

ZONING BOARD OF APPEALS

Town of Orangetown
20 Greenbush Road
Orangeburg, New York 10962
(914) 359-8410 (ex. 4331)

Date: January 10, 2022

TO: OBAPAE

- | | |
|--|----------------------------|
| Environmental Management and Engineering | ✓ Rockland County Drainage |
| ✓ Rockland County Sewer District #1 | ✓ Rockland County Health |
| New York State Dept. of Transportation | ✓ Rockland County Planning |
| ✓ Palisades Interstate Park Commission | ✓ Rockland County Highway |
| Orange and Rockland Utilities | |
| Orangetown Highway | |

Review of Plans: Teresa DeLuca, 27 Windsor Brook Lane, Tappan, NY
Section 77.07 Block 3 Lot 15 R-15 zone

This matter is scheduled for:

Chapter 43, R-15 District, Group M, Section 6.1 (c) (No off-street parking is permitted within a required front yard of a single or two family residence except either on a driveway [maximum allowable width of 18 feet] or on an approved stoned area: gravel proposed) The premises are located at 27 Windsor Brook Lane, Tappan, New York and identified on the Orangetown Tax Map as Section 77.07, Block 3, Lot 15 in the R-15 zoning district.

Please review the information enclosed and provide comments. These comments may be mailed , e-mailed or faxed to the Zoning Board Office.

If your Agency does not have any comments at this time, please respond to this office by sending back this sheet.

- US Postal: 20 South Greenbush Road, Orangeburg, NY 10962
- Email to Zoning Board: darbolino@orangetown.com or
- Fax to the Town of Orangetown ZBA @845 359 8526

Zoning Board Meeting Date: February 15, 2023

- () Comments attached
- () No Comments at this time. Please send future correspondence for review.
- () No future correspondence for this site should be sent to this agency. Plans reviewed and this agency does not have any further comments.
- () This project is out of the jurisdiction of this agency and has no further comments.

This project is before the Zoning Board on **Wednesday, February 15, 2023**. **Kindly forward your completed review to this office by February 15, 2023.**

Reviewing Agency _____

Name _____ date: _____

Signature: _____

Thank you, Deborah Arbolino

Name of Municipality: TOWN OF ORANGETOWN Date Submitted: _____

2022 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#: BLDR-2393-2022
ASSIGNED
INSPECTOR: Gm

Referred from Planning Board: YES / (NO)
If yes provide date of Planning Board meeting: _____

Project Name: DELUCCA GRAVEL DRIVE

Street Address: 27 WINDSOR BROOK LAKE
TAPPAN NY 10983

Tax Map Designation:
Section: 77.07 Block: 3 Lot(s): 15
Section: _____ Block: _____ Lot(s): _____

Directional Location:

On the EAST side of WINDSOR BROOK LAKE, approximately 266 feet South of the intersection of Kings Hwy, in the Town of ORANGETOWN in the hamlet/village of TAPPAN.

Acreage of Parcel <u>.36</u>	Zoning District <u>R-15</u>
School District <u>SOCSD</u>	Postal District <u>Tappan</u>
Ambulance District <u>50</u>	Fire District <u>Tappan</u>
Water District <u>Keolis</u>	Sewer District <u>5 Orangetown</u>

Project Description: (If additional space required, please attach a narrative summary.)

DROP OFF OF PRE BUILT SHED & NEW GRAVEL
DRIVEWAY

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

Date: 11/9/23 Applicant's Signature: [Signature]

APPLICATION REVIEW FORM

Applicant: ROBERT PISANO Phone # 201 376 4566

Address: 27 WINDSOR BROOK LAKE TAPPAN NY 10983

Property Owner: TERESA DELUCCA Phone # 964 359 6542

Address: 27 WINDSOR BROOK LAKE TAPPAN NY 10983

Engineer/Architect/Surveyor: GIANA ABBALLE AIA Phone # 201 819 6369

Address: 20 ANN ST. OLD TAPPAN NJ 07675

Attorney: Phone #

Address: Street Name & Number (Post Office) City State Zip Code

Contact Person: ROBERT PISANO Phone # 201 376 4566

Address: 27 WINDSOR BROOK LAKE TAPPAN NY 10983

GENERAL MUNICIPAL LAW REVIEW:

This property is within 500 feet of: (Check all that apply)

IF ANY ITEM IS CHECKED, A REVIEW MUST BE DONE BY THE ROCKLAND COUNTY COMMISSIONER OF PLANNING UNDER THE STATE GENERAL MUNICIPAL LAW, SECTIONS 239 L, M, N, AND NN.

- State or County Road
Long Path
Municipal Boundary
State or County Park
County Stream
County Facility

List name(s) of facility checked above: PIP

Referral Agencies:

- RC Highway Department
RC Drainage Agency
NYS Dept. of Transportation
NYS Thruway Authority
Adjacent Municipality
Other
RC Division of Environmental Resources
RC Dept. of Health
NYS Dept. of Environmental Conservation
Palisades Interstate Park Commission

APPLICATION REVIEW FORM

FILL IN WHERE APPLICABLE.

(IF THE FOLLOWING DOES NOT APPLY PLEASE MOVE ON TO THE NEXT PAGE)

If **subdivision**:

- 1) Is any variance from the subdivision regulations required? _____
- 2) Is any open space being offered? ____ If so, what amount? _____
- 3) Is this a standard or average density subdivision? _____

If **site plan**:

- 1) Existing square footage _____
- 2) Total square footage _____
- 3) Number of dwelling units _____

If **special permit**, list special permit use and what the property will be used for.

Environmental Constraints:

Are there **slopes greater than 25%**? If yes, please indicate the amount and show the gross and net area _____

Are there **streams** on the site? If yes, please provide the names. _____

Are there **wetlands** on the site? If yes, please provide the names and type: _____

Project History:

Has this project ever been reviewed before? No _____

If so, provide a narrative, including the list case number, name, date, and the board(s) you appeared before, and the status of any previous approvals.

List tax map section, block & lot numbers for all other abutting properties in the same ownership as this project.



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

Jane Slavin, R.A.
Director

(845)359-8410

Fax: (845) 359-8526

DENIAL TO THE ZONING BOARD OF APPEALS

Date: ~~November 28, 2022~~ 1/10/23

Applicant: DeLuca

Address: 27 Windsor Brook Ln, Tappan, NY

RE: Application Made at: same

Chapter 43, Article IV, Section 6.1(c) No off-street parking is permitted within a required front yard of a single family or two family residence except either on a driveway (maximum width 18') or on an approved stoned area. Stoned driveway proposed requires ZBA approval

Section 6.332 Driveways of single or two family residences shall be properly graded to meet the established grade of the public safety right of way and/or sidewalk. Said driveway shall be at least 10' wide with a maximum grade not to exceed 10% and installed with at least 3" of binder mix with a top wearing course of 1-1/2" of fine mix asphalt concrete, rolled with 4-6 ton tandem roller or equivalent as approved by town engineer of consulting engineer.

Section: 77.07 Block: 3 Lot: 15

Dear DeLuca:

Please be advised that the Building Permit Application, which you submitted on November 9, 2022, has been denied. I have enclosed a Xerox copy of your application, where you will find at the bottom the reason for denial.

In Accordance with Zoning, Chapter 43 Section 10.322 the time to appeal a determination of a Building Inspector or Similar administrative office is thirty (30) days from the filing of such a determination with the Town Clerk.

The Clerk to the Zoning Board of Appeals, Debbie Arbolino, will assist you in the preparation necessary to appear before the board.

