

ZONING BOARD OF APPEALS

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

Date: October 27, 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: Zapata, 17 Andre Hill Road, Tappan NY

Section 77.10 Block 3 Lot 76.1 R-15 zone

This matter is scheduled for:

Chapter 43, R-15 District, Section 3.12, Group M, (Section 5.21 Undersized lot applies)  
Columns 4 ( Floor Area Ratio: 20% permitted, 24% proposed), 8 (Front Yard: 30' required, 22' existing for an existing detached garage) and 9 (Side Yard: 15' required, 13' proposed), 10 (Total Side Yard: 30' required, 22' proposed) and from Section 5.21 (e) ( Building Height: 20' permitted, 26' proposed) for a new single-family residence with an existing accessory garage and shed on the property. The premises are located at 17 Andre Hill Road, Tappan, New York and identified on the Orangetown Tax Map as Section 77.10, Block 3, Lot 76.1 in the R-15 zoning district.

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: December 7, 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, December 7, 2022**. **Kindly forward your completed review to this office by December 7, 2022.**

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

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

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

Thank you, Deborah Arbolino

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"/> <b>Planning Board</b>	<input type="checkbox"/> <b>Historical Board</b>
<input type="checkbox"/> <b>Zoning Board of Appeals</b>	<input type="checkbox"/> <b>Architectural Board</b>
<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#:** \_\_\_\_\_

**ASSIGNED**

**INSPECTOR:** \_\_\_\_\_

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

Project Name: Zapata  
~~NEW HOUSE 17 ANDRE HILL RD. TAPPAN NY~~

Street Address: 17 ANDRE HILL RD.  
TAPPAN, NY 10983

**Tax Map Designation:**

Section: 77.10 Block: 3 Lot(s): 76.1  
Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_

**Directional Location:**

On the EAST side of ANDRE HILL RD., approximately 175 feet SOUTH of the intersection of OLD TAPPAN RD., in the Town of ORANGETOWN in the hamlet/village of TAPPAN.

Acreage of Parcel <u>.26 AC</u>	Zoning District <u>R-15</u>
School District <u>SOUTH ORANGETOWN CSD</u>	Postal District <u>10983</u>
Ambulance District <u>SOUTH ORANGETOWN AMBULANCE</u>	Fire District <u>10</u>
Water District <u>VEOLIA</u>	Sewer District <u>ORANGETOWN</u>

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

NEW SINGLE FAMILY RESIDENCE

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

Date: 10/26/22 Applicant's Signature: \_\_\_\_\_

# APPLICATION REVIEW FORM

**Applicant:** JUAN ZAPATA Phone # 845-558-9018

**Address:** 30 SCHRIEVER LANE NEW CITY NY 10956  
Street Name & Number (Post Office) City State Zip Code

**Property Owner:** \_\_\_\_\_ Phone # \_\_\_\_\_

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

**Engineer/Architect/Surveyor:** ROBERT E. SORACE Phone # 845-638-1498

**Address:** 135 SOUTH MAIN ST. NEW CITY NY 10956  
Street Name & Number (Post Office) City State Zip Code

**Attorney:** STEVEN GRECO Phone # 845-357-8977

**Address:** 4 EXECUTIVE BLVD. SUITE 204 SUFFERN NY 10901  
Street Name & Number (Post Office) City State Zip Code

**Contact Person:** JUAN ZAPATA Phone # 845-558-9018

**Address:** 30 SCHRIEVER LANE NEW CITY NY 10956  
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:

- 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.

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



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 17, 2022

Applicant: Zapata

Address: 17 Andre Hill Rd. 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 4 Max FAR 20% w/ 24% proposed, Column 9 Required Side Yard 15' w/ 13' proposed, Column 10 Required Total Side Yard 30' w/ 22' proposed. Section 5.21(e) Max Height 20' w/ 26' proposed

Four Variances required

ENC: Existing Non-Conforming Garage in Front Yard (30' w/ 22' existing)

Section: 77.10

Block: 3

Lot: 76.1

Dear Zapata:

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

September 19, 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

10/17/22

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

10/17/22

Date  
CC: Rosanna Sfraga  
Liz Decort  
Debbie Arbolino

**MUST APPEAR AT ZBA FIRST**



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

**Referral to the ARCHITECTURE AND COMMUNITY APPARANCE  
BOARD OF REVIEW**

Date: October 17, 2022 Section: 77.10 Block: 3 Lot: 76.1

Applicant: Zapata

Address: 17 Andre Hill Rd, Tappan, NY

RE: Application Made at: same

Referred For: **Chapter 2 § 2-4 To review applications for building permits.**

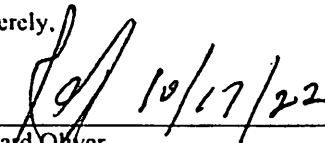
A. Every application for a building permit for the construction, reconstruction or alteration of any structure in excess of 1,000 cubic feet of cubical contents proposed for construction, and every application for the development or subdivision of land, and any such application for a building permit, land use or any other development with the Town of Orangetown filed with the Town Board, Planning Board or Building Inspector shall be referred to the Architecture and Community Appearance Board of Review within seven days of the submission of the application, provided that it conforms in all respects to all other applicable laws and ordinances. This law shall not apply to an application for a single- or two-family residence or residential accessory structure on individual property, except that the Building Inspector, in his discretion, may refer such an application to the Board of Review if it appears, in the light of the standards set forth in § 2-5, that there is a need for such referral.


Comments: New single family residence w existing garage

Dear Zapata:

Please be advised that the Building Permit Application, which you submitted on September 19, 2022, has been referred to the Orangetown Architecture and Community Appearance Board of Review, ACABOR. I have enclosed a Xerox copy of your application, where you will find at the bottom the reason for referral. The Clerk to the ACABOR, Cheryl Coopersmith, will assist you in the preparation necessary to appear before the board. She can be reached at 845-359-8410 ext. 4330 or CCoopersmith@orangetown.com

Sincerely,

  
Richard Oliver  
Deputy Building Inspector

  
Signature of Director  
Date 10/17/22  
NOTE: PLEASE KEEP FOR YOUR RECORDS  
8-12-20-CCC  
CC: Liz Decort  
Cheryl Coopersmith  
**MUST APPEAR AT ZBA1ST.**

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

**ZONE:** R-15 **OFFICIAL USE ONLY** **ACREAGE:** .26  
**Inspector:** Don **Date App Received:** 9/19/22 **Received By:** SM  
**Permit No.** BLDR 2047-22 **Date Issued:** \_\_\_\_\_  
**CO No.** \_\_\_\_\_ **Date Issued:** \_\_\_\_\_  
**Permit Fee:** 4,956 **Ck#** 2280 **Paid By:** Juan & Yenoris Zapata  
**GIS Fee:** 20 **Ck#** " " **Paid By:** " "  
**Stream Maintenance Fee** **Ck #** \_\_\_\_\_ **Paid By** \_\_\_\_\_  
**Additional Fee:** \_\_\_\_\_ **Ck#** \_\_\_\_\_ **Date Paid** \_\_\_\_\_ **Paid By** \_\_\_\_\_  
**1<sup>st</sup> 6 mo. Ext.:** \_\_\_\_\_ **Ck #** \_\_\_\_\_ **Exp. Date:** \_\_\_\_\_ **Paid By** \_\_\_\_\_  
**2<sup>nd</sup> 6 mo. Ext.:** \_\_\_\_\_ **Ck #** \_\_\_\_\_ **Exp. Date:** \_\_\_\_\_ **Paid By** \_\_\_\_\_

**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:** 7 ANDRE HILL RD, TAPPAN NY  
**Section:** 77.10 **Block:** 3 **Lot:** 70.1  
**Property Owner:** JUAN ZAPATA  
**Mailing Address:** 30 SCHRIEVER LANE, NEW CITY, NY 10956  
**Email:** JZAPATA@YAHOO.COM **Phone #:** 845-552-9018  
**Lessee (Business Name):** \_\_\_\_\_  
**Mailing Address:** \_\_\_\_\_  
**Email:** \_\_\_\_\_ **Phone #:** \_\_\_\_\_  
**Type of Business /Use:** RESIDENTIAL  
**Contact Person:** JUAN ZAPATA **Relation to Project:** OWNER  
**Email:** JZAPATA@YAHOO.COM **Phone#:** 845-552-9018  
**Architect/Engineer:** ROBERT E. SURACE **NYS Lic #** 049162  
**Address:** 135 SOUTH MAIN STREET **Phone#:** 845-655-1498  
**Builder/General Contractor:** \_\_\_\_\_ **RC Lic #** \_\_\_\_\_  
**Address:** \_\_\_\_\_ **Phone#:** \_\_\_\_\_  
**Plumber:** \_\_\_\_\_ **RC Lic #** \_\_\_\_\_  
**Address:** \_\_\_\_\_ **Phone#:** \_\_\_\_\_  
**Electrician:** \_\_\_\_\_ **RC Lic #:** \_\_\_\_\_  
**Address:** \_\_\_\_\_ **Phone#:** \_\_\_\_\_  
**Heat/Cooling:** \_\_\_\_\_ **RC Lic#:** \_\_\_\_\_  
**Address:** \_\_\_\_\_ **Phone#:** \_\_\_\_\_

