

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: 2/18/2024

Please check all that apply:

☐ Commercial	☒ Residential
☐ Planning Board	☐ Historical Board
☒ Zoning Board of Appeals	☐ Architectural Board
☐ Subdivision	☐ Consultation
☐ Number of Lots	☐ Pre-Preliminary/Sketch
☐ Site Plan	☐ Preliminary
☐ Conditional Use	☐ Final
☐ Special Permit	☐ Interpretation
☒ Variance	
☐ Performance Standards Review	
☐ Use Variance	
☐ Other (specify): _____	

PERMIT#: BDR-4562-24
ASSIGNED _____
INSPECTOR: Dom
Referred from Planning Board: YES / NO
If yes provide date of Planning Board meeting: _____

Project Name: John Leahy

Street Address: 37 Polhemus
Tappan NY

Tax Map Designation:
Section: 77.08 Block: 2 Lot(s): 45
Section: _____ Block: _____ Lot(s): _____

Directional Location:
On the Right side of Polhemus, approximately
1000 feet South of the intersection of Kings Highway, in the
Town of Orange in the hamlet/village of Tappan.
Acreage of Parcel 1.23 Zoning District RG
School District SOCS Postal District Tappan
Ambulance District SOAC Fire District "
Water District Veolia Sewer District Mantiply

Project Description: (If additional space required, please attach a narrative summary.)
Two story addition to existing Single family dwelling

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

Date: 2/18/2024 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: Jan. 17, 2024 Section: 77.08 Block: 2 Lot: 45

Applicant: LEAHY

Address: 37 Polhemus, Tappan, NY

RE: Application Made at: same

Referred For:

Chapter 43, §3.12, RG District, Column 11, Min. Rear Yard required is 25' with 6.9' proposed.

Comments:

Two story addition to existing single family dwelling.

Dear LEAHY:

Please be advised that the Building Permit Application # P-4562-24, which you submitted on 1/11/2024, 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.