Sincerely,

Richard Oliver
Deputy Building Inspector

Signature of Director
NOTE: PLEASE KEEP FOR YOUR RECORDS
12-31-18-CCC

Date
CC: Rosanna Sfraga
Liz Decort
Debbie Arbolino



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

Jane Slavin, R.A.
Director

(845)359-8410

Fax: (845) 359-8526

DENIAL TO THE ZONING BOARD OF APPEALS

Date: November 28, 2022

Applicant: DeLucca

Address: 27 Windsor Brook Ln, Tappan, NY

RE: Application Made at: same

Chapter 43, Article IV, Section 6.1(c) No off-street parking is permitted within a required front yard of a single family or two family residence except either on a driveway (maximum width 18') or on an approved stoned area. Stoned driveway proposed requires ZBA approval

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Section: 77.07 Block: 3 Lot: 15

Dear DeLucca:

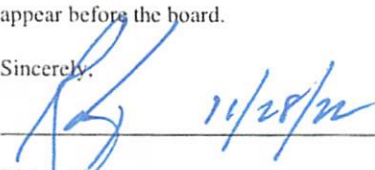
Please be advised that the Building Permit Application, which you submitted on

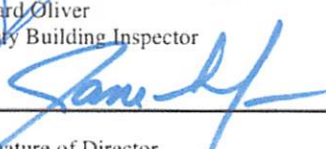
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Sincerely,


Richard Oliver
Deputy Building Inspector


Date: 11/30/22

Signature of Director
NOTE: PLEASE KEEP FOR YOUR RECORDS
12-31-18-CCC

Date
CC: Rosanna Sfraga
Liz Decort
Debbie Arbolino

PERMIT EXPIRES TWO (2) YEARS FROM DATE OF ISSUANCE.
TWO SIX (6) MONTH EXTENSIONS MAY BE GRANTED PRIOR TO EXPIRATION DATE.

APPLICATION FOR BUILDING / DEMOLITION PERMIT

TOWN OF ORANGETOWN

20 Greenbush Road, Orangeburg, NY 10962 Phone: (845) 359-8410 Fax: (845) 359-8526

ZONE: R-15 GIM OFFICIAL USE ONLY ACREAGE: .36
 Inspector: Olson Date App Received: 11/9/22 Received By: [Signature]
 Permit No. BLDR2393-22 Date Issued: _____
 CO No. _____ Date Issued: _____
 Permit Fee: \$512.15 Ck# 3250 Paid By Pisano
 GIS Fee: _____ Ck# _____ Paid By _____
 Stream Maintenance Fee Ck# _____ Paid By _____
 Additional Fee: _____ Ck# _____ Date Paid _____ Paid By _____
 1st 6 mo. Ext.: _____ Ck # _____ Exp. Date: _____ Paid By 11-9-2022
 2nd 6 mo. Ext.: _____ Ck # _____ Exp. Date: _____ Paid By _____

APPLICANT COMPLETES:

Note: See inside for instructions for completing this application.

PAGES 2, 3 and PAGE 4 must be reviewed and PAGES 3 & 4 must signed by the applicant.

SCANNED

NOV 14 2022

BY SM

Property Location: 27 WINDSOR BROOK LAKE
 Section: 77.07 Block: 3 Lot: 15
 Property Owner: TERESA DELUCCA
 Mailing Address: 27 WINDSOR BROOK LAKE TAPPAN NY 10983
 Email: tdelucca@gmail.com Phone #: 201 376 4566
 Lessee (Business Name): _____
 Mailing Address: _____
 Email: _____ Phone #: _____
 Type of Business /Use: _____
 Contact Person: ROBERT PISANO Relation to Project: SPRINT-10-LAW
 Email: rtj121606@gmail.com Phone#: 201 376 4566
 Architect/Engineer: GIANA ABALLE, AIA NYS Lic # 042155
 Address: 20 ANN ST. DIST TAPPAN NY 07675 Phone#: 201 819 6369
 Builder/General Contractor: HOMEOWNER RC Lic # _____
 Address: _____ Phone#: _____
 Plumber: _____ RC Lic # _____
 Address: _____ Phone#: _____
 Electrician: _____ RC Lic #: _____
 Address: _____ Phone#: _____
 Heat/Cooling: _____ RC Lic#: _____
 Address: _____ Phone#: _____

Existing use of structure or land: _____
 Proposed Project Description: CONSTRUCT NEW 1260.45 SF DRIVEWAY/GRASS, 27' x 26' CONCRETE PAD, DEEP OFF OF PREEXIST 14' x 24' SINE (336)
 Proposed Square Footage: _____ Estimated Construction Value (\$): 20,000

BUILDING DEPARTMENT COMPLETES BELOW

PLANS REVIEWED: _____
 PERMIT REFERRED/DENIED FOR: _____
Chapter 43, Article IV, Section 6.1 Stored driveway allowed with ZBA approval.

[Signature] 11/20/22 [Signature] 11/30/22

FOR OFFICE USE ONLY SECTION BLOCK LOT NAME PERMIT#

November 9th 2022

To the Town of Orangetown,

This letter gives authorization to Robert Pisano to handle and sign any and all permit related forms or paperwork for my residence at 27 Windsor Brook Lane Tappan, NY 10983.

