

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 3, 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/68-12-3-10-bottini-lange-online-zba-package/>

<https://www.orangetown.com/document/65-14-1-11-2-11-3-622-route-303-online-zba-package/>

<https://www.orangetown.com/document/65-14-1-11-2-11-3-622-route-303-online-zba-plans/>

<https://www.orangetown.com/document/69-18-4-26-kushner-online-zba-package/>

<https://www.orangetown.com/document/63-19-1-1-goldfarb-online-zba-package/>

<https://www.orangetown.com/document/70-09-1-21-hayes-online-zba-package/>

**NEW ITEMS:**

ZBA#25-34: Application of Kristen Lange & Kevin Bottini, Owners, for variances from Zoning Code (Chapter 43), RG District, Group Q, Section 3.12, Column 8(front yard), and Column 10(total side yard) for a single-story addition and a roof over an existing porch at an existing single-family residence. The premises are located at 16 Dove Street, Pearl River, New York and identified on the Orangetown Tax Map as Section 68.12, Block 3, Lot 10 in the R-RG zoning district.

ZBA#25-35: Application of Al Foxie Way / 622 Route 303, LLC., Owner, for variances from Zoning Code (Chapter 43), LI & LIO Districts, Section 3.11, Column #7(Additional Use Regulations, #1, same as R-80; R-80 #1 ; "no trucking movement of any kind shall be permitted in any district between the hours of 11:00pm and 6:00am, unless permission has been granted by the ZBA"), Column #7, #2, same as CS #6; ("no outdoor loading berths are permitted except by permission of the ZBA or Planning Board. This permission may be given at the time of the site review...or at the time of approval of a commercial subdivision."), and from Section 3.12, Column #12,(maximum building height). The premises are located at 622 Route 303, Blauvelt, New York and identified on the Orangetown Tax Map as Section 65.14, Block 1, Lot 11.2 & 11.3 in the LI & LIO zoning districts.

ZBA#25-36: Application of Kathleen and Bruce Kushner, Owners, for variances from Zoning Code (Chapter 43), R--15 District, Group M, Section 3.12, Column 4(floor area ratio), Column 8(front yard), Column 10(total side yard), and from Column 11(rear yard) for a single-story and second story addition and a roof over an existing porch at an existing single-family residence. The premises are located at 140 S Nauraushaun Road, Pearl River, New York and identified on the Orangetown Tax Map as Section 69.18, Block 4, Lot 26 in the R-15 zoning district.

ZBA#25-37: Application of Janis and Matthew Goldfarb, Owners, for variances from Zoning Code (Chapter 43), R-22 District, Group E, Section 5.227, Accessory buildings in required rear or side yard. A building or structure, except a swimming pool, accessory to a single family or two-family dwelling in any district, except R-80 and R-40, may be located in any required rear or side yard. Section 5.226, fences and walls. Except as provided in section 5-225, a fence or freestanding wall not more than 4 ½ feet in height is permitted within a required front yard. A fence over the six-foot height is permitted in the side and rear yards, provided that it is set back from the lot line a distance equal to 2/3 its height. Fence height shall be measured from average finished grade in the height regulations of Section 3.12. A building permit is required for all fences and walls, except fences six feet high or less for a residential lot for a single family or two-family dwelling, for a fence in the front yard and an accessory structure in the front yard at an existing single-family residence. The premises are located at 28 Bradl Lane, Nanuet, New York and identified on the Orangetown Tax Map as Section 63.19, Block 1, Lot 1 in the R-22 zoning district.

ZBA#25-38: Application of James Hayes, Owner, for variances from Zoning Code (Chapter 43), R-40 District, Group E, Section 3.12), Column 8(front yard), for a covered front porch at an existing single-family residence. The premises are located at 30 Milton Grant Drive, Blauvelt, New York and identified on the Orangetown Tax Map as Section 70.09, Block 1, Lot 21 in the R-40 zoning district.