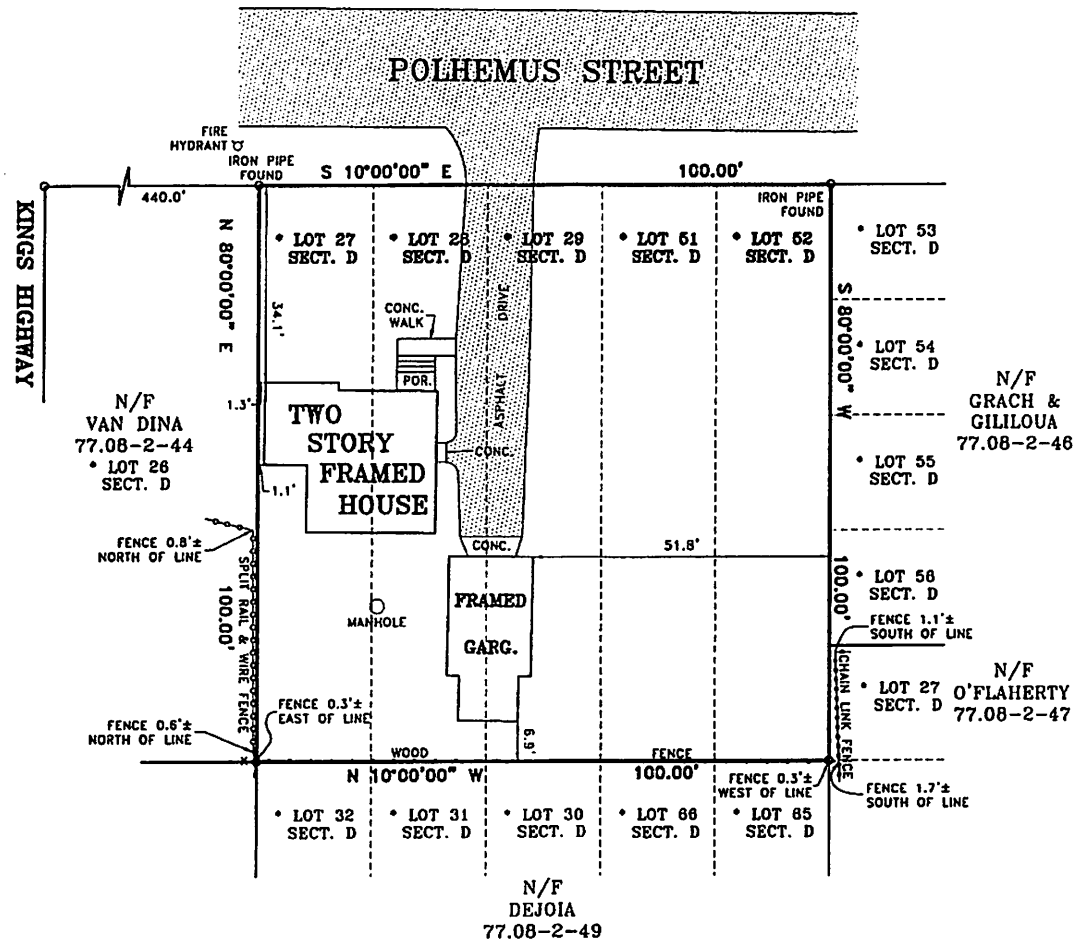
Sincerely,


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

1/18/24
Date
Liz DeCort
Debbie Arbolino

SWIS	PRINT KEY	NAME	ADDRESS
392489	77.08-1-9	William Denza	17 Virginia St,Tappan, NY 10983
392489	77.08-1-10	Jorge Paulino	23 Virginia St,Tappan, NY 10983
392489	77.08-1-11	Michael Niccoll	31 Virginia St,Tappan, NY 10983
392489	77.08-1-12	Seung Woo Jun	35 Virginia St,Tappan, NY 10983
392489	77.08-1-13	Simm Jung Jr	144 Austin Av,Tappan, NY 10983
392489	77.08-1-14	Dawn Coffey	136 Austin Ave,Tappan, NY 10983
392489	77.08-2-19	James Campbell	52 Bauer St,Tappan, NY 10983
392489	77.08-2-20	Katherine Cincotta-Donahue	46 Bauer St,Tappan, NY 10983
392489	77.08-2-21	Anne Marie Hallock	40 Bauer St,Tappan, NY 10983
392489	77.08-2-22	Anthony Fata	32 Bauer St,Tappan, NY 10983
392489	77.08-2-23	Robert P White	26 Bauer St,Tappan, NY 10983
392489	77.08-2-25	Peggy Amurao	17 Bauer St,Tappan, NY 10983
392489	77.08-2-26	Scott Guilden	21 Bauer St,Tappan, NY 10983
392489	77.08-2-27	Stephanie Chan	23 Bauer St,Tappan, NY 10983
392489	77.08-2-28	Jose G Bustamante	33 Bauer St,Tappan, NY 10983
392489	77.08-2-29	Ross Kelter	37 Bauer St,Tappan, NY 10983
392489	77.08-2-30	Lana Tonkoschkur	43 Bauer St,Tappan, NY 10983
392489	77.08-2-31	Edward Korn	51 Bauer St,Tappan, NY 10983
392489	77.08-2-32	Thomas Dutkowsky	190 Austin Av,Tappan, NY 10983
392489	77.08-2-33	Jacqueline Boysa	48 Polhemus St,Tappan, NY 10983
392489	77.08-2-34	Deborah G Nason	44 Polhemus St,Tappan, NY 10983
