

ZONING BOARD OF APPEALS

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

Date: July 29, 2025

<p>TO: OBAPAE NYS Dept of Environmental Conservation New York State Dept. of Transportation Palisades Interstate Park Commission NYS Thruway Authority ACOE Town of Ramapo Village of Chestnut Ridge</p>	<p>Rockland County Drainage Rockland County Health Rockland County Planning Rockland County Highway Rockland County Swr Dstrt #1 Orange and Rockland Utilities Veolia</p>
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This matter is scheduled for: September 3, 2025

Review of Plans: Goldfarb, 28 Bradl Lane, Nanuet, NY

Section 63.19 Block 1 Lot 1 ; R-22 zone

Chapter 43, R-22 District, Group E, Section 5.227, Accessory buildings in required rear or side yard. A building or structure, except a swimming pool, accessory to a single family or two-family dwelling in any district, except R-80 and R-40, may be located in any required rear or side yard. Section 5.226, fences and walls. Except as provided in section 5-225, a fence or freestanding wall not more than 4 ½ feet in height is permitted within a required front yard. A fence over the six-foot height is permitted in the side and rear yards, provided that it is set back from the lot line a distance equal to 2/3 its height. Fence height shall be measured from average finished grade in the height regulations of Section 3.12. A building permit is required for all fences and walls, except fences six feet high or less for a residential lot for a single family or two-family dwelling, for six-foot tall fence in the front yard and an accessory structure in the front yard at an existing single-family residence. The premises are located at 28 Bradl Lane, Nanuet, New York and identified on the Orangetown Tax Map as Section 63.19, Block 1, Lot 1 in the R-22 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: September 3, 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, September 3, 2025.**
Kindly forward your completed review to this office BEFORE September 3, 2025.

Reviewing Agency _____

Name: _____ Date: _____

Signature: _____

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

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#: BLDR-7527-25
 ASSIGNED
 INSPECTOR: Dom

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

Project Name: Gold Arb

Street Address: 28 Bradl Ln
Nanuet NY 10954

Tax Map Designation:
Section: 63.19 Block: 1 Lot(s): 1
Section: _____ Block: _____ Lot(s): _____

Directional Location:
On the NW side of Bradl Ln, approximately 0 feet of the intersection of Highland Ave & Duryea Ave in the Town of Orangetown in the hamlet/village of Nanuet
Acreage of Parcel 1 Zoning District ~~R-22~~ R-22
School District Nanuet Postal District Nanuet
Ambulance District PR Fire District PR
Water District Vedlia Sewer District Municipal

Project Description: (If additional space required, please attach a narrative summary.)
6' Fence / 14' x 10' Shed existing before purchasing
in front yard / the home

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

 Date: 7/11/25 Applicant's Signature: Matth Blum

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JUL 14 2025

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.

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JUL 14 2025

TOWN OF ORANGETOWN
LAND USE BOARD



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: 5/2/25 Section: 63.19 Block: 1 Lot: 1

Applicant: Goldfarb

Address: 28 Bradl Ln. Nanuet, NY

RE: Application Made at: same

Referred For:

Chapter 43, Section 5.227 Accessory buildings in required rear or side yards. A building or structure, except a swimming pool, accessory to a single-family or two-family dwelling in any district, except R-80 and R-40, may be located in any required rear or side yard,

Comments: Accessory structure in front yard

Dear Goldfarb:

Please be advised that the Building Permit Application # 7527-25, which you submitted on 7/2/25, 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

Date
CC: Katlyn Bettmann
Elizabeth Decort



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

26 Orangeburg Road
Orangeburg, N.Y. 10962

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Date: 7/2/25 Section: 63.19 Block: 1 Lot: 1
Applicant: Goldfarb
Address: 28 Bradl Ln Nanuet, NY
RE: Application Made at: same

Referred For:

Chapter 43, Section 5.226. Fences and walls. Except as provided in § 5-225, a fence or freestanding wall not more than 4 1/2 feet in height is permitted within a required front yard. A fence over the six-foot height is permitted in the side and rear yards, provided that it is set back from the lot line a distance equal to 2/3 its height. Fence height shall be measured from average finished grade in the adjacent area as determined by the Building Inspector. Walls over six feet high shall conform to the height regulations of § 3.12. A building permit is required for all fences and walls, except fences six feet high or less for a residential lot for a single-family or two-family dwelling.

