

ORANGETOWN, COUNTY OF ROCKLAND, STATE OF NEW YORK
NOTICE OF PUBLIC HEARING
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**, Orangeburg, New York on Wednesday, September 17, 2025 at 7:00 P.M.

At the public hearing, the Board shall consider the following items:

CONTINUED ITEMS:

VARSHAVSKI ZBA#25-19
72 Schuyler Road
Blauvelt, New York
65.15 / 1 / 12.2; R-80 zone

NEW ITEMS:

MORONEY ZBA#25-39
5 Sunrise Lane
Pearl River, New York
69.18 / 3 / 23; R-15 zone

RIVER VIEW HOLDINGS, LLC. ZBA#25-40
29-31 Ludlow Lane
Palisades, New York
80.06 / 1 / 30; R-80 zone

HIGHLAND MEWS(653) ZBA#25-41
653 Main Street ADJOURNED
Sparkill, New York
77.08 / 5 / 49.4; CS zone

HIGHLAND MEWS(651) ZBA#25-42
651 Main Street ADJOURNED
Sparkill, New York
77.08 / 5 / 49.3; CS zone

HIGHLAND MEWS(649) ZBA#25-43
649 Main Street ADJOURNED
Sparkill, New York
77.08 / 5 / 49.2; CS zone

REVISED: SEPTEMBER 10, 2025

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