

**ZONING BOARD OF APPEALS**

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

**Date: December 19, 2025**

TO: 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 21, 2026**

**Review of Plans: Russo, 66 Stephens Road, Tappan, NY**

**Section 77.10 Block 3 Lot 72 ; R-15 zone**

Chapter 43, Section 5.2, R-15 District, Group M, exceptions to bulk regulations, Section 5.227(a) (pool rear yard: 20’ required, 7’0” proposed) for an 18’ x 42’ inground pool in the rear yard at an existing single-family residence. The premises are located at 66 Stephens Road, Tappan, New York and identified on the Orangetown Tax Map as Section 77.10, Block 3, Lot 72 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: January 21, 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 21, 2026.**  
**Kindly forward your completed review to this office BEFORE January 21, 2026**

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 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 type="checkbox"/> Variance	
<input type="checkbox"/> Performance Standards Review	
<input type="checkbox"/> Use Variance	
<input type="checkbox"/> Other (specify): _____	

PERMIT#: POOLR-7969-25  
 ASSIGNED  
 INSPECTOR: Mike M.

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

Project Name: Russo

Street Address: 66 Stephens Road  
Tappan NY 10983

Tax Map Designation:  
Section: 77.10 Block: 3 Lot(s): 72  
Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_

**Directional Location:**

On the west side of Stephens Road, approximately  
400 feet north of the intersection of Andre Ave, in the  
Town of Orangetown in the hamlet/village of Tappan

Acreage of Parcel <u>0.35</u>	Zoning District <u>R-15</u>
School District <u>SOCSD</u>	Postal District <u>Tappan</u>
Ambulance District <u>SOAC</u>	Fire District <u>Tappan</u>
Water District _____	Sewer District _____

Project Description: (If additional space required, please attach a narrative summary.)  
Installation of inground swimming pool

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

Date: 9/29/2025 Applicant's Signature: Ellen C. Lane RECEIVED

OCT 07 2025

TOWN OF ORANGETOWN  
LAND USE BOARD'S

**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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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: 9/22/25 Section: 77.10 Block: 3 Lot: 72

Applicant: Russo

Address: 66 Stephens Rd Tappan NY 10983

RE: Application Made at: same

Referred For:

R15 Zone, Chapter 43, Section 5.2 Exceptions to bulk reg., § 5.227(a) Rear yard setback for pools Not less than 20' required with 7'.0" proposed.

One Variance required

Comments: 18' x 42' Inground pool in rear yard.

Dear Russo:

Please be advised that the Building Permit Application # 7969-25, which you submitted on 9.16.25, has been referred to the Town of Orangetown Zoning Board of Appeals. The Clerk to the Zoning Board of Appeals, Kallyn 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,

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OCT 07 2025

TOWN OF ORANGETOWN  
LAND USE BOARDS

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

Date  
CC: Kallyn Bettmann  
Elizabeth Decort

**APPLICATION FOR BUILDING/DEMOLITION PERMIT**

**APPLICANT MUST COMPLETE OR APPLICATION WILL NOT BE ACCEPTED**

ZONING BULK REQUIREMENTS			
Zone: <u>R-15</u>	Group: _____	Use: <u>Single Family</u>	
	Required	Existing	Proposed
Floor area ratio	0.20	NA	NA
Lot area	15,000	15,075	15,075
Lot width	100.0	124.6	124.6
Street frontage	75.0	124.6	124.6
Front yard setback	30.0	37.7	37.7
Side yard setback	20.0	24.7	24.7
Total side yard setback	50.0	75.5	75.5
Rear yard setback	35.0	41.9	41.9
Maximum building height	12"/FT	NA	NA

Number of stories: 2      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, Ellen C. Leone 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  
Ellen C. Leone  
Epic Pool & Spa LLC  
85 Maple Ave  
New City NY 10956

STATE OF NY  
 COUNTY OF ROCKLAND

SWORN to before me this 12TH day of SEPTEMBER, 2025

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

SUSAN SCHMIDT  
 Notary Public, State of New York  
 No. 04SC5028322  
 Qualified in Rockland County  
 Expires May 31, 2026

