

ZONING BOARD OF APPEALS

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

Date: January 10, 2022

TO: OBAPAE

- | | |
|--|----------------------------|
| Environmental Management and Engineering | ✓ Rockland County Drainage |
| ✓ Rockland County Sewer District #1 | ✓ Rockland County Health |
| New York State Dept. of Transportation | ✓ Rockland County Planning |
| ✓ Palisades Interstate Park Commission | ✓ Rockland County Highway |
| Orange and Rockland Utilities | |
| Orangetown Highway | |

Review of Plans: Teresa DeLuca, 27 Windsor Brook Lane, Tappan, NY
Section 77.07 Block 3 Lot 15 R-15 zone

This matter is scheduled for:

Chapter 43, R-15 District, Group M, Section 6.1 (c) (No off-street parking is permitted within a required front yard of a single or two family residence except either on a driveway [maximum allowable width of 18 feet] or on an approved stoned area: gravel proposed) The premises are located at 27 Windsor Brook Lane, Tappan, New York and identified on the Orangetown Tax Map as Section 77.07, Block 3, Lot 15 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 or
- Fax to the Town of Orangetown ZBA @845 359 8526

Zoning Board Meeting Date: February 15, 2023

- () 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, February 15, 2023**. **Kindly forward your completed review to this office by February 15, 2023.**

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 checked="" type="checkbox"/> Residential
<input checked="" type="checkbox"/> Planning Board	<input type="checkbox"/> Historical Board
<input checked="" 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 checked="" type="checkbox"/> Variance	
<input type="checkbox"/> Performance Standards Review	
<input type="checkbox"/> Use Variance	
<input type="checkbox"/> Other (specify): _____	

PERMIT#: BLDR-2393-2022
ASSIGNED
INSPECTOR: Gm

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

Project Name: DELUCCA GRAVEL DRIVE

Street Address: 27 WINDSOR BROOK LANE
TAPPAN NY 10983

Tax Map Designation:

Section: 77.07 Block: 3 Lot(s): 15
Section: _____ Block: _____ Lot(s): _____

Directional Location:

On the EAST side of WINDSOR BROOK LANE, approximately 266 feet South of the intersection of KINGS HWY, in the Town of ORANGETOWN in the hamlet/village of TAPPAN.

Acreage of Parcel .36
School District SOCSD
Ambulance District 50
Water District Keolis

Zoning District R-15
Postal District Tappan
Fire District Tappan
Sewer District 5 Orangetown

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

DROP OFF OF PRE BUILT SHED & NEW GRAVEL
DRIVEWAY

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

Date: 11/9/23 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 _____
- 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: ~~November 28, 2022~~ 1/10/23 *RS*

Applicant: DeLuca

Address: 27 Windsor Brook Ln, Tappan, NY

RE: Application Made at: same

Chapter 43, Article IV, Section 6.1(c) No off-street parking is permitted within a required front yard of a single family or two family residence except either on a driveway (maximum width 18') or on an approved stoned area. Stoned driveway proposed requires ZBA approval

Section 6.332 Driveways of single or two family residences shall be properly graded to meet the established grade of the public safety right of way and/or sidewalk. Said driveway shall be at least 10' wide with a maximum grade not to exceed 10% and installed with at least 3" of binder mix with a top wearing course of 1-1/2" of fine mix asphalt concrete, rolled with 4-6 ton tandem roller or equivalent as approved by town engineer of consulting engineer.

Section: 77.07 Block: 3 Lot: 15

Dear DeLuca _____:

Please be advised that the Building Permit Application, which you submitted on November 9, 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
 Richard Oliver
 Deputy Building Inspector

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

~~11/30/22~~ 1/10/23 *RS*
 Date
 CC: Rosanna Sfraga
 Liz Decort
 Debbie Arbolino



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ADMINISTRATION AND ENFORCEMENT
TOWN OF ORANGETOWN
20 Greenbush Road
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Jane Slavin, R.A.
Director

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DENIAL TO THE ZONING BOARD OF APPEALS

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Applicant: DeLucca

Address: 27 Windsor Brook Ln, Tappan, NY

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Section: 77.07 Block: 3 Lot: 15

Dear DeLucca:

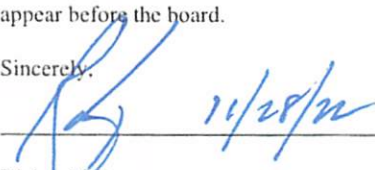
Please be advised that the Building Permit Application, which you submitted on

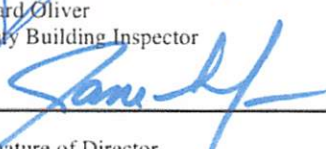
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Sincerely,


Richard Oliver
Deputy Building Inspector


Date: 11/30/22

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

Date
CC: Rosanna Sfraga
Liz Decort
Debbie Arbolino

November 9th 2022

To the Town of Orangetown,

This letter gives authorization to Robert Pisano to handle and sign any and all permit related forms or paperwork for my residence at 27 Windsor Brook Lane Tappan, NY 10983.

