

MINUTES
ZONING BOARD OF APPEALS
APRIL 15, 2015

MEMBERS PRESENT: DAN SULLIVAN
JOAN SALOMON
LEONARD FEROLDI, ALTERNATE
THOMAS QUINN
MICHAEL BOSCO
PATRICIA CASTELLI

ABSENT: NONE

ALSO PRESENT: Dennis Michaels, Esq. Deputy Town Attorney
Ann Marie Ambrose, Official Stenographer
Deborah Arbolino, Administrative Aide

This meeting was called to order at 7: 00 P.M. by Mr. Sullivan, Chairman.
Hearings on this meeting's agenda, which are made a part of this meeting, were held as noted below:

PUBLISHED ITEMS

APPLICANTS

DECISIONS

NEW ITEM:

| | | |
|--|---|-----------|
| POLITIS 175 Springsteen Avenue, Pearl River, NY 68.19 / 3 / 82; R-22 zone | SIDE YARD, TOTAL SIDE YARD AND BUILDING HEIGHT VARIANCES APPROVED | ZBA#15-29 |
| TAPPAN SUSHI 205 Oak Tree Road, Tappan, NY 77.15 / 1 / 30.1; CO zone | SPECIAL PERMIT FOR OUTDOOR DINING GRANTED | ZBA#15-30 |
| DURSO 7 Mallory Lane, Tappan, NY 74.18 / 1 / 14; R-15 zone | SIDE YARD AND REAR YARD VARIANCES APPROVED | ZBA#15-31 |

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OTHER BUSINESS:

In response to requests from the Orangetown Planning Board, the Zoning Board of Appeals: RESOLVED, to approve the action of the Acting Chairperson executing on behalf of the Board its consent to the Planning Board acting as Lead Agency for the State Environmental Quality Review Act (SEQRA) coordinated environmental review of actions pursuant to SEQRA Regulations § 617.6 (b)(3) the following applications: 130 East Central Avenue Internal Subdivision plan 130 East Central Avenue, Pearl River,, NY; 68.20 / 2 / 6; CS zone; and FURTHER RESOLVED, to request to be notified by the Planning Board of SEQRA proceedings, hearings, and determinations with respect to these matters.

THE DECISIONS RELATED TO THE ABOVE HEARINGS are inserted herein and made part of these minutes.


The verbatim minutes, as recorded by the Board's official stenographer for the above hearings, are not transcribed.

There being no further business to come before the Board, on motion duly made, seconded and carried, the meeting was adjourned at 8:30 P.M.

Dated: April 15, 2015

ZONING BOARD OF APPEALS
TOWN OF ORANGETOWN

By



Deborah Arbolino, Administrative Aide

DISTRIBUTION:
APPLICANT
TOWN ATTORNEY
DEPUTY TOWN ATTORNEY
TOWN BOARD MEMBERS
BUILDING INSPECTOR (Individual Decisions)
Rockland County Planning

TOWN CLERKS OFFICE
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TOWN OF ORANGETOWN

DECISION
SPECIAL PERMIT FOR OUTDOOR DINING APPROVED

To: Jane Slavin (Tappan Sushi)
200 Erie Street East
Blauvelt, New York 10913

ZBA #15-30
Date: April 15, 2015

FROM: ZONING BOARD OF APPEALS: Town of Orangetown

ZBA#15-30: Application of Tappan Sushi for a Special Permit from Zoning Code (Chapter 43) of the Town of Orangetown Code, CO District, Section 3.11, Column 7 #1 refers to R-80 District, Column 7 #1 (All restaurant or food service facilities shall be within completely enclosed buildings unless by Special Permit of the Zoning Board of Appeals). The premises (an existing restaurant) are located at 205 Oak Tree Road, Tappan, New York and are identified on the Orangetown Tax Map as Section 77.15, Block 1, Lot 30.1; in the CO zoning district.

Heard by the Zoning Board of Appeals of the Town of Orangetown at a meeting held on Wednesday, April 15, 2015 at which time the Board made the determination hereinafter set forth.

Jane Slavin, Architect and Chin Ryong Kim appeared and testified.

The following documents were presented:

1. Architectural drawing of existing restaurant seating inside and outside deck dated 3/30/2015 signed and sealed by Jane Christine Slavin (1 page).
2. Zoning board of Appeals Decision #08-97 dated November 5, 2008 which granted outdoor dining to previous restaurant.

