

ZONING BOARD OF APPEALS

Town of Orangetown
26 Orangeburg Road
Orangeburg, New York 10962
(845) 359-8410 (ex. 4316)

Date: June 30, 2025

TO: OBAPAE NYS Dept of Environmental Conservation New York State Dept. of Transportation Palisades Interstate Park Commission NYS Thruway Authority ACOE CSX	Rockland County Drainage Rockland County Health Rockland County Planning Rockland County Highway Rockland County Swr Dstrt #1 Orange and Rockland Utilities Veolia
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This matter is scheduled for: August 6, 2025

Review of Plans: Morisset, 3 Conor Court, Tappan, NY

Section 77.11 Block 1 Lot 28.3 ; R-15 zone

Chapter 43, R-15 District, Group M, Section 3.12, Column 4(floor area ratio: .20 required, with .215 proposed, and Column 11(rear yard: 35’ required, with 23.83’ and 22.16’ proposed) for an addition at an existing single-family residence. The premises are located at 3 Conor Court, Tappan, New York and identified on the Orangetown Tax Map as Section 77.11, Block 1, Lot 28.3 in the R-15 zoning district.

Please review the information enclosed and provide comments.
These comments may be mailed, or e-mailed 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: 26 Orangeburg Road, Orangeburg, NY 10962
- Email to Zoning Board: KBettmann@orangetown.com

Zoning Board Meeting Date: August 6, 2025

- () 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, August 6, 2025.**
Kindly forward your completed review to this office BEFORE August 6, 2025.
Reviewing Agency_____

Name:_____Date:_____

Signature: _____

Thank you, **Katlyn Bettmann (EXT. 4316)**

Name of Municipality: TOWN OF ORANGETOWN Date Submitted: _____

LAND USE BOARD APPLICATION

Please check all that apply:

<input type="checkbox"/> Commercial	<input checked="" 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 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#: _____

ASSIGNED

INSPECTOR: _____

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

Project Name: MORISSET ADDITION

Street Address: 3 CONOR CT., TAPPAN, N.Y 10983

Tax Map Designation:

Section: 77.11 Block: 1 Lot(s): 28.3

Section: _____ Block: _____ Lot(s): _____

Directional Location:

On the EAST side of CONOR CT., approximately 100 feet EAST of the intersection of CONKLIN AVENUE, in the Town of ORANGETOWN in the hamlet/village of TAPPAN.

Acreage of Parcel <u>0.41</u>	Zoning District <u>R-15 - Group M</u>
School District <u>SOUTH ORANGETOWN</u>	Postal District <u>TAPPAN</u>
Ambulance District <u>ORANGETOWN</u>	Fire District <u>TAPPAN</u>
Water District <u>ORANGETOWN</u>	Sewer District <u>ORANGETOWN</u>

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

NEW 1-SPRY ADDITION FOR GOLF SIMULATOR + RECREATION ROOM.

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

Date: 6/10/25 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? N/A
- 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 N/A
- 2) Total square footage
- 3) Number of dwelling units

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

N/A

Environmental Constraints:

Are there **slopes greater than 25%**? If yes, please indicate the amount and show the gross and net area. No

Are there **streams on the site**? If yes, please provide the names. No

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

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.

N/A



OFFICE OF BUILDING, ZONING, PLANNING,
ADMINISTRATION AND ENFORCEMENT
TOWN OF ORANGETOWN

26 Orangeburg Road
Orangeburg, N.Y. 10962

(845)359-8410

Fax: (845) 359-8526

REFERRAL TO THE ZONING BOARD OF APPEALS

Date: 6/6/25 Section: 77.11 Block: 1 Lot: 28.3

Applicant: Moriset

Address: 3 Conor Ct. Tappan

RE: Application Made at: same

Referred For:

Chapter 43, Section 3.12 R-15 M Col 4 Max FAR .20 / .215 proposed
Col 11 Rear Yard 35' required / 23.83' and 22.16' proposed

Two variances needed

Comments:

Addition to Single Family Residence

Dear Moriset :

Please be advised that the Building Permit Application # 7305-25, which you submitted on 5/30/25, has been referred to the Town of Orangetown Zoning Board of Appeals. The Clerk to the Zoning Board of Appeals, Katlyn Bettmann can assist you in the preparation necessary to appear before the board. She can be reached at 845-359-8410 ext. 4316 or kbettmann@orangetown.com

Sincerely,

Glenn E. Maier
Assistant Building Inspector

Signature of Director
NOTE: PLEASE KEEP FOR YOUR RECORDS
10-01-2024: emd

RECEIVED

JUN 12 2025

TOWN OF ORANGETOWN
LAND USE BOARDS

6/6/25

Date
CC: Katlyn Bettmann
Elizabeth Decort

APPLICATION FOR BUILDING/DEMOLITION PERMIT

APPLICANT MUST COMPLETE OR APPLICATION WILL NOT BE ACCEPTED

ZONING BULK REQUIREMENTS			
Zone: R-15	Group: M	Use: Residential	
	Required	Existing	Proposed
Floor area ratio	0.20 (20%)	0.20 (20%)	0.215 (21.5%)
Lot area	15,000 s.f.	17,788 s.f.	17,788 s.f.
Lot width	100 feet	Irregular	Irregular
Street frontage	75 feet	65.45 feet	65.45 feet
Front yard setback	30 feet	85.5 feet	85.5 feet
Side yard setback	20 feet	15.08 + 30.00 feet	15.08 + 30.00 feet
Total side yard setback	50 feet	45.08 feet	45.08 feet
Rear yard setback	35 feet	31.25 @ Gazebo	22.16 feet
Maximum building height	12 per foot (35 feet Max.)	N/A	N/A

Number of stories: 1 Construction Type: V Occupancy Class: R-3

Zoning Chart Information Completed by: _____

- Sewage: (circle one) Town County Private
- How many kitchens on the property? One
- Are there any renters, tenants, lessees or boarders at this property? YES NO
- Are there any other building permits on this property? YES NO
- Is the property in a flood plain? YES NO

AFFIDAVIT
 State of New York
 County of Rockland) SS.: Orangetown
 Town / Village of _____)

I, Nicolas Morisset being duly sworn, deposes and says that he/she is the (circle one) owner lessee, engineer, surveyor, architect, builder, or agent of the owner) in fee of the premises to which this application applies; that he/she (the applicant) is duly authorized to make this application and that the statements contained in the papers submitted herein are true to the best of his/her knowledge and belief, and that the work will be performed in the manner set forth in the application and in the plans and specifications filed therewith, and in accordance with the State Uniform Building Code and all other applicable laws, ordinances and regulations of the municipality. I also declare that the structure or area described in this application will not be occupied or used until I have obtained a Certificate of Occupancy or Certificate of Compliance.

Signature and Mailing Address

 3 Conor Ct, Tappan, NY 10983

SWORN to before me this 29 day of May, 2025

Witness: _____
 (If not witnessed by Building Department personnel, Notary signature is required.)

