

MINUTES
ZONING BOARD OF APPEALS
June 23, 2021

MEMBERS PRESENT: DAN SULLIVAN, CHAIRMAN
MICHAEL BOSCO
BILLY VALENTINE
THOMAS QUINN
ROB BONOMOLO, JR

ABSENT: PATRICIA CASTELLI

ALSO PRESENT: Deborah Arbolino, Administrative Aide
Denise Sullivan, Deputy Town Attorney
Anne Marie Ambrose, Official Stenographer

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

ROCKLAND CAR CARE
552 North Middletown Road
Pearl River, New York
64.17 / 1 / 76; CO zone

FRONT YARD, BUILDING ZBA#21-53
HEIGHT AND SIGNAGE VARIANCES
APPROVED

MUNDY
38 Central Avenue
Tappan, New York
77.10 / 2 / 79; R-15 zone

ACCESSORY STRUCTURE ZBA#21-54
DISTANCE FROM PRIMARY
STRUCTURE AND SIDE/REAR YARD
VARIANCES APPROVED

RICCA
53 Orangeburg Road
Orangeburg, New York
74.09 / 2 / 5; RG zone

SIDE YARD AND TOTAL ZBA#21-55
SIDE YARD VARIANCES
FOR A POOL APPROVED

HICKS
62 McKenna Street
Blauvelt, New York
70.14 / 3 / 25; R-15 zone

FRONT YARD AND REAR ZBA#21-56
YARD VARIANCES APPROVED

HANLEY
58 Lombardi Road
Pearl River, New York
69.09 / 1 / 13; R-15 zone

FRONT YARD VARIANCE ZBA#21-57
APPROVED

CROWE
89 Ridge Street
Pearl River, New York
68.20 / 5 / 5; RG zone

FRONT YARD AND SIDE ZBA#21-58
YARD VARIANCES APPROVED
UNDERSIZED LOT ACKNOWLEDGED

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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 application; 500 North Middletown Road Site Plan, 500 North Middletown Road, Pearl River, NY, 64.17 / 3 / 1; CO zone; 40-45 Grand Avenue, Tappan NY, 77.10/2/36 & 44.1, R-15 zone; One Blue Hill Plaza Vehicle Storage Parking Plan; One Blue Hill Plaza, Pearl River, NY, 73.05 / 1 / 54; OP zone; and FURTHER RESOLVED, to request to be notified by the Planning Board of SEQRA proceedings

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: June 23, 2021

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

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**FRONT YARD, BUILDING HEIGHT AND SIGNAGE SIZE VARIANCES APPROVED
Rockland County Disapproval of signage variance was overridden unanimously**

To: Kyle Bardwell (Rockland Car Care)
21 Fox Street
Poughkeepsie, New York 12601

ZBA #21-52
Date: June 23, 2021
Permit # 50641

FROM: ZONING BOARD OF APPEALS: Town of Orangetown

ZBA#21-53: Application of Rockland Car Care for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, CO District, Section 3.12, Column 8 (Front Yard: 30' required, 27.3' proposed), 12 (Canopy Height: 13.65' permitted, 17.5' proposed) and from Section 3.11, Column 5 #6 (total sign area shall not exceed 12 sq. ft.: 149.6 sq. ft. exist & 24 sq. ft. more is proposed on the canopy for a total of 173.6 sq. ft. of signage) for a canopy and signs at an existing service station. The property is located at 552 North Middletown Road, Pearl River, New York and is identified on the Orangetown Tax Map as Section 64.17, Block 1, Lot 76 in the CO zoning district.

Heard by the Zoning Board of Appeals of the Town of Orangetown at a meeting held on Wednesday, June 23, 2021 at which time the Board made the determination hereinafter set forth.

Kyle Bardwell appeared and testified.

The following documents were presented:

1. Plans labeled "New Exxon Gas Canopy For: Rockland Car Care-Pearl River" dated February 19, 2019 not signed or sealed by M. Gillespie & Associates, Consulting Engineering.. (1 page).
2. An 8" x 11" computer generated picture of the existing signs on the property.
3. A letter dated May 18, 2021 from Rockland County Department of Planning signed by Douglas J. Schuetz, Acting Commissioner of Planning.
4. A sign off from Rockland County Highway Department by Dyan Rajasingham, P.E..
5. A letter dated June 17, 2021 from Rockland County Department of Planning signed by Douglas J. Schuetz, Acting Commissioner of Planning.
6. A letter dated June 15, 2021 from the Rockland County Sewer District No.1 signed by Joseph LaFiandra, Engineer II.
7. Submitted by applicant ZBA Decision # 20-03 dated February 5, 2020 for Soft Cloth Carwash sign variances with a letter dated December 11, 2019 from Rockland County Department of Planning and a letter from Rockland County Highway Department dated November 18, 2019 signed by Dyan Rajasingham, Engineer III.

