

MINUTES  
ZONING BOARD OF APPEALS  
June 4, 2025

MEMBERS PRESENT: MICHAEL BOSCO, CHAIRMAN  
PATRICIA CASTELLI  
THOMAS QUINN  
ANTHONY DEROBERTIS, ALTERNATE

ABSENT: ROBERT BONOMOLO, JR.  
BILLY VALENTINE

ALSO, PRESENT: Denise Sullivan, Deputy Town Attorney  
Katlyn Bettmann, Administrative Aide  
Anne Marie Ambrose, Official Stenographer

This meeting was called to order at 7: 00 P.M. by Chairman Bosco.  
Hearings on this meeting's agenda, which are made a part of this meeting, were held as noted below:

PUBLISHED ITEMS  
DECISIONS

APPLICANTS

NEW ITEMS:

|   |  |           |
|---|--|-----------|
| DONAHUE<br>11 Eisenhower Court<br>Blauvelt, New York<br>70.17 / 1 / 20; R-15 zone | SECTION 5.227 POOL REAR<br>YARD SETBACK & SECTION<br>3.12 SIDE YARD VARIANCES APPROVED | ZBA#25-14 |
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|   |   |           |
|---|---|-----------|
| CARROLL/GASTAMBIDEZ<br>40 Cedar Street<br>Tappan, New York<br>70.06 / 3 / 19; R-15 zone | SECTION 5.227 POOL SIDE YARD<br>SETBACK VARIANCE APPROVED | ZBA#25-15 |
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|  |   |           |
|--|---|-----------|
| LINDEN<br>23 Clinton Ave<br>South Nyack, New York<br>66.62 / 2 / 18; R-12 zone | SECTION 6.332 GRAVEL DRIVEWAY<br>VARIANCE APPROVED WITH CONDITION | ZBA#25-16 |
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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.

There being no further business to come before the Board, on motion duly made, seconded and carried, the meeting was adjourned at 7:40 P.M.

Dated: June 4, 2025

ZONING BOARD OF APPEALS  
TOWN OF ORANGETOWN

By 

Katlyn Bettmann, Administrative Aide

TOWN OF ORANGETOWN  
2025 JUN 19 A 11:08  
TOWN CLERK'S OFFICE

DISTRIBUTION:  
APPLICANT  
TOWN ATTORNEY  
DEPUTY TOWN ATTORNEY  
TOWN BOARD MEMBERS  
BUILDING INSPECTOR (Individual Decisions)  
Rockland County Planning

**DECISION**  
**SECTION 5.227 POOL REAR YARD SETBACK, & SECTION 3.12 SIDE YARD**  
**VARIANCE APPROVED**

To: James Donahue  
11 Eisenhower Court  
Blauvelt, New York

ZBA #25-14  
Date: June 4, 2025  
Permit # POOLR-6956-25

FROM: ZONING BOARD OF APPEALS: Town of Orangetown

ZBA#25-14: Application of James and Kara Donahue, Owners, for variances from Zoning Code (Chapter 43), R-15 District, Group M, Section 5.227 Accessory Structures...Pool required(Rear yard: 20' allowed, with 10' proposed), and from Table 3.12, R-15 District, Column 9,(Side Yard: 20' allowed, with 10' proposed) for an above ground pool in the rear yard at an existing single-family residence. The premises are located at 11 Eisenhower Court, Blauvelt, New York and identified on the Orangetown Tax Map as Section 70.17, Block 1, Lot 20 in the R-15 zoning district.

Heard by the Zoning Board of Appeals of the Town of Orangetown at a Hearing held on Wednesday, June 4, 2025 at which time the Board made the determination hereinafter set forth.

James Donahue, homeowner, appeared and testified.

The following documents were presented:

1. Plans dated March 31, 2025 prepared by Donahue, (1 page).
2. Plans with the most recent revision date of March 1, 2022 prepared by John J Gilchrist, (1 page).
3. A letter dated May 21, 2025 from Rockland County Department of Planning signed by Douglas J. Schuetz, Acting Commissioner of Planning.
4. An email dated May 16, 2025 from the Palisades Park Commission, signed by Matthew Shook, Chief of Staff.

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

James Donahue, homeowner, testified that they have a corner lot with two front yards; that they chose the location they felt was the best for the pool; and because there is a wrap-around patio; that they also have a six-foot fence in this area so this will have the most privacy; that they have an eight by twelve shed on the property in the far corner(which the applicant added to the drawing and initialed on the drawing); that in front of the shed is a gate to the property.

