

ZONING BOARD OF APPEALS

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

Date: November 26, 2025

OBAPAE

NYS Dept of Environmental Conservation
New York State Dept. of Transportation
Palisades Interstate Park Commission
NYS Thruway Authority
ACOE

Rockland County Drainage
Rockland County Health
Rockland County Planning
Rockland County Highway
Rockland County Swr Dstrt #1
Orange and Rockland Utilities
Veolia

This matter is scheduled for: January 7, 2026

Review of Plans: McCoy/DeRobertis, 13 Old Mill Lane, Tappan, NY

Section 77.07 Block 1 Lot 25 ; R-15 zone

Chapter 43, R-15 District, Section 3.12, Group M, Column #4(floor area ratio: .20 permitted, with .27 proposed), Column #9(side yard: 20’ required, with 14.83’ proposed), Column #10(total side yard: 50’ required, with 35.99’ proposed), and from Column #12(building height: 20’ permitted, with 24.5’ proposed), 5.21 (c) undersized lot applies, for an addition at an existing single-family residence. The premises are located at 13 Old Mill Lane, Tappan, New York and identified on the Orangetown Tax Map as Section 77.07, Block 1, Lot 25 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: January 7, 2026

- Comments attached
- Received and Comments to be provided prior to meeting date.
- 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, January 7, 2026.**
Kindly forward your completed review to this office BEFORE January 7, 2026

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 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-8184-25
ASSIGNED
INSPECTOR: Dom

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

Project Name: 13 Old Mill Ln Renovation

Street Address: 13 Old Mill Ln
Tappan, NY 10983

Tax Map Designation:
Section: 77.07 Block: 1 Lot(s): 25
Section: _____ Block: _____ Lot(s): _____

Directional Location:
On the South side of Old Mill Ln, approximately 250 feet West of the intersection of Old Mill Ln + Kings Hwy, in the Town of ORANGETOWN in the hamlet/village of Tappan.

Acreage of Parcel <u>.34</u>	Zoning District <u>R-15</u>
School District <u>South Orangetown CSD</u>	Postal District <u>Tappan</u>
Ambulance District <u>SOAC</u>	Fire District <u>Tappan</u>
Water District <u>Vestia</u>	Sewer District <u>Municipal</u>

Project Description: (If additional space required, please attach a narrative summary.)
Renovation + Addition to existing single family Dwelling

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.
Date: 11/7/25 Applicant's Signature: _____

RECEIVED

NOV 21 2025

TOWN OF ORANGETOWN
LAND USE BOARDS

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? _____ **N/A**

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.

_____ **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** _____

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TOWN OF GRANGETOWN
LAND USE BOARD

APPLICATION REVIEW FORM

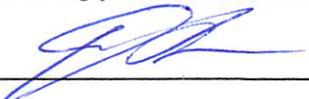
4. There is no state officer, Rockland County officer or employee or town/village officer or employee nor his or her spouse, brother, sister, parent, child or grandchild, or a spouse of any of these relatives who is the applicant or who has an interest in the person, partnership or association making this application, petition or request, or is an officer, director, partner or employee of the applicant, or that such officer or employee, if this applicant is a corporation, legally or beneficially owns or controls any stock of the applicant in excess of 5% of the total of the corporation if its stock is listed on the New York or American Stock Exchanges; or is a member or partner of the applicant, if the applicant is an association or a partnership; nor that such town/village officer or employee nor any member of his family in any of the foregoing classes is a party to an agreement with the applicant, express or implied, whereby such officer or employee may receive any payment or other benefit, whether or not for service rendered, which is dependent or contingent upon the favorable approval of this application, petition or request.

5. To the extent that the same is known to your applicant, and to the owner of the subject premises **there is disclosed herewith** the interest of the following officer or employee of the State of New York or the County of Rockland or of the Town/Village of ORANGETOWN in the petition, request or application or in the property or subject matter to which it relates:

(IF NONE, SO STATE)

- a. Name and address of officer or employee Anthony DeRobertis
104 McKenna St Blauvelt, NY 10913
- b. Nature of interest ZOA Member
- c. If stockholder, number of shares _____
- d. If officer or partner, nature of office and name of partnership _____
- e. If a spouse or brother, sister, parent, child, grandchild or the spouse of any of these blood relatives of such state, county or town/village officer or employee, state name and address of such relative and nature of relationship to officer and employee and nature and extent of office, interest or participation or association having an interest in such ownership or in any business entity sharing in such ownership. _____
- f. In the event of corporate or limited liability company ownership: A list of all directors, officers and stockholders of each corporation or members of each limited liability company owning more than five (5%) percent of any class of stock or more than five (5%) percent beneficial interest, must be attached, if any of these are officers or employees of the State of New York, or of the County of Rockland, or of the Town of Orangetown.