**Existing use of structure or land:** LOT  
**Proposed Project Description:** SINGLE FAMILY RESIDENCE

**Proposed Square Footage:** 2,141 SF **Estimated Construction Value (\$):** \$ 267,625.00

BUILDING DEPARTMENT COMPLETES BELOW

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

**PERMIT REFERRED/DENIED FOR:**

ACAPAR: Chapter 2, 2-4 Requires Approval  
ZBA: Chapter 43 Table 3.12, Column 1 R-15, Column 2 Group M  
Column 3 SRP, Column 4 MAX PAR 20% w/ 24% proposed.  
Column 9 Side Yd per Sect 5.21(c) 15' w/ 13' proposed, Column  
10 Total Side Yd 30' w/ 22' proposed. Column 12 Max Height  
per 5.21(e) 20' w/ 26' proposed Existing Non-Conforming Garage

SCANNED

SEP 21 2022

SM

FOR OFFICE USE ONLY

SECTION 77.10 BLOCK 3 LOT 70.1 NAME ZAPATA

PERMIT# P.22-2047

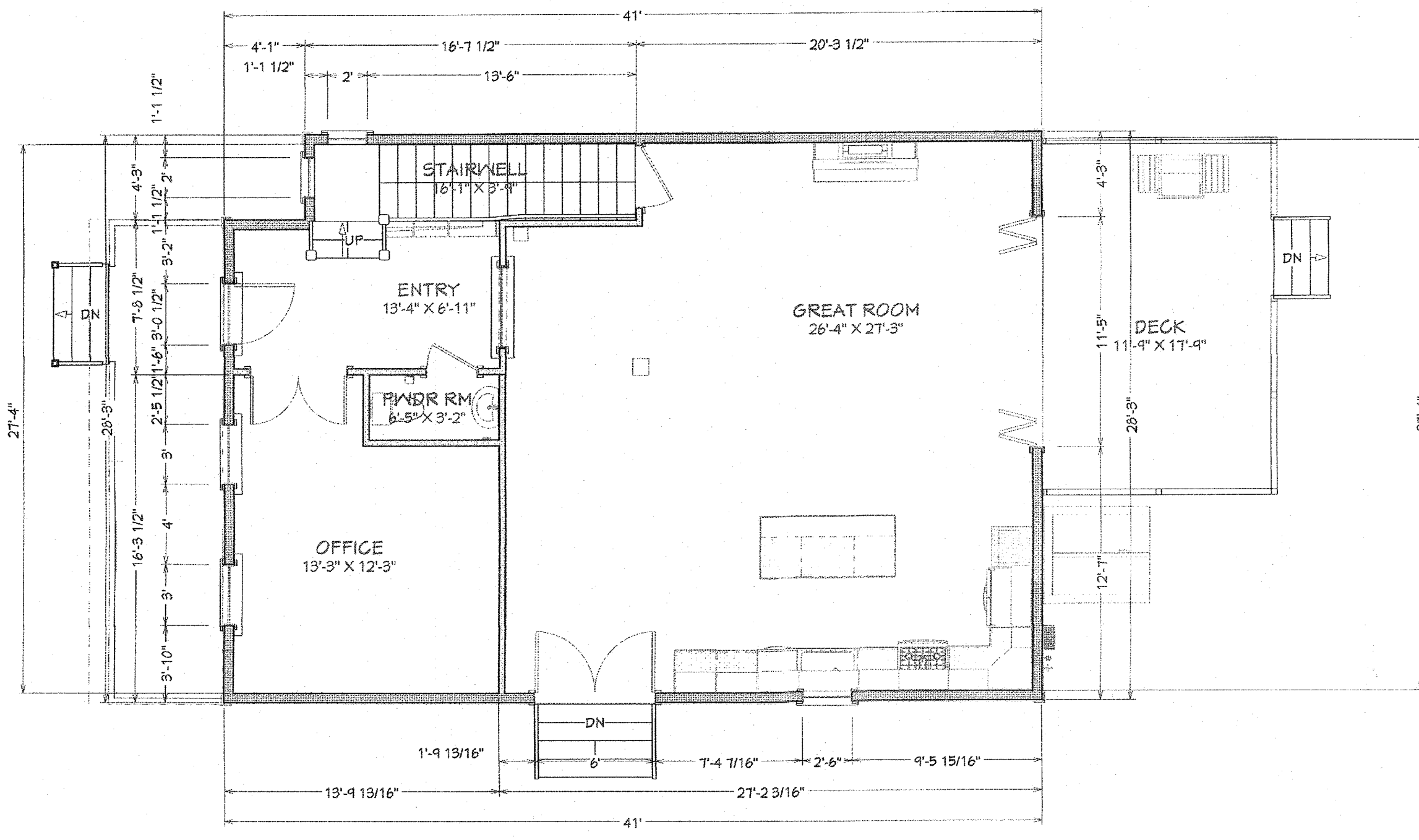
Section 5.21(c & e) apply

20' w/ 26' proposed

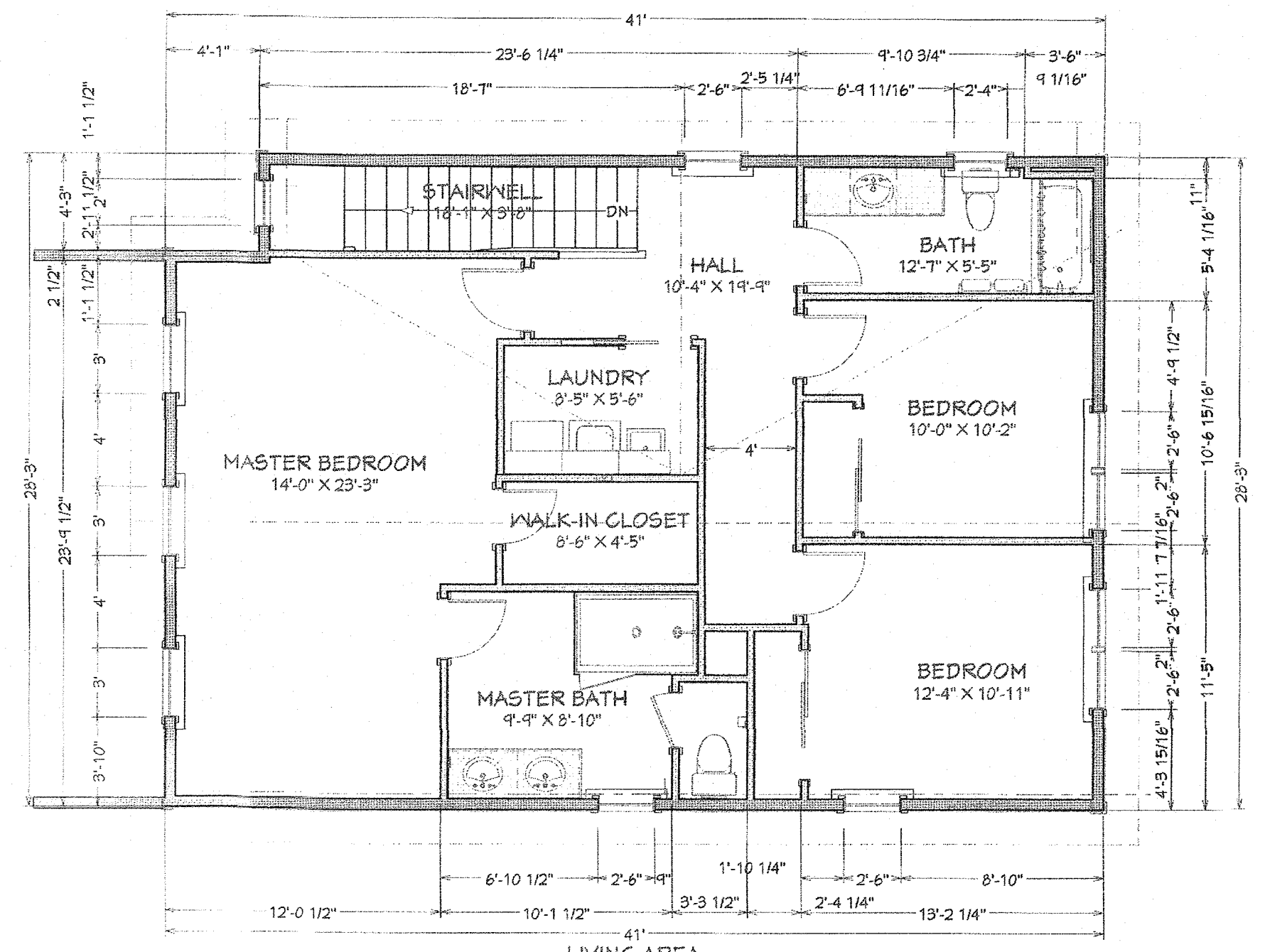
SWIS	PRINT KEY	NAME	ADDRESS
392489	77.10-2-83	✓ Abel Monzon	• 16 William St, Sparkill, NY 10976
392489	77.10-2-84	✓ Manuel I Acosta	• 96 Route 303, Tappan, NY 10983
392489	77.10-2-85	✓ Iliyassou Moutairou	• 148 Old Tappan Rd, Tappan, NY 10983
392489	77.10-2-86	✓ Bridget Rogan	• 152 Old Tappan Rd, Tappan, NY 10983
392489	77.10-2-87	✓ Edgar Villamor	• 156 Old Tappan Rd, Tappan, NY 10983
392489	77.10-3-8	✓ Helen Sue Kagan	• 171 Old Tappan Rd, Tappan, NY 10983
392489	77.10-3-9	✓ Scott Hoffer	• 161 Old Tappan Rd, Tappan, NY 10983
392489	77.10-3-10	✓ George Fernandez	• 149 Old Tappan Rd, Tappan, NY 10983
392489	77.10-3-11	✓ Jose & Alina Oquendo	• 131 Old Tappan Rd, Tappan, NY 10983
392489	77.10-3-12	✓ Stephen Regina	• 127 Old Tappan Rd, Tappan, NY 10983
392489	77.10-3-13.1	✓ Francesco Greco	• 119 Old Tappan Rd, Tappan, NY 10983
392489	77.10-3-13.2	✓ Ida L Perez	• 34 Stephens Rd, Tappan, NY 10983
392489	77.10-3-73	✓ Dino Leone	• 60 Stephens Rd, Tappan, NY 10983
392489	77.10-3-74	✓ Gary M Quinlan	• 54 Stephens Rd, Tappan, NY 10983
392489	77.10-3-75	✓ Frederick Aldorasi	• 42 Stephen Rd, Tappan, NY 10983
392489	77.10-3-76.1	✓ Robert E Bellospirito	• 502 Atwell Hill Rd, Windsor, NY 13865
392489	77.10-3-76.2	✓ Robert E Bellospirito	• 502 Atwell Hill Rd, Windsor, NY 13865
392489	77.10-3-77	✓ Justin Chambers c/o BAT Financial Inc	• 15260 Ventura Blvd Fl 12, Sherman Oaks, CA 91403
392489	77.10-3-78	✓ Bradley Parker	• 31 Andre Hill Rd, Tappan, NY 10983
392489	77.10-3-79	✓ Bryan S Keller	• 41 Andre Hill Rd, Tappan, NY 10983
392489	77.10-3-82	✓ County Of Rockland	• 11 New Hempstead Rd, New City, NY 10956
392489	77.10-3-84	✓ Linda E Lenahan	• 34 Andre Hill Rd, Tappan, NY 10983
392489	77.10-3-85	✓ David E Goldberg	• 30 Andre Hill Rd, Tappan, NY 10983
392489	77.10-3-86	✓ Kathleen W Grimaldi	• 24 Andre Hill Rd, Tappan, NY 10983
392489	77.10-3-87	✓ Steve Navedo	• 20 Andre Hill Rd, Tappan, NY 10983
392489	77.10-3-88	✓ Alberto Malinverno	• 16 Andre Hill Rd, Tappan, NY 10983