Alan Guthertz, Notary Public

ALAN GUTHERTZ
 Notary Public, State of New York
 Reg. No. 01GU6062618
 Qualified in Nassau County
 Commission Expires Aug.13, 2025

OFFICIAL USE ONLY:

Checked by: _____ Date: _____

Permit Granted for: _____

RECEIVED

* JUN 12 2025

Signature: _____ Date: _____

Director, OBZPAE

TOWN OF ORANGETOWN
 LAND USE BOARDS

SWIS	PRINT KEY	NAME	ADDRESS
392489	77.11-1-21	Shimon Properties LLC Oren Effi	53 East 34th St,New York, NY 10016
392489	77.11-1-22	Ark F Pang	121 Kings Hwy,Tappan, NY 10983
392489	77.11-1-23	Craig Dibiasse	69 Conklin Ave,Tappan, NY 10983
392489	77.11-1-24	James Fulgione	61 Conklin Av,Tappan, NY 10983
392489	77.11-1-25	Mark Lampert	51 Conklin Ave,Tappan, NY 10983
392489	77.11-1-26	Carol Amato	49 Conklin Av,Tappan, NY 10983
392489	77.11-1-28.1	Charles T Descarfino	1 Conor Ct,Tappan, NY 10983
392489	77.11-1-28.2	David T Koch	2 Conor Ct,Tappan, NY 10983
392489	77.11-1-28.3	Nicolas Morisset	3 Conor Ct,Tappan, NY 10983
392489	77.11-1-29	Niamh O'Hara	72 Babcock Ln,Tappan, NY 10983
392489	77.11-1-37./11	Gerald A Zukowsky	7 Contempra Cir,Tappan, NY 10983
392489	77.11-1-37./12	Barbara Carroll	5 Contempra Cir,Tappan, NY 10983
392489	77.11-1-37./13	Liat G Kabel	3 Contempra Cir,Tappan, NY 10983
392489	77.11-1-37./14	Susan Theise	1 Contempra Cir,Tappan, NY 10983
392489	77.11-1-37./21	Mu Young You	21 Contempra Cir,Tappan, NY 10983
392489	77.11-1-37./22	Jean Presti	19 Contempra Cir,Tappan, NY 10983
392489	77.11-1-37./23	Thomas Careswell	17 Contempra Cir,Tappan, NY 10983
392489	77.11-1-37./24	Kathleen E Hayden	15 Contempra Cir,Tappan, NY 10983
392489	77.11-1-37./25	Cynthia A Carpentieri	11 Contempra Cir,Tappan, NY 10983
392489	77.11-1-37./26	Mary Davidson	9 Contempra Cir,Tappan, NY 10983
392489	77.11-1-37./31	Laura Cantor	33 Contempra Cir,Tappan, NY 10983
392489	77.11-1-37./32	Steven Ozer	31 Contempra Cir,Tappan, NY 10983
392489	77.11-1-37./33	Giro Caterino	29 Contempra Cir,Tappan, NY 10983
392489	77.11-1-37./34	William Perlitz	27 Contempra Cir,Tappan, NY 10983
392489	77.11-1-37./35	Christopher C Mercer	25 Contempra Cir,Tappan, NY 10983
392489	77.11-1-37./36	Robert DeBellonia	23 Contempra Cir,Tappan, NY 10983
392489	77.11-1-37./44	Steven Gannello	35 Contempra Cir,Tappan, NY 10983
392489	77.11-1-37./91	Laura Cavazzi	280 South Blvd,Nyack, NY 10960
392489	77.11-1-37./92	Kerrie Sansky	4 Contempra Cir,Tappan, NY 10983
392489	77.11-1-37./93	Leslie J Rochman	6 Contempra Cir,Tappan, NY 10983
392489	77.11-1-37./94	Margaret Connolly	8 Contempra Cir,Tappan, NY 10983
392489	77.11-1-37./95	John G Carroll	10 Contempra Cir,Tappan, NY 10983
392489	77.11-1-37./96	Barry Debany	12 Contempra Cir,Tappan, NY 10983
392489	77.11-1-53	Patrick J Mc Grath Jr	23 Conklin Av,Tappan, NY 10983
392489	77.11-1-54	Patrick J Mc Grath	29 Conklin Av,Tappan, NY 10983
392489	77.11-1-55	Clare Sheridan	41 Conklin Ave,Tappan, NY 10983
392489	77.11-1-59	Susan Diamond	20 Conklin Ave,Tappan, NY 10983
392489	77.11-1-60	Wayne Werner	32 Conklin Ave,Tappan, NY 10983
392489	77.11-1-66	Reinardo Gutierrez	52 Conklin Ave,Tappan, NY 10983
392489	77.11-1-67	Andrew Varga	56 Conklin Av,Tappan, NY 10983

DECISION

REAR YARD VARIANCE APPROVED

To: Louis Zazzarino (Acqua Capital LLC)
333 Mamaroneck Avenue
White Plains, New York 10605

ZBA # 10-89
Date: November 17, 2010

FROM: ZONING BOARD OF APPEALS: Town of Orangetown

ZBA#10-89: Application of Acqua Capital LLC for a variance from Chapter 43 (Zoning), Section 3.12, R-15 District, Column 11 (Rear Yard: 35' required, 31.25' existing) for an existing gazebo at an existing single-family residence. Premises are located at 3 Conor Court, Tappan, New York and are identified on the Orangetown Tax Map as Section 77.11, Block 1, Lot 28.3; R-15 zoning district.

Heard by the Zoning Board of Appeals of the Town of Orangetown at a meeting held on Wednesday, November 17, 2010 at which time the Board made the determination hereinafter set forth.

Louis Zazzarino, owner, appeared and testified.

The following documents were presented:

1. As built site plan dated 10/25/10 signed and sealed by Jon C. Fellgraff, Architect.

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

On advice of Dennis Michaels, Deputy Town Attorney, counsel to the Zoning Board of Appeals, Mr. Mowerson 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) (9), (10), (12) and /or (13); which does not require SEQRA environmental review. The motion was seconded by Ms. Castelli and carried as follows: Mr. Sullivan, aye; Ms. Castelli, aye; Ms. Salomon, aye; and Mr. Mowerson, aye. Ms. Albanese was absent.

Louis Zazzarino testified that the gazebo was existing when he purchased the house a year ago; that there is no certificate of occupancy for the gazebo; that he is selling the house and the contract purchaser would like to keep the gazebo; and that he is before the Board to legalize the gazebo in order to get a certificate of occupancy for it.

TOWN CLERKS OFFICE
2010 DEC 2 AM 10:20
TOWN OF ORANGETOWN

Public Comment:

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. Mowerson made a motion to close the Public Hearing which motion was seconded by Ms. Castelli 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 rear yard variance will not produce an undesirable change in the character of the neighborhood or a detriment to nearby properties. The existing gazebo is not unfavorably impacting surrounding properties.
2. The requested rear yard variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. The existing gazebo is not unfavorably impacting surrounding properties.
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 rear yard variance, although substantial, will not have an adverse effect or impact on the physical or environmental conditions of the area. . The existing gazebo is not unfavorably impacting surrounding properties.
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 variances.

TOWN OF ORANGETOWN
2010 DEC 2 11:10:20
TOWN CLERKS OFFICE

DECISION: In view of the foregoing and the testimony and documents presented, the Board: **RESOLVED**, that the application for the requested rear yard 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.