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

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OCT 07 2025

IS	PRINT KEY	NAME	ADDRESS
489	77.10-3-53	Jared Krawitz	- 23 Stephens Rd, Tappan, NY 10983
489	77.10-3-54	John Y Chan	- 45 Stephens Rd, Tappan, NY 10983
489	77.10-3-55	Richard Anderson	- 51 Stephen Rd, Tappan, NY 10983
489	77.10-3-56	Todd Swann	- 16 Stephen Rd, Tappan, NY 10983
489	77.10-3-58	Brett J Ortiz	- 24 Stephens Rd, Tappan, NY 10983
489	77.10-3-59	Bernadette Dennehy	- 63 Stephen Rd, Tappan, NY 10983
489	77.10-3-60	Joan L Frost	- 71 Stephens Rd, Tappan, NY 10983
489	77.10-3-61	Greg Gibney	- 26 Stephens Rd, Tappan, NY 10983
489	77.10-3-66	Lancelot A Givans	- 88 Stephens Rd, Tappan, NY 10983
489	77.10-3-67	Margaret Murphy	- 84 Stephen Rd, Tappan, NY 10983
489	77.10-3-68	Dhospina Colman	- 82 Stephens Rd, Tappan, NY 10983
489	77.10-3-69	Johanna C Black	- 427 Andre Ave, Northvale, NJ 07647
489	77.10-3-70	Patricia A Warne	- 78 Stephens Rd, Tappan, NY 10983
489	77.10-3-71	Catherine Bennett	- 72 Stephens Rd, Tappan, NY 10983
489	77.10-3-72	Gina Russo	66 Stephens Rd, Tappan, NY 10983
489	77.10-3-73	Dino Leone	- 60 Stephens Rd, Tappan, NY 10983
489	77.10-3-74	Gary M Quinlan	- 54 Stephens Rd, Tappan, NY 10983
489	77.10-3-75	Mohammed Eidah	- 42 Stephens Rd, Tappan, NY 10983
489	77.10-3-77	Justin Chambers c/o BAT Financial Inc	- 15260 Ventura Blvd Fl 12, Sherman Oaks, CA 91403
489	77.10-3-78	Bradley Parker	- 31 Andre Hill, Tappan, NY 10983
489	77.10-3-79	Bryan S Keller	- 41 Andre Hill, Tappan, NY 10983
489	77.10-3-80	George Velis	- 433 Andre HI, Northvale, NJ 07647
489	77.10-3-62.1	Steven Bodner	- 79 Stephens Rd, Tappan, NY 10983
489	77.10-3-62.2	Christian Sanchez	- 87 Stephens Rd, Tappan, NY 10983

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TOWN OF ORANGETOWN  
LAND USE BOARDS

Lot #10-2 John Capetanakis Subdiv.

OFFICE OF BUILDING, ZONING AND PLANNING  
ADMINISTRATION AND ENFORCEMENT  
TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK 10962

47-437-10-2

CERTIFICATE OF OCCUPANCY

Certificate No. 14369

Issued January 18th 19 72

Owner of Property George Lenosis

Address of Owner Stephens Road, Tappan, N. Y.

FOR PROPERTY LOCATED

Street Stephens Road Hamlet Tappan, N. Y.

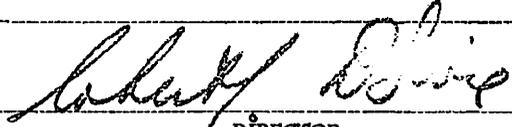
Section 47 Block 437 Lot 10-2

THIS CERTIFIES that PERMISSION is hereby granted for the OCCUPANCY of the  
Dwelling

situated on the above mentioned premises for the purposes specified below:

ZONE R15

PERMITTED USE New 1-Family Dwelling, 2-Car Garage  
Under. Unfinished Second Floor.

