

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 Orangeburg Road**, New York at 7:00 P.M. on
Wednesday, December 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/awal-zba-package-7818-1-37/>

<https://www.orangetown.com/document/swanson-zba-package-68-12-4-45/>

<https://www.orangetown.com/document/dowling-shiwmandal-zba-package-69-08-1-18/>

<https://www.orangetown.com/document/bedrock-whittier-llc-zba-package-65-18-1-13/>

<https://www.orangetown.com/document/warchol-zba-package-69-10-1-28/>

POSTPONED ITEM:

ZBA#24-51: Application of Ashok and Roopa Awal, , for variances from Zoning Code (Chapter 43), R-80 District, Group A, Section 5.226 (fence height), and Section 5.226 (fences over six-foot set-back from property lot line a distance equal to 2/3 its height), for a fence at an existing single-family dwelling. The premises are located at 50 Woods Road, Palisades, New York and identified on the Orangetown Tax Map as Section 78.18, Block 1, Lot 37 in the R-80 zoning district.

NEW ITEMS:

ZBA# 24-60: Application of Kena and Wesley Swanson, for variances from Zoning Code (Chapter 43), RG District, Section 3.12, Group Q, Column 8 (Front yard) for a front porch, a deck, and a metal roof at an existing single-family dwelling. The premises are located at 121 East George Avenue, Pearl River, New York and identified on the Orangetown Tax Map as Section 68.12, Block 4, Lot 45 in the RG zoning district.

ZBA# 24-61: Application of Derek Dowling and Sherida Shiwmandal, for variances from Zoning Code (Chapter 43), R-40 District, Section 3.12, Group E, Column 4 (Max FAR), and from Section 11 (Rear yard), (existing non-conforming lot area) for pavilion and garage additions, at an existing single-family dwelling. The premises are located at 214 Sickletown Road, Orangeburg, New York and identified on the Orangetown Tax Map as Section 69.08, Block 1, Lot 18 in the R-40 zoning district.

ZBA# 24-62: Application of Bedrock Whittier LLC, for variances from Zoning Code (Chapter 43), R-40 & LO District, for a variance from New York State Law Section 280-a (Street Frontage), for (3) lot subdivision, at a single-family residential lot. The premises are located at 25 Whittier Road, Blauvelt, New York and identified on the Orangetown Tax Map as Section 65.18, Block 1, Lot 13 in the LO & R-40 zoning district.

ZBA# 24-63: Application of Damian and Magdalena Warchol, for variances from Zoning Code (Chapter 43), R-15 District, Section 3.12, Group M, Column 8 (Front yard) for a front porch at an existing single-family dwelling. The premises are located at 27 Casazza Place, Pearl River, New York and identified on the Orangetown Tax Map as Section 69.10, Block 1, Lot 28 in the R-15 zoning district.