6. I do hereby depose and say that all the above statements and statements contained in the papers submitted herewith are true, knowing that a person who knowingly and intentionally violates this section is guilty of a misdemeanor.

Signature: 

Mailing Address: 104 McKenna St
Blauvelt, NY 10913

SWORN to before this

7 day of November, 2025
Virginia Raymond
Notary Public

VIRGINIA M. RAYMOND
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01RA6222832
Qualified in Rockland County
Commission Expires July 20, 2026
NOV 21 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: 10/23/25 Section: 77.07 Block: 1 Lot: 25

Applicant: McCoy

Address: 13 Old Mill Ln. Tappan

RE: Application Made at: Same

Referred For:

Ch 43 § 3.12 R-15 Group M

Column #4 FAR .20 / .27 Proposed

Column #9 Side Yard Required 20' / 14.83' Proposed

Column #10 Total Side Yard Required 50' / 35.99' Proposed

Column #12 Maximum Height Allowed 20' / 24.5' Proposed § 5.21 (c) Small Lot Applies

Comments:

Addition and renovation of single family residence

Dear McCoy :

Please be advised that the Building Permit Application # 8184-25, which you submitted on 10/14/22, 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

RECEIVED

NOV 21 2025

TOWN OF ORANGETOWN
LAND USE BOARDS

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

10/23/25

Date
CC: Katlyn Bettmann
Elizabeth Decort

APPLICATION FOR BUILDING/DEMOLITION PERMIT

APPLICANT MUST COMPLETE OR APPLICATION WILL NOT BE ACCEPTED

ZONING BULK REQUIREMENTS			
Zone:	Group:	Use:	
	Required	Existing	Proposed
Floor area ratio	0.20 (20%)	13.6%	27%
Lot area	15,000	14,730	NC
Lot width	100'	→ 102'	NC
Street frontage	75'	100'	NC
Front yard setback	30'	36.4'	30.5'
Side yard setback	20'	50.5' 23.3 + 27.2'	14.83' + 21.16'
Total side yard setback	50'	50.5'	35.99'
Rear yard setback	35'	71'	48.88'
Maximum building height	35'	N/A	24.5'

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? 1
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 _____)

I, Anthony DeRobertis 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



13 Old Mill Ln
Tappan, Ny 10983

SWORN to before me this 14th day of Oct, 2025

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

_____, Notary Public

OFFICIAL USE ONLY:

Checked by: _____ Date: _____

Permit Granted for: _____

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NOV 21 2025

TOWN OF ORANGETOWN
LAND USE BOARDS

Signature: _____ Date: _____

Director, OBZPAE

ZONING DATA: SECTION: 77.07, BLOCK: 1, LOT: 25

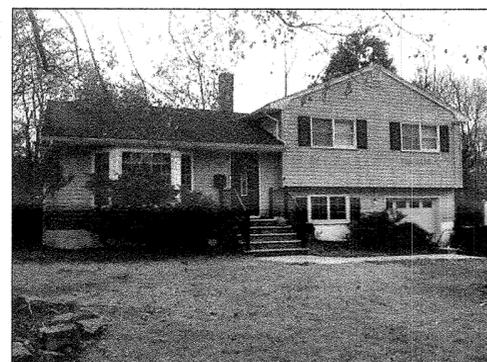
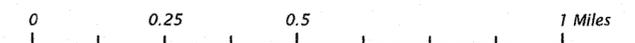
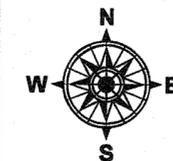
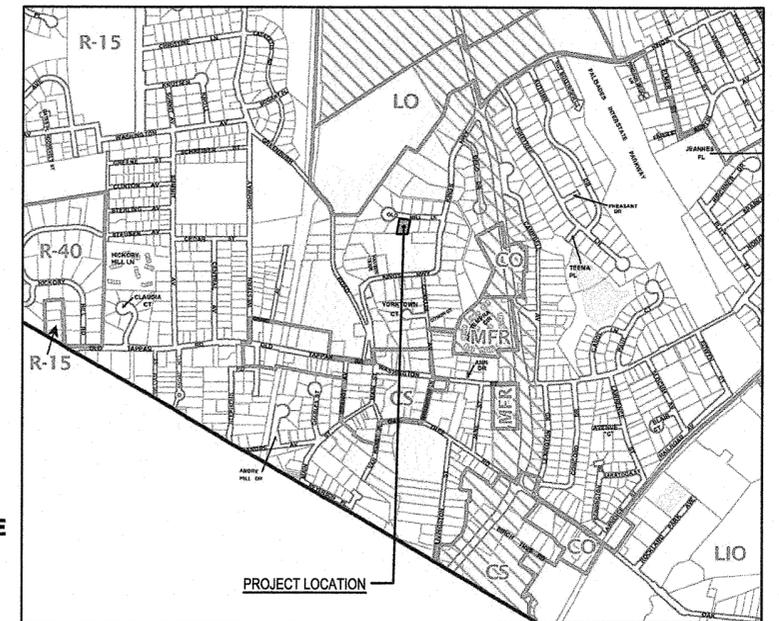
13 OLD MILL LANE, TAPPAN, N.Y. 10983
RESIDENTIAL DISTRICT: R-15 (SINGLE FAMILY DETACHED RESIDENCES), GROUP M