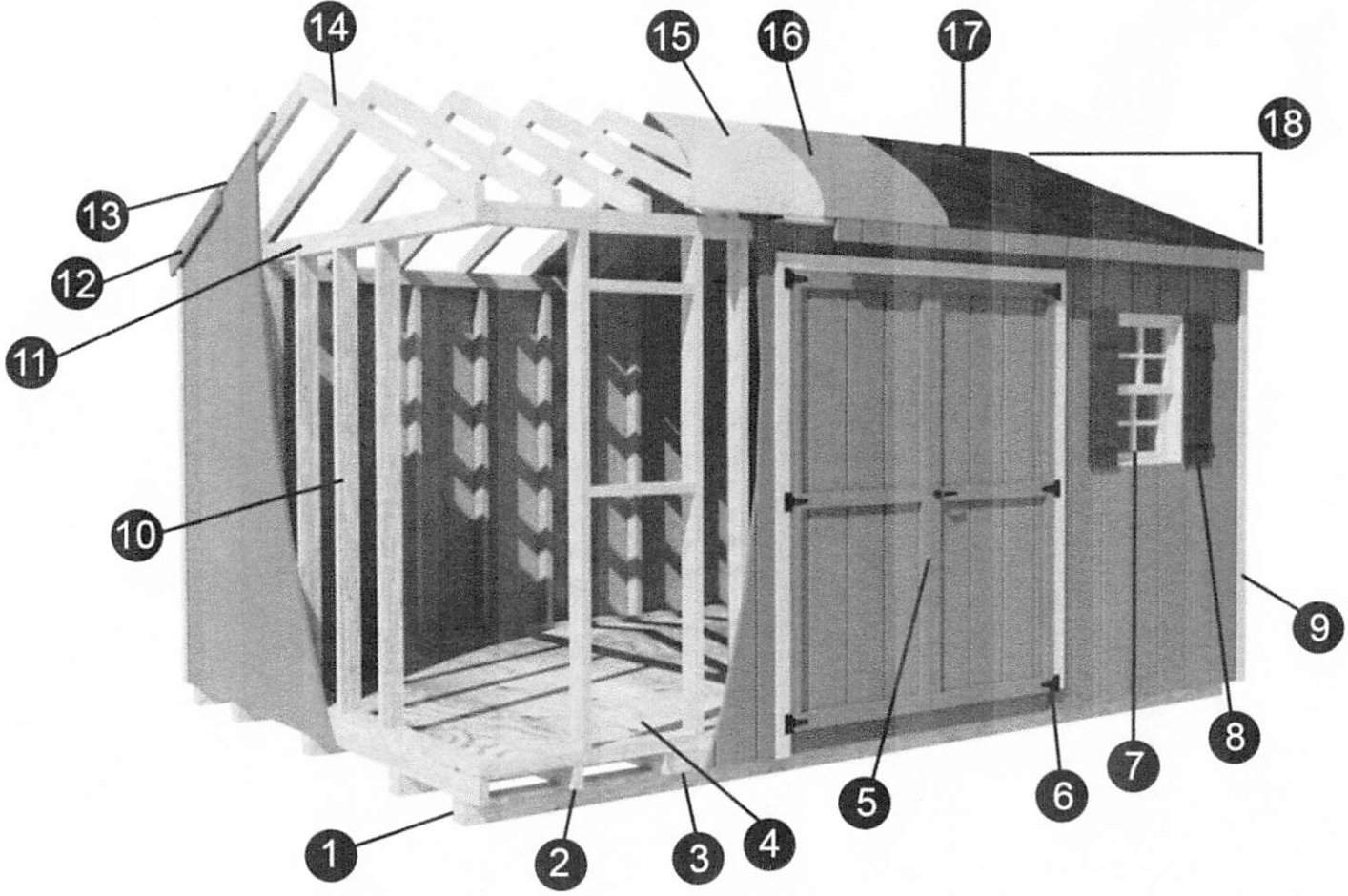
Sincerely,
Teresa DeLucca

Teresa DeLucca
27 Windsor Brook Lane
Tappan, NY 10983

VIS	PRINT KEY	NAME	ADDRESS
2489	77.07-3-10	Michael J Harris	6 Windsor Brook Ln, Tappan, NY 10983 ✓
2489	77.07-3-11	Rocky Cambrea	18 Windsor Brook Ln, Tappan, NY 10983 ✓
2489	77.07-3-12	Jose Roberto Rivera	26 Windsor Brook Ln, Tappan, NY 10983 ✓
2489	77.07-3-13	Rita E Cooperman	36 Windsor Brook Ln, Tappan, NY 10983 ✓
2489	77.07-3-14	Lorraine M Wetzel	37 Windsor Brook La, Tappan, NY 10983 ✓
2489	77.07-3-15	Teresa Delucca	27 Windsor Brook Ln, Tappan, NY 10983 ✓
2489	77.07-3-16	Gaetano De Vincenzo	19 Windsor Brook La, Tappan, NY 10983 ✓
2489	77.07-3-17	Mary Ann Viglietta	7 Windsor Brook Ln, Tappan, NY 10983 ✓
2489	77.08-1-1	Town Of Orangetown	26 Orangeburg Rd, Orangeburg, NY 10962 ✓
2489	77.08-1-2	Susan O'Rourke	363 Kings Hwy, Tappan, NY 10983 ✓
