

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, March 6, 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/madden-zba-package-69-06-1-98/>

<https://www.orangetown.com/document/perretta-zba-package-68-19-3-70/>

<https://www.orangetown.com/document/filor-zba-package-69-13-2-49/>

<https://www.orangetown.com/document/vergine-zba-package-69-14-1-9/>

<https://www.orangetown.com/document/ryan-zba-package-68-11-2-10/>

**NEW ITEMS:**

ZBA# 24-11: Application of Liam Madden for a variances from Zoning Code (Chapter 43) of the Town of Orangetown, R-15 District, Group M, Section 3.12, Column 10 (Total Side Yard) for an addition to an existing single- family residence. The premises are located at 69 Cara Drive, Pearl River, New York and identified on the Orangetown Tax Map as Section 69.06, Block 1, Lot 98 in the R-15 zoning district.

ZBA# 24-12: Application of Robert Perretta 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 an existing single-family residence. The premises are located at 144 Fairview Avenue, Pearl River, New York and are identified on the Orangetown Tax Map as Section 68.19, Block 3, Lot 70 in the R-15 zoning district.

ZBA# 24-13: Application of Jason and Marissa Filor 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), (Section 5.21 Undersize lot applies) and from Section 9.2 ( Expansion of Non-Conforming Bulk) for an addition to an existing single-family

residence. The premises are located at 252 Holt Drive, Pearl River, New York and are identified on the Orangetown Tax Map as Section 69.13, Block 2, Lot 49 in the R-15 zoning district.

ZBA# 24-14: Application of Larry Vergine for a variance from Zoning Code (Chapter 43) of the Town of Orangetown, R-15 District, Group M, Section 5.153 ( Accessory Structure Distance from Principal Structure) for an existing open pool cabana at an existing single-family residence. The premises are located at 36 Guterl Drive, Pearl River, New York and are identified on the Orangetown Tax Map as Section 69.14, Block 1, Lot 9 in the R-15 zoning district.

ZBA# 24-15: Application of Jeremy Ryan 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 from Section 9.2 ( Expansion of Non-Conforming Bulk) for an addition to an existing single-family residence. The premises are located at 341 Laurel Road, Pearl River, New York and are identified on the Orangetown Tax Map as Section 68.11, Block 2, Lot 10 in the R-15 zoning district.