

Name of Municipality: TOWN OF ORANGETOWN Date Submitted: _____

2021 LAND USE BOARD APPLICATION

Please check all that apply:

Commercial Residential

Planning Board Historical Board

Zoning Board of Appeals Architectural Board

Subdivision Consultation

Number of Lots Pre-Preliminary/Sketch

Site Plan Preliminary

Conditional Use Final

Interpretation

Special Permit

Variance

Performance Standards Review

Use Variance

Other (specify): _____

PERMIT#: 51514

ASSIGNED _____

INSPECTOR: Dom

Referred from Planning Board: YES / NO

If yes provide date of Planning Board meeting: _____

Project Name: HAHN RESIDENCE / SUNROOM ADDITION

Street Address: 43 OLD TAPPAN ROAD
TAPPAN, NY

Tax Map Designation:
Section: 77.10 Block: 3 Lot(s): 22
Section: _____ Block: _____ Lot(s): _____

Directional Location:
On the SOUTH side of OLD TAPPAN RD., approximately 200 feet FROM of the intersection of MAIN ST., in the Town of ORANGETOWN in the hamlet/village of TAPPAN.

Acreage of Parcel _____	Zoning District <u>CS</u>
School District <u>SO. OTOWN</u>	Postal District <u>TAPPAN</u>
Ambulance District <u>OTOWN</u>	Fire District <u>"</u>
Water District <u>SUEZ</u>	Sewer District <u>OTOWN</u>

Project Description: (If additional space required, please attach a narrative summary.)
SUNROOM ADDITION TO SOUTH SIDE OF AN EXISTING HOUSE. REVIEW OF MODIFIED SHED BUILT WITHOUT PERMIT.

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.
Date: 9.5.21 Applicant's Signature: Walter C. [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 _____
- 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: _____

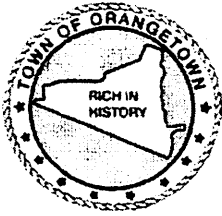
Project History:

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.

N/A



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: September 17, 2021

Applicant: Hahn

Address: 54 Old Tappan Rd, Tappan, NY

RE: Application Made at: same

Chapter 43, § 9.34 Extension or Enlargement: In the case of a non-conforming use in a building, the enlargement of such building so as to create additional floor area, or the extension with any existing building to any portion of the floor area therein not formerly used for such nonconforming use, except where such additional floor area was manifestly designed for such use at the time such use became nonconforming or the extension of the use to an area outside the building; and in the case of a nonconforming non-building use, the use of any additional land on which no substantial operations were previously conducted, provided that any such extension or enlargement is on the same lot occupied by the nonconforming use on the effective date of this code...and upon application to the Zoning Board of Appeals **ONE VARIANCE REQUIRED**

Existing Non-Conforming (ENC) Front Yard. Side Yard. Total Side Yard

Section: 77.10

Block: 3

Lot: 22

Dear Hahn:

Please be advised that the Building Permit Application, which you submitted on

May 20, 2021, has been denied. I have enclosed a Xerox copy of your application, where you will find at the bottom the reason for denial.

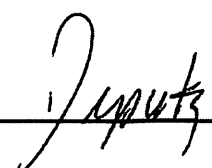
In Accordance with Zoning, Chapter 43 Section 10.322 the time to appeal a determination of a Building Inspector or Similar administrative office is thirty (30) days from the filing of such a determination with the Town Clerk.