392489	77.08-2-35	Kimberly Everett	40 Polhemus St,Tappan, NY 10983
392489	77.08-2-36	Yvette Robles	32 Polhemus St,Tappan, NY 10983
392489	77.08-2-37	Jacqueline Karrick	26 Polhemus St,Tappan, NY 10983
392489	77.08-2-38	Dean D'auria	20 Polhemus St,Tappan, NY 10983
392489	77.08-2-39	Dinna Sambenito	10 Polhemus St,Tappan, NY 10983
392489	77.08-2-40	Lucille Sollazzo	11 Polhemus St,Tappan, NY 10983
392489	77.08-2-41	Stephen J Grznar Jr	20 Seville Dr,Brick, NJ 08723
392489	77.08-2-42	Barbara E Shields	25 Polhemus St,Tappan, NY 10983
392489	77.08-2-43	George H Isaksen	29 Polhemus St,Tappan, NY 10983
392489	77.08-2-44	Richard Van Dina	33 Polhemus St,Tappan, NY 10983
392489	77.08-2-45	John Leahy	37 Polhemus St,Tappan, NY 10983
392489	77.08-2-46	Kirill Grach	47 Polhemus St,Tappan, NY 10983
392489	77.08-2-47	Gena O'Flaherty	166 Austin Ave,Tappan, NY 10983
392489	77.08-2-48	Donald Gallo	156 Austin Av,Tappan, NY 10983
392489	77.08-2-49	Harold Hagopian	40 Virginia St,Tappan, NY 10983
392489	77.08-2-50	Aaron Sosa	34 Virginia St,Tappan, NY 10983
392489	77.08-2-51	David W Majewski	28 Virginia St,Tappan, NY 10983
392489	77.08-2-52	Tami Cataldo	18 Virginia St,Tappan, NY 10983
392489	77.08-2-53	Alyssa M Cataldo	16 Virginia St,Tappan, NY 10983
392489	77.08-3-6	Martin R Dunn	157 Austin Av,Tappan, NY 10983
392489	77.08-3-7	Timothy J Conway	163 Austin Ave,Tappan, NY 10983
392489	77.08-3-8	Paulette Ciganek	87 California St,Ridgewood, NJ 07450
392489	77.08-3-10	Brian Coffey	187 Austin Av,Tappan, NY 10983

