

ZONING BOARD OF APPEALS

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

Date: July 26, 2023

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: Tappan Fire District, 135 Washington Street, Tappan, NY  
Section 77.11 Block 3 Lot 4 CS zone

This matter is scheduled for:

Chapter 43, CS District, Group GG, Column 8 (Front Yard: 100' required, [45' granted in ZBA#22-47] 43' proposed because of an error) for a new firehouse and an amendment to ZBA Decision 22-47 dated July 6, 2023.

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 6, 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, September 6, 2023**. **Kindly forward your completed review to this office by September 6, 2023.**

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

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

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

Thank you, Deborah Arbolino

Name of Municipality: TOWN OF ORANGETOWN

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

Please check all that apply:

<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Residential
<input 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 checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Preliminary
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Final Interpretation
<input 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): _____	

PERMIT#: \_\_\_\_\_

ASSIGNED \_\_\_\_\_

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

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

Project Name: TAPPAN Fire District

Street Address: 135 Washington Street, TAPPAN, NY 10983

**Tax Map Designation:**

Section: 77.11 Block: 3 Lot(s): 4

Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_

**Directional Location:**

On the South side of Washington Street, approximately 150 feet West of the intersection of Washington St/Washington Ln, in the Town of Orangetown in the hamlet/village of TAPPAN

Acreage of Parcel <u>0.5</u>	Zoning District <u>CS</u>
School District <u>SOCSD #1</u>	Postal District <u>TAPPAN</u>
Ambulance District <u>South Orangetown</u>	Fire District <u>TAPPAN</u>
Water District <u>TAPPAN</u>	Sewer District <u>Orangetown Sewer Dist</u>

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

Applicant seeking an amendment to ZBA 22-47 (7/6/22) for front yard setback from 45' granted to 43' required.

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

Date: 7/12/23 Applicant's Signature: [Signature] - Chairman - District BOFC  
Thomas J. Quinn

# APPLICATION REVIEW FORM

## FILL IN WHERE APPLICABLE.

( IF THE FOLLOWING DOES NOT APPLY PLEASE MOVE ON TO THE NEXT PAGE )

### If subdivision: NA

- 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 1,297 sq. ft.
- 2) Total square footage 5,256 sq. ft.
- 3) Number of dwelling units 0

If **special permit**, list special permit use and what the property will be used for.

NA

### Environmental Constraints:

Are there **slopes greater than 25%**? If yes, please indicate the amount and show the gross and net area Yes - 320 sq. ft. located in Sparkill Creek

Are there **streams** on the site? If yes, please provide the names. Sparkill Creek

Are there **wetlands** on the site? If yes, please provide the names and type:

No

### Project History:

Has this project ever been reviewed before? No Yes

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.

Tax Lot 77.11-3-3

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

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

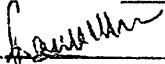
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>				
Name of Action or Project: Tappan Fire District				
Project Location (describe, and attach a location map): 135 Washington Street in Tappan, Town of Orangetown (Parcel ID 77.11-3-4)				
Brief Description of Proposed Action: The Applicant is seeking Site Plan approval to replace the existing one-story building with a firehouse (7,477 sq. ft. (Gross Area)). Additional improvements include 13 parking spaces, a walkway along the perimeter of the firehouse, and curbing. This action requires variances.  See attached narrative for details.				
Name of Applicant or Sponsor: Tappan Fire District		Telephone: 845-821-5358 E-Mail: <a href="mailto:tquinn@tappanfire.com">tquinn@tappanfire.com</a>		
Address: P.O. Box 525				
City/PO: Tappan		State: NY	Zip Code: 10983	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? * If Yes, list agency(s) name and permit or approval: Town of Orangetown Planning Board - Site plan approval Town of Orangetown Zoning Board - Variances approval			NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 0.5 acres b. Total acreage to be physically disturbed? _____ 0.42 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 0.78 acres				
4. Check all land uses that occur on, are adjoining or near the proposed action:				
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input checked="" type="checkbox"/> Parkland: Tappan Memorial Park				

\* Town of Orangetown Historic Areas Board of Review (HABR) – site plan approval

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?		YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?		YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies:			
_____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
_____			
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
_____			
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
_____			
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? <u>De Wint House, Tappan Historic District</u>	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?*		YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			
NO WETLANDS ON PROJECT SITE. THE SPARKILL CREEK WILL NOT BE DISTURBED.			
_____			
_____			

\* Please see the attached SHPO's Letter of No Effect dated January 11, 2022

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe:  Storm water discharges will be directed toward existing storm water structures.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
PROJECT SITE HAS NOT BEEN SUBJECT OF REMEDIATION	<input type="checkbox"/>	<input checked="" type="checkbox"/>
DEC ID 344082: At the Danzig Groundwater Plume site. At the nearest point, the remediation site is 660 feet away from the project site. The site is located on the border of New York and New Jersey. The initial borders of the site consist of Oak Tree Road to the north, the state line to the south, and the the Sparkill Creek to the east and west.*		
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: <u>Ramya Ramanathan, AICP</u>		Date: <u>12/20/2021, Revised 2/24/22, 3/28/2022</u>
Signature: <u></u>		Title: <u>Planning Analyst</u>

\* Correspondence from the NYSDEC Division of Environmental Remediation has been attached. See the attached NYSDEC Environmental Site Remediation Database Search Details results for more information.

