

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, July 7, 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/green-zba-package-72-08-1-29/>

<https://www.orangetown.com/document/cullen-zba-package-64-18-1-11/>

<https://www.orangetown.com/document/johnston-zba-package-75-05-1-16/>

<https://www.orangetown.com/document/taraboulas-foster-zba-package-77-11-3-13/>

<https://www.orangetown.com/document/mcelligott-zba-package-68-11-2-50/>

<https://www.orangetown.com/document/cancro-zba-package-77-10-2-12/>

<https://www.orangetown.com/document/reynolds-zba-package-77-05-3-31/>

<https://www.orangetown.com/document/ag-oe-garage-zba-package-65-18-1-16/>

<https://www.orangetown.com/document/alatsas-zba-package-77-20-2-85/>

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#21-59: Application of James and Carol Green for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, RG District, Group Q, Section 3.12, Columns 8 (Front Yard: 25' required, 10.3' proposed), 9 (Side Yard: 10' required, 5.4' existing) for a rear deck at an existing single-family residence. (Pre-existing non-conforming front yard exists) The property

is located at 160 South Main Street, Pearl River, New York and is identified on the Orangetown Tax Map as Section 72.08, Block 1, Lot 29 in the RG zoning district.

ZBA#21-60: Application of Andrew Cullen for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-15, Group M, Section 3.12, Column 9 (Side Yard: 20' required, 15.5' proposed) for a deck at a single-family residence. The premises are located at 2 Cara Drive, Nanuet, New York and are identified on the Orangetown Tax Map as Section 64.18, Block 1, Lot 11; in the R-15 zoning district.

ZBA#21-61: Application of Johnston Plan for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-22 District, Group I, Section 3.12, Columns 8 (Front Yard: 40' required, 1.2' proposed), 9 (Side Yard: 25 required, 17.8' proposed) and 10 (Total Side Yard: 60' required, 51' proposed) for deck at an existing single-family residence. The premises are located at 155 Tweed Boulevard, Upper Grandview, New York and are identified on the Orangetown Tax Map as Section 75.05, Block 1, Lot 16; in the R-22 zoning district.

ZBA#21-62: Application of Taraboulos/Foster for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-15 District, Group M, Section 3.12, Column 11 (Rear Yard: 35' required, 13' proposed) for an addition to a single-family residence. The property is located at 6 Lexington Road, Tappan, New York and is identified on the Orangetown Tax Map as Section 77.11, Block 3, Lot 13 in the R-15 zoning district.

ZBA#21-63: Application of Sean McElligott for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-15 District, Group M, Section 3.12, Column 9 (Side Yard: 20' required, 11.2' proposed) for the installation of an above-ground at a single-family residence. The property is located at 3 Nicole Terrace, Pearl River, New York and is identified on the Orangetown Tax Map as Section 68.11, Block 2, Lot 50 in the R-15 zoning district.

ZBA# 21-64: Application of Jennifer Cancro for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-15 District, Section 5.226 (Front Yard Fence Height: 4 ½ ' permitted, 6 existing) for an existing fence at a single-family residence. The property is located at 90 Greenbush Road, Tappan, New York and is identified on the Orangetown Tax Map as Section 77.10, Block 2, Lot 12 in the R-15 zoning district.

ZBA# 21-65: Application of Michael Reynolds for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-15 District, Section 5.227 (Rear Yard for a swimming pool: 20' required, 15' proposed), and from Section 5.153 ( In-ground swimming pools must be 8' from the principal building: 6' proposed) for the installation of an in-ground pool at a single-family residence. The property is located at 21 Musket Road, Tappan, New York and is identified on the Orangetown Tax Map as Section 77.05, Block 3, Lot 31 in the R-15 zoning district.

ZBA#21-66: Application of AG-OE Garage Activation requesting the Zoning Board of Appeals' review, and determination, of conformance with the Town of Orangetown Zoning Code (Orangetown Code Chapter 43) Section 4.1 Performance Standards specified in Section 10.334: review of interior accessory parking for businesses in the building. The building is located at 100 Corporate Drive, Blauvelt, New York and are identified on the Orangetown Tax Map as Section 65.18, Block 1, Lot 16; in the LI zoning district.

ZBA# 21-67: Application of George Alatsas 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: .20 permitted, .30 proposed), 5 ( Lot Area: 15,000 sq. ft. required, 10,000 sq. ft. proposed) and 11 (Rear Yard: 35' required, 26.5'' proposed) and for an exception pursuant to New York State Town Law, Section 280-a ( Relation of structure to streets or highways) for the construction a new single-family residence.. The property is located at 9 & 11 Bergen Avenue, Palisades, New York and is identified on the Orangetown Tax Map as Section 77.20, Block 2, Lots 85 & 86 in the R-15 zoning district.