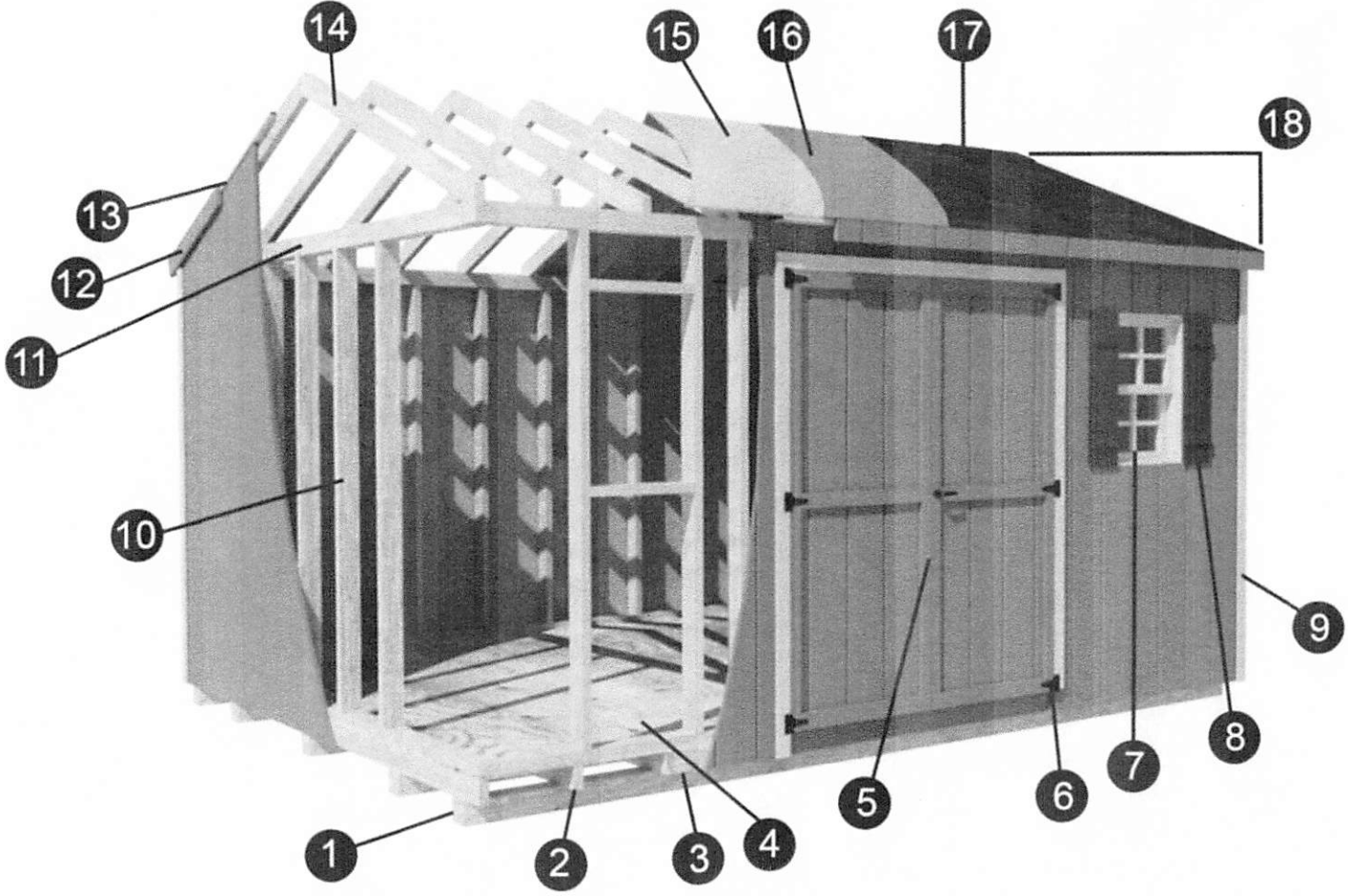
Sincerely,
Teresa DeLucca

Teresa DeLucca
27 Windsor Brook Lane
Tappan, NY 10983

VIS	PRINT KEY	NAME	ADDRESS
2489	77.07-3-10	Michael J Harris	6 Windsor Brook Ln, Tappan, NY 10983 ✓
2489	77.07-3-11	Rocky Cambrea	18 Windsor Brook Ln, Tappan, NY 10983 ✓
2489	77.07-3-12	Jose Roberto Rivera	26 Windsor Brook Ln, Tappan, NY 10983 ✓
2489	77.07-3-13	Rita E Cooperman	36 Windsor Brook Ln, Tappan, NY 10983 ✓
2489	77.07-3-14	Lorraine M Wetzel	37 Windsor Brook La, Tappan, NY 10983 ✓
2489	77.07-3-15	Teresa Delucca	27 Windsor Brook Ln, Tappan, NY 10983 ✓
2489	77.07-3-16	Gaetano De Vincenzo	19 Windsor Brook La, Tappan, NY 10983 ✓
2489	77.07-3-17	Mary Ann Viglietta	7 Windsor Brook Ln, Tappan, NY 10983 ✓
2489	77.08-1-1	Town Of Orangetown	26 Orangeburg Rd, Orangeburg, NY 10962 ✓
2489	77.08-1-2	Susan O'Rourke	363 Kings Hwy, Tappan, NY 10983 ✓
2489	77.08-1-33	Toni Demarsico	44 Eimer St, Tappan, NY 10983 ✓
2489	77.08-1-34	Stephen E Zebiak	40 Eimer St, Tappan, NY 10983 ✓
2489	77.08-1-35	Maria Passarotti	34 Eimer St, Tappan, NY 10983 ✓
2489	77.08-1-36	Patricia A Hennigan	20 Parkway Dr N, Blauvelt, NY 10913 ✓
2489	77.08-1-40	Jaime V Tan	71 Eimer St, Tappan, NY 10983 ✓
2489	77.08-1-42	George Peters	55 Eimer St, Tappan, NY 10983 ✓
2489	77.08-1-43	Mercy Garland	45 Eimer St, Tappan, NY 10983 ✓
2489	77.08-1-44	Michelle Gibber	37 Eimer St, Tappan, NY 10983 ✓
2489	77.08-1-45	John Hartnett	31 Eimer St, Tappan, NY 10983 ✓
2489	77.08-1-46	Alfred Conti	27 Eimer St, Tappan, NY 10983 ✓
2489	77.08-1-47	Michael J Savino	21 Eimer St, Tappan, NY 10983 ✓
2489	77.08-1-48	Christian P Nelson	15 Eimer St, Tappan, NY 10983 ✓
2489	77.08-1-49	Jacqueline Dinuzzo	9 Eimer St, Tappan, NY 10983 ✓

u

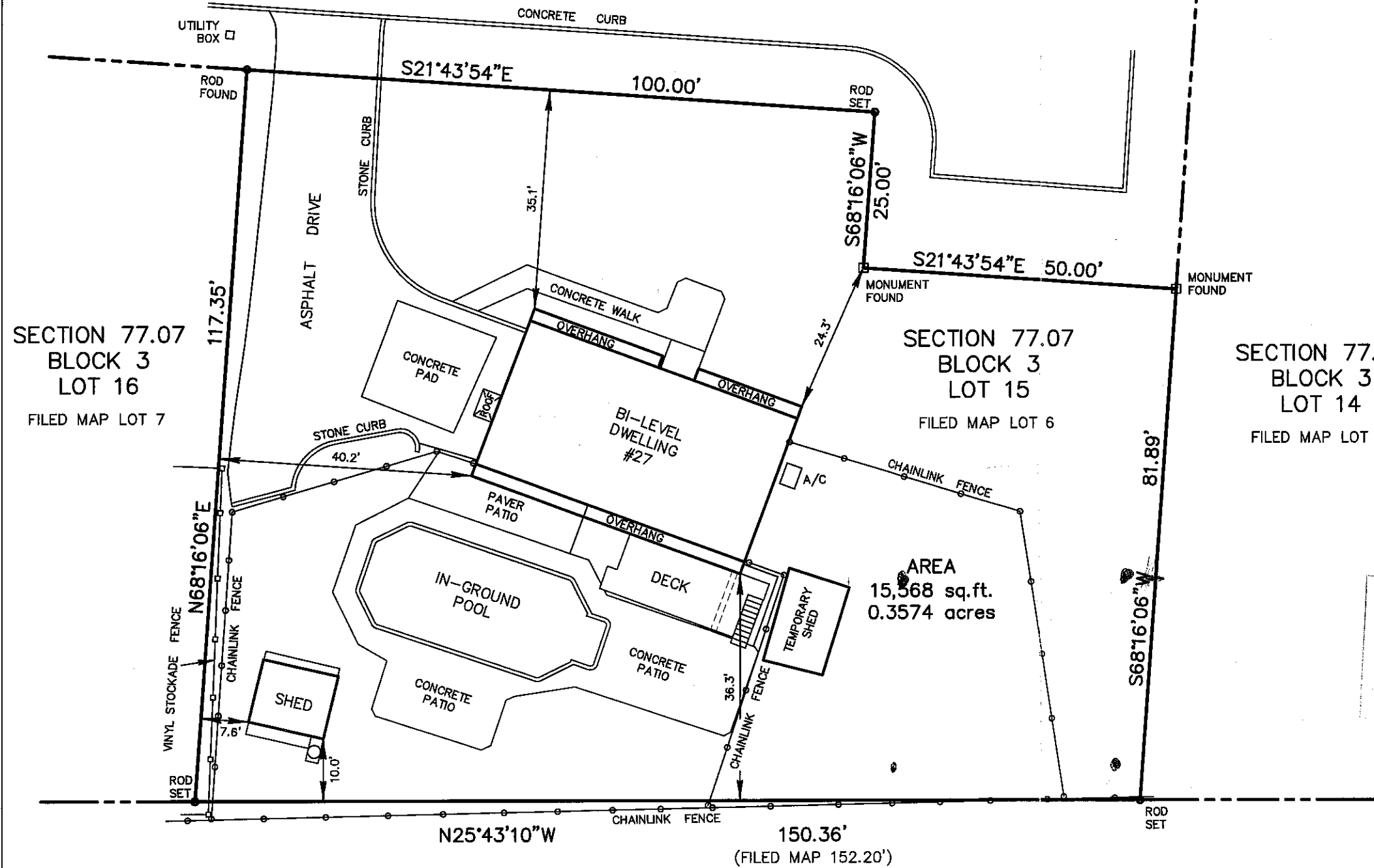
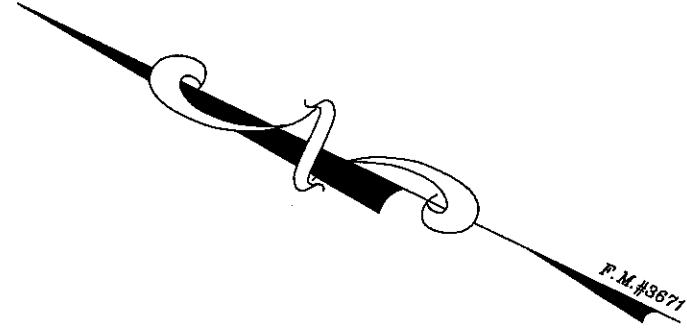
SHED STRUCTURE SPECS.