**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Samin, USGS, Intemap, INCREMENTP, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	Yes

**Tappan Fire District**

**Property Owners within 200 FT. Radius of  
Tax Lot 77.11-3-4**

*(Information provided by the Town of Orangetown)*

<u>Tax Lot #</u>	<u>Address</u>
77.11-1-50	Paul & Lenora Mesibov ✓ 168 Washington St Tappan, NY 10983
77.11-1-56.1	Tappan Ventures LLC ✓ 154 Washington St Tappan, NY 10983
77.11-1-56.2	Tappan Ventures LLC ✓ 150 Washington St Tappan, NY 10983
77.11-1-57	Stephen Mc Ghee ✓ 14 Conklin Ave Tappan, NY 10983
77.11-1-77	Volunteer Fire Assoc of Tappan ✓ 123 Washington St Tappan, NY 10983
77.11-1-78	Anthony D Baldino ✓ 126 Washington St Tappan, NY 10983
77.11-1-79	Kirchner Family Enterprises LP ✓ Attn: Marie L Kirchner 1 Kings Highway Tappan, NY 10983
77.11-3-3	Volunteer Fire Assoc of Tappan ✓ 123 Washington St Tappan, NY 10983



77.11-3-5 Yellam LLC  
155 Washington St  
Tappan, NY 10983 ✓

77.11-3-6 Tappan Realty LLC  
165 Washington St  
Tappan, NY 10983 ✓

77.11-3-56 John O Olson  
9 Washington Ln  
Tappan, NY 10983 ✓

77.11-3-57 Michael Darretta  
11 Washington La  
Tappan, NY 10983 ✓

77.11-3-58 Brian Clarke  
12 Washington Ln  
Tappan, NY 10983 ✓

77.11-3-59 Lihua Ding  
Samuel S Hung  
22 Washington Ln  
Tappan, NY 10983 ✓

77.11-3-61 Thomas & Dorothy Kilroy  
34 Oak Tree Rd  
Tappan, NY 10983 ✓

77.11-3-62 Town of Orangetown  
26 Orangeburg Rd  
Orangeburg, NY 10962 ✓

77.11-3-63.1 Giuseppe Letizia  
109 Main St  
Tappan, NY 10983 ✓

77.11-3-63.2 Main Tappan Properties LLC  
107 Main St  
Tappan, NY 10983 ✓

77.11-3-64 New World Investments LI  
101 Main St  
Tappan, NY 10983 ✓

77.11-3-65

Tappan Library  
93 Main St  
Tappan, NY 10983



**FRONT YARD, SIDE YARD, TOTAL SIDE YARD AND REAR YARD VARIANCES  
APPROVED: 3' SIDE YARD FOR EMERGENCY GENERATOR**

To: Ryan Nasher (Tappan Fire)  
232 North Main Street  
New City, New York 10956

ZBA #22-47  
Date: July 6, 2022  
Permit #BLDC-604-22

FROM: ZONING BOARD OF APPEALS: Town of Orangetown

ZBA#22-47: Application of Tappan Fire District for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, CS District, Section 3.12, Group GG, Column 8 (Front Yard: 100' required, 45' proposed), 9 (Side Yard: 100' required, 12' proposed) and 10 (Total Side Yard: 200' required, 79' proposed) and 11 (Rear Yard: 100' required, 5' proposed) for a new firehouse. The property is located at 135 Washington Street, Tappan, New York and are identified on the Orangetown Tax Map as Section 77.11, Block 3, Lot 4 in the CS zoning district.

Heard by the Zoning Board of Appeals of the Town of Orangetown at a Hearing held on Wednesday, July 6, 2022 at which time the Board made the determination hereinafter set forth.

Mr. Quinn recused himself from the application as he is a member of the Board of he Tappan Fire District, left the podium and the room.

Robert Ortman, and Ray Slavin, Commissioners Fire District, Jeff Sendewski, Architect, Ryan Nasher, P.E., and Jerome Jefferson, Attorney for the Fire District, appeared and testified.

The following documents were presented:

1. Plans labeled "Tappan Fire District Site Plan" dated February 28, 2022 with the revision dated March 28, 2022 signed and sealed by John R. Atzl, L.S., and Ryan A. Nasher, PE., (5 pages).
2. Planning Board Decision #22-22 dated May 11, 2022.
3. A cover letter dated March 28, 2022 with a revision dated May 4, 2022 from Atzl, Nasher & Zigler P.C.
4. A letter dated March 16, 2022 from Rick Oliver, Deputy Building Inspector.
5. A letter dated January 11, 2022 from Sara McIvor, Historic Preservation Technical Specialist, Parks, Recreation, and Historic Preservation .
6. A letter dated June 22, 2022 from Rockland County Department of Planning signed by Douglas J. Schuetz, Acting Commissioner of Planning.
7. A letter dated June 29, 2022 from Rockland County Center of Environmental Health signed by Elizabeth Mello, P.E., Senior Public Health Engineer.
8. A letter dated June 22, 2022 from Rockland County Sewer District No.1 signed by Joseph LaFiandra, Engineer II.
9. A sign-off dated June 29, 2022 from Rockland County Health Department.
10. A letter addressed to the Zoning Board from Tappan Fire District's engineers dated June 27, 2022 responding to the letter dated June 22, 2022 from Rockland County Planning.

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, counsel to the Zoning Board of Appeals, Mr. Sullivan moved for a Board determination that since the Planning Board noticed its intent to declare itself Lead Agency and distributed that notice of intention to all Involved Agencies, including the ZBA who consented or did not object to the Planning Board acting as Lead Agency for these applications, pursuant to coordinated review under the State Environmental Quality Review Act Regulations § 617.6 (b)(3); and since the Planning conducted SEQRA reviews and, on May 11, 2022 (as set forth in PB #22-06) rendered environmental determinations of no significant adverse environmental impacts to result from the proposed land use actions (i.e. a "Negative-Declarations" of "Neg Dec."), the ZBA is bound by the Planning Board's Neg Dec, and the ZBA cannot require further SEQRA review pursuant to SEQRA Regulations § 617.6 (b)(3). The motion was seconded by Ms. Castelli and

carried as follows: Mr. Bosco, aye; Mr. Sullivan, aye; Mr. Bonomolo, aye; Ms. Castelli, aye; and Mr. Valentine, aye. Mr. Quinn had previously recused himself from the application review.