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


Date
CC: Rosanna Sfruga
Liz Decort
Debbie Arbolino

<u>SWIS</u>	<u>PRINT KEY</u>	<u>NAME</u>	<u>ADDRESS</u>
392489	77.10-3-20	U S Postal Service	6 Griffin Rd No,Windsor, CT 06006-0120
392489	77.10-3-21	KTW Ent Inc	109 Newport Ave,Tappan, NY 10983
392489	77.10-3-22	Gerald Hahn	43 Old Tappan Rd,Tappan, NY 10983
392489	77.10-3-23	Patrick Mc Kenna	39 Old Tappan Rd,Tappan, NY 10983
392489	77.10-3-24	Margaret Anne Thomsen	10 Brandt Ave,Tappan, NY 10983
392489	77.10-3-34	Daejin Nam	45 Charles St,Tappan, NY 10983
392489	77.10-3-35	Victoria H Baron	37 Charles St,Tappan, NY 10983

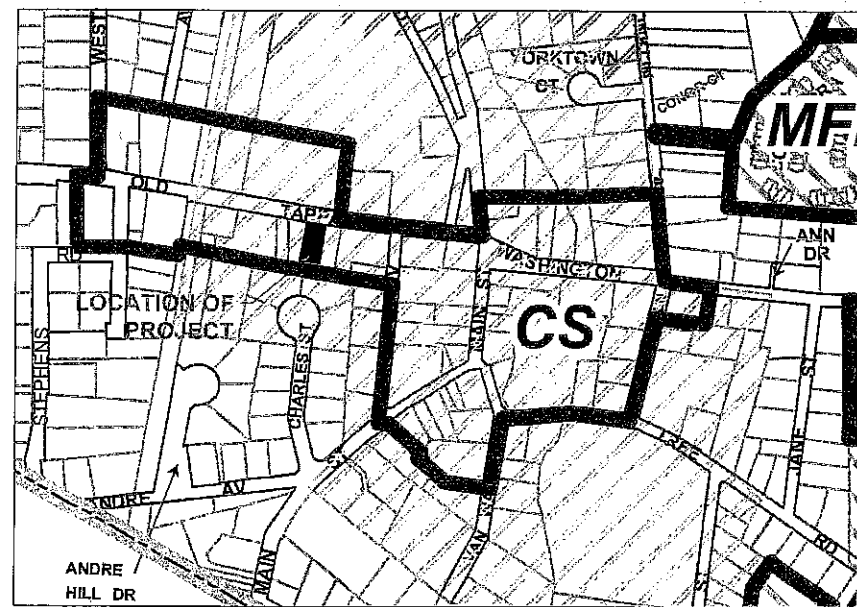
200ft.

RECEIVED
SEP 22 2021
TOWN OF ORANGETOWN
LAND USE BOARDS

SUNROOM ADDITION

FOR FATHER JERRY HAHN

43 OLD TAPPAN ROAD TAPPAN, NEW YORK



VICINITY MAP
TAPPAN, NEW YORK

CS DISTRICT ZONING BULK TABLE ANALYSIS - HOUSE			
ADDRESS: 43 OLD TAPPAN ROAD, TAPPAN, NY SECTION 77.10, BLOCK 3, LOT 22 * EXISTING NON-CONFORMING			
REGULATION	REQUIRED	EXISTING	PROPOSED HOUSE
MAXIMUM FLOOR AREA RATIO	1.0	0.23	0.27 HOUSE & SHED
MINIMUM LOT AREA	2500 S.F.	8602.7 SF	8602.7 SF
MINIMUM WIDTH	25'	55.08'	55.08'
MINIMUM STREET FRONT	25'	55.08'	55.08'
REQUIRED FRONT YARD	0 OR 45'	15.2' *	15.2' *
REQUIRED SIDE YARD	0 / 12'	12.8' & 10.1' *	22.4' & 19.4'
TOTAL SIDE YARD	0 / 25'	22.9' *	41.8'
REQUIRED REAR YARD	25'	99.3'	82.1'
MAXIMUM BUILDING HEIGHT (FT.)	1'-4" FROM PL FOR BLDG OVER 22'	30'	30'

