

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, November 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/comito-zba-package-78-17-2-9-2/>

<https://www.orangetown.com/document/kennedy-zba-package-74-09-2-12/>

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#22-70: Application of Comito Homes LLC for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-40 District, Group E, Section 3.12, Column 4 (Floor Area Ratio) for a pool cabana at an existing single-family residence. The premises are located at 656

Oak Tree Road, Palisades, New York and are identified on the Orangetown Tax Map as Section 78.17, Block 2, Lot 9; R-40 zoning district.

ZBA#22-71: Application of Philip and Michelle Kennedy 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) for a three seasons room at an existing single-family residence. The premises are located at 8 Fern Oval East, Orangeburg, New York and are identified on the Orangetown Tax Map as Section 74.09, Block 2, Lot 12; R-15 zoning district.