

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: _____

2021 LAND USE BOARD APPLICATION

Please check all that apply:

<input type="checkbox"/> Commercial <input type="checkbox"/> Planning Board <input checked="" type="checkbox"/> Zoning Board of Appeals <input type="checkbox"/> Subdivision <input type="checkbox"/> Number of Lots <input type="checkbox"/> Site Plan <input type="checkbox"/> Conditional Use <input type="checkbox"/> Special Permit <input checked="" type="checkbox"/> Variance <input type="checkbox"/> Performance Standards Review <input type="checkbox"/> Use Variance <input type="checkbox"/> Other (specify): _____	<input type="checkbox"/> Residential <input type="checkbox"/> Historical Board <input type="checkbox"/> Architectural Board <input type="checkbox"/> Consultation <input type="checkbox"/> Pre-Preliminary/Sketch <input type="checkbox"/> Preliminary <input type="checkbox"/> Final <input type="checkbox"/> Interpretation
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PERMIT#: 50598
 ASSIGNED _____
 INSPECTOR: DOM
 Referred from Planning Board: YES / NO
 If yes provide date of Planning Board meeting: _____

Project Name: Thomas Site Plan

Street Address: 17 Bell Lane
Tappan, NY 10913

Tax Map Designation:
Section: 77.07 Block: 3 Lot(s): 6
Section: _____ Block: _____ Lot(s): _____

Directional Location:
On the West side of Bell Lane, approximately 191' feet North of the intersection of Kings Highway, in the Town of ORANGETOWN in the hamlet/village of Tappan.

Acreage of Parcel <u>.23</u>	Zoning District <u>RG</u>
School District <u>South Orangetown</u>	Postal District <u>Tappan</u>
Ambulance District <u>South Orangetown</u>	Fire District <u>Tappan</u>
Water District <u>Tappan</u>	Sewer District <u>Orangetown</u>

Project Description: *(If additional space required, please attach a narrative summary.)*
Rear yard setback for as-built accessory fire place structure, FAR to include dwelling and new shed.

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.
Date: 7/8/2021 Applicant's Signature: _____

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 10,004 _____
- 2) Total square footage _____
- 3) Number of dwelling units 1 _____

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 no _____

Are there **streams** on the site? If yes, please provide the names. no _____

Are there **wetlands** on the site? If yes, please provide the names and type:

no

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.

none



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 21, 2020

Applicant: Thomas

Address: 17 Bell Ln., Tappan, NY

RE: Application Made at: same

Chapter 43, Section 5.227 Accessory structures require 5' minimum setback at side and rear yards, with 4' proposed.

Chapter 43, Table 3.12 Column 1- RG District, Column 2- Group Q, Column 3- SFR, Column 4 Max FAR 30% with 33% proposed.

Two Variances required

Section: 77.07

Block: 3

Lot: 6

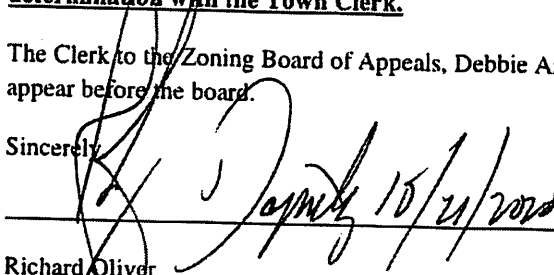
Dear Thomas:

Please be advised that the Building Permit Application, which you submitted on September 25, 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 Oliver
Deputy Building Inspector

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

10-21-2020
Date
CC: Rosanna Sfraga
Liz Decort
Debbie Arbolino

MIS	PRINT KEY	NAME	ADDRESS
12489	74.20-1-60	David Dewey	394 Kings Hwy, Tappan, N
12489	74.20-1-61	Daniel Lapidus	12 Bell Ln, Tappan, N
12489	74.20-1-62	Amanda Dejean	18 Bell Ln, Tappan, N
12489	74.20-1-63	Gloria Francoriglia	11 Julia Ct, Tappan, N
12489	74.20-1-68	Jan Wolodkowicz	28 Bell Ln, Tappan, N
12489	77.07-3-4	George Karam	15 Bell Ln, Tappan, N
12489	77.07-3-5	Domingo Avecilla	31 Bell Ln, Tappan, N
12489	77.07-3-6	Glenn J Thomas	17 Bell Ln, Tappan, N
12489	77.07-3-7	Michael T Scrima	22 Swanekin Rd, Bl
12489	77.07-3-8	David Robinson	380 Kings Hwy, Tappan, N
12489	77.07-3-9	Michael A Yannazzone Jr	372 Kings Hwy, Tappan, N

