

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#: P23-4077  
 ASSIGNED \_\_\_\_\_  
 INSPECTOR: \_\_\_\_\_

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

Project Name: CARPORT ADDITION

Street Address: 6 LAFAYETTE ST, TAPPAN NY 10983

Tax Map Designation:

Section: 77.06 Block: 1 Lot(s): 29.35  
 Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_

Directional Location:

On the \_\_\_\_\_ side of \_\_\_\_\_, approximately \_\_\_\_\_ feet \_\_\_\_\_ of the intersection of \_\_\_\_\_, in the Town of \_\_\_\_\_ in the hamlet/village of \_\_\_\_\_.

Acreage of Parcel <u>0.29 ACRES</u>	Zoning District <u>R-15</u>
School District <u>TAPPAN</u>	Postal District <u>TAPPAN</u>
Ambulance District <u>TAPPAN</u>	Fire District <u>TAPPAN</u>
Water District <u>TAPPAN</u>	Sewer District <u>TAPPAN</u>

Project Description: (If additional space required, please attach a narrative summary.)  
ADDITION OF CARPORT (OPEN) IN NORTH SIDE YARD OF EXISTING SINGLE FAMILY DWELLING.

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.  
 Date: Oct 17, 2023 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.

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### 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:

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### 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.

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List tax map section, block & lot numbers for all other abutting properties in the same ownership as this project.

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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: ~~September 27, 2023~~ October 30, 2023 Section: 77.06 Block: 1 Lot: 29.35

Applicant: Sesi Ramos

Address: 6 Laffayette Rd, Tappan, NY

RE: Application Made at: same

Referred For:

Chapter 43, Table 3.12, R-15 District  
Chapter 43, Section 5.21(c) Undersized Lot applies  
Column 8 Front Yard 30' w/ 23.4' proposed. Column 9 Side Yard 15' w/ 1.8' proposed.  
Column 11 Total Side Yard 30' w/ 17.5' proposed.

3 Variances required

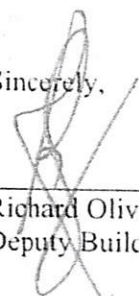
Comments:

Carport


Dear Sesi Ramos:

Please be advised that the Building Permit Application # p23-4077, which you submitted on September 26, 2023, 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

10/4/23

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

10/6/23  
Date  
Liz DeCort  
Debbie Arbolino



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Comments:

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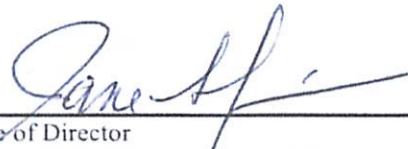
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Signature of Director  
NOTE: PLEASE KEEP FOR YOUR RECORDS  
1-30-2023

10/6/23  
Date  
Liz DeCort  
Debbie Arbolino

SWIS	PRINT KEY	NAME	ADDRESS
392489	77.06-1-29.24	Anthony Mercurio	29 Bogart Pl, Tappan, NY 10983
392489	77.06-1-29.25	Linda D Siegel	25 Bogart Pl, Tappan, NY 10983
392489	77.06-1-29.26	Robert Detemple	23 Lafayette Rd, Tappan, NY 10983
392489	77.06-1-29.27	Joseph Badalamente	15 Lafayette Rd, Tappan, NY 10983
392489	77.06-1-29.28	Vincent P Barrasi	5 Lafayette Rd, Tappan, NY 10983
392489	77.06-1-29.29	Greta Ferrari	211 Greenbush Rd, Tappan, NY 10983
392489	77.06-1-29.31	US Bank NA-TR	60 Livingston Ave, St. Paul, MN 55107
392489	77.06-1-29.32	Raymond L Alicea, Jr.	24 Lafayette Rd, Tappan, NY 10983
392489	77.06-1-29.33	Franklin W Knowler	18 Lafayette Rd, Tappan, NY 10983
392489	77.06-1-29.34	Elizabeth Noonan	12 Lafayette Rd, Tappan, NY 10983
392489	77.06-1-29.35	Sesi M Ramos	6 Lafayette Rd, Tappan, NY 10983
392489	77.06-1-29.36	Marita Anne Ancin	90 Lape Rd, Nassau, NY 12123
		Matthew Ancin	
392489	77.06-1-29.37	Samuel Kropp	179 Greenbush Rd, Tappan, NY 10983
392489	77.06-1-29.38	Town Of Orangetown	26 Orangeburg Rd, Orangeburg, NY 10962

