

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

Wednesday, February 2, 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/grach-gillova-zba-package-77-08-2-46/>

<https://www.orangetown.com/document/monzon-zba-package-77-10-2-36-44-1/>

<https://www.orangetown.com/document/kennedy-zba-package-70-15-2-21/>

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:

POSTPONED ITEM:

ZBA#22-05: Application of Kirill Grach and Maria Gililova for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, RG District, Group Q, Section 3.12 Columns 4 (Floor Area Ratio) and 8 (Front Yard), 9 (Side Yard) and from Section 5.153 (Accessory Structure Distance to Main structure) for a shed and an addition to an existing single-family residence. The premises are located at 47 Polhemus Street, Tappan, New York and is identified on the Orangetown Tax Map as Section 77.08, Block 2, Lot 46 in the RG zoning district.

NEW ITEMS:

ZBA#22-08: Application of Abel Monzon for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-15 District, Group M, Section 3.12, Columns 5 (Lot Area) and 6 (Lot Width) for the merger of two lots into one lot and the construction of a new single-family residence. The property is located at 40 & 44 Grand Avenue, Tappan, New York and is identified on the Orangetown Tax Map as Section 77.10, Block 2, Lots 36 & 44.1 in the R-15 zoning district.

ZBA#22-09: Application of Helene Kennedy 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 from Section 5.153 (Accessory Structure Distance from Primary Structure; Section 5.227: Distance from Side Yard) for two existing sheds ) and an addition to an existing single-family residence. The premises are located at 27 Lexington Road, Tappan, New York and is identified on the Orangetown Tax Map as Section 77.15, Block 2, Lot 21 in the R-15 zoning district.