*Blauvelt, NY
10913*

Tappan NY 10983

6 July 2021

Glenn Thomas

Jeanne Thomas

17 Bell Lane

Tappan, N.Y. 10983

Town of Orangetown – Building Department

20 Greenbush Road

Orangeburg, N.Y. 10962

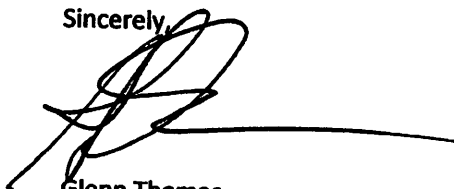
Re: Written Authorization to appear on owner behalf

17 Bell Lane Tappan, NY 10983

Dear Planning Board/Zoning Board Members:

We hereby authorize Kier Levesque, Architect to appear on our behalf before the planning and zoning boards as agents for the above referenced property.

Sincerely,

A handwritten signature in black ink, appearing to be 'Glenn Thomas', written over a horizontal line.

Glenn Thomas

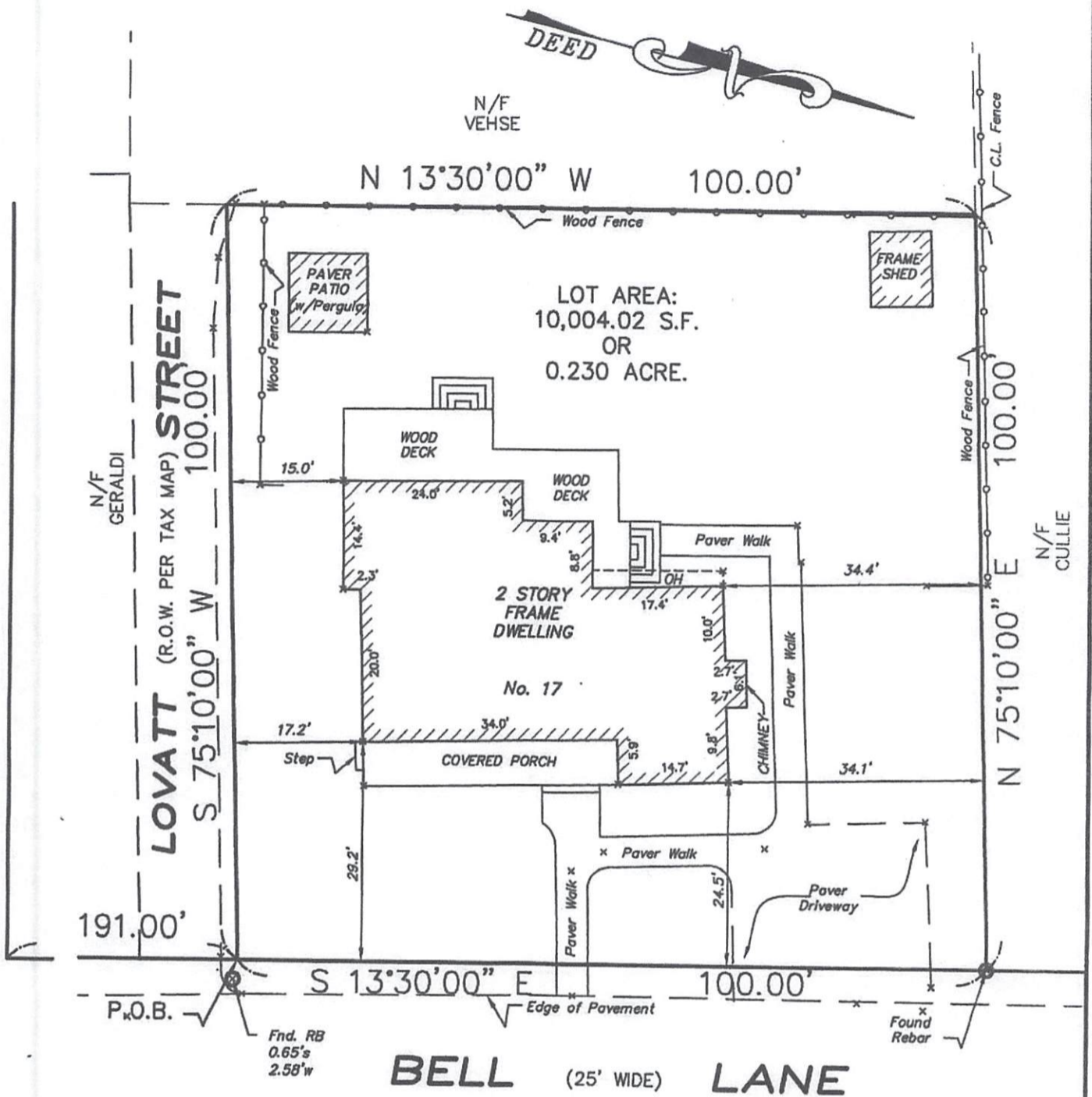
845-825-9009

13glenn@gmail.com

BOOK PAGE

REFERENCE:
 LOT 6 BLOCK 3 SECTION 77.07 AS SHOWN ON THE TAX MAP OF THE TOWN OF
 ORANGETOWN, ROCKLAND COUNTY, NEW YORK.

KINGS (VARIABLE WIDTH) HIGHWAY



UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

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 CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