25

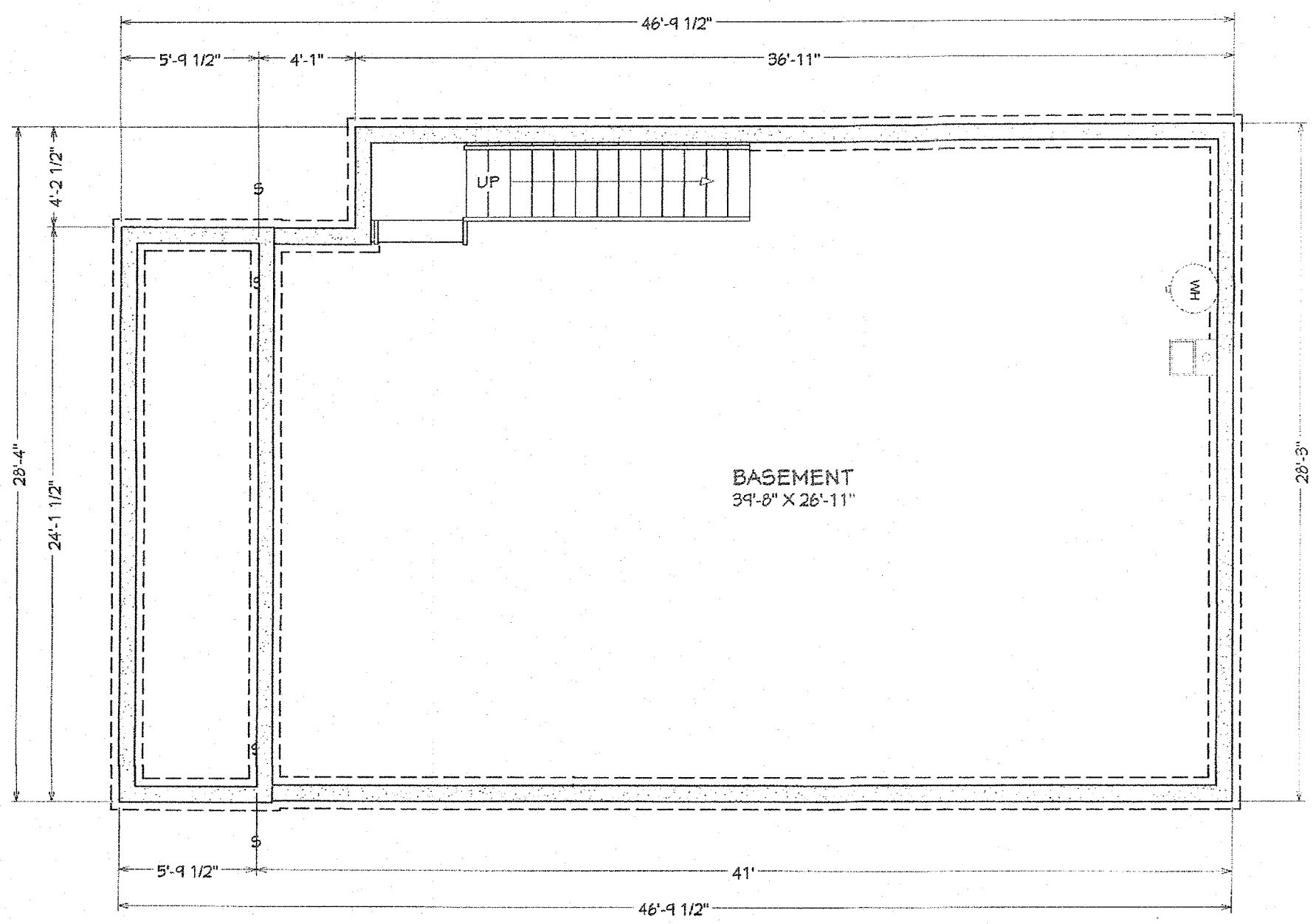




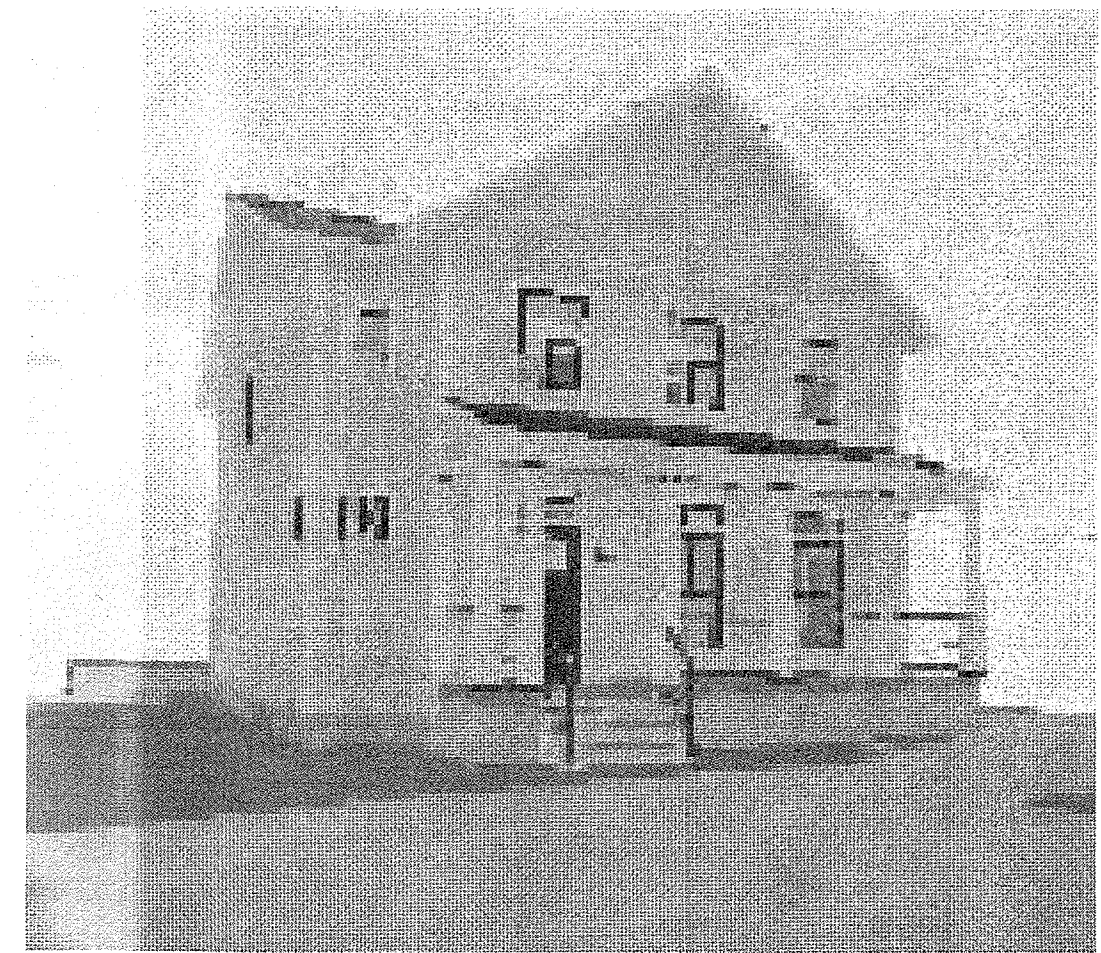
1ST FLOOR PLAN LIVING AREA 1069 SQ FT



2nd FLOOR PLAN LIVING AREA 1072 SQ FT

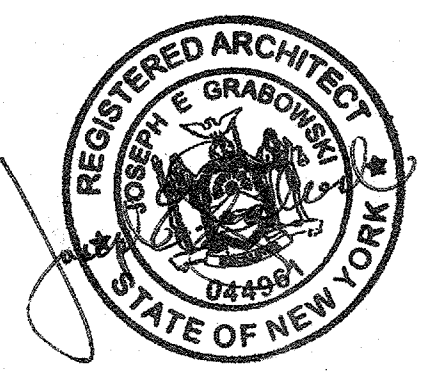


BASEMENT FLOOR PLAN LIVING AREA 1261 SQ FT



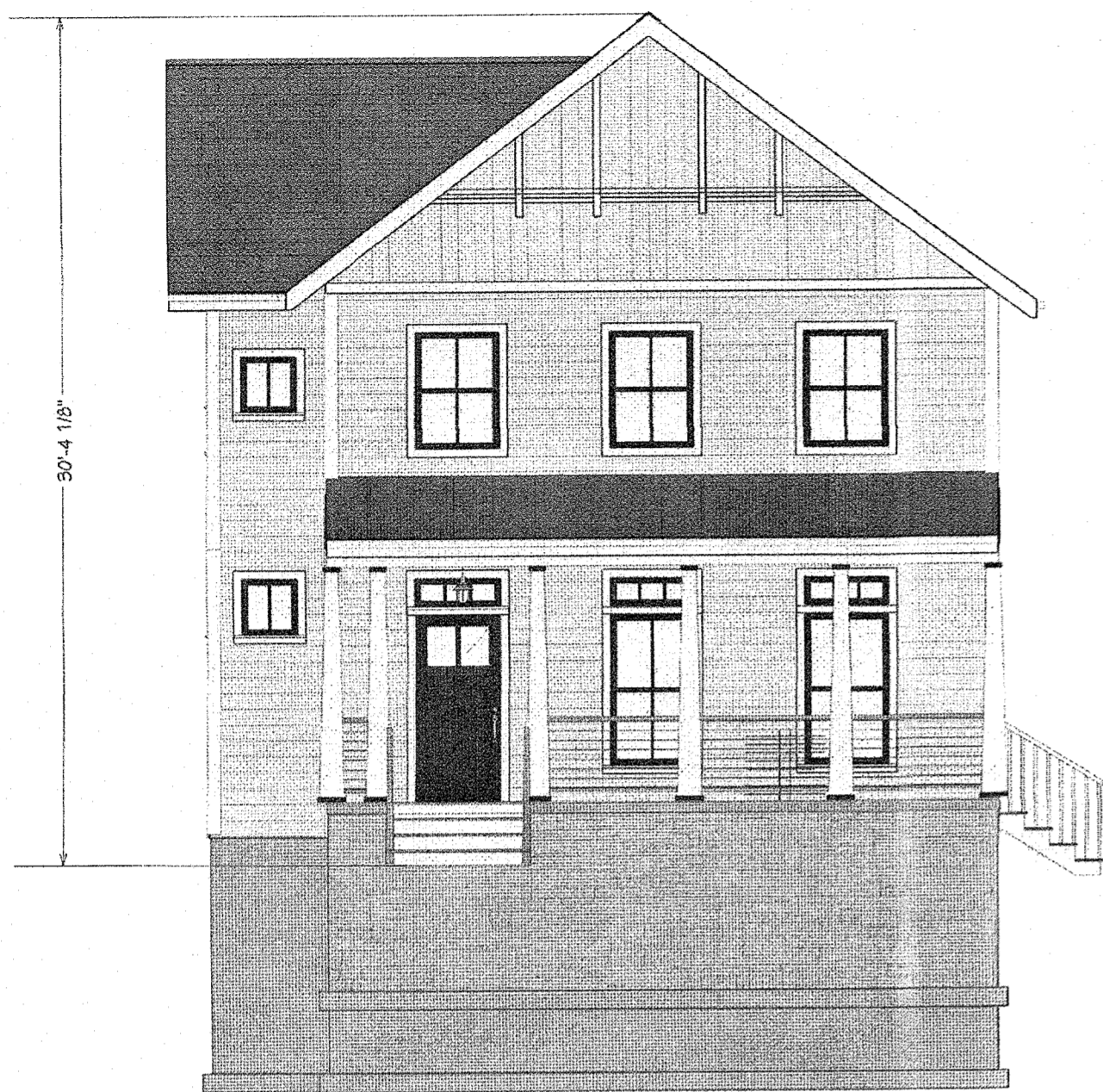
