

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, August 6, 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/mcquade-zba-package-68-12-4-44-2/>

<https://www.orangetown.com/document/barbalat-zba-package-70-18-2-9/>

<https://www.orangetown.com/document/morrissey-zba-package-69-18-4-8/>

<https://www.orangetown.com/document/rausa-tattoo-zba-package-69-09-1-39/>

<https://www.orangetown.com/document/carson-mccullers-center-csu-foundation-properties-zba-package-66-54-2-26/>

<https://www.orangetown.com/document/wilson-zba-package-69-10-2-23/>

<https://www.orangetown.com/document/morisset-zba-package-77-11-1-28-3/>

CONTINUED ITEM:

ZBA# 25-08: Application of Lori McQuade, for variances from Zoning Code (Chapter 43), RG District, table 3.12, Group Q, Column 4 (Floor Area Ratio), Column 8 (Front Yard Setback), section 5.221(e)(max building height) for first and second story additions and a new detached garage at a single-family dwelling. The premises are located at 125 E. George Avenue, Pearl River, New York and identified on the Orangetown Tax Map as Section 68.12, Block 4, Lot 44 in the RG zoning district.

NEW ITEMS:

ZBA#25-28: Application of Yosef Barbalat, Owner, for variances from Zoning Code (Chapter 43), R-40 District, Group E, Section 5.21(a) small lot applies. Section 3.12, Column 9(side yard), Column 10(total side yard), and from Column 11(Rear yard) for a deck at an existing single-family residence. The premises are located at 513 Western Highway, Blauvelt, New York and identified on the Orangetown Tax Map as Section 70.18, Block 2, Lot 9 in the R-40 zoning district.

ZBA#25-29: Application of Karen and Raymond Morrissey, Owner, for variances from Zoning Code (Chapter 43), R-15 District, Group M, Section 3.12, Column 9(side yard), Column 4(floor area ratio), Column 8(front yard), Column 11(rear yard) for an addition, a covered porch, and a deck at an existing single-family residence. The premises are located at 29 Haven Terrace, Pearl River, New York and identified on the Orangetown Tax Map as Section 69.18, Block 4, Lot 8 in the R-15 zoning district.

ZBA#25-30: Application of RAUSA Tattoo, Owner, for variances from Zoning Code (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.

ZBA#25-31: Application of CSU Foundation Properties, Inc., Owner, for variances from Zoning Code (Chapter 43), Section 3.13 RG-OA District, Special Permit for...allowing...principle uses as a "private" school with accessory home occupations, per section 18.41, to be used as... "public" school with accessory home occupations, use proposed. Per Section 18.41, this is an existing non-conforming building. For the conversion of existing apartments to residence for faculty and students at an existing non-conforming building. The premises are located at 131 South Broadway, South Nyack, New York and identified on the Orangetown Tax Map as Section 66.54, Block 2, Lot 26 in the RG-OA zoning district.

ZBA#25-32: Application of Christine and Christopher Wilson, Owner, for variances from Zoning Code (Chapter 43), R-15 District, table 3.12, Group M, Column 4 (Floor Area Ratio), section 5.21(e) small lot applies, for an addition at a single-family dwelling. The premises are located at 46 Duhaime Road, Pearl River, New York and identified on the Orangetown Tax Map as Section 69.10, Block 2, Lot 23 in the R-15 zoning district.

ZBA#25-33: Application of Nicole and Nicolas Morisset, Owner, for variances from Zoning Code (Chapter 43), R-15 District, table 3.12, Group M, Column 4 (Floor Area Ratio), section 5.21(e) small lot applies, for an addition at a single-family dwelling. The premises are located at 3 Conor Court, Tappan, New York and identified on the Orangetown Tax Map as Section 77.11, Block 1, Lot 28.3 in the R-15 zoning district.