

**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, January 7, 2026

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/river-view-zba-appeal-habr-decision-online-package-80-06-1-30-2/>

<https://www.orangetown.com/document/murray-online-zba-board-package-69-06-2-32/>

<https://www.orangetown.com/document/hickey-online-zba-package-77-06-3-34/>

<https://www.orangetown.com/document/mccoy-derobertis-online-zba-package-77-07-1-25/>

ADJOURNED ITEM FROM NOVEMBER 19, 2025:

ZBA#25-52: Application of River View Property Holdings, LLC., Owners, for an appeal from Zoning Code (Chapter 43) of the Town of Orangetown Code, Section 12-4 C for relief from Historic Areas Board of Review Decision # 25-05 dated October 14, 2025, and Decision # 25-05A dated December 9, 2025. The premises are located at 29-31 Ludlow Lane, Palisades, New York and identified on the Orangetown Tax Map as Section 80.06-1-30 in the R-80 zoning district.

NEW ITEMS:

ZBA#26-01: Application of Steven and Diana Murray, Owners, for variances from Zoning Code (Chapter 43), R-22 District, Section 3.12, Group I, Column 9(side yard), for an in-ground pool at an existing single-family residence. The premises are located at 53 Marycrest Road, West Nyack, New York and identified on the Orangetown Tax Map as Section 69.06, Block 2, Lot 32 in the R-22 zoning district.

ZBA#26-02: Application of Joseph and Patricia Hickey, Owners, for variances from Zoning Code(Chapter 43), R-15 District, Section 3.11, Group M(refer to R-80), Column #2, Item #7, (Square footage allowed), for a restricted two-family conversion, increasing the floor area more than 600 square feet at an existing single-family residence. The premises are located at 32 Schreiber Street, Tappan, New York and identified on the Orangetown Tax Map as Section 77.06, Block 3, Lot 34 in the R-15 zoning district.

ZBA#26-03: Application of John and Mary McCoy, Owners, for variances from Zoning Code (Chapter 43), R-15 District, Section 3.12, Group M, Column #4(floor area ratio), Column #9(side yard), Column #10(total side yard), and from Column #12(building height), 5.21 (c) undersized lot applies, for an addition at an existing single-family residence. The premises are located at 13 Old Mill Lane, Tappan, New York and identified on the Orangetown Tax Map as Section 77.07, Block 1, Lot 25 in the R-15 zoning district.