CS DISTRICT ZONING BULK TABLE ANALYSIS - SHED			
ADDRESS: 43 OLD TAPPAN ROAD, TAPPAN, NY SECTION 77.10, BLOCK 3, LOT 22 * EXISTING NON-CONFORMING			
REGULATION	REQUIRED	EXISTING	PROPOSED SHED
MAXIMUM FLOOR AREA RATIO	1.0	0.23	SEE HOUSE TABLE
MINIMUM LOT AREA	2500 S.F.	8602.7 SF	8602.7 SF
MINIMUM WIDTH	25'	55.08'	55.08'
MINIMUM STREET FRONT	25'	55.08'	55.08'
REQUIRED FRONT YARD	0 OR 45'	118.3'	118.5'
REQUIRED SIDE YARD	0 / 12'	5.7' * & 36.7'	7.7' & 38.8' NON-CONFORMING REQUIRES VARIANCE
TOTAL SIDE YARD	0 / 25'	42.4'	46.5'
REQUIRED REAR YARD	25'	27.4' SHED	23.9' NON-CONFORMING REQUIRES VARIANCE
MAXIMUM BUILDING HEIGHT (FT.)	1'-4" FROM PL FOR BLDG OVER 22'	11.3'	8.2'

EXISTING BUILDING AREA CALCULATIONS		ADDITIONAL BUILDING AREA CALCULATIONS	
EXISTING HOUSE:		EXISTING HOUSE:	
FIRST FLOOR	1060.4 S.F.	TOTAL EXISTING	1883.0 S.F.
SECOND FLOOR	822.6 S.F.	ADDITION	232.0 S.F.
TOTAL EXISTING	1883.0 S.F.	TOTAL HOUSE & ADDITIONS	2115.0 S.F.
		F.A.R. HOUSE W/ ADDITIONS	2115/8602.7 = 0.26
EXISTING SHED	131.0 S.F.	EXISTING SHED	131.0 S.F.
TOTAL HOUSE & SHED	2014.0 S.F.	ADDITIONS	48.0 S.F.
F.A.R.	2014/8602.7 = 0.23	TOTAL SHED & ADDITIONS	179.0 S.F.
		TOTAL HOUSE & SHED W/ ADDITIONS	2294.0 S.F.
		F.A.R. WITH ADDITIONS	2294/8602.7 = 0.27

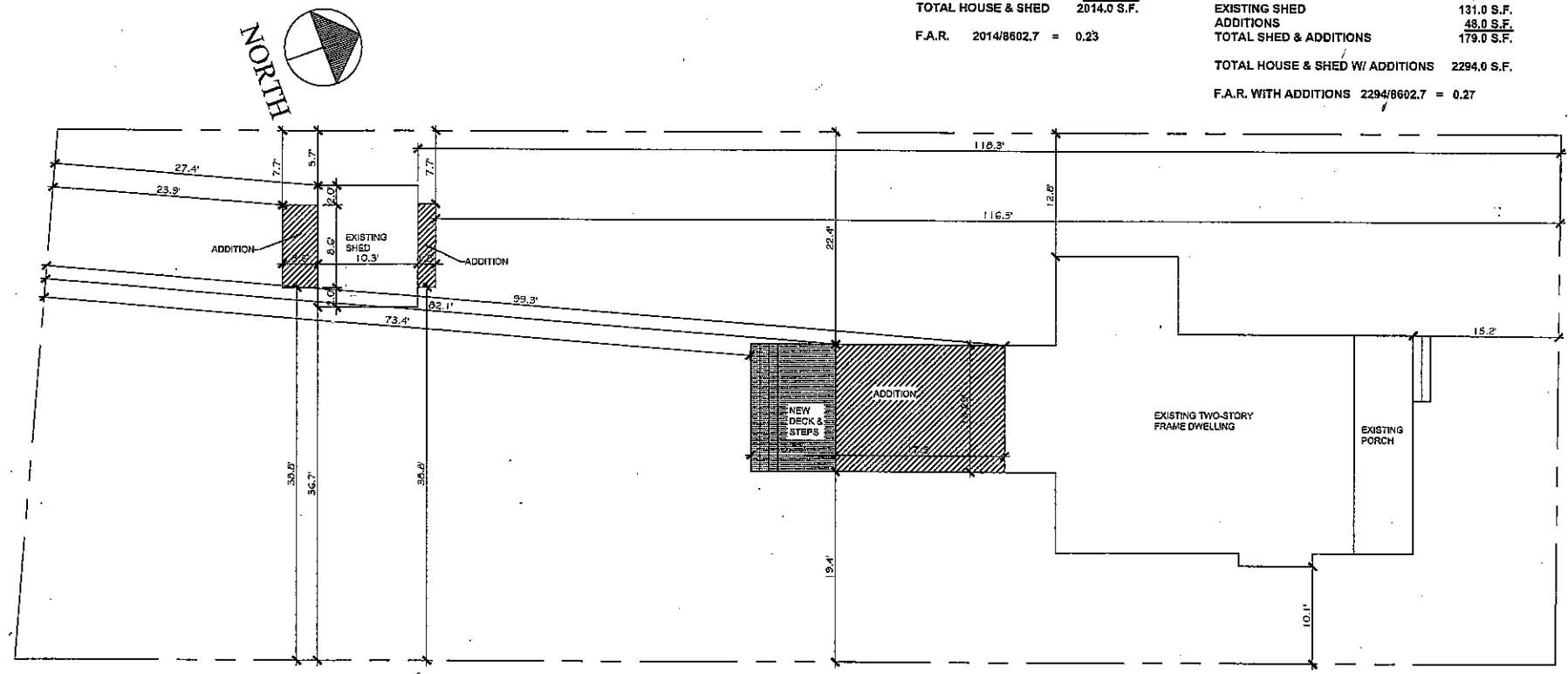
DESCRIPTION OF PROJECT:
ADDITION TO EXISTING RESIDENTIAL STRUCTURE IN CS DISTRICT PER TOWN OF ORANGETOWN ZONING CODE, CHAPTER 43, SECTION 9.34 AND ATTACHMENT 5, COLUMN 3, ZONING BOARD NOTE 1.

