

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, November 20, 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/knapp-shafer-zba-package-66-70-1-29/>

<https://www.orangetown.com/document/cardenas-cabrera-zba-package-64-17-3-35/>

<https://www.orangetown.com/document/paul-mesibov-trust-zba-package-77-11-1-50/>

<https://www.orangetown.com/document/ward-family-trust-madeline-michael-ward-zba-package-73-16-2-42/>

NEW ITEMS:

ZBA# 24-56: Application of Christopher Shafer and Elizabeth Knapp, for variances from Zoning Code (Chapter 43), Attachment 19, RG-6 District, Use Type P (Side Yard), (Total Side Yard), and Section 9.2 (expansion of non-conforming bulk), for a two-story addition to an existing single-family residence. The premises are located at 9 Mansfield Avenue, South Nyack, New York and identified on the Orangetown Tax Map as Section 66.70, Block 1, Lot 29 in the RG-6 zoning district.

ZBA# 24-57: Application of Jamie Cardenas and Rosa Cabrera, for variances from Zoning Code (Chapter 43), CO District, Section 3.12, Group NN, Column 9 (side yard), Column 10 (total side yard), from Section 9.2 (expansion of non-conforming bulk), and from section 9.34 (expansion of non-conforming use) to legalize existing decks at the rear of a single-family dwelling, as well as install new replacement windows, a portico, and a driveway. The premises are located at 128 Sgt. Amory Avenue, Pearl River, New York and identified on the Orangetown Tax Map as Section 64.17, Block 3, Lot 35 in the CO zoning district.

ZBA# 24-58: Application of Paul Mesibov Trust, for variances from Zoning Code (Chapter 43), R-15 District, Section 3.12, Group M, Column 8 (front yard(storage) & (second story)), and from Section 9.2 (Expansion of non-conforming bulk) for a second story bathroom addition and a new roof over part of an existing deck, at a single-family dwelling. The premises are located at 168 Washington Street, Tappan, New York and identified on the Orangetown Tax Map as Section 77.11, Block 1, Lot 50 in the R-15 zoning district.

ZBA# 24-59: Application of Ward Family Trust / Madeline and Michael Ward, for variances from Zoning Code (Chapter 43), R-22 District, Section 3.12, Group I, Column 4 (Floor Area Ratio), Column 8 (Front yard), and from Column 9 (Side yard), for alterations and an extension, at an existing two-family dwelling. The premises are located at 234 Betsy Ross Drive, Orangeburg, New York and identified on the Orangetown Tax Map as Section 73.16, Block 2, Lot 42 in the R-22 zoning district.