

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 20, 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/albaran-zba-package-65-19-1-40/>

<https://www.orangetown.com/document/mccoy-zba-package-69-20-2-64/>

<https://www.orangetown.com/document/39-s-william-online-zba-package/>

<https://www.orangetown.com/document/pearl-river-library-interpretation-zba-package-68-16-6-49/>

**NEW ITEMS:**

ZBA# 24-16: Application of Elsa Albaran for variances from Zoning Code (Chapter 43) of the Town of Orangetown, R-40 District, Group E, Section 3.12, Column 4 (Maximum Floor Area Ratio) and Column 11 (Rear Yard) for an awning structure over an existing deck at an existing single-family residence. The premises are located at 5 Pine Glen Dr, Blauvelt, New York and identified on the Orangetown Tax Map as Section 65.19, Block 1, Lot 40 in the R-40 zoning district.

ZBA# 24-17: Application of Tara and Matthew McCoy for a variance from Zoning Code (Chapter 43) of the Town of Orangetown, R-15 District, Group M, Section 5.21(e) ( Building Height), for an addition to an existing single-family residence. The premises are located at 102 Derfuss Ln, Blauvelt, New York and are identified on the Orangetown Tax Map as Section 69.20, Block 2, Lot 64 in the R-15 zoning district.

ZBA# 24-18: Application of Edward O'Hara for variances from Zoning Code (Chapter 43) of the Town of Orangetown, CS District, Section 3.11, Column 6 #4 (Spaces required), and from Section 3.12, Group FF, Columns 9 ( Side yard), 10 (Total Side Yard) 11 ( Rear Yard) for a

construction of a new commercial building. The premises are located at 39 S. William St, Pearl River, New York and are identified on the Orangetown Tax Map as Section 68.20, Block 1, Lot 30.2 in the CS zoning district.

ZBA# 24-19: Application of The Pearl River Public Library for an Interpretation from Zoning Code (Chapter 43) of the Town of Orangetown, Section 3.11, CS District, Column 2 (Uses permitted by right: not a use permitted by right as per building permit denial dated February 13, 2024) for the temporary use of a commercial building for the Library during the construction of the existing library. The premises proposed for temporary use are located at 75 E Central Ave, Pearl River, New York and are identified on the Orangetown Tax Map as Section 68.16, Block 6, Lot 49 in the CS zoning district.