

FEB 05 2026

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: TOWN OF ORANGETOWN BUILDING DEPARTMENT

LAND USE BOARD APPLICATION

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#: BDR-8596-2026
 ASSIGNED
 INSPECTOR: Mike M
 Referred from Planning Board: YES / NO
 If yes provide date of Planning Board meeting: _____

Project Name: 100 DEPOT PLACE

Street Address: 100 DEPOT PLACE
ORANGETOWN SOUTH NYACK NY

Tax Map Designation:
Section: 66.53 Block: 2 Lot(s): 27
Section: _____ Block: _____ Lot(s): _____

Directional Location:
On the WEST side of DEPOT PLACE, approximately 380 feet NORTH of the intersection of BROOKSIDE AVE, in the Town of ORANGETOWN in the hamlet/village of SOUTH NYACK.

Acreage of Parcel <u>.097</u>	Zoning District <u>RG-6</u>
School District <u>Nyack</u>	Postal District <u>Nyack</u>
Ambulance District <u>Nyack</u>	Fire District <u>Nyack</u>
Water District <u>veolia</u>	Sewer District <u>Municipal</u>

Project Description: (If additional space required, please attach a narrative summary.)
RENOVATION OF EXISTING WOOD FRAME TWO STORY
(PLUS ATIC & CAB) HOME WITH NEW REAR TWO STORY
ADDITION,

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

Date: 02/01/2026 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? N/A
- 2) Is any open space being offered? ___ If so, what amount? N/A
- 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 1

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 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.



OFFICE OF BUILDING, ZONING, PLANNING,
ADMINISTRATION AND ENFORCEMENT
TOWN OF ORANGETOWN
26 Orangeburg Road
Orangeburg, N.Y. 10962

RECEIVED

FEB 05 2026

TOWN OF ORANGETOWN
BUILDING DEPARTMENT

(845)359-8410

Fax: (845) 359-8526

REFERRAL TO THE ZONING BOARD OF APPEALS

Date: 1/29/26 Section: 66.53 Block: 2 Lot: 27

Applicant: Ladehoff

Address: 379 Leonard St. Apt #3 Brooklyn NY 11222

RE: Application Made at: 100 Depot Pl. S. Nyack 10960

Referred For:

Chapter 43, Section sec 3.13 RG-6 One Family Dwelling
Minimum Yards (Feet)
Side, Both 25' Required / 16' Proposed
sec. 6.36 Drainage and Surfacing.
All open parking areas shall be properly
drained, and all such areas shall be paved

Comments:

Two Story Addition with Gravel Driveway

Two (2) variance needed

Dear Ladehoff:

Please be advised that the Building Permit Application # 8596-25, which you submitted on 12/31/25, 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

 **SCANNED**

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

2/29/26

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:	Existing	Use: Proposed
Floor area ratio		.32	.45
Lot area	6000	4248	4248
Lot width	60	45'	45'
Street frontage		23'	23'
Front yard setback	25'	19'	19'
Side yard setback	12'	11.3'	12'
Total side yard setback	25'	25'	25'
Rear yard setback	20'	32'	23'
Maximum building height	30	24'	24'

Number of stories: 2 Construction Type: V Occupancy Class: R

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

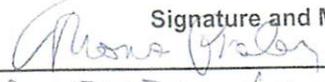
State of New York)

County of Rockland) SS.:

Town / Village of _____)

I, Thomas Phalen 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



49 FURDON AVE
SPENCER, N.Y. 10976

SWORN to before me this 31st day of December, 2025

Witness: Sarahi Man
 (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	

PROJECT NARRATIVE

Project: 100 Depot Place

Project Address: 100 Depot Place, Nyack NY 10960

Date: 2/06/2026

This project involves the renovation and modest expansion of a 1895 wood-framed single-family house to support its continued use as a long-term family home. The homeowners and their architect have developed the design to comply with current zoning requirements and to improve existing nonconforming conditions where possible.

After several years of searching, the homeowners purchased the property in early 2025 with the goal of establishing a permanent residence in Nyack. The house predates modern zoning regulations and includes several existing conditions that do not meet today's requirements. The proposal reduces them.

