

Name of Municipality: **TOWN OF ORANGETOWN**

Date Submitted: _____

2022 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 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 type="checkbox"/> Variance	
<input type="checkbox"/> Performance Standards Review	
<input type="checkbox"/> Use Variance	
<input type="checkbox"/> Other (specify): _____	

PERMIT#: BLR-914-22
ASSIGNED
INSPECTOR: Dom

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

Project Name: Robert Yezarsky sheds

Street Address: 270 Washington St
Tappan

Tax Map Designation:
Section: 77.11 Block: 2 Lot(s): 59
Section: _____ Block: _____ Lot(s): _____

Directional Location:
On the east side of Washington St, approximately
0 feet North of the intersection of Concord DR, in the
Town of ORANGETOWN in the hamlet/village of Tappan.

Acreage of Parcel <u>0.23</u>	Zoning District <u>R-15</u>
School District <u>S. Orangetown</u>	Postal District <u>Tappan</u>
Ambulance District <u>S. Orangetown</u>	Fire District <u>Tappan</u>
Water District <u>Suez</u>	Sewer District <u>S. Orangetown</u>

Project Description: (If additional space required, please attach a narrative summary.)
legalize 2 existing sheds

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

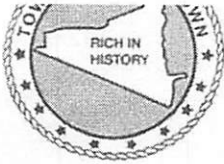
Are there wetlands on the site? If yes, please provide the names and type: _____

Project History:

Has this project ever been reviewed before? _____

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.



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: April 12, 2022

Applicant: Yezarsky

Address: 270 Washington St Tappan, NY

RE: Application Made at: same

Chapter 43, Section 5.227 requires 5' side and rear yard setback for accessory structures with 0' proposed for 2 sheds in rear yard.

2 Variances required

Section: 77.11

Block: 2

Lot: 59

Dear Yezarsky:

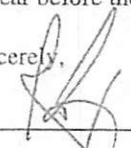
Please be advised that the Building Permit Application, which you submitted on

April 8, 2022, 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

4.12.22


Signature of Director

4.12.22

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



Date
CC: Rosanna Sfraga
Liz Decort
Debbie Arbolino

SWIS	PRINT KEY	NAME	ADDRESS
392489	77.11-2-55	Soong Chan Lee	6 Carol Ln, Tappan, NY 10983
392489	77.11-2-56	Daniel Jonay	4 Carol Ln, Tappan, NY 10983
392489	77.11-2-57	Bobbie T Espen	2 Carol Ln, Tappan, NY 10983
392489	77.11-2-58	Carmen Ramirez	3 Sgt Parker Dr, Blauvelt, NY 10913
392489	77.11-2-59	Robert Yezarsky	270 Washington St, Tappan, NY 10983
392489	77.11-2-60	Shire J Chafkin	262 Washington St, Tappan, NY 10983
392489	77.11-2-61	William J Hickey Sr	256 Washington St, Tappan, NY 10983
392489	77.11-2-62	Michael Abruzzo	7 Campbell Av, Tappan, NY 10983
392489	77.11-2-70	Robert DeLeon	15 Campbell Ave, Tappan, NY 10983
392489	77.11-2-71	Damon O'Keefe	23 Campbell Ave, Tappan, NY 10983
392489	77.11-3-14	Cecilia Vertiz	253 Washington St, Tappan, NY 10983
392489	77.11-3-15	Bernadette Lopez	259 Washington St, Tappan, NY 10983
392489	77.11-3-16	Brent S Bodner	275 Washington St, Tappan, NY 10983
392489	77.11-3-17	Richard G Pforte	283 Washington St, Tappan, NY 10983
392489	77.11-3-40	Morgan Cuccio	10 Concord Dr, Tappan, NY 10983
392489	77.11-3-41	Ethel M Zimmerman	16 Concord Dr, Tappan, NY 10983
392489	77.11-3-45	Nicholas Schenck	9 Lexington Rd, Tappan, NY 10983

