

**ZONING BOARD OF APPEALS**

Town of Orangetown  
26 Orangeburg Road  
Orangeburg NY, 10962  
**(845)3598410(ex.4316)**

**Date: June 30, 2025**

TO: OBAPAE  
NYS Dept of Environmental  
New York State Dept. of Transportation  
Palisades Interstate Park Commission  
NYS Thruway Authority  
ACOE  
CSX

**Rockland County Drainage  
Rockland County Health  
Rockland County Planning  
Rockland County Highway  
Rockland County Swr Dstrt  
Orange and Rockland  
Veolia**

**This matter is scheduled for: August 6, 2025**

**Review of Plans: RAUSA Tattoo, 274 N Middletown Road, Pearl River, NY**

**Section 69.09 Block 1 Lot 39; CO zone**

Chapter 43, CO District, Section 3.11, Column 2(Use not permitted by right in a CO district) for a tattoo business to occupy an existing building. The premises are located at 274 N Middletown Road, Pearl River, New York and identified on the Orangetown Tax Map as Section 69.09, Block 1, Lot 39 in the CO zoning district.

Please review the information enclosed and provide comments.  
These comments may be mailed, or e-mailed 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: 26 Orangeburg Road, Orangeburg, NY 10962
- Email to Zoning Board: [KBettmann@orangetown.com](mailto:KBettmann@orangetown.com)

**Zoning Board Meeting Date: August 6, 2025**

- ( ) 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, August 6, 2025.**  
**Kindly forward your completed review to this office BEFORE August 6, 2025.**  
Reviewing Agency\_\_\_\_\_

Name:\_\_\_\_\_Date:\_\_\_\_\_

Signature: \_\_\_\_\_

Thank you, **Katlyn Bettmann (EXT. 4316)**

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: \_\_\_\_\_

**LAND USE BOARD APPLICATION**

*Please check all that apply:*

<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Residential
<input type="checkbox"/> Planning Board	<input type="checkbox"/> Historical Board
<input 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 checked="" type="checkbox"/> Special Permit	<input type="checkbox"/> Interpretation
<input type="checkbox"/> Variance	
<input type="checkbox"/> Performance Standards Review	
<input type="checkbox"/> Use Variance	
<input type="checkbox"/> Other (specify): _____	

PERMIT#: BLDC-7091-25  
 ASSIGNED  
 INSPECTOR: GM  
 Referred from Planning Board: YES / NO  
 If yes provide date of Planning Board meeting: \_\_\_\_\_

Project Name: RAUSA TATTOO

Street Address: 274 N. MIDDLETOWN RD  
PEARL RIVER, NY 10965

Tax Map Designation:  
Section: 69.09 Block: 1 Lot(s): 39  
Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_

Directional Location:  
On the E side of N. MIDDLETOWN RD, approximately 60 feet NORTH of the intersection of MANOR BLVD, in the Town of ORANGETOWN in the hamlet/village of Pearl River.

Acreage of Parcel <u>.45</u>	Zoning District <u>CO</u>
School District <u>PR</u>	Postal District <u>PR</u>
Ambulance District <u>PR</u>	Fire District <u>PR</u>
Water District _____	Sewer District _____

Project Description: (If additional space required, please attach a narrative summary.)  
A SINGLE CHAIR / ONE EMPLOYEE TATTOO STUDIO.  
BY APPOINTMENT ONLY. "NO WALK IN'S" EVER!  
VERY LOW TRAFFIC / ONE CHAIR / ONE PERSON PER APPOINTMENT.

