

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, January 4, 2023

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/shimon-properties-llc-80-05-1-38/>

<https://www.orangetown.com/document/castillo-zba-package-78-05-2-38/>

<https://www.orangetown.com/document/umana-zba-package-77-20-2-73-2/>

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#23-01: Application of Shimon Properties LLC for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-40 District, Group E, Section 5.227 (Rear Yard) for a retractable pool cover. The premises are located at 7 Century Road, Palisades, New York and identified on the Orangetown Tax Map as Section 80.05, Block 1, Lot 38 in the R-40 zoning district.

ZBA#23-02: Application of Jorge Castillo for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-15 District, Article VI, Section 6.1 (c): (No off -street parking is permitted within a required front yard of a single-family or two-family residence except either on a driveway [Maximum allowable width of 18 feet] for an extension to a parking area on an existing driveway. The premises are located at 9 Lake Drive, Sparkill, New York and identified on the Orangetown Tax Map as Section 78.05, Block 2, Lot 38 in the R-15 zoning district.

ZBA#23-03: Application of Wilder Umana for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, , R-15 District, Article IV, Section 4.5 subsection 4.58:(Owner who first converts the dwelling subsequent to the effective date of this local law must have resided in said dwelling for at least 15 years); applicant is requesting a second kitchen in an existing single-family dwelling. The premises are located at 57 Maroney Avenue, Palisades, New York and identified on the Orangetown Tax Map as Section 77.20, Block 2, Lot 73 in the R-15 zoning district.