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 Court Room I,

26 West Orangeburg Road, Orangeburg, New York at 7:00 P.M. on   
Wednesday, May 19, 2021

The Agenda of the Board of Appeals meeting is posted on the Town’s website.

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/littee-zba-package-74-12-1-7/>

<https://www.orangetown.com/document/orangetown-commerce-sign-ext-zba-package74-15-1-2/>

<https://www.orangetown.com/document/orangetown-commerce-height-ext-zba-package-74-15-1-2/>

[https://www.orangetown.com/document/heffernan-zba-package-70-14-3-47/\](https://www.orangetown.com/document/heffernan-zba-package-70-14-3-47/)

<https://www.orangetown.com/document/strochansky-zba-package-70-10-1-64/>

<https://www.orangetown.com/document/pekera-zba-package-77-05-3-59/>

or you may view them at:

The Building Department, 20 Greenbush Road, Orangeburg, New York 8:00 AM to 4:00 PM

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

NEW ITEMS:

ZBA#21-42: Application of Ludovic Littee for variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-40 District, Group E, Section 3.12, Column 11 (Rear Yard) for two existing sheds at an existing single-family residence. The property is located at 7 Kingswood Drive, Orangeburg, New York and is identified on the Orangetown Tax Map as Section 74.12, Block 1, Lot 7 in the R-40 zoning district.

ZBA#21-43: Application of Orangetown Commerce Center for an extension of time to implement variances that were granted in ZBA #16-62 and extended once in ZBA # 18-06 and again in ZBA#20-10: variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, LI District, Section 3.11, Column 5 #7 (Total Sign Area ) and #8 c ( sign setback for (2) internally lite freestanding signs) at a new commerce center. The premises are located at 5 Greenbush Road, Orangeburg, New York and are identified on the Orangetown Tax Map as Section 74.15, Block 1, Lot 2; in the LI zoning district.

ZBA#21-44: Application of Orangetown Commerce Center for an extension of time to implement variances that were granted in ZBA#16-63 and extended once in ZBA#18-07 and again in ZBA# 20-11: variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, LI District, Section 3.12, Column 12 (Building Height) for a new commerce center. The premises are located at 5 Greenbush Road, Orangeburg, New York and are identified on the Orangetown Tax Map as Section 74.15, Block 1, Lot 2; in the LI zoning district.

ZBA#21-45: Application of Brian Heffernan for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-15 District, Group M, Section 3.12, Columns 9 ( Side Yard) and 10 (Total Side Yard) for an addition to an existing single-family house. The premises are located at 53 Moison Road, Blauvelt, New York and is identified on the Orangetown Tax Map as Section 70.14 Block 3, Lot 47 in the R-15 zoning district

ZBA#21-46: Application of Shannon Strochansky for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-15 District, Group M, Section 3.12, Columns 4 (Floor Area Ratio) 8 (Front Yard) and 11 (Rear Yard) for addition to an existing single-family residence. The property is located at 10 Sterling Place, Blauvelt, New York and is identified on the Orangetown Tax Map as Section 70.10, Block 1, Lot 64 in the R-15 zoning district.

ZBA#21-47: Application of Gregory Pekera for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-15 District, Group M, Section 3.12, Columns 8 (Front Yard), 11 (Rear Yard) and from Section 5.227 (Accessory Structures allowed in rear and side yards: front yard existing) and from Section 5.226 (Front Yard Fence Height) for a deck, fence and existing shed at an existing single-family house. The premises are located at 154 Liberty Road, Tappan, New York and is identified on the Orangetown Tax Map as Section 77.05 Block 3, Lot 59 in the R-15 zoning district