

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, January 5, 2022

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/crosby-revised-zba-package-78-17-2-24/>

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

<https://www.orangetown.com/document/worob-zba-package-69-08-1-28/>

<https://www.orangetown.com/document/scognamiglio-zba-package-64-20-1-20/>

<https://www.orangetown.com/document/gorman-zba-package-69-15-1-2/>

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#21-89: 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 4 (Floor Area Ratio), 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.

POSTPONED ITEM:

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 Chapter 43, R-22 District, Group I, Column 4 (Floor Area Ratio), 6 (Lot Width), 5 (Lot Area), 8 (Front Yard); Section 5.21 Undersized lot applies: (Building Height) and from Section 5.221 (Unroofed steps and terraces not exceeding 16 sq. ft. in area nor projecting more than 4 feet from the exterior wall are permitted) for the construction 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.

NEW ITEMS:

ZBA#22-01: Application of Jason and Michelle Worob for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-40 District, Group E, Section 3.12, Column 11 (Rear Yard) at an existing single-family residence. The property is located at 235 Sickletown Road, Orangeburg, New York and is identified on the Orangetown Tax Map as Section 69.08, Block 1, Lot 28 in the R-40 zoning district.

ZBA#22-02: Application of Joseph and Allyson Scognamiglio for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-40 District, Group E, Section 5.153 (Accessory Structure Distance from primary structure) between pavilion and existing single-family residence. The premises are located at 21 Warrant Officer Bauer Lane, Orangeburg, New York and is identified on the Orangetown Tax Map as Section 64.20, Block 1, Lot 20 in the R-40 zoning district.

ZBA#22-03: Application of Tom and Laura Gorman for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-40 District, Group E, Section 5.127 (Accessory Structure distance from primary building) and from Section 5.227 (Side Yard for accessory structures) at an existing single-family residence. The property is located at 91 Sickletown Road, Orangeburg, New York and is identified on the Orangetown Tax Map as Section 69.15, Block 1, Lot 2 in the R-40 zoning district.