IT IS A VIOLATION OF THE STATE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY.

ONLY COPIES OF THIS SURVEY MARKED WITH THE LAND SURVEYOR'S SIGNATURE AND AN ORIGINAL EMBOSSED OR INKED SEAL ARE THE PRODUCT OF THE LAND SURVEYOR.

THIS SURVEY WAS PREPARED FOR THE PARTIES AND PURPOSE INDICATED HEREON. ANY EXTENSION OF THE USE BEYOND THE PURPOSE AGREED TO BETWEEN THE CLIENT AND THE SURVEYOR EXCEEDS THE SCOPE OF THE ENGAGEMENT.

SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE REPORT.

THIS SURVEY IS CERTIFIED TO BE CORRECT AND ACCURATE TO:

GLENN THOMAS

ZONING BOARD OF APPEALS

Meeting Of:

SEP 15 2021

Town Of Orangetown

SURVEY OF PROPERTY
17 BELL LANE

SITUATED IN THE
 TOWN OF ORANGETOWN - TAPPAN
 ROCKLAND COUNTY, N.Y.

COLLAZUOL ENGINEERING & SURVEYING ASSOC., LLC
 PROFESSIONAL ENGINEERS AND LAND SURVEYORS

120 1/2 NO. BROADWAY
 NYACK, N.Y.
 845-358-1510



1610 CENTER AVE
 FORT LEE, N.J.
 201-944-7774

Steven J. Collazuol
STEVEN J. COLLAZUOL
 PROFESSIONAL ENGINEER AND LAND SURVEYOR
 NEW YORK LIC. NO. 70,688 and 49,882

SCALE 1" = 20'