2489	77.08-1-33	Toni Demarsico	44 Eimer St, Tappan, NY 10983 ✓
2489	77.08-1-34	Stephen E Zebiak	40 Eimer St, Tappan, NY 10983 ✓
2489	77.08-1-35	Maria Passarotti	34 Eimer St, Tappan, NY 10983 ✓
2489	77.08-1-36	Patricia A Hennigan	20 Parkway Dr N, Blauvelt, NY 10913 ✓
2489	77.08-1-40	Jaime V Tan	71 Eimer St, Tappan, NY 10983 ✓
2489	77.08-1-42	George Peters	55 Eimer St, Tappan, NY 10983 ✓
2489	77.08-1-43	Mercy Garland	45 Eimer St, Tappan, NY 10983 ✓
2489	77.08-1-44	Michelle Gibber	37 Eimer St, Tappan, NY 10983 ✓
2489	77.08-1-45	John Hartnett	31 Eimer St, Tappan, NY 10983 ✓
2489	77.08-1-46	Alfred Conti	27 Eimer St, Tappan, NY 10983 ✓
2489	77.08-1-47	Michael J Savino	21 Eimer St, Tappan, NY 10983 ✓
2489	77.08-1-48	Christian P Nelson	15 Eimer St, Tappan, NY 10983 ✓
2489	77.08-1-49	Jacqueline Dinuzzo	9 Eimer St, Tappan, NY 10983 ✓

