



Town of Deer Park Zoning Board of Appeals Application

OFFICE USE:

APPEAL NUMBER _____

DATE _____

USE VARIANCE ()

AREA VARIANCE

SPECIAL PERMIT ()

INTERPRETATION ()

Name of Applicant(s): 109 MAIN EFH, LLC

Physical Address: 1820 AVENUE M, SUITE 620, BROOKLYN, NY 11230

Mailing Address: SAME

Phone Number: (845) 321-9064 Email Address: ocpropams@gmail.com

Location of Property: 109 MAIN STREET, SPARROWBUSH, NY 12780

Section: 43 Block: 5 Lot: 1 Zone Designation HM-U

Representative for Applicant: JOHN D FULLER PE PC

Phone Number: (845) 856-1536 Email Address: johndfullerpe@gmail.com

REASON(S) FOR APPLICATION:

VARIANCES ARE REQUESTED FOR THE CONVERSION OF THE EXISTING BUILDING FROM A 4-FAMILY BUILDING W/ RETAIL AND OFFICE SPACE TO A 6-FAMILY DWELLING

1. Is property within 500 feet of County or State Highway, County or State property, or boundary of another Municipality? Yes No ()

2. Soil Classification and Area Hoosic gravelly sandy loam - 0.21 acres

(SEE BUILDING DEPARTMENT)

3. Provision(s) of the Town of Deer Park Zoning Law from which applicant appeals. (State Article, Section and Paragraph of pertinent Ordinance/Law).

ARTICLE 3, SECTION 230-8 SCHEDULE OF DISTRICT REGULATIONS - HM-U DISTRICT;

ARTICLE 5, SECTION 230-26 MULTI-FAMILY RESIDENTIAL USES, F, G, AND I.

4. An appeal is made herewith for:

() An interpretation of the Zoning Law or Map.

A variance to the provisions of the Zoning Law Map.

() An extension to an existing variance or permit. (Expiration Date _____).

Signature(s) of person(s) making application

12/3/20

Date



Town of Deerpark Zoning Board of Appeals Application

SITE INSPECTION AUTHORIZATION

I HEREBY GIVE PERMISSION TO MEMBERS OF THE ZONING BOARD OF APPEALS OF
THE TOWN OF DEERPARK, THE ENGINEER FOR THE TOWN OF DEERPARK,
THE ATTORNEY FOR THE TOWN OF DEERPARK, OR ANY OF THEIR AGENTS AND/OR ASSIGNS
TO ENTER UPON MY PROPERTY,

LOCATED AT 109 MAIN STREET, SPARROSBUSH, NY 12780

TOWN OF DEERPARK, STATE OF NEW YORK, COUNTY OF ORANGE.

DESIGNATED UPON THE TAX ROLLS OF THE TOWN OF DEERPARK AS

SECTION 43 BLOCK 5 LOT 1

IN ORDER TO PERSONALLY INSPECT SAID PREMISES IN ORDER TO EVALUATE
THE APPLICATION FOR VARIANCES

AFFECTING THE SAID PREMISES.

DATE: 12/3/20

SIGNATURE OF OWNER OF PROPERTY

Reuvin Handelsman

Print Name of Owner of Property



Town of Deerpark Zoning Board of Appeals Application

Notice of Adjoiner's List for a Public Hearing

Dear Town of Deerpark Assessor:

The following Application is before the Zoning Board of Appeals and has a scheduled public hearing date. Please provide the adjoiner's list for the property address provided below.

Applicant Name: 109 MAIN EFH, LLC

Owner Name: SAME

Property Address: 109 MAIN STREET, SPARROWBUSH, NY 12780

Section: 43 Block: 5 Lot(s): 1

Mailing Address: 1820 AVENUE M, SUITE 620, BROOKLYN, NY 11230

Phone Number: (845) 321-9064

Email Address: ocpropams@gmail.com

Fax Number: _____

Thank You,

*Scheduled Public Hearing Date: _____

(All certified mailings must be date stamped
10 days prior to the public hearing.)

(Applicant's Signature)

*Please fill out all information, public hearing date will be filled in by Board Secretary.

*Public Hearing date will be set by Zoning Board of Appeals after application is submitted.



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Commercial

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- Report
- Comparables

Municipality of Deerpark

SWIS:	332800	Tax ID:	43-5-1
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Ownership Information

Name	Secondary Name	Address
109 Main EFH LLC		1820 Avenue M Ste 620 Brooklyn NY 11230

Sale Information

Photographs

No Photo Available

Pictometry Connect

Documents

No documents found for this parcel

Sale Date	Price	Property Class	Sale Type	Prior Owner
12/13/2019	\$195,000	481 - Att row bldg	Land & Building	Babcock, Ronald
	Value Usable	Arms Length	Deed Book	Deed Page
	Yes	Yes	14675	121
Sale Date	Price	Property Class	Sale Type	Prior Owner
8/1/2003	\$150,000	481 - Att row bldg	Land & Building	Kestler, Helen
	Value Usable	Arms Length	Deed Book	Deed Page
	Yes	Yes	11139	1205
Sale Date	Price	Property Class	Sale Type	Prior Owner
8/12/2002	\$0	481 - Att row bldg	Land & Building	Kestler, William A
	Value Usable	Arms Length	Deed Book	Deed Page

Maps

- View Tax Map
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- View in Bing Maps
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