

Name of Municipality: TOWN OF ORANGETOWN

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

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-3266-23  
 ASSIGNED  
 INSPECTOR: Glenn

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

Project Name: 2<sup>nd</sup> Floor Addition + Front Porch

Street Address: 90 Greenbush Rd  
Tappan, NY 10983

Tax Map Designation:  
Section: 77.10 Block: 2 Lot(s): 12  
Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_

Directional Location:  
On the West side of Greenbush Rd, approximately \_\_\_\_\_ feet of the intersection of \_\_\_\_\_, in the Town of Orangetown in the hamlet/village of Tappan  
Acreage of Parcel 10,225.71 Zoning District R1S  
School District South Orangetown CSD Postal District Tappan  
Ambulance District South Orangetown Fire District Tappan  
Water District Veolia Sewer District Tappan

Project Description: (If additional space required, please attach a narrative summary.)  
2<sup>nd</sup> floor addition + front porch addition

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.  
Date: 5/31/23 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:**

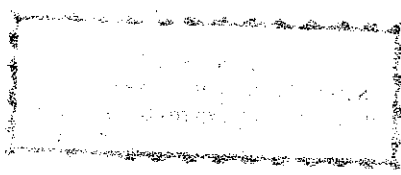
Has this project ever been reviewed before?   No  

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  
Orangetown, N.Y. 10962

Jane Slavin, R.A.  
Director

(845)359-8410

Fax: (845) 359-8526

**REFERRAL TO THE ZONING BOARD OF APPEALS**

Date: 5.204.23 Section: 77.10 Block: 2 Lot: 12

Applicant: Cancro

Address: 90 Greenbush Rd, Orangetown, NY

RE: Application Made at: same

Referred For:

Chapter 43, Bulk Table 3.12

Column 1: R-15, Column 2: Group M, Column 3: Single Family Residence, Column 8: Required Front Yard 30' w/ 28.5' proposed, Column 12: Max Height 20' (5.21(e) w/ 22'0" proposed.

Two Variance Required

Comments:


2nd Floor Addition (height) and Front Porch (front yard)

Dear Cancro:

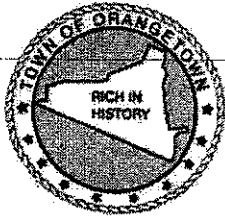
Please be advised that the Building Permit Application # p23-3206, which you submitted on 5.3.23, has been referred to the Town of Orangetown Zoning Board of Appeals. The Clerk to the Zoning Board of Appeals, Debbie Arbolino, can assist you in the preparation necessary to appear before the board. She can be reached at 845-359-8410 ext. 4331 or [darbolino@orangetown.com](mailto:darbolino@orangetown.com).

Sincerely,

  
Richard Oliver  
Deputy Building Inspector

  
Signature of Director  
NOTE: PLEASE KEEP FOR YOUR RECORDS  
1-30-2023

Date  
Liz DeCort  
Debbie Arbolino



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 HISTORICAL AREAS BOARD OF REVIEW**

Date: 5.25.23 Section: 77.10 Block: 2 Lot: 12

Applicant: Cancro

Address: 90 Greenbush Rd, Orangeburg, NY

RE: Application Made at: same

Referred For: Chapter 12, Section 12-4(E) Requires HABR approval

Comments:

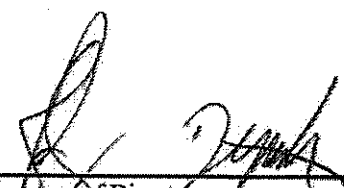
2nd Floor Addition, Front Porch

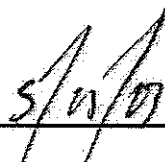
Dear Cancro:

Please be advised that the Building Permit Application # p23-3206, which you submitted on 5.3.23, has been referred to the Historical Areas Board of Review. The Clerk to the Historical Areas Board of Review, Debbie Arbolino, can assist you in the preparation necessary to appear before the board. She can be reached at 845-359-8410 ext. 4331 or [darbolino@orangetown.com](mailto:darbolino@orangetown.com)