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

On advice of Denise Sullivan, Deputy Town Attorney, counsel to the Zoning Board of Appeals, Mr. Sullivan moved for a Board determination that since the Planning Board noticed its intent to declare itself Lead Agency and distributed that notice of intention to all Involved Agencies, including the ZBA who consented or did not object to the Planning Board acting as Lead Agency for these applications, pursuant to coordinated review under the State Environmental Quality

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Review Act Regulations § 617.6 (b)(3); and since the Planning conducted SEQRA reviews and, on January 13, 2021 (as set forth in PB# 21-03), rendered environmental determinations of no significant adverse environmental impacts to result from the proposed land use actions (i.e. a “Negative Declarations” of “Neg Dec.”), the ZBA is bound by the Planning Board’s Neg Dec and the ZBA cannot require further SEQRA review pursuant to SEQRA Regulations § 617.6 (b)(3). The motion was seconded by Mr. Quinn and carried as follows: Mr. Bonomolo, aye; Mr. Quinn, aye; Mr. Valentine, aye; Mr. Sullivan, aye; and Mr. Bosco, aye. Ms. Castelli was absent.

Kyle Bardwell, P.E., Chazen Companies, testified that the business has existed at the corner of Middletown Road and Townline Road since sometime in the 70’s; that there are four existing fueling stations that are proposed to have a canopy covering them; that the front yard requirement is 30’ and the canopy protrudes into it slightly allowing for a 27.3’ front yard; that they also need a height variance because they are only permitted 13.65 feet in height and the canopy is 17.5’ high; that the height of the canopy is determined by the gas company for safety reasons such as fire suppression and roof drains; that they are proposing to add the additional 24 SF of signage on the canopy by adding three 2’ x 4’ Exxon signs; that the zoning board granted sign variances for the property to the north of this lot in 2019- 2020 for more signage than this lot is requesting; that the 148.6 SF standing sign has existed for many years without incident and the gas company standards are requesting the additional 24 SF of signage on the proposed canopy; and that the supports for the canopy are inside of the existing pumps and set back from the edge of the canopy.

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 Mr. Bosco and carried unanimously.

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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 front yard, canopy height and signage variances will not produce an undesirable change in the character of the neighborhood or a detriment to nearby properties. The Board acknowledged that the standing sign (149.6 SF) has existed for many years without incident and adding the additional 24 SF of signage that is proposed for the proposed canopy will not interfere with traffic or be a detriment in any way. The front yard set back and height of the proposed canopy are minimal variances.
2. The Board overrode the disapproval from Rockland County Planning in their letter dated June 17, 2021 because the proposal before the Board to add an additional 24 SF to the pre-existing standing sign (148.6 SF) (for a total of 173.6 SF) will not have an adverse effect on the neighborhood or interfere with traffic along the roadway.
3. The requested front yard, canopy height and signage variances will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. The Board acknowledged the undersized lot and noted that similar additions have been constructed in the neighborhood. The Board acknowledged that the standing sign (149.6 SF) has existed for many years without incident and adding the additional 24 SF of signage that is proposed for the proposed canopy will not interfere with traffic or be a detriment in any way. The front yard set back and height of the proposed canopy are minimal variances.
4. The benefits sought by the applicant cannot be achieved by other means feasible for the applicant to pursue other than by obtaining variances.
5. The requested front yard and canopy height variances are not substantial and the sign area variances although substantial, and affords 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. The Board acknowledged that the standing sign (149.6 SF) has existed for many years without incident and adding the additional 24 SF of signage that is proposed for the proposed canopy will not interfere with traffic or be a detriment in any way. The front yard set back and height of the proposed canopy are minimal variances.
6. 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 variance.

