

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: AUG 22 2025

LAND USE BOARD APPLICATION

TOWN OF ORANGETOWN  
LAND USE BOARDS

Please check all that apply:

<input type="checkbox"/> Commercial	<input type="checkbox"/> Residential
<input type="checkbox"/> Planning Board	<input type="checkbox"/> Historical Board
<input 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 type="checkbox"/> Variance	
<input type="checkbox"/> Performance Standards Review	
<input type="checkbox"/> Use Variance	
<input type="checkbox"/> Other (specify): _____	

PERMIT#: BLDR-7642-25  
 ASSIGNED  
 INSPECTOR: MIKE M

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

Project Name: BRUNELLI DECK LEGALIZATION

Street Address: 49 LIBERTY RD., TAPPAN, N.Y. 10983

Tax Map Designation:

Section: 77.05 Block: 3 Lot(s): 28

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

Directional Location:

On the WEST side of LIBERTY ROAD, approximately 102 feet EAST of the intersection of MUSKET ROAD, in the Town of ORANGETOWN in the hamlet/village of TAPPAN.

Acreage of Parcel <u>0.34 ACRES</u>	Zoning District <u>R-15</u>
School District <u>SOUTH ORANGETOWN</u>	Postal District <u>TAPPAN</u>
Ambulance District <u>SOUTH ORANGETOWN</u>	Fire District <u>TAPPAN</u>
Water District <u>ORANGETOWN</u>	Sewer District <u>ROCKLAND COUNTY</u>

Project Description: (If additional space required, please attach a narrative summary.)  
LEGALIZATION OF A WOOD DECK AT REAR OF RESIDENCE.

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.  
 Date: 8/22/2025 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: \_\_\_\_\_

### 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.

N/A \_\_\_\_\_  
\_\_\_\_\_

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AUG 22 2025

TOWN OF ORANGETOWN  
LAND USE BOARDS



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: 10/7/25 7/31/25 Section: 70.05 Block: 3 Lot: 28  
Applicant: Brunelli  
Address: 49 Liberty Rd. Tappan  
RE: Application Made at: Same

Referred For: Chapter 43 sec 3.12 R-15 M  
Column #11 Rear Yard Required 35' / 22.67' Proposed

One variance needed

Comments: Legalize existing deck

Dear Brunelli:

Please be advised that the Building Permit Application # 7642-25, which you submitted on 7/25/25, 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



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LAND USE BOARDS

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

Date  
CC: Katlyn Bettmann  
Elizabeth Decort

**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.: Orangetown  
 Town / Village of Orangetown

I, Madeline Kessler 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**

[Signature]  
 \_\_\_\_\_  
20 Hillside Dr New City NY 10956  
 \_\_\_\_\_

SWORN to before me this 25 day of July, 20 25

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

OFFICIAL USE ONLY:	
Checked by: _____	Date: _____
Permit Granted for: _____	
<b>RECEIVED</b>	
<b>AUG 22 2025</b>	
Signature: _____	Date: _____
Director, OBZPAE	TOWN OF ORANGETOWN LAND USE BOARDS

49 LIBERTY RD, TAPPAN, NY, 1 X

Show search results for 49 LIBERTY R...

GML Sec. 239

Select

By ID

Buffer

Results

[Export Search URL](#) [Zoom All](#) [Clear](#) [Report](#)

Features selected: 1

[Export All to CSV](#)

PARCEL DATE: August 2024

PRINT\_KEY: 77.05-3-28

OLD ID: 60-46-418.4

SWIS: 392489

MUNICIPALITY: ORANGETOWN

TOWN: ORANGETOWN

VILLAGE: N/A

ADDRESS: 49 LIBERTY RD

ADDRESS 2:

ALTERNATE ADDRESS:

