

ZONING BOARD OF APPEALS

Town of Orangetown  
20 Greenbush Road  
Orangeburg, New York 10962  
(914) 359-8410 (ex. 4331)

Date: August 10, 2022

TO: OBAPAE

Environmental Management and Engineering  
✓ Rockland County Sewer District #1  
New York State Dept. of Transportation  
Palisades Interstate Park Commission  
Orange and Rockland Utilities  
Orangetown Highway  
Fire Prevention (Performance Standards)

Rockland County Drainage ✓  
Rockland County Health ✓  
Rockland County Planning ✓  
Rockland County Highway ✓

Review of Plans: Giulio's Restaurant, 150-154 Washington Street, Tappan, NY  
Section 77.11 Block 1 Lot 56.1 CS zone

This matter is scheduled for:

Chapter 43, CS District, Section 3.12, Column 8, (Front Yard: 0' or 45' required, 27.7' proposed) for an access ramp at an existing restaurant.

Please review the information enclosed and provide comments. These comments may be mailed, e-mailed or faxed to the Zoning Board Office.

If your Agency does not have any comments at this time, please respond to this office by sending back this sheet.

- US Postal: 20 South Greenbush Road, Orangeburg, NY 10962
- Email to Zoning Board: [darbolino@orangetown.com](mailto:darbolino@orangetown.com) or
- Fax to the Town of Orangetown ZBA @845 359 8526

**Zoning Board Meeting Date: September 21, 2022**

- ( ) Comments attached
- ( ) No Comments at this time. Please send future correspondence for review.
- ( ) No future correspondence for this site should be sent to this agency. Plans reviewed and this agency does not have any further comments.
- ( ) This project is out of the jurisdiction of this agency and has no further comments.

This project is before the Zoning Board on **Wednesday, September 21, 2022**. **Kindly forward your completed review to this office by September 21, 2022.**

Reviewing Agency \_\_\_\_\_

Name \_\_\_\_\_ date: \_\_\_\_\_

Signature: \_\_\_\_\_

Thank you, Deborah Arbolino

Name of Municipality: TOWN OF ORANGETOWN

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

*Please check all that apply:*

<input type="checkbox"/> Commercial <input type="checkbox"/> Residential <input type="checkbox"/> Planning Board <input 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 checked="" 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"/> 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#: BLDC-1542-22  
 ASSIGNED \_\_\_\_\_  
 INSPECTOR: Mike  
 Referred from Planning Board: YES / NO  
 If yes provide date of Planning Board meeting: \_\_\_\_\_

Project Name: Proposed Ramp for Giulio's Restaurant & Repainting

Street Address: 150 - 154 Washington Street  
Orangetown, NY

Tax Map Designation: \_\_\_\_\_ 56.01 & 56.02  
 Section: \_\_\_\_\_ Block: 1 Lot(s): \_\_\_\_\_  
 Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_

Directional Location:  
 On the North side of Washington St., approximately  
10 feet West of the intersection of Corkston Ave, in the  
 Town of Orangetown in the hamlet/village of \_\_\_\_\_  
 Acreage of Parcel 1.559 Acres Zoning District CS  
 School District \_\_\_\_\_ Postal District \_\_\_\_\_  
 Ambulance District \_\_\_\_\_ Fire District \_\_\_\_\_  
 Water District \_\_\_\_\_ Sewer District \_\_\_\_\_

Project Description: (If additional space required, please attach a narrative summary.)  
Provide ADA accessibility to public restaurant & repainting of exterior

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.  
 Date: 7/29/21 Applicant's Signature: [Signature]

# APPLICATION REVIEW FORM

**Applicant:** Besim Qosaj Phone # (973) 417 - 9755

**Address:** 150 - 154 Washington Street Orangetown N.Y. 10983  
Street Name & Number (Post Office) City State Zip Code

**Property Owner:** Besim Qosaj Phone # (973) 417 - 9755

**Address:** 150 - 154 Washington Street Orangetown N.Y. 10983  
Street Name & Number (Post Office) City State Zip Code

**Engineer/Architect/Surveyor:** Robert Zaccone & Associates, P.C. Phone # (201) 767 - 9575

**Address:** 212 White Avenue Old Tappan N.J. 07675  
Street Name & Number (Post Office) City State Zip Code

**Attorney:** none Phone # \_\_\_\_\_

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

**Contact Person:** Robert Zaccone, Architect Phone # (201) 767 - 9575

**Address:** 212 White Avenue Old Tappan N.J. 07675  
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.**

\_\_\_\_\_ State or County Road  
\_\_\_\_\_ Long Path  
\_\_\_\_\_ Municipal Boundary

\_\_\_\_\_ State or County Park  
\_\_\_\_\_ County Stream  
\_\_\_\_\_ County Facility

List name(s) of facility checked above:

\_\_\_\_\_  
\_\_\_\_\_

### Referral Agencies:

\_\_\_\_\_ RC Highway Department  
\_\_\_\_\_ RC Drainage Agency  
\_\_\_\_\_ NYS Dept. of Transportation  
\_\_\_\_\_ NYS Thruway Authority  
\_\_\_\_\_ Adjacent Municipality \_\_\_\_\_  
\_\_\_\_\_ Other \_\_\_\_\_

\_\_\_\_\_ RC Division of Environmental Resources  
\_\_\_\_\_ RC Dept. of Health  
\_\_\_\_\_ NYS Dept. of Environmental Conservation  
\_\_\_\_\_ 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**: n/a

- 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**: n/a

- 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.

n/a

**Environmental Constraints**: n/a

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? Not to our knowledge

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: June 29, 2022  
Applicant: Giulios  
Address: 150 Washington St. Tappan  
RE: Application Made at: same

Chapter 43, Bulk Table 3.12, Column 1 CS, Column 2 Group FF, Column 3 All other uses, Column 8  
Front Yard setback 0' or 45' with 27.7' proposed.