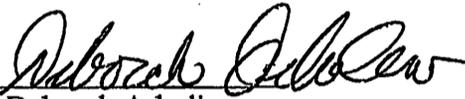
TOWN OF ORANGETOWN
2010 DEC 2 PM 10:20
TOWN CLERKS OFFICE

The foregoing resolution to approve the application for the requested rear yard variance was presented and moved by Mr. Sullivan, seconded by Ms. Castelli and carried as follows: Mr. Sullivan, aye; Ms. Castelli, aye; Ms. Salomon, aye; and Mr. Mowerson, aye. Ms. Albanese 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: November 17, 2010

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 -B.vw.

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

TOWN OF ORANGETOWN
2010 DEC 2 PM 10 20
TOWN CLERKS OFFICE

DECISION

ZBA #99-04

TO: Ramsey Realty
573 Route 303
Blauvelt, New York 10913

FROM: ZONING BOARD OF APPEALS: TOWN OF ORANGETOWN

RE: Referral from the Planning Board. Application of Ramsey Realty for a 3 lot subdivision. Relief from the requirements of Section 280-a (1) of the New York State Town Law is requested.

- (1) Section 280-a of New York Town Law requires that no permit for the erection of any building shall be issued unless a street or highway giving access to such proposed structure has been duly placed on the official map or plan, unless such street or highway is (a) an existing street or highway; or (b) a street shown on a plan....

Premises involved are situated on the east side of Conklin Avenue at the intersection of Yorktown Court and Conklin Avenue in the hamlet of Tappan, Rockland County, New York. Section 77.11, Block 1, Lot 28.3. This is a R-15 zoning district.

Heard by the Zoning Board of Appeals of the Town of Orangetown at a meeting held Wednesday January 6, 1999 at which time the Board made the following determination.

Kevin Ramsey and Donald Brenner, Attorney, appeared and testified.

The following documents were presented:

1. Plans for proposed subdivision by Steven J. Collazuol, P.E., dated August 14, 1998.
2. Copy of Planning Board Decision, PB #98-222, dated December 9, 1998.

Chairman John Duffy recused himself personal reasons from participation in the hearing and in the decision of the Board for. Mr. William Mowerson acted as Chairman for this hearing.

This hearing, ZBA #99-04 and ZBA #99-03 were conducted jointly.

The applicant, through its Attorney, testified that this application was before the Planning Board from which it had received Preliminary Approval; that the layout creates the need for the requested relief; that the lot is properly serviced by utilities and sewer as required; that the applicant agrees to comply with all of the conditions imposed by the Planning Board upon that Board's granting of Final Approval.

The Board members made a personal inspection of the premises on Sunday January 3, 1999 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 the State of New York was received

FINDING OF FACTS:

The Board after personal observation of the property, hearing all the testimony and reviewing same, found as fact that:

1. The Planning Board in its decision granting Preliminary Approval stated it has no objection to the applicant seeking Section 280-a relief from the Zoning Board of Appeals..
2. The circumstances of this case do not require the structure to be related to existing or proposed streets or highways.

3. Applicant has made adequate provisions for access to / egress from this landlocked lot.

DECISION: In view of the foregoing and the testimony before the Board, the application is APPROVED and a building permit is authorized to be issued by the Director of the Building, Zoning and Planning Administration and Enforcement....subject to satisfaction of the applicant of all other State and Municipal requirements.

(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 the 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.

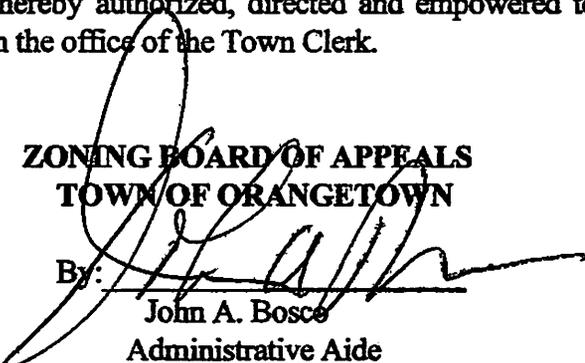
(v) Any foregoing variance or Special Permit will lapse if any contemplated construction for which the variance or Special Permit is granted is not substantially implemented within one year of the date this decision is filed; it being clearly understood and agreed that the mere obtainment of a Building Permit does not constitute "substantial implementation" for the purposes hereof.

The foregoing resolution to approve the application was presented and moved by William Mowerson, seconded by Dominic Filippone and carried as follows; Dominic Filippone, aye; Alfred Visalli, absent; Emio Munno, aye; William Mowerson, aye and John Duffy, abstain.

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: January 6, 1999

**ZONING BOARD OF APPEALS
TOWN OF ORANGETOWN**

By: 

John A. Bosce

Administrative Aide

DISTRIBUTION:

Applicant
Town Board Members
ZBA Members
Supervisor
Town Attorney
Deputy Town Attorney
OBZPAE
Building Inspector

Town Clerk
Highway Department
Assessor
Dept. of Environmental
Mgmt and Engineering
Supervising Clerk
Chairman PB,ZBA, ACABOR

TOWN CLERKS OFFICE
6Z: 6V 6Z NVF 66. JAN 29 19:29
TOWN OF ORANGETOWN

DECISION

Approved subject to Conditions
Tappan Woods Subdivision
(Ramsay Subdivision)
Site/House Plans – Lot #3

ACABOR #00-03
January 4, 2000

TO: Kevin Ramsay
572 Route 303
Blauvelt, NY 10913

FROM: Town of Orangetown Architecture and Community Appearance Board of Review

RE: The application of KJ Builders, applicant, for Kevin Ramsay, owner, for a review of Site and House Plans at a site known as "Tappan Woods Subdivision – Lot # 3", in accordance with Article 16 of the Town Law of the State of New York and Chapter 2 of the Code of the Town of Orangetown. The site is located on the east side of Conklin Avenue, north of Washington Street, Tappan, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 77.11, Block 1, Lot 28.3 in the R-15 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held Tuesday, January 4, 2000, at which time the Board made the following determination:

Kevin Ramsay and Robert Hoene appeared and testified.

The Board received the following items:

1. A Site Plan by John Collazuol and Associates, dated November 23, 1999, revised December 7, 1999.
2. Architectural Plans prepared by Robert Hoene, R.A., dated May 11, 1999, revised November 1, 1999:
 - A-1: Elevations
 - A-2: Foundation
 - A3: First Floor
 - A4: Second Floor

FINDINGS OF FACT:

1. The Board found that the house would have four sides of vinyl siding with a stucco chimney. The siding is Heritage Cream (cream color) and the roof shingles are Golden Cedar (tan/brown color).

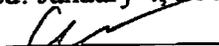
DECISION: In view of the foregoing and the testimony before the Board, the application was APPROVED subject to the following Conditions:

1. The applicant shall comply with the requirements of Section 21-25 of the Town of Orangetown, Shade Tree Requirement
2. Trees to be saved shall be protected with snow fencing during construction.
3. No grading is to take place within five feet of any property line.
4. The upper garage corners shall have 90 degree angles.