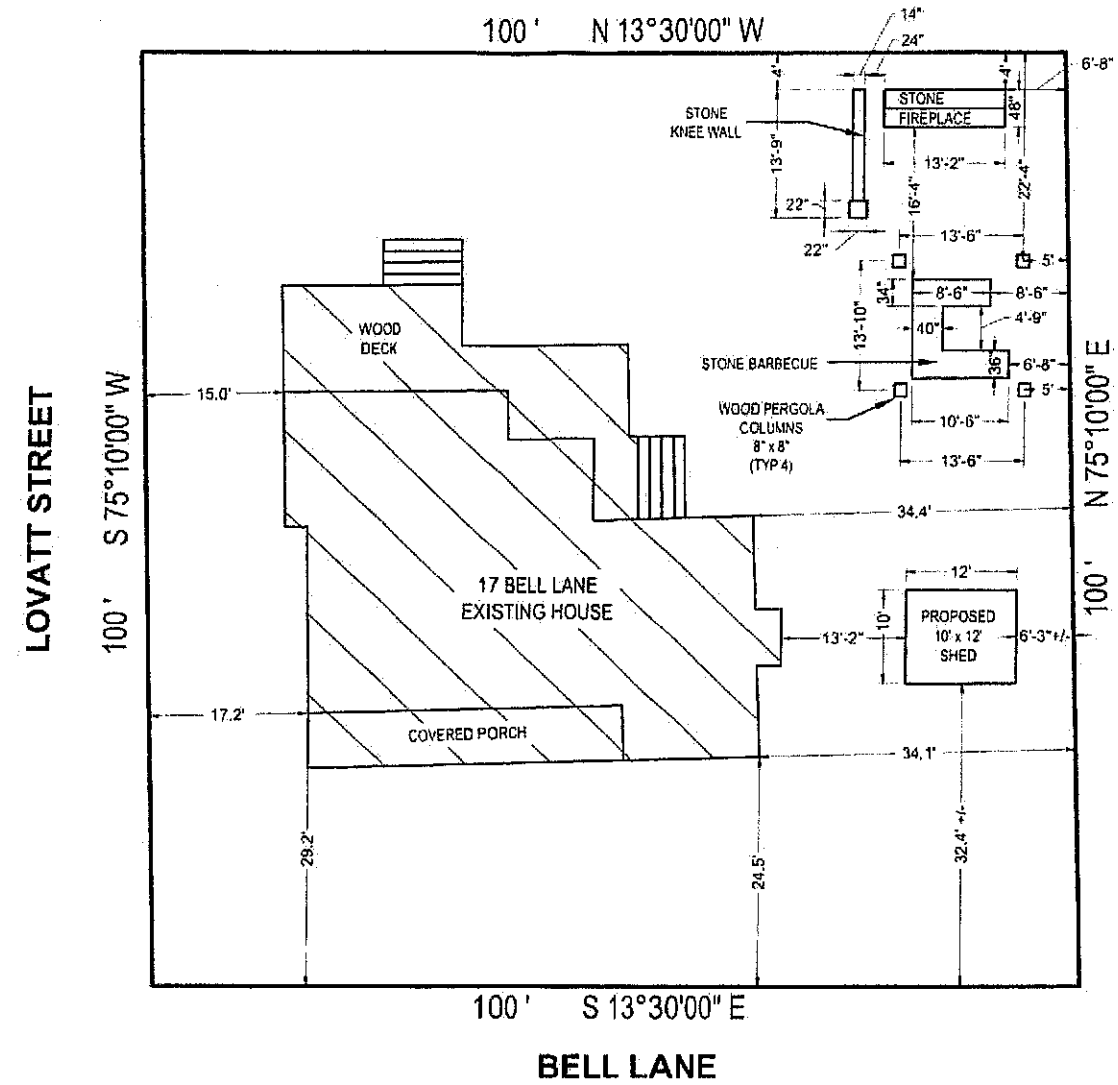
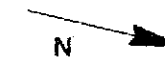
NOVEMBER 1, 2017

FILE: 10,243

DRN BY: I.G.

CALC. BY: I.G.

