

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, September 17, 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/varshavski-online-zba-continuation-package-65-15-1-12-2/>

<https://www.orangetown.com/document/moroney-online-zba-package-69-18-3-23/>

<https://www.orangetown.com/document/river-view-property-holdings-online-zba-package-80-06-1-30/>

<https://www.orangetown.com/document/highland-mews653-zba-online-zba-package-77-08-5-49-4/>

<https://www.orangetown.com/document/77-08-5-49-3-highland-mews651-zba-online-zba-package/>

<https://www.orangetown.com/document/77-08-5-49-2-highland-mews649-zba-online-zba-package/>

CONTINUED ITEMS:

ZBA#25-19: Application of Mikhail Varshavski, Owner, for variances from Zoning Code (Chapter 43), R-80 District, Column 11(rear yard) for a pool cabana in the rear yard at an existing single-family residence. The premises are located at 72 Schuyler Road, Blauvelt, New York and identified on the Orangetown Tax Map as Section 65.15, Block 1, Lot 12.2 in the R-80 zoning district.

NEW ITEMS:

ZBA#25-39: Application of Michael Moroney, Owners, for variances from Zoning Code (Chapter 43), R-15 District, Group M, Section 5.227(Accessory structures permitted in side yard and rear yard) for an existing shed in the front yard at an existing single-family residence. The premises are located at 5 Sunrise Lane, Pearl River, New York and identified on the Orangetown Tax Map as Section 69.18, Block 3, Lot 23 in the R-15 zoning district.

ZBA#25-40: Application of River View Property Holdings, LLC., Owner, for variances from Zoning Code (Chapter 43), R-80 Districts, Group A, Section 3.12, Column #4,(floor area ratio), Column #11, (rear yard) for a 40' by 80' greenhouse. The premises are located at 29-31 Ludlow Lane, Palisades, New York and identified on the Orangetown Tax Map as Section 80.06-1-30 in the R-80 zoning district.

ZBA#25-41: Application Highland Mews Realty, LLC., Owners, for variances from Zoning Code (Chapter 43), CS District; Column 2(Use by right) for a Commercial Space to be converted into a single-family residence at an existing mixed-use building. The premises are located at 653 Main Street, Sparkill New York and identified on the Orangetown Tax Map as Section 77.08, Block 5, Lot 49.4 in the CS zoning district.

ZBA#25-42: Application Highland Mews Realty, LLC., Owners, for variances from Zoning Code (Chapter 43), Column 2(Use by right) for a Commercial Space to be converted into a single-family residence at an existing mixed-use building. The premises are located at 651 Main Street, Sparkill New York and identified on the Orangetown Tax Map as Section 77.08, Block 5, Lot 49.3 in the CS zoning district.

ZBA#25-43: Application Highland Mews Realty, LLC., Owners, for variances from Zoning Code (Chapter 43), CS District; Column 2(Use by right) for a Commercial Space to be converted into a single-family residence at an existing mixed-use building. The premises are located at 649 Main Street, Sparkill New York and identified on the Orangetown Tax Map as Section 77.08, Block 5, Lot 49.2 in the CS zoning district.