Chairman Bosco stated that the pool is fifteen feet from the stairs, which is code compliant. On advice of Denise Sullivan, Deputy Town Attorney, counsel to the Zoning Board of Appeals, Chairman Bosco 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 Ms. Castelli and carried as follows: Chairman Bosco, aye; Ms. Castelli, aye; Mr. Quinn, aye; and Mr. DeRobertis, aye. Mr. Bonomolo and Mr. Valentine were absent.

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.

TOWN CLERK'S OFFICE

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TOWN OF ORANGETOWN

A satisfactory statement in accordance with the provisions of Section 809 of the General Municipal Law of New York was received.

Chairman Bosco made a motion to close the Public Hearing which motion was seconded by Ms. Castelli 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 section 5.227 pool rear yard setback & section 3.12 side yard variances will not produce an undesirable change in the character of the neighborhood or a detriment to nearby properties. Similar pools exist in the area.
2. The requested section 5.227 pool rear yard setback & section 3.12 side yard variances will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. Similar pools exist in the area.
3. The benefits sought by the applicant cannot be achieved by other means feasible for the applicant to pursue other than by obtaining variances.
4. The requested section 5.227 pool rear yard setback & section 3.12 side yard variances 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. Similar pools exist in the area.
5. The applicant purchased the property subject to Orangetown's Zoning Code (Chapter 43) and is proposing a new addition and/or improvement, 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.

DECISION: In view of the foregoing and the testimony and documents presented, the Board RESOLVED that the application for the requested section 5.227 pool rear yard setback & section 3.12 side yard variances are 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.

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TOWN OF ORANGETOWN

(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.

The foregoing resolution to approve the application for the requested section 5.227 pool rear yard setback & section 3.12 side yard variances are APPROVED; was presented and moved by Mr. Quinn, seconded by Ms. Castelli and carried as follows: Chairman Bosco, aye; Ms. Castelli, aye; Mr. Quinn, aye; and Mr. DeRobertis, aye. Mr. Bonomolo and Mr. Valentine were 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: June 4, 2025

ZONING BOARD OF APPEALS  
TOWN OF ORANGETOWN

By   
Katlyn Bettmann  
Administrative Aide

DISTRIBUTION:

APPLICANT  
ZBA MEMBERS  
SUPERVISOR  
TOWN BOARD MEMBERS  
TOWN ATTORNEY  
DEPUTY TOWN ATTORNEY  
OBZPAE  
BUILDING INSPECTOR- Glenn M.

TOWN CLERK  
HIGHWAY DEPARTMENT  
ASSESSOR  
DEPT. of ENVIRONMENTAL  
MGMT. and ENGINEERING  
FILE, ZBA, PB  
CHAIRMAN, ZBA, PB, ACABOR

TOWN CLERK'S OFFICE  
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TOWN OF ORANGETOWN

**DECISION**

**SECTION 5.227 POOL SIDE YARD SETBACK VARIANCE APPROVED**

To: Michael Carroll(Carroll/Gastambidez)  
40 Cedar Street  
Tappan, New York

ZBA #25-15  
Date: June 4, 2025  
Permit # POOLR-6866-25

FROM: ZONING BOARD OF APPEALS: Town of Orangetown

ZBA#25-15: Application of Michael Carroll and Kimberly Gastambidez, Owners, for variances from Zoning Code (Chapter 43), R-15 District, Group M, Section 5.227 Pool (Side Yard: 20' required, with 14' proposed) for an above ground pool in the rear yard at an existing single-family residence. The premises are located at 40 Cedar Street, Tappan, New York and identified on the Orangetown Tax Map as Section 77.06, Block 3, Lot 19 in the R-15 zoning district.

Heard by the Zoning Board of Appeals of the Town of Orangetown at a Hearing held on Wednesday, June 4, 2025 at which time the Board made the determination hereinafter set forth.

Michael Carroll, homeowner, appeared and testified.

The following documents were presented:

1. Plans dated January 11, 2023 prepared by Bryan Violetto, (1 page).
2. Plans dated October 4, 2022 prepared by Bryan Violetto, (1 page).
3. Plans dated March 18, 2025 prepared by Michael & Kimberly Carroll, (1 page).
4. Survey dated April 21, 1986 signed and sealed by Robert Rahnefeld, L.S..
5. Pool Pamphlet from Westrock Pools, (1 page).
6. A letter dated May 27, 2025 from Rockland County Department of Planning signed by Douglas J. Schuetz, Acting Commissioner of Planning.

