

MINUTES
ZONING BOARD OF APPEALS
October 18, 2023

MEMBERS PRESENT: PATRICIA CASTELLI, ACTING CHAIR
THOMAS QUINN
ROBERT BONOMOLO, JR.
MICHAEL BOSCO
BILLY VALENTINE

ABSENT: DAN SULLIVAN, CHAIRMAN

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 Ms. Castelli, Acting Chair.
Hearings on this meeting's agenda, which are made a part of this meeting, were held as noted below:

PUBLISHED ITEMS

APPLICANTS

DECISIONS

NEW ITEMS:

WEIR 71 Pinto Road Pearl River, New York 69.06 / 1 / 89; R-15 zone	FRONT YARD VARIANCE APPROVED	ZBA#23-40
WALTHER 692 Oak Tree Road Palisades, New York 78.17 / 2 / 20.2; R-40 zone	ACCESSORY STRUCTURE DISTANCE VARIANCE APPROVED	ZBA#23-41
THOMAS 29 Wayne Lane Tappan, New York 74.17 / 4 / 12; R-15 zone	SIDE YARD VARIANCE APPROVED	ZBA#23-42

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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.

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: 423-427 Western Highway Enterprises Site Plan, 423-427 Western Highway, Tappan, NY 74.14 / 2 / 39; LI/LO zone; and FURTHER RESOLVED, to request to be notified by the Planning Board of SEQRA proceedings.

There being no further business to come before the Board, on motion duly made, seconded and carried, the meeting was adjourned at 7:35 P.M.

Dated: October 18, 2023

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 CLERK'S OFFICE
2023 OCT 24 P 1:30
TOWN OF ORANGETOWN

FRONT YARD VARIANCE APPROVED

To: Kevin Weir
71 Pinto Road
Pearl River, New York 10965

ZBA #23-40
Date: October 18, 2023
Permit #BLDR-3755-23

FROM: ZONING BOARD OF APPEALS: Town of Orangetown

ZBA# 23-40: Application of Kevin Weir for a variance from Zoning Code (Chapter 43) of the Town of Orangetown, Section 3.12, R-15 District, Group M, Column 8 (Front Yard: 30' required, 24.5' proposed) for an addition to an existing single-family residence. The premises are located at 71 Pinto Road, Pearl River, New York and are identified on the Orangetown Tax Map as Section 69.06, Block 1, Lot 89 in the R-15 zoning district.

Heard by the Zoning Board of Appeals of the Town of Orangetown at a Hearing held on Wednesday, October 18, 2023 at which time the Board made the determination hereinafter set forth.

Kevin Weir appeared and testified.

The following documents were presented:

1. Architectural Plans labeled "Weir Residence One-Story Addition" dated 05/15/2023 signed and sealed by Harry J. Goldstein, AIA. (2 pages)

Ms. Castelli, Acting Chair, 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, Ms. Castelli 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. Bonomolo and carried as follows: Mr. Bosco, aye; Mr. Quinn, aye; Mr. Bonomolo, aye; Ms. Castelli, aye; and Mr. Valentine, aye. Mr. Sullivan was absent.

Kevin Weir testified that he purchased the house from his Mom last year; that he grew up in the house; that they are doing some interior renovations and found out from the contractor that the enclosed front porch was not built to code; that they need to knock it down and rebuild it with the proper footings; that they are not enlarging it, however they need a front yard variance to the second step for the existing set back.

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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.

Ms. Castelli 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 front yard variance will not produce an undesirable change in the character of the neighborhood or a detriment to nearby properties. The footprint of the existing house is not changing and the improvements will meet code. 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. The footprint of the existing house is not changing and the improvements will meet code. 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 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 footprint of the existing house is not changing and the improvements will meet code. 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.

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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.

