

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 Greenbush Auditorium,

20 Greenbush Road, Orangeburg, New York at 7:00 P.M. on

Wednesday, October 20, 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-65-18-1-78-1/>

<https://www.orangetown.com/document/crosby-zba-package-78-17-2-24/>

<https://www.orangetown.com/document/mundy-zba-package-65-19-1-37/>

<https://www.orangetown.com/document/lykokas-zba-package-71-09-1-52/>

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#21-89: Application of Jennifer Crosby for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-40 District, Group E, Section 3.12, Columns 8 (Front Yard), 9 (Side Yard) 10 (Total Side Yard) and (Section 5.12(a) & (e) Undersized Lot Applies Building Height) for an addition to an existing single-family residence. The property is located at 23 Closter Road, Palisades, New York and is identified on the Orangetown Tax Map as Section 78.17, Block 2, Lot 24 in the R-40 zoning district.

ZBA#21-90: Application of Edward Mundy for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-40 District, Section 4.5 subsection 4.58 (Owner who first converts must have resided in dwelling for at least 15 years, one year proposed) and from Section 3.11, R-80 District, Column 2, # 7 (Additional dwelling unit not occupy more than 600 s.f.) for an exception to Local Law #7 at an existing single-family dwelling The site is located at 36 Pine Glen Drive, Blauvelt, New York and are identified on the Orangetown Tax Map as Section 65.19, Block 1, Lot 37; in the R-40 zoning district.

ZBA#21-91: Application of Nikos Lykosas for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-22 District, Group I, Section 3.12, Column 4 (Floor Area Ratio) and from Section 5.21 Undersized lot applies: (Building Height) and from Section 5.221 (unroofed steps and terraces not exceeding 16 sq. ft. in area or projecting more than 4 feet from the exterior wall are permitted) for the construction of a new single-family residence. The property is located at 11 Tweed Boulevard, Upper Grandview, New York and is identified on the Orangetown Tax Map as Section 71.09, Block 1, Lot 52 in the R-22 zoning district.

Revised: October 20, 2021