

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 20, 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/schatiloff-zba-package-69-17-5-34/>

<https://www.orangetown.com/document/897-route-9w-zba-package-71-17-1-13/>

<https://www.orangetown.com/document/campbell-zba-package-78-17-2-31/>

<https://www.orangetown.com/document/stanchu-zba-package-74-09-2-3/>

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# 23-33: Application of Helen Strilec Schatiloff for a variance from Zoning Code (Chapter 43) of the Town of Orangetown, Section 3.12, R-15 District, Group M, Column 9 (Side Yard) for an addition to an existing single-family residence. The premises are located at 86 Old Middletown Road, Pearl River, New York and are identified on the Orangetown Tax Map as Section 69.17, Block 5, Lot 34 in the R-15 zoning district.

ZBA# 23-34: Application of 897 Route 9W for variances from Zoning Code (Chapter 43) of the Town of Orangetown, R-22 District, Section 3.12, Group I, Column 8 (Front Yard) and from Section 5.22 ( all required yards shall be unobstructed except as provided in this section; Section 5.224 ( No enclosed accessory off-street parking space, including a garage , is permitted in a required front yard. However, where, by reason of exceptional topography, it is impractical to construct an accessory garage behind the required front yard, the Board of Appeals may permit the construction of not more than two enclosed parking spaces within a required front yard accessory to a single-family residence for a garage at an existing single-family residence. The premises are located at 897 Route 9W, Upper Grandview, New York and identified on the Orangetown Tax Map as Section 71.17, Block 1, Lot 13 in the R-22 zoning district.

ZBA# 23-35: Application of Michael Campbell for variances from Zoning Code (Chapter 43) of the Town of Orangetown, Section 3.12, R-40 District, Section 3.12, Group E, Column 9 (Side Yard), 10 (Total Side Yard) for an addition to an existing single-family residence. The premises are located at 667 Oak Tree Road, Palisades, New York and are identified on the Orangetown Tax Map as Section 78.17, Block 2, Lot 31 in the R-40 zoning district.

ZBA# 23-36: Application of Marin Stanchu for a variance from Zoning Code (Chapter 43) of the Town of Orangetown, Section 3.12, RG District, Group Q, Column 8 (Front Yard) for an addition to an existing single-family residence. The premises are located at 57 West Orangeburg Road, Pearl River, New York and are identified on the Orangetown Tax Map as Section 74.09, Block 2, Lot 3 in the RG zoning district.