392489

77.06-3-13

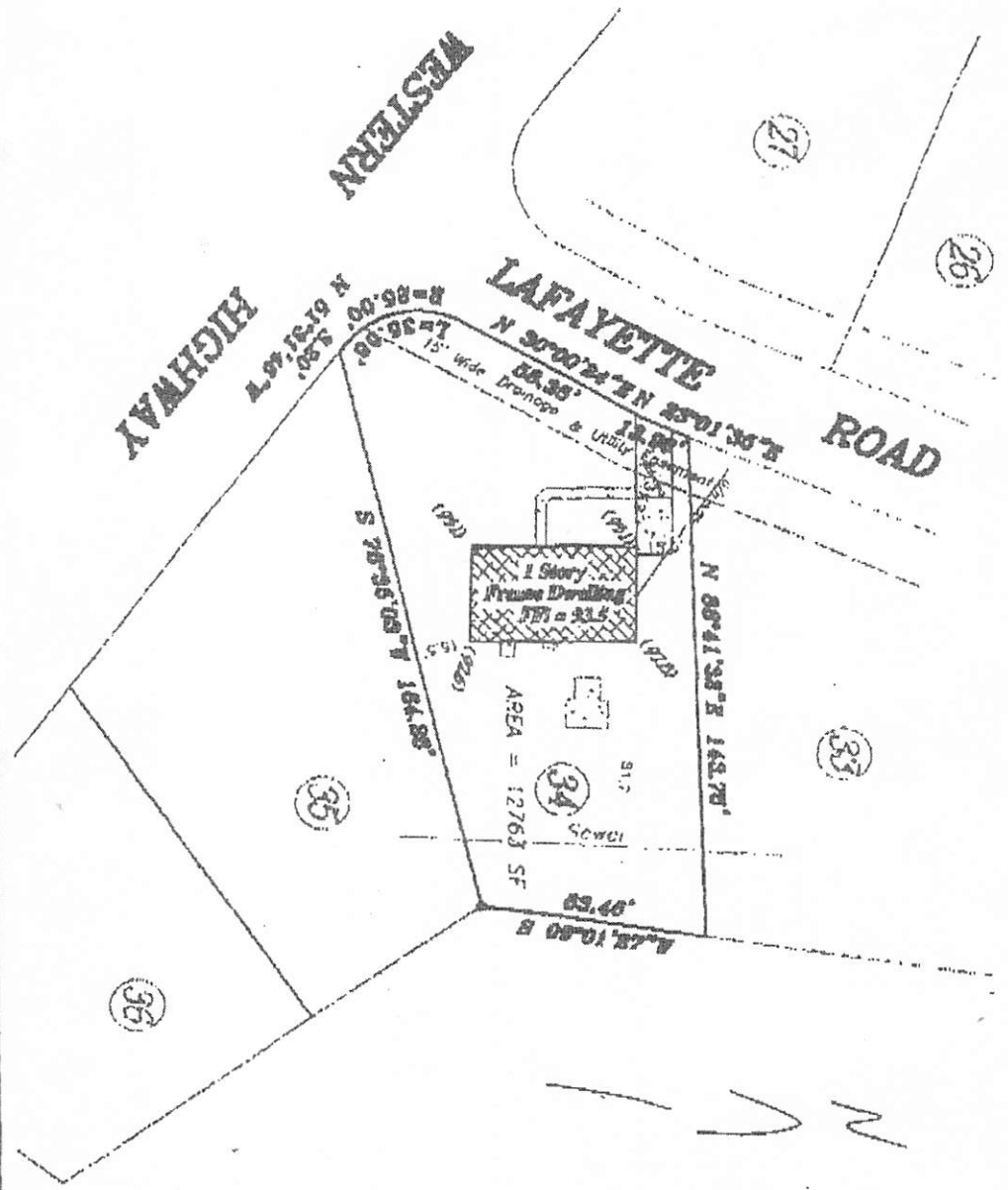
The Noble Ninth Inc.