Mr. Sullivan, Chairman, made a motion to open the Public Hearing which motion was seconded by Ms. Castelli and carried unanimously.

On advice of Dennis Michaels, Deputy Town Attorney, counsel to the Zoning Board of Appeals, Mr. Sullivan moved for a Board determination that the foregoing application seeks to construct or expand a primary or accessory/ appurtenant, non-residential structure or facility involving less than 4,000 square feet of gross floor area and not involving a change in zoning or a use variance and consistent with local land use controls; this application is exempt from the State Environmental Quality Review Act (SEQRA), pursuant to SEQRA Regulations §617.5 (c) (7); which does not require SEQRA environmental review. The motion was seconded by Ms. Castelli and carried as follows: Ms. Castelli, aye; Ms. Salomon, aye; Mr. Bosco, aye; Mr. Quinn, aye; and Mr. Sullivan, aye.

Jane Slavin testified that the applicant is proposing to use the 18' x 49' deck for outdoor dining; that the deck would accommodate a server area and 42 seats; that the deck is being proposed for the rear of the existing bar/restaurant; that the building has been a restaurant/bar for approximately 80 years; that the requirements of Section 4.31 of the code regarding the granting of special permits can be met; that the deck will be appropriately located in the rear of the restaurant and will not affect transportation, water supply, waste disposal, fire or police protection or other public facilities; that the granting of the special permit will not cause undo traffic congestion or create a traffic hazard; that the restaurant has more than enough parking; that the granting of the special permit will not create at any point of determination set forth in §§ 4.16, 4.17 or 4.18 any more dangerous and objectionable elements referred to in § 4.11 than is characteristic of the uses expressly permitted as of right in the same district; that the granting of the special permit will not adversely affect the character of or property value in the area; that the applicant has five letters in support of the application from abutting neighbors; that plan shows the location of the deck; that the deck will not change the drainage in the area; that

the applicant has signed a lease committing to the hours of operation for the proposed outdoor dining stating that the outdoor service would end at 10:00 P.M. and that there would be no live music outside; and that the applicant is asking to use the deck from March to October.

Public Comment:

No public comment.

The Board members made personal inspections of the premises the week before the meeting and found them to be properly posted and as generally described on the application.

A satisfactory statement in accordance with the provisions of Section 809 of the General Municipal Law of New York was received.

Mr. Sullivan made a motion to close the Public Hearing which motion was seconded by Ms. Castelli and carried unanimously.

FINDINGS OF FACT AND CONCLUSIONS:

After personal observation of the property, hearing all the testimony and reviewing the documents presented, the Board found and concluded that the benefits to the applicant if the Special permit is granted outweigh the detriment (if any) to the health, safety and welfare of the neighborhood or community by such grant, for the following reasons:

1. The requested Special Permit for Outdoor Dining would not produce an undesirable change in the character of the neighborhood or a detriment to nearby properties. The applicant has agreed to limit the outdoor dining to the hours of 11:30 a.m. to 10:00 p.m., and use of the outdoor dining area would be limited to March through October.
2. The applicant has agreed that at no time would live or amplified music be played in the outdoor dining area.
3. The benefits sought cannot be achieved by other means feasible for the applicant other than by obtaining a Special Permit.
4. The requirements of Section 4.31 of the Zoning Code regarding the granting of Special Permits can be met; that the deck will be appropriately located in the rear of the restaurant and will not affect transportation, water supply, waste disposal, fire or police protection or other public facilities; that the granting of the Special Permit will not cause undo traffic congestion or create a traffic hazard; that the granting of the Special Permit will not create at any point of determination set forth in §§ 4.16, 4.17 or 4.18 any more dangerous and objectionable elements referred to in § 4.11 than is characteristic of the uses expressly permitted as of right in the same district; that the granting of the Special Permit will not adversely affect the character of or property values in the area.

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DECISION: In view of the foregoing and the testimony and documents presented, the Board: RESOLVED, that the application for the requested Special Permit for Outdoor Dining is APPROVED with the following SPECIFIC CONDITIONS: (1) The outdoor dining hours of operation shall be 11:30 a.m. to 10:00 p.m.; and only during the months of March through October; (2) There shall be no live or amplified music, or disc jockey music, permitted outside the building ; and FURTHER RESOLVED, that such decision and the vote thereon shall become effective and be deemed rendered on the date of adoption by the Board of the minutes of which they are a part.