CITY: TAPPAN

STATE: NY

ZIP: 10983

OWNER: JOSEPH L BRUNELLI

ADDITIONAL OWNERS: DIANE REFORMINA

DATE OF DEED: 10/27/2015

BOOK-PAGE: N/A

INSTRUMENT: 2015-00031351

DEED\_ACRES: 0.34

GIS CALCULATED ACRES: 0.34134569

REQUIRES GML\_REVIEW: NO

ROW - PALISADES INTERSTATE PARKWAY: NO

ROW - NYS THRUWAY: NO

COUNTY PARK: NO

ROW COUNTY HWY: NO

ROW NYS HWY: NO

COUNTY REGULATED STREAMS: NO

LONG PATH HIKING TRAIL: NO

NYS PARK: NO

NYS FACILITY: NO

COUNTY FACILITY: NO

VILLAGE BOUNDARY: NO

TOWN BOUNDARY: NO

ORANGE COUNTY BOUNDARY: NO

X LONGITUDE: 640731

Y LATITUDE: 799135

SUBDIVISION MAP: 3449, 3409

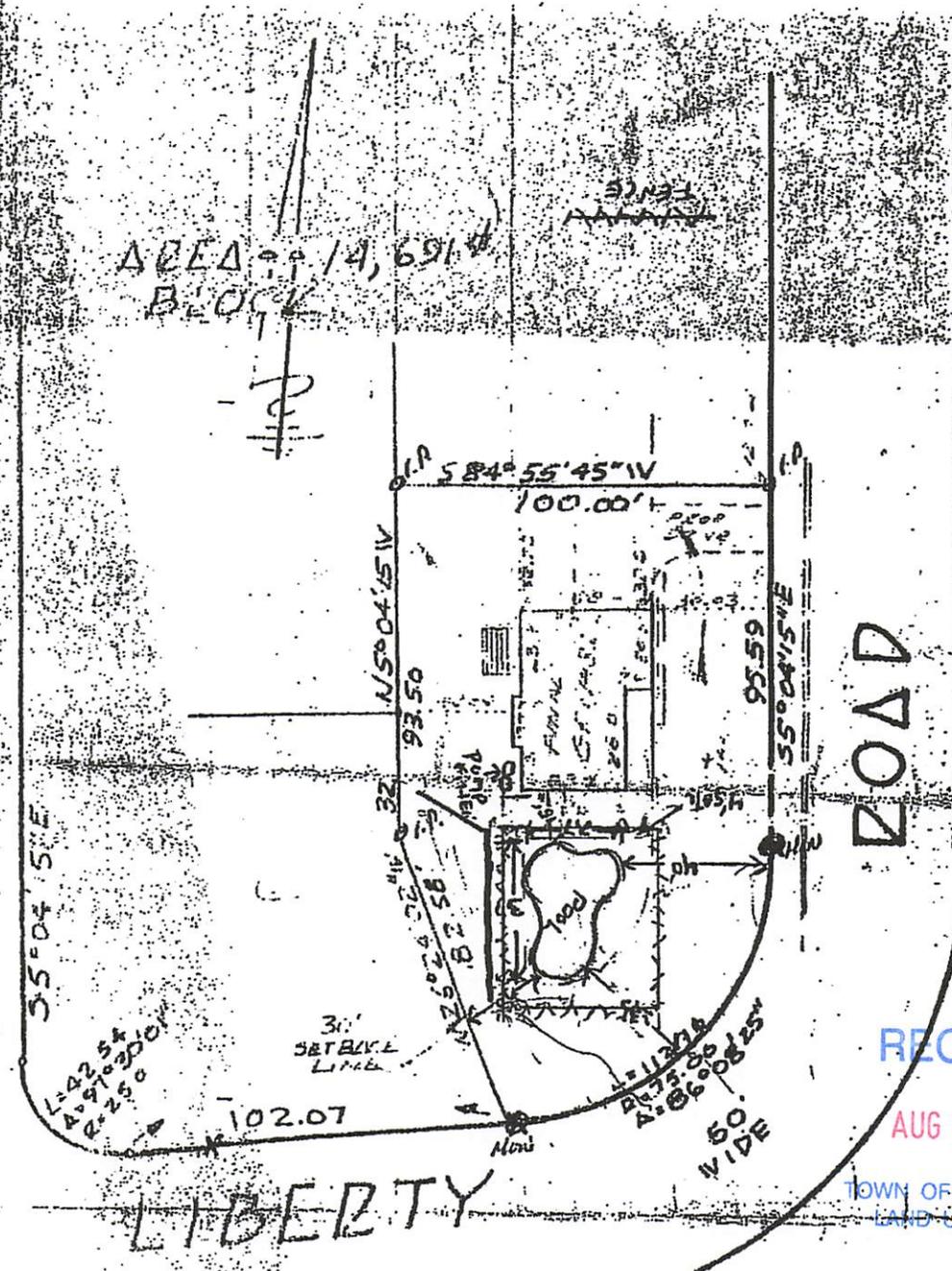


Old Tappan Boro, Bergen County

MUSKET ROAD

ROAD

AREA 14,691 sq ft  
BLOCK



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AUG 22 2025

TOWN OF BRANGETOWN  
LAND USE BOARD

LIBERTY

BUILDING  
FOOTPRINTS  
COPY

I P  
12-5-67

Iron Pipes Set  
December 5, 1967  
Fabian C. Adler, P.E.