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

Michael Carroll, homeowner, testified that he grew up in New York City without a pool; that he and his wife have two young children; that they purchased this home in September of 2024; that when they moved in the home, the previously existing pool was gone and a hot tub (spa) had been installed; that they would like to have an above ground pool installed; that this is the only location that makes sense due to the slope of the yard;

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

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.

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A satisfactory statement in accordance with the provisions of Section 809 of the General Municipal Law of New York was received.

Chairman Bosco made a motion to close the Public Hearing which motion was seconded by Ms. Castelli 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 section 5.227 pool side yard setback variance will not produce an undesirable change in the character of the neighborhood or a detriment to nearby properties. Similar pools exist in the area. There is no other placement possible due to grade or slope on the site.
2. The requested section 5.227 pool side yard setback variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. Similar pools exist in the area. There is no other placement possible due to grade or slope on the site.
3. The benefits sought by the applicant cannot be achieved by other means feasible for the applicant to pursue other than by obtaining variances.
4. The requested section 5.227 pool side yard setback 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. Similar pools exist in the area. There is no other placement possible due to grade or slope on the site.
5. The applicant purchased the property subject to Orangetown's Zoning Code (Chapter 43) and is proposing a new addition and/or improvement, 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.

DECISION: In view of the foregoing and the testimony and documents presented, the Board RESOLVED that the application for the requested section 5.227 pool side yard setback 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.

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TOWN OF ORANGETOWN

(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.

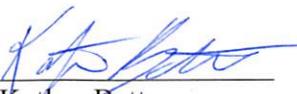
(v) Any foregoing variance or Special Permit will lapse if any contemplated construction of the project or any use for which the variance or Special Permit is granted is not substantially implemented within one year of the date of filing of this decision or that of any other board of the Town of Orangetown 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.

The foregoing resolution to approve the application for the requested section 5.227 pool side yard setback variance is APPROVED; was presented and moved by Mr. Quinn, seconded by Ms. Castelli and carried as follows: Chairman Bosco, aye; Ms. Castelli, aye; Mr. Quinn, aye; and Mr. DeRobertis, aye. Mr. Bonomolo and Mr. Valentine were 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: June 4, 2025

ZONING BOARD OF APPEALS  
TOWN OF ORANGETOWN

By   
Katlyn Bettmann  
Administrative Aide

DISTRIBUTION:

APPLICANT  
ZBA MEMBERS  
SUPERVISOR  
TOWN BOARD MEMBERS  
TOWN ATTORNEY  
DEPUTY TOWN ATTORNEY  
OBZPAE  
BUILDING INSPECTOR- Glenn M.

TOWN CLERK  
HIGHWAY DEPARTMENT  
ASSESSOR  
DEPT. of ENVIRONMENTAL  
MGMT. and ENGINEERING  
FILE, ZBA, PB  
CHAIRMAN, ZBA, PB, ACABOR

TOWN CLERK'S OFFICE  
2025 JUN 19 11:09  
TOWN OF ORANGETOWN

**DECISION**

**SECTION 6.332 GRAVEL DRIVEWAY VARIANCE APPROVED WITH CONDITION**

To: Jay Greenwell(Linden)  
34 Wayne Avenue  
Suffern, New York

ZBA #25-16  
Date: June 4, 2025

FROM: ZONING BOARD OF APPEALS: Town of Orangetown

ZBA#25-16: Application of Maria Linden, Owner, for variances from Zoning Code (Chapter 43), R-12 District, Section 6.332 (Gravel driveways are not permitted) for an existing gravel driveway to be expanded at an existing single-family dwelling, to serve as the sole driveway for the proposed subdivided second lot as well, but to remain as a gravel driveway. The premises are located at 23 Clinton Avenue, South Nyack, New York and identified on the Orangetown Tax Map as Section 66.62, Block 2, Lot 18, in the R-12 zoning district.

Heard by the Zoning Board of Appeals of the Town of Orangetown at a Hearing held on Wednesday, June 4, 2025 at which time the Board made the determination hereinafter set forth.

Jay Greenwell, Surveyor, and Mara Linden, Owner, appeared and testified.

The following documents were presented:

1. Subdivision Plans with the most recent revision date of April 24, 2025 signed and sealed by Jay Greenwell, P.L.S., (3 pages).
2. A narrative Summary dated January 15, 2025, signed by Say A Greenwell .
3. A copy of Planning Board decision PB#25-16 Linden Final Subdivision.
4. A letter from O.B.Z.P.A.E. dated March 7, 2025, signed by Jane Slavin, Director.