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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. Bosco and carried as follows: Mr. Bosco, aye; Mr. Bonomolo, aye; Mr. Quinn, aye; Ms. Castelli, aye; and Mr. Valentine, aye. Mr. Sullivan 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: October 18, 2023

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 OF ORANGETOWN
2023 OCT 24 P 1:30
TOWN CLERK'S OFFICE

SECTION 5.153 ACCESSORY STRUCTURE VARIANCE APPROVED

To: William Walther
692 Oak Tree Road
Palisades, New York 10964

ZBA #23-41
Date: October 18, 2023
Permit #BLDR-3919-23

FROM: ZONING BOARD OF APPEALS: Town of Orangetown

ZBA# 23-41: Application of William Walther for a variance from Zoning Code (Chapter 43) of the Town of Orangetown, R-40 District, Section 5.153 (Accessory Structures may not be closer than 15' from primary structure: 5' proposed) for an addition to a detached garage at an existing single-family residence. The premises are located at 692 Oak Tree Road, Palisades, New York and identified on the Orangetown Tax Map as Section 78.17, Block 2, Lot 20.2 in the R-40 zoning district.

Heard by the Zoning Board of Appeals of the Town of Orangetown at a Hearing held on Wednesday, October 18, 2023 at which time the Board made the determination hereinafter set forth.

William and Sue Walther and Donald Brenner, Attorney, appeared and testified.

The following documents were presented:

1. Site plans for garage expansion Walther dated 05/20/2022 signed and sealed by Jay A. Greenwell, Land Surveyor (1 page)
2. Ten pages of Architectural plans handed in at the hearing labeled "Walther Residence-692 Oak Tree Road".

Ms. Castelli, Acting Chair, 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, Ms. Castelli 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. Bonomolo and carried as follows: Mr. Bosco, aye; Mr. Quinn, aye; Mr. Bonomolo, aye; Ms. Castelli, aye; and Mr. Valentine, aye. Mr. Sullivan was absent.

Donald Brenner, Attorney, testified that the Walthers' have been Orangetown residents for many years; that Bill is a member of the Historic Areas Board of Review; that they appeared before the Historic Board in October last year and were approved; that they came in to get the permit and were told that they need to appear before the Zoning Board; and that he will turn it over to Bill to explain the need for the addition.

Bill Walthers testified that during Covid, he started working from home more than going into the office; that he is still working remotely and his wife Sue told him that he cannot keep taking over the dining room; that he house is not large; that the solution that would afford him to work from home would be to add on to the existing garage; that the property has wetlands restrictions; that they cannot add onto the west of the garage because it would block the driveway; that the lot is a flag lot; that if they added to the rear of the garage it would intrude into their front yard, which is adjacent to the neighbors rear yard; that there is an existing attic space above the garage that is used as an office space for billing and statements; that the area on the plan that is labeled studio is for his architectural and art work; and that they appeared before the Historic Board and were approved and the neighbor to the east is on the Historic Board.

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.

Ms. Castelli made a motion to close the Public Hearing which motion was seconded by Mr. Bonomolo 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 accessory structure distance from primary structure variance will not produce an undesirable change in the character of the neighborhood or a detriment to nearby properties. The property is a flag lot and the proposed addition will not be seen from the road, and the property has restrictions because of the wetlands.
2. The requested § 5.153 accessory structure distance from primary structure variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. The property is a flag lot and the proposed addition will not be seen from the road, and the property has restrictions because of the wetlands.
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 accessory structure distance from primary structure variance 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 property is a flag lot and the proposed addition will not be seen from the road, and the property has restrictions because of the wetlands.
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

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TOWN OF ORANGETOWN

DECISION: In view of the foregoing and the testimony and documents presented, the Board **RESOLVED** that the application for the requested § 5.153 accessory structure distance from primary structure 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

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The foregoing resolution to approve the application for the requested § 5.153 accessory structure distance from primary structure variance is APPROVED; was presented and moved by Mr. Valentine, seconded by Mr. Bonomolo and carried as follows: Mr. Quinn, aye; Mr. Bosco, aye; Mr. Bonomolo, aye; Mr. Valentine, aye; and Ms. Castelli, aye. Mr. Sullivan 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: October 18, 2023