PERSPECTIVE STREET VIEW

DEC 7 2022

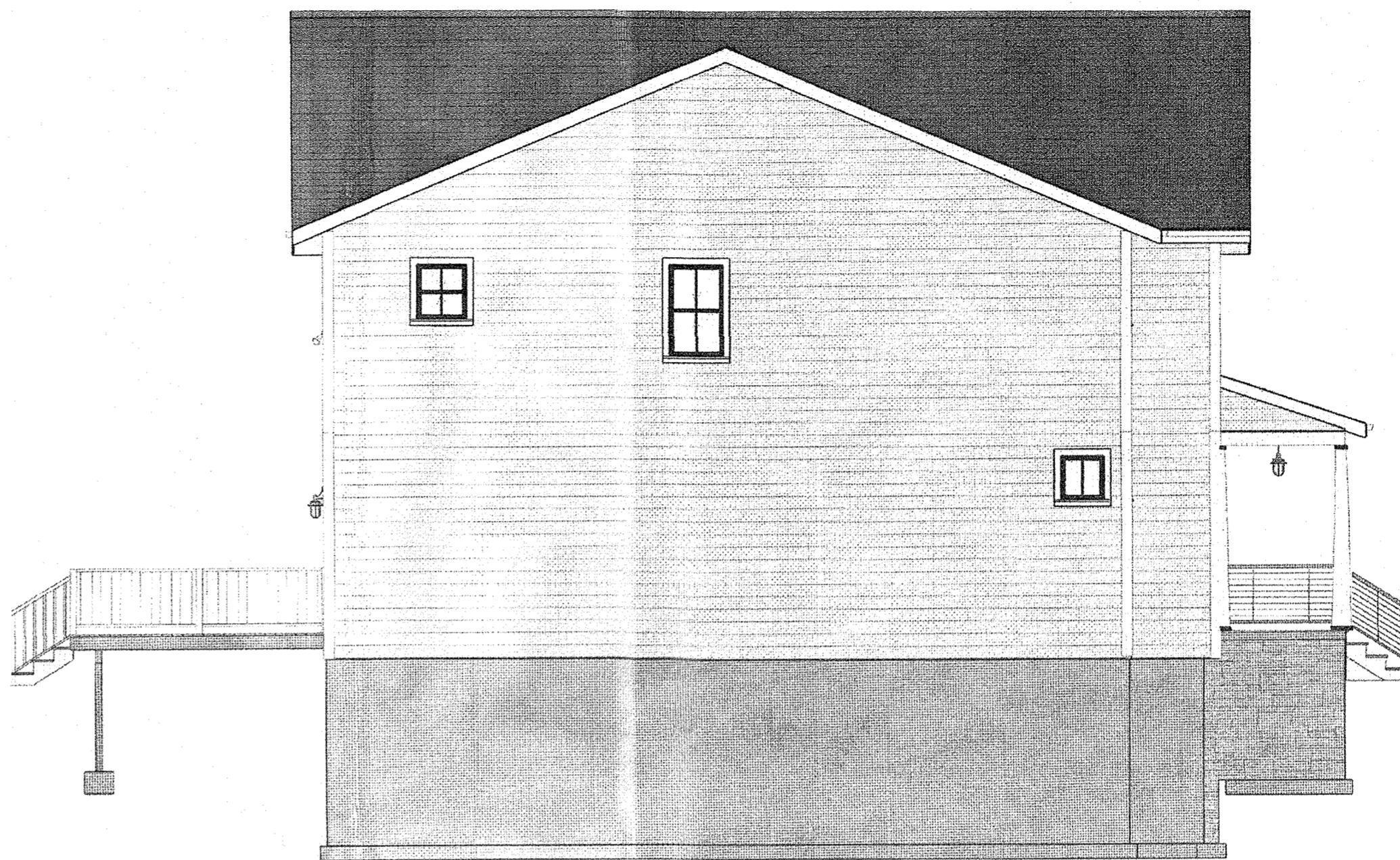


PROJECT DESCRIPTION:		NEW HOUSE 17 ANDRES HILL TAPPAN, NY 10983	
DRAWINGS PROVIDED BY:		Joseph E Grabowski Juan Zapata	
DATE:	July 4, 2022		
SCALE:	1/4" = 1'-0"		
SHEET:	A-1		
SHEET TITLE:		FLOOR PLANS	
NO.	DESCRIPTION	BY	DATE

