

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, November 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/triumph-tae-kwon-do-zba-package-70-14-4-9/>

<https://www.orangetown.com/document/ramos-zba-package-77-06-1-29-35/>

<https://www.orangetown.com/document/monzon-zba-package-77-10-2-36/>

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# 23-44: Application of Triumph Tae Kwon Do for a variance from Zoning Code (Chapter 43) of the Town of Orangetown, Section 3.11, CC District, Column 5 , #3 ( Allows 40 sf sign to be illuminated) for a sign at an existing building. The premises are located at 588 Route 303,

Blauvelt, New York and are identified on the Orangetown Tax Map as Section 70.14, Block 4, Lot 9 in the CC zoning district.

ZBA# 23-45: Application of Sesi Ramos for variances from Zoning Code (Chapter 43) of the Town of Orangetown, Section 3.12, R-15 District, Section 5.21(c) Undersized lot Applies: Columns 8 ( Front Yard), 9 (Side Yard), 11 ( Total Side Yard) for a carport at an existing single-family residence. The premises are located at 6 Laffayette Road, Tappan, New York and are identified on the Orangetown Tax Map as Section 77.06, Block 1, Lot 29.35 in the R-15 zoning district.

ZBA# 23-46: Application of Abel Monzon for a variance from Zoning Code (Chapter 43) of the Town of Orangetown, Section 3.12, R-15 District, Group M, Column 4 (Floor Area Ratio) for a new single-family residence. The premises are located at 40-44 Grand Avenue Tappan, New York and are identified on the Orangetown Tax Map as Section 77.10, Block 2, Lot 36 in the R-15 zoning district.