Ryan Nasher testified the applicant has appeared before the Planning Board and received a preliminary approval and a neg dec for SEQRA; that the Planning Board referred then to the Zoning Board for the requested variances; and that they are scheduled for meeting with the Historic Board and Architectural Review Board after this; that the parking calculations for 38 spaces required would be necessary for a retail shop but not for the proposed use; that the Fire District can use the property at the association building at 123 Washington Street, Tappan, for parking; that the existing building on 123 Washington Street, Tappan, cannot be retro-fitted for the new trucks; that they have tried and that will not work; that they need this size building to accommodate the new trucks, (including a ladder truck) all their gear and new offices, bathrooms and gear cleaning areas. That they require 38'9" for the new truck. He agreed that the lighting would be reduced to 0.1 lumens.

Public Comment:

Brian Clarke, 12 Washington Lane, Tappan, testified that he and his wife have owned their home for 14 years; that they have three kids; that he is a civil engineer; that he apologizes for not getting involved sooner; that this moves the firehouse into his home; that presently it is 375 feet from his house, as proposed it will be 80 feet; that it will be 50 feet to the trampoline in his back yard and 30 feet to the back yard; that the increase in size to three bays increases the decibels of the trucks; that it nice that the light lumines were reduced to .1; that the parking is deficient by 66%; that the airhorn scares people and animals; that it will be 27 steps from his home; that the ZBA should protect homeowners; that this is not Queens; that access to the park will be changes; that this will make his home unlivable and unsellable; and he will have to seek legal counsel.

Karl Ackermann, 159 East Central Avenue, Pearl River, testified that he does not understand why they would not add onto their substation, that they have plenty of property there.

Ryan Nasher, P.E., testified that there will be access to the park; that they have no problem installing a natural sound barrier and plenty of vegetation; that the fencing is facing East; that the back of the building will have plantings; that the generator will be located on the East side of the building; that they will install a vegetative sound barrier for the neighbor; that adding onto the substation does not fix any problems because it is over the tracks; that the applicant did review the possibility of using the substation; and that they cannot modify 123 Washington Street, Tappan, NY to accept the modern trucks and the building is very cramped right now; and they are proposing the three bays for the future.

Ray Slavin, Commissioner Tappan Fire District stated that some of the trucks are 45 and 48 years old; that the ladder pumper trucks are seventy five feet ; that they need to have equipment on both sides of the tracks; that moving next door to this site solves the problem of having a building large enough to house the new trucks and the equipment needed; that the air horn can be turned toward the East to address the neighbor's concern; that they cannot move the proposed building to the West of the site because they will be in the flood plain of he creek; that they can screen the property in the Southeast side for the neighbor; that Tuesday night training will take place at 123 Washington Street and 125 Washington Street; that the Fire District has a total of three (3) lots for parking in the area; that they are always hoping to recruit new firemen; that as older members retire, they get new members ; that they will keep the van and the antique truck and replace two existing firetrucks for two new firetrucks; and that they need to keep the building where it is because of the turning radius off of Washington Street into the lot and staying out of the road.

Jeff Sendlenski, Architect, testified that the front depth access is for fire safety; that the building meets DOT standards for clearance; that the firefighter's gear between the trucks are at a specified distance; that safety gear orders are off the floor; that the direction of the air horn could be changed; that the radio room houses controls must be in the new fire house; and he opened

floor plans to show the Board; that the second floor space is the manager facility for fire commissioners, secretary, treasurer and district officers; that the office at the Western Highway location was made out of a closet; that the constraints on the site must be taken into consideration; that the distance from the road is required for the turning radius and the PRC committee moved it onto the Planning Board after they were satisfied that trucks would not be blocking Washington Street; that the minimum the firehouse can be is 65' deep by 50' wide; that the trucks require 3,300 sq. ft.; that the additional 2,166 sq. ft. is the bare minimum for code egress and restrooms; that they didn't expand the first floor and kept the program items on the second floor because of the constraints of the site; and that the area above the truck bays is open and does not contain any rooms on the second floor. That there is 3250 sf for trucks and 2166 sf for 1<sup>st</sup> floor administrative offices, bathrooms, etc. and a 2<sup>nd</sup> floor meeting room.

Jerome Jefferson, 139 Lafayette Avenue, Suffern NY Attorney for the Fire District, testified that the Volunteer Fire Association of Tappan (VFAT) owns the building at 123 Washington Street, Tappan and the Fire District charges them rent; that the Fire District is funded with taxpayer money and the Fire District would prefer to not pay rent and use their own building; that as a non-profit corporation, we can put it in our own building and not worry about how much the VFAT could raise the rent.

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, side yard, total side yard, and rear yard variances will not produce an undesirable change in the character of the neighborhood or a detriment to nearby properties. The Board acknowledged the need of the Fire District to update their trucks for the safety of the community they serve and that the building at 123 Washington Street, Tappan, is not able to be retrofitted for the new larger trucks. The Volunteer Tappan Fire Association of Tappan owns the building at 123 Washington Street, Tappan, and the Tappan Fire District owns the property at 135 Washington Street, Tappan, and moving to this site will enable the District to build a firehouse that holds the new firetrucks and apparatus necessary to keep the District safe. The rear yard variance is necessary because of the required length of the bays for the new apparatus and it allows the tucks the proper turning radius to get into the lot without blocking Washington Street. The side yard and total side yard variances are necessary in order to keep the building out of the flood plain. The front yard variance is caused by the required size of the building in order to house the new fire trucks.
2. The Fire District has offered to turn the air horn to face North West. The Fire District has offered to install the emergency generator so that it exhausts to the North and to provide a vegetative barrier at the rear of the firehouse to accommodate the concerns of the neighbor at 12 Washington Lane and to help reduce noise.