u

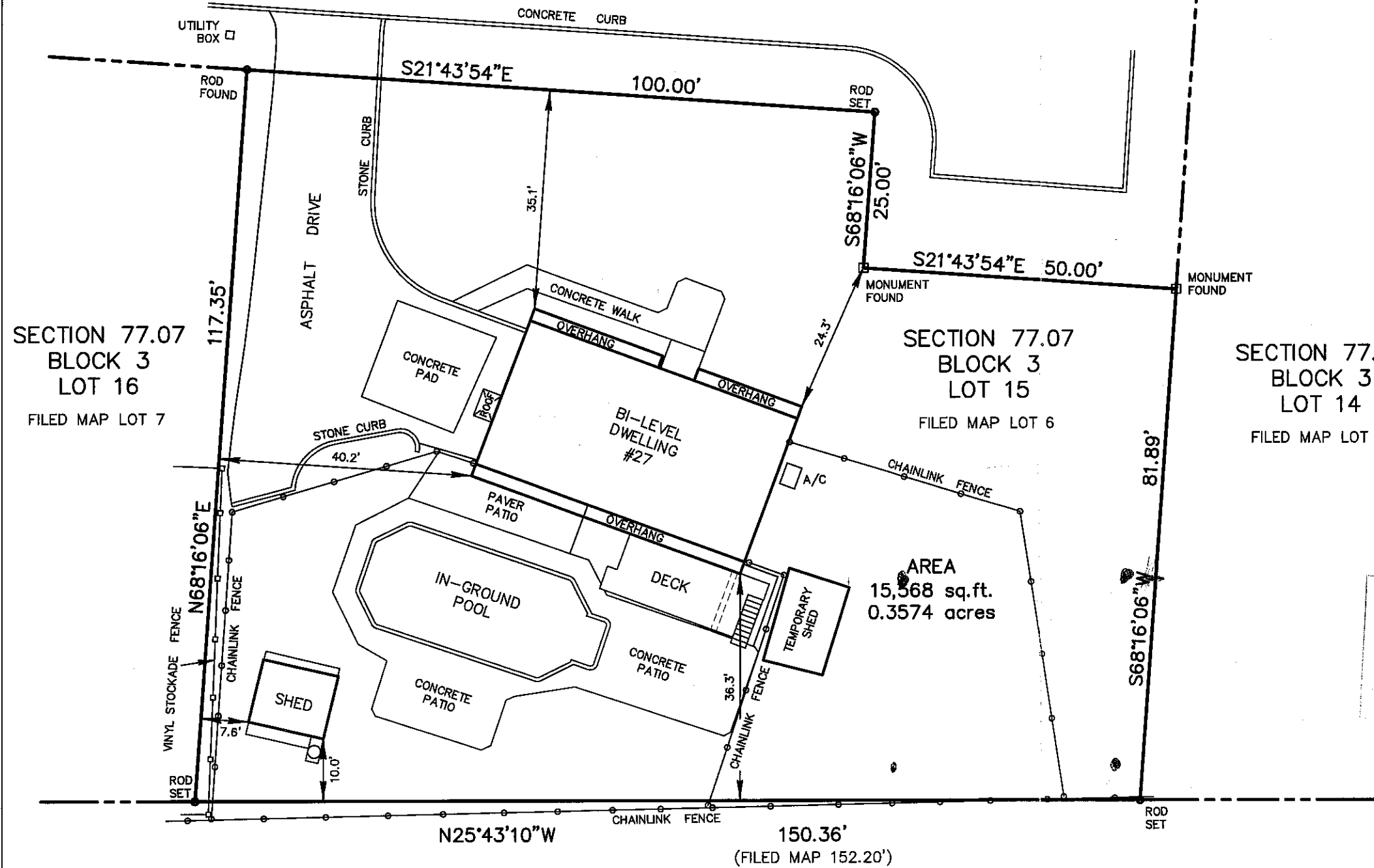
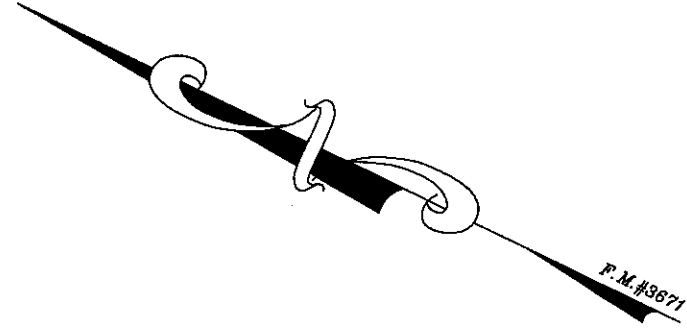
SHED STRUCTURE SPECS.





Standard MaxiBarn Shed Photo Gallery 5
s8220 3 edit

WINDSOR BROOK ROAD (50' WIDE)

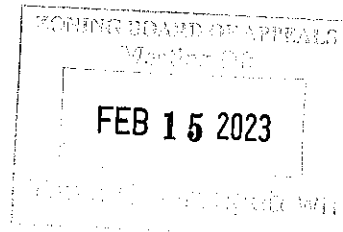


SECTION 77.07
BLOCK 3
LOT 16
FILED MAP LOT 7

SECTION 77.07
BLOCK 3
LOT 15
FILED MAP LOT 6

SECTION 77.07
BLOCK 3
LOT 14
FILED MAP LOT 5

- SURVEY NOTES:**
- 1, COPIES OF THIS SURVEY NOT HAVING THE EMBOSSED SEAL OF THE LAND SURVEYOR SHALL NOT BE VALID.
 - 2, EASEMENTS OR RIGHTS-OF-WAYS ON OR UNDER THESE LANDS AND NOT VISIBLE ARE NOT SHOWN.
 - 3, THIS PROPERTY AND SURVEY ARE SUBJECT TO THE FINDINGS OF A CURRENT TITLE REPORT.
 - 4, DEED REFERENCE: INSTRU.#215-30223
 - 5, MAP REFERENCE: "WINDSOR BROOK ESTATES..." FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON JAN. 25, 1968 AS MAP #3671.



BOUNDARY SURVEY
FOR
PISANO
SECTION 77.07-BLOCK 3-LOT 15
27 WINDSOR BROOK LANE
TAPPAN, TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK

