

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, January 17, 2024

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/hiep-zba-package-70-05-1-10/>

<https://www.orangetown.com/document/portillo-zba-package-74-17-2/>

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# 24-04: Application of Hiep for variances from Zoning Code (Chapter 43) of the Town of Orangetown, Section 3.12, R-40 District, Group E, Columns 6, (Lot Width), 10 (Total Side Yard); Section 5.227 (Accessory Structure location) and from Section 9.2 (degree of non-conforming bulk shall not be increased), Section 9.31 (repair and alteration of non-conforming use or bulk) and Section 9.34 (one time 50% or less expansion of non-conforming bulk) to

rebuild a single-family residence that was damaged by fire on a lot with more than one single-family dwelling. The premises are located at 720 Western Highway, Blauvelt, New York and identified on the Orangetown Tax Map as Section 70.05, Block 1, Lot 10 in the R-40 zoning district.

ZBA# 24-03: Application of Humberto Portillo for a variance from Zoning Code (Chapter 43) of the Town of Orangetown, Section 3.12, R-22 District, Group I, Column 9 (Side Yard) (Section 5.21 undersized lot applies) for a roof over an existing deck at an existing single-family residence. (variance granted for deck in ZBA#71-102 dated 10/6/1971) The premises are located at 15 Ethan Allen Court, Orangeburg, New York and are identified on the Orangetown Tax Map as Section 74.17, Block 2, Lot 6 in the R-22 zoning district.