

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, March 2, 2022

The Agenda of the Board of Appeals Hearing is posted on the Town's website.

At the time and place of such Public Hearing, the Zoning Board of Appeals will hear all persons in support of the application, any persons with objections thereto, and anyone interested in the application or wishing to comment: any such persons may appear in person, or by agent or representative.

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/hkc-sunrise-day-camp-zba-package-69-14-1-28/>

<https://www.orangetown.com/document/student-bus-company-zba-package-74-07-1-15-1/>

<https://www.orangetown.com/document/harder-zba-package-80-06-1-6/>

<https://www.orangetown.com/document/leys-zba-package-77-11-2-44/>

<https://www.orangetown.com/document/sambenito-zba-package-77-08-2-39/>

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#22-12: Application of HKC Sunrise Day Camp Playground for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, Article IV, Section 4.32 (b)(i) (Yards, Spacing of buildings and screenings. [ No buildings, tent, activity area or recreation facility shall be less than 300 feet from any lot line] ) for a playground at the existing campgrounds. The

property is located at 667 Blauvelt Road, Pearl River, New York and is identified on the Orangetown Tax Map as Section 69.14, Block 1, Lot 28 and Section 69.10, Block 2, Lot 21 in the R-80 zoning district.

ZBA#22-13: Application of Student Bus Company for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, LI District, Section 3.11, Column 7 #5 (All storage shall be in completely enclosed buildings: Storage of school buses not in building) at an existing parking lot located on the east side of Greenbush Road at the intersection of Mountainview Avenue, Orangeburg, New York and are identified on the Orangetown Tax Map as Section 74.07, Block 1, Lot 15.1 in the LI zoning district.

ZBA#22-14: Application of Jim Harder 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) and 8 (Front Yard) for the addition of a front porch at an existing single-family residence. The property is located at 4 Justin Court, Palisades, New York and is identified on the Orangetown Tax Map as Section 80.06, Block 1, Lot 6 in the R-40 zoning district.

ZBA#22-15: Application of Alexandra Leys for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-15 District: Average Density granted at subdivision map #4993 to RG District, Group Q, Section 3.12 Column 4 (Floor Area Ratio) for an addition to an existing single-family residence. The premises are located at 6 Paul Court, Tappan, New York and is identified on the Orangetown Tax Map as Section 77.11, Block 2, Lot 44 in the RG (average density) zoning district.

ZBA#22-16: Application of Dina Sambenito for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, RG District, Group Q, Section 3.12, Column 11 (Rear Yard) for an addition at an existing single-family residence. The property is located at 10 Polhemus Street, Tappan New York and is identified on the Orangetown Tax Map as Section 77.08, Block 2, Lot 39 in the RG zoning district.