General Conditions:

(i) The approval of any variance or Special Permit is granted by the Board in accordance with and subject to those facts shown on the plans submitted and, if applicable, as amended at or prior to this hearing, as hereinabove recited or set forth.

(ii) Any approval of a variance or Special Permit by the Board is limited to the specific variance or Special Permit requested but only to the extent such approval is granted herein and subject to those conditions, if any, upon which such approval was conditioned which are hereinbefore set forth.

(iii) The Board gives no approval of any building plans, including, without limitation, the accuracy and structural integrity thereof, of the applicant, but same have been submitted to the Board solely for informational and verification purposes relative to any variances being requested.

(iv) A building permit as well as any other necessary permits must be obtained within a reasonable period of time following the filing of this decision and prior to undertaking any construction contemplated in this decision. To the extent any variance or Special Permit granted herein is subject to any conditions, the building department shall not be obligated to issue any necessary permits where any such condition imposed should, in the sole judgment of the building department, be first complied with as contemplated hereunder. Occupancy will not be made until, and unless, a Certificate of Occupancy is issued by the Office of Building, Zoning and Planning Administration and Enforcement which legally permits such occupancy.

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(v) Any foregoing variance or Special Permit will lapse if any contemplated construction of the project or any use for which the variance or Special Permit is granted is not substantially implemented within one year of the date of filing of this decision or that of any other board of the Town of Orangetown granting any required final approval to such project, whichever is later, but in any event within two years of the filing of this decision. Merely obtaining a Building Permit with respect to construction or a Certificate of Occupancy with respect to use does not constitute "substantial implementation" for the purposes hereof.

The foregoing Resolution to approve the application for the requested Special Permit for Outdoor Dining, with the Specific Conditions set forth on the previous page, was presented and moved by Mr. Sullivan, seconded by Ms. Castelli and carried as follows: Mr. Bosco, aye; Mr. Quinn, aye; Ms. Castelli, aye; Ms. Salomon, aye; and Mr. Sullivan, aye.

The Administrative Aide to the Board is hereby authorized, directed and empowered to sign this decision and file a certified copy thereof in the office of the Town Clerk.

DATED: April 15, 2015

ZONING BOARD OF APPEALS
TOWN OF ORANGETOWN

By 
Deborah Arbolino
Administrative Aide

DISTRIBUTION:

APPLICANT
ZBA MEMBERS
SUPERVISOR
TOWN BOARD MEMBERS
TOWN ATTORNEY
DEPUTY TOWN ATTORNEY
OBZPAE
BUILDING INSPECTOR-M.M.

TOWN CLERK
HIGHWAY DEPARTMENT
ASSESSOR
DEPT. of ENVIRONMENTAL
MGMT. and ENGINEERING
FILE,ZBA, PB
CHAIRMAN, ZBA, PB, ACABOR

TOWN CLERKS OFFICE
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TOWN OF ORANGETOWN

DECISION
SIDE YARD AND REAR YARD VARIANCES APPROVED

To: John Durso
7 Mallory Lane
Tappan, New York 10983

ZBA #15-31
Date: April 15, 2015

FROM: ZONING BOARD OF APPEALS: Town of Orangetown

ZBA#15-31: Application of John Durso for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-15 District, Section 3.12, Columns 9 (Side Yard: 20' required, 10' proposed) and from Section 5.227 (Rear Yard for pool: 20' required, 12' proposed) for the installation of an in-ground pool at an existing single-family residence. The premises are located at 7 Mallory Lane, Tappan New York and are identified on the Orangetown Tax Map as Section 74.18, Block 1, Lot 14; in the R-15 zoning district.

Heard by the Zoning Board of Appeals of the Town of Orangetown at a meeting held on Wednesday, April 15, 2015 at which time the Board made the determination hereinafter set forth.

John and Erika Durso appeared and testified.

The following documents were presented:

1. Copy of site plan dated February 1968 by Alfred R. Vogt with the proposed pool drawn in by hand. (1 page).
2. Four computer print-outs labeled file 11013110 Imperial Pools not dated or assigned to a customer.

Mr. Sullivan, Chairman, made a motion to open the Public Hearing which motion was seconded by Ms. Castelli and carried unanimously.

