

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, February 15, 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/zapata-zba-package-77-10-3-76-1-2/>

<https://www.orangetown.com/document/ristovski-zba-package-69-08-1-2-2/>

<https://www.orangetown.com/document/st-thomas-aquinas-zba-package-74-16-1-1/>

<https://www.orangetown.com/document/delucca-zba-package-77-07-3-15/>

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:

CONTINUED ITEM:

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.

NEW ITEMS:

ZBA#23-09: Application of Klaudet Ristovski for a variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-40 District, Group E, Section 5.226 (Front Yard Fence Height: 4 ½' permitted) for a six-foot fence in a front yard at an existing single-family residence. The premises are located at 1 O'Grady Court, Pearl River, New York and identified on the Orangetown Tax Map as Section 69.08, Block 1, Lot 2.2 in the R-40 zoning district.

ZBA#23-10: Application of St. Thomas Aquinas Site Plan for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-40 District, Group H, Section 3.12, Column 4 (Floor Area Ratio) and from Section 3.11, R-40 District, Column 6 # 4 (Parking Spaces: 820 required, 740 existing,: variance granted in ZBA#19-46 dated May 15, 2019). The premises are located at 125 Route 340, Sparkill, New York and identified on the Orangetown Tax Map as Section 74.16, Block 1, Lot 1 in the R-40 zoning district.

ZBA#23-11: Application of Teresa DeLuca for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-15 District, Group M, Section 6.1 (c) (No off-street parking is permitted within a required front yard of a single or wo family residence except on a driveway [maximum allowable width of 18 feet] or on an approved stoned area: gravel is proposed). The premises are located at 27 Windsor Brook Lane, Tappan, New York and identified on the Orangetown Tax Map as Section 77.07, Block 3, Lot 15 in the R-15 zoning district.