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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 front yard , canopy height and signage variances are APPROVED; with a unanimous override of the disapproval of the sign variance referenced in the June 17, 2021 letter from Rockland County Department of Planning ; 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 front yard, canopy height and signage variances are APPROVED and the Over-ride of the Disapproval of the sign variances (letter dated June 17, 2021) from the Rockland County Department of Planning signed by Douglas J. Schuetz, Acting Commissioner of Planning; was presented and moved by Mr. Sullivan, seconded by Mr. Bosco and carried as follows: Mr. Quinn, aye; Mr. Bonomolo, aye; Mr. Sullivan, aye; Mr. Valentine, aye; and Mr. Bosco, aye. Ms. Castelli was absent.

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: June 23, 2021

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-was Dave

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

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§ 5.153 AND §5.227 VARIANCES APPROVED

To: Edward Mundy
36 Pine Glen Drive
Blauvelt, New York 10913

ZBA #21-54
Date: June 23, 2021
Permit #51103

FROM: ZONING BOARD OF APPEALS: Town of Orangetown

ZBA#21-54: Application of Edward Mundy for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-15, Section 5.153 (Accessory Structure distance from primary structure: 15' required, 3' existing for shed & 5" for the pergola) and from Section 5.227 (Accessory Structure side /rear yard: 5' and 4.4' proposed) for sheds at a single-family residence. The premises are located at 38 Central Avenue, Tappan, New York and are identified on the Orangetown Tax Map as Section 77.10, Block 2, Lot 79; in the R-15 zoning district.

Heard by the Zoning Board of Appeals of the Town of Orangetown at a meeting held on Wednesday, June 23, 2021 at which time the Board made the determination hereinafter set forth.

Edward Mundy, previous owner of the property, Danielle Strauss and Zachary Alti, new owners of the property, appeared and testified.

The following documents were presented:

1. Plot plan with sheds drawn in dated 2/16/2021 by Edward Mundy, plot plan based on survey by Robert Rahnefeld, L.S..

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

On advice of Denise Sullivan, 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) (11), (12), (16) and/or (17); which does not require SEQRA environmental review. The motion was seconded by Mr. Quinn and carried as follows: Mr. Bosco, aye; Mr. Sullivan, aye; Mr. Bonomolo, aye; Mr. Quinn, aye; and Mr. Valentine, aye. Ms. Castelli was absent.

Edward Mundy testified that he sold the house to Danielle and Zachary and when the title search was done, several violations came up; that one was for the shed that he installed next to the existing garage that is 4.4' from the property line and should be 5'; that it is also too close to the garage and the pergola is too close to the house; that there is another shed that is 3' from the property line an should be 5'; that he would like to legalize them for them for the new owners.

Public Comment:

No public comment.

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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 Mr. Quinn 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 § 5.153 and § 5.227 variances will not produce an undesirable change in the character of the neighborhood or a detriment to nearby properties. The sheds and pergola have existing in their present location for several years without incident or complaint.
2. The requested § 5.153 and § 5.227 variances will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. The sheds and pergola have existing in their present location for several years without incident or complaint.
3. The benefits sought by the applicant cannot be achieved by other means feasible for the applicant to pursue other than by obtaining a variance.
4. The requested § 5.153 and § 5.227 variances although somewhat substantial, and affords 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. The sheds and pergola have existing in their present location for several years without incident or complaint.
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 variance.

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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 § 5.153 and § 5.227 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 § 5.153 and § 5.227 variances are APPROVED; was presented and moved by Mr. Quinn, seconded by Mr. Bonomolo, and carried as follows: Mr. Bosco, aye; Mr. Bonomolo, aye; Mr. Sullivan, aye; Mr. Valentine, aye, and Mr. Quinn, aye. Ms. Castelli was absent.

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: June 23, 2021

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-G.M.

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

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SIDE YARD AND TOTAL SIDE YARD VARIANCES APPROVED

To: Christine Ricca
53 Orangeburg Road
Orangeburg, New York 10962

ZBA #21-55
Date: June 23, 2021
Permit #51053

FROM: ZONING BOARD OF APPEALS: Town of Orangetown

ZBA#21-55: Application of Christine Ricca for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, RG District, Group Q, Section 3.12, Columns 9 (Side Yard: 10 required, 6'6" proposed) and 10 (Total Side Yard: 30' required, 22.5' proposed) for two existing free-standing decks and an above-ground pool at an existing single-family residence. The premises are located at 53 West Orangeburg Road, Orangeburg, New York and are identified on the Orangetown Tax Map as Section 74.09, Block 2, Lot 5; in the RG zoning district.

