

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 21, 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/fleck-wang-online-zba-package-78-18-2-24/>

<https://www.orangetown.com/document/russo-online-zba-package-77-10-3-72/>

<https://www.orangetown.com/document/moshe-zba-online-package-68-12-2-7/>

NEW ITEMS:

ZBA#26-04: Application of Jesse Fleck and Dawn Wang, Owners, for variances from Zoning Code (Chapter 43), Section 3.12, R-40 District, Group E, Column 9(side yard: 30' required, 10' proposed), Column 11(rear yard: 50' required, 45' proposed) for a new 24' x 26' exercise/storage building (accessory structure) at an existing single-family residence. The premises are located at 28 Closter Road, Palisades, New York and identified on the Orangetown Tax Map as Section 78.18, Block 2, Lot 24 in the R-40 zoning district.

ZBA#26-05: Application of Gina and Christopher Russo, Owners, for an appeal from Zoning Code (Chapter 43) of the Town of Orangetown Code, Section 5.2, R-15 District, Group M, exceptions to bulk regulations, Section 5.227(a) (pool rear yard: 20' required, 7'0" proposed) for an 18' x 42' inground pool in the rear yard at an existing single-family residence. The premises are located at 66 Stephens Road, Tappan, New York and identified on the Orangetown Tax Map as Section 77.10, Block 3, Lot 72 in the R-15 zoning district.

ZBA#26-06: Application of Karen Moshe, Owner, for an appeal from Zoning Code (Chapter 43) of the Town of Orangetown Code, Section 3.12, RG District, Group Q, Column 9 (Side yard: 10' required, 7.9' proposed), Column 11(Rear yard: 25' required, 22.4' proposed) to legalize an existing deck and pool at an existing single-family residence. The premises are located at 64 E. Crooked Hill Road, Pearl River, New York and identified on the Orangetown Tax Map as Section 68.12, Block 2, Lot 7 in the RG zoning district.