149-39 11<sup>th</sup> Ave, Whitestone NY

11357

DATE: 11/14/2000

Legend:  
● Property Owner's Lot  
○ Property Owner's Road



**Reference:**

\* Town's Surveying Planning  
Filed in the Rockland County Clerk's Office 03-07-1997  
Map No. 7093 Book 117 Page 55

ORLANDSTOWN TAX MAP NO. 77.06 - 1 - 29.35

THE LAND JOB IS BEING DONE BY AN ACTUAL SURVEYOR WHO IS LICENSED BY THE STATE OF NEW YORK. THE SURVEYOR'S OFFICE IS LOCATED AT 100 WEST STREET, NEW YORK, N.Y. 10038. THE SURVEYOR'S OFFICE IS LICENSED BY THE STATE OF NEW YORK. THE SURVEYOR'S OFFICE IS LICENSED BY THE STATE OF NEW YORK. THE SURVEYOR'S OFFICE IS LICENSED BY THE STATE OF NEW YORK.

**Created To:**

FOR THE PURPOSE OF  
MAKING SMALL  
M & T PARCELS CONSISTENT  
PROPERTY WITHIN TITLE ORDINANCE COMPLIANT OF R.L.

**Robert R. Rahnefeld, P.L.S.**  
N.Y. Lic No. 49459

**NOTES:**  
1. THIS SURVEY WAS CONDUCTED BY THE SURVEYOR ON THE DATE INDICATED ABOVE.  
2. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE TOWN OF ORLANDSTOWN AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEYS OF THIS PROPERTY.  
3. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE TOWN OF ORLANDSTOWN AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEYS OF THIS PROPERTY.

Survey Made  
for  
**HUGH DUFFY**  
**MARIA SPEAR**

TAPPAN  
TOWN OF ORLANDSTOWN - ROCKLAND COUNTY  
NEW YORK

APR 15, 1997 SCALE: 1" = 40'

**Robert R. Rahnefeld**  
Land & Boundary Consultant  
P.O. BOX 881, FRANK ALVARO, N.Y. 10945  
PHONE: (914) 735-9316 FAX: (914) 735-9352  
Map No. 934

ALL DRAWN AND WRITTEN MATERIAL CONTAINED HEREIN IS THE SOLE PROPERTY OF THE ARCHITECT OF RECORD AND SHALL NOT BE REPRODUCED, PUBLISHED, DISCLOSED OR USED WITHOUT EXPRESS WRITTEN CONSENT OF THE ARCHITECT OF RECORD. THE DRAWINGS ARE SCOPE DOCUMENTS WHICH INDICATE THE GENERAL SCOPE OF WORK, AND SUCH SCOPE DOCUMENTS NECESSARILY DESCRIBE ALL WORK REQUIRED FOR THE FULL PERFORMANCE AND COMPLETION OF THE WORK. GENERAL CONTRACTOR IS TO FURNISH AND INSTALL ALL ITEMS REQUIRED FOR THE PROPER COMPLETION OF ITS WORK WITHOUT ADJUSTMENT TO THE CONTRACT AMOUNT UNLESS SCOPE OF WORK CHANGES FROM THAT INDICATED ON THE DRAWINGS. IN THE EVENT OF A CONFLICT WITH OR AMONG THE CONTRACT DOCUMENTS, THAT DOCUMENT PLACING THE GREATEST BURDEN UPON GENERAL CONTRACTOR SHALL GOVERN. THE GENERAL CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE ALL DRAWINGS, REPORTING ANY ERROR, INCONSISTENCY OR OMISSION HE MAY DISCOVER AND REPORT TO THE ARCHITECT AND IN NO CASE SHALL PROCEED IN UNCERTAINTY.