TOWN CLERK  
2022 JUL 15 PM 12:12  
TOWN OF ORANGETOWN

3. The requested front yard, side yard, total side yard and rear yard variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. The Board acknowledged the need of the Fire District to update their trucks for the safety of the community they serve and that the building at 123 Washington Street, Tappan, is not able to be retrofitted for new trucks. The Volunteer Tappan Fire Association of Tappan owns the building at 123 Washington Street, Tappan, and the Tappan Fire District owns the property at 135 Washington Street, Tappan. Moving to the property they own will enable the District to build a firehouse that holds the new firetrucks and apparatus necessary to keep the District safe. The rear yard variance is necessary because of the required length of the bays for the new apparatus and it allows the tucks the proper turning radius to get into the lot without blocking Washington Street. The side yard and total side yard variances are necessary in order to keep the building out of the flood plain. The front yard variance is caused by the required size of the building in order to house the new fire trucks.
4. The benefits sought by the applicant cannot be achieved by other means feasible for the applicant to pursue other than by obtaining variances.
5. The requested front yard, side yard, total side yard and rear yard variances although 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 need of the Fire District to update their trucks for the safety of the community they serve and that the building at 123 Washington Street, Tappan, is not able to be retrofitted for new trucks. The Volunteer Fire Association of Tappan owns 123 Washington Street, Tappan, and the Tappan Fire District owns 135 Washington Street, Tappan. Moving to the property they own will enable the District to build a firehouse that holds the new firetrucks and apparatus necessary to keep the District safe. The rear yard variance is necessary because of the required length of the bays for the new apparatus and it allows the tucks the proper turning radius to get into the lot without blocking Washington Street. The side yard and total side yard variances are necessary in order to keep the building out of the flood plain. The front yard variance is caused by the required size of the building in order to house the new fire trucks.
6. 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.

DECISION: In view of the foregoing and the testimony and documents presented, the Board RESOLVED that the application for the requested front yard, side yard, total side yard and rear yard variances are 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.

TOWN OF ORANGETOWN

(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.

The foregoing resolution to approve the application for the requested front yard, side yard, total side yard and rear yard variances are APPROVED; was presented and moved by Ms. Castelli, seconded by Mr. Bosco and carried as follows: Mr. Bosco, aye; Mr. Bonomolo, aye; Mr. Sullivan, aye; Ms. Castelli, aye; and Mr. Valentine, aye. Mr. Quinn recused himself as a member of the Fire District.

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 6, 2022

ZONING BOARD OF APPEALS  
TOWN OF ORANGETOWN

By   
Deborah Arbolino  
Administrative Aide

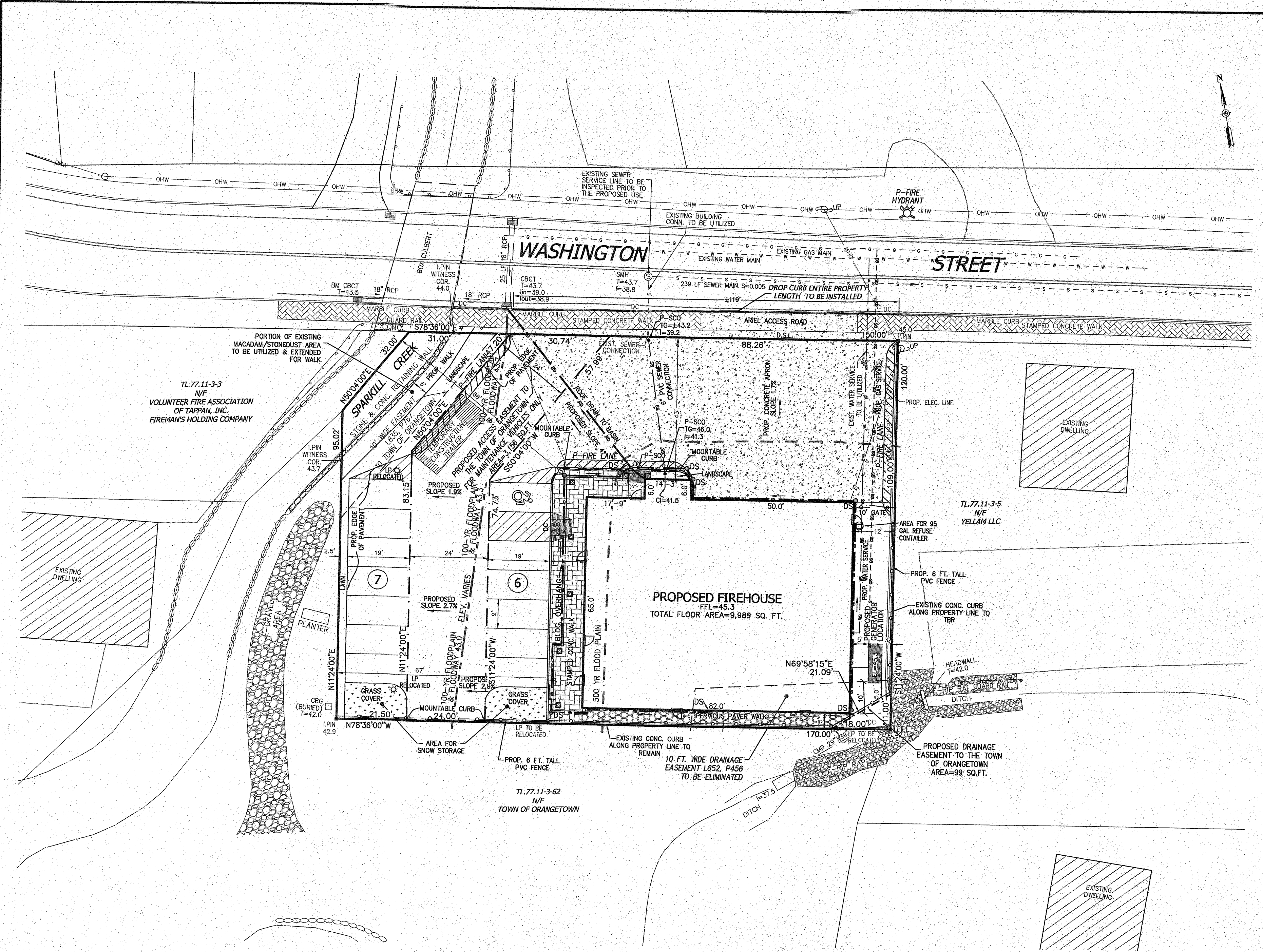
DISTRIBUTION:

APPLICANT  
ZBA MEMBERS  
SUPERVISOR  
TOWN BOARD MEMBERS  
TOWN ATTORNEY  
DEPUTY TOWN ATTORNEY  
OBZPAE  
BUILDING INSPECTOR-M.M.

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

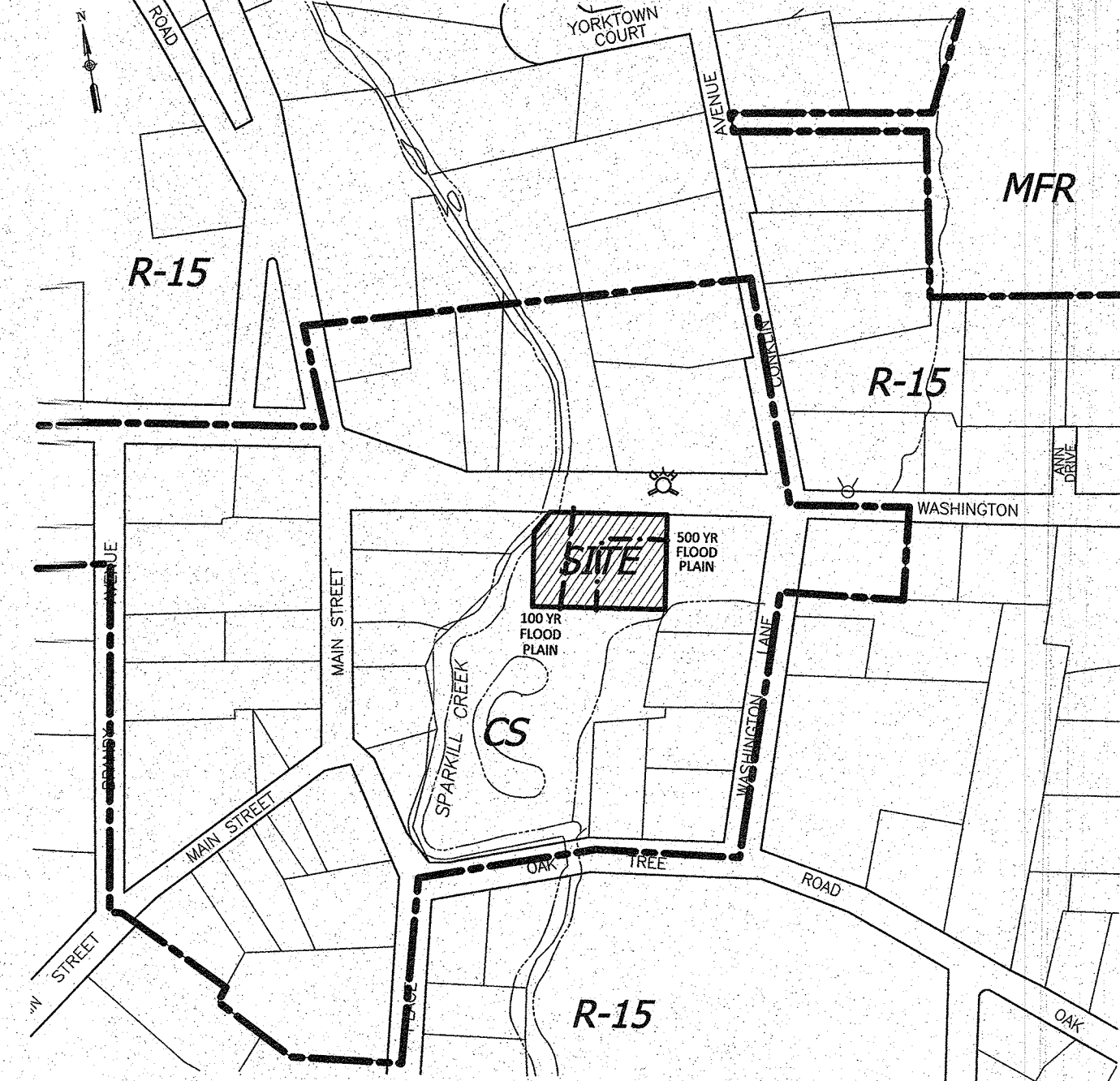
TOWN CLERK'S OFFICE  
2022 JUL 15 P 12:11  
TOWN OF ORANGETOWN





**NOTES:**

- ALL UTILITIES INCLUDING ELECTRIC AND TELEPHONE SERVICE SHALL BE INSTALLED UNDERGROUND.
- BUILDING PERMIT WILL BE ISSUED UNTIL SEWAGE DISPOSAL ARRANGEMENTS HAVE BEEN APPROVED BY THE ROCKLAND COUNTY HEALTH DEPARTMENT AND/OR THE TOWN OF ORANGETOWN.
- LOT DRAINAGE ON THIS PLAN SHALL CONSTITUTE EASEMENTS RUNNING WITH THE LAND AND SHALL NOT BE DISTURBED.
- ANY EXISTING UTILITIES (POLES, HYDRANTS, ETC.) AFFECTED BY CONSTRUCTION OF THE SITE PLAN SHALL BE RELOCATED AT THE DEVELOPER'S EXPENSE PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.
- NO OPEN BURNING DURING CONSTRUCTION WITHOUT SPECIFIC PERMISSION FROM NEW YORK STATE DEPARTMENT OF HEALTH.
- DATUM: NAVD 1988-BENCHMARK CATCH BASIN WASHINGTON STREET ELEV.=43.5.
- NO BUILDING PERMIT SHALL BE ISSUED UNTIL RESULTS OF TEST PITS HAVE BEEN SUBMITTED TO THE BUILDING DEPARTMENT.
- DURING THE COURSE OF CONSTRUCTION, ALL STORM DRAIN INLETS SHALL BE PROTECTED WITH A HAY BALE FILTER (SEE DETAIL).
- ALL AREAS DISTURBED BY ONSITE GRADING SHOULD BE LIMED AND FERTILIZED PRIOR TO SEEDING.
- THE NEW CORNERS OF ALL LOTS SHALL BE MARKED WITH METAL RODS 3/4" IN DIAMETER, THUS:
  - AT LEAST 30" IN LENGTH (TO BE INSTALLED AFTER FINAL GRADING). SAID PINS SHOWN
- THIS SITE PLAN IS SUBJECT TO DETAILS OF GRADING, ROADS AND UTILITIES AS SHOWN ON CONSTRUCTION DRAWINGS APPROVED BY THE PLANNING BOARD AND FILED WITH THE TOWN CLERK.
- SIDEWALKS AND CURBS SHALL BE INSTALLED IN ACCORDANCE WITH HIGHWAY DEPARTMENT SPECIFICATIONS.
- TEMPORARY SEDIMENT ENTRAPMENT AREAS SHALL BE PROVIDED AS SHOWN TO INTERCEPT AND CLARIFY SILT LADEN RUNOFF FROM THE SITE. THESE MAY BE EXCAVATED OR MAY BE CREATED UTILIZING EARTH SWALES, RIP-RAP OR CRUSHED STONE DAMS, HAY BALES, OR OTHER SUITABLE MATERIALS. DIVERSION ARE DIRECTED INTO THE ENTRAPMENT AREAS, WHICH SHALL NOT BE PERMITTED TO FILL IN, BUT SHALL BE CLEANED PERIODICALLY DURING THE COURSE OF CONSTRUCTION. THE COLLECTED SILT SHALL BE DEPOSITED IN AREA SAFE FROM FURTHER EROSION.
- ALL DISTURBED AREAS, EXCEPT ROADWAYS, WHICH WILL REMAIN UNFURNISHED FOR MORE THAN THIRTY (30) DAYS SHALL BE TEMPORARILY SEEDED WITH 1/2 LB. OF FINE GRASS OR MULCH WITH 100 LBS. OF STRAW OR HAY PER 1,000 SQUARE FEET. ROADWAYS SHALL BE STABILIZED AS RAPIDLY AS PRACTICABLE BY THE INSTALLATION OF THE BASE COURSE.
- SILT THAT LEAVES THE SITE IN SPITE OF THE REQUIRED PRECAUTIONS SHALL BE COLLECTED AND REMOVED AS DIRECTED BY APPROPRIATE MUNICIPAL AUTHORITIES.
- AT THE COMPLETION OF THE PROJECT ALL TEMPORARY SILTATION DEVICES SHALL BE COLLECTED AND REMOVED AS DIRECTED BY APPROPRIATE MUNICIPAL AUTHORITIES.
- PERMANENT VEGETATION COVER SPECIFICATIONS:
