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, June 23, 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/rockland-car-care-zba-package-64-17-1-76/>

<https://www.orangetown.com/document/mundy-zba-package-77-10-2-79/>

<https://www.orangetown.com/document/ricca-zba-package-74-09-2-5/>

<https://www.orangetown.com/document/hicks-zba-package-70-14-3-25/>

<https://www.orangetown.com/document/hanley-zba-package-69-09-1-13/>

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#21-53: Application of Rockland Car Care for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, CO District, Section 3.12, Column 8 (Front Yard), 12 (Canopy Height) and from Section 3.11, Column5 #6 ( total sign area shall not exceed 12 sq. ft.) for a canopy and signs at an existing service station. The property is located at 552 North Middletown Road, Pearl River, New York and is identified on the Orangetown Tax Map as Section 64.17, Block 1, Lot 76 in the CO zoning district.

ZBA#21-54: Application of Edward Mundy for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-15, Section 5.153 (Accessory Structure distance from primary structure) and from Section 5.227 (Accessory Structure side /rear yard) for sheds at a single-family residence. The premises are located at 38 Central Avenue, Tappan, New York and are identified on the Orangetown Tax Map as Section 77.10, Block 2, Lot 79; in the R-15 zoning district.

ZBA#21-55: Application of Christine Ricca for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, RG District, Group Q, Section 3.12, Columns 9 (Side Yard) and 10 (Total Side Yard) for two existing free-standing decks and an above-ground pool at an existing single-family residence. The premises are located at 53 West Orangeburg Road, Orangeburg, New York and are identified on the Orangetown Tax Map as Section 74.09, Block 2, Lot 5; in the RG zoning district.

ZBA#21-56: Application of Roseann Hicks 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) and 11 (Rear Yard) for an addition to a single-family residence. The property is located at 62 McKenna Street, Blauvelt, New York and is identified on the Orangetown Tax Map as Section 70.14, Block 3, Lot 25 in the R-15 zoning district.

ZBA#21-57: Application of Brian Hanley for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-15 District, Group M, Section 3.12, Column 8 (Front Yard) for a porch at a single-family residence. The property is located at 38 Lombardi Road, Pearl River, New York and is identified on the Orangetown Tax Map as Section 69.09, Block 1, Lot 13 in the R-15 zoning district.