

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 Greenbush Auditorium,

20 South Greenbush Road, Orangeburg, New York at 7:00 P.M. on February 21, 2018

At the public hearing, the Board shall consider the following items:

ZBA#18-11: Application of Bergson Subdivision for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, Section 3.12, R-80 District, Group A, Column 7 (Street Frontage: for Lot #1, #2, & #3) and an exception pursuant to New York State Town Law, Section 280-a (Relation of structure to streets or highways for proposed lots #1, #2 & #3) for the proposed four lot residential subdivision. Proposed lot #4 shall be dedicated to NY NJ Trail Conference or to Tallman State Park. The property is located at 56 Woods Road, Palisades, New York and is identified on the Orangetown Tax Map as Section 78.18, Block 1, Lots 3.1 & 3.2; in the R-80 zoning district.

ZBA#18-12: Application of Arturo Garcia for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, Section 3.12, R-40 District, Group E, Columns 9 (Side Yard) and 10 (Total Side Yard) and from Section 5.153 (Accessory Structure Height) for a detached garage at an existing single-family residence. The premises are located at 128 Sunset Road, Blauvelt, New York and are identified on the Orangetown Tax Map as Section 70.09, Block 1, Lot 2; in the R-40 zoning district.

ZBA#18-13: Application of Jon Karger for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-15 District, Section 5.21e (Undersized lot applies, Building Height) for an addition to an existing single-family residence. The premises are located at 139 Derfuss Lane, Blauvelt, New York and are identified on the Orangetown Tax Map as Section 69.20, Block 2, Lot 56; in the R-15 zoning district.

ZBA#18-14: Application of Graham Norton for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-22 District, Group I, Section 3.12, Column 8 (Front Yard) and Column 12 (Building Height) for an addition of dormers and to legalize an existing screened in porch at an existing single-family residence. The premises are located at 75 Washington Spring Road, Palisades, New York and are identified on the Orangetown Tax Map as Section 78.18, Block 1, Lot 15; in the R-22 zoning district.

