

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 Court Room I,  
26 West Orangeburg Road, Orangeburg, New York at 7:00 P.M. on  
Wednesday, April 21, 2021

The Agenda of the Board of Appeals meeting is posted on the Town's website.

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/sullivan-zba-package-77-08-1-29/>

<https://www.orangetown.com/document/kennedy-zba-package-75-05-1-7-1/>

<https://www.orangetown.com/document/surace-zba-package-69-05-4-1/>

<https://www.orangetown.com/document/samuel-zba-package-74-06-2-2/>

or you may view them at:

The Building Department, 20 Greenbush Road, Orangeburg, New York 8:00 AM to 4:00 PM

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

NEW ITEMS:

ZBA#21-33: Application of Ken Sullivan for variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, RG District, Group Q, Section 3.12, Column 4 (Floor Area Ratio); 8 (Front Yard). And 11 (Rear Yard ) and from Section 5.153( Accessory Structure) for an existing deck and shed at an existing single-family residence. The property is located at 70 Eimer Street, Tappan, New York and is identified on the Orangetown Tax Map as Section 77.08, Block 1, Lot 29 in the RG zoning district.

ZBA#21-34: Application of Joe Kennedy for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-22 District, Group I, Section 3.12, Columns 8 (Front Yard), 12 (Building Height) and from Section 5.21 (b)(e) (Undersized lot side yard) for additions and alterations to an existing structure at an existing single-family residence. The property is located at 815 Route 9W, Nyack, New York and is identified on the Orangetown Tax Map as Section 75.05, Block 1, Lot 7.1 in the R-22 zoning district.

ZBA#21-35: Application of Rocco Surace for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-15 District, Group M, Section 3.12, Column 9 (Side Yard) and 10 (Total Side Yard) (Rear Yard for a swimming pool) for an existing above-ground pool and deck at an existing single-family house. The premises are located at 110 Violet Drive, Pearl River, New York and is identified on the Orangetown Tax Map as Section 69.05 Block 4, Lot 1 in the R-15 zoning district

ZBA#21-36: Application of Johnson Samuel for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, RG District, Group Q, Section 3.12, Column 8 (Front Yard) for a second story addition to an existing single-family residence. The property is located at 30 Carlton Road, New York and is identified on the Orangetown Tax Map as Section 74.06, Block 2, Lot 2 in the RG zoning district.