

**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, March 4, 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/venture-together-zba-package-68-20-2-18/>

<https://www.orangetown.com/document/jdf-homes-online-zba-package-70-09-1-63/>

<https://www.orangetown.com/document/ladehoff-lunghi-online-zba-package-66-53-2-27/>

NEW ITEMS:

ZBA#26-08: Application of Venture Together Inc., Owners, for variances from Zoning Code (Chapter 43), Section 3.12, RG District, Group Q, Column 5(Lot Area), Column 6(lot width), Column 8(front yard), Column 11(rear yard), and from Section 3.11 column 6 (off street parking) for a two-story addition to an existing physician's office to be made into a day habilitation facility/support services for people with intellectual/developmental disabilities. The premises are located at 119 Franklin Avenue, Pearl River, New York and identified on the Orangetown Tax Map as Section 68.20, Block 2, Lot 18 in the RG zoning district.

ZBA#26-09: Application of JDF Homes LLC., Owners, for variances from Zoning Code (Chapter 43), Section 3.12, R-15 District, Group M, Column 4(floor area ratio), Column 8(front yard), column 12(height), Section 5.21(c)(e) small lot applies, for a new single-family residence. The premises are located at 658 Western Highway, Blauvelt, New York and identified on the Orangetown Tax Map as Section 70.09, Block 1, Lot 63 in the R-15 zoning district.

ZBA#26-10: Application of Jacob Ladehoff and Amy Lunghi, Owners, for variances from Zoning Code (Chapter 43), Section 3.13, RG-6 District, minimum side yard(feet)(side, both), Section 6.36 drainage and surfacing, all open parking areas shall be properly drained, and all such areas shall be paved, for a two-story addition with a gravel driveway at an existing single-family residence. The premises are located at 100 Depot Place, S. Nyack, New York and identified on the Orangetown Tax Map as Section 66.53, Block 2, Lot 27 in the RG-6 zoning district.