

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 18, 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/dizzine-coyle-zba-package-70-18-3-18/>

<https://www.orangetown.com/document/yezarsky-zba-package-77-11-2-59/>

<https://www.orangetown.com/document/the-reserve-at-pearl-river-73-10-1-6/>

<https://www.orangetown.com/document/pfizer-signs-zba-package-68-08-1-5/>

<https://www.orangetown.com/document/donnelly-zba-package-77-12-1-5/>

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#22-29: 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 9 (Side Yard) 10 (Total Side Yard), 11 (Rear Yard) ( Section 5.21 Undersize lot applies) for a deck at 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.

NEW ITEMS:

ZBA#22-32: Application of Robert Yezarsky for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-15 District, Section 5.227 ( Accessory buildings in required side or rear yard) for two existing sheds at a single-family residence. The premises are located at 270 Washington Street, Tappan, New York and is identified on the Orangetown Tax Map as Section 77.11, Block 2, Lot 59; in the R-15 zoning district.

ZBA#22-33: Application of The Reserve at Pearl River for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, OP/PAC District, Article IV, Section 4.6 Adult Community (PAC Floating Zone from Section 4.69: Table 1, Maximum Height: (two stories or 25' permitted) : Side Yard: 100' required) and Total Side Yard: (200' required) and from Section 469 A ( 110 units proposed: 85 units permitted) for the construction of 110 senior rental units. The property is located at Veterans Memorial Drive, Pearl River, New York and is identified on the Orangetown Tax Map as Section 73.10, Block 1, Lot 6; in the OP/PAC zoning district.

ZBA#22-34: Application of Pfizer for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, LO/LI District, Section 3.11, Column 5, Paragraph 11 ( 30 sq. ft. permitted) for signs on the campus. The property is located at 401 N. Middletown Road, Pearl River, New York and are identified on the Orangetown Tax Map as Section 68.08, Block 1, Lot 5 in the LO/LI zoning district.

ZBA#22-35: Application of Leo Donnelly for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-15 District, Section 5.227 (Accessory Structures set back to side and rear yard: 5' required ) for a detached deck at an existing single-family residence. The Premises are located at 49 Flitt Street, Tappan, New York and are identified on the Orangetown Tax Map as Section 77.12, Block 1, Lot 5; R-15 zoning district.

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