

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, June 18, 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/barbara-zba-package-68-12-5-33/>

<https://www.orangetown.com/document/apicella-family-trust-christopher-apicella-sammantha-cacioppo-cruz-zba-package-69-09-3-28/>

NEW ITEMS:

ZBA#25-17: Application of Matthew Barbara, Owner, for variances from Zoning Code (Chapter 43), RG District, Group Q, Column 4 (Floor Area Ratio), Column 8(Front yard), and Column 11 (Rear yard). Pre-existing non-conforming lot area & lot width, undersized lot applies, for an addition at an existing single-family residence. The premises are located at 155 Brightwood Ave, Pearl River, New York and identified on the Orangetown Tax Map as Section 68.12, Block 5, Lot 33 in the RG zoning district.

ZBA#25-18: Application of Chistopher Apicella and Sammantha Cacioppo-Cruz, Owners, for variances from Zoning Code (Chapter 43), R-15 District, Group M, Column 4(floor area ratio), Column 8(front yard), and section 5.21 (e) (max height) section 5.21 undersized lot applies, for a front porch and rear addition at an existing single-family residence. The premises are located at 55 Meadows Street, Pearl River, New York and identified on the Orangetown Tax Map as Section 69.09, Block 3, Lot 28 in the R-15 zoning district.