

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, June 15, 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/curley-zba-package-69-18-3-41/>

<https://www.orangetown.com/document/bianco-zba-package-77-05-3-62/>

<https://www.orangetown.com/document/julien-zba-package-69-05-4-35/>

<https://www.orangetown.com/document/lamond-zba-package-69-14-3-18/>

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#22-40: Application of Thomas and Kelly Curley for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, Section 3.12, R-15 District, Group M, Columns 8 (Front

Yard: 30' required, 20.69' proposed), and 11 (Rear Yard: 35' required, 24.52' proposed) for an addition to an existing single-family residence. The property is located at 56 South Nauraushaun Road, Pearl River, New York and is identified on the Orangetown Tax Map as Section 74.17, Block 2, Lot 23; in the R-15 zoning district.

ZBA#22-41: Application of Frank Bianco for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-15 District, Group M, Section 3.12, Column 11 (Rear Yard: 35' required, 21.4' proposed) for an existing deck at an existing single-family residence. The premises are located at 180 Liberty Road, Tappan, New York and is identified on the Orangetown Tax Map as Section 77.05, Block 3, Lot 62; in the R-15 zoning district.

ZBA#22-42: Application of Baudeline Julien for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-15 District, Group M, Section 3.12, Columns 8: (Front Yard: 30' required, 19.2' and 25.8'' proposed) for an addition to an existing single-family residence. The property is located at 286 Ehrhardt Road, Pearl River, New York and is identified on the Orangetown Tax Map as Section 69.05, Block 4, Lot 35; in the R-15 zoning district.

ZBA#22-43: Application of Brian Lamond for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-15 District, Section 11.2 Definitions "Residence" and "Trailer" do not allow a Recreational Vehicle being used as temporary residence during Primary Residence repairs due to fire damage. The property is located at 54 Bocket Road, Pearl River, New York and are identified on the Orangetown Tax Map as Section 69.14, Block 3, Lot 18 in the R-15 zoning d