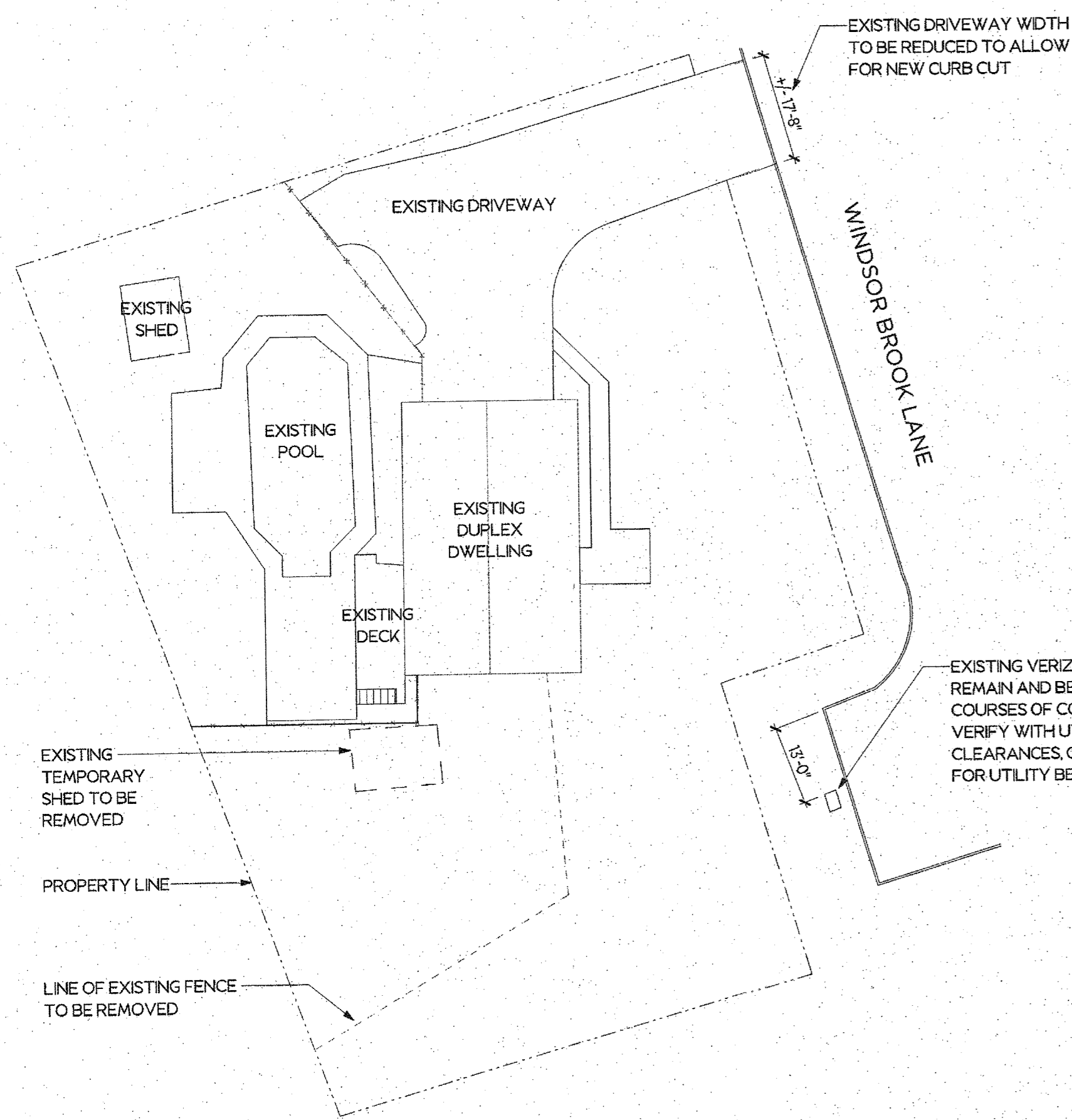
UNAUTHORIZED ALTERATION OR ADDITION TO ANY PLAN OR MAP BEARING THE SEAL OF A PROFESSIONAL ENGINEER OR LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE N.Y. STATE EDUCATION LAW

