

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, November 3, 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/schmitt-gronek-zba-package-73-09-1-11/>

<https://www.orangetown.com/document/hahn-zba-package-77-10-3-22/>

<https://www.orangetown.com/document/mcgovern-zba-package-68-20-4-27/>

<https://www.orangetown.com/document/kothari-bharat-zba-package-70-10-1-74-17/>

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#21-92: Application of Colin Schmitt for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-15 District, Column 2 uses by right, refers to R-40 which refers to R-80 : (Garage/Shed not listed as a Use by Right) for a proposed accessory structure on a separate tax lot than the existing single-family residence which is located in River Vale, New Jersey . The property is located at 350 South Middletown Road, Pearl River, New York and is identified on the Orangetown Tax Map as Section 73.09, Block 1, Lot 11 in the R-15 zoning district.

ZBA#21-93: Application of Jerry Hahn for a variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, CS District, Section 9.34 (Expansion & Enlargement of a non-conforming use: one time 50% expansion permitted) for an addition to an existing single-family residence. The property is located at 43 Old Tappan Road, Tappan, New York and is identified on the Orangetown Tax Map as Section 77.10, Block 3, Lot 22 in the CS zoning district.

ZBA#21-94: Application of John and Mary Ellen McGovern for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, RG District, Group Q, Section 3.12, Columns 8 (Front Yard; 25' required, 21.5' proposed and 9 (Side Yard: 10' required, 3' & 4' proposed) Section 5.21 Undersized lot applies; for an addition to an existing single-family residence. The property is located at 94 Cedar Avenue, Pearl River, New York and is identified on the Orangetown Tax Map as Section 68.20, Block 4, Lot 27 in the RG zoning district.

ZBA#21-95: Application of Bharat Kothari 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: 20% permitted, 21 % proposed) for an addition to a single-family residence. The property is located at 21 Shorn Drive, Blauvelt, New York and is identified on the Orangetown Tax Map as Section 70.10, Block 1, Lot 74.17 in the R-15 zoning district.