The one-story southern extension, in poor condition, will be removed and rebuilt as a two-story structure, pushed back from the property line to meet the required setback. By removing the infilled west porch, the length of an existing nonconforming single-story extension on the north side will also be reduced. A new two-story addition will be constructed on the west side of the house. The new addition is within the required setbacks.

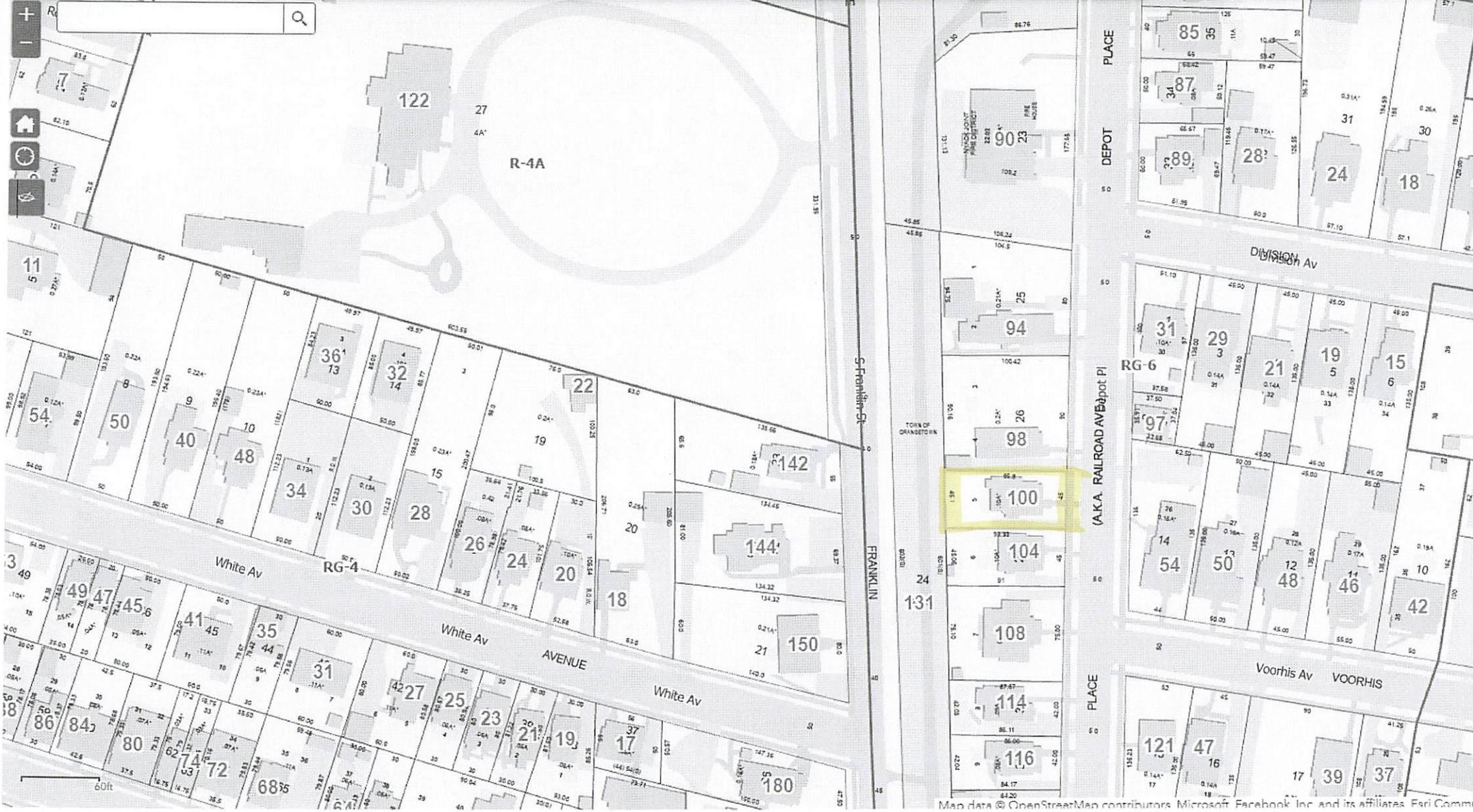
These improvements will allow the homeowners to repair and update the house while keeping its overall footprint largely unchanged. The project includes upgrading the building envelope and windows to improve energy performance. Replacement windows and exterior materials will be compatible with the existing house and the surrounding neighborhood. The work represents a continued investment in maintaining and responsibly improving a long-standing home in the community.