One Variance required

Section: 77.11 Block: 1 Lot: 56.1

Dear Julios:

Please be advised that the Building Permit Application, which you submitted on June 29, 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

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

7-26-22  
Date  
CC: Rosanna Sfraga  
Liz Decort  
Debbie Arbolino

RECEIVED

AUG 1 2022

TOWN OF ORANGETOWN  
BUILDING DEPARTMENT

\*APPLICANT MUST GO TO HABR AFTER ZBA\*



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

**HISTORICAL AREAS BOARD OF REVIEW REFERRAL LETTER**

Date: July 25, 2022

Applicant: Giulios

Address: 150 Washington st, Tappan, NY

RE: Application Made at: same

Subject Referral for: Chapter 12 Section 12-4 Paragraph A requires HABR Approval

Section: 77.11 Block: 1 Lot: 56.1

RECEIVED

Dear Julios:


AUG - 1 2022

Please be advised that the Building Permit Application, which you submitted on June 29, 2022, has been referred to appear before the H.A.B.R. I have enclosed a copy of your application, where you will find at the bottom the reason for denial.

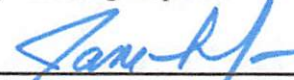
TOWN OF ORANGETOWN  
BUILDING DEPARTMENT

The Clerk to the Historical Areas Board of Review, Debbie Arbolino, can assist you in the preparation necessary to appear before the board. Please contact her at 845-359-8410 ext. 4331 or [darbolino@orangetown.com](mailto:darbolino@orangetown.com)

Sincerely,

 2/26/22

Richard Oliver  
Deputy Building Inspector

 7-26-22

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

Date  
CC: Rosanna Sfraga  
Liz Decort  
Debbie Arbolino

\*APPLICANT MUST GO TO ZBA FIRST\*

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

2 OFFICE SECTION 77.11 BLOCK 1 LOT 56.1 NAME

ZONE: CS **OFFICIAL USE ONLY** ACREAGE: 0.64  
 Inspector: Mike Date App Received: 6-29-22 Received By: [Signature]

Permit No. BDOC154222 Date Issued: \_\_\_\_\_

CO No. \_\_\_\_\_ Date Issued: \_\_\_\_\_

Permit Fee: 672 Ck# 10609 Paid By Giulio

GIS Fee: 190 Ck# \_\_\_\_\_ Paid By \_\_\_\_\_

Stream Maintenance Fee 30 Ck # \_\_\_\_\_ Paid By \_\_\_\_\_

Additional Fee: \_\_\_\_\_ Ck# \_\_\_\_\_ Date Paid \_\_\_\_\_ Paid By \_\_\_\_\_

1st 6 mo. Ext.: \_\_\_\_\_ Ck # \_\_\_\_\_ Exp. Date: \_\_\_\_\_ Paid By JUN 29 2022

2nd 6 mo. Ext.: \_\_\_\_\_ Ck # \_\_\_\_\_ Exp. Date: \_\_\_\_\_ Paid By \_\_\_\_\_

RECEIVED  
 JUN 29 2022  
 TOWN OF ORANGETOWN  
 BUILDING DEPARTMENT

**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: 150 - 154 Washington St. Tappan, NY Lot: 56.1 + 56.2

Section: 77.11 Block: 1

Property Owner: Besim Qosaj QOSA J

Mailing Address: 154 Washington St. Tappan, NY

Email: beny3569@gmail.com Phone #: \_\_\_\_\_

Lessee (Business Name): Besim LLC

Mailing Address: 154 Washington St. Tappan, NY

Email: beny3569@gmail.com Phone #: 913-417-9755

Type of Business / Use: Restaurant - Julia's (Giulio's)

Contact Person: Besim Qosaj Relation to Project: Owner

Email: beny3569@gmail.com Phone #: 913-417-9755

Architect/Engineer: Robert Zaccaro NYS Lic # 13829

Address: 212 White Ave. Old Tappan, NJ Phone #: 201 767 9575

Builder/General Contractor: \_\_\_\_\_ RC Lic # \_\_\_\_\_

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

Plumber: NA RC Lic # \_\_\_\_\_

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

Electrician: NA RC Lic # \_\_\_\_\_

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

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

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

Existing use of structure or land: Restaurant

Proposed Project Description: Restaurant with proposed access ramp

Proposed Square Footage: NA Estimated Construction Value (\$): 30,000.00

**BUILDING DEPARTMENT COMPLETES BELOW**

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

PERMIT REFERRED / DENIED FOR:

Chapter 43 Bulk table 3.21, Col 1 CS Disturb, Col 2 Group R1, Col 3  
 all other uses, Column 9 Front yard setback either 0 or 45'  
 with 27.7' proposed. Variance Required.

Chapter 12, Section 12-4 Paragraph A requires HARB approval.

HARBOR [Signature] 8/7/26/22

Giulio's