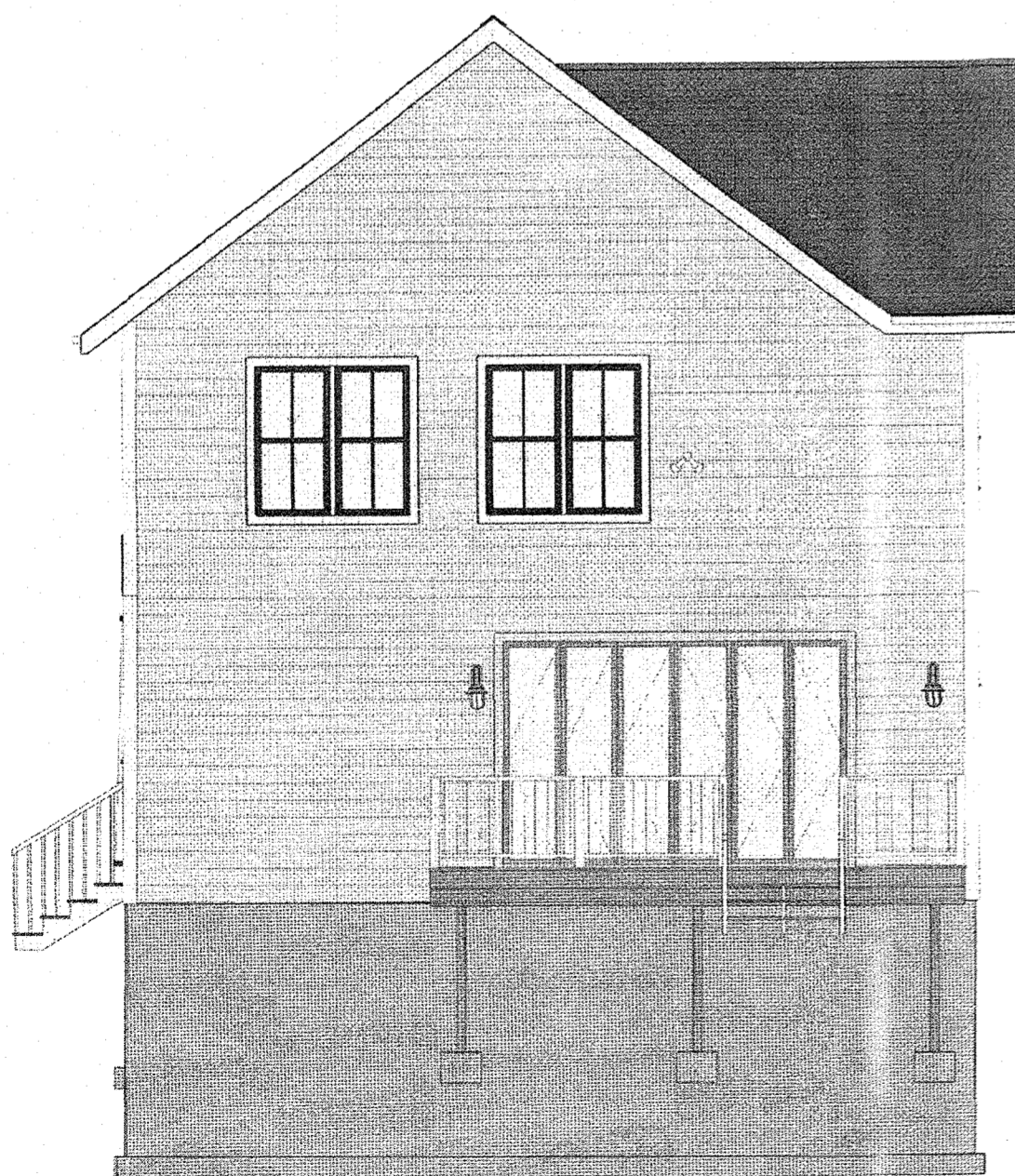




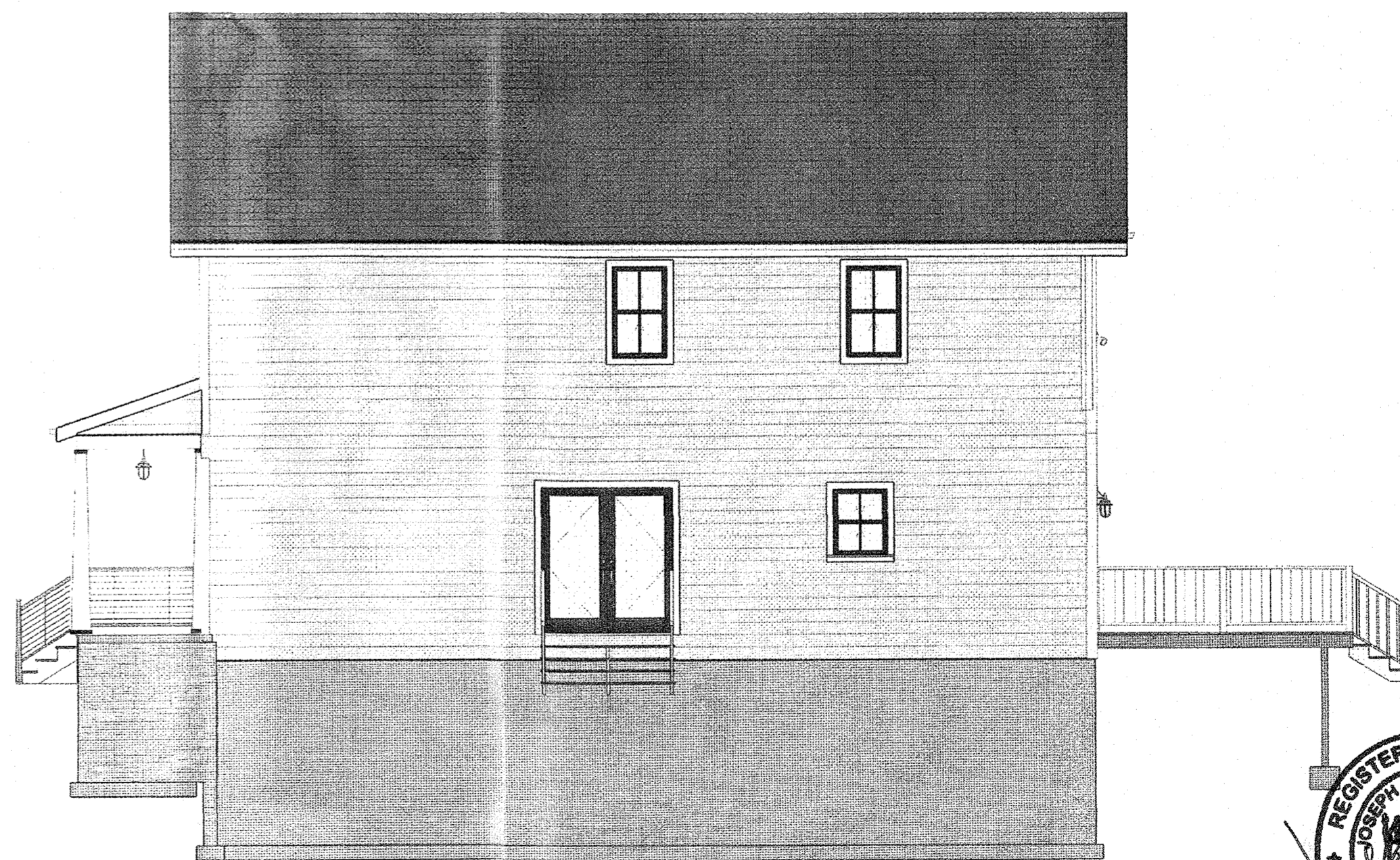
WEST ELEVATION  
ANDRE HILL STREET ELEVATION



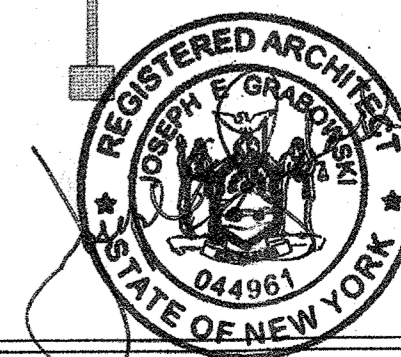
NORTH ELEVATION



EAST ELEVATION  
BACK YARD

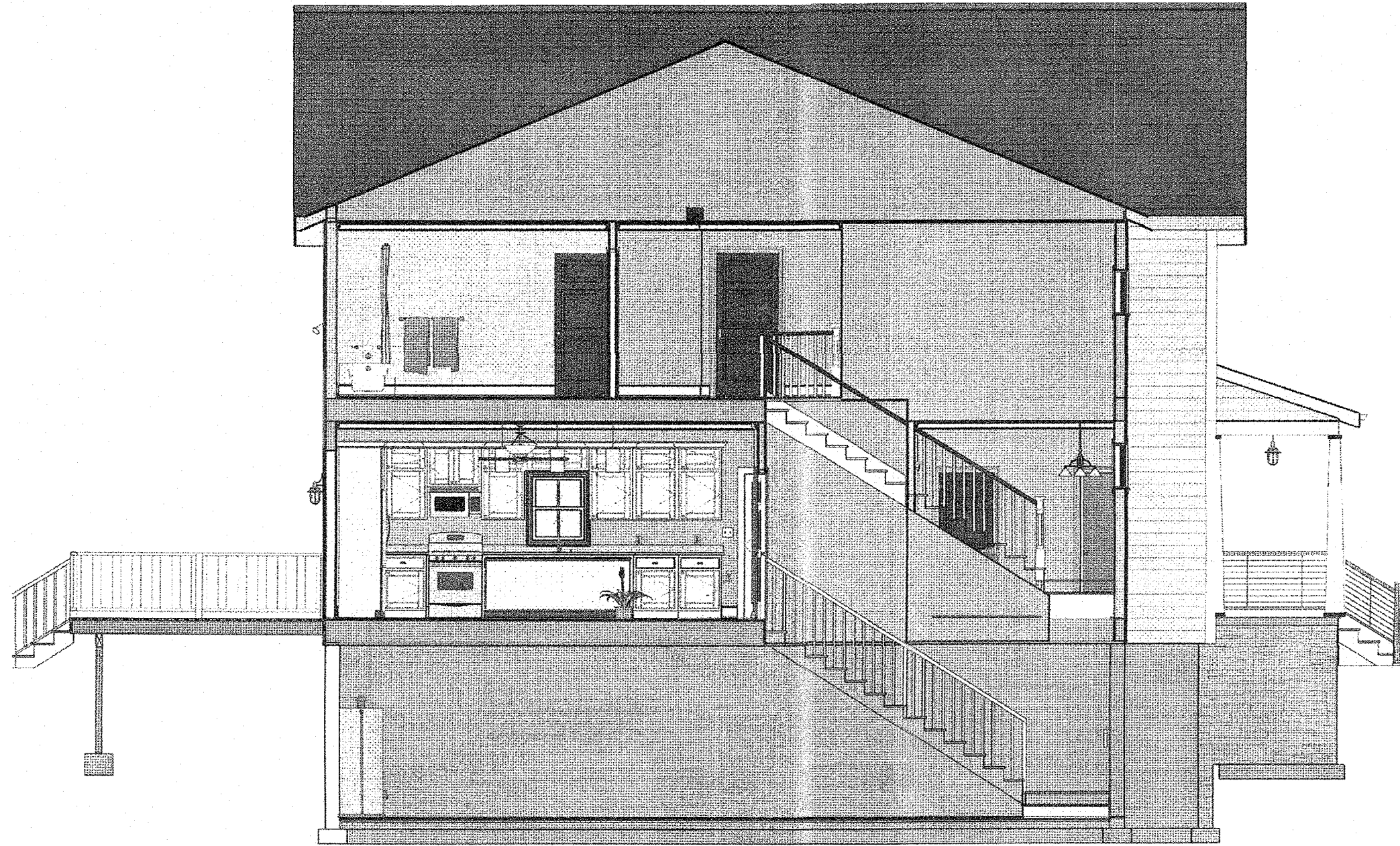


SOUTH ELEVATION