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TOWN OF ORANGETOWN
LAND USE BOARDS



GML Sec. 239

Select By ID Buffer Results

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

Features selected: 1 [Export All to CSV](#)

PARCEL DATE: February 2025

PRINT_KEY: 66.53-2-27

OLD ID: 7-128-1225.6

SWIS: 392489

MUNICIPALITY: Orangetown

TOWN: Orangetown

VILLAGE: N/A

ADDRESS: 100 DEPOT PL

ADDRESS 2:

ALTERNATE ADDRESS:

CITY: NYACK

STATE: NY

ZIP: 10960

OWNER: Kelsey Merle H & F Jean

ADDITIONAL OWNERS:

DATE OF DEED: 05/17/1971

BOOK-PAGE: 00890-00150

INSTRUMENT: N/A

DEED_ACRES:

GIS CALCULATED ACRES: 0.09820271

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



Zoning Bulk Requirements (RG-6)				
	Required	Existing	Proposed	Conformance/Compliance
Lot area	6,000 SF	4,208.6 SF	no change	non-conforming
Street frontage	60 feet	45'	no change	non-conforming
Maximum lot coverage	50%	39%	41%	41% < 50%
Front yard setback	25 feet	18'-6"	no change	non-conforming
Rear yard setback	20 feet	32'-11"	23'-2"	23'-2" > 20'
South side yard setback	12 feet	11'-4"	12'	12' = 12'
North side yard setback @ ground floor	13 feet	4' for 27'-7" length	4' for 15'-4" length	non-conforming
North side yard setback @ second floor	13 feet	6'-9"	no change	non-conforming
North side yard setback @ addition	13 feet	n/a	13'	13' = 13'
Side both yard setback	25 feet	15'	25'	12' + 13' = 25'
Stories	3	2	2	2 < 3
Maximum height	30 feet	28'	24'-7" feet	24'-7" < 30'

