

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, March 19, 2025

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/mckeon-zba-package-68-20-1-24-31/>
<https://www.orangetown.com/document/flynn-zba-package-69-09-5-9/>
<https://www.orangetown.com/document/carson-zba-package-69-17-3-18/>
<https://www.orangetown.com/document/mcquade-zba-package-68-12-4-44/>

NEW ITEM:

ZBA#25-04 & ZBA#25-05: Application of Andrew McKeon for renewal of a Special Permit that was granted November 29, 1949 "Temporary permit for commercial automobile parking lot not to exceed two years from date hereof" and continued in ZBA#73-122, ZBA#78-60 & ZBA#83-78, ZBA#18-57 & ZBA # 18-58.; to continue the use of the lots as commercial parking lots. The property is located at 35 S. William Street & 42 Ridge Street, Pearl River, New York and are identified on the Orangetown Tax Map as Section 68.20, Block 1, Lots 24 & 31; in the CS zoning district.

ZBA#25-06: Application of Kenneth Flynn, for variances from Zoning Code (Chapter 43), R-15 District, Section 3.12, Group M, Column 4 (Max floor area ratio), from Column 8(Front yard), and from Section 5.227 (Accessory structure set back) for an addition, deck, renovations, and existing shed at a single-family residence. The premises are located at 48 Pierce Parkway, Pearl River, New York and identified on the Orangetown Tax Map as Section 69.09, Block 5, Lot 9 in the R-15 zoning district.

ZBA# 25-07: Application of William Carson, for variances from Zoning Code (Chapter 43), R-15 District, Section 3.12, Group M, Column 9 (Side yard), from Column 10(Total side yard) to relocate deck stairs at a single-family residence. The premises are located at 85 Lenape Road, Pearl River, New York and identified on the Orangetown Tax Map as Section 69.17, Block 3, Lot 18 in the R-15 zoning district.

ZBA# 25-08: Application of Lori McQuade, for variances from Zoning Code (Chapter 43), RG District, table 3.12, Group Q, Column 4 (Floor Area Ratio), Column 8 (Front Yard Setback), section 5.21(d) & (e) undersized lot not applied, for a renovation and to remove an existing attached garage, add a second floor addition, and add a new detached garage at a single-family dwelling. The premises are located at 125 E. George Avenue, Pearl River, New York and identified on the Orangetown Tax Map as Section 68.12, Block 4, Lot 44 in the RG zoning district.