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

Jay Greenwell, surveyor, testified that the homeowner has resided in the home for twenty-seven years; that she would like to subdivide the property to down size; that she would like to build an additional home on the subdivided lot; that she would like to keep her current driveway only as it exists; that she likes the driveway and has had it this way for all these years; that the Planning Board approved the driveway as is on March 12, 2025; that in order to maintain the vegetation the homeowner would like to keep the existing grade; that the grade is currently 12.5% but only for about thirty feet; that the French drain is located where the slope changes; that the applicant would like to sell the house and move in next door and give the new owner the luxury of choosing the driveway that they would like to have; that they are aware that this new homeowner would need to go to ACABOR with these changes; that they will stipulate that the applicant will need to get a permit for the development of lot one, or return for an extension, as you cannot have a vacant lot with an accessory to it like a pool or shed; that he feels that eighteen months is a reasonable amount of time;

Denise Sullivan asked how the Planning Board handled the barn that exists on a separate lot? Jay Greenwell responded that the Planning Board did not address this barn. However, he is willing to address this with a note on the plat that states that within a written period of time that a residence will need to constructed or the barn would need to be removed.

Mara Linden, Owner, testified that they are actively working on the plans for the barn; that her dream would be to start next spring; that this

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TOWN OF ORANGETOWN

On advice of Denise Sullivan, Deputy Town Attorney, counsel to the Zoning Board of Appeals, Mr. Sullivan moved for a Board determination that since the Planning Board noticed its intent to declare itself Lead Agency and distributed that notice of intention to all Involved Agencies, including the ZBA who consented or did not object to the Planning Board acting as Lead Agency for these applications, pursuant to coordinated review under the State Environmental Quality Review Act Regulations § 617.6 (b)(3); and since the Planning conducted SEQRA reviews and, on March 12, 2025 (as set forth in PB#25-16) for Linden Subdivision – Final Subdivision Approval Subject to Conditions, rendered an environmental determination that no significant adverse environmental impacts would result from the proposed land use actions (i.e. a “Negative Declarations” or “Neg. Dec”) the ZBA is bound by the Planning Board’s Negative Declaration, and the ZBA cannot require further SEQRA review pursuant to SEQRA Regulations § 617.6 (b) (3). The motion was seconded by Ms. Castelli and carried as follows: Chairman Bosco, aye; Ms. Castelli, aye; Mr. Quinn, aye; and Mr. DeRobertis, aye. Mr. Bonomolo and Mr. Valentine were absent.

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.

Chairman Bosco made a motion to close the Public Hearing which motion was seconded by Ms. Castelli 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 section 6.332 gravel driveway variance will not produce an undesirable change in the character of the neighborhood or a detriment to nearby properties.
2. The requested section 6.332 gravel driveway will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.
3. The benefits sought by the applicant cannot be achieved by other means feasible for the applicant to pursue other than by obtaining variances.
4. The requested section 6.332 gravel driveway 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.
5. The applicant purchased the property subject to Orangetown’s Zoning Code (Chapter 43) and is proposing a new addition and/or improvement, 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.

DECISION: In view of the foregoing and the testimony and documents presented, the Board RESOLVED that the application for the requested section 6.332 gravel driveway is APPROVED; and FURTHER RESOLVED, with the Specific Condition (1) the applicant will file for and obtain a building permit for a residence on lot 2 within eighteen months from date of filed subdivision map or the barn will need to be removed; 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.

TOWN OF ORANGETOWN

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.

The foregoing resolution to approve the application for the requested section 6.332 gravel driveway variance is APPROVED; with the Specific Condition (1) the applicant will file for and obtain a building permit for a residence on lot 2 within eighteen months from date of filed subdivision map or the barn will need to be removed; was presented and moved by Ms. Castelli, seconded by Mr. DeRobertis and carried as follows: Chairman Bosco, aye; Ms. Castelli, aye; Mr. Quinn, aye; and Mr. DeRobertis, aye. Mr. Bonomolo and Mr. Valentine were 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: June 4, 2025

ZONING BOARD OF APPEALS  
TOWN OF ORANGETOWN

By   
Katlyn Bettmann  
Administrative Aide

DISTRIBUTION:

APPLICANT  
ZBA MEMBERS  
SUPERVISOR  
TOWN BOARD MEMBERS  
TOWN ATTORNEY  
DEPUTY TOWN ATTORNEY  
OBZPAE  
BUILDING INSPECTOR- Glenn M.

TOWN CLERK  
HIGHWAY DEPARTMENT  
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FILE, ZBA, PB  
CHAIRMAN, ZBA, PB, ACABOR

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