

**ZONING BOARD OF APPEALS**

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

**Date: January 28, 2026**

TO: OBAPAE  
NYS Dept of Environmental Conservation  
**New York State Dept. of Transportation**  
Palisades Interstate Park Commission  
NYS Thruway Authority  
ACOE  
Village of Piermont

**Rockland County Drainage  
Rockland County Health  
Rockland County Planning  
Rockland County Highway  
Rockland County Swr Dstrt  
Orange and Rockland  
Veolia**

**This matter is scheduled for: February 18, 2026**

**Review of Plans: Rawls, 1 N Queens Court, Orangeburg, NY**

**Section 74.20 Block 2 Lot 15 ; R-15 zone**

Chapter 43, Section 3.12, R-15 District, Group M, Column 11(rear yard: 35' required, 30.3' proposed) to replace an existing 10'x14' deck with a 12' x 20' deck, in the rear yard at an existing single-family residence. The premises are located at 1 N. Queens Court, Orangeburg, New York and identified on the Orangetown Tax Map as Section 74.20, Block 2, Lot 15 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](mailto:KBettmann@orangetown.com)**

**Zoning Board Meeting Date: February 18, 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, February 18, 2026.**  
**Kindly forward your completed review to this office *BEFORE* February 18, 2026**

Reviewing Agency \_\_\_\_\_

Name: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_

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

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: 1/16/2020

*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#: BLDR-7690-25  
 ASSIGNED  
 INSPECTOR: Ken L.

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

Project Name: Rawls

Street Address: 1 Queens Court  
Orangeburg, NY 10962

Tax Map Designation:

Section: ~~70.05~~ Block: ~~3~~ Lot(s): ~~28~~  
 Section: 74.20 Block: 2 Lot(s): 15

Directional Location:

On the N side of Queens Court, approximately 0 feet E of the intersection of Prinle Gate, in the Town of Orangetown in the hamlet/village of Orangeburg.

Acreage of Parcel _____	Zoning District <u>R-15</u>
School District <u>SOCS D</u>	Postal District <u>Orangeburg</u>
Ambulance District <u>SOAC</u>	Fire District <u>Orangeburg/Spartill</u>
Water District <u>Veolia</u>	Sewer District <u>municipal</u>

Project Description: (If additional space required, please attach a narrative summary.)  
Deck 12' x 20'  
Replace existing 10' x 14' deck with 12' x 20' deck

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.  
 Date: 1/16/2020 Applicant's Signature: Sharell Rawls

**RECEIVED**  
**JAN 16 2020**

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? \_\_\_\_\_

**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.

\_\_\_\_\_  
\_\_\_\_\_

**RECEIVED**

**JAN 16 2026**

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: 7/31/25 Section: 74.20 Block: 2 Lot: 15  
Applicant: Rawls  
Address: 1 N Queens Ct. Orangeburg  
RE: Application Made at: Same

Referred For: Chapter 43 sec 3.12 R-15 M

Column #11 Rear Yard Required 35' / 30.3' Proposed

One variance needed

Comments: 12' x 20' rear deck

Dear Rawls :

Please be advised that the Building Permit Application # 7690-25, which you submitted on 8/4/25, 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](mailto:kbettmann@orangetown.com)

Sincerely,

**Glenn E. Maier**  
**Assistant Building Inspector**

**RECEIVED**

**JAN 16 2026**

**TOWN OF ORANGETOWN**  
**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.:

Town / Village of \_\_\_\_\_)

I, Shanell Rawls 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

Shanell Rawls  
1 Queens Court  
Orangeburg, NY 10962

SWORN to before me this 4th day of August, 2025

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

\_\_\_\_\_, Notary Public

OFFICIAL USE ONLY:	
Checked by: _____	Date: _____
Permit Granted for: _____	
_____	
_____	
Signature: _____ Date: _____	
Director, OBZPAE	

RECEIVED

JAN 16 2026

TOWN OF ORANGETOWN  
 LAND USE



GTC 1/5/24

**BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S ACTS**

*As of 6<sup>th</sup>*  
**THIS INDENTURE**, made the \_\_\_\_\_ day of June, 2022 **between**

**Esther Peng, surviving spouse of Joshua Peng, deceased**, residing at 1 Queens Court, Orangeburg, NY 10962, party of the first part,

and

**Shanell Rawls**, who will reside at 1 Queens Court, Orangeburg, NY 10962, party of the second part,

**WITNESSETH**, that the party of the first part, in consideration of Ten Dollars and No Cents (\$10.00), lawful money of the United States, paid by the parties of the second part, does hereby grant and release unto the parties of the second part, the heirs or successors and assigns of the parties of the second part forever,

**ALL** that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

SEE EXHIBIT "A" ANNEXED HERETO

**BEING** and intended to be the same premises conveyed to the grantor(s) herein by deed from Hexagon Construction Corp., dated October 1, 1981, and recorded October 1, 1981 in Liber 1063 Page 1033 in the Office of the Clerk of Rockland County;

**TOGETHER** with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof;

**TOGETHER** with the appurtenances and all the estate and rights of the party of the first part in and to said premises;

**TO HAVE AND TO HOLD** the premises herein granted unto the parties of the second part, the heirs or successors and assigns of the parties of the second part forever.