NOTE PER CHAPTER 43, SECTION 9.34:
Aggregate increase of sunroom addition (not including new deck and steps) 232.0 S.F. + 1883.0 S.F. = 12.3% of the existing floor area of the house.

ORIGIN OF THE SURVEY:
Land Survey Certified to Robin Page; Frank A Poliferno; HSBC Mortgage Corporation (USA), its successors and/or assigns, as their interest may appear; and Lawyers Title Insurance Corporation.

PREPARED BY:
Robert E. Sorace, PLS, Lic. 049162
Dated April 20, 2005

LIST OF DRAWINGS		
#	DRAWING	DATE
T-1	COVER SHEET, SITE PLAN, BULK TABLE, LEGENDS	09/07/2021
A-1.1	DEMOLITION PLAN	7/14/2021
A-1.2	FOUNDATION AND FLOOR FRAMING PLANS	7/14/2021
A-1.3	FIRST FLOOR PLAN AND ROOF FRAMING PLAN	7/14/2021
A-2.1	EXTERIOR ELEVATIONS	7/14/2021
A-2.2	BUILDING SECTIONS, WINDOW SCHEDULE	7/14/2021
A-3.1	SHED: PLAN, ELEVATIONS, SECTIONS	8/23/2021



1 SITE PLAN
1/8" = 1'-0"

CONSTRUCTION DOCUMENTS FOR PERMIT

REVISIONS:
DRAWING TITLE:
COVER SHEET

DATE: 09/07/2021
PROJ TEAM: MRG
PROJ PARTNER: WCA
PROJ NO.: 21120

T-1

Sunroom Addition
for Father Jerry Hahn
43 Old Tappan Road, Tappan, New York

Land Survey
For
ROBIN PAGE

Tappan

Town of Orangetown Rockland County, NY

Scale: 1" = 30'

Area = 0.20 Ac.

April 20, 2005

Tax Lot Designation Sect. 77.10 Blk. 3 Lot 22

Certified to:

- Robin Page.
- Frank A. Poliferno.
- HSBC Mortgage Corporation (USA), its successors and/or assigns, as their interest may appear.
- Lawyers Title Insurance Corporation.

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 his behalf to 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.



Lic. 049162

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