  - LAWN AREA - PER 1,00 SQUARE FEET
  - 15 LBS. 10-6-4 50% SLOW RELEASE FERTILIZED
  - 70 LBS. GRANULATE LIMESTONE
  - 4 LBS. SEED MIXTURE
  - 40% KENTUCKY BLUE
  - 40% RED FESCUE
  - 20% PERENNIAL RYEGRASS
- THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239 L&M OF THE GENERAL MUNICIPAL LAW.
- CERTIFICATE OF OCCUPANCY SHALL NOT BE REQUESTED FROM THE TOWN OF ORANGETOWN BUILDING DEPARTMENT UNTIL RESULTS OF INFILTRATION AND EXFILTRATION TESTS FOR SANITARY SEWERS ARE CERTIFIED BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER AND APPROVED BY THE DIRECTOR, DIVISION OF SEWERS.
- AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF ANY WORK, INCLUDING THE INSTALLATION OF EROSION CONTROL DEVICES OR THE REMOVAL OF TREES AND VEGETATION, A PRECONSTRUCTION MEETING MUST BE HELD WITH THE DEMO, SUPERINTENDENT OF HIGHWAYS AND THE OFFICE OF BUILDING, ZONING AND PLANNING ADMINISTRATION AND ENFORCEMENT. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO ARRANGE SUCH A MEETING.
- TREE PROTECTION:
  - A TREE PROTECTION PROGRAM WILL BE IMPLEMENTED IN ORDER TO PROTECT AND PRESERVE BOTH INDIVIDUAL SPECIMEN TREES AND BUFFER AREAS WITH MANY TREES. STEPS, WHICH WILL BE TAKEN TO PRESERVE AND PROTECT EXISTING TREES, ARE AS FOLLOWS:
    - NO CONSTRUCTION EQUIPMENT SHALL BE PARKED UNDER THE TREE CANOPY.
    - THERE WILL BE NO EXCAVATION OR STOCKPIILING OF EARTH UNDERNEATH THE TREES.
    - TREES TO BE PRESERVED SHALL BE MARKED CONSPICUOUSLY ON ALL SIDES.
    - TREES TO BE SAVED WILL BE FENCED AT THE OUTER DRIP LINE.
    - NO EARTH FILLS GREATER THAN 6" IN DEPTH WILL BE MADE BENEATH TREES TO BE PRESERVED.
    - IN FILL AREAS, TREES WILL BE PRESERVED IN TREE WELLS, OR THROUGH THE USE OF RETAINING WALLS.
    - IN CUT AREAS, TREES WILL BE PRESERVED WITH RETAINING WALLS.
- ADDITIONAL CERTIFICATION, BY AN APPROPRIATE LICENSED OR CERTIFIED DESIGN PROFESSIONAL SHALL BE REQUIRED FOR ALL MATTERS BEFORE THE PLANNING BOARD INDICATING THAT THE DRAWINGS AND PROJECT ARE IN COMPLIANCE WITH THE STORMWATER MANAGEMENT PHASE TWO REGULATIONS.
- A DRAINAGE PERMIT IS REQUIRED FROM THE ROCKLAND COUNTY DRAINAGE AGENCY PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, A FLOOD ELEVATION CERTIFICATE IS TO BE SUBMITTED TO THE TOWN OF ORANGETOWN BUILDING DEPARTMENT.
- A FLOODPLAIN DEVELOPMENT PERMIT IS REQUIRED FROM THE LOCAL FLOODPLAIN ADMINISTRATOR.
- THE TOWN OF ORANGETOWN SEWER INSPECTOR SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY AND ALL CONSTRUCTION ON OR NEAR EXISTING AND PROPOSED SANITARY SEWER FACILITIES.
- THE EXISTING SANITARY BUILDING CONNECTION SHALL BE TYPED BY THE APPLICANT AND WITNESSED BY THE TOWN SEWER INSPECTOR. THE TOWN SEWER INSPECTOR WILL DECIDE IF THE EXISTING SANITARY LATERAL CAN BE USED FOR PROPOSED BUILDING.
- 100 YEAR FLOODPLAIN AND 500 YEAR FLOODPLAIN ARE PER FEMA FIRM FOR THE TOWN OF ORANGETOWN (COMMUNITY NO. 360686), PANEL 36087C0189G WITH AN EFFECTIVE DATE OF MARCH 3, 2014.