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.  
Date: 5/19/25 Applicant's Signature: [Signature]

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JUN 11 2025

TOWN OF ORANGETOWN  
LAND USE BOARD

# 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.

~~small craftsman permit~~  
~~1 room to be used to apply tattoos to clients~~

### 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.  
\_\_\_\_\_  
\_\_\_\_\_

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TOWN OF ORANGETOWN  
LAND USE BOARDS



OFFICE OF BUILDING, ZONING, PLANNING,  
ADMINISTRATION AND ENFORCEMENT  
**TOWN OF ORANGETOWN**

26 Orangeburg Road  
Orangeburg, N.Y. 10962

(845)359-8410

Fax: (845) 359-8526

**REFERRAL TO THE ZONING BOARD OF APPEALS**

Date: 5/2/25 Section: 69.09 Block: 1 Lot: 39

Applicant: RAUSA Tattoo

Address: 274 N Middletown Rd Pearl River, NY

RE: Application Made at: same

Referred For:

Chapter 43,Section 3.11 CO, Col 2 Use Not Allowed By Right

Comments:

Tattoo business not allowed in CO district

Dear RAUSA Tattoo :

Please be advised that the Building Permit Application # 7091-25, which you submitted on 5/2/25, has been referred to the Town of Orangetown Zoning Board of Appeals. The Clerk to the Zoning Board of Appeals, Katlyn Bettmann can assist you in the preparation necessary to appear before the board. She can be reached at 845-359-8410 ext. 4316 or kbettmann@orangetown.com

Sincerely,

Glenn E. Maier  
Assistant Building Inspector

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TOWN OF ORANGETOWN  
LAND USE BOARDS

Signature of Director  
NOTE: PLEASE KEEP FOR YOUR RECORDS  
10-01-2024: emd

Date  
CC: Katlyn Bettmann  
Elizabeth Decort

SWIS	PRINT KEY	NAME	ADDRESS
392489	68.12-3-22./166	Rute D Almeida	166 E Crooked Hill Rd, Pearl River, NY 10965
392489	68.12-3-22./356	Camille Paccione	356 E Crooked Hill Rd, Pearl River, NY 10965
392489	68.12-3-22./362	Thomas Montgomery	362 E Crooked Hill Rd, Pearl River, NY 10965
392489	68.12-3-22./364	Antonina Poggioreale	364 E Crooked Hill Rd, Pearl River, NY 10965
392489	68.12-3-22./366	Kenneth Mulderrig	366 E Crooked Hill Rd, Pearl River, NY 10965
392489	68.12-3-23	G & M South Pearl Corp	171 W Park Ave, Pearl River, NY 10965
392489	68.12-3-25	275 N Middletown LLC	9 Perlman Dr Ste 215, Spring Valley, NY 10977
392489	68.12-3-26	247-249 N Middletown Rd LLC	169 Route 303, Valley Cottage, NY 10989
392489	69.09-1-1	Michael Wright	P.O. Box 349, Ellenville, NY 12428
392489	69.09-1-3	Sefika Metjahic	291 White Ave, Pearl River, NY 10965
392489	69.09-1-4	Anna J Mc Dermott	283 White Ave, Pearl River, NY 10965
392489	69.09-1-34	Barbara Hlavac	275 White Ave, Pearl River, NY 10965
392489	69.09-1-35	Kevin J Byrnes	239 Manor Blvd, Pearl River, NY 10965
392489	69.09-1-36	William A English Jr	235 Manor Blvd, Pearl River, NY 10965
392489	69.09-1-37	Michael B Hussey	227 Manor Blvd, Pearl River, NY 10965
392489	69.09-1-38	Neil Greskiewicz	268 N Middletown Rd, Pearl River, NY 10965
392489	69.09-1-39	Messer & Susslin & Others	274 No Middletown Rd, Pearl River, NY 10965
392489	69.09-1-40	Martin Kuhn	56 Rolfe Pl, Pearl River, NY 10965
392489	69.09-1-41	Optimal Care of Rockland LLC	103 Highview Rd, Suffern, NY 10901
392489	69.09-1-42	Michael R Strazza	286 No Middletown Rd, Pearl River, NY 10965
392489	69.09-2-1	Torsoe Properties Inc	70 W Gate Rd, Suffern, NY 10901
392489	69.09-2-2	Abbey Lara Co Inc	234 Manor Blvd, Pearl River, NY 10965

392489 68.12-3-24 283 NMR LLC

P.O. Box 662  
Orangeburg, NY, 10962

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LAND USE BOARDS

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TOWN OF ORANGETOWN  
BUILDING DEPARTMENT

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TOWN OF ORANGETOWN  
LAND USE BOARDS