The foregoing resolution was presented and moved by John Keahon, seconded by Walter Aurell and carried as follows: Bernard Albin, absent; Robert Dell, absent; John Keahon, aye; Frank Francabandera, aye; Jane Slavin, absent; Anthony Iurica, aye and Walter Aurell, aye.

The Clerk to the Board is hereby authorized, directed and empowered to sign this Decision and file a certified copy in the Office of the Town Clerk and the Office of the Architecture and Community Appearance Board of Review.

Dated: January 4, 2000 Architecture and Community Appearance Board of Review

By 

Jan4/my doc 8

FOR THE TOWN OF ORANGETOWN
JAN 14 2000
ARCHITECTURE AND COMMUNITY APPEARANCE BOARD

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

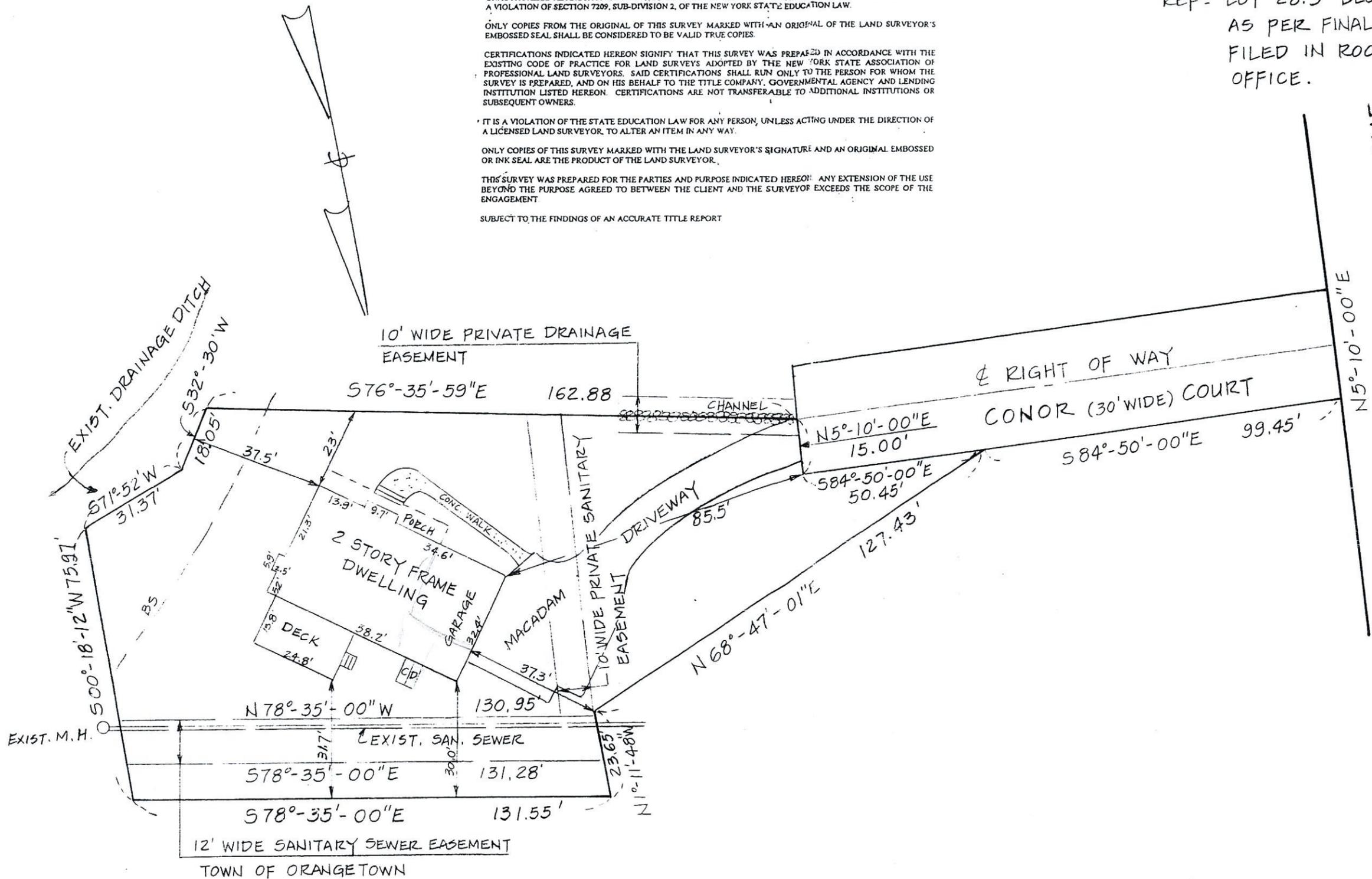
IT IS A VIOLATION OF THE STATE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY.

ONLY COPIES OF THIS SURVEY MARKED WITH THE LAND SURVEYOR'S SIGNATURE AND AN ORIGINAL EMBOSSED OR INK SEAL ARE THE PRODUCT OF THE LAND SURVEYOR.

THIS SURVEY WAS PREPARED FOR THE PARTIES AND PURPOSE INDICATED HEREON. ANY EXTENSION OF THE USE BEYOND THE PURPOSE AGREED TO BETWEEN THE CLIENT AND THE SURVEYOR EXCEEDS THE SCOPE OF THE ENGAGEMENT.

SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE REPORT

REF = LOT 28.3 BLOCK 1 SECTION 77.11
AS PER FINAL PLAT FOR RAMSAY REALTY,
FILED IN ROCKLAND COUNTY CLERK'S
OFFICE.



CONKLIN AVE.

Town of Orangetown
MEETING OF:

AUG 06 2025

ZONING BOARD OF APPEALS

RECEIVED

JUN 12 2025

TOWN OF ORANGETOWN
LAND USE BOARDS

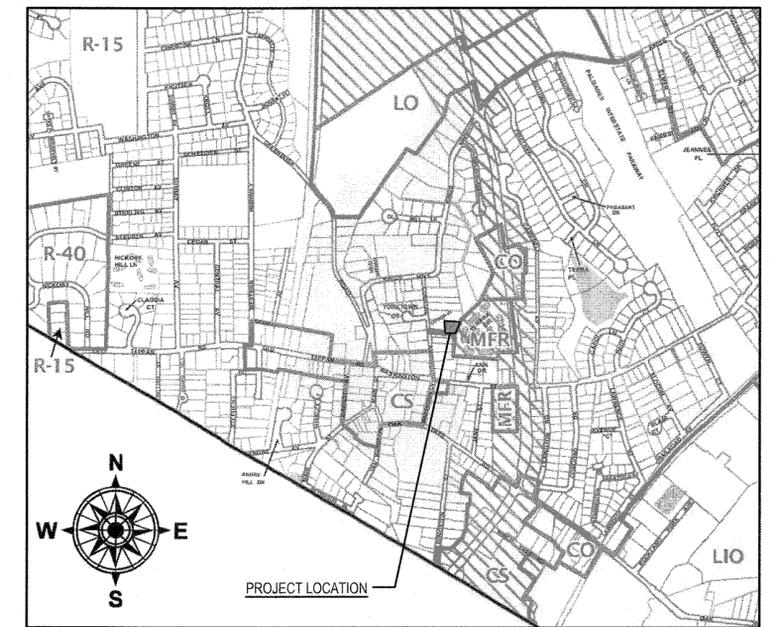
THIS SURVEY IS CERTIFIED TO BE CORRECT
AND ACCURATE TO: LEON PATRICK VAIBRYN
AND MYRTHO M.A. ROSE-LYS, JEAN NOEL
FREMONT INVESTMENT & LOAN, COMMONWEALTH
LAND TITLE INSURANCE CO.

