

Name of Municipality: TOWN OF ORANGETOWN Date Submitted: 11/10/2020

2020 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 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#: \_\_\_\_\_  
ASSIGNED \_\_\_\_\_  
INSPECTOR: \_\_\_\_\_

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

Project Name: Deck @ 71 Lester Dr.

Street Address: 71 Lester Dr.  
Tappan, NY 10983

Tax Map Designation: Section: 74.18 Block: 2 Lot(s): 7D  
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 \_\_\_\_\_.

Acreage of Parcel _____	Zoning District _____
School District _____	Postal District _____
Ambulance District _____	Fire District _____
Water District _____	Sewer District _____

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

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.  
Date: 11/10/2020 Applicant's Signature: Mona [Signature]

## APPLICATION REVIEW FORM

**Applicant:** Matthew and Kimberly Dixon Phone # 201-852-8021

**Address:** 71 Lester Drive Tappan New York 10983  
Street Name & Number (Post Office) City State Zip Code

**Property Owner:** Matthew and Kimberly Dixon Phone # 201-852-8021

**Address:** 71 Lester Drive Tappan New York 10983  
Street Name & Number (Post Office) City State Zip Code

**Engineer/Architect/Surveyor:** \_\_\_\_\_ Phone # \_\_\_\_\_

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

**Attorney:** Teresa Kenney Phone # 845-627-0884

**Address:** 334 South Middletown Road Nanuet New York 10954  
Street Name & Number (Post Office) City State Zip Code

**Contact Person:** Matt Dixon Phone # 201-852-8021

**Address:** 71 Lester Drive Tappan New York 10983  
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 type="checkbox"/> State or County Road<br><input type="checkbox"/> Long Path<br><input type="checkbox"/> Municipal Boundary | <input type="checkbox"/> State or County Park<br><input type="checkbox"/> County Stream<br><input type="checkbox"/> County Facility |
|--|---|

List name(s) of facility checked above:  
 \_\_\_\_\_  
 \_\_\_\_\_

**Referral Agencies:**

- |   |   |
|---|---|
| <input type="checkbox"/> RC Highway Department<br><input type="checkbox"/> RC Drainage Agency<br><input type="checkbox"/> NYS Dept. of Transportation<br><input type="checkbox"/> NYS Thruway Authority<br><input type="checkbox"/> Adjacent Municipality<br><input type="checkbox"/> Other _____ | <input type="checkbox"/> RC Division of Environmental Resources<br><input type="checkbox"/> RC Dept. of Health<br><input type="checkbox"/> NYS Dept. of Environmental Conservation<br><input type="checkbox"/> 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:**

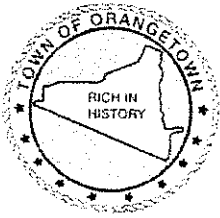
Has this project ever been reviewed before? <sup>No</sup> \_\_\_\_\_

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: November 6, 2020

Applicant: Dixon

Address: 71 Lester Dr. Orangeburg, NY

RE: Application Made at: same

Chapter 43, Table 3.12 Column 1 R-15 District, Column 2 Group M, Column 3 SFR, Column 11- Rear  
Yard Setback 35' w/ 16' proposed  
One Variance Required

Section: 74.18 Block: 2 Lot: 70

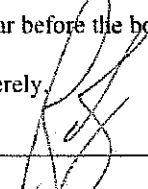
Dear Dixon:


Please be advised that the Building Permit Application, which you submitted on  
November 5, 2020, 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 Olyver  
Deputy Building Inspector

