

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, April 16, 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/77-08-5-48-1-48-2-lafamiglia-lanni-restaurant-zba-package/>

<https://www.orangetown.com/document/78-18-1-37-awal-zba-package/>

<https://www.orangetown.com/document/74-18-2-1-sinanan-zba-package/>

CONTINUED ITEMS:

ZBA# 23-21: Application of LaFamiglia/Lanni Restaurant for a Special Permit from Zoning Code (Chapter 43) of the Town of Orangetown, CS District, Section 3.11, Column 7, No.1. "same as R-80"; R-80 Column 7, #6, "all restaurants ...shall be within completely enclosed buildings, unless by special permit of the ZBA: Special permit requested; and to renew the variances and Special Permit granted in ZBA#17-56: (Sparkill Temporary Play Area) for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-80 District, Section 3.11, Group A, Column 4, #9 refers to CS District, Section 3.12, Group FF, Section 3.12, and Column 10 (Total Side Yard) and 11 (Rear Yard) for outdoor dining. The premises are located at 645 Main Street, Sparkill, New York and identified on the Orangetown Tax Map as Section 77.08, Block 5, Lot 48.1 & 48.2 in the CS zoning district.

ZBA#24-54: Application of Ashok and Roopa Awal, Owners, for variances from Zoning Code (Chapter 43), R-80 District, Group A, Section 5.226 (fence height), and Section 5.226 (fences set-back from property lot line a distance equal to 2/3 its height), for a fence at an existing single-family dwelling. The premises are located at 50 Woods Road, Palisades, New York and identified on the Orangetown Tax Map as Section 78.18, Block 1, Lot 37 in the R-80 zoning district.

NEW ITEM:

ZBA#25-11: Application of Anbiar Sinanan, Owner, for variances from Zoning Code (Chapter 43), R-15 District, Group M, Section 9.2 (Expansion of non-conforming bulk) for a hot tub addition to an existing pool that was approved in ZBA#77-12 at an existing single-family dwelling. The premises are located at 143 Independence Avenue, Tappan, New York and identified on the Orangetown Tax Map as Section 74.18, Block 2, Lot 1, in the R-15 zoning district.