Signature
STEVEN J. COLLAZUOL, PLS, N.Y. LIC. NO. 49882

SURVEY of PROPERTY

SITUATED IN THE
TOWN OF ORANGETOWN - TAPPAN
ROCKLAND COUNTY, N.Y.
SCALE 1 in. = 30 ft. OCT. 18, 2000
JOHN E. COLLAZUOL & ASSOCIATES
PROFESSIONAL ENGINEERS & LAND SURVEYORS
1610 CENTER AVENUE FORT LEE, N.J.
944-7774

VICINITY MAP



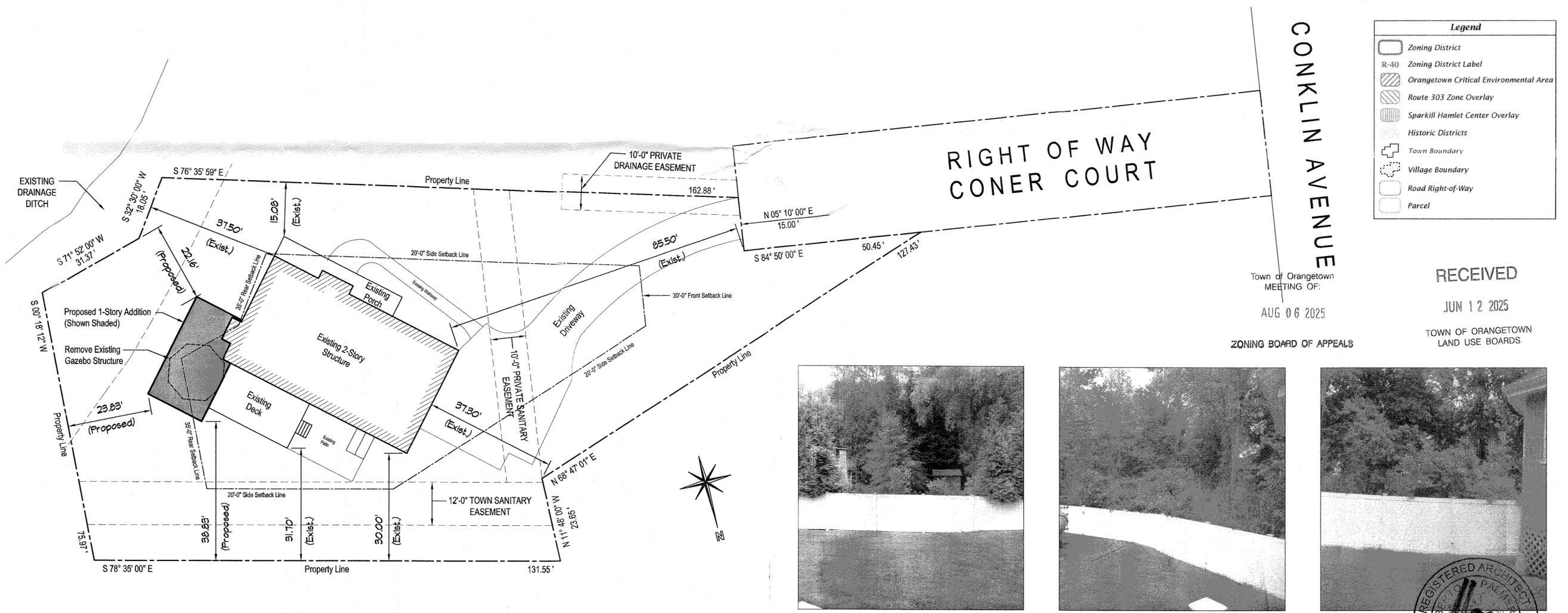
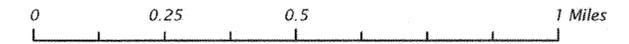
ZONING DATA: SECTION: 77.11, BLOCK: 1, LOT: 28.3

3 CONOR COURT, TAPPAN, N.Y. 10983
RESIDENTIAL DISTRICT: R-15 (SINGLE FAMILY DETACHED RESIDENCES), GROUP M

CATEGORY	REQUIRED / ALLOWED	EXISTING	PROPOSED	COMMENTS	FAR Calculations
MINIMUM LOT AREA	15,000 SQ. FT.	17,788 SQ.FT.	NO CHANGE		Existing: Cellar: (Not Included) 1,443 Sq.Ft.
MINIMUM LOT WIDTH	100 FEET	IRREGULAR	NO CHANGE		First Floor: 1,895 Sq.Ft.
MINIMUM STREET FRONTAGE	75 FEET	65.45 FEET	NO CHANGE	EXISTING NON-CONFORMING	Front Porch: 205 Sq.Ft.
MAXIMUM FLOOR AREA RATIO	0.20 (20%)	0.20 (20%)	0.215 (21.5%)	(VARIANCE APPROVAL REQUIRED)	Second Floor: 1,268 Sq.Ft.
FRONT YARD SETBACK	30 FEET MINIMUM	85.5 FEET	85.5 FEET		Gazebo: 195 Sq.Ft.
SIDE YARD SETBACK	20 FEET MINIMUM	15.08 + 30.00 FEET	15.08 + 30.00 FEET	EXISTING NON-CONFORMING	Total: 3,563 Sq.Ft.
TOTAL SIDE YARD SETBACK	50 FEET MINIMUM	45.08 FEET	45.08 FEET	EXISTING NON-CONFORMING	$3,563 / 17,788 = 0.20 (20\%)*$
REAR YARD SETBACK	35 FEET MINIMUM	31.25 FEET @ GAZEBO 37.50 FEET @ HOUSE	22.16 FEET	** EXISTING VARIANCE APPROVED (VARIANCE APPROVAL REQUIRED)	Proposed: First Floor: 467 Sq.Ft.
BUILDING HEIGHT	12 INCHES PER FOOT (35 FEET MAX.)	N/A	N/A		Total: 4,030 Sq.Ft.