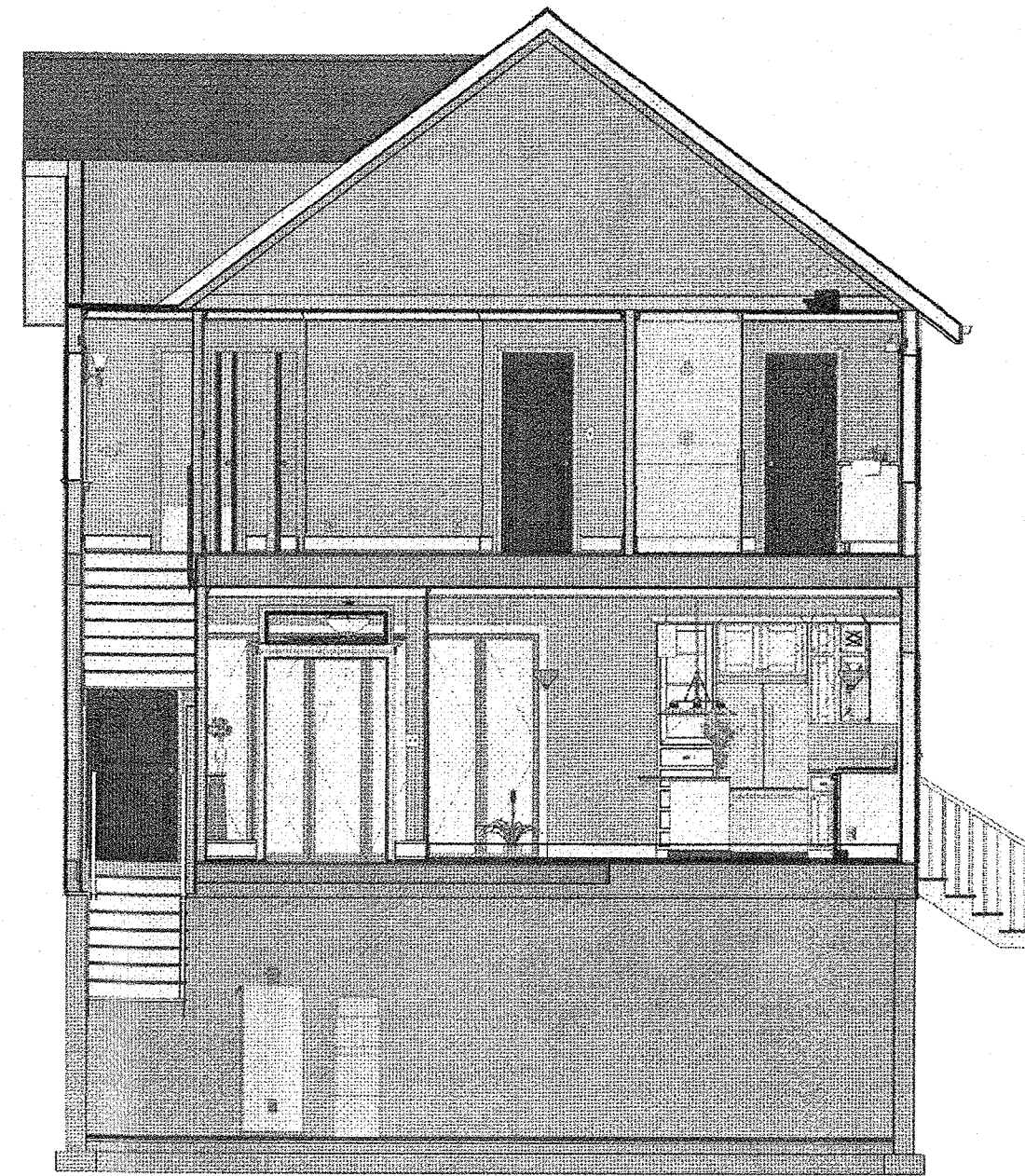


NO.		DESCRIPTION		BY	DATE
SHEET TITLE: ELEVATIONS					
PROJECT DESCRIPTION: NEW HOUSE 17 ANDRES HILL TAPPAN, NY 10983					
DRAWINGS PROVIDED BY: Joseph E. Grabowski Juan Zapata					
DATE: July 4, 2022					
SCALE: 1/4" = 1'-0"					
SHEET: A-2					