CATEGORY	REQUIRED / ALLOWED	EXISTING	PROPOSED	COMMENTS	FAR Calculations
MINIMUM LOT AREA	15,000 SQ. FT.	14,730 SQ.FT.	NO CHANGE		Existing:
MINIMUM LOT WIDTH	100 FEET	100 FEET	NO CHANGE		Cellar: (Not Included) 565 Sq.Ft.
MINIMUM STREET FRONTAGE	75 FEET	100 FEET	NO CHANGE		First/Ground Floor: 1,162 Sq.Ft.
MAXIMUM FLOOR AREA RATIO	0.20 (20%)	0.136 (13.6%)	0.27 (27%)	(VARIANCE APPROVAL REQUIRED)	Second Floor: 606 Sq.Ft.
FRONT YARD SETBACK	30 FEET MINIMUM	36.4 FEET	27.5 FEET	(VARIANCE APPROVAL REQUIRED)	Rear Porch 239 Sq.Ft.
SIDE YARD SETBACK	20 FEET MINIMUM	23.3 + 27.2 FEET	14.83 + 21.16 FEET	(VARIANCE APPROVAL REQUIRED)	Total: 2,007 Sq.Ft.
TOTAL SIDE YARD SETBACK	50 FEET MINIMUM	50.5 FEET	35.99 FEET	(VARIANCE APPROVAL REQUIRED)	2,007 / 14,730 = 0.136 (13.6%) *
REAR YARD SETBACK	35 FEET MINIMUM	+/- 71.0 FEET @ PORCH	48.58 FEET		Proposed:
BUILDING HEIGHT	12 INCHES PER FOOT (35 FEET MAX.)	N/A	+/- 24.50 FEET		First/Ground Floor: 2,587 Sq.Ft.
					Front Porch: 59 Sq.Ft.
					Second Floor: 1,342 Sq.Ft.
					Total: 3,988 Sq.Ft.
					3,988 / 14,730 = 0.27 (27%) *

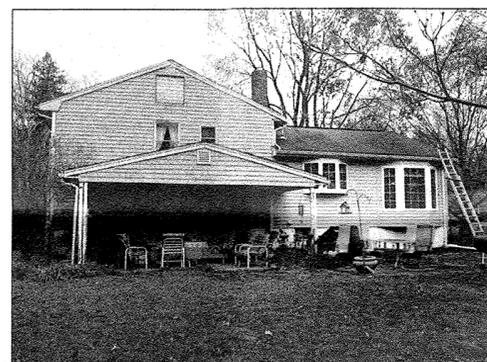
*** INFORMATION FOR THIS ZONING DATA TAKEN FROM THE SURVEY OF THE PROPERTY PREPARED BY DILLIN & SORACE ASSOCIATES, DATED: JULY 29, 1982.