Comments:

Six foot tall fence in front yard

Dear Goldfarb:

Please be advised that the Building Permit Application # 7527-25, which you submitted on 7/2/25, 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
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10-01-2024: emd

Date
CC: Katlyn Bettmann
Elizabeth Decort

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JUL 14 2025

TOWN OF ORANGETOWN
LAND USE BOARDS

SWIS	PRINT KEY	NAME	ADDRESS
392489	63.19-1-1	Matthew S Goldfarb	28 Bradl Ln,Nanuet, NY 10954
392489	63.19-1-2	Rajan Kallarackal	160 Duryea Ln,Nanuet, NY 10954
392489	63.19-1-3	Christopher Weiss	156 Duryea Ln,Nanuet, NY 10954
392489	63.19-1-4	Richard Marcon	2 Duryea Pl,Nanuet, NY 10954
392489	63.19-1-23	Matthew Reid	15 Bradl Ln,Nanuet, NY 10954
392489	63.19-1-24	Rexy Philips	17 Bradl Ln,Nanuet, NY 10954
392489	63.19-1-25	Isaac Gonzalez	19 Bradl Ln,Nanuet, NY 10954
392489	63.19-1-26	Jennie J Marlette	4 Duryea Pl,Nanuet, NY 10954
392489	63.19-1-27	Iir Mehovic	24 Bradl Ln,Nanuet, NY 10954
392489	63.19-1-28	Edward Platzman	26 Bradl Ln,Nanuet, NY 10954

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JUL 14 2025

TOWN OF ORANGETOWN
LAND USE BOARD

APPLICATION FOR BUILDING/DEMOLITION PERMIT

APPLICANT MUST COMPLETE OR APPLICATION WILL NOT BE ACCEPTED

ZONING BULK REQUIREMENTS			
Zone:	Group:	Use:	
	Required	Existing	Proposed
Floor area ratio			
Lot area			
Lot width			
Street frontage			
Front yard setback			
Side yard setback			
Total side yard setback			
Rear yard setback			
Maximum building height			

Number of stories: _____ Construction Type: _____ Occupancy Class: _____

Zoning Chart Information Completed by: _____

1. Sewage: (circle one) Town County Private
2. How many kitchens on the property? _____
3. Are there any renters, tenants, lessees or boarders at this property? YES / NO
4. Are there any other building permits on this property? YES / NO
5. Is the property in a flood plain? YES / NO

AFFIDAVIT

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

I, Louis Longo 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

44 CENTRAL AVENUE
MIDLAND PARK, NJ 07432

SWORN to before me this 22nd day of May, 2025

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

OFFICIAL USE ONLY:	
Checked by: <u>D. Miano</u>	Date: <u>6/9/25</u>
Permit Granted for: _____	
<u>INSTALLATION OF A 20' x 40' steel wall Liner</u>	
<u>INGROUND POOL IN REAR YARD w/ Paver</u>	
<u>SURROUND & DRAINAGE system as per PE PLANS.</u>	
Signature: <u>[Signature] Deputy</u>	Date: <u>6/11/25</u>
Director, OBZPAE	

Find...

1 of 1

100%

Group Tree

6c9f75a3-465b-490b-a382-95676125ff9

Main Report

MATTHEW GOLDFARB

28 BRADL LN 63.19-1-1

**PERMIT EXPIRES TWO (2) YEARS FROM DATA OF ISSUANCE.
TWO SIX (6) MONTH EXTENSIONS MAY BE REQUESTED BY OWNER/AGENT PRIOR TO EXPIRATION DATE.
OWNER OR OWNER'S REPRESENTATIVE MUST CALL FOR ALL REQUIRED INSPECTIONS.
TOWN OF ORANGETOWN OFFICE OF BUILDING, ZONING, ADMINISTRATION AND ENFORCEMENT**

This PERMIT

To be fastened on a part of building for which it is issued where it may be plainly seen by all persons.

**PERMIT No. POOLR-007275-2025 has been
Issued for this building**

This notice shall not be removed from building to which it is attached.