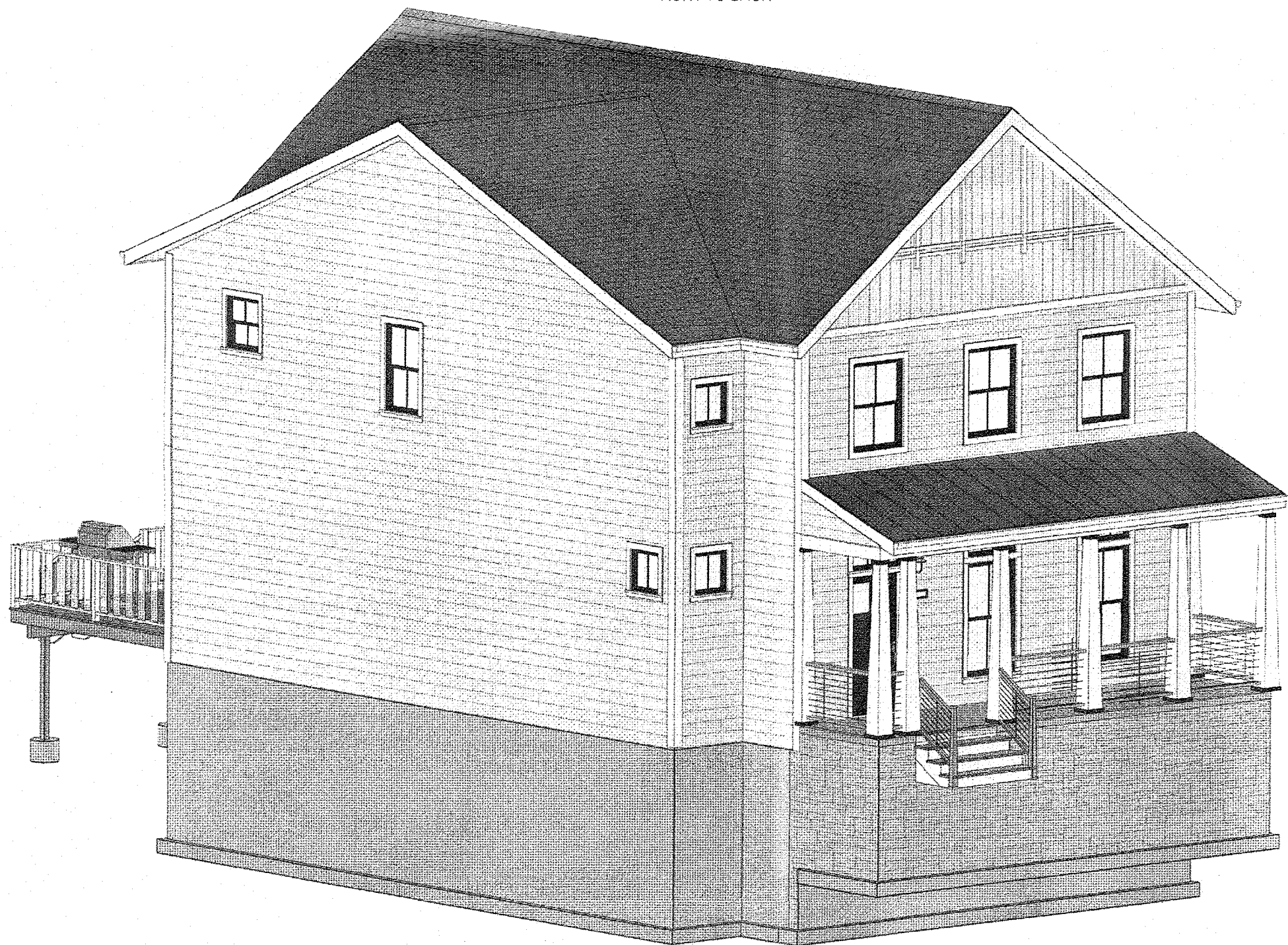




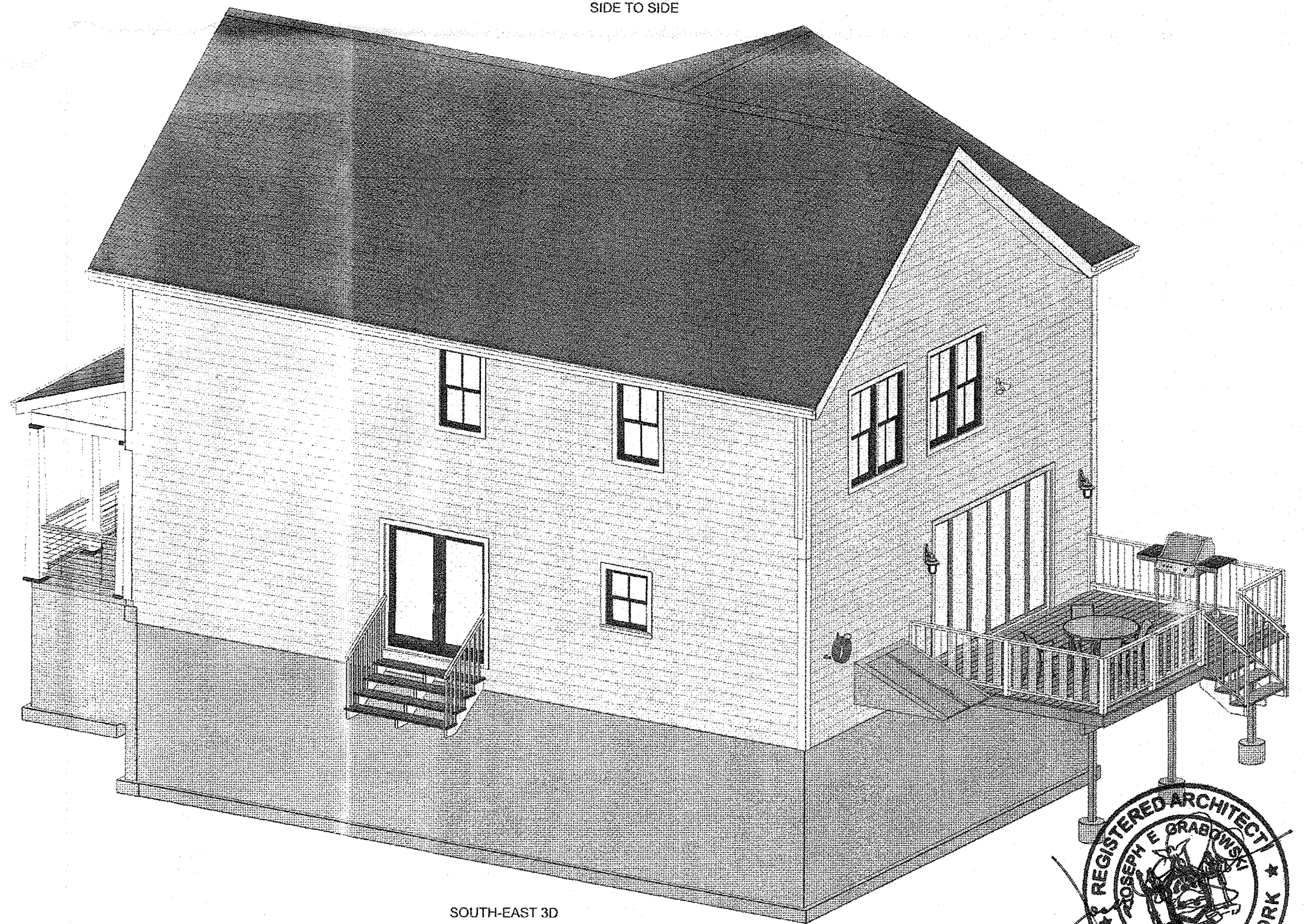
EAST - WEST SECTION  
FRONT TO BACK



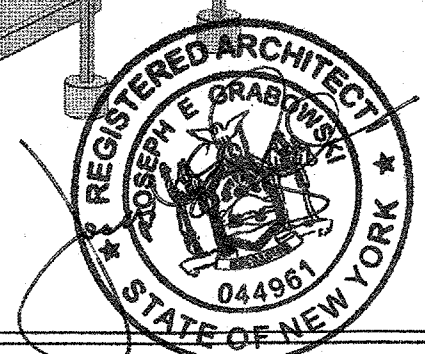
NORTH - SOUTH SECTION  
SIDE TO SIDE



NORTH-WEST 3D



SOUTH-EAST 3D



NO.	DESCRIPTION	BY	DATE

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:  
SECTIONS & 3D VIEWS

PROJECT DESCRIPTION:  
NEW HOUSE  
17 ANDRES HILL  
TAPPAN, NY 10983

DRAWINGS PROVIDED BY:  
Joseph E. Grabowski  
Juan Zapata

DATE:  
July 4, 2022

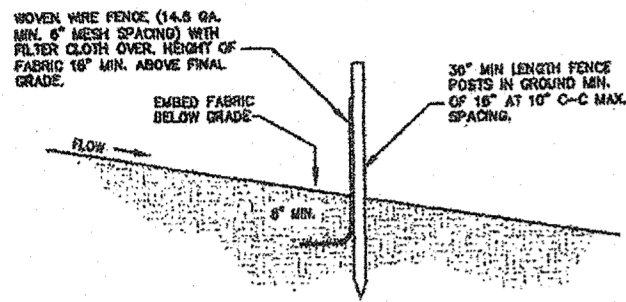
SCALE:  
1/4" = 1'-0"

SHEET:  
A-3



**SOIL EROSION & SEDIMENT CONTROL PLAN**

1. A temporary sediment barrier to be installed below the disturbed areas during construction.
2. All area disturbed by on site grading that will not be constructed upon to be established to permanent vegetative cover.
3. Fertilizer, 5-10-5 agriculture grade apply 20lbs/100 sf.
4. Seed, 50% Pennlawn and 50% Flesta perennial rye, apply 1lb/500 sf.
5. Mulch, apply chopped hay as required for uniform light cover.
6. Moisture as required for germination and growth.
7. Excavated material to be removed from site during construction to minimize sediment run-off.
8. Topsoil storage area to be place in rear of lot and screened with fabric fence.