**ARCHITECT OF RECORD**  
ARBEN SELA ARCHITECT  
28 CONTINENTAL DR  
WEST NYACK, NY 10994  
T. 646.489.6938  
LICENSE #: 036904 NEW YORK STATE  
NJ LICENSE # 21A102011200  
CONTACT:  
ARBEN SELA  
ARBEN@BUILDPLUSARCH.COM  
WWW.BUILDPLUSARCH.COM

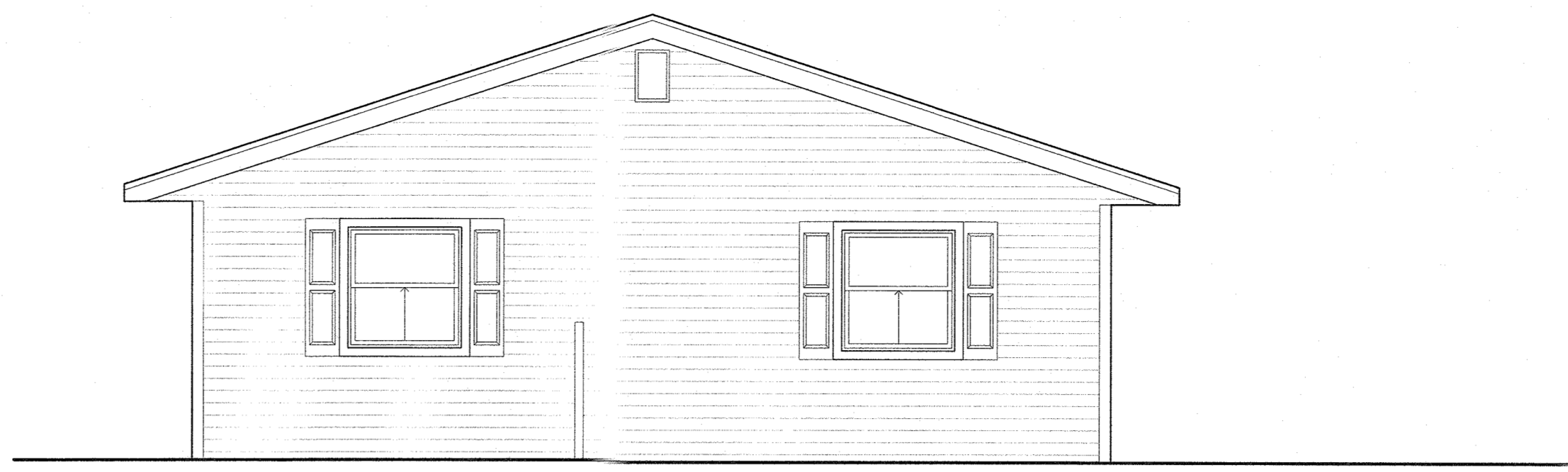
No.	DATE	ISSUED / REVISED
01	9/14/2023	SCHEMATIC PLANS
02	9/24/2023	ISSUED FOR PERMIT