  
DIRECTOR

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

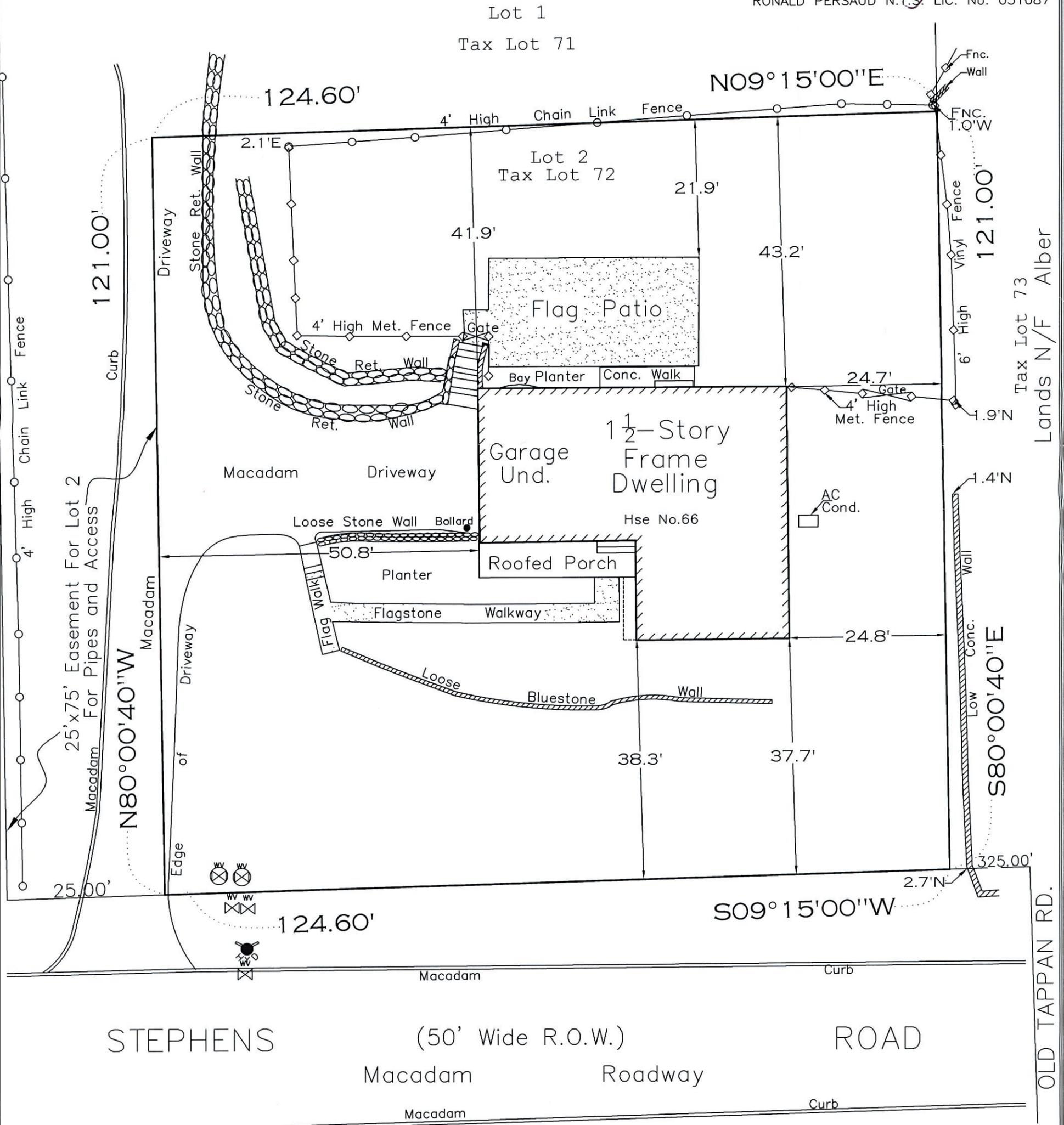
Survey of plot situate in Tappan, Town of Orangetown, County of Rockland and State of New York, known and designated as Lot No. 2 on a certain map entitled, "2 Lot Minor Subdivision of Property of John G. Capetanakis, located in Tappan, Town of Orangetown, Rockland Co. N.Y.", filed in the Rockland County Clerk's Office as Map No. 4163 on July 20, 1971, in Book 82 of Maps at Page 30.

Also known as 66 Stephens Road, Tappan, NY  
Tax Lot No. 72 : Area=15,075 sq.ft. 0.35 Acres

**RONALD PERSAUD**  
LAND SURVEYING, P.C.  
15 South Tenth Ave  
MOUNT VERNON, N.Y. 10550  
Tele : (914) 523-5808  
Email: ronaldpersaud1510@gmail.com



*Ronald Persaud L.S.*  
RONALD PERSAUD N.Y.S. LIC. No. 051087



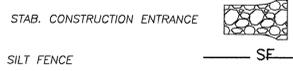
Unauthorized alteration or addition to this survey map is a violation of Section 7209 Subsection 2, of the New York State Education Law. No guarantee is implied by this map as to the existence or non-existence of any easements of record that would affect subject property, unless surveyor has been furnished a complete copy of the title report. Dimensions shown from structures to property lines are not intended to be used for construction of fences, structures or other improvements.

"Surveyed As In Possession" Surveyed: August 22, 2025 **SCALE: 1" = 16'** Map Drafted: August 28, 2025 INDEX: COO-496

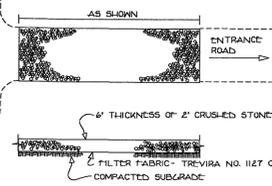
TAX LOT: SECTION 77.10, BLOCK 3, LOT 72  
 REFERENCES:

-ALL BOUNDARY INFORMATION IS REFERENCED FROM A SURVEY PREPARED BY RONALD PERSAUD LAND SURVEYING PC DATED AUGUST 22, 2025, PROVIDED BY OWNER.