VICINITY MAP  
SCALE: 1"=200'  
FIRE HYDRANT

**OWNER & APPLICANT:**  
VOLUNTEER FIRE ASSOCIATION  
OF TAPPAN, INC.  
P.O. BOX 525  
TAPPAN, NY 10883

**TAX MAP REFERENCE:**  
TOWN OF ORANGETOWN  
SECTION 77.11, BLOCK 3, LOTS 4

**SITE ADDRESS:**  
135 WASHINGTON STREET  
TAPPAN, NY 10883

**AREA:**  
20,150 SQ.FT. OR 0.4626 ACS (GROSS)

- DISTRICTS:**
- SCHOOL DISTRICT - SOUTH ORANGETOWN
  - CENTRAL SCHOOL DISTRICT NO. 1
  - FIRE DISTRICT - TAPPAN
  - WATER DISTRICT - TAPPAN
  - SEWER DISTRICT - ORANGETOWN SEWER DISTRICT
  - LIGHTING DISTRICT - TOWN OF ORANGETOWN

ZONING BOARD OF APPEALS  
Meeting Of:  
**SEP 6 2023**  
Town Of Orangetown

REVISION	DATE	DESCRIPTION
10	7-17-23	ADDED COMPUTER & RADIO ROOM
9	3-21-23	COVER AREA AND E&S DETAIL PER TOWN ENGINEER
8	3-14-23	REV. FFL ELEVATION
7	3-1-23	PER FINAL APPROVAL 9-14-22
6	12-7-22	PER RCDA COMMENTS 9-20-22
5	7-14-22	PER PRELIMINARY APPROVAL 5-11-22
4	7-13-22	LIGHTING PLAN PER ZBA 7-6-22
3	6-24-22	PER PLANNING BOARD COMMENTS
2	3-28-22	PER OBZPAE COMMENTS 3-16-22
1	2-28-22	PER ARCHITECT

**ATZL, NASH & ZIGLER P.C.**  
ENGINEERS-SURVEYORS-PLANNERS  
232 North Main Street  
New City, New York 10956  
Tel: (845) 634-4694  
Fax: (845) 634-5543  
E-mail: info@anzny.com  
Web: www.ANZNY.com

