

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, July 30, 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/bedrock-whittier-llc-zba-continuation-package-65-18-1-13/>

<https://www.orangetown.com/document/annunziata-zba-package-70-05-1-9/>

<https://www.orangetown.com/document/deriso-zba-package-78-17-1-54/>

<https://www.orangetown.com/document/dutan-zba-package-69-10-1-68/>

<https://www.orangetown.com/document/lily-our-town-llc-zba-package-74-07-1-1/>

<https://www.orangetown.com/document/lidl-us-llc-zba-package-77-15-1-36/>

CONTINUED ITEMS:

ZBA# 24-62: Application of Bedrock Whittier LLC, for variances from Zoning Code (Chapter 43), R-40 & LO District, for a variance from New York State Law Section 280-a (Street Frontage), and existing non-conforming(front yard: existing at Bradley Hill Road, and at Whittier Road), for (3) lot subdivision, at a single-family residential lot. The premises are located at 25 Whittier Road, Blauvelt, New York and identified on the Orangetown Tax Map as Section 65.18, Block 1, Lot 13 in the LO & R-40 zoning district.

NEW ITEMS:

ZBA#25-23: Application of Vincent Annunziata, Owner, for variances from Zoning Code (Chapter 43), R-40 District, Group E, Section 3.12, Column 9(side yard), Column 10(total side yard) for the legalization of additions at an existing single-family residence. The premises are located at 730 Western Highway, Blauvelt, New York and identified on the Orangetown Tax Map as Section 70.05, Block 1, Lot 9 in the R-40 zoning district.

ZBA#25-24: Application of Patrick DeRiso, Owner, for variances from Zoning Code (Chapter 43), R-15 District, Group M, Column 10(total side yard) for a single-story addition and a new front porch at an existing single-family residence. The premises are located at 10 Iroquois Avenue, Palisades, New York and identified on the Orangetown Tax Map as Section 78.17, Block 1, Lot 54 in the R-15 zoning district.

ZBA#25-25: Application of Nelson Dutan, Owner, for variances from Zoning Code (Chapter 43), R-15 District, Group M, Column 9(side yard) for a second-story addition at an existing single-family residence. The premises are located at 61 Villa Road, Pearl River, New York and identified on the Orangetown Tax Map as Section 69.10, Block 1, Lot 68 in the R-15 zoning district.

ZBA#25-26: Application of Lily & Our Town, LLC, Owner, for variances from Zoning Code (Chapter 43), CC District, Section 3.11, A change in off-street parking requirements for a use as specified in Chapter 43, Section 3.11. Table of General Use Regulations, for an addition, canopy, portico, dumpster area, alignment machine(below grade), revised parking, and minor site improvements. The premises are located at 522 Route 303, Orangeburg, New York and identified on the Orangetown Tax Map as Section 74.07, Block 1, Lot 1 in the CC zoning district.

ZBA#25-27: Application of Lidl US, LLC, Owner, for variances from Zoning Code (Chapter 43), CS District, Section 3.11, Column 5, paragraph 6(a)(total signage allowed) for (2) internally illuminated wall signs and (2) internally illuminated channel letters). The premises are located at 37 Route 303, Tappan, New York and identified on the Orangetown Tax Map as Section 77.15, Block 1, Lot 36 in the CS zoning district.