

**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, November 19, 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/eirand-online-zba-package-70-18-1-50/>

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

**NEW ITEMS:**

ZBA#25-51: Application of Kimberly Maura and Ryan Eirand, Owners, for variances from Zoning Code (Chapter 43), R-15 Districts, Group M, Section 3.12, Column 8(front yard), Column 9(side yard), and from Section 5.226(fence front yard) for a 14' x 30' inground pool, and to legalize a 6' fence in the front yard at an existing single-family residence. The premises are located at 19 Parkway Drive North, Blauvelt, New York and identified on the Orangetown Tax Map as Section 70.18-1-50 in the R-15 zoning district.

ZBA#25-52: Application of River View Property Holdings, LLC., Owners, for an appeal from Zoning Code (Chapter 43) of the Town of Orangetown Code, Section 12-4 C for relief from Historic Areas Board of Review Decision # 25-05 dated October 14, 2025. 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.