CERTIFIED CORRECT AND ACCURATE  
UNITED INSTITUTIONAL  
SERVICING CORP  
HOME TITLE DIVISION  
CHICAGO, ILL. 60606

BEING LOT 11-76  
MAP OF PEEL PARK SEC. XII B  
FILED IN THE OFFICE OF THE  
ROCKLAND COUNTY CLERK  
ON 1-7-66 AS MAP No 3469  
SCALE: 1" = 50'

FABIAN C. ADLER & ASSOCIATES

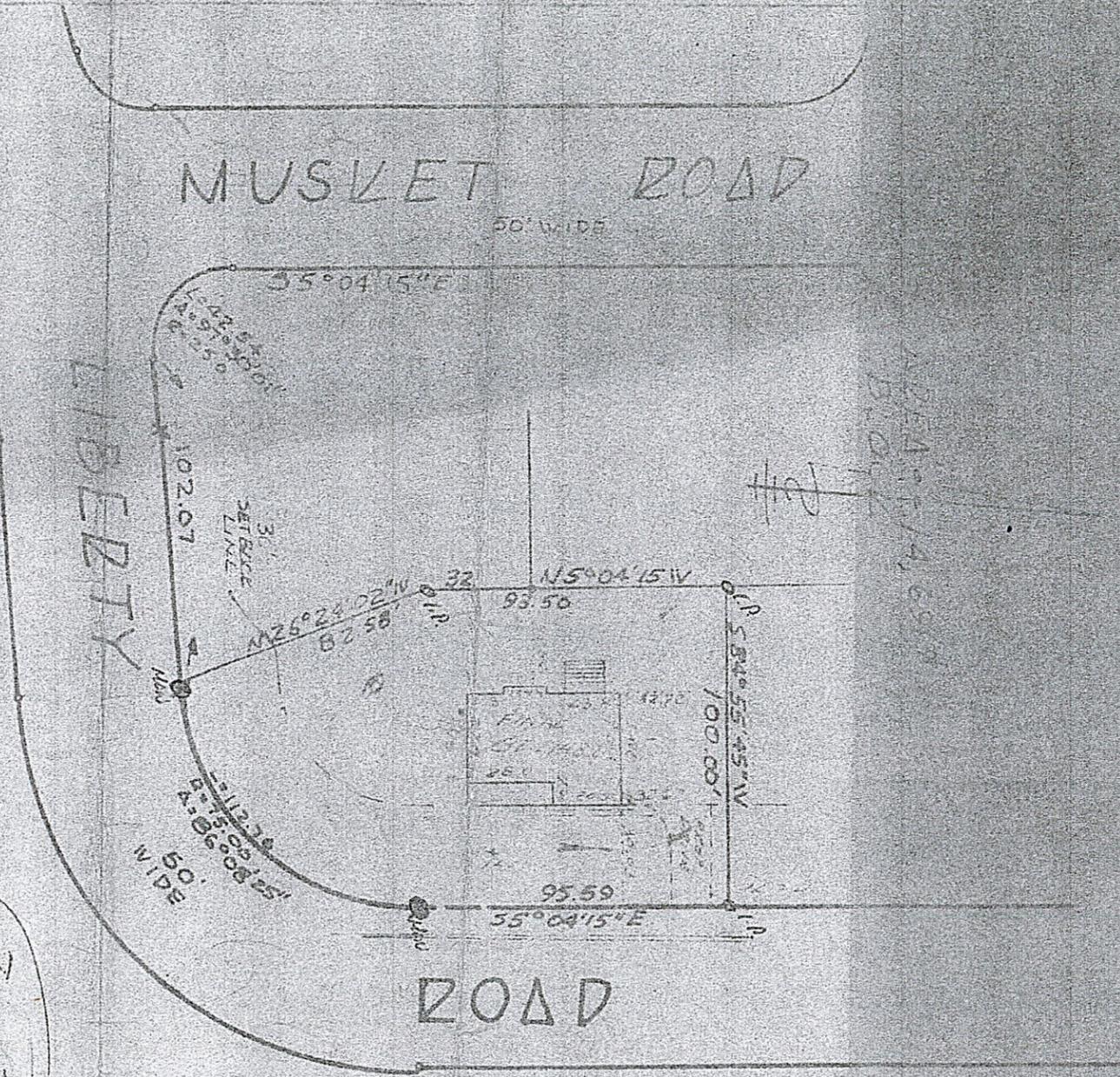
FINAL SURVEY  
REV. 11-5-67  
SURVEY

MUSKET ROAD

50' WIDE

LIBERTY

ROAD



CENTRE CONSULTANTS AND ASSOCIATES  
 UNITED ENGINEERING INSTITUTE  
 SURVEYING GROUP  
 HOME TOWN DRIVE  
 CHICAGO, ILLINOIS

*Fabian C. Adler, P.E.*

FABIAN C. ADLER & ASSOCIATES  
 PROFESSIONAL ENGINEERS  
 100 W. WASHINGTON ST. CHICAGO, ILL.