On advice of Dennis Michaels, Deputy Town Attorney, counsel to the Zoning Board of Appeals, Mr. Sullivan moved for a Board determination that the foregoing application is a Type II action exempt from the State Environmental Quality Review Act (SEQRA), pursuant to SEQRA Regulations §617.5 (c) (9), (10), (12) and/or (13); which does not require SEQRA environmental review. The motion was seconded by Ms. Castelli and carried as follows: Ms. Castelli, aye; Ms. Salomon, aye; Mr. Bosco, aye; Mr. Quinn, aye; and Mr. Sullivan, aye.

John Durso testified that they would like to install a built in pool on the right side of the house; that there is a baseball field behind their house and a large retaining wall; that the house is on a corner lot and the left side of the rear yard fronts on Lester Drive; that there is a condenser on the right side of the house for the air conditioning but it is about 20' away from the proposed pool; that they have been in the house for ten years and have four children ages 8,6,4 and 3 months; and that the proposed pool would be about 30 to 40 feet from the neighbors house.

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Public Comment:

No public comment.

The Board members made personal inspections of the premises the week before the meeting and found them to be properly posted and as generally described on the application.

A satisfactory statement in accordance with the provisions of Section 809 of the General Municipal Law of New York was received.

Mr. Sullivan made a motion to close the Public Hearing which motion was seconded by Ms. Castelli and carried unanimously.

FINDINGS OF FACT AND CONCLUSIONS:

After personal observation of the property, hearing all the testimony and reviewing all the documents submitted, the Board found and concluded that the benefits to the applicant if the variance(s) are granted outweigh the detriment (if any) to the health, safety and welfare of the neighborhood or community by such grant, for the following reasons:

1. The requested side yard and rear yard variances will not produce an undesirable change in the character of the neighborhood or a detriment to nearby properties. The applicant has a corner property with two front yards and this is the only location for a pool.
2. The requested side yard and rear yard variances will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. The applicant has a corner property with two front yards and this is the only location for a pool.
3. The benefits sought by the applicant cannot be achieved by other means feasible for the applicant to pursue other than by obtaining variances. The applicant has a corner property with two front yards and this is the only location for a pool.
4. The requested side yard and rear yard variances, although somewhat substantial, afford benefits to the applicants that are not outweighed by the detriment, if any, to the health, safety and welfare of the surrounding neighborhood or nearby community.
5. The applicant purchased the property subject to Orangetown's Zoning Code (Chapter 43) and is proposing a new addition and/or improvements, so the alleged difficulty was self-created, which consideration was relevant to the decision of the Board of Appeals, but did not, by itself, preclude the granting of the area variances.

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DECISION: In view of the foregoing and the testimony and documents presented, the Board: RESOLVED, that the application for the requested side yard and rear yard variances are APPROVED; and FURTHER RESOLVED, that such decision and the vote thereon shall become effective and be deemed rendered on the date of adoption by the Board of the minutes of which they are a part.

General Conditions:

(i) The approval of any variance or Special Permit is granted by the Board in accordance with and subject to those facts shown on the plans submitted and, if applicable, as amended at or prior to this hearing, as hereinabove recited or set forth.

(ii) Any approval of a variance or Special Permit by the Board is limited to the specific variance or Special Permit requested but only to the extent such approval is granted herein and subject to those conditions, if any, upon which such approval was conditioned which are hereinbefore set forth.

(iii) The Board gives no approval of any building plans, including, without limitation, the accuracy and structural integrity thereof, of the applicant, but same have been submitted to the Board solely for informational and verification purposes relative to any variances being requested.

(iv) A building permit as well as any other necessary permits must be obtained within a reasonable period of time following the filing of this decision and prior to undertaking any construction contemplated in this decision. To the extent any variance or Special Permit granted herein is subject to any conditions, the building department shall not be obligated to issue any necessary permits where any such condition imposed should, in the sole judgment of the building department, be first complied with as contemplated hereunder. Occupancy will not be made until, and unless, a Certificate of Occupancy is issued by the Office of Building, Zoning and Planning Administration and Enforcement which legally permits such occupancy.

(v) Any foregoing variance or Special Permit will lapse if any contemplated construction of the project or any use for which the variance or Special Permit is granted is not substantially implemented within one year of the date of filing of this decision or that of any other board of the Town of Orangetown granting any required final approval to such project, whichever is later, but in any event within two years of the filing of this decision. Merely obtaining a Building Permit with respect to construction or a Certificate of Occupancy with respect to use does not constitute "substantial implementation" for the purposes hereof.