392489 77.11-2-72 Colleen Ciganek

31 Campbell Ave, Tappan, NY, 10983

18

DECISION

FRONT YARD, BUILDING HEIGHT AND FLOOR AREA RATIO VARIANCES APPROVED

To: Robert and Cheryl Yezarsky
270 Washington Street
Tappan, New York 10983

ZBA # 02-88
Date: 9 / 18 /02

FROM: ZONING BOARD OF APPEALS: Town of Orangetown

Re: ZBA # 02-88: Application of Robert Yezarsky for variances from Chapter 43, Section 3.12, R-15 District, Group M, Columns 4 (Floor Area Ratio: .20 permitted, .15 existing, .27 proposed), 8 (Front Yard: 30' required, 18.65' existing, 17.5' proposed), 12 (Building Height: refer to Section 5.21(d) 20' permitted, 23.62' proposed) for an addition to an existing single-family residence. Premises are located at 270 Washington Street, Tappan, New York and are identified on the Orangetown Tax Map as Section 77.11, Block 2, Lot 59; R-15 zoning district.

Heard by the Zoning Board of Appeals of the Town of Orangetown at a meeting held on Wednesday, October 2, 2002 at which time the Board made the determination hereinafter set forth.

Robert and Cheryl Yezarsky and Jane Slavin, Architect, appeared and testified.

The following documents were presented:

1. Plot plan signed and sealed by Jane Slavin, Architect.
2. Architectural plans dated July 26, 2002, signed and sealed by Jane Slavin, Architect.
3. A letter dated September 10, 2002 from the County of Rockland Department of Planning signed by Dr. James J. Yarmus, P.E., Commissioner of Planning.
4. A letter dated August 13, 2002 from the County of Rockland Department of Highways signed by Merle Mammato, Principal Engineering Technician.

On advice of Michael Fury, Attorney to the Zoning Board of Appeals, Mr. Duffy moved for a Board determination that the foregoing application is a Type II action under SEQRA regulations which does not require SEQRA environmental review. The motion was seconded by Mr. Mowerson and carried as follows: Mr. Sullivan, aye; Mr. Castagna, aye; Mr. Munno, aye; Mr. Mowerson, aye; and Mr. Duffy, aye.

TOP SECRET

ZBA # 02-88

TOP SECRET

Robert Yezarsky testified that his wife has lived in Orangetown for 42 years; that he has lived in Orangetown for 30 years; that he is a member of the Tappan Fire Department; that he works for the Orangetown Highway Department; that he and his wife have owned this house for 12 years; that they have a 10 year old daughter; that they love the location of the house; and that they would like to add a 400sq. ft. addition to the house and stay there.

Jane Slavin, Architect testified that this is an undersized lot of only 97,000 sq. ft.; that the house as it exists is like a railroad flat; the total width of the house is 16 feet; that the proposal before the Board would provide for 2,230 sq. ft of living space plus the existing detached garage which is 400 sq. ft.; that if this was not an undersized lot the applicant would only have a .17 floor area ratio; that this addition is simple to build; that the roof on the second floor must be removed because the ceiling height is substandard to the present building codes; and that another house off Washington Street has a similar addition.

Public Comment:

No public comment.

The Board members made a personal inspection of the premises on Sunday, September 29, 2002 and found them to be properly posted and as generally described on the application.

A satisfactory statement in accordance with the provisions of Section 809 of the General Municipal Law of New York was received.

FINDINGS OF FACT AND CONCLUSIONS:

After personal observation of the property, hearing all the testimony and reviewing the documents presented, the Board found and concluded that:

1. The requested variances would not produce an undesirable change in the character of the neighborhood or a detriment to nearby properties. Similar additions have been constructed in the area.
2. The requested variances would have no adverse effect or impact on the physical or environmental conditions in the neighborhood or district.
3. The benefits sought cannot be achieved by other means feasible for the applicant other than obtaining variances.