*John P. Goff*

*December 5, 1967*

*Fabian C. Adler, P.E.*

**I P**  
**12-5-67**

BEING LOT 11-76 SEC. XII B  
 MAP OF PZEL PARK  
 FILED IN THE OFFICE OF THE  
 ROCKLAND COUNTY CLERK  
 ON 1-7-68 AS MAP NO. 3409  
 BOOK 70 PAGE 65  
 DATE 10-1-67

SCALE: 1"=50'  
 F.A.M.A. SURVEY  
 REV. 11-30-67  
 SURVEYING GROUP  
 F.C.A. ADLER  
 PLOT P/H  
 CHECK MARK

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AUG 22 2025

TOWN OF ORANGETOWN  
 LAND USE BOARD

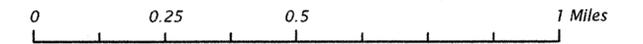
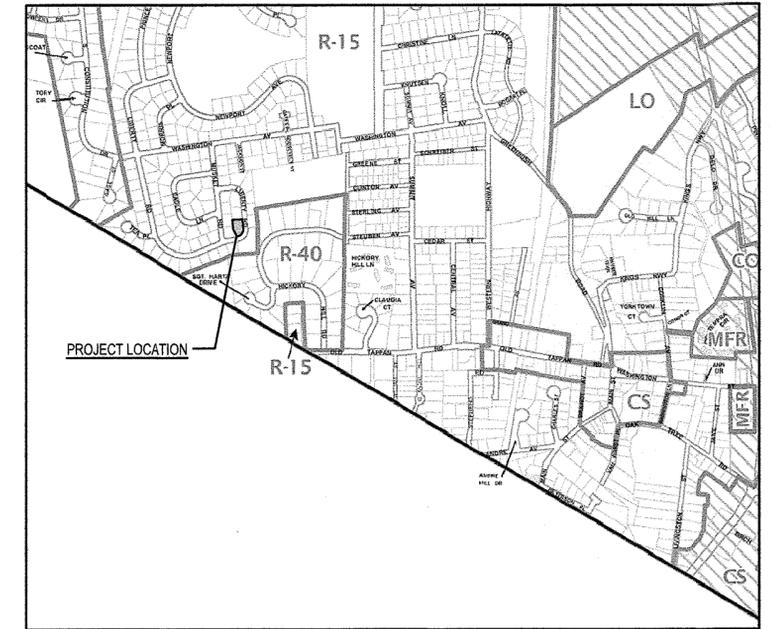
**ZONING DATA:** SECTION: 77.05, LOT: 3, BLOCK: 28  
 49 LIBERTY ROAD, TAPPAN, NY 10983  
 RESIDENTIAL DISTRICT: R-15, GROUP M (SINGLE FAMILY DETACHED RESIDENCES)

CATEGORY	REQUIRED / ALLOWED	EXISTING	PROPOSED	COMMENTS
MINIMUM LOT AREA	15,000 SQ. FT.	14,691 SQ.FT.	NO CHANGE	
MINIMUM LOT WIDTH	100 FEET	100 FEET	NO CHANGE	
MAXIMUM FLOOR AREA RATIO	0.20 (20%)	** 0.23 (23%)	NO CHANGE	NO CHANGE TO ROOFED AREAS (DECK ONLY)
FRONT YARD SETBACK	30 FEET MINIMUM	30.03 FEET	30.03 FEET	
SIDE YARD SETBACK	20 FEET MINIMUM	32.67 FEET + 34.16 FEET	32.67 FEET + 34.16 FEET	
TOTAL SIDE YARD SETBACK	50 FEET MINIMUM	66.83 FEET	66.83 FEET	
REAR YARD SETBACK	35 FEET MINIMUM	32.86 FEET	22.67 FEET	EXISTING NON-CONFORMING * VARIANCE REQUIRED
BUILDING HEIGHT	12" PER FOOT (35 FEET MAX.)	N/A	N/A	

\* INFORMATION FOR THIS ZONING DATA TAKEN FROM THE SURVEY OF THE PROPERTY BY FABIAN C. ADLER & ASSOCIATES, DATED: OCTOBER 14, 1967, REVISED NOVEMBER 30TH, 1967..

