

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 18, 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/orourke-zba-package-70-09-1-50/>

<https://www.orangetown.com/document/nelson-zba-package-77-08-1-48/>

**NEW ITEMS:**

ZBA# 24-46: Application of Christopher O'Rourke, for variances from Zoning Code (Chapter 43), R-15 District, Section 3.12, Group M, Column 9 (side yard for building A and for building C), Column 10 (total side yard), Column 12 (maximum height for building A and for Building C), from Section 9.2 (Expansion of non-conforming bulk) and Section 9.34 (Expansion of non-conforming use) to demo and re-build South dwelling, renovate and expand North dwelling, and construct a new driveway. The premises are located at 97-99 Old Western Highway, Blauvelt, New York and identified on the Orangetown Tax Map as Section 70.09, Block 1, Lot 50 in the R-15 zoning district.

ZBA#24-47: Application of Christian Nelson, for variances from Zoning Code (Chapter 43), RG District, Section 3.12, Group Q, Column 4 (floor area ratio), Column 8 (front yard) for an exterior covered porch at an existing single-family dwelling. The premises are located at 15 Eimer Street, Tappan, New York and identified on the Orangetown Tax Map as Section 77.08, Block 1, Lot 48 in the RG zoning district.