Heard by the Zoning Board of Appeals of the Town of Orangetown at a meeting held on Wednesday, June 23, 2021 at which time the Board made the determination hereinafter set forth.

Christine Ricca appeared and testified.

The following documents were presented:

1. Survey dated December 24, 2020 by Stephen Hoppe L.S. . (1 page).

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

On advice of Denise Sullivan, 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) (11), (12), (16) and/or (17); which does not require SEQRA environmental review. The motion was seconded by Ms. Castelli and carried as follows: Mr. Bosco, aye; Mr. Sullivan, aye; Mr. Bonomolo, aye; Mr. Valentine, aye; and Mr. Quinn, aye. Ms. Castelli was absent.

Christine Ricca testified that she recently sold the house and at the time of the sale, the title search showed that the property had violations; that they took a permit out for the above ground pool in 2002 but the permit was never closed out and her husband built a deck without a permit around the pool and another deck without a permit; that she is before the board to ask to keep these structures; that she grew up in the house and her father constructed the masonry wall more than 60 years ago.

Public Comment:

No public comment.

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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 Mr. Bosco 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 total side yard variances will not produce an undesirable change in the character of the neighborhood or a detriment to nearby properties. Similar decks and pools have been constructed in the neighborhood.
2. The requested side yard and total side yard variances will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. Similar decks and pools have been constructed in the neighborhood.
3. The benefits sought by the applicant cannot be achieved by other means feasible for the applicant to pursue other than by obtaining variances.
4. The requested side yard and total side yard variances although somewhat substantial, and affords 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. Similar decks and pools have been constructed in the neighborhood.
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 variance.

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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 total side 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 total side yard variances APPROVED; was presented and moved by Mr. Valentine, seconded by Mr. Quinn and carried as follows: Mr. Bosco, aye; Mr. Bonomolo, aye; Mr. Sullivan, aye; Mr. Valentine, aye; and Mr. Quinn, aye. Ms. Castelli was absent.

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: June 23, 2021

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
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MGMT. and ENGINEERING
FILE,ZBA, PB
CHAIRMAN, ZBA, PB, ACABOR

TOWN OF ORANGETOWN
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TOWN CLERK'S OFFICE

FRONT YARD AND REAR YARD VARIANCES APPROVED

To: Roseann Hicks
62 McKenna Street
Blauvelt, New York 10913

ZBA #21-56
Date: June 23, 2021
Permit #51391

FROM: ZONING BOARD OF APPEALS: Town of Orangetown

ZBA#21-56: Application of Roseann Hicks for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-15 District, Group M, Section 3.12, Columns 8 (Front Yard: 30' required, 25' proposed) and 11 (Rear Yard: 35' required, 29' proposed) for an addition to a single-family residence. The property is located at 62 McKenna Street, Blauvelt, New York and is identified on the Orangetown Tax Map as Section 70.14, Block 3, Lot 25 in the R-15 zoning district.

Heard by the Zoning Board of Appeals of the Town of Orangetown at a meeting held on Wednesday, June 23, 2021 at which time the Board made the determination hereinafter set forth.

Roseann Hicks and Michael O'Donnell appeared and testified.

The following documents were presented:

1. Plans labeled "Hicks Residence One-Story Addition" dated October 21, 2020 signed and sealed by Harold J. Goldstein, Architect. (2 pages).
2. Survey dated 11/6/1954 by Robert Jost, LS.

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

On advice of Denise Sullivan, 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) (11), (12), (16) and/or (17); which does not require SEQRA environmental review. The motion was seconded by Mr. Quinn and carried as follows: Mr. Bosco, aye; Mr. Sullivan, aye; Mr. Bonomolo, aye; Mr. Valentine, aye; and Mr. Quinn, aye. Ms. Castelli was absent.

Michael O'Donnell testified that his mom and step father would like to add a front porch and family room in the rear of the house; that his step dad had Alzheimer's and the front porch would be a useful space to sit and watch the grandkids play; and he submitted six zoning decisions for similar variances at 81, 78, 25, 63, 86 and 96 McKenna Street.

Roseann Hicks testified that she has seventeen grandchildren and they are all tall and she needs more room to fit them all into the house; that the room in the rear of the house would serve as an additional gathering space.