Sincerely,

  
Richard Oliver  
Deputy Building Inspector

  
Signature of Director  
NOTE: PLEASE KEEP FOR YOUR RECORDS  
1-30-2015 JSA

  
Date  
Liz DeCort  
Debbie Arbolino

SWIS	PRINT KEY	NAME	ADDRESS
392489	77.10-2-9	Joan Biernacki	116 Greenbush Rd, Tappan, NY 10983
392489	77.10-2-10	Elizabeth F Matsuda	98 Greenbush Rd, Tappan, NY 10983
392489	77.10-2-11	Cynthia Ann Miller	94 Greenbush Rd, Tappan, NY 10983
392489	77.10-2-12	Jennifer Cancro	90 Greenbush Rd, Tappan, NY 10983
392489	77.10-2-13	Yris Salcedo	96 Greenbush Rd, Tappan, NY 10983
392489	77.10-2-14	Meaghan E Ludas	92 Greenbush Rd, Tappan, NY 10983
392489	77.10-2-15	Tappan Reformed Cemetery	32 Old Tappan Rd, Tappan, NY 10983
392489	77.10-2-18	Tappan Reformed Church	32 Old Tappan Rd, Tappan, NY 10983
392489	77.10-2-19	Robin Foley	67 Grand Av, Tappan, NY 10983
392489	77.10-2-20	Marc Duggan	55 Grand Ave, Tappan, NY 10983
392489	77.10-2-21	Lucy Omar	45 Grand Ave, Tappan, NY 10983
392489	77.10-2-22	Stuart Pfister	37 Grand Ave, Tappan, NY 10983
392489	77.11-1-2	Gina Torres	111 Greenbush Rd, Tappan, NY 10983
392489	77.11-1-3	Raymond Virta	101 Greenbush Rd, Tappan, NY 10983
392489	77.11-1-4	Grizzly Realty LLC	16 Charles St, Nanuet, NY 10954
392489	77.11-1-5	Craig Dixon	14 McLeod Ter, New City, NY 10956
392489	77.11-1-6	Tahlaad Mahboeb	42 Kings Hwy, Tappan, NY 10983
392489	77.11-1-8.1	Mano R Zachariah	1 Hauser Ter, Tappan, NY 10983
392489	77.11-1-8.2	Jose R Criollo	2 Hauser Ter, Tappan, NY 10983
392489	77.11-1-8.3	Joseph Hauser	3 Hauser Ter, Tappan, NY 10983
392489	77.11-1-8.4	William Hauser	4 Hauser Terr, Tappan, NY 10983
392489	77.11-1-73.2	Francis L Rich	19 Ona Ln, New Windsor, NY 12553

392489 77.10-2-7 The Noble Ninth Inc. 149-39 11<sup>th</sup> Ave, Whitestone, NY  
11357

**FRONT YARD FENCE HEIGHT VARIANCE APPROVED**

To: Jennifer Cancro  
90 Greenbush Road  
Tappan, New York 10983

ZBA #21-64  
Date: July 7, 2021  
Permit #51478

FROM: ZONING BOARD OF APPEALS: Town of Orangetown

ZBA# 21-64: Application of Jennifer Cancro for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-15 District, Section 5.226 (Front Yard Fence Height: 4 ½ ' permitted, 6 existing) for an existing fence at a single-family residence. The property is located at 90 Greenbush Road, Tappan, New York and is identified on the Orangetown Tax Map as Section 77.10, Block 2, Lot 12 in the R-15 zoning district.

Heard by the Zoning Board of Appeals of the Town of Orangetown at a meeting held on Wednesday, July 7, 2021 at which time the Board made the determination hereinafter set forth.

Jennifer Cancro and Pauline Woods appeared and testified.

The following documents were presented:

1. Site plan showing the location of the fence.
2. A letter in support of the fence signed by three neighbors.

Mr. Sullivan, Chairman, made a motion to open the Public Hearing which motion was seconded by Ms. Castelli and carried unanimously.

On advice of Denise Sullivan, Deputy Town Attorney, counsel to the Zoning Board of Appeals, Mr. Sullivan moved for a Board determination that the foregoing application is a Type II action exempt from the State Environmental Quality Review Act (SEQRA), pursuant to SEQRA Regulations §617.5 (c) (11), (12), (16) and/or (17); which does not require SEQRA environmental review. The motion was seconded by Ms. Castelli and carried as follows: Mr. Valentine, aye; Mr. Sullivan, aye; Mr. Bonomolo, aye; Ms. Castelli, aye; and Mr. Quinn, aye. Mr. Bosco was absent.

