

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: \_\_\_\_\_

*Please check all that apply:*

<input type="checkbox"/> Commercial <input checked="" type="checkbox"/> <b>Planning Board</b> <input checked="" type="checkbox"/> <b>Zoning Board of Appeals</b>  <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"/> <b>Historical Board</b> <input type="checkbox"/> <b>Architectural Board</b>  <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#: 51279  
 ASSIGNED  
 INSPECTOR: Mike  
 Referred from Planning Board: YES / NO  
 If yes provide date of Planning Board meeting: \_\_\_\_\_

Project Name: EXISTING DECK @ DOMOZICK RESIDENCE

Street Address: 50 KIRCHNER DRIVE  
TAPPAN NY 10

Tax Map Designation:  
Section: 77.08 Block: 3 Lot(s): 92  
Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_

**Directional Location:**

On the NORTH side of KIRCHNER DRIVE, approximately 600 feet NORTHEAST of the intersection of FLITT STREET, in the Town of ORANGETOWN in the hamlet/village of TAPPAN.

Acreage of Parcel <u>.35 AC</u>	Zoning District <u>R-15</u>
School District <u>ORANGETOWN</u>	Postal District <u>TAPPAN</u>
Ambulance District <u>SOUTH ORANGETOWN</u>	Fire District <u>TAPPAN</u>
Water District <u>SUEZ</u>	Sewer District <u>ROCKLAND CITY #1</u>

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

LEGITIMIZATION OF PRE-EXISTING ATTACHED DECK REQUIRING A VARIANCE FOR REAR YARD SETBACK.

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

Date: 7/22/22 Applicant's Signature: [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 1,196 ~~sq~~
- 2) Total square footage 1,571 ~~sq~~
- 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: March 11, 2022

Applicant: Domozick

Address: 50 Kirchner Dr, Tappan, 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 35' w/ 29.56' proposed.  
One variance required

Section: 77.08 Block: 3 Lot: 92

Dear Domozick:

Please be advised that the Building Permit Application, which you submitted on  
March 10, 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,

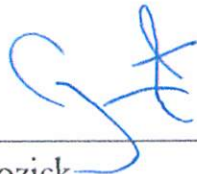
  
Richard Oliver  
Deputy Building Inspector

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

  
Date  
CC: Rosanna Sfraga  
Liz Decort  
Debbie Arbolino

To Whom It May Concern:

I, Aric Domozick, as the owner of the property known as 50 Kirchner Drive in the Hamlet of Tappan, Town of Orangetown, Rockland County, New York 10983, do hereby authorize the officers of S&Co. | Architecture+Design, located at 41A North Broadway, Nyack NY 10960, to act as my agent for any and all matters, including appearances before all concerned Boards and Agencies, related to the legitimization of the location and construction of an existing attached deck at the property described above.



\_\_\_\_\_  
Aric Domozick

8/11/22

\_\_\_\_\_  
Date

# APPLICATION REVIEW FORM

## AFFIDAVIT

State of New York )  
 County of Rockland ) SS.:  
 Town/Village of ORANGETOWN )

I, ROBERT SILARSKI AIA being duly sworn deposes and says that he is the applicant, agent or attorney for applicant, in the matter of the petition before the ZONING BOARD (board) in the town/village of ORANGETOWN affecting property located at 50 KIRCHNER DRIVE TAPPAN NY, Rockland County, New York.

That the following are all of the owners of property 200' (distance) from the premises as to which this application is being taken.

