

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, May 17, 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/herder-zba-package-71-09-1-31/>

<https://www.orangetown.com/document/cassidy-zba-package-69-05-3-59/>

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#23-12: Application of Jade Herder for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-22 District, Group I, Section 5.226 (Front Yard Fence Height: 4 ½' permitted, 6' proposed) for a fence in the front yard of an existing single-family residence. The premises are located at 1028 Route 9W, Nyack, New York and identified on the Orangetown Tax Map as Section 71.09, Block 1, Lot 31 in the R-22 zoning district.

ZBA# 23-13: Application of Michael Cassidy for variances from Zoning Code (Chapter 43) of the Town of Orangetown, R-15 District, Group M, Section 9.2 (Expansion of a non-conforming bulk) and Section 5.21 (c) & (e): (Undersized building lot building height: 20' permitted, 24' 6" proposed) for an addition to an existing single-family residence. The premises are located at 12 Lang Terrace, Pearl River, New York and are identified on the Orangetown Tax Map as Section 69.05, Block 3, Lot 59 in the R-15 zoning district.