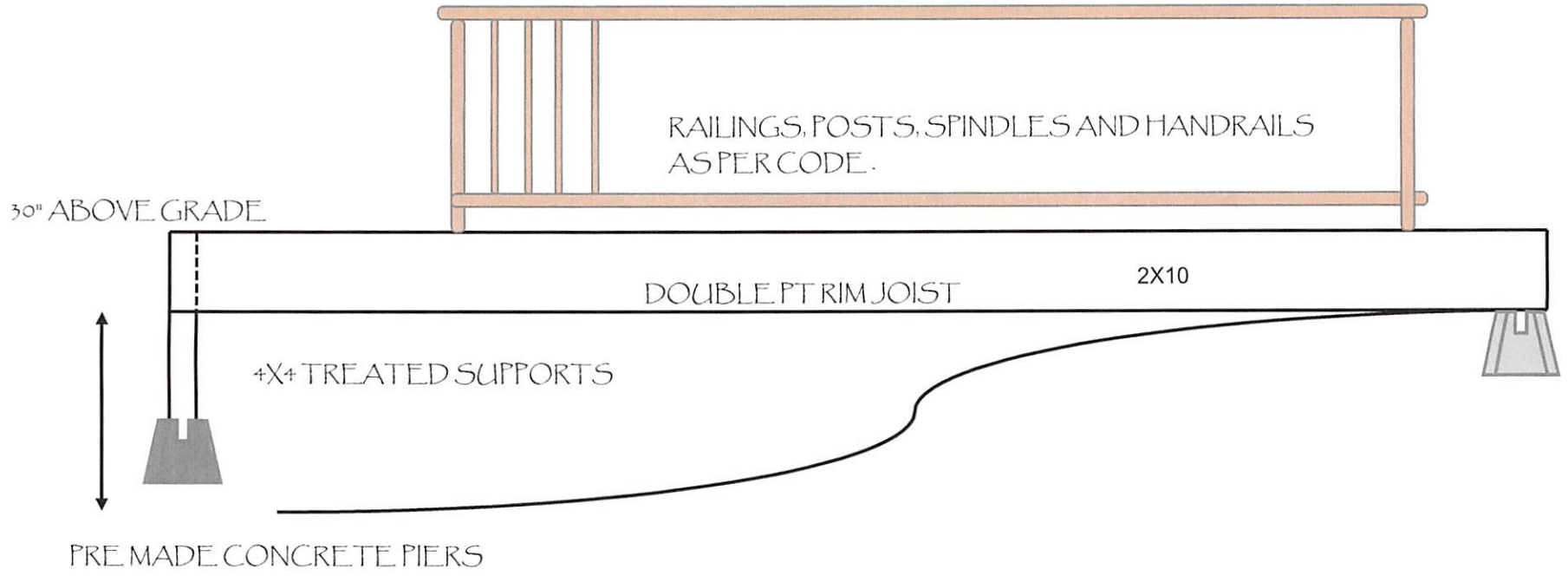


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FREE STANDING DECK / PLATFORM



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