REV.		
REV 1	1/22/2026	Town Comments
NO.	DATE	DESCRIPTION

noroof architects
 36 Waverly Avenue #405
 Brooklyn, NY 11205
 347.415.4225

William Scott Oliver - RA
 LIC. NY 032277

Project 100 Depot Place
 Location Nyack, NY 10960

ZONING BOARD OF APPEALS SET

2/4/2026

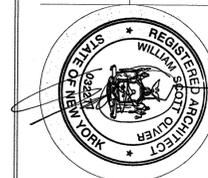
Drawing No. T-002.00

Drawing Title
Plot Plan / Zoning Site Plan

Project No. 202512 Scale AS SHOWN

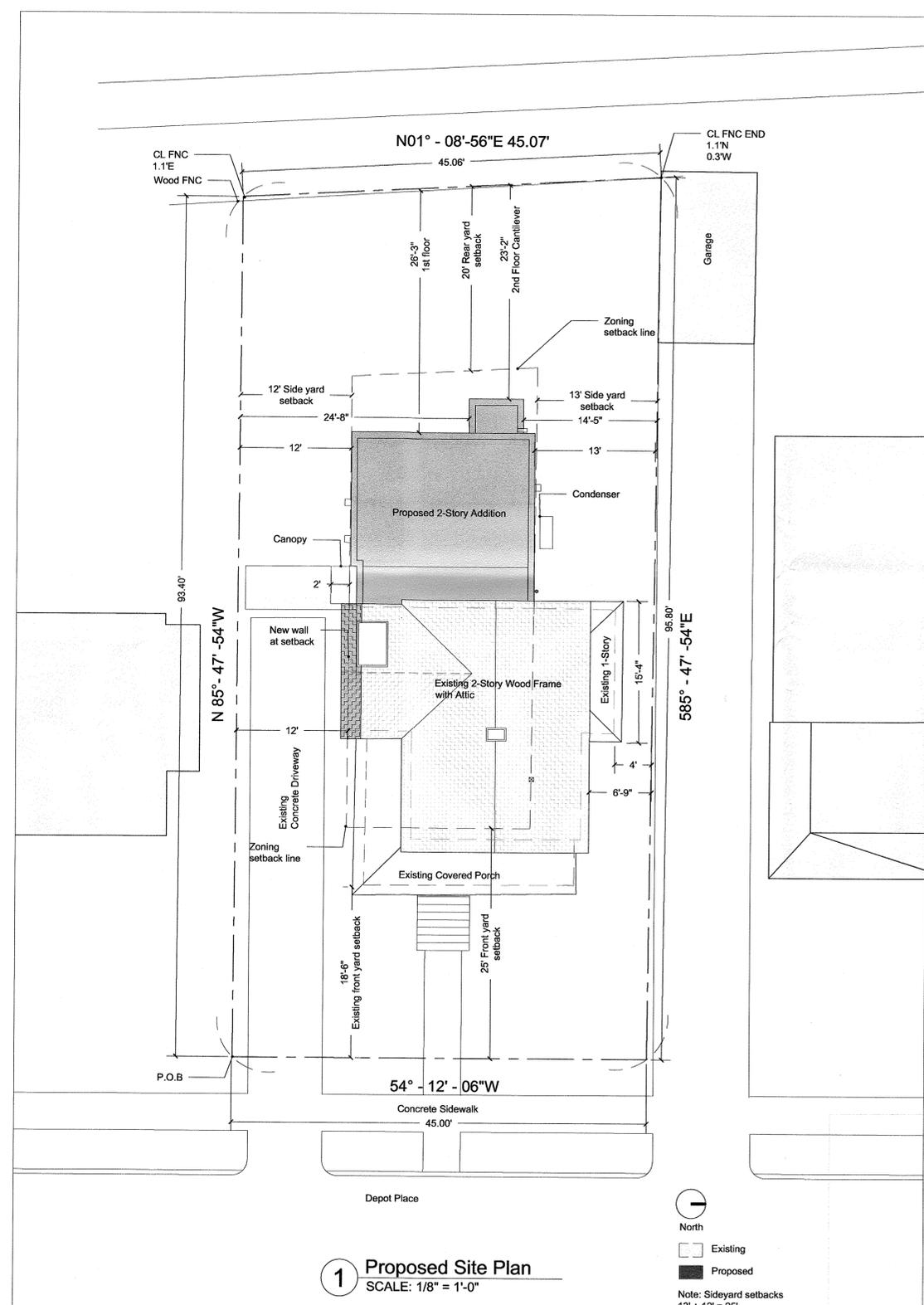
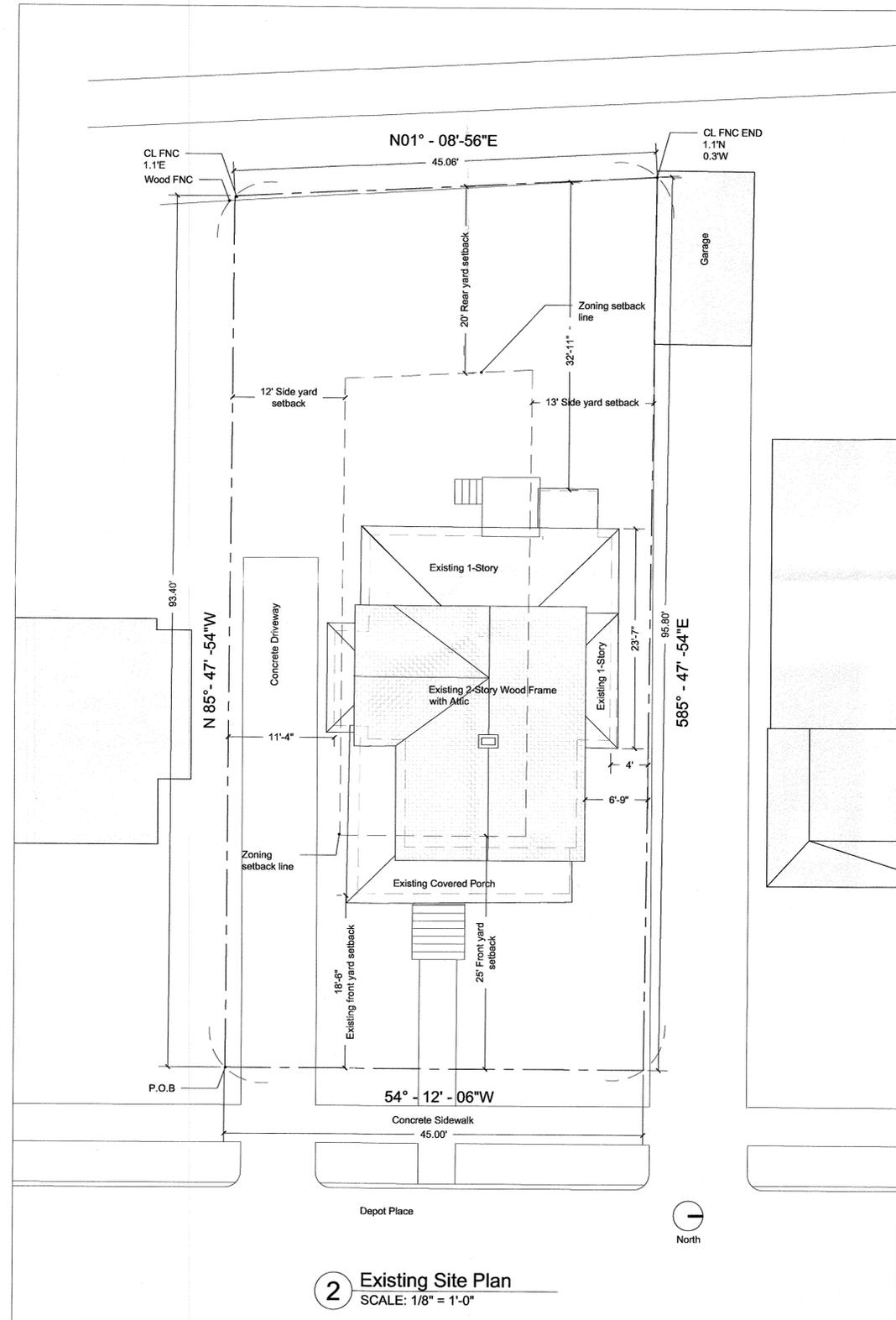
Lot/Block 27-2 Zoning RG-6 Map NA City S. Nyack