* Cellar, Crawlspace Area, Main Attic & Garage Attic Not Included In FAR Calculations As Noted In Definitions. (Chapter 43, Article X1, Section 11.2)

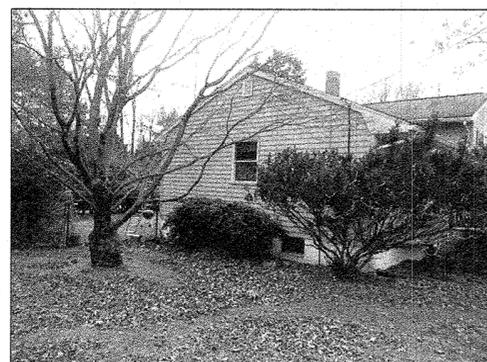
VICINITY MAP



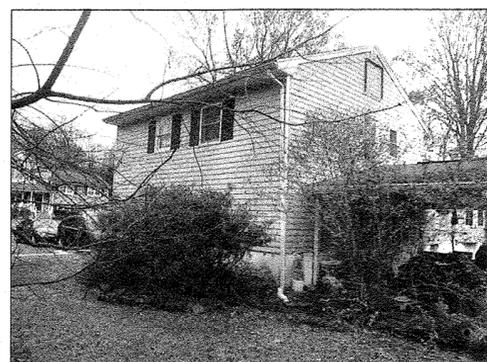
EXIST. FRONT ELEVATION
SCALE: N.T.S. NORTH FAÇADE



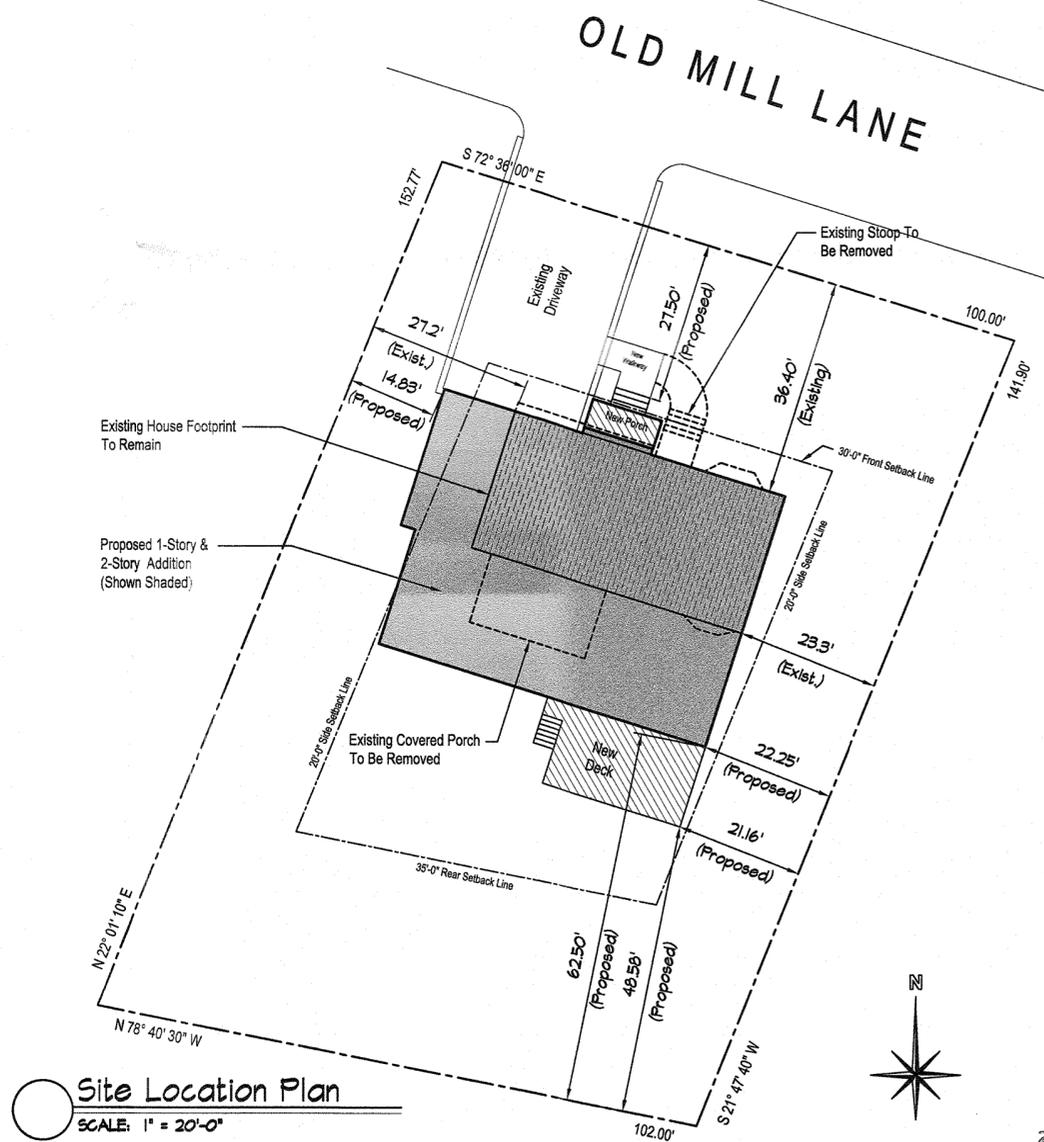
