

NOTICE OF PUBLIC HEARING OF  
THE ORANGETOWN ZONING BOARD OF APPEALS

Please take notice that a Public Hearing will be held by the  
Zoning Board of Appeals

of the Town of Orangetown, Rockland County, New York in **Greenbush Auditorium,**  
**20 Greenbush Road, Orangeburg, New York at 7:00 P.M.** on

Wednesday, July 5, 2023

The Agenda of the Board of Appeals Hearing is posted on the Town's website.

At the time and place of such Public Hearing, the Zoning Board of Appeals will hear all persons in support of the application, any persons with objections thereto, and anyone interested in the application or wishing to comment: any such persons may appear in person, or by agent or representative.

You are invited to examine the application and additional documents including surveys. The application and documentation can be viewed at:

<https://www.orangetown.com/document/doonan-zba-package-77-08-3-96/>

<https://www.orangetown.com/document/lafamiglia-lanni-restaurant-zba-package-77-08-5-48-1-48-2/>

<https://www.orangetown.com/document/cancro-zba-package-77-10-2-12-2/>

The Building Department, 20 Greenbush Road, Orangeburg, New York 8:00 AM to 4:00 PM  
At the public hearing, the Board shall consider the following items:

NEW ITEMS:

ZBA# 23-20: Application of James and Ashley Doonan for a variance from Zoning Code (Chapter 43) of the Town of Orangetown, R-15 District, Group M, Section 4.5: (Single family Conversion, Subsection 4.58 (Owner must reside in said dwelling for at least 15 years) to convert a garage into living space at an existing single-family residence. The premises are located at 6 Kirchner Drive, Tappan, New York and are identified on the Orangetown Tax Map as Section 77.08, Block 3, Lot 96 in the R-15 zoning district.

ZBA# 23-21: Application of LaFamiglia/Lanni Restaurant for a Special Permit from Zoning Code (Chapter 43) of the Town of Orangetown, CS District, Section 3.11, Column 7, No. 1, "same as R-80". R-80 Column 7, #6, "all restaurants shall be within completely enclosed buildings, unless by Special Permit of the ZBA: applicant is proposing outdoor dining at an existing restaurant. The premises are located at 645 Main Street, Sparkill, New York and are identified on the Orangetown Tax Map as Section 77.08, Block 5, Lot 48.1 & 48.2 in the CS zoning district.

ZBA# 23-20: Application of Jennifer Cancro for variances from Zoning Code (Chapter 43) of the Town of Orangetown, R-15 District, Group M, Section 3.12, Column 8 (Front Yard) and 12 (Building Height) Section 5.21 Undersized lot applies, for an addition to an existing single-family residence. The premises are located at 90 Greenbush Road, Tappan, New York and are identified on the Orangetown Tax Map as Section 77.10, Block 2, Lot 12 in the R-15 zoning district.