

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 the **Land use Board
Meeting Room, North West Corner, 26 Orangeburg Road**, New York at 7:00 P.M. on
Wednesday, May 7, 2025

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/sinanan-zba-package-74-18-2-1/>
<https://www.orangetown.com/document/garcia-eugene-zba-package-74-14-2-18/>
<https://www.orangetown.com/document/andreopoukis-zba-package-74-17-1-4/>

POSTPONED ITEMS:

ZBA#25-11: Application of Anbiar Sinanan, Owner, for variances from Zoning Code (Chapter 43), R-15 District, Group M, Section 9.2 (Expansion of non-conforming bulk) for a hot tub addition to an existing pool that was approved in ZBA#77-12 at an existing single-family dwelling. The premises are located at 143 Independence Avenue, Tappan, New York and identified on the Orangetown Tax Map as Section 74.18, Block 2, Lot 1, in the R-15 zoning district.

NEW ITEM:

ZBA#25-12: Application of Jennifer Garcia and Therone Eugene II, Owners, for variances from Zoning Code (Chapter 43), R-15 District, Group M, Section 3.12, Column 11(Rear yard setback:), and from Section 5.227(Pool side yard setback) for an above ground pool at an existing single-family residence. The premises are located at 9 Heather Lane, Orangeburg, New York and identified on the Orangetown Tax Map as Section 74.14, Block 2, Lot 18 in the R-15 zoning district.

ZBA#25-13: Application of Maren Robertson, Applicant for the Owners, Yiannis & Vassiliki, for variances from Zoning Code (Chapter 43), R-22 District, Group I, Section 3.12, Column 8 (Front Yard) for a front portico at an existing single-family dwelling. The premises are located at 52 Minuteman Circle, Orangeburg, New York and identified on the Orangetown Tax Map as Section 74.17, Block 1, Lot 4, in the R-22 zoning district.