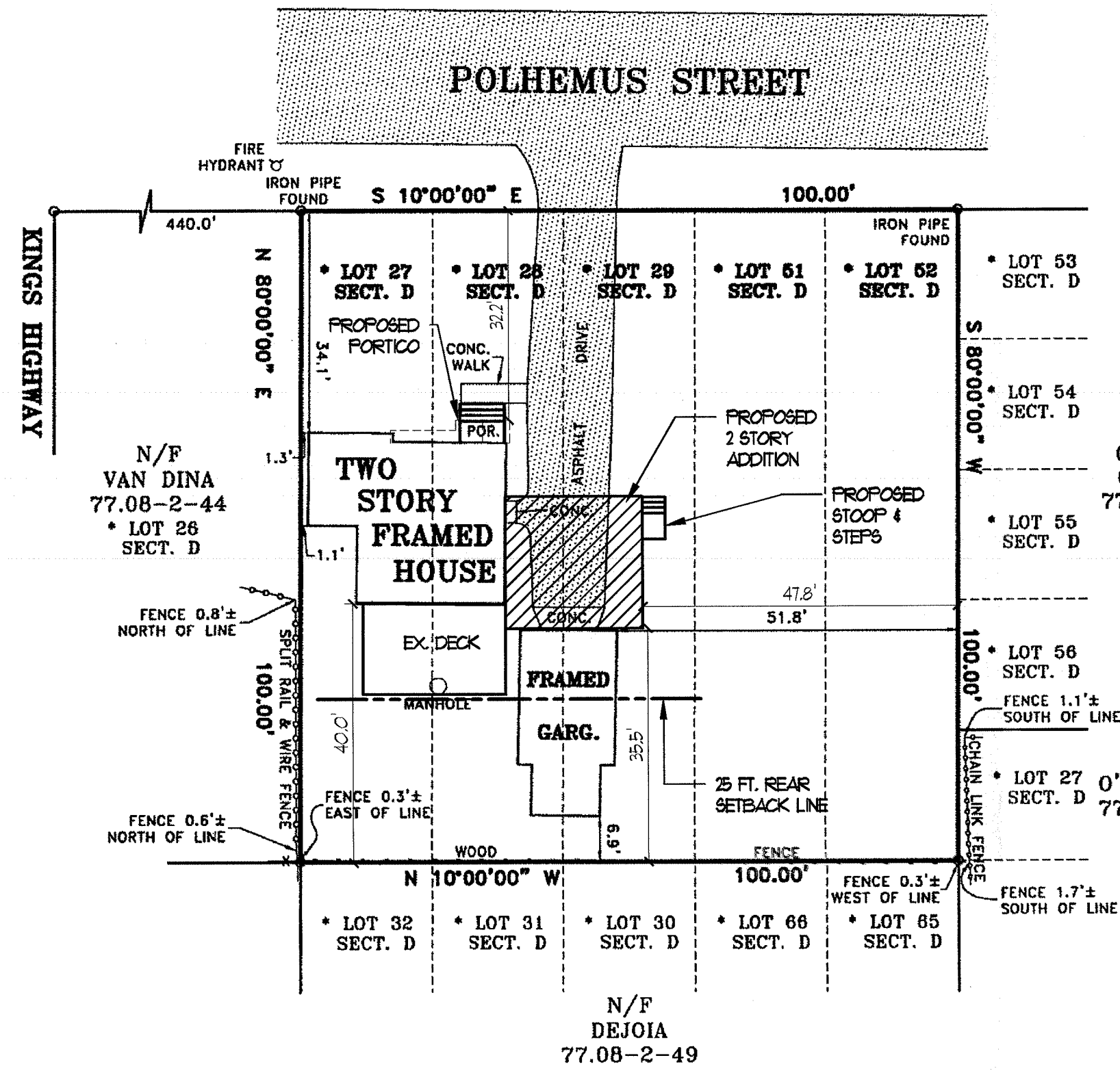
LOT AREA
10,000.00 S.F.
 OR
0.02 ACRES



GENERAL NOTES:

1. THE PREMISES SHOWN HEREON IS GENERALLY AS DESCRIBED IN DEED INSTRUMENT #2018-22159 RECORDED IN THE ROCKLAND COUNTY CLERK'S OFFICE.
2. SURVEYED AS PER RECORD DESCRIPTIONS, RECORD FILED MAP, AND EXISTING MONUMENTATION.
3. SUBJECT TO ANY EASEMENTS AND/OR RIGHT OF WAYS THAT AN ACCURATE UP TO DATE ABSTRACT OF TITLE MAY SHOW.
4. THE LOCATION OF ANY SUBSURFACE EASEMENTS, RIGHT OF WAYS, ENCROACHMENTS, AND/OR IMPROVEMENTS, IF ANY EXIST, ARE NOT CERTIFIED OR SHOWN HEREON.
5. ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE ORIGINAL SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON.
6. ANY ALTERATIONS OR ADDITIONS TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PER SECTION 7209, SUBDIVISION 2.
- * 7. REFERENCE: 'MAP OF SECTIONS D AND E OF THE SPARKILL ESTATES...OWNED BY THE AMSTERDAM DEVELOPMENT AND SALES COMPANY' FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE APRIL 9, 1927 AS MAP #1153.
8. PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY.

