

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, April 6, 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/heit-martinez-zba-package-74-14-2-8/>

<https://www.orangetown.com/document/brosna-zba-application-65-14-1-7/>

<https://www.orangetown.com/document/umana-zba-package-77-20-2-73/>

<https://www.orangetown.com/document/stefani-zba-package-77-16-1-24/>

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#22-22: Application of Henry Martinez for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, Section 3.12, R-15 District, Group M, Columns 4 (Floor Area Ratio) , 11 (Rear Yard) and 12 (Building Height) (Section 5.21 Undersized lot applies); for an addition to an existing single-family residence. The property is located at 11 Isabel Road, Orangeburg, New York and is identified on the Orangetown Tax Map as Section 74.14, Block 2, Lot 8; in the R-15 zoning district.

ZBA#22-23: Application of Brosna Construction for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, LIO District, Section 3.12, Group CC, Columns 9 (Side Yard), and 10 (Total Side Yard) and from Article XIII, Section 13.10 B (4): (Signage shall not be permitted on the right-of-way line that forms Route 303 or within the twenty-five foot vegetative buffer adjacent to such right-of-way line; for an addition and sign. The property is located at 624 Route 303, Blauvelt, New York and are identified on the Orangetown Tax Map as Section 65.14, Block 1, Lot 7 in the LIO zoning district.

ZBA#22-24: Application of Wilder Umana for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-15 District, Group M, Section 5.226(Fence Height: 4 ½' permitted in front yard) at an existing single family residence. The property is located at 57 Muroney Avenue, New York and is identified on the Orangetown Tax Map as Section 77.20, Block 2, Lot 73 in the R-15 zoning district.

ZBA#22-25: Application of Jennifer Stefani for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, LIO District, Group BB refers to R-80 Group A, Section 5.21(e) undersized lot applies: (building height) for the removal of an existing single-family residence and the construction of a new single-family residence. The premises are located at 350 Oak Tree Road, Palisades, New York and is identified on the Orangetown Tax Map as Section 77.16, Block 1, Lot 24 in the LIO zoning district.