

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, April 3, 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/widmer-zba-package-68-12-5-53/>

<https://www.orangetown.com/document/leahy-zba-package-77-08-2-45/>

<https://www.orangetown.com/document/subaru-signs-zba-package-73-20-1-25/>

<https://www.orangetown.com/document/rivian-signs-zba-package-65-18-1-3/>

**NEW ITEMS:**

ZBA# 24-20: Application of Christopher Widmer for variances from Zoning Code (Chapter 43) of the Town of Orangetown, RG District, Group Q, Section 3.12, Column 4 (Floor Area Ratio ) and from Section 5.227 (Minimum Side Yard to Accessory Structure) and from 5.153 (Accessory Structure Maximum Height) for a new garage and carport located in the same location, as the one being demolished, at an existing single-family residence. The premises are located at 39 Brightwood Ave, Pearl River, New York and identified on the Orangetown Tax Map as Section 68.12, Block 5, Lot 53 in the RG zoning district.

ZBA# 24-21: Application of John and Kristen Leahy for variances from Zoning Code (Chapter 43) of the Town of Orangetown, RG District, Group Q, Section 3.12, Columns 9 (Side Yard) and 11 ( Rear Yard ) for an addition to an existing single-family residence. The premises are located at 37 Polhemus St, Tappan, New York and identified on the Orangetown Tax Map as Section 77.08, Block 2, Lot 45 in the RG zoning district.

ZBA# 24-22: Application of Subaru Distributors Corp. for a variance from Zoning Code (Chapter 43) of the Town of Orangetown, Section 3.11, LIO District, refers to LO District, Column 5 #11 ( Sign size ) for signs on the existing building. The premises are located at 6 Ramland Rd, Orangeburg, New York and are identified on the Orangetown Tax Map as Section 73.20, Block 1, Lot 25 in the LIO zoning district.

ZBA# 24-23: Application of Rivian Automotive for variances from Zoning Code (Chapter 43) of the Town of Orangetown, LI District, Section 3.11, Column 5 #7 (permitted sign **size** and permitted sign size to be illuminated) for two wall mounted building signs on an existing commercial building. The premises are located at 800 Bradley Hill Rd, Blauvelt, New York and are identified on the Orangetown Tax Map as Section 65.18, Block 1, Lot 3 in the LI zoning district.