

70NOTICE 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**, New York at 7:00 P.M. on
Wednesday, October 16, 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/boera-zba-package-68-20-5-57/>
<https://www.orangetown.com/document/gallagher-zba-package-68-12-1-43/>
<https://www.orangetown.com/document/jones-zba-package-66-62-2-24/>
<https://www.orangetown.com/document/collins-zba-package-66-70-1-12/>

NEW ITEMS:

ZBA# 24-48: Application of William Boera, for variances from Zoning Code (Chapter 43), CO District, Section 3.12, Group NN, Column 4 (floor area ratio), Column 8 (side yard), Column 9 (total side yard), Column 12(maximum building height). Existing non-conforming (ENC) lot area, lot width, from Section 9.2(degree of non-conforming bulk not to be increased), from section 9.34 (non-conforming use may be increased 1 time), and from Section 9.34 (non-conforming use may be increased) for a two-story addition with deck at the rear of the house. The premises are located at 107 S. Main Street, Pearl River, New York and identified on the Orangetown Tax Map as Section 68.20, Block 5, Lot 57 in the CO zoning district.

ZBA#24-48: Application of Brendan Gallagher, for variances from Zoning Code (Chapter 43), RG District, Section 3.12, Group Q, Column 9 (side yard), Column 11(rear yard) for an addition at a single-family residence. The premises are located at 43 W Lewis Avenue, Pearl River, New York and identified on the Orangetown Tax Map as Section 68.12, Block 1, Lot 43 in the RG zoning district.

ZBA#24-49: Application of Audra and Albert Jones, for variances from Zoning Code (Chapter 43), R-12 District, Section 6.1(c), (off street parking within a front yard either on a driveway or on a n "approved" stoned area), to enlarge an existing gravel driveway at a single-family dwelling. The premises are located at 221 Piermont Avenue, South Nyack, New York and identified on the Orangetown Tax Map as Section 66.62, Block 2, Lot 42 in the R-12 zoning district.

ZBA#24-50: Application of Samantha Collins, for variances from Zoning Code, RG-6 District, NYStretch Energy Code, Climate zone 5, (Fen U-Factor) for the replacement of windows which require energy compliance at an existing single-family residence. The premises are located at 278 Piermont Avenue, South Nyack, New York and identified on the Orangetown Tax Map as Section 66.70, Block 1, Lot 12 in the RG-6 zoning district.