PROJECT  
**6 LAFAYETTE ST  
TAPPAN NY 10983**  
**CARPORT ADDITION**

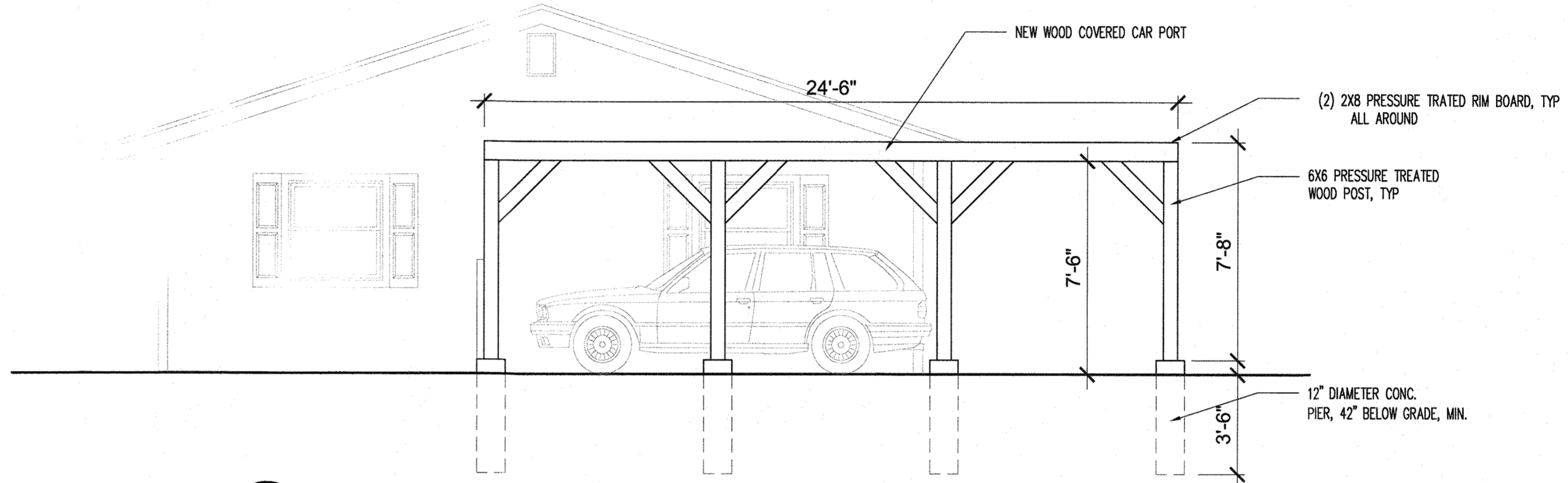
DRAWING TITLE:  
**PLOT PLAN  
ZONING ANALYSIS  
PROPOSED PLANS**

ZONING BOARD OF APPEALS  
Meeting Of:  
**NOV 15 2023**  
Town of Orangetown