**IT IS THE RESPONSIBILITY OF THE OWNER TO CALL FOR FINAL INSPECTION AND CERTIFICATE OF OCCUPANCY.
OCCUPANCY OR USE OF BUILDING/STRUCTURE PRIOR TO ISSUANCE OR A CERTIFICATE OF OCCUPANCY IS NOT
PERMITTED AND A VIOLATION MAY BE ISSUED.**

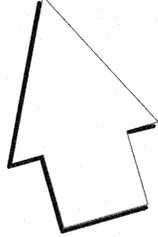
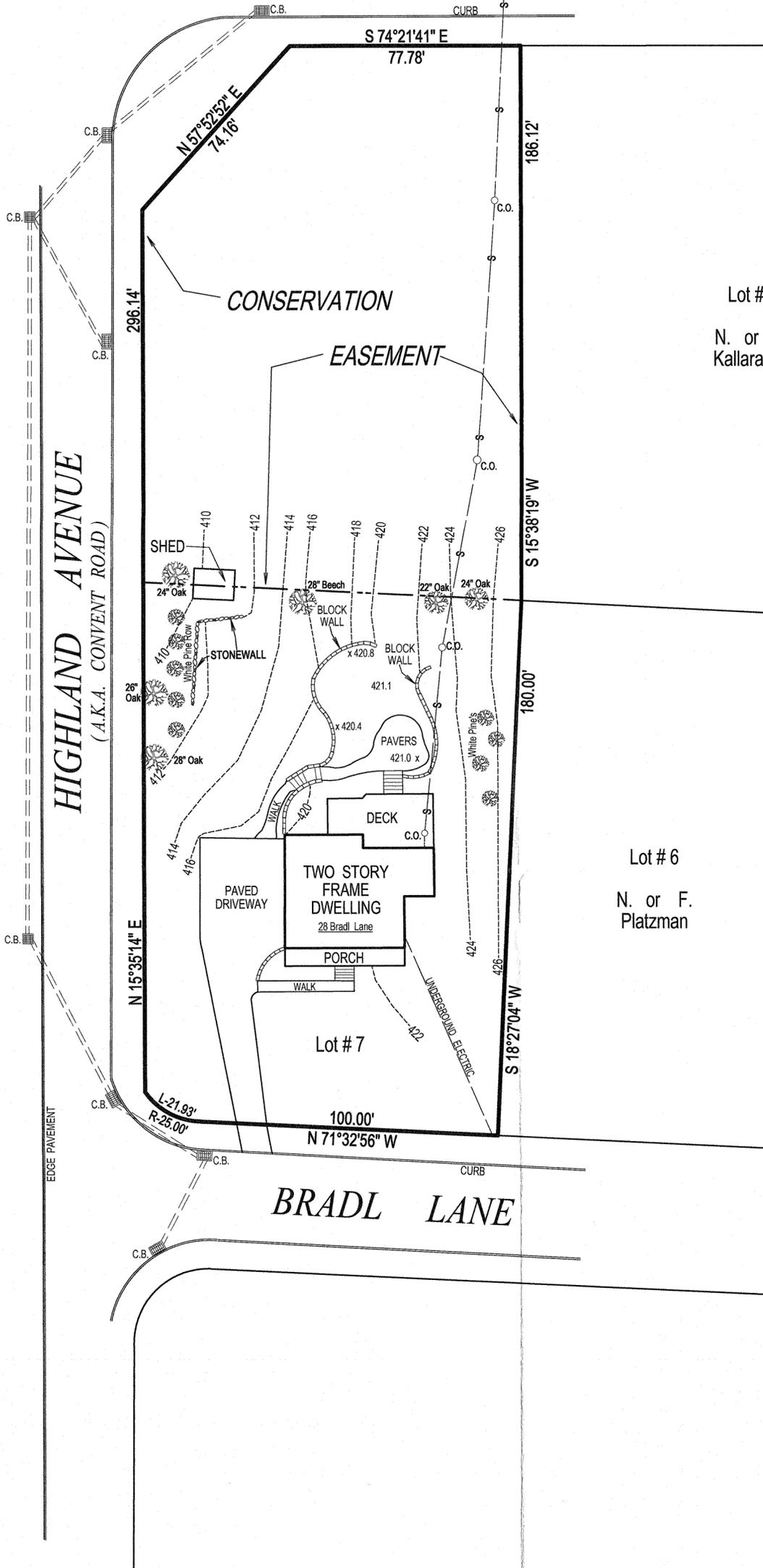
Date **June 12, 2025**