Jennifer Cancro testified that she was replacing the four foot fence that was on the property with the six foot fence when she was told to stop because she needed a permit; that the side of the property with the new fence is her side yard but according to law it is a front yard; that she found out that she has two front yards; that she needed the higher fence to keep her dog in the yard; and that she has a sweet pit bull that does not like other dogs.

Pauline Woods testified that the shed is 8' x 8'.

Public Comment:

No public comment.

TOWN OF ORANGETOWN  
2021 JUL 14 A 11:01  
TOWN CLERK'S OFFICE

The Board members made personal inspections of the premises the week before the meeting 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.

Mr. Sullivan made a motion to close the Public Hearing which motion was seconded by Mr. Bonomolo and carried unanimously.

**FINDINGS OF FACT AND CONCLUSIONS:**

After personal observation of the property, hearing all the testimony and reviewing all the documents submitted, the Board found and concluded that the benefits to the applicant if the variance(s) are granted outweigh the detriment (if any) to the health, safety and welfare of the neighborhood or community by such grant, for the following reasons:

1. The requested front yard fence height variance will not produce an undesirable change in the character of the neighborhood or a detriment to nearby properties. The Board acknowledged the lot has two front yards and it is a busy a road and other properties in the area have constructed six- foot fences.
2. The requested front yard fence height variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. The Board acknowledged the lot has two front yards and it is a busy a road and other properties in the area have constructed six- foot fences.
3. The benefits sought by the applicant cannot be achieved by other means feasible for the applicant to pursue other than by obtaining a variance.
4. The requested front yard fence height variance although somewhat substantial, and affords benefits to the applicant that are not outweighed by the detriment, if any, to the health, safety and welfare of the surrounding neighborhood or nearby community. The Board acknowledged the lot has two front yards and it is a busy a road and other properties in the area have constructed six- foot fences.
5. The applicant purchased the property subject to Orangetown's Zoning Code (Chapter 43) and is proposing a new addition and/or improvements, so the alleged difficulty was self-created, which consideration was relevant to the decision of the Board of Appeals, but did not, by itself, preclude the granting of the area variance.

TOWN CLERK'S OFFICE

2021 JUN 14 A 11:01

MANAGEMENT BOARD

**DECISION:** In view of the foregoing and the testimony and documents presented, the Board **RESOLVED** that the application for the requested front yard fence height variance 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 those conditions, if any, upon which such approval was conditioned which are hereinbefore set forth.

(iii) The Board gives no approval of any building 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 any 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.

(v) Any foregoing variance or Special Permit will lapse if any contemplated construction of the project or any use 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 with respect to construction or a Certificate of Occupancy with respect to use does not constitute "substantial implementation" for the purposes hereof.

TOWN CLERK'S OFFICE

2021 JUL 14 A 11:01

TOWN OF ORANGETOWN

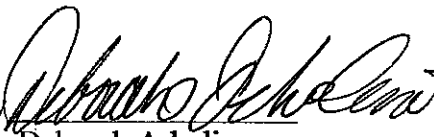


The foregoing resolution to approve the application for the requested front yard fence height variance is APPROVED and the undersized lot is acknowledged; was presented and moved by Mr. Valentine, seconded by Ms. Castelli and carried as follows: Mr. Bonomolo, aye; Mr. Sullivan, aye; Ms. Castelli, aye; Mr. Quinn, aye; and Mr. Valentine, aye. Mr. Bosco was absent.

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: July 7, 2021

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-Dom. M.

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

TOWN CLERK'S OFFICE  
2021 JUL 14 A 11:01  
TOWN OF ORANGETOWN





16 HIGHWOOD AVENUE, ENGLEWOOD, NJ 07631  
 PH: 201.816.1818 FX: 201.816.0212  
 VISIT US AT WWW.AXIS-AG.COM

PROJECT

**CANCRO RESIDENCE**  
 90 GREENBUSH ROAD  
 TAPPAN, NEW YORK

CLIENT

**CANCRO RESIDENCE**  
 90 GREENBUSH ROAD  
 TAPPAN, NEW YORK

CONSULTANT

DATE: 4/17/23 SCALE: AS NOTED  
 DRAWN BY: R.W.R. CHECKED BY: SL  
 DWG TITLE:

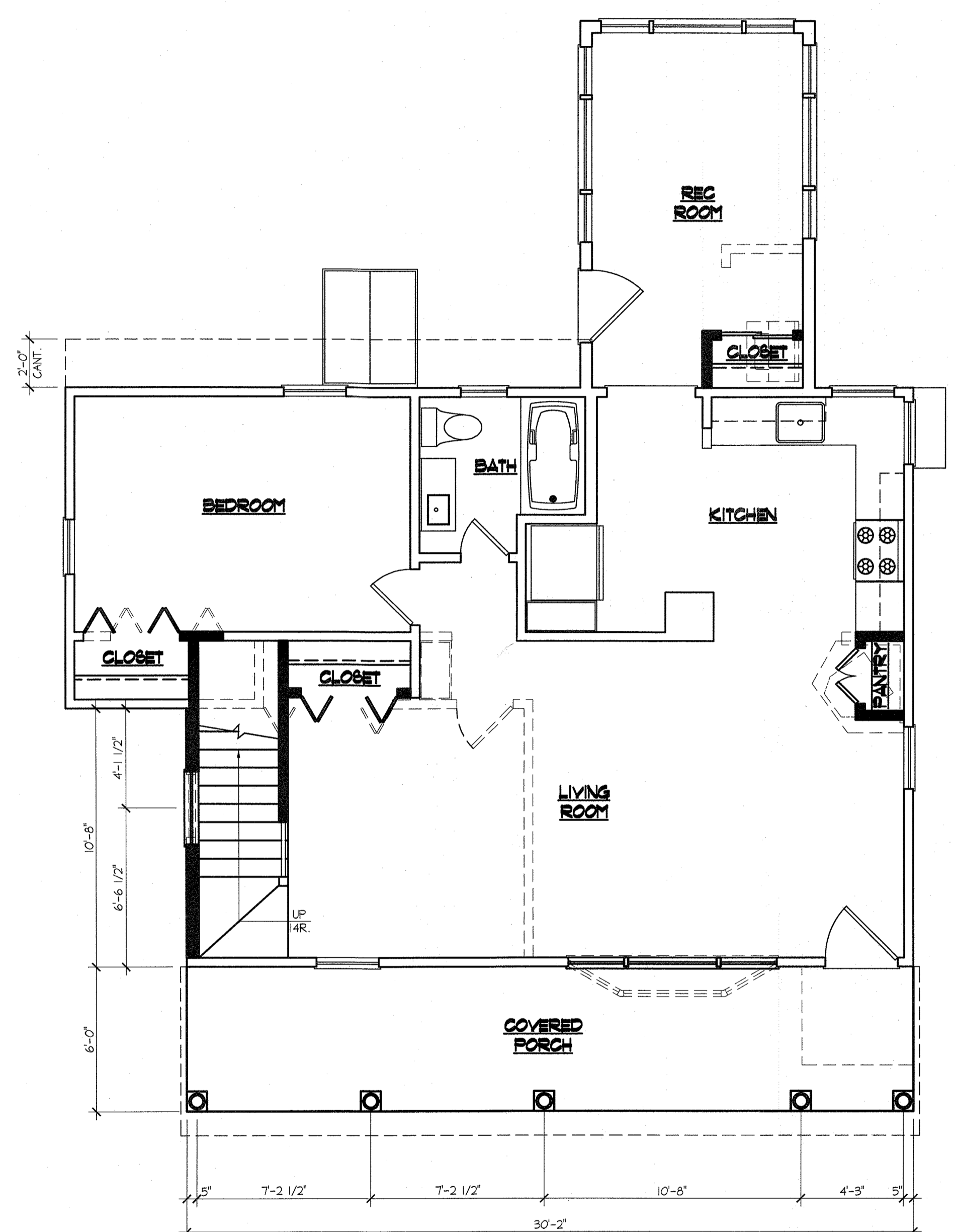
**PROPOSED FLOOR PLANS**

DATE	ISSUE	DESCRIPTION	BY
XXXXXX	1	FOR PLANNING BOARD	XXX

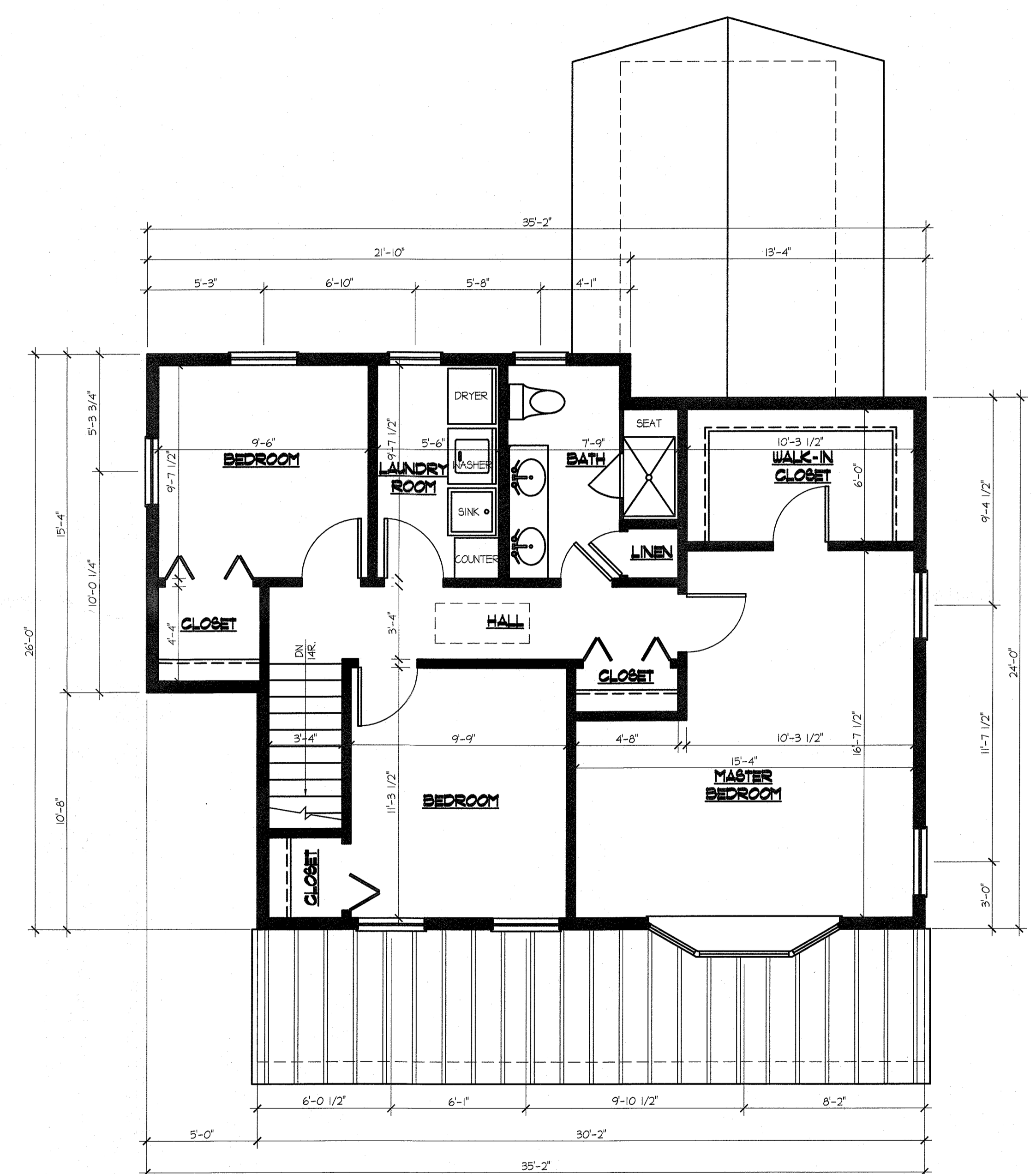
■ STEVEN B. LAZARUS, A.I.A.  
 NJ AI-10807 CT 8999 PA RA 014920 B  
 NY 021232 MD 10946 VA 0401015129  
 NC 9107 MA 10098

□ PIERO F. GABUCCI, A.I.A.  
 NJ AI-15289 NY 025119 PA RA 407426

SEAL & SIGNATURE: PROJECT # 23-024  
 DWG NO A-1  
 2 OF 3



**PROPOSED FIRST FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"



**PROPOSED SECOND FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

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16 HIGHWOOD AVENUE, ENGLEWOOD, NJ 07631  
 PH: 201.816.1818 FX: 201.816.0212  
 VISIT US AT WWW.AXIS-AG.COM