LEGEND FOR EROSION CONTROL DURING CONSTRUCTION

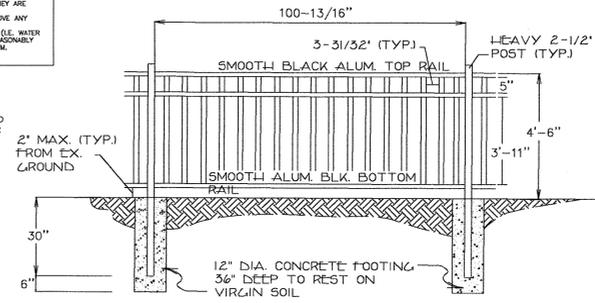
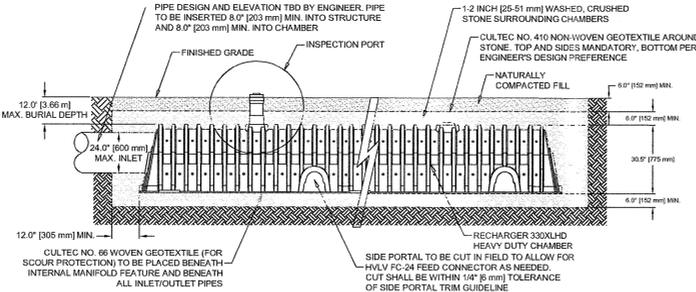


STABILIZED CONSTRUCTION ENTRANCE  
 N.T.S.



NOTES:  
 1. SET PIT IN 24.5'x11.5' OVERALL EXCAVATION, BACKFILL WITH ALL CLEAN STONE.  
 2. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING SEASONAL HIGH WATER TABLE. NO CULTEC UNIT AND/OR STONE SHALL BE SET BELOW SEASONAL HIGH WATER, AND ENGINEER MUST BE CONTACTED IN WRITING SHOULD WATER BE ENCOUNTERED.

CULTEC UNIT MAINTENANCE NOTES:  
 1. CULTEC UNITS SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS ON WHICH THEY ARE SITUATED.  
 2. CULTEC UNITS SHALL BE INSPECTED ON A BIENNIAL BASIS AND REMOVE ANY ACCUMULATED SEDIMENT (OR AFTER ANY SIGNIFICANT STORM).  
 3. IF EVIDENCE INDICATES THAT THE CULTEC UNITS ARE NOT FUNCTIONING PROPERLY (I.E. WATER BACKING-UP IN SYSTEM, ETC.), THE OWNERS SHALL INSPECT THE UNIT AS SOON AS REASONABLY POSSIBLE AND MAKE NECESSARY REPAIRS TO ENSURE PROPER FUNCTION OF THE SYSTEM.

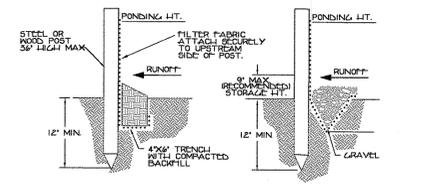
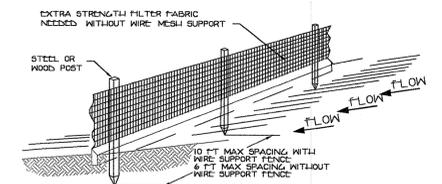


DELGARD ALUMINUM POOL FENCE  
 AERO ELBA (W/ MAGNA LATCH)  
 N.T.S.

BULK REQUIREMENTS:

ZONE R-15 USE GROUP M	REQUIRED	EXISTING	PROPOSED
MAXIMUM FLOOR AREA RATIO	0.20	NA	NA
MINIMUM LOT AREA	15,000 SQ.FT.	15,075 SF	15,075 SF
MINIMUM LOT WIDTH	100 FT.	124.6 FT.	124.6 FT.
MINIMUM STREET FRONTAGE	75 FT.	124.6 FT.	124.6 FT.
MIN. FRONT YARD	30 FT.	37.7 FT.	37.7 FT.
MINIMUM SIDE YARD	20 FT.	24.7 FT.	24.7 FT.
MINIMUM TOTAL SIDE YARD	50 FT.	75.5 FT.	75.5 FT.
MINIMUM REAR YARD	35 FT.	41.9 FT.	41.9 FT.
MAXIMUM BUILDING HEIGHT	12 IN.-FT. FROM LOT	7.5' FT.	7.5' FT.
MINIMUM REAR YARD (POOL)	20 FT.	NA	7.0 FT. *
MINIMUM SIDE YARD (POOL)	20 FT.	NA	29.0 FT.