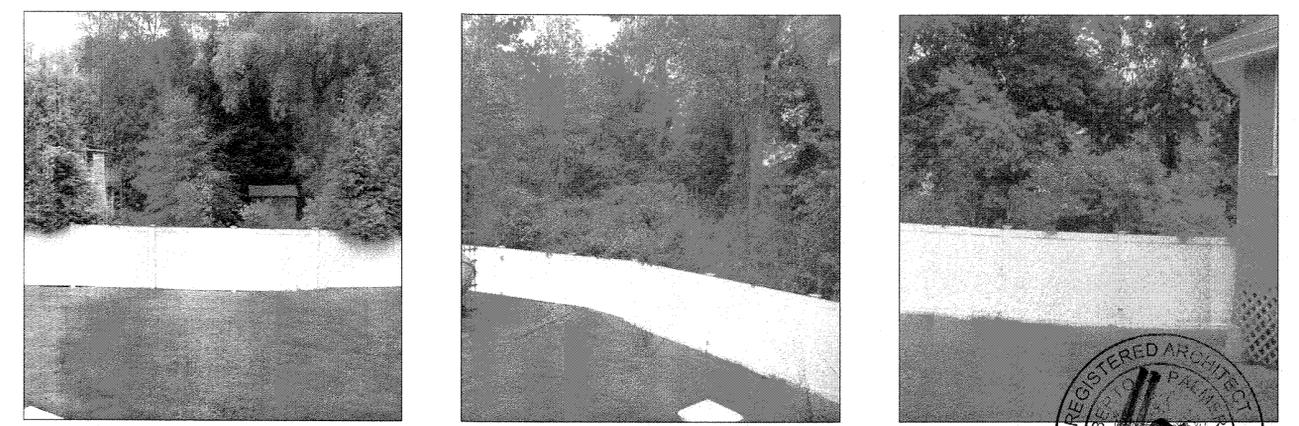
** EXISTING VARIANCE GRANTED (ZBA#10-89) ON NOVEMBER 17TH, 2010 FOR REAR YARD SETBACK OF 31.25 FEET FOR GAZEBO STRUCTURE.
*** INFORMATION FOR THIS ZONING DATA TAKEN FROM THE SURVEY OF THE PROPERTY PREPARED BY JOHN E. COLLAZUOL & ASSOCIATES, DATED: OCTOBER 18TH, 2000 AND AS-BUILT SITE PLAN FROM JON FELLGRAFF, AIA, DATED OCTOBER 25TH, 2010.

* Cellar, Crawlspace Area, Main Attic & Garage Attic Not Included in FAR Calculations As Noted in Definitions. (Chapter 43, Article X1, Section 11.2)
 $4,030 \text{ Sq.Ft.} - 195 \text{ Sq.Ft.}$
(Removed Gazebo) = 3,835 Sq.Ft.)
 $3,835 / 17,788 = 0.215 (21.5\%)*$



Site Location Plan
SCALE: 1" = 20'-0"

ADJACENT PROPERTY @ REAR + SIDE OF HOUSE
SCALE: N.T.S.
LOOKING NORTH + EAST



CONKLIN AVENUE

RIGHT OF WAY
CONER COURT

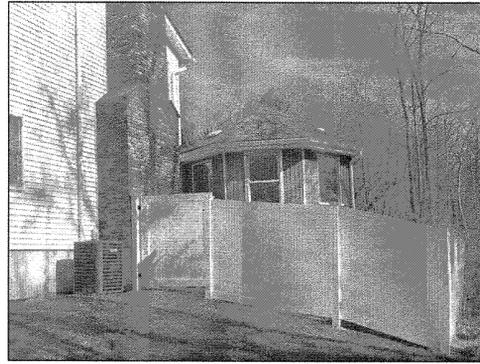
Legend

- Zoning District
- R-40 Zoning District Label
- Orangetown Critical Environmental Area
- Route 303 Zone Overlay
- Sparkill Hamlet Center Overlay
- Historic Districts
- Town Boundary
- Village Boundary
- Road Right-of-Way
- Parcel

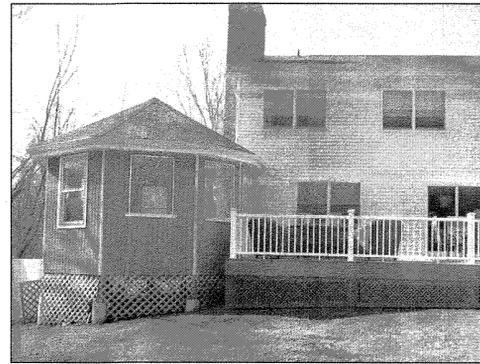
Town of Orangetown
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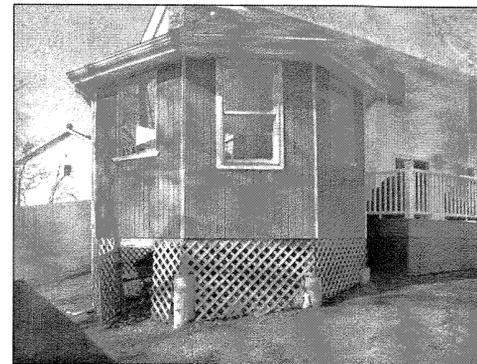