PROJECT  
**CANCRO RESIDENCE**  
 90 GREENBUSH ROAD  
 TAPPAN, NEW YORK

CLIENT  
**CANCRO RESIDENCE**  
 90 GREENBUSH ROAD  
 TAPPAN, NEW YORK

CONSULTANT

DATE  
**4/17/23**

SCALE  
**AS NOTED**

DRAWN BY  
**R.W.R.**

CHECKED BY  
**SL**

DWG TITLE

**PROPOSED ELEVATIONS**

DATE	ISSUE	DESCRIPTION	BY
XXXXXX	1	FOR PLANNING BOARD	XXX

STEVEN B. LAZARUS, A.I.A.  
 NJ AI-10807 CT 8999 PA RA 014920 B  
 NY 021232 MD 10946 VA 040101529  
 NC 9107 MA 10098

PIERO F. GABUCCI, A.I.A.  
 NJ AI-15289 NY 02519 PA RA 407426

SEAL & SIGNATURE

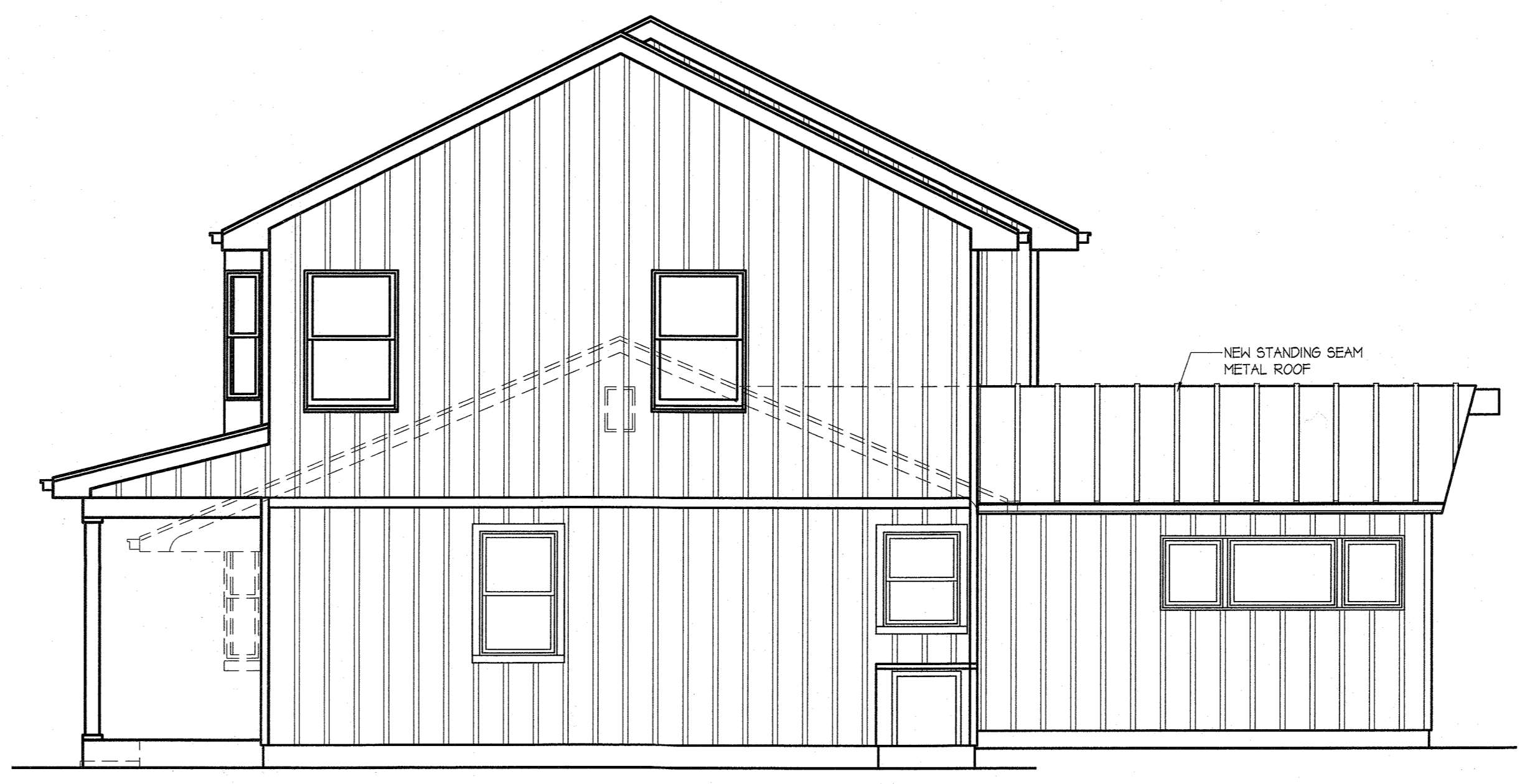
PROJECT #  
**23-024**

DWG NO  
**A-2**

3 OF 3



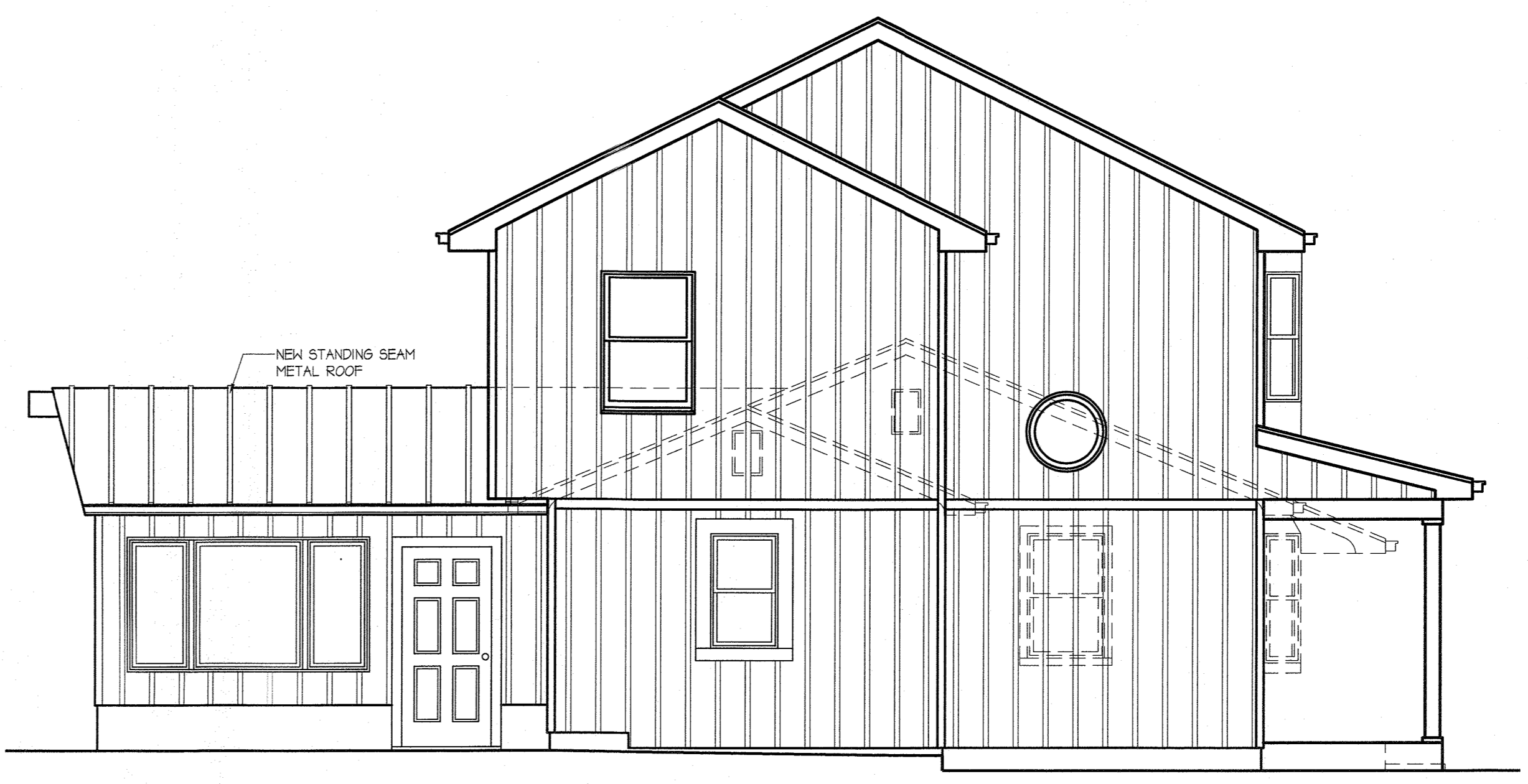
**PROPOSED FRONT ELEVATION**  
 SCALE: 1/4" = 1'-0"



**PROPOSED RIGHT SIDE ELEVATION**  
 SCALE: 1/4" = 1'-0"



**PROPOSED REAR ELEVATION**  
 SCALE: 1/4" = 1'-0"



**PROPOSED LEFT SIDE ELEVATION**  
 SCALE: 1/4" = 1'-0"

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