

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 21, 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/martinez-zba-package-continued-64-18-1-78-1/>

<https://www.orangetown.com/document/santilli-zba-package-70-17-3-57/>

<https://www.orangetown.com/document/madera-zba-package-77-15-3-23/>

<https://www.orangetown.com/document/moroz-zba-package-73-09-1-16/>

<https://www.orangetown.com/document/costa-zba-package-69-20-1-17/>

<https://www.orangetown.com/document/comito-bight-zba-package-71-05-2-12-2/>

<https://www.orangetown.com/document/hudson-crossing-zba-package-65-18-1-16/>

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:

CONTINUED ITEM:

ZBA#21-31: Application of Christian Martinez for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-15 District, Group M, Section 6.1 (Driveway Width) for a driveway at an existing single-family residence. The property is located at 29 Merritt Drive, Nanuet, New York and is identified on the Orangetown Tax Map as Section 64.18, Block 1, Lot 78.1 in the R-15 zoning district.

NEW ITEMS:

ZBA#21-68: Application of Frank and Susanna Santilli for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-15 District, Section 5.227, (Accessory Structure set back) for an existing shed at an existing single-family residence. The property is located at 140 Moehring Drive, Blauvelt, New York and is identified on the Orangetown Tax Map as Section 70.17, Block 3, Lot 57 in the R-15 zoning district.

ZBA#21-69: Application of Gustavo Madera for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-15, Group M, Section 3.12, Columns 4 (Floor Area Ratio), 9 (Side Yard), and 10 (Total Side Yard) for an addition to an existing single-family residence. The premises are located at 116 Lawrence Street, Tappan, New York and are identified on the Orangetown Tax Map as Section 77.15, Block 3, Lot 23; in the R-15 zoning district.

ZBA#21-70: Application of Michael and Jennifer Moroz for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-15 District, Group M, Section 3.12, Column 4 (Floor Area Ratio) at an existing single-family residence. The premises are located at 15 Linda Lane, Pearl River, New York and are identified on the Orangetown Tax Map as Section 73.09, Block 1, Lot 6; in the R-15 zoning district.

ZBA#21-71: Application of Vincent and Christine Costa 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 10 (Total Side Yard) for an addition to a single-family residence. The property is located at 94 Swanekin Road, Blauvelt, New York and is identified on the Orangetown Tax Map as Section 69.20, Block 1, Lot 17 in the R-15 zoning district.

ZBA#21-72: Application of Comito-Bight Site Plan for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, RG District, Group Q, Section 3.12, Column 7 (Street Frontage), and from Section 6.332 (Driveway Grade) and for an exception pursuant to New York State Law Section 280-a (Relation of structure to streets or highways) for the construction of a new single-family residence. The property is located at 455 South Broadway, Grandview, New York and is identified on the Orangetown Tax Map as Section 71.05, Block 2, Lot 12.2 in the RG zoning district.

ZBA# 21-73: Application of Hudson Crossing for variances from Zoning Code (Chapter 43) of

the Town of Orangetown Code, LIO District, Column 5 refers to LO District, Column 5, #11 (Allows One (1) Illuminated sign 30 sq. ft. or 60 sq. ft. double sided) and each sign must be set back 20; from the property line) Section 13.10 (B) 4 (Properties within the Route 303 Overlay District with signs within the 25' vegetative buffer and within 10' of the right of way shall require Zoning Board approval) for two new signs at Hudson Crossing Industrial Park, 100 Corporate Drive, Blauvelt, New York and is identified on the Orangetown Tax Map as Section 65.18, Block 1, Lot 16 in the LIO zoning district.