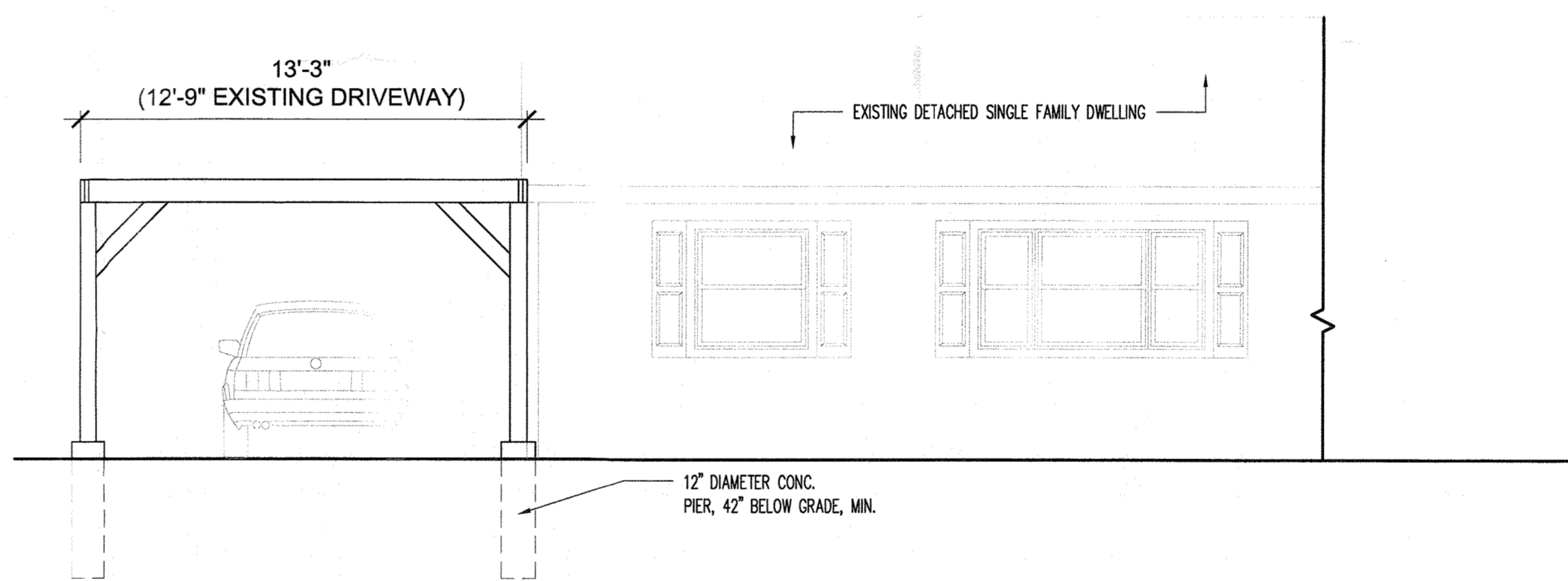
SEAL & SIGNATURE	
	DATE: 9/24/2023
	PROJECT NO: 23.24
	CHECKED BY: AS
	DRAWN BY: AS
	SCALE: AS NOTED
	SHEET NO: <b>A-100</b>



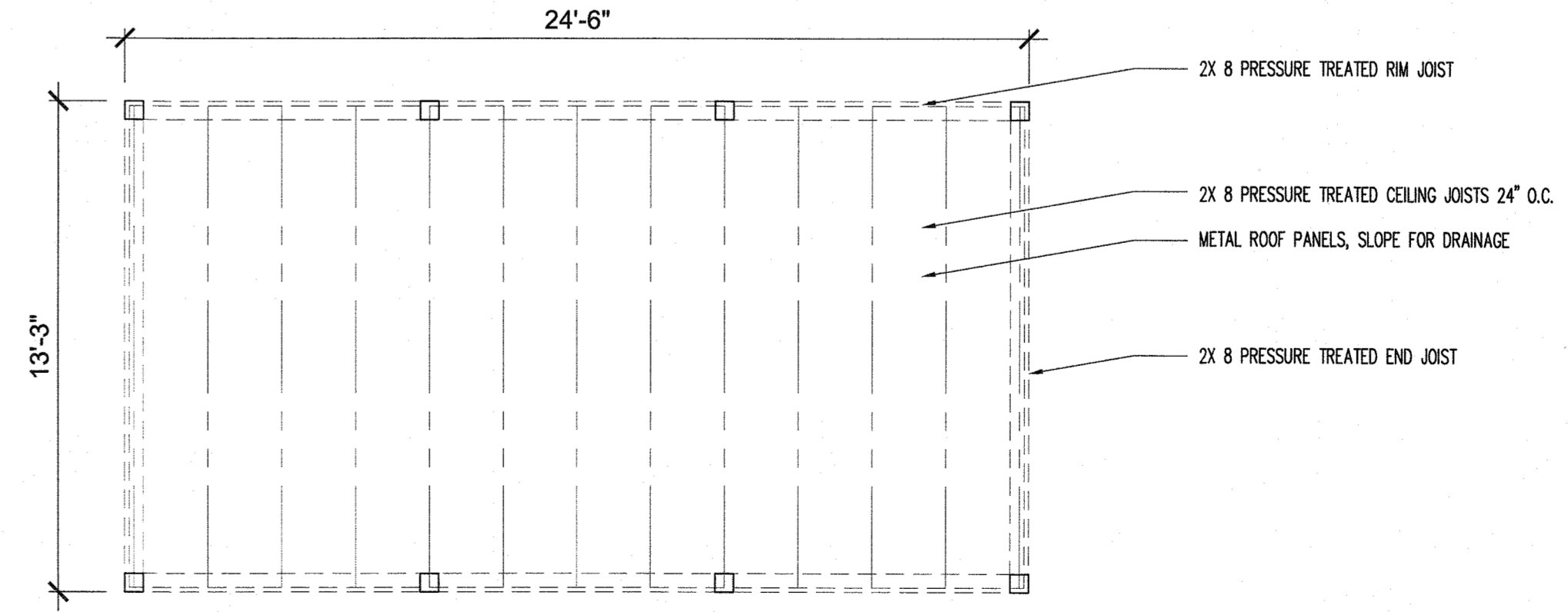
02 LEFT SIDE ELEVATION - EXISTING  
A-100 1/4" = 1'-0"