SECTION-BLOCK-LOT	NAME	ADDRESS
77.08-3-2.2	Frederick Chadwick	107 Austin Av, Tappan, NY 10983
77.08-3-2.3	Michael Virgintino	109 Austin Av, Tappan, NY 10983
77.08-3-3.2	Daniel P O'Brien	4 Austin Way, Tappan, NY 10983
77.08-3-3.3	John Fenton	6 Austin Way, Tappan, NY 10983
77.08-3-4.2	Joon Mo Kang	5 Austin Terr, Tappan, NY 10983
77.08-3-4.3	Michael Risolo	7 Austin Ter, Tappan, NY 10983
77.08-3-23	Catherine Sullivan	90 Virginia St, Tappan, NY 10983
77.08-3-26	Robert A Livson	79 Virginia St, Tappan, NY 10983
77.08-3-27	Henry W Berry	87 Virginia Av, Tappan, NY 10983
77.08-3-28	Frederick Chesterman	95 Virginia Av, Tappan, NY 10983
77.08-3-29	Dwight Joyce	3 Mary St, Tappan, NY 10983
77.08-3-30	Ellen Harrigan	9 Mary St, Tappan, NY 10983
77.08-3-74	Cara Constantinides	8 Jeannes Pl, Tappan, NY 10983
77.08-3-75	Panagioti Hatzis	14 Jeannes Pl, Tappan, NY 10983
77.08-3-76	Sean O'Connor	21 Jeannes Pl, Tappan, NY 10983
77.08-3-77	John P Carey	27 Jeannes Pl, Tappan, NY 10983
77.08-3-78	Robert A Divine	33 Jeannes Pl, Tappan, NY 10983
77.08-3-79	Shaji Joseph	1 Jeannes Pl, Tappan, NY 10983
77.08-3-80	Kathryn Cuccia	68 Sparkill Ave, Tappan, NY 10983
77.08-3-81	Roger Giuriceo	42 Sparkill Ave, Tappan, NY 10983
77.08-3-82	Peter R Volaric Jr	32 Sparkill Ave, Tappan, NY 10983
77.08-3-89	Roark Atkinson	31 Kirchner Dr, Tappan, NY 10983
77.08-3-90	John J Conway	45 Kirchner Dr, Tappan, NY 10983
77.08-3-91	Kevin A Mulqueen	53 Kirchner Dr, Tappan, NY 10983
77.08-3-92	Aric Domozick	50 Kirchner Dr, Tappan, NY 10983
77.08-3-93	Denis Collins	38 Kirchner Dr, Tappan, NY 10983
77.08-3-94	Riadh A Ameen	30 Kirchner Dr, Tappan, NY 10983