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

11-9-2020  
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

<b>ZONE:</b> <u>R-15</u>	<b>OFFICIAL USE ONLY</b>	<b>ACREAGE:</b> <u>.39</u>
<b>Inspector:</b> <u>Dave</u>	<b>Date App Received:</b> <u>11/5/2020</u>	<b>Received By:</b> <u>LLZ</u>
<b>Permit No.</b> <u>50781</u>	<b>Date Issued:</b> _____	
<b>CO No.</b> _____	<b>Date Issued:</b> _____	
<b>Permit Fee:</b> <u>\$430</u>	<b>Ck#</b> <u>3043</u>	<b>Paid By</b> <u>DIXON</u>
<b>GIS Fee:</b> <u>\$20</u>	<b>Ck#</b> <u>3043</u>	<b>Paid By</b> <u>"</u>
<b>Stream Maintenance Fee</b>	<b>Ck #</b>	<b>Paid By</b>
<b>Additional Fee:</b> _____	<b>Ck#</b> _____	<b>Date Paid</b> _____
<b>1<sup>st</sup> 6 mo. Ext.:</b> _____	<b>Ck #</b> _____	<b>Exp. Date:</b> _____
<b>2<sup>nd</sup> 6 mo. Ext.:</b> _____	<b>Ck #</b> _____	<b>Exp. Date:</b> _____

RECEIVED

NOV 6 2020

TOWN OF ORANGETOWN  
BUILDING DEPARTMENT

NOV 5 2020

RECEIVED

**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:** LESTER DRIVE

**Section:** 2418 **Block:** 2 **Lot:** 70

**Property Owner:** KIMBERLY + MATTHEW DIXON

**Mailing Address:** 71 LESTER DRIVE TAPPAN, NY 10983

**Email:** Kim.DOYLE.DIXON@GMAIL.COM **Phone #:** 201 983 2822

**Lessee (Business Name):** \_\_\_\_\_

**Mailing Address:** \_\_\_\_\_

**Email:** \_\_\_\_\_ **Phone #:** \_\_\_\_\_

**Type of Business /Use:** \_\_\_\_\_

**Contact Person:** Kimberly Dixon **Relation to Project:** \_\_\_\_\_

**Email:** Kim.Doyle.Dixon@gmail.com **Phone#:** 201-983-2822

**Architect/Engineer:** John McCullough **NYS Lic #** 097173

**Address:** 22 CLOSTER RD PALISADES, NY 10964 **Phone#:** 845-709-1845

**Builder/General Contractor:** MATHEW DIXON **RC Lic #** \_\_\_\_\_

**Address:** 71 LESTER DRIVE TAPPAN NY 10983 **Phone#:** 201-852-8021

**Plumber:** \_\_\_\_\_ **RC Lic #** \_\_\_\_\_

**Address:** \_\_\_\_\_ **Phone#:** \_\_\_\_\_

**Electrician:** \_\_\_\_\_ **RC Lic #** \_\_\_\_\_

**Address:** \_\_\_\_\_ **Phone#:** \_\_\_\_\_

**Heat/Cooling:** \_\_\_\_\_ **RC Lic#:** \_\_\_\_\_

**Address:** \_\_\_\_\_ **Phone#:** \_\_\_\_\_

**Existing use of structure or land:** \_\_\_\_\_

**Proposed Project Description:** PERMIT FOR EXISTING DECK

**Proposed Square Footage:** 320 **Estimated Construction Value (\$):** 16,000-

BUILDING DEPARTMENT COMPLETES BELOW

**PLANS REVIEWED:** \_\_\_\_\_

**PERMIT REFERRED / DENIED FOR:** \_\_\_\_\_

Chapter 43, Table 3.12 Col R-15 District Col 2 Group M, Col 19 SFR  
Column 11 Rear Yd setback 35' of 16 proposed.