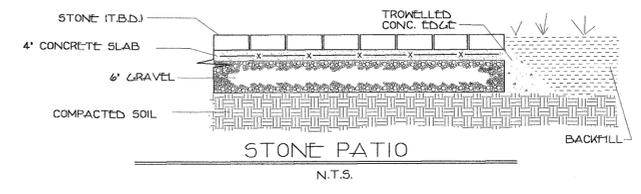
\* VARIANCE REQUIRED



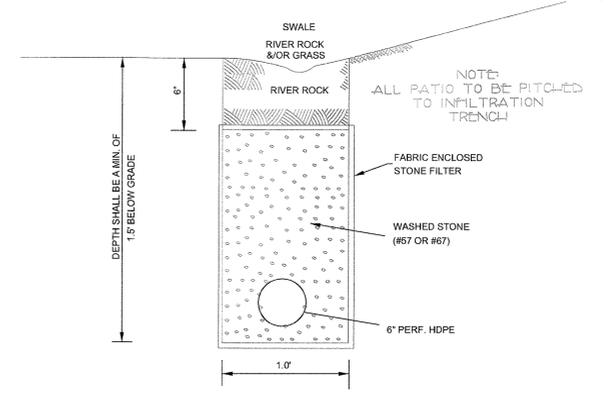
STANDARD DETAIL ALTERNATE DETAIL  
 TRENCH WITH NATIVE BACKFILL TRENCH WITH GRAVEL

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 PONDING EFFICIENCY.

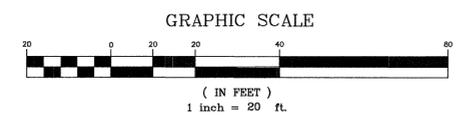
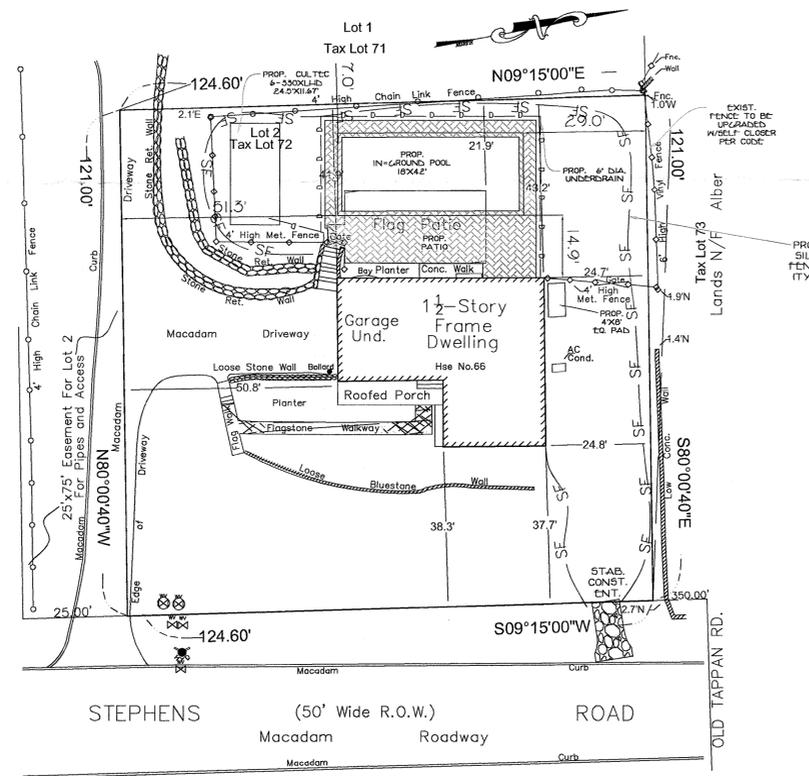
SILT FENCE  
 N.T.S.



STONE PATIO  
 N.T.S.



UNDERDRAIN TRENCH  
 NOT TO SCALE



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 UNAUTHORIZED VIOLATION OF FEDERAL COPYRIGHT LAW.  
 PAUL GDANSKI, LICENSE NO. 75890

DATE	REVISIONS

PLOT PLAN FOR RUS50  
 77.10-3-72  
 66 STEPHENS ROAD  
 LOCATED IN THE HAMLET OF TAPPAN TOWN OF ORANGETOWN ROCKLAND COUNTY, NEW YORK

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

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 OCT 17 2025  
 TOWN OF ORANGETOWN LAND USE BOARD

FILE 66STEP4  
 DATE SEPT. 1, 2025  
 SCALE 1" = 20'  
 DWG 1 OF 1