PALISADES INTERSTATE PARKWAY

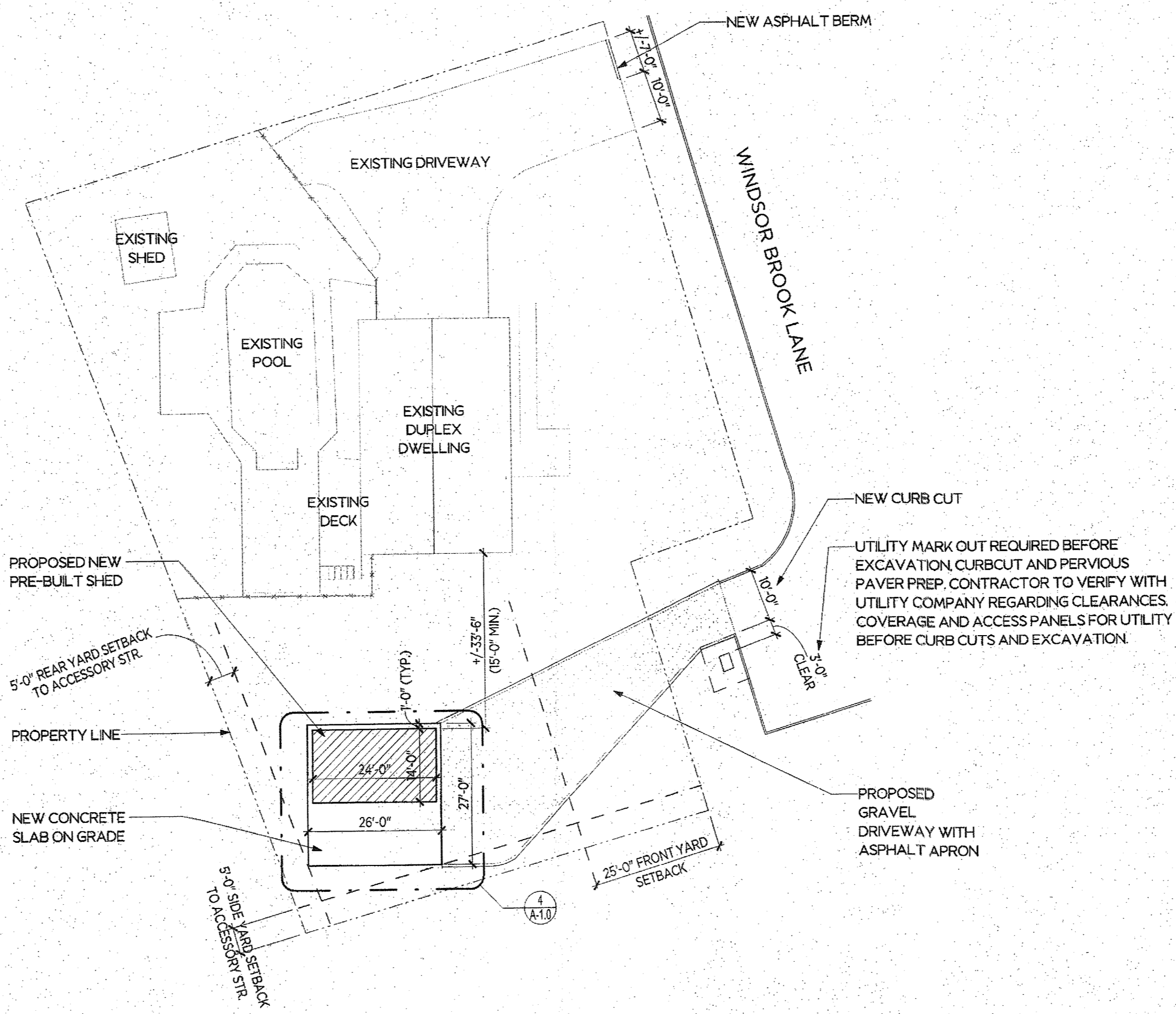
PREPARED BY
JAMES G. SCHEUERMANN
LAND SURVEYOR
19 HOYT ROAD
WARWICK, NEW YORK 10990
(845)-987-4347 JGSCHEUERMANN@GMAIL.COM

James G. Scheuermann
JAMES G. SCHEUERMANN
N.Y.L.S. #050408

SCALE: 1"=20' DATE: SEPT. 22, 2021 JOB #3230
DWG #3230



1 EXISTING SITE PLAN
1" = 20'-0"



2 PROPOSED SITE PLAN
1" = 20'-0"

ZONING ANALYSIS

A. FLOOR AREA REQUIREMENTS
 15568 SF LOT AREA X 3 FAR = 46704 SF ALLOWED FLOOR AREA
 EXISTING FLOOR AREA OF DUPLEX DWELLING = 1978 SF

PROPOSED SHED AREA = 24'-0" X 14'-0"
 NEW BUILDABLE FLOOR AREA = 24'-0" X 14'-0" = 336 SF
 NEW TOTAL PROPOSED FLOOR AREA = 2314 SF