of variance Req'd

*[Signature]*  
11/4/2020

*[Signature]*  
11-9-2020

FOR OFFICE  
USE ONLY

SECTION

BLOCK

LOT

NAME

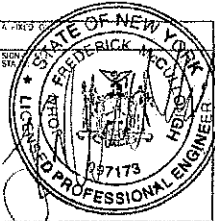
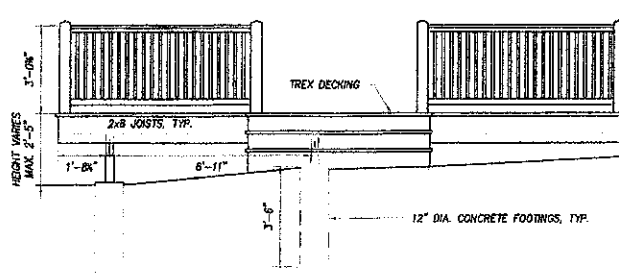
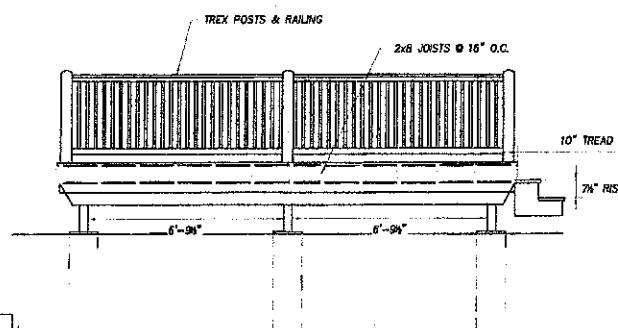
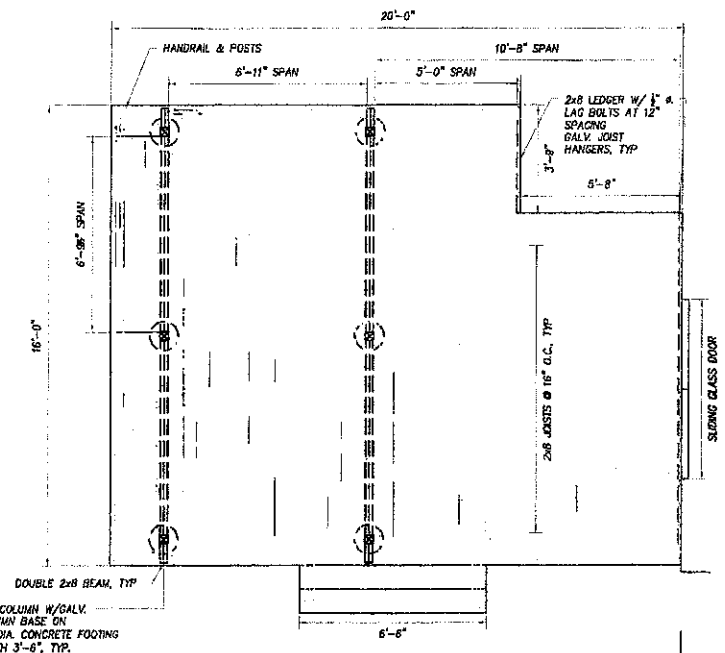
PERMIT #

SWIS	PRINT KEY	NAME	ADDRESS
392489	74.14-1-15	Camp Shanks Memorial	26 Orangeburg Rd, Orangeburg, NY 10962
392489	74.14-1-16	Diane LaDuca	6 Drewry Ln, Tappan, NY 10983
392489	74.18-1-5	Gary Kaplan	7 Drewry La, Tappan, NY 10983
392489	74.18-2-1	Charles Marcus	143 Independence Av, Tappan, NY 10983
392489	74.18-2-2	Jeremiah J Hunt	131 Independence Ave, Tappan, NY 10983
392489	74.18-2-3	Edward Brown	119 Independence Av, Tappan, NY 10983
392489	74.18-2-4	Sandra R Mayer	109 Independence Av, Tappan, NY 10983
392489	74.18-2-5	Michael Reiss	101 Independence Ave, Tappan, NY 10983
392489	74.18-2-68	Giuseppe Gristina	75 Lester Dr, Tappan, NY 10983
392489	74.18-2-69	John A Pietanza	5 Van Buren St, Pearl River, NY 10965
		Joseph Pietanza	
392489	74.18-2-70	Matthew Dixon	71 Lester Dr, Tappan, NY 10983

