

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 West Orangeburg Road**, Orangeburg, New York at 7:00 P.M.

on

Wednesday, September 4, 2024

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/white-zba-package-69-19-1-24/>

<https://www.orangetown.com/document/quarter-waters-zba-package-78-17-2-31/>

<https://www.orangetown.com/document/mcandrew-zba-package-69-16-3-21/>

<https://www.orangetown.com/document/oliva-zba-package-69-14-3-59/>

<https://www.orangetown.com/document/pacella-zba-package-70-13-2-34/>

NEW ITEMS:

ZBA# 24-41: Application of Robert White, for variances from Zoning Code (Chapter 43), R-40 District, Section 3.12, Group E, Column 3 (floor area ratio), from Column 9(side yard), Column 10(total side yard), Column 12(building height). Section 5.21 (A) & (E) undersized lot applies (existing non-conforming lot area) for a new single-family dwelling with a garage. The premises are located at 7 Sickletown Road, Pearl River, New York and identified on the Orangetown Tax Map as Section 69.19, Block 1, Lot 24 in the R-40 zoning district.

ZBA#24-42: Application of Quarter Waters, LLC., for variances from Zoning Code (Chapter 43), R-40 District, Group E, Section 5.226 (fence height) for an existing fence installed on the rear property line at a single-family dwelling. The premises are located at 667 Oak Tree Road, Palisades, New York and identified on the Orangetown Tax Map as Section 78.17, Block 2, Lot 31 in the R-40 zoning district.

ZBA#24-43: Application John McAndrew, for variance from Zoning Code (Chapter 43), R-40 District, Section 3.12, Group E, Column 11 (rear yard) for a deck at a single-family residence. The premises are located at 4 Regina Court, Blauvelt, New York and identified on the Orangetown Tax Map as Section 69.16, Block 3, Lot 21 in the R-40 zoning district.

ZBA#24-44 Application of Kristin Oliva, for a variance from Zoning Code (Chapter 43), R-15 District, Section 3.12, Group M, Column 9 (side yard), Column 10 (total side yard), from Section 4.52 (no significant exterior change), from Section 4.54 (shall be only 1 front entrance), from Section 4.58 (owner must have resided in dwelling for a minimum of 15 years), and from use table 3.11 for R-80, Column 2, #7(maximum square foot) for a single story addition to an existing single family residence, for a restricted two family. The premises are located at 11 Sandra Lane, Pearl River, New York and identified on the Orangetown Tax Map as Section 69.14, Block 3, Lot 59 in the R-15 zoning district.

ZBA#24-45: Application of James and Tayla Pacella, for variances from Zoning Code (Chapter 43), R-15 District, Section 3.12, Group M, Column 9 (side yard) for an addition at a single-family residence. The premises are located at 10 Blauvelt Road, Blauvelt, New York and identified on the Orangetown Tax Map as Section 70.13, Block 2, Lot 34 in the R-15 zoning district.