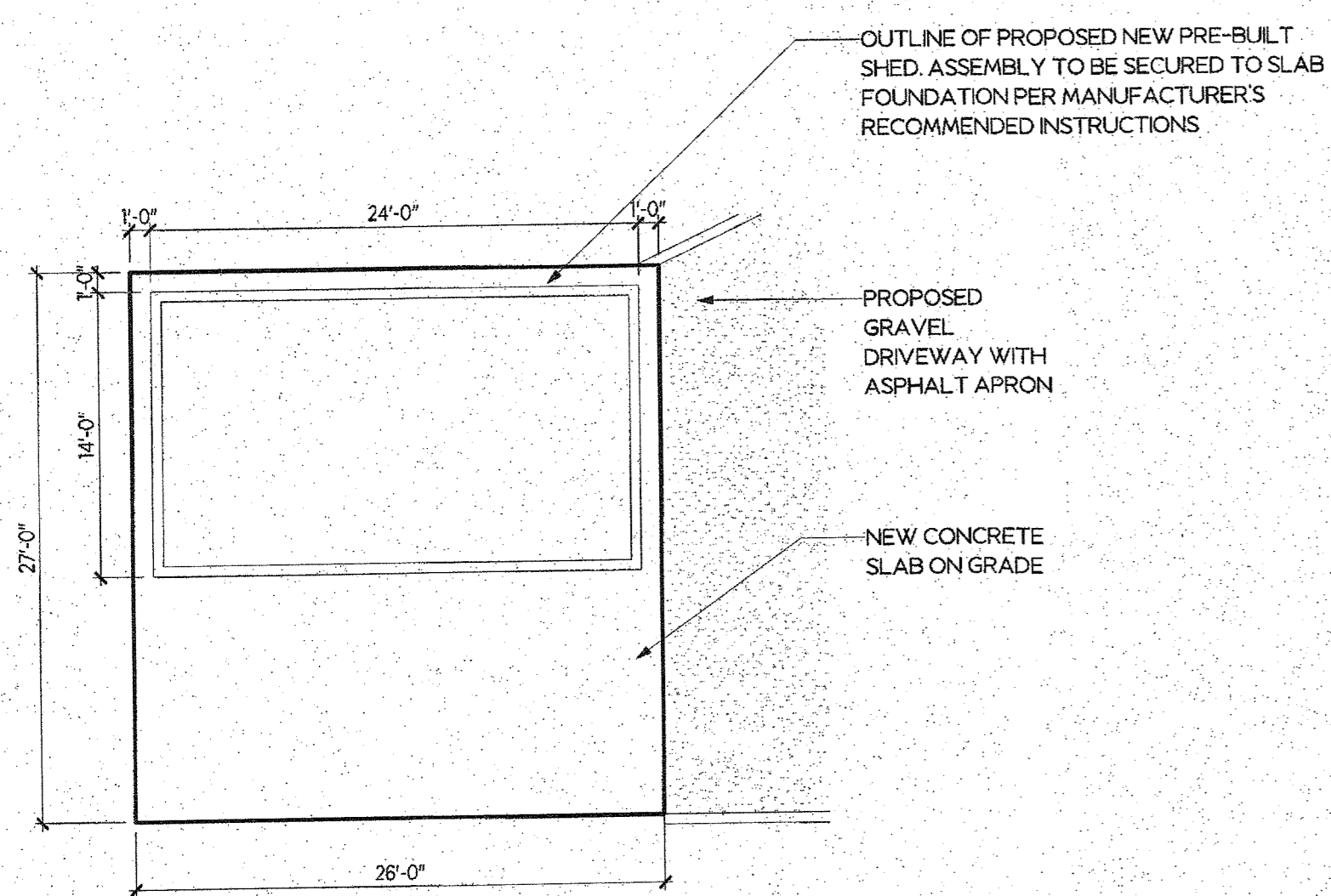
2314 < 46704 - OK, COMPLIES

B. COVERAGE REQUIREMENTS

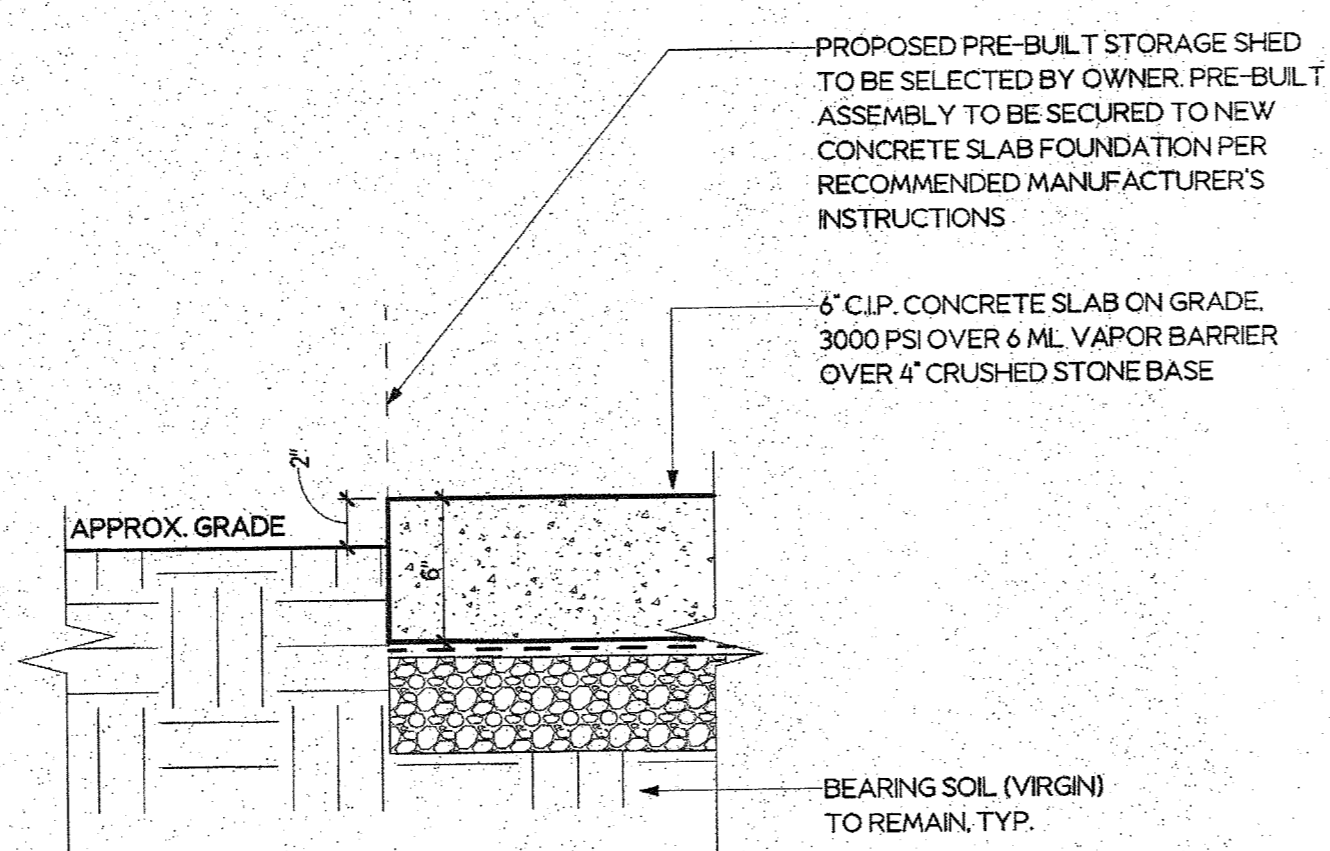
EXISTING IMPERVIOUS COVERAGE = 5451 SF
 NEW PROPOSED IMPERVIOUS COVERAGE = 702 SF (NEW CONCRETE SLAB & SHED)
 PROPOSED TOTAL IMPERVIOUS COVERAGE = 6353 SF

C. ADDITIONAL ZONING NOTES


1. PROPOSED PRE-BUILT SHED NOT TO EXCEED 15'-0" IN HEIGHT
2. PROPOSED PRE-BUILT SHED ALLOWED WITHIN REQUIRED REAR AND SIDE YARDS BUT NOT WITHIN 5'-0" OR LESS OF REAR OR SIDE LOT LINE
3. PROPOSED PRE-BUILT SHED LOCATION AND DRIVEWAY CURB CUT TO BE VERIFIED BY TOWN OF ORANGETOWN BUILDING DEPARTMENT AND DEPARTMENT OF TRANSPORTATION FOR ANY REQUIRED VARIANCES
4. REQUIREMENT OF ANY REQUIRED DRY-WELL AND DRAINAGE CALCULATIONS TO BE PERFORMED BY LICENSED ENGINEER