LOT SIZE 10,004 SF
 2 STORY RESIDENCE 3,049 SF
 PROPOSED SHED 120 SF
 STONE SITE IMPROVEMENT 140 SF



SEP 15 2021

JSA CONSULTANTS LLC
 286 POPLAR AVENUE
 HACKENSACK, NJ 07601
 SCALE: 1"=20' 10/12/2020

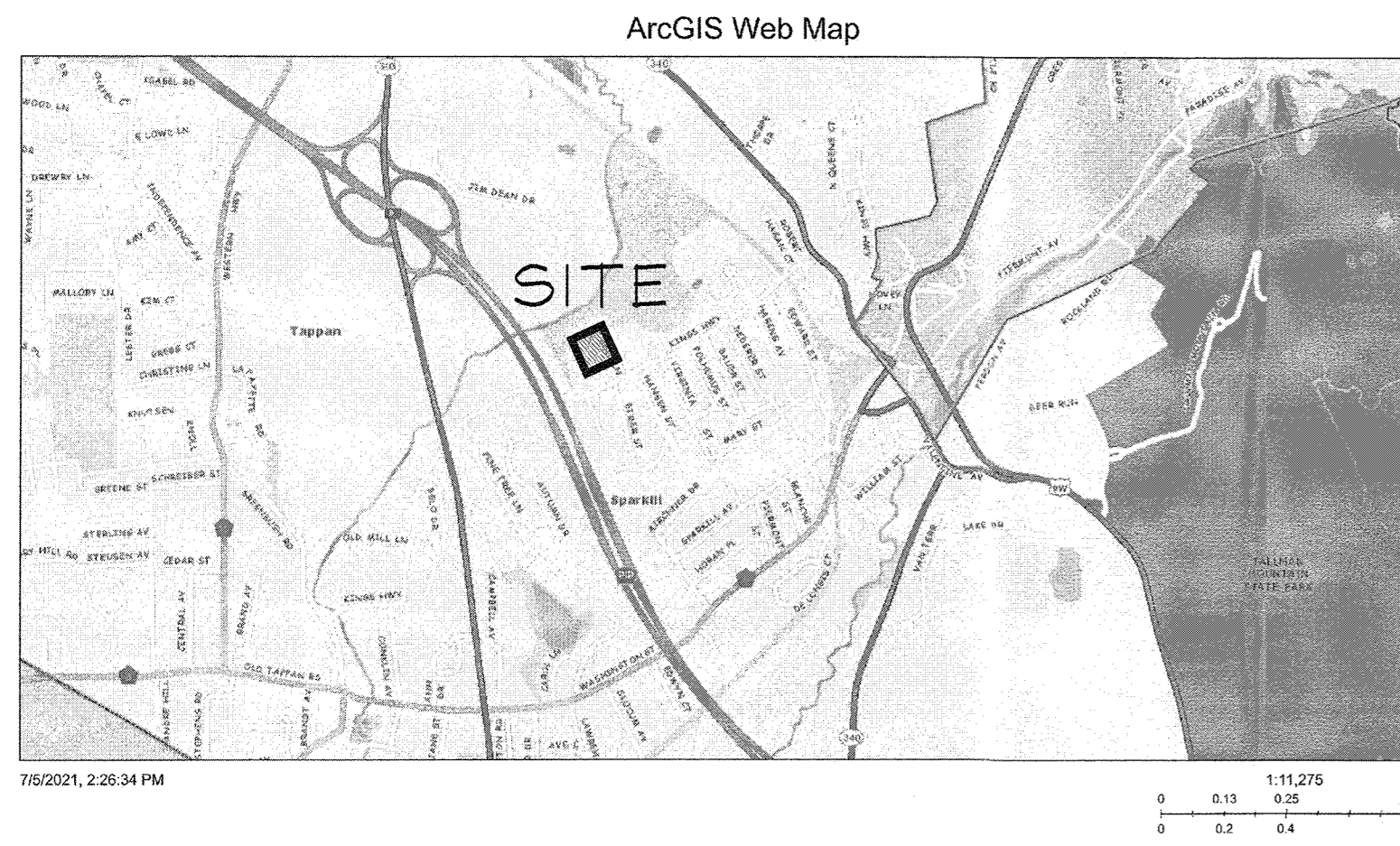
Thomas Residence
 17 Bell Lane
 Tappan, NY
 SP-1