Standard MaxiBarn Shed Photo Gallery 5
s8220 3 edit

WINDSOR BROOK ROAD (50' WIDE)

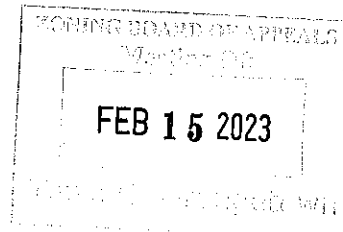


SECTION 77.07
BLOCK 3
LOT 16
FILED MAP LOT 7

SECTION 77.07
BLOCK 3
LOT 15
FILED MAP LOT 6

SECTION 77.07
BLOCK 3
LOT 14
FILED MAP LOT 5

- SURVEY NOTES:**
- 1, COPIES OF THIS SURVEY NOT HAVING THE EMBOSSED SEAL OF THE LAND SURVEYOR SHALL NOT BE VALID.
 - 2, EASEMENTS OR RIGHTS-OF-WAYS ON OR UNDER THESE LANDS AND NOT VISIBLE ARE NOT SHOWN.
 - 3, THIS PROPERTY AND SURVEY ARE SUBJECT TO THE FINDINGS OF A CURRENT TITLE REPORT.
 - 4, DEED REFERENCE: INSTRU.#215-30223
 - 5, MAP REFERENCE: "WINDSOR BROOK ESTATES..." FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON JAN. 25, 1968 AS MAP #3671.



BOUNDARY SURVEY
FOR
PISANO

SECTION 77.07-BLOCK 3-LOT 15
27 WINDSOR BROOK LANE
TAPPAN, TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK

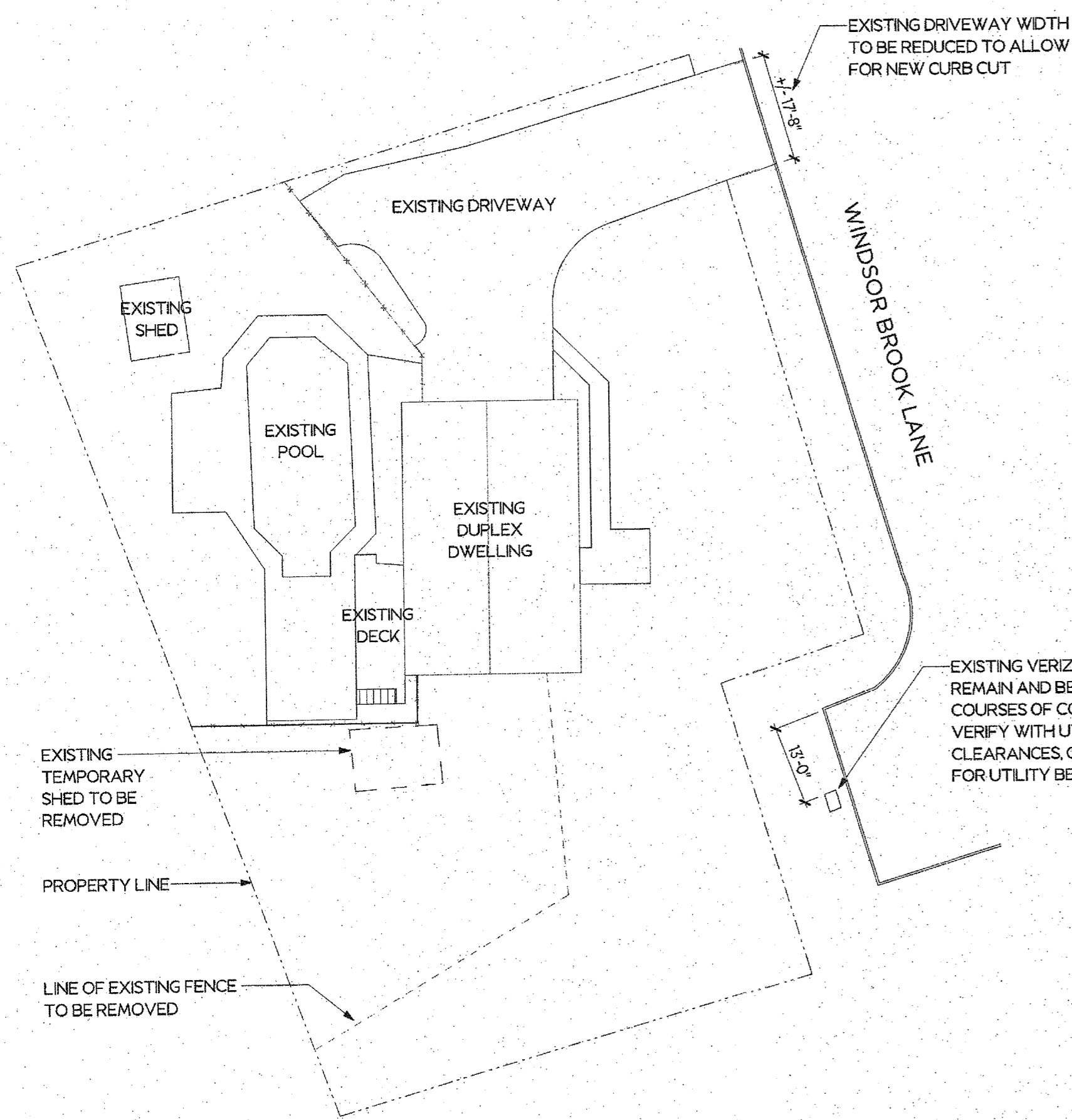
UNAUTHORIZED ALTERATION OR ADDITION TO ANY PLAN OR MAP BEARING THE SEAL OF A PROFESSIONAL ENGINEER OR LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE N.Y. STATE EDUCATION LAW