PROJECT: **TAPPAN FIRE DISTRICT WASHINGTON STREET**

TOWN OF ORANGETOWN  
ROCKLAND COUNTY, NEW YORK

**SITE PLAN**

DRAWN BY: LF  
DATE: JANUARY 12, 2022  
PROJECT NO: 4785

CHECKED BY: JRA  
SCALE: 1 IN. = 20 FT.  
DRAWING NO: 1

**LEGEND**

- 360 --- EXISTING 2' CONTOUR
- 360 --- EXISTING 10' CONTOUR
- W --- EXISTING WATERLINE
- G --- EXISTING GAS LINE
- CB --- EXISTING CATCH BASIN
- SMH --- EXISTING SEWER MANHOLE
- S --- EXISTING SEWER LINE
- 360.0 --- EXISTING SPOT ELEVATION
- SS --- EXISTING STONEWALL
- S --- EXISTING SIGN
- LP --- EXISTING LIGHT POLE
- Q --- EXISTING UTILITY POLE
- 360 --- PROPOSED 2' CONTOUR
- 360 --- PROPOSED 10' CONTOUR
- WS --- PROPOSED WATER SERVICE
- WS --- PROPOSED WATER VALVE
- WS --- PROPOSED FIRE HYDRANT
- GS --- PROPOSED GAS SERVICE
- GS --- PROPOSED GAS VALVE
- CB --- PROPOSED CATCH BASIN
- SD --- PROPOSED STORM DRAIN LINE
- CD --- PROPOSED SEWER CLEANOUT
- SS --- PROPOSED SEWER HOUSE CONNECTION
- 360.0 --- PROPOSED SPOT ELEVATION
- WS --- PROPOSED WATER SERVICE
- GS --- PROPOSED GAS SERVICE
- DS --- LIMIT OF 100 YEAR FLOODPLAIN
- DS --- LIMIT OF 500 YEAR FLOODPLAIN
- RD --- PROPOSED ROOF DOWNSPOUT
- WS --- PROPOSED WATER DRAIN
- WS --- PROPOSED WATERSHED
- WS --- PROPOSED SILT FENCE
- WS --- PROPOSED SUPER SILT FENCE
- WS --- PROPOSED HAY BALE
- GR --- GRASS COVER
- PW --- PERVIOUS WALK COVER
- IC --- IMPERVIOUS CONC. APRON COVER
- IP --- IMPERVIOUS CONC. PAVER COVER

**SIGN LEGEND**

- FL DENOTES FIRE LANE SIGN
- FZ DENOTES FLOOD ZONE SIGN
- PA DENOTES PUBLIC ACCESS SIGN

**LOT AREA CALCULATION:**

GROSS AREA - 50% OF AREA WITHIN 100 FLOODPLAIN = NET AREA  
20,150 SQ.FT. - (4,888±2) SQ.FT. = 2,444 SQ.FT. = 17,706 SQ.FT.

**EXISTING COVERAGE TABLE:**

EXISTING BUILDING:	1,297 SQ. FT.
EXISTING WALL:	76 SQ. FT.
CONCRETE:	283 SQ. FT.
GRAVEL:	4,090 SQ. FT.
MACADAM PAVEMENT:	12,630 SQ. FT.
TOTAL COVERAGE:	18,378 SQ. FT. OR 0.422 ACS.

**PROPOSED COVERAGE TABLE:**

PROPOSED BUILDING:	5,416 SQ. FT.
EXISTING WALL:	76 SQ. FT.
CONC. WALK, RAMP, PILLAR:	1,112 SQ. FT.
TRUCK APRON:	5,015 SQ. FT.
MACADAM PAVEMENT:	6,318 SQ. FT.
TOTAL COVERAGE:	17,937 SQ. FT. OR 0.418 ACS.

**PARKING REQUIREMENTS:**

1 SPACE PER 200 SQ.FT. OF GROSS FLOOR AREA  
7,477 SQ.FT. ÷ 1 SPACE/200 SQ.FT. = 37.4 OR 38 SPACES REQUIRED  
13 SPACES PROVIDED\*

**COVER AREA CALCULATION:**

	EXISTING	PROPOSED	% REDUCTION
GRASS/PERVIOUS	0.04 ACS	0.044 ACS	10%
IMPERVIOUS	0.422 ACS	0.418 ACS	1.0%
TOTAL	0.462 ACS	0.462 ACS	

**BULK REQUIREMENTS**

ZONE CS, GROUP GG	REQUIRED/PERMITTED	EXISTING	PREVIOUSLY APPROVED	PROPOSED
MAXIMUM FLOOR AREA RATIO	NONE	0.08	0.57	0.61
MINIMUM LOT AREA (\$0.FT.)	NONE	17,706 SQ.FT. (NET)	17,706 SQ.FT. (NET)	17,706 SQ.FT. (NET)
MINIMUM LOT WIDTH	NONE	170 FT.	170 FT.	170 FT.
MINIMUM STREET FRONTAGE	50 FT.	150 FT.	150 FT.	150 FT.
FRONT YARD	100 FT.	50.8 FT.	45 FT. *	43 FT. **
SIDE YARD	100 FT.	26.3 FT.	12 FT. *	12 FT. *
TOTAL SIDE YARD	200 FT.	121.8 FT.	79 FT. *	79 FT. *
REAR YARD	100 FT.	42.1 FT.	5 FT. *	5 FT. *
MAXIMUM BUILDING HEIGHT	NONE	15 FT.	32 FT.	32 FT.

\* - VARIANCES WERE GRANTED BY THE TOWN OF ORANGETOWN ZBA ON JULY 6, 2022.  
\*\* - DENOTED VARIANCE REQUIRED.

OWNER OR REPRESENTATIVES APPROVAL FOR FILING

OWNER OR REPRESENTATIVE \_\_\_\_\_ DATE \_\_\_\_\_

DATUM: NAVD 1988

STATE OF NEW YORK  
SEAL OF RYAN A. NASH, P.E.  
N.Y.S. P.E. LIC. NO. 89066

STATE OF NEW YORK  
SEAL OF JOHN R. ATZL, P.E.  
N.Y.S. P.E. LIC. NO. 50228