John S. Aletta
 NYS P.E. 072853



THOMAS SITE PLAN

17 BELL LANE TAPPAN, NY 10983



INDEX TO DRAWINGS

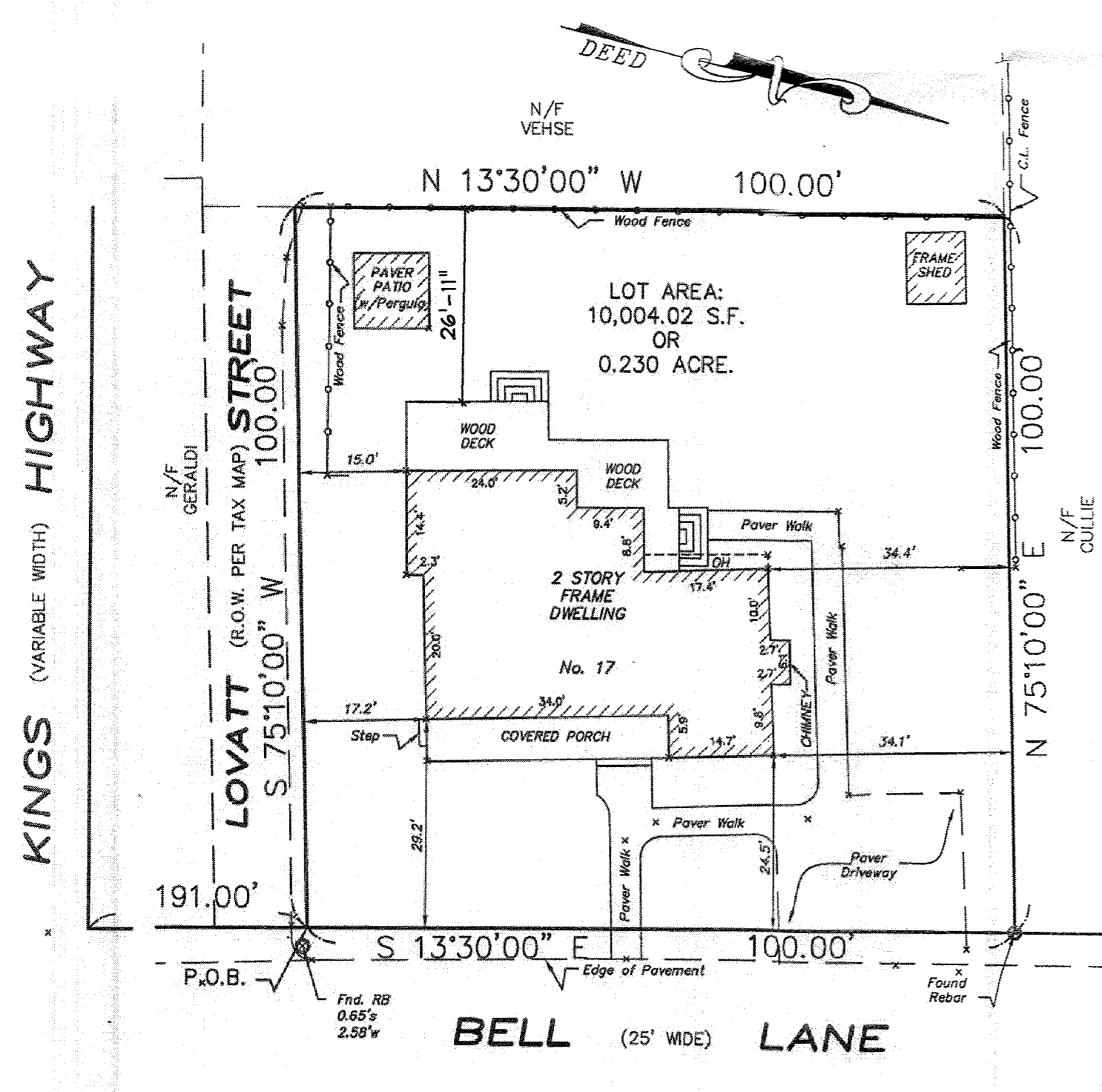
C COVER

3 VICINITY MAP
C NO SCALE

THIS DOCUMENT IS THE PROPERTY OF:
COLLAZUOL ENGINEERING & SURVEYING
ASSOCIATES LLC - PROFESSIONAL ENGINEERS,
LAND SURVEYORS & PLANNERS - NYACK, NY,
845-338-1510

WARNING:
THIS MAP REFLECTS CONDITIONS AS OF 10/11/17
AND MAY NOT SHOW CONDITIONS AS OF 10/23/20

REFERENCE:
LOT 6 BLOCK 3 SECTION 77.07 AS SHOWN ON THE TAX MAP OF THE TOWN OF
ORANGETOWN, ROCKLAND COUNTY, NEW YORK.