5. PROPOSED DRIVEWAY TO BE PERMEABLE GRAVEL WITH ASPHALT APRON



4 PROPOSED FOUNDATION PLAN
1/8" = 1'-0"



3 DETAIL - PROPOSED SLAB FOUNDATION
1 1/2" = 1'-0"

ARCHITECTURE & DESIGN

 EST. 2011

PROJECT:
DELUCCA RESIDENCE
 27 WINDSOR BROOK LANE
 TAPPAN, NY 10983

ARCHITECT:
 GIANA ABBALLE, AIA
 20 ANN STREET
 OLD TAPPAN, NJ 07675
 GIANA.ABBALLE@GMAIL.COM

OWNER:
 TERESA DELUCCA
 27 WINDSOR BROOK LANE
 TAPPAN, NY 10983

CONSULTANTS:

DELUCCA RESIDENCE

27 WINDSOR BROOK LANE
 TAPPAN, NY 10983

REV	DATE	DESCRIPTION
1	01/10/23	ISSUED FOR CLIENT REVIEW

PROJECT No: GE.AD.008
 DRAWING TITLE:
SITE PLANS, PLAN, AND SECTION
 SCALE: As Indicated
 DRAWING NUMBER:
A-1.0.00
 SHEET SET NUMBER: 2 OF 3 SHEETS

REGISTERED ARCHITECT
 GIANA ABBALLE
 STATE OF NEW YORK
 642158

ZONING BOARD OF APPEALS
 Meeting Of:
FEB 15 2023
 Town Of Orangetown