PALISADES INTERSTATE PARKWAY

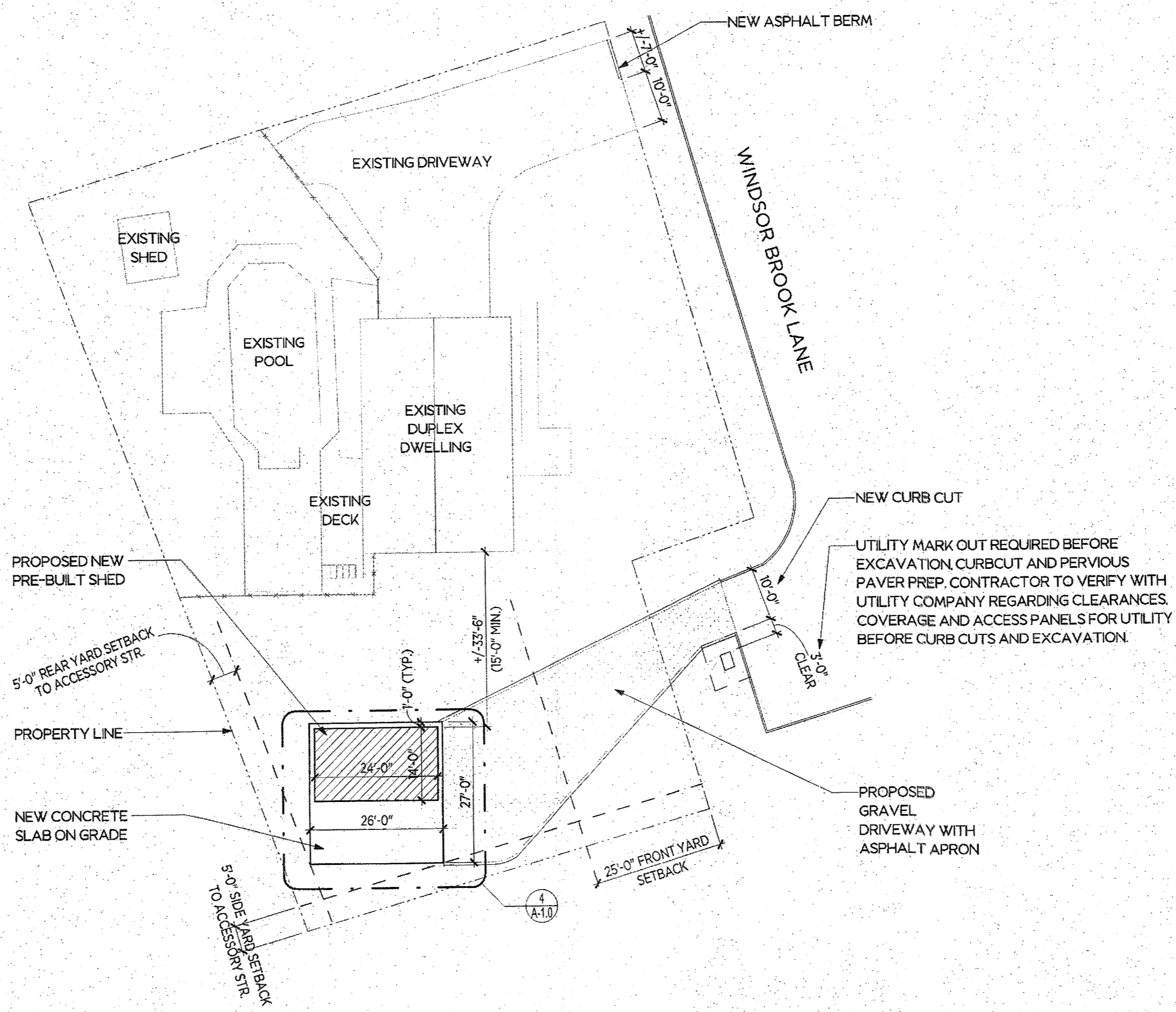
PREPARED BY
JAMES G. SCHEUERMANN
LAND SURVEYOR
19 HOYT ROAD
WARWICK, NEW YORK 10990
(845)-987-4347 JGSCHUEERMANN@GMAIL.COM

James G. Scheuermann
JAMES G. SCHEUERMANN
N.Y.L.S. #050408

SCALE: 1"=20' DATE: SEPT. 22, 2021 JOB #3230
DWG #3230



1 EXISTING SITE PLAN
1" = 20'-0"



2 PROPOSED SITE PLAN
1" = 20'-0"

ZONING ANALYSIS

A. FLOOR AREA REQUIREMENTS

15568 SF LOT AREA X 3 FAR = 46704 SF ALLOWED FLOOR AREA
EXISTING FLOOR AREA OF DUPLEX DWELLING = 1978 SF

PROPOSED SHED AREA = 24'-0" X 14'-0"
NEW BUILDABLE FLOOR AREA = 24'-0" X 14'-0" = 336 SF
NEW TOTAL PROPOSED FLOOR AREA = 2314 SF

