

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, September 6, 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/tappan-fire-district-77-11-3-4-amendment/>

<https://www.orangetown.com/document/saviet-zba-package-64-19-1-51/>

<https://www.orangetown.com/document/genovesi-zba-package-70-18-3-14/>

<https://www.orangetown.com/document/gendron-cahill-zb-package-69-18-4-45/>

<https://www.orangetown.com/document/wyandanch-washington-realty-llc-78-18-1-3-1-2/>

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# 23-28: Application of Tappan Fire District for an amendment to ZBA#22-47 for a variance from Zoning Code (Chapter 43) of the Town of Orangetown, GG District, Section 3.12, Column 8 (Front Yard) for the construction of a new firehouse. The premises are located at 135 Washington Street, Tappan, New York and are identified on the Orangetown Tax Map as Section 77.11, Block 3, Lot 4 in the CS zoning district.

ZBA# 23-29: Application of Annette Saviet for variances from Zoning Code (Chapter 43) of the Town of Orangetown, R-22 District- average density R-15, Section 3.12, Group M, Column 11 (Rear Yard) for an existing deck at an existing single-family residence. The premises are located at 17 Peach Street, Nanuet, New York and identified on the Orangetown Tax Map as Section 64.19, Block 1, Lot 51 in the R-22 zoning district.

ZBA# 23-30: Application of Robert Genovesi for variances from Zoning Code (Chapter 43) of the Town of Orangetown, Section 3.12, R-15 District, Group M, Columns 4 (Floor Area Ratio), 9 (Side Yard) and 10 (Total Side Yard) for an addition to the existing single-family residence. The premises are located at 17 Moehring Circle, Blauvelt, New York and are identified on the Orangetown Tax Map as Section 70.18, Block 3, Lot 14 in the R-22 zoning district.

ZBA# 23-31: Application of Gendron / Cahill for variances from Zoning Code (Chapter 43) of the Town of Orangetown, R-15 District, Group M, Section 5.2 Exceptions to Bulk Regulations, 5.21 (a thru e) ; Section 9.2 Non-Conforming Bulk and Section 3.12, Columns 4 (Floor Area Ratio), and 10 (Total Side Yard) (Section 5.21 (c) Undersize lot applies) for an addition to an existing single-family residence. The premises are located at 53 South Nauraushaun Road, Pearl River, New York and are identified on the Orangetown Tax Map as Section 69.18, Block 4, Lot 45 in the R-15 zoning district.

ZBA# 23-32: Application of Wyandanch Washington Realty LLC for a variance from Zoning Code (Chapter 43) of the Town of Orangetown, R-80 District, Section 6.332 (Driveways shall be installed with at least three inches of binder mix with a top wearing course of 1 ½ inches of fine mix asphalt: gravel existing and proposed) for a driveway at an existing single-family residence. The premises are located at 56 Woods Road, Palisades, New York and are identified on the Orangetown Tax Map as Section 78.18, Block 1, Lot 3.1-2 in the R-80 zoning district