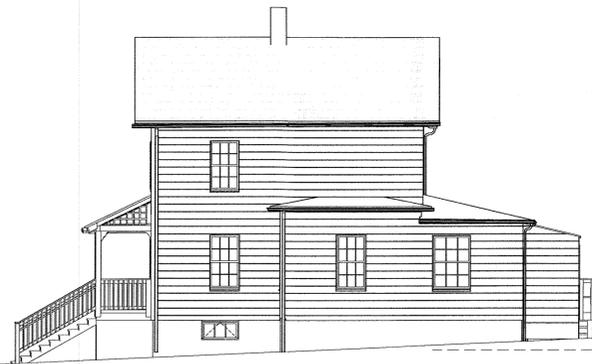
Drawn by JP
 Checked by SO
 Date



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 TOWN OF ORANGETOWN
 BUILDING DEPARTMENT





- ◆ Roof
28'
- ◆ Attic Floor
20'-5"
- ◆ Second Floor
12'-2"
- ◆ First Floor
3'-5"
- ◆ Avg Elevation Proposed Finished Grade
0'-0"
- ◆ Cellar
-3'-6"

4 North Elevation
SCALE: 1/8" = 1'-0"



3 East Elevation
SCALE: 1/8" = 1'-0"



- ◆ Roof
28'
- ◆ Attic Floor
20'-5"
- ◆ Second Floor
12'-2"
- ◆ First Floor
3'-5"
- ◆ Avg Elevation Proposed Finished Grade
0'-0"
- ◆ Cellar
-3'-6"