12 letters  
Dixon

**GENERAL NOTES:**

- SCALE 1/4" = 1'-0"
- THE HOMEOWNERS ARE FILING A PERMIT FOR A PRE-EXISTING DECK AT THE REAR OF 71 LESTER DRIVE IN TAPPAN, NY.
- HOMEOWNERS STATE THAT THE DECK WAS EXISTING PRIOR TO THEIR PURCHASE OF THE HOUSE IN 2008.
- THE DECKING WAS REMOVED AND REPLACED WITH TREX IN 2017. THE FOOTINGS & FOOTPRINT REMAINED THE SAME.
- ALL WORK RELATING TO THE DECK NOTED IN THIS DRAWING CONFORMS TO THE 2015 INTERNATIONAL RESIDENTIAL BUILDING CODE AT THE TIME OF CONSTRUCTION, INCLUDING THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE, STATE ENERGY CONSERVATION CONSTRUCTION CODE AND OTHER APPLICABLE BUILDING CODES.
- DECKING IS 2x DIMENSIONAL LUMBER WITH A THICKNESS OF 1-1/2"
- DECK JOISTS AND LEDGER ARE 2x8 @ 16" O.C.
- DECK BEAMS ARE DOUBLE 2x10
- LIVE LOAD = 40 PSF DEAD LOAD = 10 PSF
- JOIST HANGERS ARE SIMPSON STRONG-TIE GALVANIZED WITH SIMPSON STRONG-TIE STRUCTURAL SCREWS
- LAG BOLTS ARE 1/2" DIA. GALVANIZED
- DECK MEASURES 16'-0" x 20'-0" OVERALL
- COLUMNS ARE 4x4 POSTS SECURED TO CONCRETE FOOTING GALVANIZED POST CONNECTORS AND GALVANIZED BEAM TO POST CONNECTORS
- STAIR TREAD DEPTH = 10"
- STAIR RISER DEPTH = 7-3/4"
- SPACING BETWEEN RAILING SPINDELS = 3-1/2"



JOHN McCULLOUGH, P.E.  
22 CLOSTER RD  
PALISADES, NY 10964  
845-709-7845  
JMcCullough16@gmail.com

71 LESTER DRIVE  
MATTHEW & KIM DIXON  
TOWN OF ORANGETOWN, NEW YORK  
TAPPAN, NY 10983

REVISIONS		
NO.	DATE	DESCRIPTION
0		
1		
2		
3		
4		
5		

DESIGNED BY: J. McCULLOUGH  
DESIGN CHK BY:  
DRAWN BY: J. McCULLOUGH  
DRAWING CHK BY:  
SUPERVISOR:

