

**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, April 8, 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/77-10-2-64-monzon-zba-package/>

<https://www.orangetown.com/document/litz-lesica-zba-package-70-09-3-2-9/>

NEW ITEMS:

ZBA#26-14: Application of Abel Monzon, Owner, 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 9(side yard), Column 10(total side yard), and from Column 12(height), Section 5.21(c)(e) small lot applies, for an addition and renovation at an existing single-family residence. The premises are located at 13 Central Avenue, Tappan, New York and identified on the Orangetown Tax Map as Section 77.10, Block 2, Lot 64 in the R-15 zoning district.

ZBA#26-15: Application of Lisa Litz & Ronald C. Lesica, Owners, for an appeal from Zoning Code (Chapter 43) of the Town of Orangetown Code, Section 3.12, R-40 District, Group E, Column 4(floor area ratio), Column 9(side yard), Section 5.153 location of accessory buildings shall conform to the bulk regulations of the district, (c) Accessory buildings or structures shall conform to the bulk regulations of the district, except that non shall be located in a front yard, for a detached garage at an existing single-family residence. The premises are located at 298 Van Wyck Road, Blauvelt, New York and identified on the Orangetown Tax Map as Section 70.09, Block 3, Lot 2.9 in the R-40 zoning district.