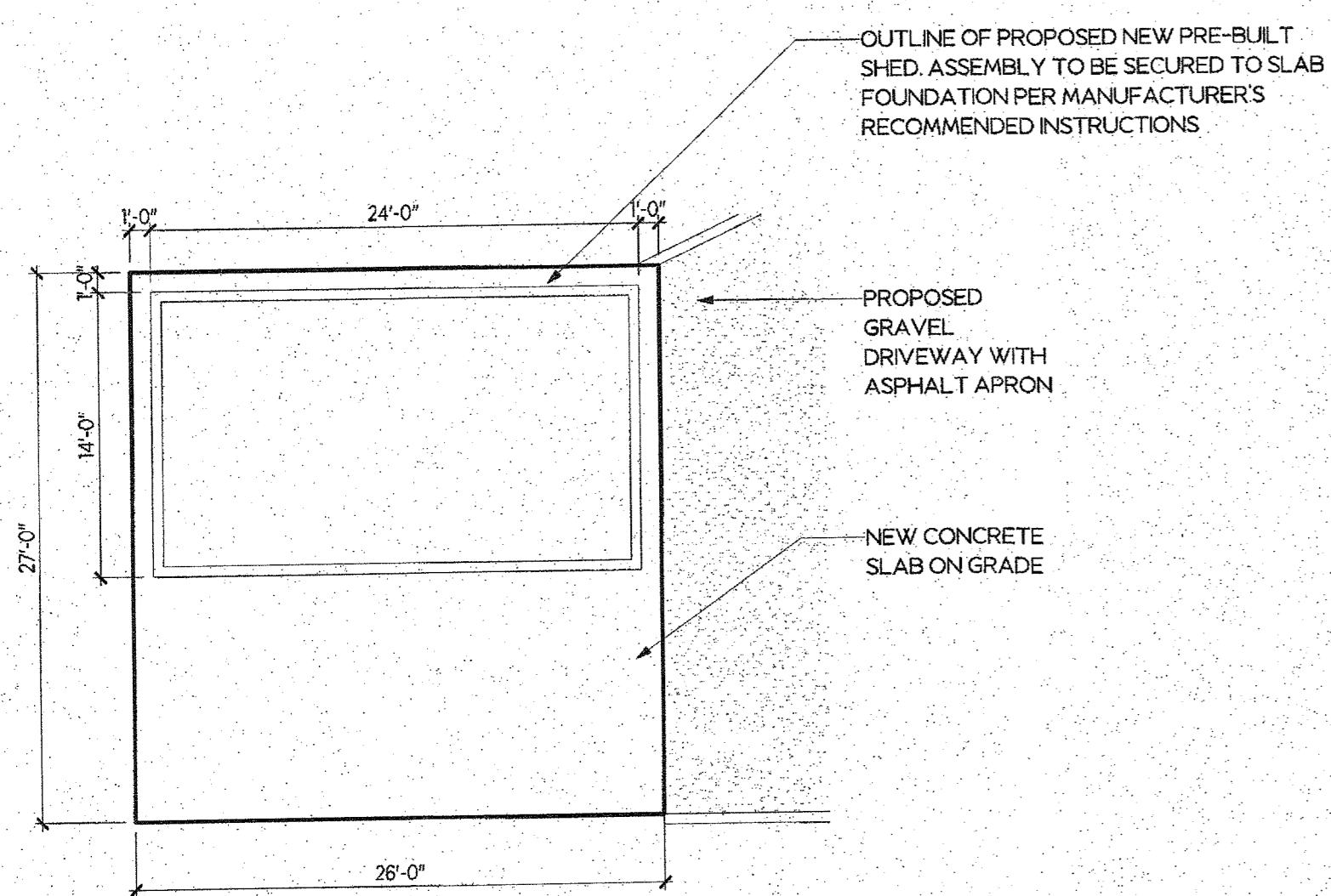
2314 ÷ 4670.4 = OK, COMPLIES

B. COVERAGE REQUIREMENTS

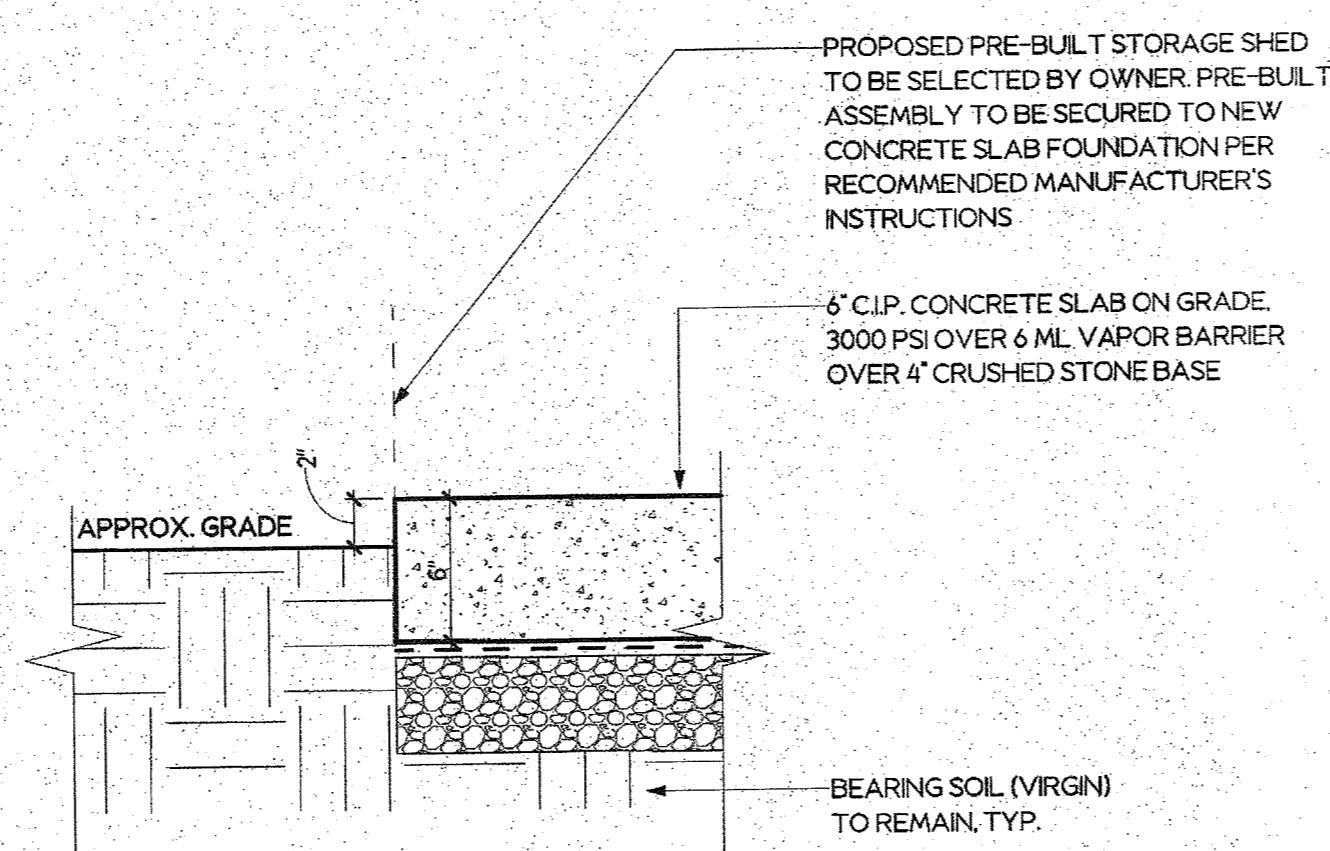
EXISTING IMPERVIOUS COVERAGE = 5451 SF
NEW PROPOSED IMPERVIOUS COVERAGE = 702 SF (NEW CONCRETE SLAB & SHED)
PROPOSED TOTAL IMPERVIOUS COVERAGE = 6353 SF

C. ADDITIONAL ZONING NOTES

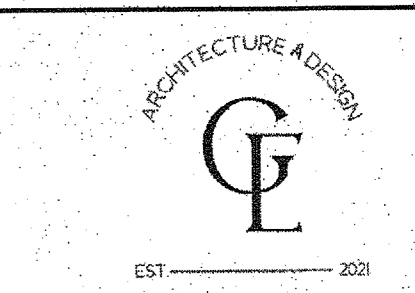
1. PROPOSED PRE-BUILT SHED NOT TO EXCEED 15'-0" IN HEIGHT
2. PROPOSED PRE-BUILT SHED ALLOWED WITHIN REQUIRED REAR AND SIDE YARDS BUT NOT WITHIN 5'-0" OR LESS OF REAR OR SIDE LOT LINE
3. PROPOSED PRE-BUILT SHED LOCATION AND DRIVEWAY CURB CUT TO BE VERIFIED BY TOWN OF ORANGETOWN BUILDING DEPARTMENT AND DEPARTMENT OF TRANSPORTATION FOR ANY REQUIRED VARIANCES
4. REQUIREMENT OF ANY REQUIRED DRY-WELL AND DRAINAGE CALCULATIONS TO BE PERFORMED BY LICENSED ENGINEER
5. PROPOSED DRIVEWAY TO BE PERMEABLE GRAVEL WITH ASPHALT APRON



4 PROPOSED FOUNDATION PLAN
1/8" = 1'-0"



3 DETAIL - PROPOSED SLAB FOUNDATION
1 1/2" = 1'-0"



PROJECT:
DELUCCA RESIDENCE
27 WINDSOR BROOK LANE
TAPPAN, NY 10983

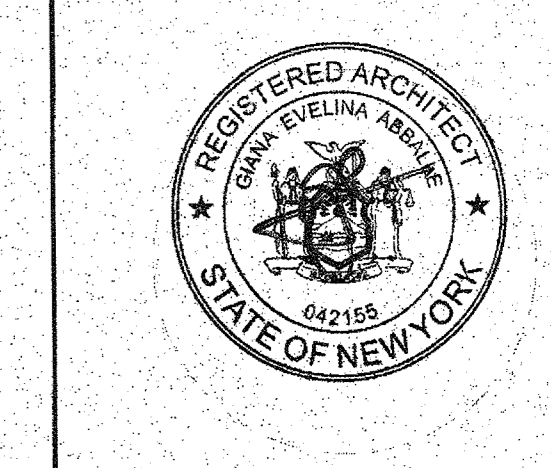
ARCHITECT:
GIANA ABBALLE, AIA
20 ANN STREET
OLD TAPPAN, NJ 07675
GIANA.ABBALLE@GMAIL.COM