BULK REQUIREMENTS			
REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
PRINCIPAL BUILDING:			
LOT AREA, MIN. S.F.	10,000	10,004	NO CHANGE
FAR	.30 (3,001)	.30 (3,049)	.32 (3,169)**
WIDTH MIN.	75	100	NO CHANGE
STREET FRONTAGE	50	100	NO CHANGE
FRONT YARD MIN.	25	24.5*	NO CHANGE
SIDE YARD MIN.	10	17.2/34.1	NO CHANGE
TOTAL SIDE YARD MIN.	30	51.3	NO CHANGE
REAR YARD MIN.	25	+/- 27	NO CHANGE
MAX. BUILDING HEIGHT	12'/PER 1'	16.5'	
ACCESSORY STRUCTURES 5' FROM PL STONE FIREPLACE **4*			

** NON-CONFORMING VARIANCE REQUIRED
* NON-CONFORMING

EXISTING FLOOR AREA:
DWELLING 2,876
PORCH 173
CELLAR 0
TOTAL 3,049

EXISTING FAR .30
NEW FLOOR AREA
SHED 120

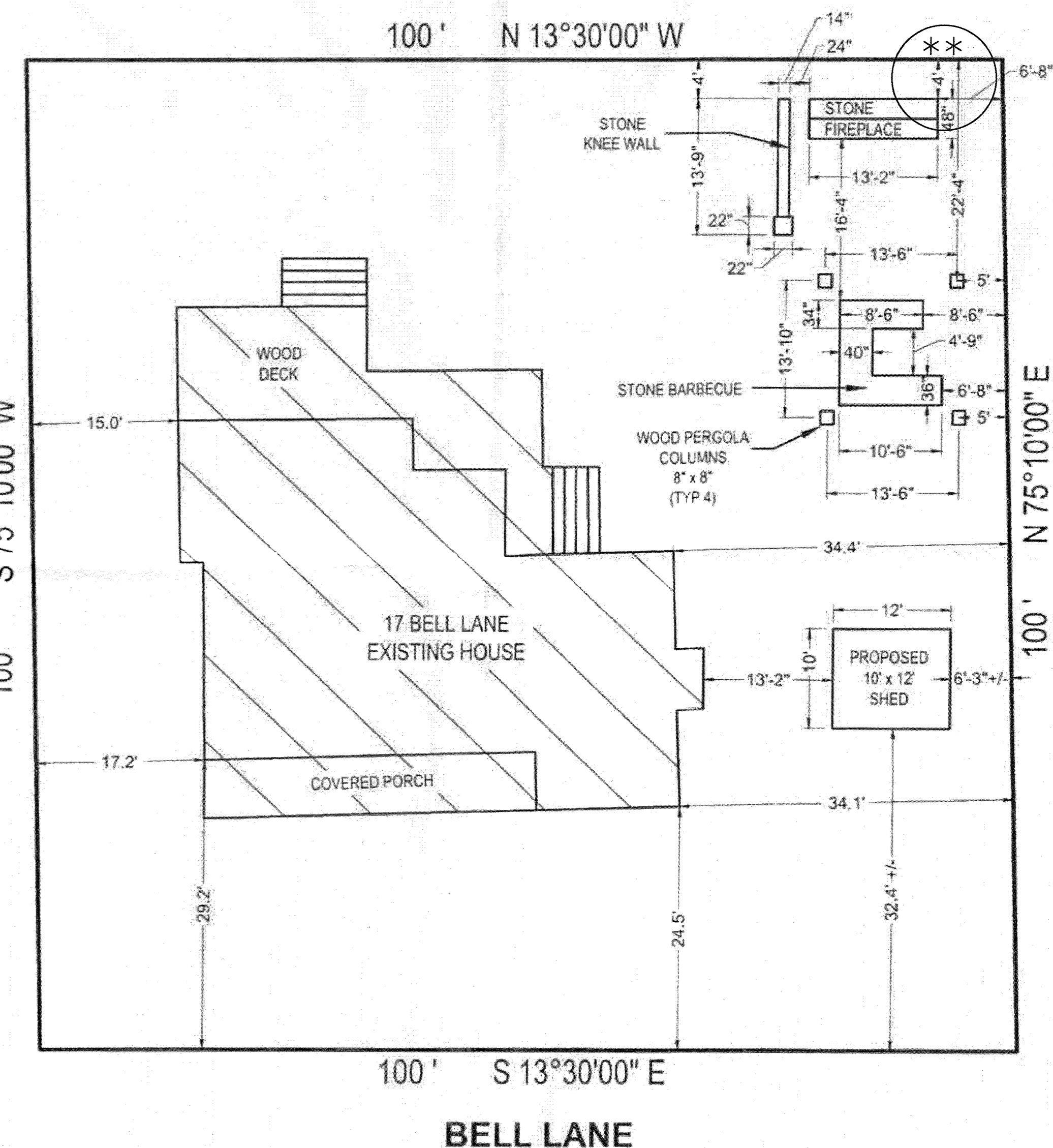
PROPOSED FLOOR AREA
3,169 GSF
PROPOSED FAR .316 OR .32

ALL UTILITIES ARE SHOWN IN AN APPROXIMATE WAY FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL CALL THE LOCAL UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION TO HAVE ALL UNDERGROUND UTILITIES MARKED IN THE FIELD PRIOR TO