EXIST. REAR ELEVATION
SCALE: N.T.S. SOUTH FAÇADE



EXIST. LEFT SIDE ELEVATION
SCALE: N.T.S. EAST FAÇADE



EXIST. RIGHT SIDE ELEVATION
SCALE: N.T.S. WEST FAÇADE

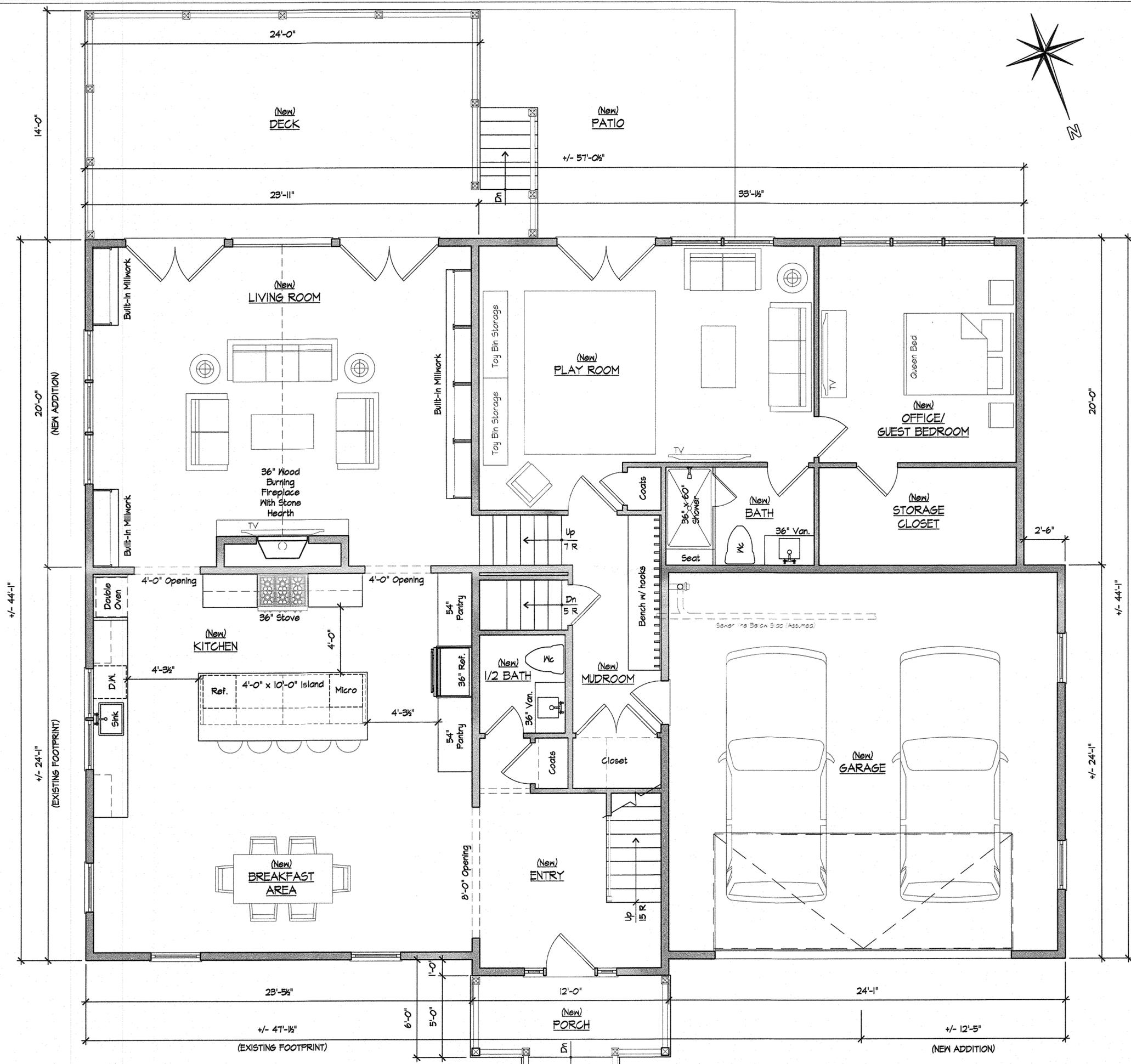


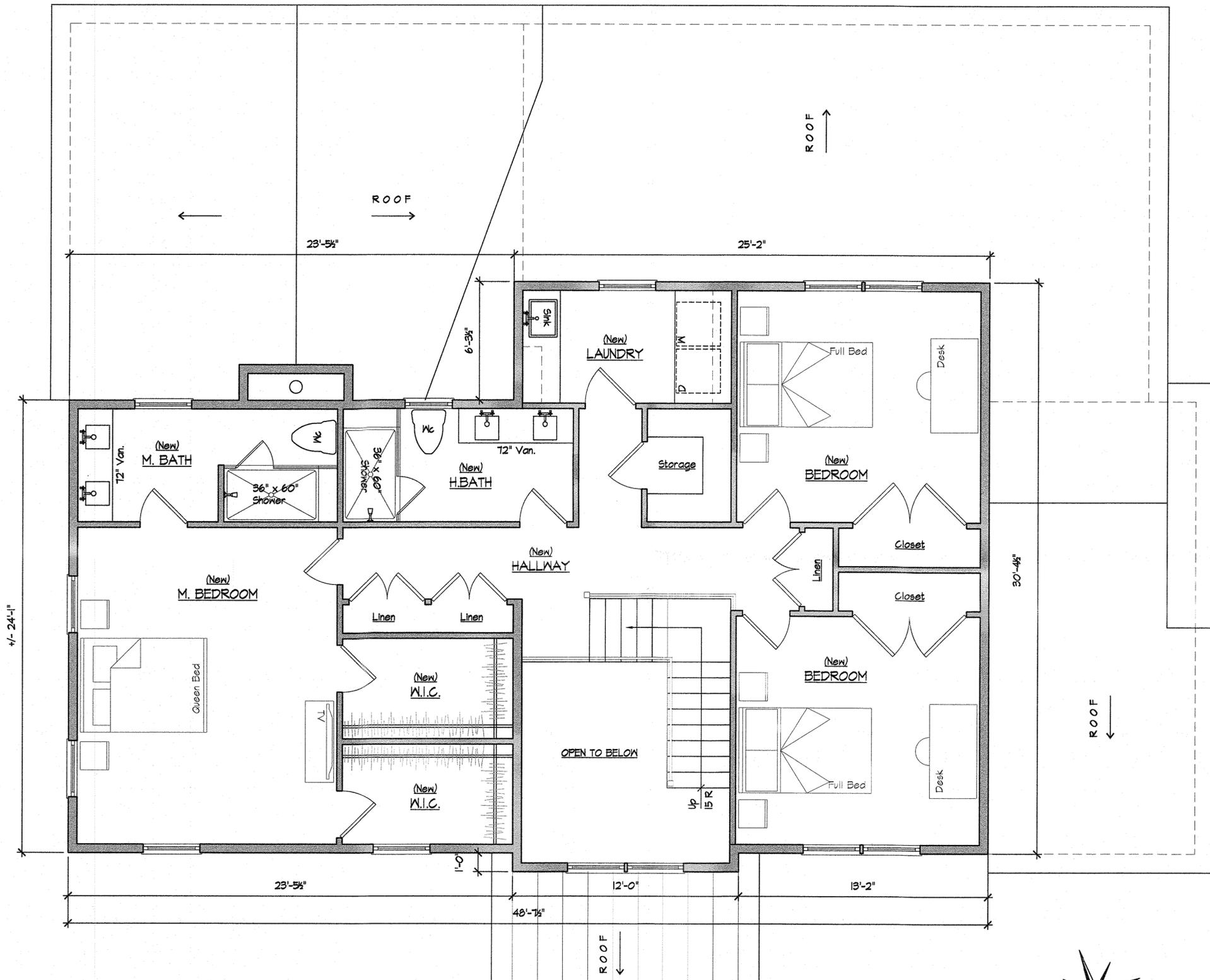
Site Location Plan
SCALE: 1" = 20'-0"

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
MEETING OF:
JAN 07 2026
NOV 21 2025
ZONING BOARD OF APPEALS
TOWN OF ORANGETOWN
LAND USE CODES







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



Proposed Right Side Elevation
SCALE: 1/4"=1'-0"



○ Proposed Rear Elevation
SCALE: 1/4"=1'-0"



○ Proposed Left Side Elevation
SCALE: 1/4"=1'-0"