**AND** the party of the first part, covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

**AND** the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

Sec 7420  
Blk-2  
Lot-19

RECEIVED

JAN 16 2026

TOWN OF ORANGETOWN  
LAND USE BOARDS

**SCHEDULE A DESCRIPTION**

ALL that certain plot, piece or parcel of land, situate, lying and being in the Hamlet of Sparkill, Town of Orangetown, County of Rockland, State of New York, and known and designated as Lot 3-14 a certain subdivision plan entitled "SPURR HOMES", Town of Orangetown, New York, prepared by Adler, Caruso & Young P.C., filed in the Rockland County Clerks' Office on 5/30/80 in Book 95, Page 48 as Map #5142, and further bounded and described as follows:

BEGINNING at a point on the westerly side of Kings Highway, distant 66.78 feet northerly from the extreme northerly end of the arc of a curve connecting the northerly side of Prince's Gate with the westerly side of Kings Highway;

RUNNING THENCE South 0 degrees 29 minutes 01 seconds East, 66.78 feet;

THENCE along the arc of the curve bearing to the right having a radius of 25.00 feet and a distance of 35.77 feet;

THENCE South 81 degrees 29 minutes 00 seconds West, 109.12 feet;

THENCE along the arc of the curve bearing to the right having a radius of 26.71 feet and a distance of 45.70 feet;

THENCE North 02 degrees 29 minutes 02 seconds West, 80.34 feet;

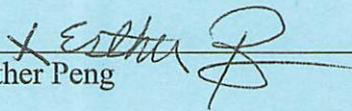
THENCE South 89 degrees 20 minutes 58 seconds West, 160.00 feet to the point or place of BEGINNING.

**RECEIVED**

**JAN 16 2026**

**TOWN OF ORANGETOWN  
LAND USE BOARDS**

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

  
Esther Peng

Acknowledgment by a Person In New York State (RPL § 309-b)

STATE OF NEW YORK            )  
  ) ss.:  
COUNTY OF ROCKLAND        )

On the 2nd day of June, 2022, before me, the undersigned, personally appeared **Esther Peng**, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacities, and that by their signatures on the instrument, the individuals, or the person upon behalf of which the individuals acted, executed the instrument.

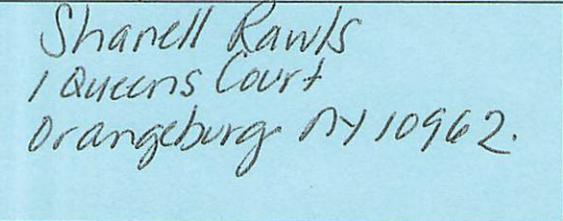
  
\_\_\_\_\_  
(signature and office of individual taking acknowledgment)

LENA E. PAXOS  
Notary Public, State of New York  
No. 02PA6405001  
Qualified in Rockland County  
Commission Expires 03/02/2024

**Deed**

-----  
                                  **Esther Peng,**  
                                  **surviving spouse of Joshua Peng, deceased**  
                                  to  
                                  **Shanell Rawls**  
-----

**Section 74.20**  
**Block 2**  
**Lot 15**  
**County or Town Rockland**  
**Street Address 1 Queens Court**  
**Orangeburg, NY 10962**

**Return By Mail To:**  
  
Shanell Rawls  
1 Queens Court  
Orangeburg NY 10962.

Reserve This Space For Use Of Recording Office



RECEIVED

JAN 16 2026

TOWN OF ORANGETOWN  
LAND USE BOARDS

# SURVEY OF PROPERTY

74.20-2-15

1 Queens Ct.

Orangeburg, NY 10962

AT  
SPARKILL

ROCKLAND COUNTY

NEW YORK

TOWN OF - ORANGETOWN



LOT 3-34

LOT 3-35

50.  
QUEENS CT.

98.0

NORTH QUEEN'S CT.  
50' R.O.W.  
42.2

80.34 +92.4  
1. P. SET

LOT 3-15

PRINCE'S GATE  
50' R.O.W.  
109.12



LOT 3-13

LOT 3-14

15,659 sq ft

13.50' R.O.W. WIDENING TO  
BE GRATUITOUSLY DEDICATED  
TO THE TOWN OF ORANGETOWN

KINGS

108.5

HIGHWAY

N/F SPUR

RECEIVED

JAN 16 2026

TOWN OF ORANGETOWN  
LAND USE 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. COPIES OF THIS SURVEY MAP NOT HAVING THE EMBOSSED SEAL OF THE LAND SURVEYOR SHALL NOT BE VALID. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSMITTED TO ADDITIONAL INSTITUTIONS

Based on a survey by Joseph Haffner

SCALE - 1" = 50'

7/14/87

THIS IS A PLOT  
PLAN BASED  
ON A SURVEY  
DONE BY JOSEPH  
HALLER dated 9/14/81

# SURVEY OF PROPERTY

## PLAN INFORMATION

Owner Name: Rawls  
Address: 1 Queens Ct  
Orangeburg Ny  
Sec-Blk-Lot: 74.20-2-15  
Prepared By: Johnny Lemay  
Date: NEW YORK 08/07/25

TOWN OF ORANGETOWN

AT  
**SPARKILL**

ROCKLAND COUNTY



LOT 3-34

LOT 3-35

50.  
QUEENS CT.

NORTH QUEEN'S CT.  
50' R.O.W.

LOT 3-15

PRINCE'S GATE

LOT 3-13

LOT 3-14

15,659 sq ft

KINGS

HIGHWAY

N/E SPURR

13.50' R.O.W. WIDENING TO  
BE GRATUITOUSLY DEDICATED  
TO THE TOWN OF ORANGETOWN

RECEIVED

RECEIVED

AUG 08 2025

TOWN OF ORANGETOWN  
BUILDING DEPARTMENT

TOWN OF ORANGETOWN  
LAND USE BOARDS