

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 the **Land use Board  
Meeting Room, North West Corner, 26 Orangeburg Road**, New York at 7:00 P.M. on  
**Wednesday, May 21, 2025**

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/gallagher-zba-package-68-12-1-43-2/>

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

**CONTINUED ITEMS:**

ZBA#24-49: Application of Brendan Gallagher, Owner, for variances from Zoning Code (Chapter 43), RG District, Section 3.12, Group Q, Column 8(Front yard), Column 9 (side yard), Column 11(rear yard). From Section 5.227(Accessory structures allowed in side and rear yard), and from Section 5.227(Accessory structures in side yard side yard setback) for additions, a shed, and a hot tub at an existing single-family residence. The premises are located at 43 W Lewis Avenue, Pearl River, New York and identified on the Orangetown Tax Map as Section 68.12, Block 1, Lot 43 in the RG zoning district. R-15 District, Group M, Section 9.2 (Expansion of non-conforming bulk) for a hot tub addition to an existing pool that was approved in ZBA#77-12 at an existing single-family dwelling. The premises are located at 143 Independence Avenue, Tappan, New York and identified on the Orangetown Tax Map as Section 74.18, Block 2, Lot 1, 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: Special permit requested; and to renew the variances and Special Permit granted in ZBA#17-56: (Sparkill Temporary Play Area) for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-80 District, Section 3.11, Group A, Column 4, #9 refers to CS District, Section 3.12, Group FF, Section 3.12, and Column 10 (Total Side Yard) and 11 ( Rear Yard) for outdoor dining. The premises are located at 645 Main Street, Sparkill, New York and identified on the Orangetown Tax Map as Section 77.08, Block 5, Lot 48.1 & 48.2 in the CS zoning district.