Inspector
Domenic Miano
dmiano@orangetown.com

DIRECTOR
Office of Building, Zoning, Planning
Administration and Enforcement
Town of Orangetown, Rockland County, New York

S.M.H.
RIM=403.32

DURYEA LANE
(A.K.A. HIGHLAND AVENUE)



Lot # 1
N. or F.
Kallarackal

Lot # 6
N. or F.
Platzman

Lot # 7

Land Survey
For
MATTHEW GOLDFARB
Nanuet
Town of Orangetown Rockland County, NY
Scale: 1" = 30' Area = 1.01 Ac.
April 24, 2025

Tax Lot Desig.: Section 63.19 Block 1 Lot 1
Reference: map entitled "TRI-TOWN ESTATES", Filed in the
Rockland County Clerks Office May 30, 1996, in Book 117 page
13, as Map number 6981. (Amendment to map # 6488)

Certified to:
* Matthew Goldfarb

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
certification shall run only to the person for whom the survey is prepared,
and on behalf to the title company, governmental agency and lending
institution listed hereon, and to the assignees of the lending institution.
Certifications are not transferable to additional institutions or subsequent
owners."

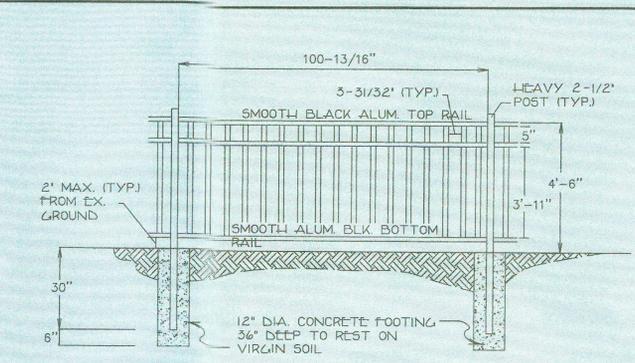
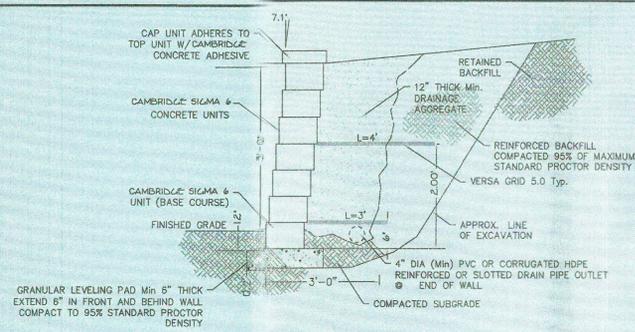
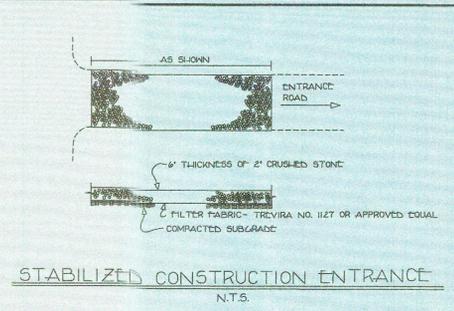
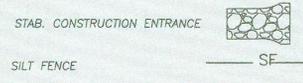

Robert E. Sorace, PLS
P.O. Box 189
New City, NY 10956
845-638-1498

RO 9718-7

RECEIVED
JUL 14 2025
TOWN OF ORANGETOWN
LAND USE DEPARTMENT

TAX LOT: SECTION 63.19, BLOCK 1, LOT 1
 REFERENCES:
 - ALL BOUNDARY INFORMATION IS REFERENCED FROM A SURVEY PREPARED BY ROBERT E. SORACE, PLS DATED APRIL 24, 2025, PROVIDED BY OWNER.