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 OF ORANGETOWN
2023 OCT 24 P 1:31
TOWN CLERK'S OFFICE

SIDE YARD VARIANCE APPROVED

To: Kerry Thomas
29 Wayne Lane
Tappan, New York 10983

ZBA #23-42
Date: October 18, 2023
Permit #RENEW-3739-23

FROM: ZONING BOARD OF APPEALS: Town of Orangetown

ZBA# 23-42: Application of Kerry Thomas for a variance from Zoning Code (Chapter 43) of the Town of Orangetown, Chapter 43, Section 3.12, R-15 District, Column 9 (Side Yard: 20' required, 10'8" proposed) for an above-ground pool that was approved for a different location in ZBA#20-65. The premises are located at 29 Wayne Lane, Tappan, New York and are identified on the Orangetown Tax Map as Section 74.17, Block 4, Lot 12 in the R-15 zoning district.

Heard by the Zoning Board of Appeals of the Town of Orangetown at a Hearing held on Wednesday, October 18, 2023 at which time the Board made the determination hereinafter set forth.

Kerry Thomas appeared and testified.

The following documents were presented:

1. Plot plan based on survey by Fabian C. Adler, L.S. dated June 15, 1966 with pool drawn on it and submitted by Sean Cleere dated August 28, 2023.
2. Survey by Warrin M. Hook and Alfred K. Vogt dated August 2, 1965, January 20, 1966, last revised June 15, 1966 with the pool drawn on it and the applicant added a shed to the plan at the hearing of October 7, 2020
3. ZBA Decision #20-65 dated October 7, 2020.
4. Plot plan drawn by Sean Cleere dated August 28, 2023 that the applicant, Kerry Thomas drew the shed on and dated October 18, 2023.
5. Four computer generated pictures of the rear yard.

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

On advice of Denise Sullivan, Deputy Town Attorney, counsel to the Zoning Board of Appeals, Ms. Castelli 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. Bonomolo and carried as follows: Mr. Bosco, aye; Mr. Bonomolo, aye; Mr. Quinn, aye; Mr. Valentine, aye; and Ms. Castelli, aye. Mr. Sullivan was absent.

Kerry Thomas testified that she recently applied to install a deck around the pool that was installed in 2020; that at that time she found out that she did not have a certificate of occupancy for the pool; that when the inspector came out to inspect the pool, they discovered that the plan showed the pool on the opposite side of the yard; that no one caught the error; that the pool is installed as shown on the plan before the Board; that the shed is not on the plan and she will draw it on; and that she would like to get the variance for this side yard; and that no neighbors complained about the variance last time and no one has appeared at this meeting; and that the neighbors come over and swim in the pool.

TOWN CLERK'S OFFICE
2023 OCT 24 P 1:31
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.

Ms. Castelli 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 variance will not produce an undesirable change in the character of the neighborhood or a detriment to nearby properties. The side yard variance is 8" less than previously granted, the yard is sloped, and the pool is already installed on the west side of the rear yard without complaint for two years.
2. The requested side yard variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. The side yard variance is 8" less than previously granted, the yard is sloped, and the pool is already installed on the west side of the rear yard without complaint for two years.
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 side yard variance 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 side yard variance is 8" less than previously granted, the yard is sloped, and the pool is already installed on the west side of the rear yard without complaint for two years.
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
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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 side 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 OF ORANGETOWN
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TOWN CLERK'S OFFICE

The foregoing resolution to approve the application for the requested side yard variance is APPROVED; was presented and moved by Mr. Quinn, seconded by Mr. Bosco and carried as follows: Mr. Bosco, aye; Mr. Bonomolo, aye; Mr. Valentine, aye; Ms. Castelli, aye; and Mr. Quinn, aye. Mr. Sullivan 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: October 18, 2023

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.

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FILE,ZBA, PB
CHAIRMAN, ZBA, PB, ACABOR

TOWN CLERK'S OFFICE

2023 OCT 24 P 1:31

TOWN OF ORANGETOWN