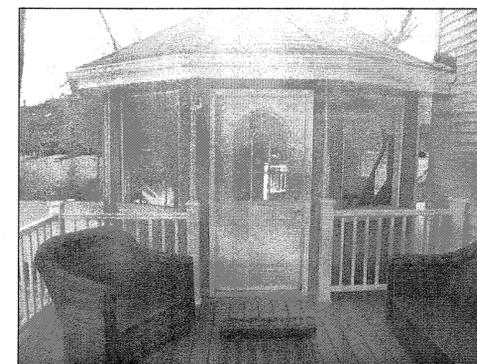
EXIST. FRONT ELEVATION
SCALE: N.T.S. SOUTH - EAST FACADE



EXIST. REAR ELEVATION
SCALE: N.T.S. NORTH - EAST FACADE

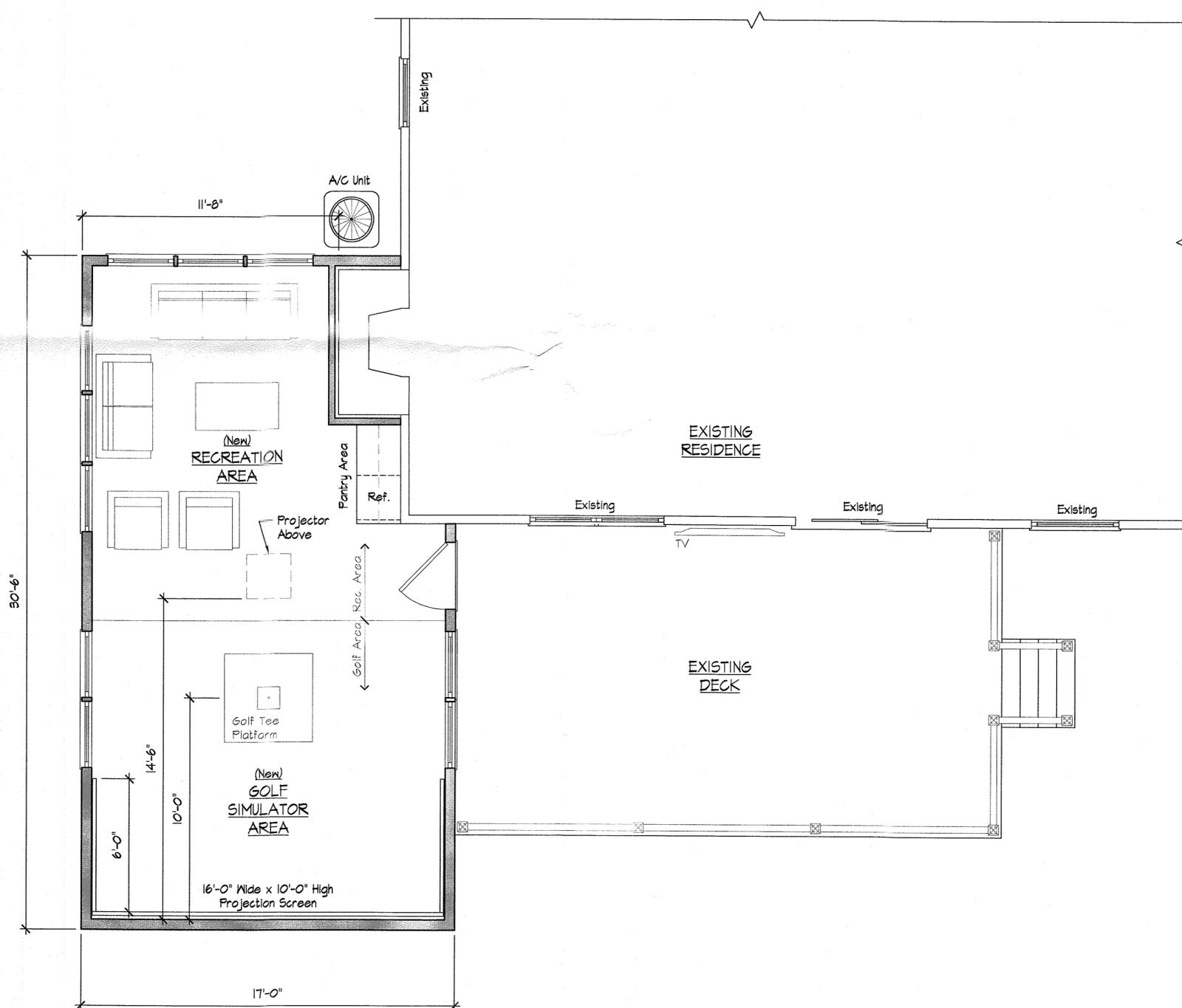


EXIST. SIDE ELEVATION
SCALE: N.T.S. EAST FACADE



EXIST. SIDE ELEVATION
SCALE: N.T.S. NORTH - WEST FACADE

WALL LEGEND	
	EXISTING WALL TO REMAIN
	EXISTING CEILING ABOVE
	NEW CEILING ABOVE
	NEW STUD WALL
	NEW FOUNDATION WALL
	NEW LOW WALL



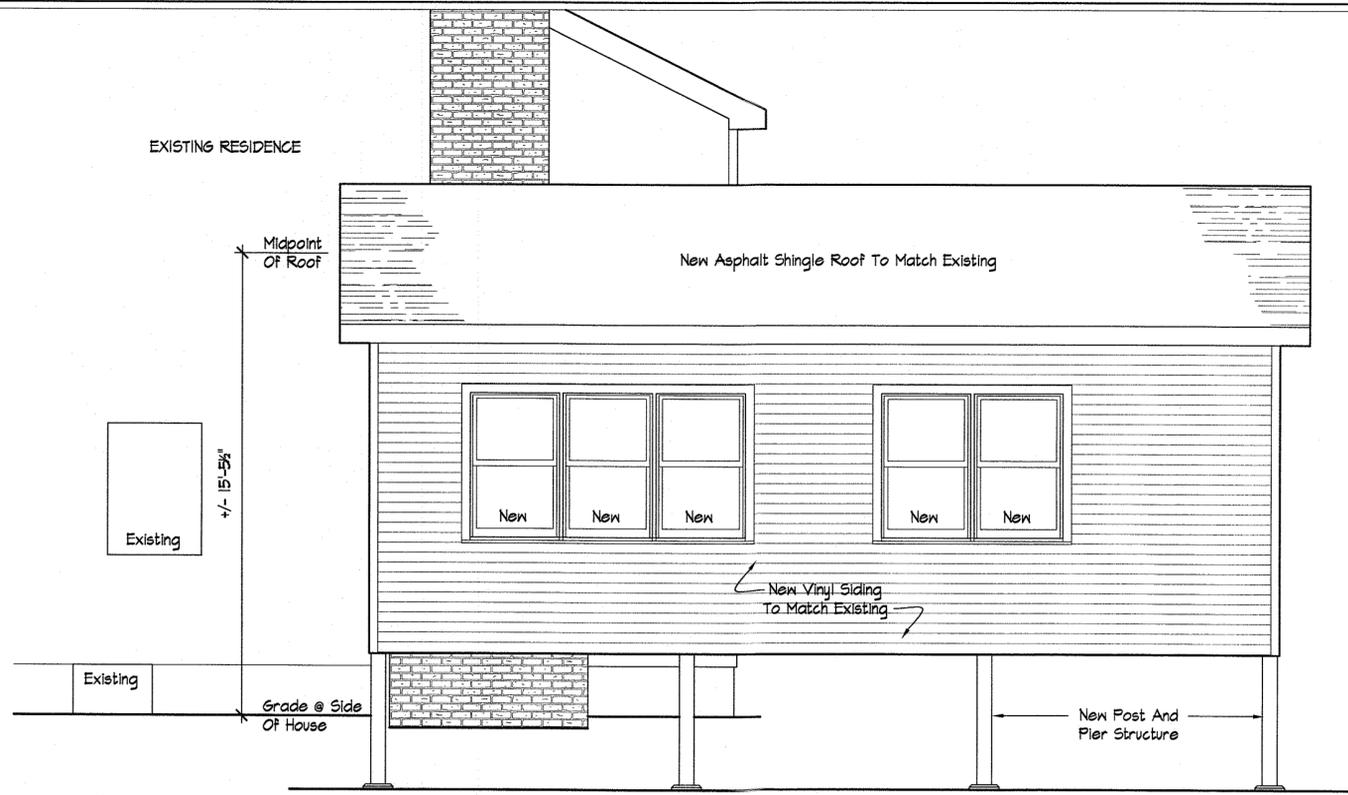
1
ZBA
SCALE: 1/4" = 1'-0"
DATE: 5-22-2025

MORISSET
RESIDENCE

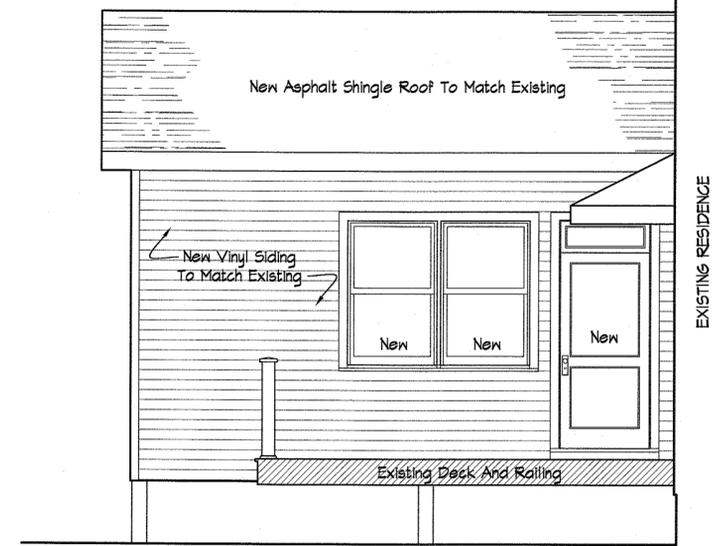
PROPOSED FLOOR PLAN
GOLF + RECREATION ADDITION (467 Sq.Ft.)