TOPIC: VARIANCES TO ZONING

ZONING BOARD OF ADJUDICATORS

ORANGETOWN, NEW YORK

DECISION: In view of the foregoing and the testimony and documents presented, the Board: RESOLVED, that the application is APPROVED; and FURTHER RESOLVED, that such decision and the vote thereon shall become effective and be deemed rendered on the date of adoption by the Board of the minutes of which they are a part.

General Conditions:

- (i) The approval of any variance or Special Permit is granted by the Board in accordance with and subject to those facts shown on the plans submitted and, if applicable, as amended at or prior to this hearing, as hereinabove recited or set forth.
- (ii) Any approval of a variance or Special Permit by the Board is limited to the specific variance or Special Permit requested but only to the extent such approval is granted herein and subject to these conditions, if any, upon which such approval was conditioned which are hereinbefore set forth.
- (iii) The Board gives no approval of any buildings plans, including, without limitation, the accuracy and structural integrity thereof, of the applicant, but same have been submitted to the Board solely for informational and verification purposes relative to the variances being requested.
- (iv) A building permit as well as any other necessary permits must be obtained within a reasonable period of time following the filing of this decision and prior to undertaking any construction contemplated in this decision. To the extent any variance or Special Permit granted herein is subject to any conditions, the building department shall not be obligated to issue any necessary permits where any such condition imposed should, in the sole judgment of the building department, be first complied with as contemplated hereunder. Occupancy will not be made until, and unless, a Certificate of Occupancy is issued by the Office of Building, Zoning and Planning Administration and Enforcement which legally permits such occupancy.

TOWN CLERK OFFICE

NOV 13 2012

TOWN CLERK OFFICE


(v) Any foregoing variance or Special Permit will lapse if any contemplated construction of the project for which the variance or Special Permit is granted is not substantially implemented within one year of the date of filing of this decision or that of any other board of the Town of Orangetown granting any required final approval to such project, whichever is later, but in any event within two years of the filing of this decision. Merely obtaining a Building Permit does not constitute "substantial implementation" for the purposes hereof.

The foregoing resolution to approve the application for the variances was presented and moved by Mr. Castagna, seconded by Mr. Munno, and carried as follows: Mr. Sullivan, aye; Mr. Mowerson, aye; Mr. Munno, aye; Mr. Castagna, aye; and Mr. Duffy, aye.

The Administrative Aide to the Board is hereby authorized, directed and empowered to sign this decision and file a certified copy thereof in the office of the Town Clerk.

DATED: October 2, 2002

ZONING BOARD OF APPEALS
TOWN OF ORANGETOWN

By 
Deborah Arbolino, Administrative Aide

DISTRIBUTION:

APPLICANT
ZBA MEMBERS
SUPERVISOR
TOWN BOARD MEMBERS
TOWN ATTORNEY
DEPUTY TOWN ATTORNEY
OBZPAE
BUILDING INSPECTOR - E.C.