ADDRESSES RECEIVED FROM TOWN OF ORANGETOWN

*RESK*

SWORN BEFORE ME THIS  
14 DAY OF Aug, 2022  
*Barbara B Kunar*  
 Notary Public

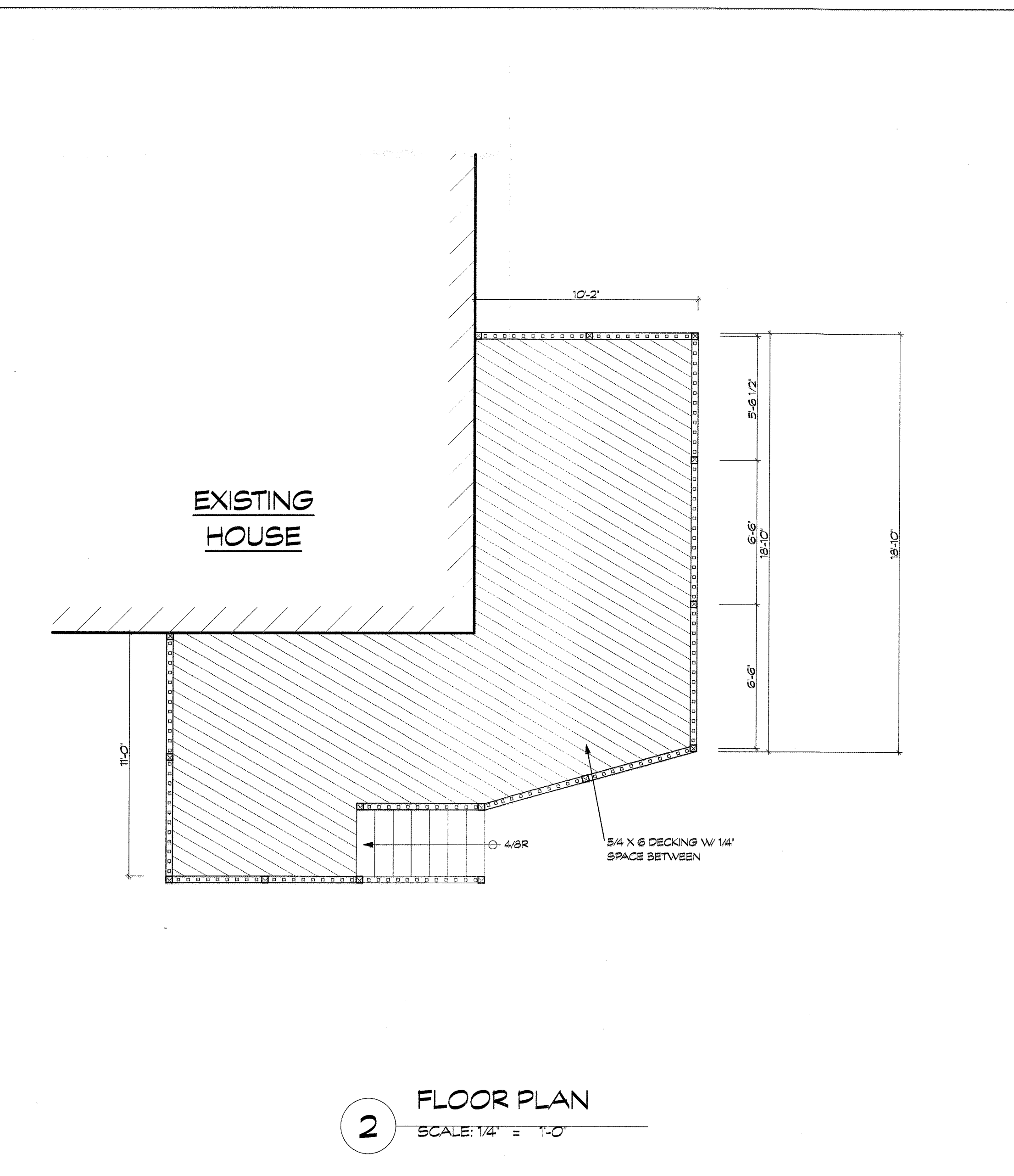
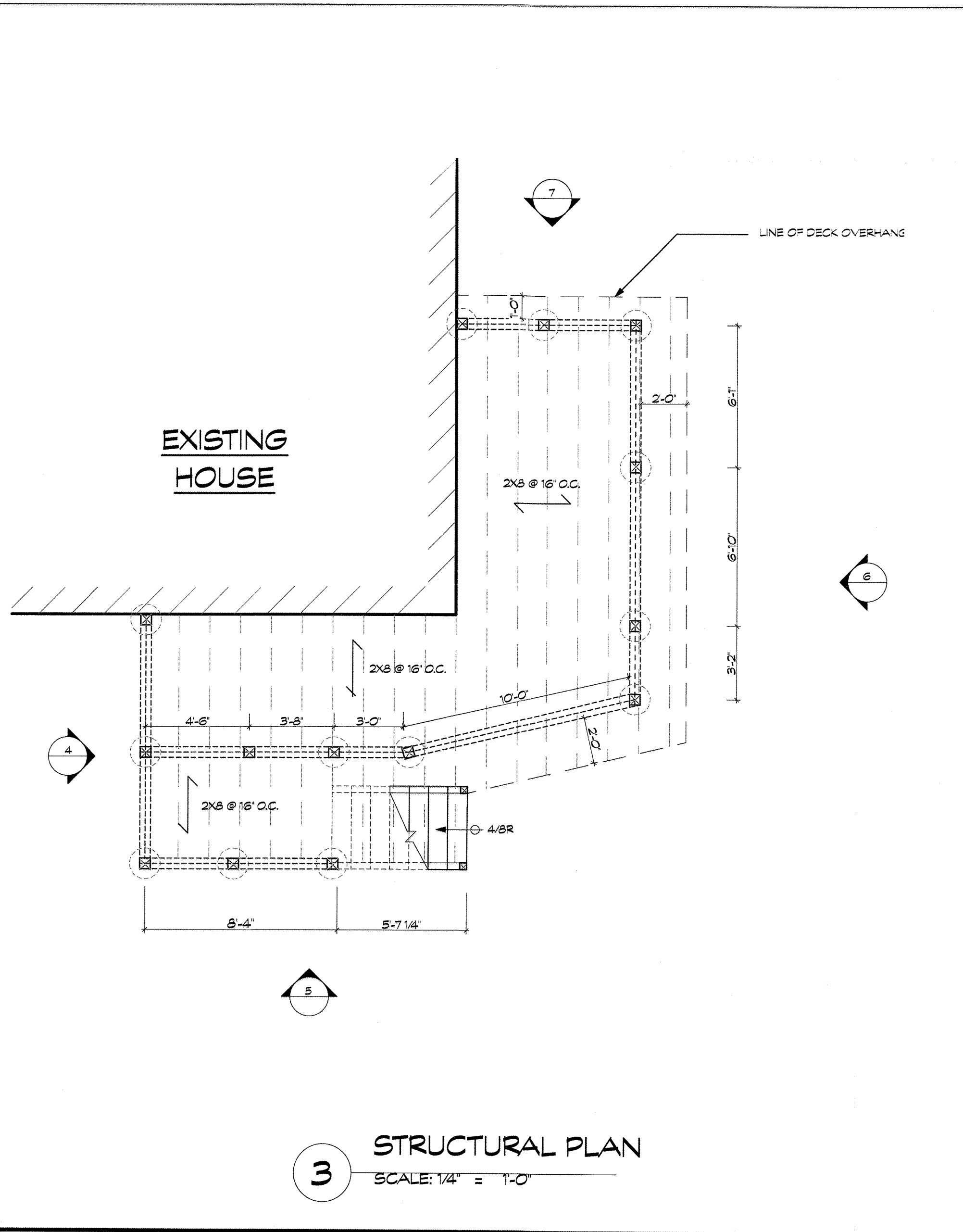
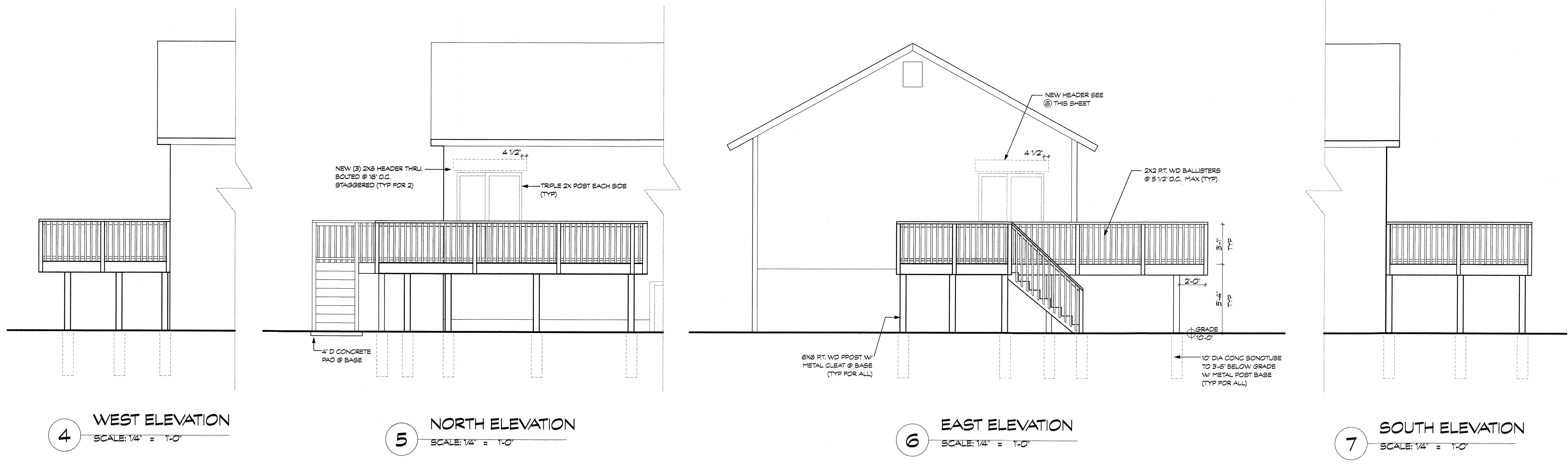