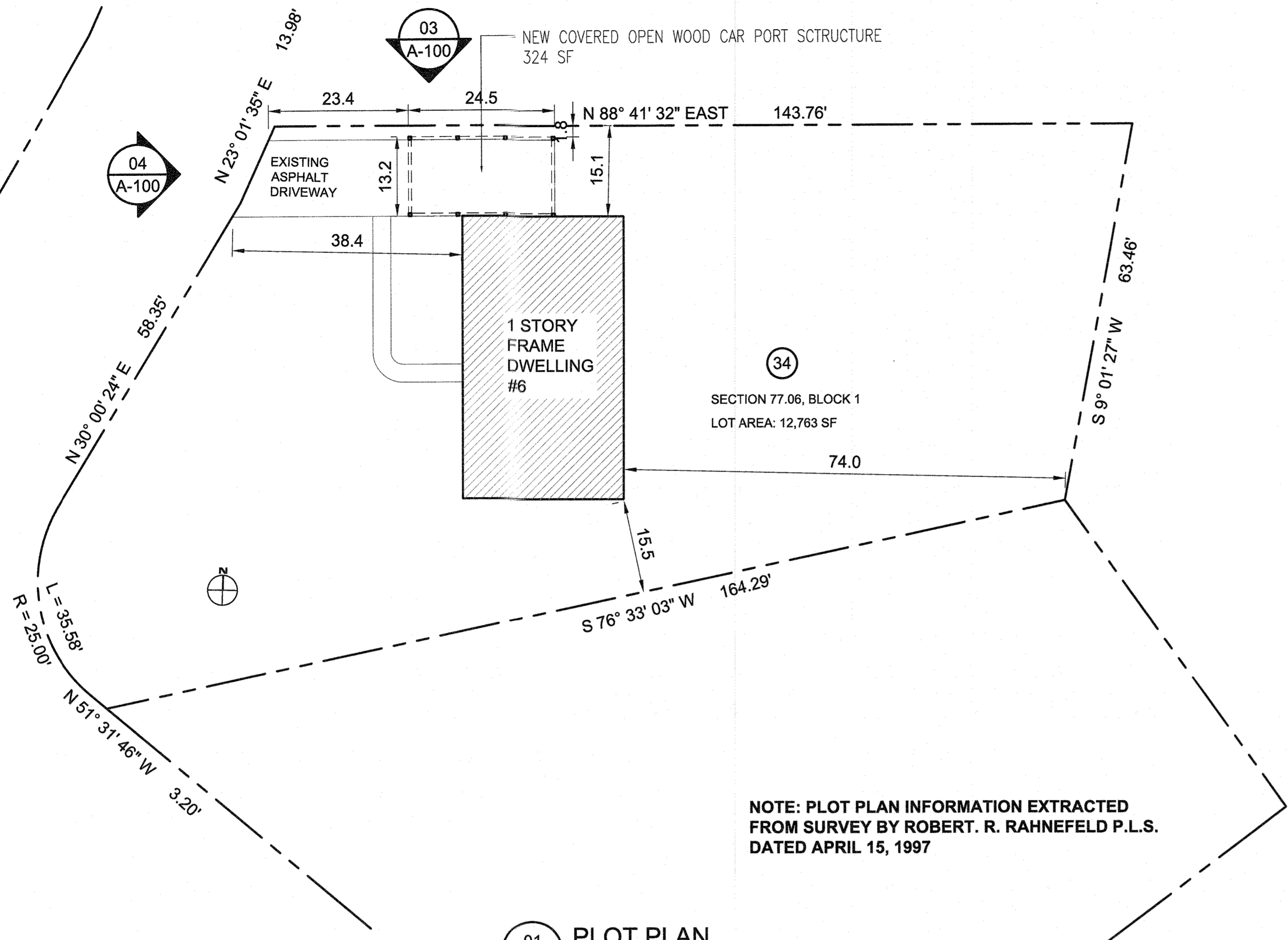
03 LEFT SIDE ELEVATION - PROPOSED  
A-100 1/4" = 1'-0"