2 South Elevation
SCALE: 1/8" = 1'-0"



1 West Elevation
SCALE: 1/8" = 1'-0"

REV.		
NO.	DATE	DESCRIPTION
REV 1	1/22/2026	Town Comments

noroof
architects
36 Waverly Avenue #405
Brooklyn, NY 11205
347.415.4225

William Scott Oliver - RA
LIC. NY 032277

Project 100 Depot Place
Location Nyack, NY 10960

**ZONING BOARD OF
APPEALS SET**

2/4/2026

Drawing No. A-200.00

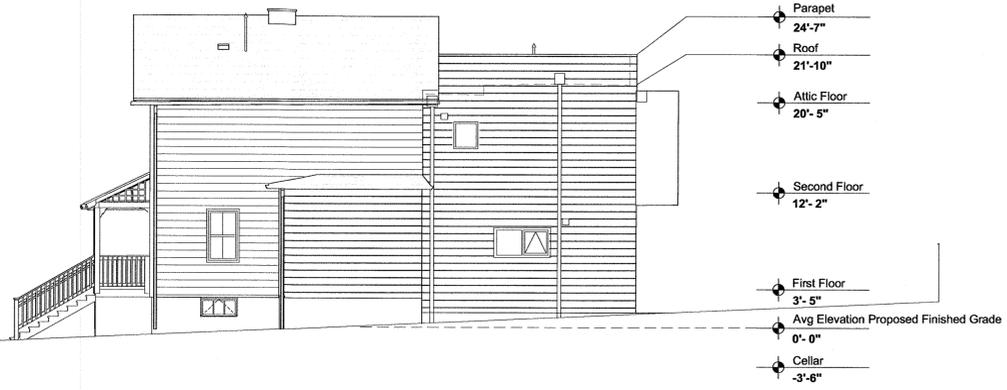
Drawing Title
Existing Elevations

Project No. 202512	Scale AS SHOWN
Lot/Block 27-2	Zoning RG-6
Map NA	City S. Nyack

Drawn by JP
Checked by SO
Date



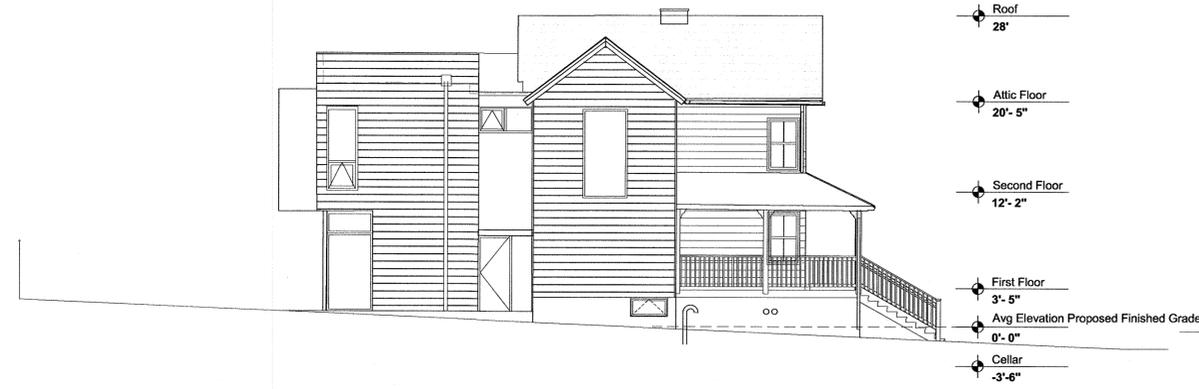
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4 Proposed North Elevation
SCALE: 1/8" = 1'-0"



3 Proposed East Elevation
SCALE: 1/8" = 1'-0"



2 Proposed South Elevation
SCALE: 1/8" = 1'-0"



1 Proposed West Elevation
SCALE: 1/8" = 1'-0"

REV.		
NO.	DATE	DESCRIPTION
REV 1	1/22/2026	Town Comments

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Project 100 Depot Place
Location Nyack, NY 10960

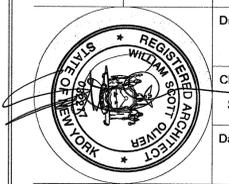
**ZONING BOARD OF
APPEALS SET**

2/4/2026

Drawing No. A-201.00

Drawing Title
Proposed Elevations

Project No. 202512	Scale AS SHOWN		
Lot/Block 27-2	Zoning RG - 6	Map NA	City S. Nyack
Drawn by JP		Checked by SO	
Date			



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BUILDING DEPARTMENT