BARBARA B. KUNAR  
 Notary Public, State of New York  
 No. 01KU6C61272  
 Qualified in Rockland County  
 Commission Expires July 16, 2023



ALL RIGHTS, TITLE AND INTEREST IN THE DESIGN, DRAWINGS & ANY SPECIFICATIONS OR INSTRUMENTS OF SERVICE ARE & SHALL REMAIN THE PROPERTY OF S&CO ARCHITECTURE + DESIGN. WHETHER OR NOT THE PROJECT IS COMPLETED, EXECUTED OR OTHERWISE. DESIGN, DRAWINGS & SPECIFICATIONS CONTAINED IN THIS SET SHALL NOT BE MADE AVAILABLE TO OR USED BY ANY PERSON OR ENTITY, EXCEPT IN FURTHERANCE OF THIS PROJECT, WITHOUT THE PRIOR WRITTEN CONSENT OF S&CO ARCHITECTURE + DESIGN.

**EXISTING DECK @ DOMOZICK RESIDENCE**  
50 KIRCHNER DRIVE | TAPPAN NEW YORK 10980



**ZONING ANALYSIS**  
*Town of Orangeburg Ch. 48/Am 13 Table of Bulk Requirements*

Address **50 Kirchner Drive**  
Tappan NY 10983  
Owner **Art Domozik**  
Section/Block/Lot **77.08-1-92**  
Zone **R-15**

Group **M**  
Current Use **Single-Family Residential**  
Proposed Use **Single-Family Residential**  
#/Stories **2**  
Const Type **VB**  
Occupancy Class **R-3**

	REQUIRED / ALLOWABLE	EXISTING	PROPOSED
Maximum Floor Area Ratio	0.20	0.158	0.158
Minimum Lot Area	15,000 sf	15,177 sf	15,177 sf
Minimum Lot Width	100'	130'	130'
Minimum Street Frontage	75'	107.26'	107.26'
Required Front Yard	30'	34.44'	34.44'
Required Side Yard	20'	28.38'	28.38'
Total Side Yard	50'	82.9'	82.9'
Required Rear Yard	35'	29.56'	29.56'
Maximum Building Height	11' = 30'	19.0'	19.0'

*\* Indicates existing nonconformity not to be made worse*

**1 PLOT PLAN / ZONING TABLE**  
SCALE: 1" = 40'

BASED ON A SURVEY PREPARED BY ALFRED R. VOST II, PLS DATED OCT 1968

SEP 21 2022  
TOWN OF ORANGEBURG