04 FRONT ELEVATION - PROPOSED  
A-100 1/4" = 1'-0"



05 FLOOR PLAN  
A-100 1/4" = 1'-0"



01 PLOT PLAN  
A-100 1/16" = 1'-0"

NOTE: PLOT PLAN INFORMATION EXTRACTED FROM SURVEY BY ROBERT. R. RAHNEFELD P.L.S. DATED APRIL 15, 1997

**6 LAFAYETTE STREET, TAPPAN NY**  
SCOPE OF WORK: ADDITION OF OPEN CAR PORT IN SIDE YARD

LOT INFORMATION	
ADDRESS	6 LAFAYETTE STREET, TAPPAN NY
SEC-BLK-LOT	77.06, BLOCK 1
LOT AREA	12,763 SF
ZONING DISTRICT	R-15 MEDIUM DENSITY RESIDENTIAL DISTRICT

ZONING ANALYSIS - CHAPTER 43 ZONING					
ZONING SECTION	ITEM / DESCRIPTION	REQUIRED / PERMITTED	PROPOSED	EXISTING	NOTES
43 ATTACHMENT 13	MAX FLOOR AREA RATIO	0.20 OR 2,552.8 SF MAX	1,593 SF	1,269 SF	1593 SF PROPOSED < 2552.8 SF MAX, OK
43 ATTACHMENT 13	MIN LOT AREA	15,000 SF	NO CHANGE	12,764 EXISTING	EXISTING NON CONFORMING
43 ATTACHMENT 13	MIN LOT WIDTH	100 FT	NO CHANGE	63.46 FT EXISTING	EXISTING NON CONFORMING
43 ATTACHMENT 13	MIN STREET FRONTAGE	75 FT	NO CHANGE	107.91 FT EXISTING	EXISTING, NO CHANGE, COMPLIANT
43 ATTACHMENT 13	REQUIRED FRONT YARD	30 FT	23.4 FT	38.4 FT EXISTING	VARIANCE REQUIRED
43 ATTACHMENT 13	REQUIRED SIDE YARD	20 FT MIN	1.8 FEET	15.1 FT EXISTING	VARIANCE REQUIRED
43 ATTACHMENT 13	TOTAL SIDE YARD	50 FT	17.5 FEET	30.6 FT EXISTING	VARIANCE REQUIRED
43 ATTACHMENT 13	REQUIRED REAR YARD	35 FT	NO CHANGE	74 FT EXISTING	EXISTING, NO CHANGE, COMPLIANT
43 ATTACHMENT 13	MAXIMUM BUILDING HEIGHT	1FT PER FOOT FROM LOT LINE	NO CHANGE	10 FT EXISTING	EXISTING, NO CHANGE, COMPLIANT