

**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, October 15, 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/schatiloff-zba-online-cont-pkg-10-15-2025-69-17-5-34/>  
<https://www.orangetown.com/document/highand-mews653-zba-online-zba-package-77-08-5-49-4/>  
<https://www.orangetown.com/document/highand-mews651-zba-online-zba-package-77-08-5-49-3/>  
<https://www.orangetown.com/document/highland-mews649-zba-online-zba-package-77-08-5-49-2/>  
<https://www.orangetown.com/document/552-n-middletown-rd-llc-online-zba-package-64-17-1-76/>  
<https://www.orangetown.com/document/donnelly-zba-online-package-64-20-1-9/>

**NEW ITEMS:**

ZBA#25-41: Application of 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 of 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 of 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.

ZBA#25-44: Application of 552 North Middletown Road, LLC., Owners, for variances from Zoning Code (Chapter 43), CO District, Group NN, Section 3.12, Column 8 (Front Yard), Column 12 (Height) for a canopy over existing fuel pumps, which were previously approved under PB#21-03 & ACABOR #21-31 (NO SIGNAGE APPROVED). The premises are located at 552 North Middletown Road, Pearl River, New York and identified on the Orangetown Tax Map as Section 64.17, Block 1, Lot 76 in the CO zoning district.

ZBA#25-45: Application of Eamon Donnelly, Owner, , for variances from Zoning Code (Chapter 43), R-40 District, Group E, Section 3.12, Column 9 (side yard for lot 1), Column 7 (street frontage for lot 2), and for a variance from New York State Law Section 280-a(Street Frontage), for (2) lot subdivision, at a single-family residential lot. The premises are located at 276 Sickletown Road, Orangeburg, New York and identified on the Orangetown Tax Map as Section 64.20, Block 1, Lot 9 in the R-40 zoning district.

ZBA#25-46: Application of Helen Strilec Schatiloff for a variance from Zoning Code (Chapter 43) of the Town of Orangetown, Section 3.12, R-15 District, Group M, Column 9 (side yard) for an addition to an existing single-family residence. The premises are located at 86 Old Middletown Road, Pearl River, New York and are identified on the Orangetown Tax Map as Section 69.17, Block 5, Lot 34 in the R-15 zoning district.

Revised: September 29, 2025