OF DRAW NO  
71 LESTER DR  
EXISTING DECK  
DRAWING  
TAPPAN, NY

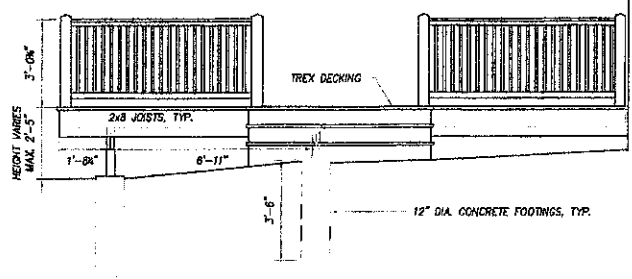
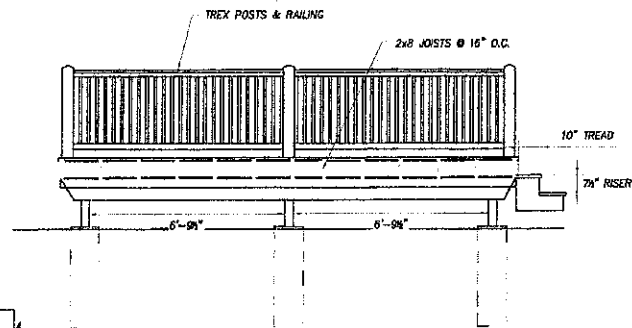
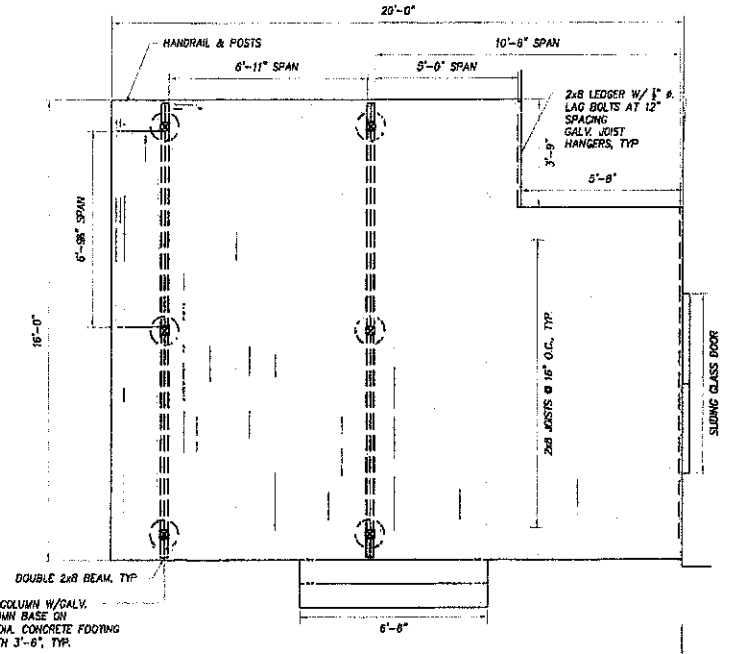
DATE: 11/3/2020  
DRAWING NUMBER: FR-1.0  
REVISION: 0

ALTERED BY:  
SIGNATURE:  
STAMP:

DATE:  
SIGNATURE:  
STAMP:

**GENERAL NOTES**

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JOHN McCULLOUGH, P.E.  
22 CLOSTER RD  
PALISADES, NY 10964  
845-708-7845  
J.McCullough16@gmail.com

71 LESTER DRIVE  
MATTHEW & KIM DIXON  
71 LESTER DR  
TOWN OF ORANGETOWN, NEW YORK  
TAPPAN, NY 10983

REV#	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			
6			

DESIGNED BY: J. McCULLOUGH  
DESIGN CHK BY:  
DRAWN BY: J. McCULLOUGH  
DRAWING CHK BY:  
SUPERVISOR:

