

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, December 7, 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/tappan-fire-district-74-18-2-35/>

<https://www.orangetown.com/document/werfen-zba-package-70-19-1-45/>

<https://www.orangetown.com/document/subaru-zba-package-70-14-4-12/>

<https://www.orangetown.com/document/zapata-zba-package-77-10-3-76-1/>

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#22-73: Application of Tappan Fire District for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-15 District, Section 3.12, Group P, Columns 8 (Front

Yard) and 9 (Side Yard) for an accessory building at the existing firehouse. The premises are located at 300 Western Highway, Tappan, New York and identified on the Orangetown Tax Map as Section 74.18, Block 2, Lot 35 in the R-15 zoning district.

ZBA#22-74: Application of Werfen for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, LO District, Section 3.11, Column 5 #11 ( One (1) illuminated business sign equal or less than 30 square feet ( 1 side) or 60 square feet (2 sided) not less than 20 feet from any lot line and not extending more than 18 feet high permitted) and from Article XIII. Section 13.10 -B (4) ( proposed signage is within Route 303 Overlay District...signage and lighting fixtures shall not be permitted in the Route 303 right-of-way or within the 25' vegetative buffer) for a sign at an existing business. The premises are located at 526 Route 303, Orangeburg, New York and identified on the Orangetown Tax Map as Section 70.19, Block 1, Lot 45 in the LO zoning district.

ZBA#22-75: Application of Subaru for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, CC District, Section 3.11, Column 5 #3 (Business signs with total sign area per establishment not to exceed 15% of the sign wall area; and in no event more than 40 square feet) and #4 (D) Sign not attached to a building shall be set back at least 35 feet from the front lot line) and from Article XIII, Route 303 Overlay District: Section 13.10 B (4) ( Signage shall be permitted within the twenty -five vegetative buffer adjacent to such right-of-way line... 25' setback required) for signs at the Subaru Service area. The premises are located at 582 Route 303, Blauvelt, New York and identified on the Orangetown Tax Map as Section 70.14, Block 4, Lot 12 in the CC zoning district.

ZBA#22-76: Application of Juan Zapata for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, , R-15 District, Section 3.12, Group M, (Section 5.21 Undersized lot applies) Columns 4 ( Floor Area Ratio), 8 (Front Yard) and 9 (Side Yard), 10 (Total Side Yard) and from Section 5.21 (e) ( Building Height) for a new single-family residence with an existing accessory garage and shed on the property. The premises are located at 17 Andre Hill Road, Tappan, New York and identified on the Orangetown Tax Map as Section 77.10, Block 3, Lot 76.1 in the R-15 zoning district.