OWNER:
TERESA DELUCCA
27 WINDSOR BROOK LANE
TAPPAN, NY 10983

CONSULTANTS:

DELUCCA RESIDENCE
27 WINDSOR BROOK LANE
TAPPAN, NY 10983

REV	DATE	DESCRIPTION
1	01/10/23	ISSUED FOR CLIENT REVIEW



PROJECT No: GE.AD.008

DRAWING TITLE:
SITE PLANS, PLAN, AND SECTION

SCALE: As Indicated

DRAWING NUMBER:
A-1.0.00

SHEET SET NUMBER: 2 OF 3 SHEETS

ZONING BOARD OF APPEALS
Meeting Of:
FEB 15 2023
Town Of Orangetown

April 16, 2023

Orangetown Zoning Board of Appeals
20 Greenbush Rd
Orangeburgh, NY 10962

Tax Data: 77.07-3-15

Regarding: DeLucca Project
27 Windsor Brook Lane
Tappan, NY 10983

Project : Gravel Driveway/Curb cut

Members of the Zoning Board,

My wife and I would like to thank you for your time invested to date assisting us with the zoning review process. As you may have gathered this is something we have not had to do in our past experience as homeowners.

As per your request at the previous zoning meeting, we are providing addresses and pictures of homes with similar driveways. We have located 3 homes within a 1.5 mile radius that have 2 curb cuts. 2 have circular driveways and 1 has 2 separate driveways.

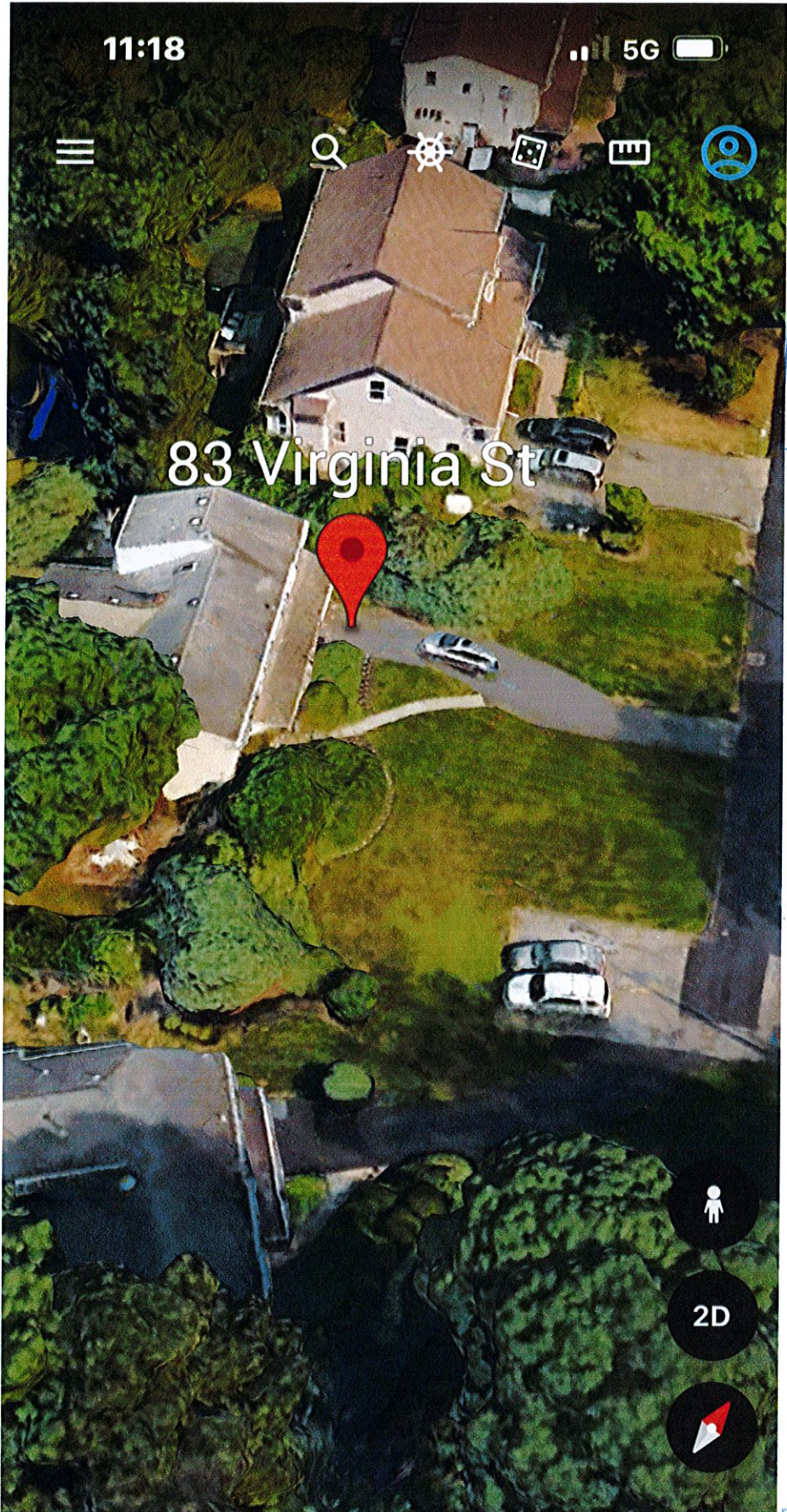
We have consulted with Paul Gdanski of Gdanski Consultants Inc regarding the variance we seek for a 2nd curb cut and gravel driveway. He is fully aware of the conditions we are looking to get approved. Our understanding is that we may seek an approval from the zoning board contingent upon positive results from the engineers formal water run off report. Should the results be in our favor we trust the board will provide us the variance for the 2nd curb cut and gravel driveway. As you can see we prefer not to fund an engineering report/ study unless we are assured an approval will be granted, provided the results of the report shows no impact on our neighbors.

We are easily reachable to answer any questions the board may have for us.

Thank you for your consideration on this matter.