W.E. James Engineering and Land Surveying, PLLC 8 CHEANDA LANE WALKKILL, NEW YORK 12589 PHONE: (845) 666-6622 FAX: (845) 666-6625 EMAIL: WEJames@optonline.net www.wesjamesassociates.com	COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A TRUE AND CORRECT COPY. GUARANTEES OR CERTIFICATIONS MADE HEREON SHALL BE ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ARE IN NO MANNER TO BE CONSIDERED A GUARANTEE OF THE ACCURACY OF THE SURVEY. THE SURVEYOR ASSUMES NO LIABILITY FOR ANY LOSS OR DAMAGE TO ANY PERSON OR PROPERTY ARISING OUT OF THE USE OF THIS SURVEY MAP. THE SURVEYOR'S LIABILITY IS LIMITED TO THE AMOUNT OF THE FEE RECEIVED FOR THE SURVEY. THE SURVEYOR'S LIABILITY IS LIMITED TO THE AMOUNT OF THE FEE RECEIVED FOR THE SURVEY. I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON: MAY 27, 2020 CERTIFIED ONLY TO: 1. JOHN LEAHY AND KRISTEN SULLIVAN 2. THE SECURITY TITLE GUARANTEE CORPORATION OF BALTIMORE <i>William E. James</i> WILLIAM E. JAMES, P.E., P.L.S. NY STATE PROFESSIONAL LAND SURVEYOR LICENSE #050506	PROJECT TITLE SURVEY PREPARED FOR John Leahy Kristen Sullivan TAX MAP SECTION 77.00, BLOCK 2, LOT 45 TOWN OF ORANGETOWN ROCKLAND COUNTY, NEW YORK <table border="1"> <tr> <td>SCALE 1" = 20'</td> <td>DATE JUNE 11, 2020</td> <td>SHEET NO. 1 OF 1</td> </tr> </table> PROJECT CAD REFERENCE: ROCKLAND COUNTY/TOWN OF ORANGETOWN/POLHEMUS STREET/LEAHY, J.	SCALE 1" = 20'	DATE JUNE 11, 2020	SHEET NO. 1 OF 1
		SCALE 1" = 20'	DATE JUNE 11, 2020	SHEET NO. 1 OF 1	



Zone District: RG - Q, SINGLE FAMILY DETACHED

	Required	Existing	Proposed
Min. Lot Area	10,000 sf	10,000 sf	10,000 sf
Min. Frontage	50 ft.	100 ft.	100 ft.
Min. Lot Width	75 ft.	100 ft.	100 ft.
Front Yard Setback Min.	25 ft.	34.1 ft.	6.9 ft.**
Rear Yard Setback Min.	25 ft.	40 ft.	40 ft.
Side Yard Setback Min.	10 ft.	1.1 ft.*	1.1 ft.* / 47.8 ft. to proposed addition
Side Yard Setback Total Min.	30 ft.	68.6 ft.	48.9 ft.
Floor Area Ratio Min.	.30	.16	.25
Building Height Max.	1 ft. 4 in. per ft.	21 ft.	25 ft.

* = pre-existing non-conforming
** = variance requested

Area Calculations:	
Existing First Floor	671 sf
Existing Second Floor	528 sf
Existing Garage	406 sf
Proposed First Floor Addition	428 sf
Proposed Second Floor Addition	428 sf
Proposed Portico	30 sf

F.A.R. Calculations: Existing	
Existing First Floor	671 sf
Existing Garage	406 sf
Existing Second Floor	528 sf
Total	1,605 sf / 10,000 sf = .16

F.A.R. Calculations: Proposed	
Existing F.A.R.	1,605 sf
Proposed First Floor Addition	428 sf
Proposed Second Floor Addition	428 sf
Proposed Portico	30 sf
Total	2,491 sf / 10,000 sf = .25



FRONT ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION

Town of Orangetown
MEETING OF:
APR 3 2024
ZONING BOARD OF APPEALS

PROJECT:
Proposed Addition & Alteration
Mr. John & Mrs. Kristen Leahy
37 Polhemus St.
Tappan, NY

REVISIONS:
SITE PLAN
ELEVATIONS

DND
DEL NOBILE DESIGNS
192 THIRD AVENUE UNIT 1A
WESTWOOD, NJ 07675
(201) 307-1641

Linda Menze
LINDA MENZE
N.Y. LIC. NO. 028729-1

JOB NO. 2329
SCALE: 1/4"=1'-0"
DATE: 11.3.23
DWN BY: JLS/LDM
DWG NO. A-1
SHEET: 1 OF 2