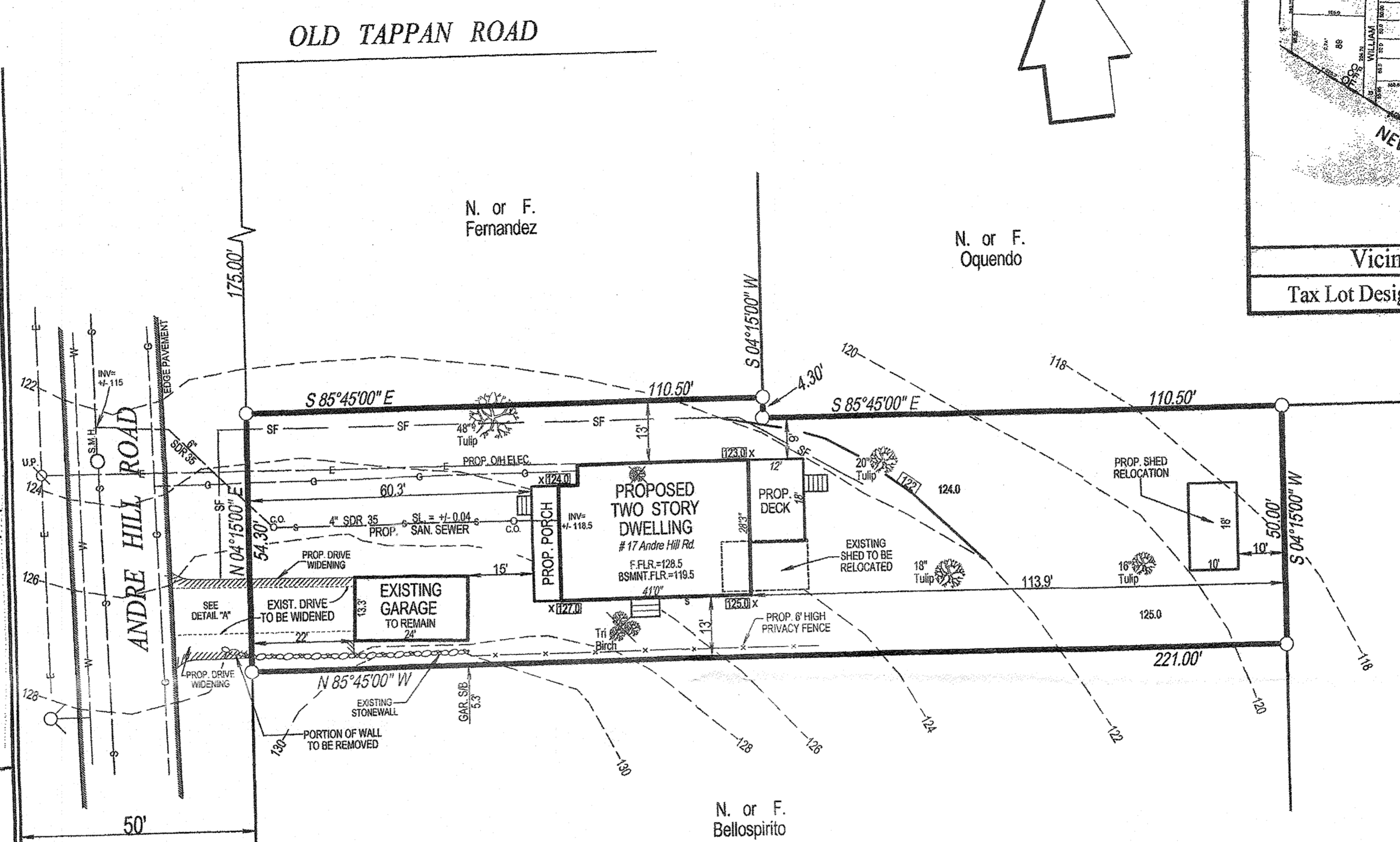
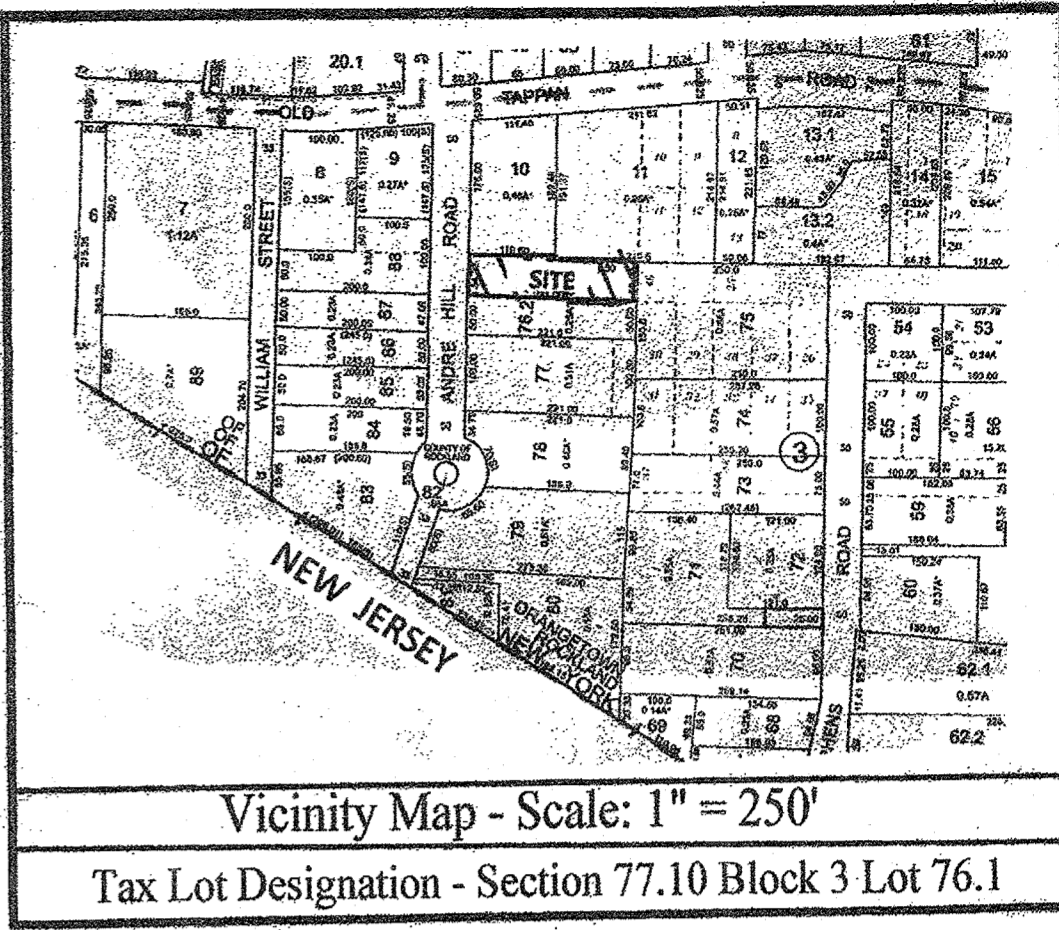
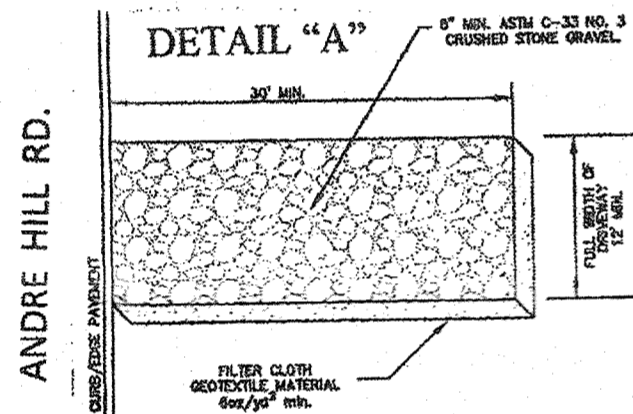


**FABRICATED SILT FENCE**

**NOTES**

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY AT LEAST 6" AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN BULGES DEVELOP IN THE SILT FENCE.
5. POSTS: STEEL T OR U SECTION OR 2" HARDWOOD.
6. FENCE: WOVEN WIRE 14 GA 6" MESH OPENING
7. FILTER CLOTH: FILTER X MIRAFI 100X STABILINKA OR APPROVED EQUAL
8. STANDARD SYMBOL:

**STABILIZED CONSTRUCTION ENTRANCE**



**SITE PLAN**  
For  
**Juan Zapata**  
Tappan  
Town of Orangetown Rockland County, N.Y.  
Scale: 1" = 20' Area = 0.26 Ac.  
August 9, 2022  
October 10, 2022 - Revised

Certified to:  
\* Juan Zapata

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 behalf of 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."

Reference: map entitled "PROPERTY OF D.K. ELMENDORF", Filed in the Rockland County Clerks Office March 17, 1926 in book 37 page 884 as map # 1158. (Portion of Lot 2 and a portion of Lot 3.

Zone R-15 Bulk Regulations Group M

Item	Required	Proposed
Lot Area	15,000 sf	11,525 sf
Lot Width	100 ft.	54.3 ft.
Street Frontage	75 ft.	54.3 ft.
Front Yard	30 ft.	60.3 ft.
Side Yard	* 15 ft.	** 13 ft.
Total Side Yard	* 30 ft.	** 26 ft.
Rear Yard	35 ft.	113.9 ft.
Max. F.A.R.	0.20	** 0.24
Max Bldg. Height	* 20 ft.	** 26 ft.

\* Ch 43, Section 5.21 (c) & (e)  
\*\* DENOTES VARIANCE REQUIRED  
Note: EXISTING NON-CONFORMING GARAGE IN FRONT YARD, 30 FT. MIN. REQUIRED, WITH 22 FT. ENC.



Robert E. Sorace, PLS  
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RO 8374-17