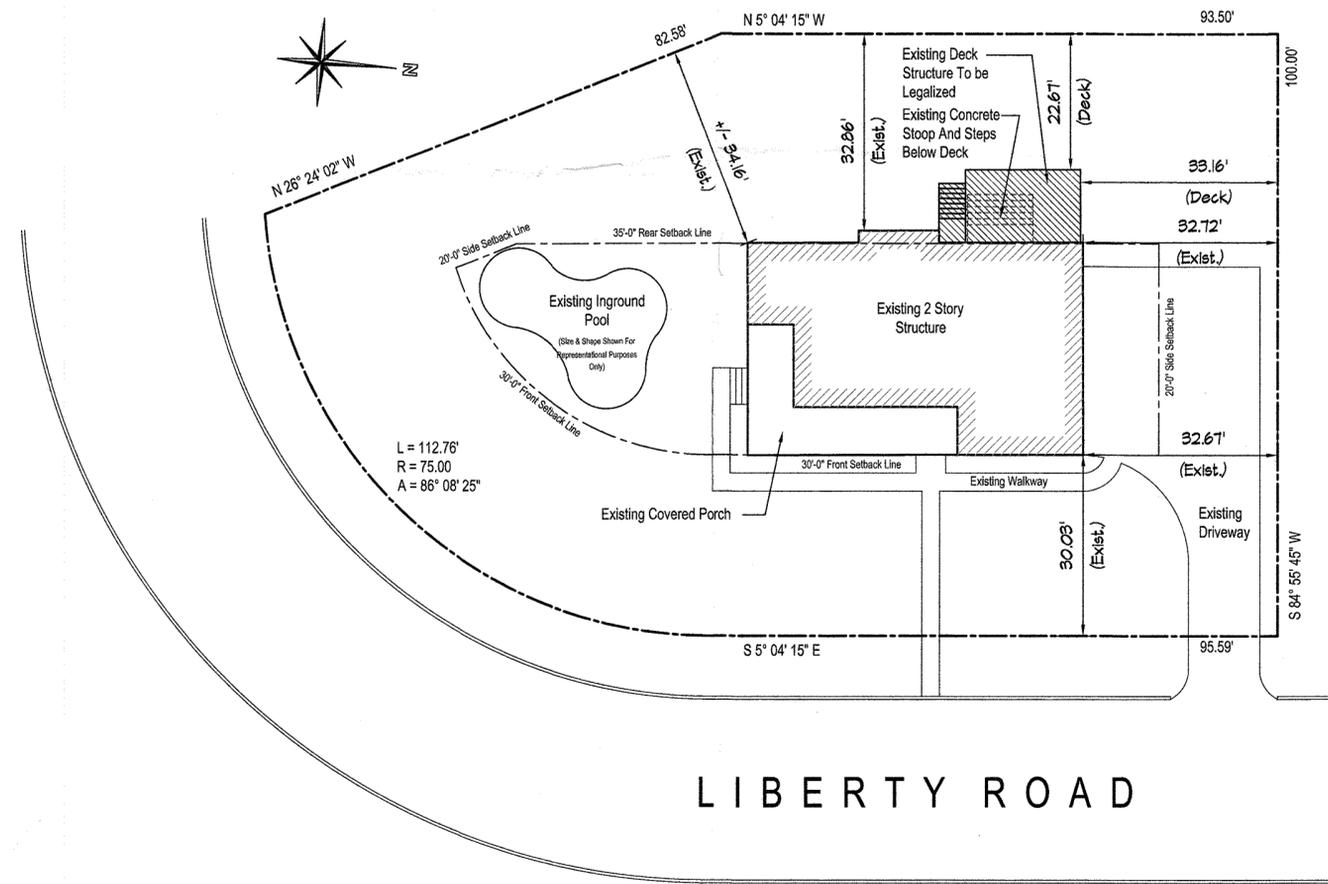
\*\* VARIANCE GRANTED (#Z.B.A. - 72 - 107) ON OCTOBER 18TH, 1972 FOR AN FAR INCREASE.

**VICINITY MAP**



**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



**SITE LOCATION PLAN**  
 SCALE: 1"=20'-0"

Town of Orangetown  
 MEETING OF:  
 OCT 29 2025  
 ZONING BOARD OF APPEALS

RECEIVED  
 AUG 22 2025  
 TOWN OF ORANGETOWN  
 LAND USE BOARDS