Sincerely,
Robert and Denise Pisano





11:18

5G



83 Virginia St



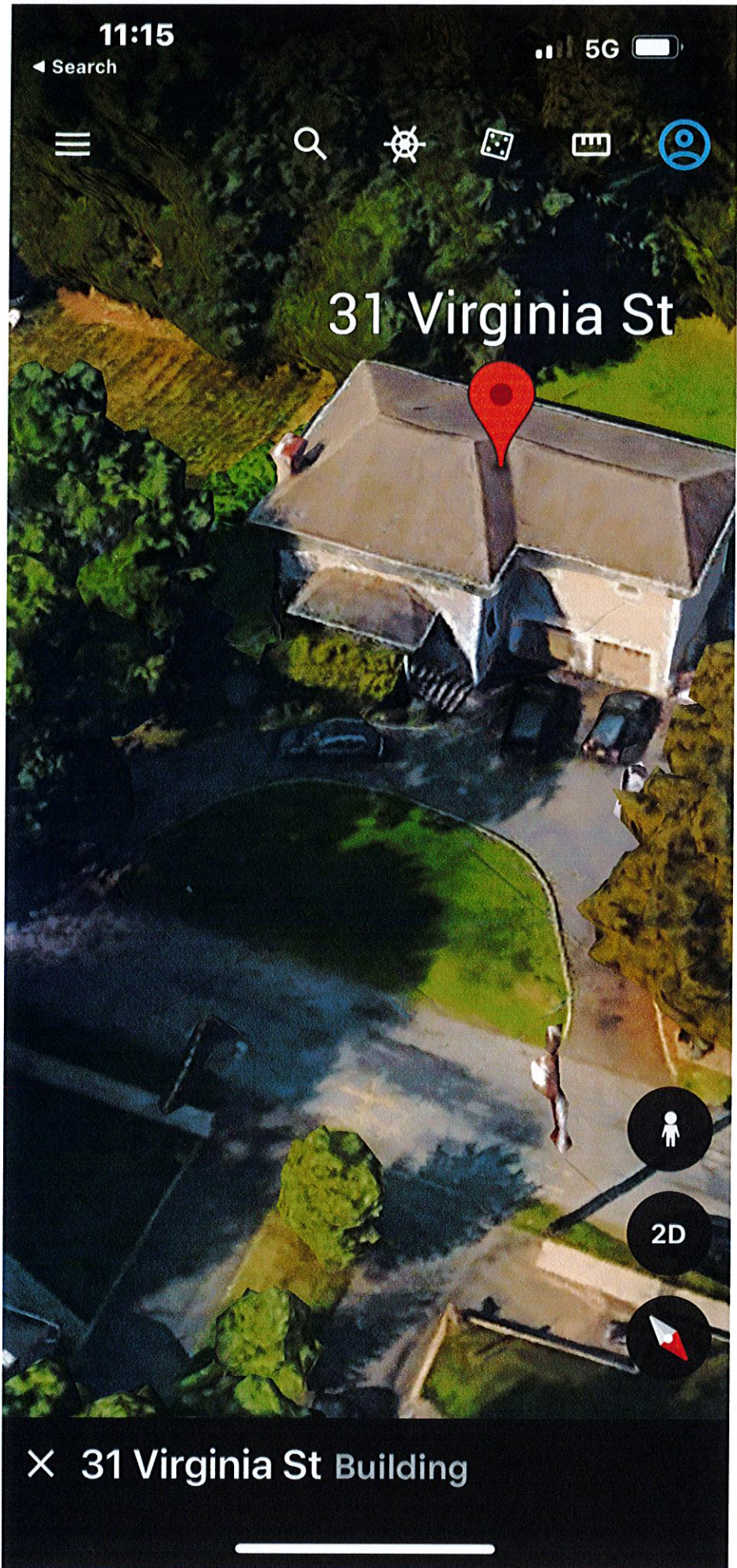
2D



X 83 Virginia St

ZONING BOARD OF APPEALS
Meeting Of:
MAY 03 2023
Town Of Orangetown

RECEIVED
APR 18 2023
TOWN OF ORANGETOWN
LAND USE BOARDS



11:15

Search

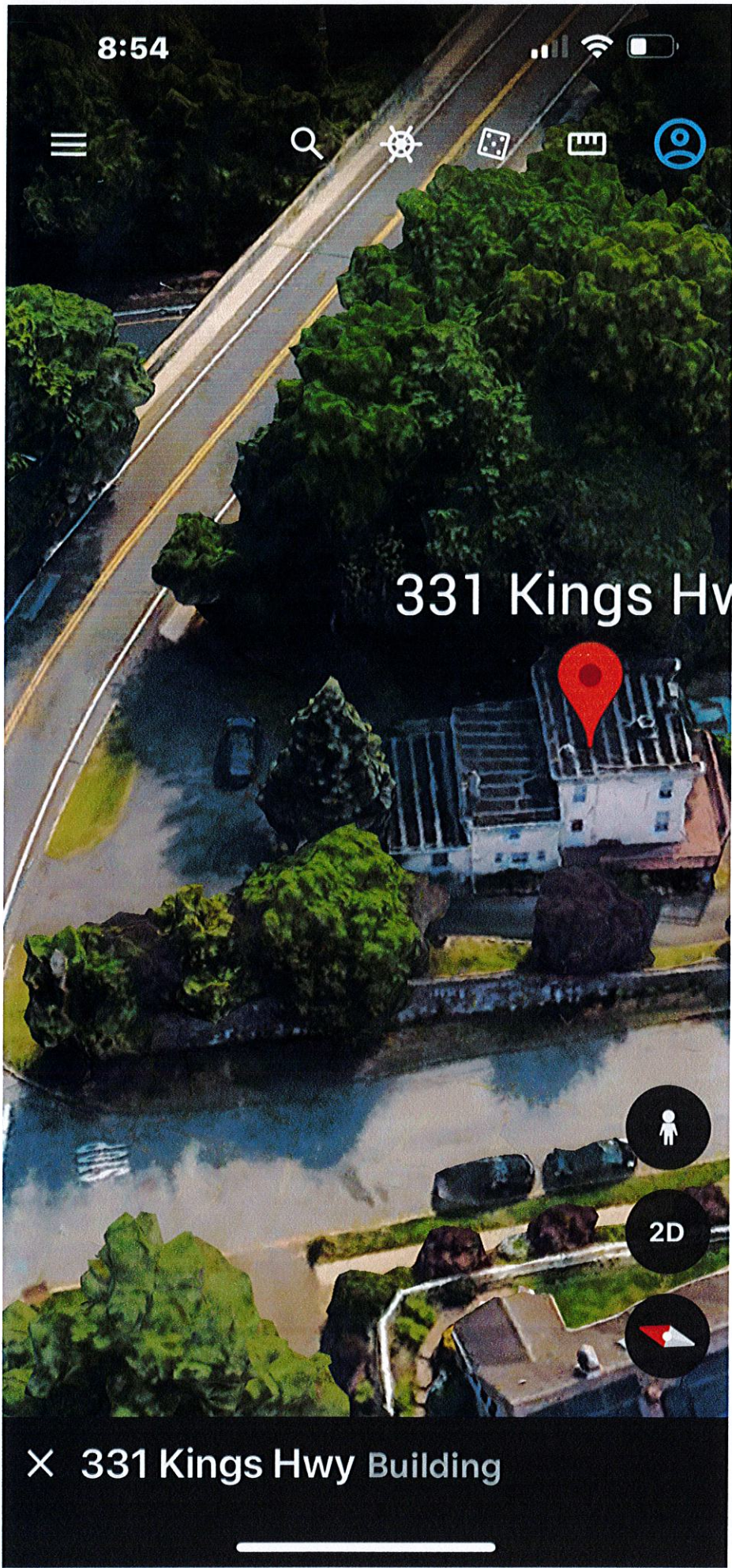
5G

31 Virginia St

31 Virginia St Building

ZONING BOARD OF APPEAL
Meeting Of:
MAY 03 2023
Town Of Orangetown

RECEIVED
APR 18 2023
TOWN OF ORANGETOWN
LAND USE BOARDS



8:54



331 Kings Hwy



2D



X 331 Kings Hwy Building

ZONING BOARD OF APPEALS
Meeting Of:
MAY 03 2023
Town Of Orangetown

RECEIVED
APR 18 2023
TOWN OF ORANGETOWN
LAND USE BOARDS