

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: _____

Please check all that apply:

<input type="checkbox"/> Commercial	<input 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 type="checkbox"/> Variance	
<input type="checkbox"/> Performance Standards Review	
<input type="checkbox"/> Use Variance	
<input checked="" type="checkbox"/> Other (specify): <u>INTERPRETATION</u>	

PERMIT#: BDC-3250-23
 ASSIGNED
 INSPECTOR: Glenn
 Referred from Planning Board: YES / NO
 If yes provide date of Planning Board meeting: _____

Project Name: New Leasee - Artrim Playhouse / Tappan Reformed Church

Street Address: 32 Old Tappan Road, Tappan, New York 10989

Tax Map Designation:

Section: 77.10 Block: 2 Lot(s): 15
 Section: _____ Block: _____ Lot(s): _____

Directional Location:

On the North side of Oak Tree Road, approximately _____ feet _____ of the intersection of _____, in the Town of Orangetown in the hamlet/village of Tappan.

Acreage of Parcel <u>2.7</u>	Zoning District _____
School District <u>South Orangetown</u>	Postal District <u>Tappan</u>
Ambulance District <u>South Orangetown</u>	Fire District <u>Tappan</u>
Water District <u>Veolia</u>	Sewer District <u>Orangetown</u>

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

Leasee - The Antrim Playhouse at the Manse Barn
ENLARGEMENT of Existing THEATER built in 1935

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

Date: _____ 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

REFERRAL TO THE ZONING BOARD OF APPEALS

Date: 6-5-2023 Section: 77.10 Block: 2 Lot: 15

Applicant: The New Antrim Playhouse at the Manse Barn

Address: 32 Old Tappan Road, Tappan

RE: Application Made at: same

Referred For:

Chapter 43, Table 3.11, Column 2, Uses permitted by right, number 3, "Churches and similar places of worship, Sunday School buildings, parish houses and rectories"; Column 5, General accessory uses, number 10, "Any other accessory use not inconsistent with the uses permitted herein."

Comments:

Leasing of portion of school building to a theatre is a commercial

use and not consistent with the Church Use.

Dear Rev. Donald Hoover :

Please be advised that the Building Permit Application # BLDC-3250-2023, which you submitted on 5/9/23, 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.

Sincerely,

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

6-5-23

Date
 Liz DeCort
 Debbie Arbolino

Donald Brenner, P.E., LL.B.

*Attorney-At-Law • Professional Engineer
4 Independence Avenue, Tappan, New York 10983*

Phone 845-359-2210

Fax 845-359-8070

June 16, 2023

Zoning Board
Town of Orangetown
20 Greenbush Road
Orangeburg, NY 10962

Re: Tappan Reformed Church - Manse Barn
32 Old Tappan Road
Tappan, New York 10983
Sec. 77.10, Blk 2, Lot 15
New Leasee - Atrim Playhouse
23-2918

Dear Mrs. Arbolino:

Enclosed herewith a tentative application for the use of the Manse Barn by the Atrim Playhouse and a check in the amount of \$615.00.

The Director of the Building Department is in the opinion of that the Church must require a use variance for the Atrim Playhouse to use.

My position is that the Church, the owner of the property has the right to rent the property to a permitted user.

The property was built in 1935 prior to zoning in the Town of Orangetown.

Very truly yours,



Donald Brenner

DB/hi

Enclosure

cc: Client

Z:\Docs\1 - Client\2918 - Tappan Reformed Church\LTR to ZBA.wpd