Public Comment:

No public comment.

TOWN CLERK'S OFFICE
2021 JUN 30 A 11:34
TOWN OF ORANGETOWN

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 Mr. Bosco 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 front yard and rear yard variances will not produce an undesirable change in the character of the neighborhood or a detriment to nearby properties. Similar additions have been constructed in the neighborhood.
2. The requested front yard and rear yard variances will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. Similar additions have been constructed in the neighborhood.
3. The benefits sought by the applicant cannot be achieved by other means feasible for the applicant to pursue other than by obtaining variances.
4. The requested front yard and rear yard variances although somewhat substantial, and affords 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. Similar additions have been constructed in the neighborhood.
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 variance.

TOWN CLERK'S OFFICE
2021 JUN 30 A 11: 34
TOWN OF ORANGETOWN

DECISION: In view of the foregoing and the testimony and documents presented, the Board RESOLVED that the application for the requested front 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.

TOWN CLERK'S OFFICE
2021 JUN 30 A 11:34
TOWN OF ORANGETOWN

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

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: June 23, 2021

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-G.M.

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

TOWN OF ORANGETOWN
2021 JUN 30 A 11:34
TOWN CLERK'S OFFICE

FRONT YARD VARIANCE APPROVED

To: Brian Hanley
58 Lombardi Road
Pearl River, New York 10965

ZBA #21-57
Date: June 23, 2021
Permit # 51399

FROM: ZONING BOARD OF APPEALS: Town of Orangetown

ZBA#21-57: Application of Brian Hanley for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-15 District, Group M, Section 3.12, Column 8 (Front Yard: 30' required, 24.1' proposed) for a porch at a single-family residence. The property is located at 58 Lombardi Road, Pearl River, New York and is identified on the Orangetown Tax Map as Section 69.09, Block 1, Lot 13 in the R-15 zoning district.

Heard by the Zoning Board of Appeals of the Town of Orangetown at a meeting held on Wednesday, June 23, 2021 at which time the Board made the determination hereinafter set forth.

Brian and Virginia Hanley appeared and testified.

The following documents were presented:

1. Plans labeled "Front Porch Plans 58 Lombardi RD, Pearl River, NY" not signed or sealed.
2. Survey with the proposed porch drawn on it by Brian Hanley dated September 11, 2020.

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

On advice of Denise Sullivan, 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) (11), (12), (16) and/or (17); which does not require SEQRA environmental review. The motion was seconded by Mr. Quinn and carried as follows: Mr. Bosco, aye; Mr. Sullivan, aye; Mr. Bonomolo, aye; Mr. Quinn, aye; and Mr. Valentine, aye. Ms. Castelli was absent.

Brian Hanley testified that they did an addition to the house in early 2000 but they ran out of funds and did not finish the front porch; that he came in recently to the building department to finish the plans and he submitted new plans that meet the new codes and he needs a variance for the front yard; and that he is only planning on the porch to have two or three steps.

Public Comment:

No public comment.

TOWN CLERK'S OFFICE
2021 JUN 30 A 11:34
TOWN OF ORANGETOWN

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 Mr. Bosco 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 front yard variance will not produce an undesirable change in the character of the neighborhood or a detriment to nearby properties. Similar additions have been constructed in the neighborhood.
2. The requested front yard variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. Similar additions have been constructed in the neighborhood.
3. The benefits sought by the applicant cannot be achieved by other means feasible for the applicant to pursue other than by obtaining a variance.
4. The requested front yard variance is not substantial, and affords 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. Similar additions have been constructed in the neighborhood.
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 variance.

TOWN OF ORANGETOWN
2021 JUN 30 A 11:34
TOWN CLERK'S OFFICE

DECISION: In view of the foregoing and the testimony and documents presented, the Board RESOLVED that the application for the requested front yard variance is 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.

TOWN CLERK'S OFFICE
2021 JUN 30 A 11:34
TOWN OF ORANGETOWN

The foregoing resolution to approve the application for the requested front yard variance is APPROVED; was presented and moved by Mr. Bonomolo, seconded by Mr. Quinn and carried as follows: Mr. Bosco, aye; Mr. Bonomolo, aye; Mr. Sullivan, aye; Mr. Quinn, aye and Mr. Valentine, aye. Ms. Castelli was absent.

