

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, May 4, 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/st-thomas-aquinas-college-zba-package-74-16-1-1-74-12-1-29/>

<https://www.orangetown.com/document/dizzine-coyle-zba-package-70-18-3-18/>

<https://www.orangetown.com/document/rockland-cemetery-zba-package-74-12-1-14/>

<https://www.orangetown.com/document/blount-zba-package-66-17-2-26/>

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#22-28: Application of St. Thomas Aquinas College for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-40 District, Column 5, # 12 (Signage: sq. ft. permitted, 651.51 sq. ft. proposed) for signage on the campus. The College is located at 125 Route 340, Sparkill, New York and is identified on the Orangetown Tax Map as Section 74.16, Block 1, Lot 1 and Section 74.12, Block 1, Lot 29 in the R-40 zoning district.

ZBA#22-29: Application of Kathryn Dizzine and Chris Coyle for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, Section 3.12, R-15 District, Group M, Columns 10 (Total Side Yard: 50' permitted, 37' proposed) for an addition to an existing single-family residence. The property is located at 20 Goehring Curve, Blauvelt New York and is identified on the Orangetown Tax Map as Section 70.18, Block 3, Lot 18; in the R-15 zoning district.

ZBA#22-30: Application of Ron Troiano for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-80 District, Column 5, # 12 (One sign not over 20 sq. ft. permitted; two sided 80 sq. ft. total proposed) for a sign at an existing cemetery. The cemetery is located at 201 Kings Highway, Sparkill, New York and are identified on the Orangetown Tax Map as Section 74.12, Block 1, Lot 14 in the R-80 zoning district.

ZBA#22-31: Application of John Blount for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, Section 3.12, RG District, Group Q, Columns 4 (Floor Area Ratio: 30% permitted, 33% proposed), 9 (Side Yard: 10' required, 1'2" proposed) and 10 (Total Side Yard: 20' required, 17' proposed) (Section 5.21 Undersized lot applies) for a deck to an existing single-family residence. The property is located at 16a Shadyside Avenue, Nyack, New York and is identified on the Orangetown Tax Map as Section 66.17, Block 2, Lot 26; in the RG zoning district