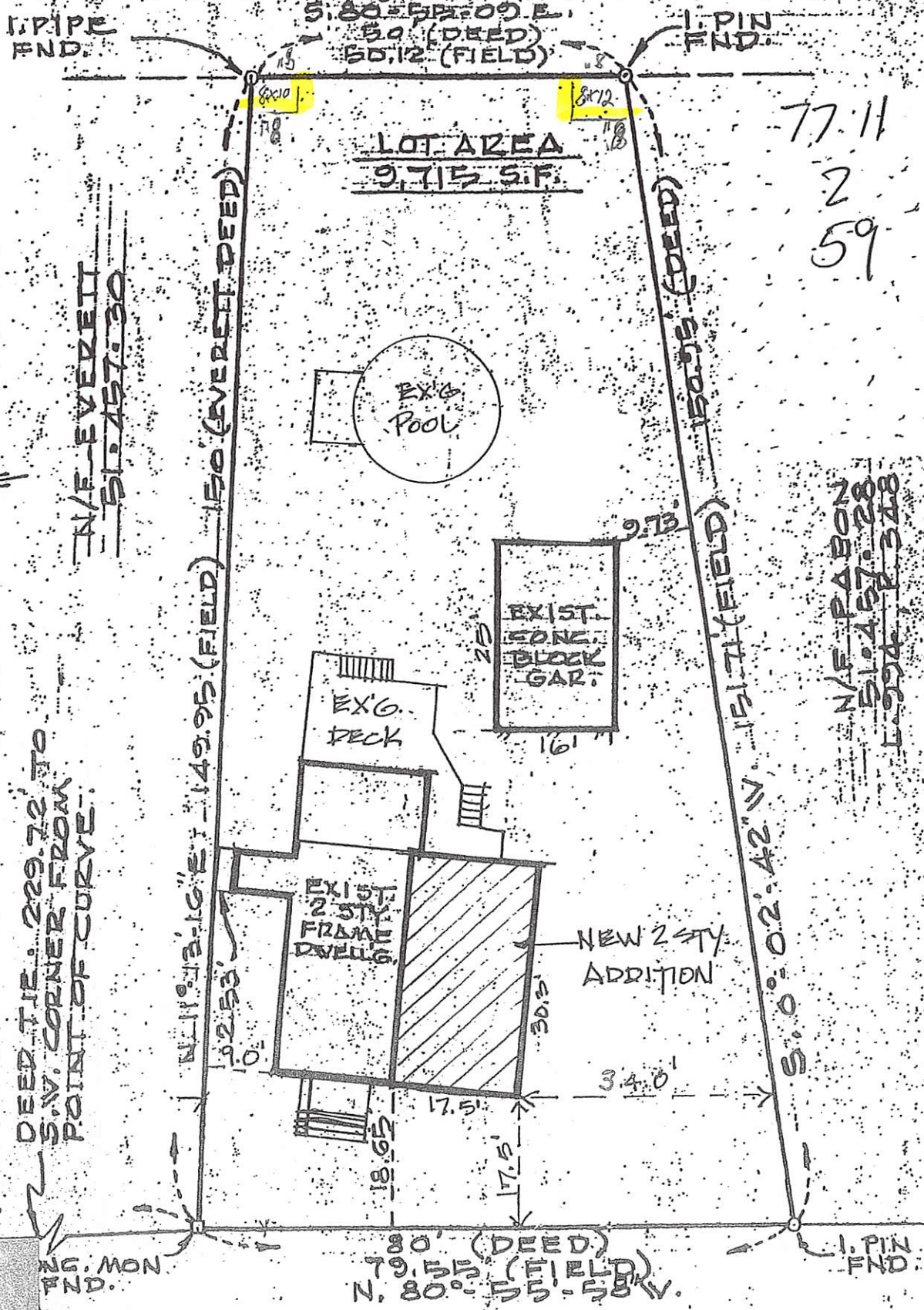
TOWN CLERK
HIGHWAY DEPARTMENT
ASSESSOR
DEPT. of ENVIRONMENTAL
MGMT. and ENGINEERING
FILE, ZBA, PB
CHAIRMAN, ZBA, PB, ACABOR

MAILED 10 OCT 2002

OCT 02 2002

RECEIVED 10 OCT 2002

CAMPBELL AVE.



LOT AREA
9,715 S.F.

77.11
2
59

N/E PABON
51.457.28
L. 994. 348

WASHINGTON ST.

Owner: Yezarsky
270 Washington St
Tappan, NY 10983

Scale: 1" = 20'

77.11 - 2 - 59
Prepared By: Robert Yezarsky
Dated: 04-08-20

ZONING BOARD OF APPEALS
Meeting 118
MAY 18 2022
Town of Tappan