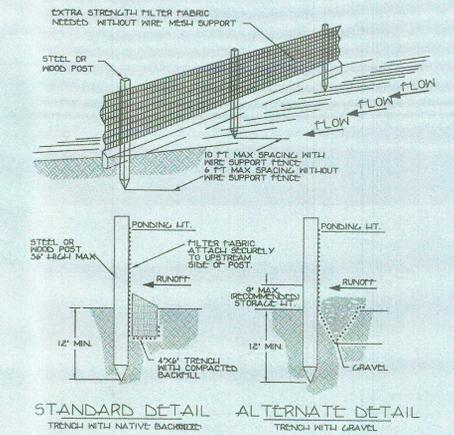
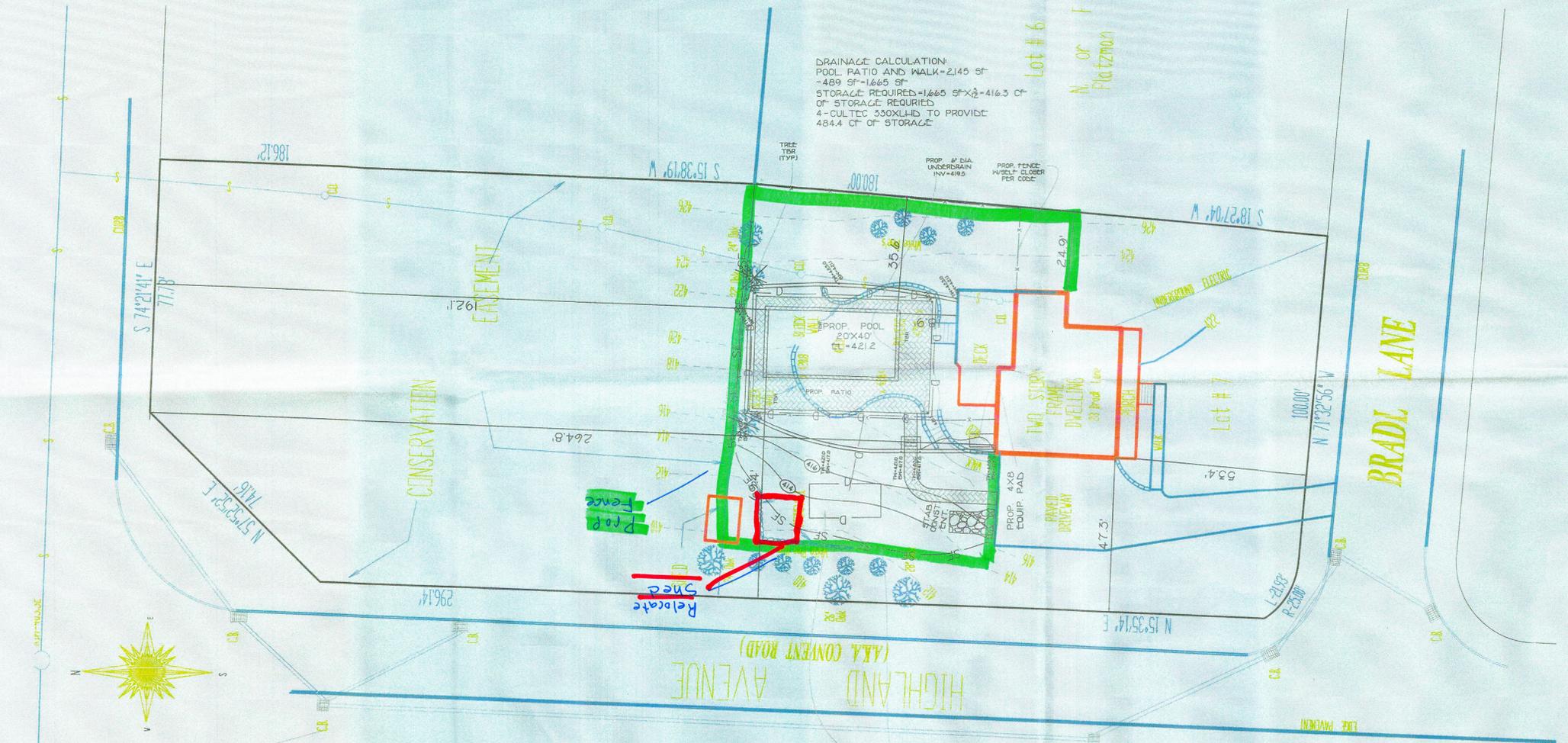
LEGEND FOR EROSION CONTROL DURING CONSTRUCTION



BULK REQUIREMENTS:

ZONE R-22 USE GROUP 1	REQUIRED	EXISTING	PROPOSED
MAXIMUM FLOOR AREA RATIO	0.20	NA	NA
MINIMUM LOT AREA	22,500 SQ.FT.	44,129 SF	44,129 SF
MINIMUM LOT WIDTH	125 FT.	351.2 FT.	351.2 FT.
MINIMUM STREET FRONTAGE	75 FT.	570.0 FT.	570.0 FT.
MIN. FRONT YARD	40 FT.	47.3 FT.	47.3 FT.
MINIMUM SIDE YARD	25 FT.	24.9 FT.	24.9 FT.
MINIMUM TOTAL SIDE YARD	60 FT.	NA	NA
MINIMUM REAR YARD	45 FT.	264.8 FT	264.8 FT
MAXIMUM BUILDING HEIGHT	9 IN/FT. FROM LOT	NA	NA
MINIMUM REAR YARD (POOL)	20 FT.	NA	19.21 FT.
MINIMUM SIDE YARD (POOL)	25 FT.	NA	35.6 FT.

NOTES:
 1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. DO NOT SCALE DRAWINGS.

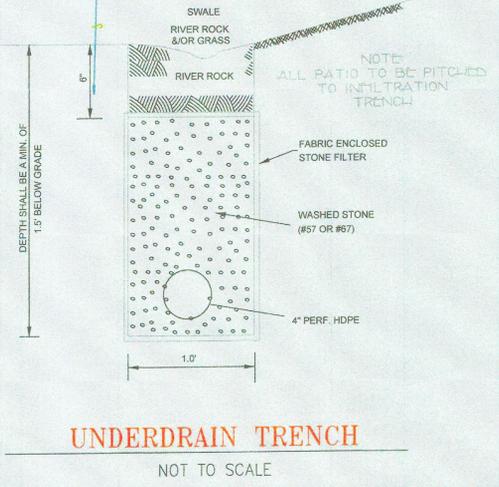
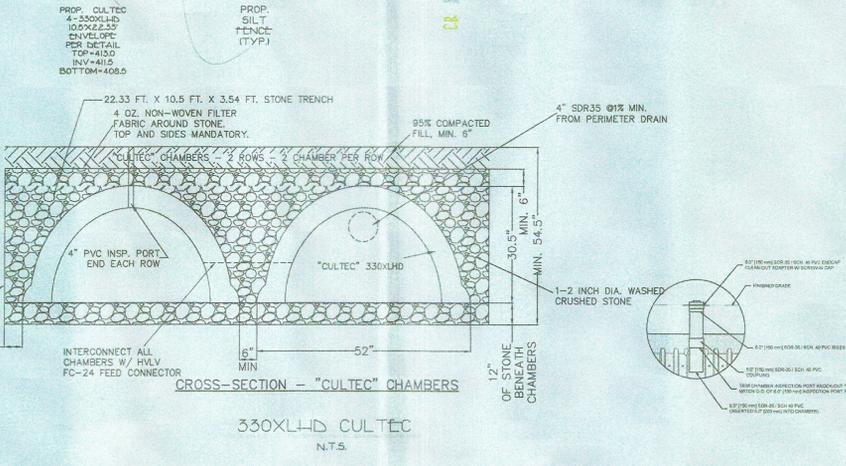


1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
 2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
 3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONING EFFICIENCY.

SILT FENCE
N.T.S.

RECEIVED
 JUL 2 2025
 TOWN OF ORANGETOWN
 BUILDING DEPARTMENT

DATE	REVISIONS
11-7-24	REVSIE



UNAUTHORIZED ALTERATION OR ADDITION TO THIS PLAN IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS MAP NOT HAVING THE SEAL OF THE SURVEYOR OR ENGINEER SHALL NOT BE VALID.
 CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 USE OF UNSEALED COPIES OF THIS DOCUMENT IN ANY COURT, FINANCIAL OR LAND TRANSACTION OR FILING WITH ANY AGENCY OR OFFICE IS AN UNLAWFUL VIOLATION OF FEDERAL COPYRIGHT LAW.

PAUL GDANSKI, P.E.
 5990

RECEIVED
 MAY 22 2025
 TOWN OF ORANGETOWN
 BUILDING DEPARTMENT

DATE: 11-7-24

REVISIONS: REVSIE

DATE: MAR. 3, 2025

SCALE: 1" = 20'

PAGE: 1 OF 1

FILE # 28BRADL

PAUL GDANSKI P.E., PLLC
 3512 WHITTIER COURT
 MAHAWAH, NEW JERSEY 07430
 TEL: (917) 418-0999
 EMAIL: P.GSKI@ARTHLINK.NET