

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, April 2, 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/st-thomas-aquinas-college-zba-package-74-16-1-2-1/>

<https://www.orangetown.com/document/showplace-properties-inc-zba-package-77-06-3-29/>

NEW ITEM:

ZBA#25-09: Application of St. Thomas Aquinas College (Chapter 43), R-40 District, Section 3.11, Group E, A change that results in a difference in the numerical listing or the use column (Uses Permitted by Right, Uses by Special Permit, Conditional Uses, general Accessory Uses) for all uses as set forth in Chapter 43, Section 3.11, the Table of General Use Regulations. A change in off-street parking requirements for a use as specified in Chapter 43, Section 3.11, Table of General Use Regulations. For a new athletic Track and Field for St. Thomas Aquinas College. The premises are located at 175 Route 340, Sparkill, New York and identified on the Orangetown Tax Map as Section 74.16, Block 1, Lot 2.1 in the R-40 zoning district.

ZBA# 25-10: Application of Showplace Properties, Inc., for variances from Zoning Code (Chapter 43), R-15 District, Group M, Section 5.153(Accessory Structures distance from a principal building or any other accessory structure) for a rear floating deck at a single-family residence. The premises are located at 23 Schreiber Street, Tappan, New York and identified on the Orangetown Tax Map as Section 77.06, Block 3, Lot 29 in the R-15 zoning district.