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The foregoing resolution to approve the application for the requested side yard and rear yard variances was presented and moved by Ms. Castelli, seconded by Ms. Salomon and carried as follows: Mr. Bosco, aye; Mr. Sullivan, aye; Mr. Quinn, aye ;Ms. Castelli, aye; and Ms. Salomon, aye.

The Administrative Aide to the Board is hereby authorized, directed and empowered to sign this decision and file a certified copy thereof in the office of the Town Clerk.

DATED: April 15, 2015

ZONING BOARD OF APPEALS
TOWN OF ORANGETOWN

By 
Deborah Arbolino
Administrative Aide

DISTRIBUTION:

APPLICANT
ZBA MEMBERS
SUPERVISOR
TOWN BOARD MEMBERS
TOWN ATTORNEY
DEPUTY TOWN ATTORNEY
OBZPAE
BUILDING INSPECTOR-R.A.O.

TOWN CLERK
HIGHWAY DEPARTMENT
ASSESSOR
DEPT. of ENVIRONMENTAL
MGMT. and ENGINEERING
FILE,ZBA, PB
CHAIRMAN, ZBA, PB, ACABOR

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DECISION

**SIDE YARD, TOTAL SIDE YARD AND BUILDING HEIGHT VARIANCES
APPROVED**

To: Michael and Susan Politis
175 Springsteen Avenue
Pearl River, New York 10965

ZBA #15-29
Date: April 15, 2015

FROM: ZONING BOARD OF APPEALS: Town of Orangetown

ZBA#15-29: Application of Michael and Susan Politis for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-22 District, Section 3.12, Columns 9 (Side Yard: 25' required, 17' proposed), 10 (Total Side Yard: 60' required, 45.6' proposed) 12 (Building Height: 12' permitted, 17' proposed) for an addition to an existing single-family residence. The premises are located at 175 Springsteen Avenue, Pearl River, New York and are identified on the Orangetown Tax Map as Section 68.19, Block 3, Lot 82; in the R-22 zoning district.

Heard by the Zoning Board of Appeals of the Town of Orangetown at a meeting held on Wednesday, April 15, 2015 at which time the Board made the determination hereinafter set forth.

Michael and Susan Politis and Karl Ackermann, Architect, appeared and testified.

The following documents were presented:

1. Survey dated November 3, 2014 with the latest revision date of November 21, 2014 signed and sealed by William E. James, P.E., P.L.S..
2. Architectural plans dated 10/4/2014 with the latest revision date of 3/4/2015 signed and sealed by Karl Ackermann, Architect.
3. A letter dated April 7, 2015 from the County of Rockland Department of Planning signed by Douglas J. Schuetz, Acting Commissioner of Planning.
4. A letter dated April 8, 2015 from the County of Rockland Department of Highways signed by Sonny Lin, P.E..
5. A letter dated March 11, 2015 from the County of Rockland Department of Health signed by Scott Mc Kane, P.E..
6. A letter dated April 9, 2015 from Patricia Everett, 173 Springsteen Avenue, in support of the application. (this neighbor is located closest to the proposed addition)

Mr. Sullivan, Chairman, made a motion to open the Public Hearing which motion was seconded by Ms. Castelli and carried unanimously.

On advice of Dennis Michaels, Deputy Town Attorney, counsel to the Zoning Board of Appeals, Mr. Sullivan moved for a Board determination that the foregoing application is a Type II action exempt from the State Environmental Quality Review Act (SEQRA), pursuant to SEQRA Regulations §617.5 (c) (9), (10), (12) and/or (13); which does not require SEQRA environmental review. The motion was seconded by Ms. Castelli and carried as follows: Ms. Castelli, aye; Ms. Salomon, aye; Mr. Bosco, aye; Mr. Quinn, aye; and Mr. Sullivan, aye.

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Karl Ackerman, Architect, testified that the applicants have lived in Pearl River for 25 years; that they put two children through school and they need more space; that they are proposing to add an attached garage and a cabana room for the kids; that they have a camper that they would like to keep in the garage; that the lot is large but narrow; that there is a drainage easement that they need to avoid and this is the most reasonable place to add on.

Public Comment:

No public comment.

The Board members made personal inspections of the premises the week before the meeting and found them to be properly posted and as generally described on the application.

A satisfactory statement in accordance with the provisions of Section 809 of the General Municipal Law of New York was received.