OF DRAWING  
71 LESTER DR  
EXISTING DECK  
DRAWING  
TAPPAN, NY

DATE: 11/3/2020  
DRAWING NUMBER: FR-1.D  
REVISION: 0



SURVEY  
OF  
PROPERTY  
AT  
TAPPAN

TOWN OF ORANGETOWN

ROCKLAND COUNTY

NEW YORK

LOVE LANE WEST

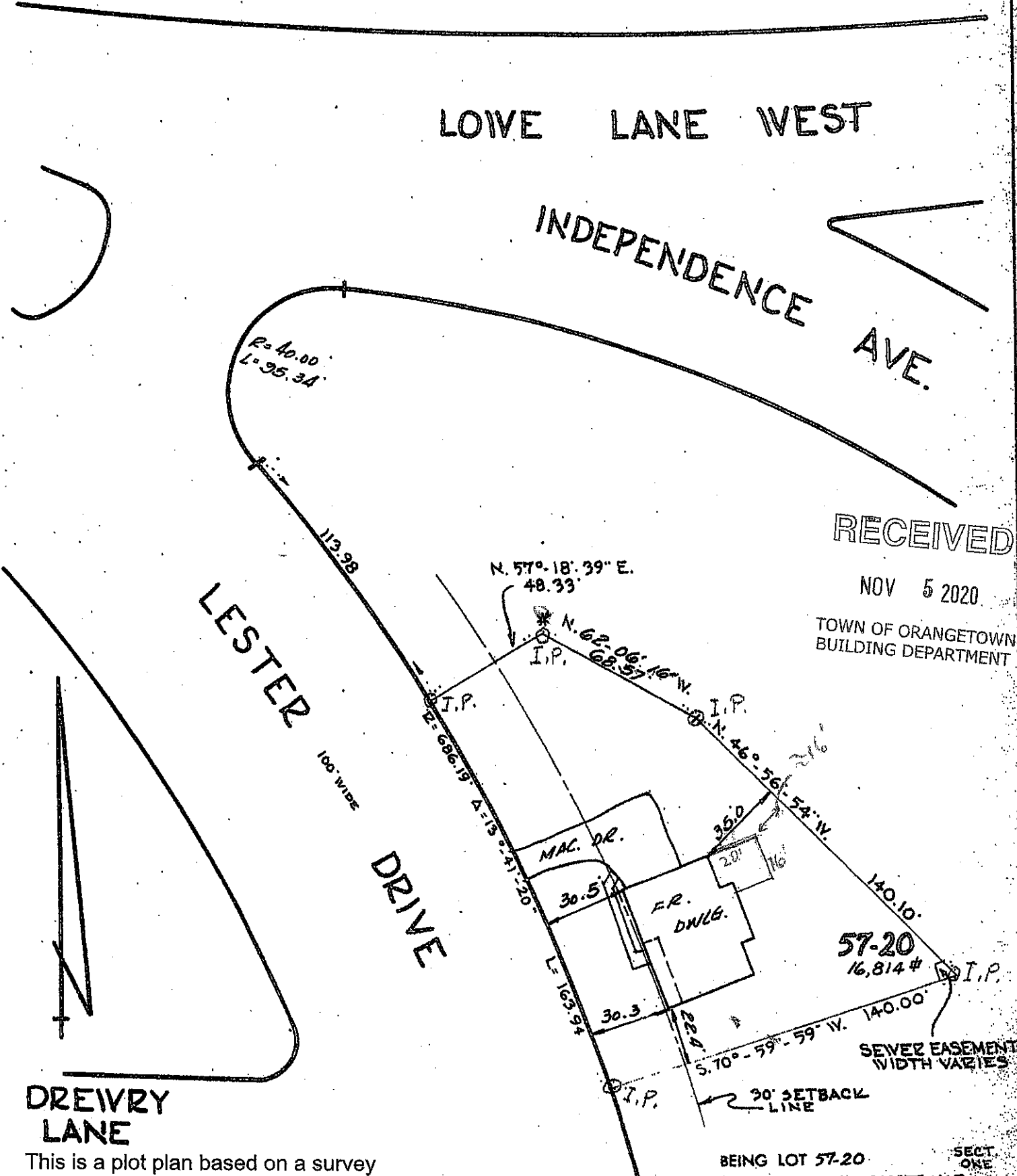
INDEPENDENCE  
AVE.

LESTER  
DRIVE

RECEIVED

NOV 5 2020

TOWN OF ORANGETOWN  
BUILDING DEPARTMENT



DREIVRY  
LANE

This is a plot plan based on a survey  
done by Fabian Adler Dated 08/07/1970  
Property Owner: Dixon  
Address 71 Lester Drive, Tappan, NY.  
74.18-2-70  
Dated: 11/05/2020

BEING LOT 57-20  
MAP OF PREL PARK - SECT XIB  
FILED IN THE OFFICE OF THE  
ROCKLAND COUNTY CLERK  
ON 8-2-67 AS MAP No. 3601  
BL 73 PG. 49  
SCALE: 1" = 50'  
DATE 4/21/70  
DWLG LOC. & FINAL 8-7-70  
DWG. No.  
REV.  
SURVEY  
PLOT PDS, H.P.  
CHECK

I.P.S. SET. 8-7-70  
*Vittorio Scatena*  
P.I.S. 41553