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: June 23, 2021

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-Dom M.

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

TOWN CLERK'S OFFICE
2021 JUN 30 A 11:34
TOWN OF ORANGETOWN

**FRONT YARD AND SIDE YARD VARIANCES APPROVED; UNDERSIZED LOT
ACKNOWLEDGED**

To: Jean Dolan
7-B Church Lane
Valley Cottage, New York 10989

ZBA #21-58
Date: June 23, 2021
Permit #51529

FROM: ZONING BOARD OF APPEALS: Town of Orangetown

ZBA# 21-58: Application of Kathleen Crowe for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, RG District, Group Q, Columns 8 (Front Yard: 25' required, 16' 5" existing) 9 (Side Yard: 10' required. 8' 4" existing) Section 5.2 (d) Undersized lot applies for an existing deck at an existing single-family residence. The property is located at 89 Ridge Street, Pearl River, New York and is identified on the Orangetown Tax Map as Section 68.20, Block 5, Lot 5 in the RG zoning district.

Heard by the Zoning Board of Appeals of the Town of Orangetown at a meeting held on Wednesday, June 23, 2021 at which time the Board made the determination hereinafter set forth.

Jean Dolan and Ryan Crowe appeared and testified.

Denise Sullivan, Deputy Town Attorney recused herself because she is representing the applicant in the sale of the house.

The following documents were presented:

1. Plans labeled "As-Built Deck Plans Crowe Residence" dated May 4, 2021 revised May 17, 2021 signed and sealed by Bart M. Rodi, P.E.. (1 pages).
2. Survey with deck drawn on it.
3. Two full pages of the houses in the area with front and side porches and a letter of support from an abutting property owner submitted by the applicant.

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

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) (11), (12), (16) and/or (17); which does not require SEQRA environmental review. The motion was seconded by Mr. Quinn and carried as follows: Mr. Bosco, aye; Mr. Sullivan, aye; Mr. Bonomolo, aye; Mr. Valentine, aye; and Mr. Quinn, aye. Ms. Castelli was absent.

Jean Dolan testified that her father built the deck in 2018 without a permit and he passed away in December from Covid; that she is trying to remedy the situation and get the proper certificate of occupancies in order to sell the property; that the property in the rear of the house is owned by an automotive repair and her parents never had a back door on the house because of the auto repair being behind the house; that the lot is a corner lot and has two front yards; that the four houses across the street are rental houses and the neighbors have not expressed anything negative about the existing deck.

TOWN CLERK'S OFFICE
2021 JUN 30 A 11:34
TOWN OF ORANGETOWN

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 Mr. Bosco 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 front yard and side yard variances will not produce an undesirable change in the character of the neighborhood or a detriment to nearby properties. The Board acknowledged the undersized lot and noted that similar additions have been constructed in the neighborhood.
2. The requested front yard and side yard variances will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. The Board acknowledged the undersized lot and noted that similar additions have been constructed in the neighborhood.
3. The benefits sought by the applicant cannot be achieved by other means feasible for the applicant to pursue other than by obtaining a variance.
4. The requested front yard and side yard variances although somewhat substantial, and affords 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. The Board acknowledged the undersized lot and noted that similar additions have been constructed in the neighborhood.
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 variance.

TOWN CLERK'S OFFICE
2021 JUN 30 A 11:34
TOWN OF ORANGETOWN

DECISION: In view of the foregoing and the testimony and documents presented, the Board RESOLVED that the application for the requested front yard and side 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.

TOWN OF ORANGETOWN
2021 JUN 30 A 11:35
TOWN CLERK'S OFFICE

The foregoing resolution to approve the application for the requested front yard and side yard variances are APPROVED and the undersized lot is acknowledged; was presented and moved by Mr. Valentine, seconded by Mr. Quinn and carried as follows: Mr. Bosco, aye; Mr. Bonomolo, aye; Mr. Sullivan, aye; Mr. Valentine, aye; and Mr. Quinn, aye. Ms. Castelli was absent.

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: June 23, 2021

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-Dom M.

TOWN CLERK
HIGHWAY DEPARTMENT
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MGMT. and ENGINEERING
FILE,ZBA, PB
CHAIRMAN, ZBA, PB, ACABOR

TOWN CLERK'S OFFICE
2021 JUN 30 A 11:35
TOWN OF ORANGETOWN