Mr. Sullivan made a motion to close the Public Hearing which motion was seconded by Ms. Castelli and carried unanimously.

FINDINGS OF FACT AND CONCLUSIONS:

After personal observation of the property, hearing all the testimony and reviewing all the documents submitted, the Board found and concluded that the benefits to the applicant if the variance(s) are granted outweigh the detriment (if any) to the health, safety and welfare of the neighborhood or community by such grant, for the following reasons:

1. The requested side yard, total side yard and building height variances will not produce an undesirable change in the character of the neighborhood or a detriment to nearby properties. There is no other area on the lot that would accommodate this proposal and even if the proposed garage was made smaller, the applicant would still require a variance because of the shape of the lot.
2. The requested side yard, total side yard and building height variances will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. There is no other area on the lot that would accommodate this proposal and even if the proposed garage was made smaller, the applicant would still require a variance because of the shape of the lot.
3. The benefits sought by the applicant cannot be achieved by other means feasible for the applicant to pursue other than by obtaining variances. There is no other area on the lot that would accommodate this proposal and even if the proposed garage was made smaller, the applicant would still require a variance because of the shape of the lot.
4. The requested side yard, total side yard and building height variances, although somewhat substantial, afford benefits to the applicant that are not outweighed by the detriment, if any, to the health, safety and welfare of the surrounding neighborhood or nearby community.
5. The applicant purchased the property subject to Orange town's Zoning Code (Chapter 43) and is proposing a new addition and/or improvements, so the alleged difficulty was self-created, which consideration was relevant to the decision of the Board of Appeals, but did not, by itself, preclude the granting of the area variances.

DECISION: In view of the foregoing and the testimony and documents presented, the Board: RESOLVED, that the application for the requested side yard, total side yard and building height variances are APPROVED; and FURTHER RESOLVED, that such decision and the vote thereon shall become effective and be deemed rendered on the date of adoption by the Board of the minutes of which they are a part.

General Conditions:

(i) The approval of any variance or Special Permit is granted by the Board in accordance with and subject to those facts shown on the plans submitted and, if applicable, as amended at or prior to this hearing, as hereinabove recited or set forth.

(ii) Any approval of a variance or Special Permit by the Board is limited to the specific variance or Special Permit requested but only to the extent such approval is granted herein and subject to those conditions, if any, upon which such approval was conditioned which are hereinbefore set forth.

(iii) The Board gives no approval of any building plans, including, without limitation, the accuracy and structural integrity thereof, of the applicant, but same have been submitted to the Board solely for informational and verification purposes relative to any variances being requested.

(iv) A building permit as well as any other necessary permits must be obtained within a reasonable period of time following the filing of this decision and prior to undertaking any construction contemplated in this decision. To the extent any variance or Special Permit granted herein is subject to any conditions, the building department shall not be obligated to issue any necessary permits where any such condition imposed should, in the sole judgment of the building department, be first complied with as contemplated hereunder. Occupancy will not be made until, and unless, a Certificate of Occupancy is issued by the Office of Building, Zoning and Planning Administration and Enforcement which legally permits such occupancy.

(v) Any foregoing variance or Special Permit will lapse if any contemplated construction of the project or any use for which the variance or Special Permit is granted is not substantially implemented within one year of the date of filing of this decision or that of any other board of the Town of Orangetown granting any required final approval to such project, whichever is later, but in any event within two years of the filing of this decision. Merely obtaining a Building Permit with respect to construction or a Certificate of Occupancy with respect to use does not constitute "substantial implementation" for the purposes hereof.


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The foregoing resolution to approve the application for the requested side yard, total side yard and building height variances was presented and moved by Mr. Quinn, seconded by Ms. Salomon and carried as follows: Mr. Bosco, aye; Mr. Sullivan, aye; Mr. Quinn, aye; Ms. Castelli, aye; and Ms. Salomon, aye.

The Administrative Aide to the Board is hereby authorized, directed and empowered to sign this decision and file a certified copy thereof in the office of the Town Clerk.

DATED: April 15, 2015

ZONING BOARD OF APPEALS
TOWN OF ORANGETOWN

By 
Deborah Arbolino
Administrative Aide

DISTRIBUTION:

APPLICANT
ZBA MEMBERS
SUPERVISOR
TOWN BOARD MEMBERS
TOWN ATTORNEY
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