3 CONOR COURT
TAPPAN, N.Y. 10983

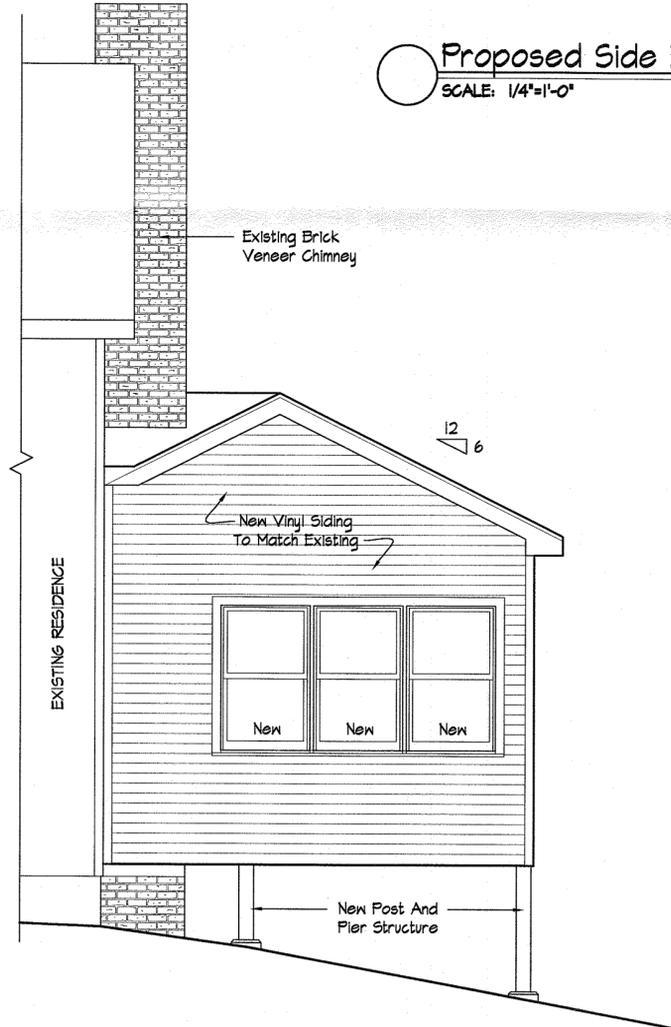
ROAM
ARCHITECTURE
181 OLD TAPPAN ROAD
TAPPAN, N.Y. 10983
T 845.267-8479
www.roamarch.com



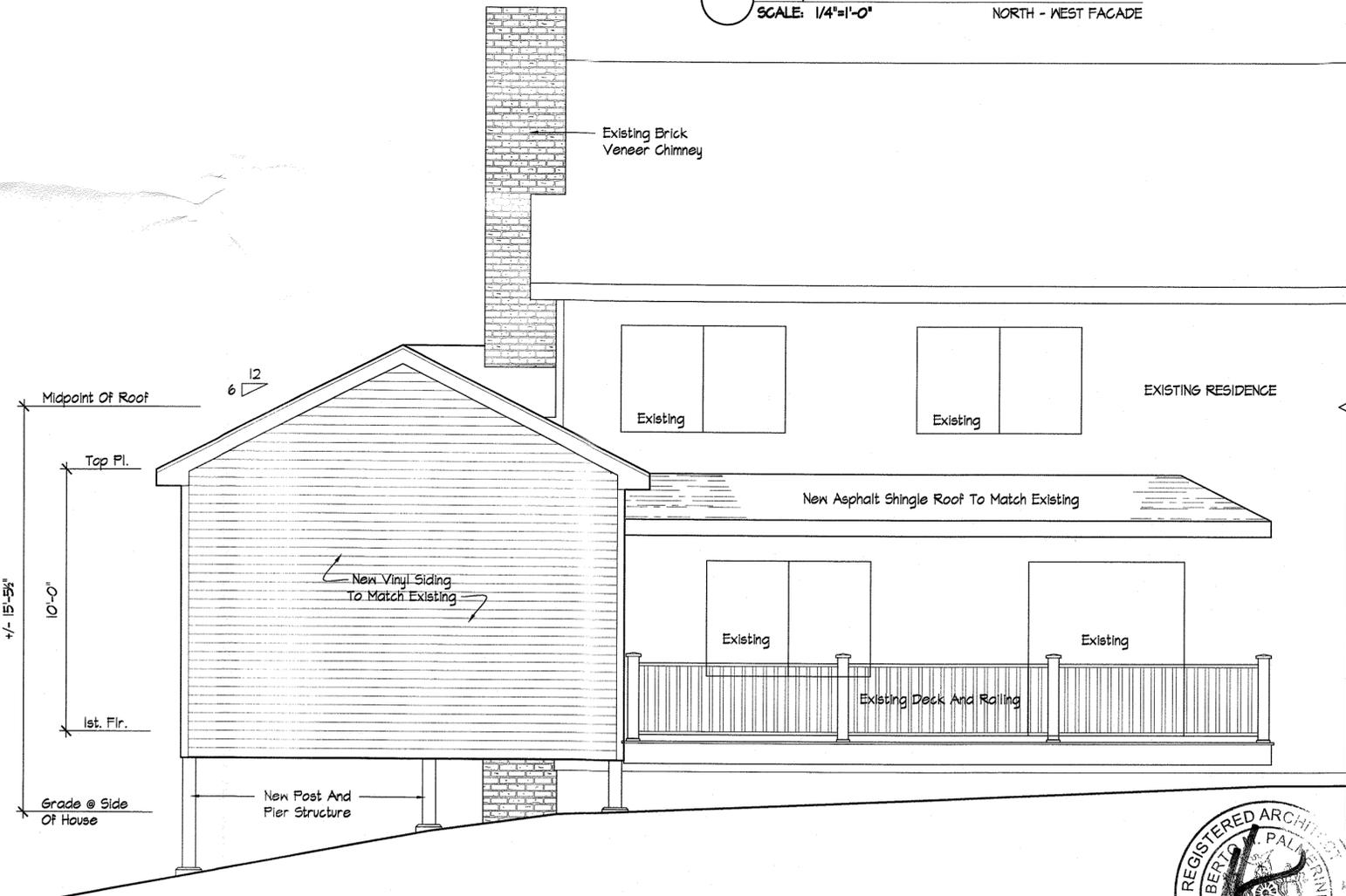
Proposed Side Elevation
SCALE: 1/4"=1'-0" SOUTH - EAST FAÇADE



Proposed Side Elevation
SCALE: 1/4"=1'-0" NORTH - WEST FAÇADE



Proposed Front Elevation
SCALE: 1/4"=1'-0" SOUTH - WEST FAÇADE



Proposed Rear Elevation
SCALE: 1/4"=1'-0" NORTH - EAST FAÇADE