ANY CLEARING OR ANY CONSTRUCTION. THE CONTRACTOR SHALL ALSO VERIFY THE LOCATION, SIZE AND INVERT OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. ANY UTILITY FOR WHICH NO EVIDENCE CAN BE SEEN ON THE SURFACE OF THE LANDS MAY NOT BE SHOWN ON THIS DRAWING.



LOVATT STREET

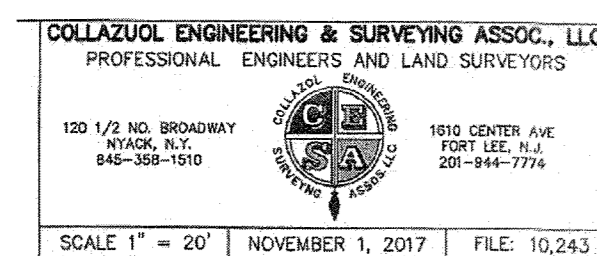
100' S 75°10'00" W



1 SITE PLAN
C 1 INCH = 10 FEET

2 SURVEY
C 1 INCH = 20 FEET

ORANGETOWN TAX MAP NO: 77.07 - 3 - 6
THE INFORMATION ON THIS DRAWING WAS TAKEN FROM A SURVEY FOR:
17 BELL LANE DATED: NOVEMBER 1, 2017
BY:



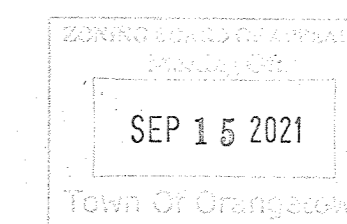
NY LIC# 15938

KIER B. LEVESQUE, RA
ARCHITECT
49 THIRD AVENUE
NYACK, NEW YORK 10960
845-358-2359

ORANGETOWN TAX MAP NO: 77.07 - 3 - 6

THE INFORMATION ON THIS DRAWING WAS TAKEN FROM A SITE PLAN FOR:
THOMAS RESIDENCE 17 BELL LANE DATED: 10/12/2020

BY: JSA CONSULTANTS LLC
286 POPLAR AVENUE
HACKENSACK, NJ 07601



REGISTERED ARCHITECT
KIER B. LEVESQUE
15938
STATE OF NEW YORK
JUNE 25, 2021
JOB# 202160