

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 Court Room I,  
26 West Orangeburg Road, Orangeburg, New York at 7:00 P.M. on  
Wednesday, March 17, 2021

The Agenda of the Board of Appeals meeting is posted on the Town's website.

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/bch-realty-zba-package-74-07-1-27/>

<https://www.orangetown.com/document/gorczynski-zba-package-69-17-3-11/>

<https://www.orangetown.com/document/perlman-zba-package-69-16-3-21/>

<https://www.orangetown.com/document/davis-zba-package-69-18-4-68/>

<https://www.orangetown.com/document/mccormack-zba-package-68-11-2-63/>

or you may view them at:

The Building Department, 20 Greenbush Road, Orangeburg, New York 8:00 AM to 4:00 PM

At the public hearing, the Board shall consider the following items:

**NEW ITEMS:**

ZBA# 21-26: Application of BCH Realty LLC Site Plan for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, Section 9.34 ( Extension or enlargement of a non-conforming use shall not be extended except as follows: To the extent the district bulk regulations permit, an on application of the Board of Appeals, any use, except a sign, first permitted by right or by special permit, in any district, may be extended up to but not exceeding an aggregate increase of 50% in its floor area or of its land area occupancy if a nonbuilding use. However, this provision may be used only once for each such use) and from Section 3.11, LI

District, Column 7 # 8 (No parking is permitted in any required yard. unless permitted by any board or town agency having jurisdiction. This permission may be granted at the time of site review or at the time of the approval of a commercial subdivision) for an extension to an existing restaurant. The property is located at 20 Mountain view Avenue, Orangeburg, New York and are identified on the Orangetown Tax Map as Section 74.07, Block 1, Lot 27 in the LI & CC zoning districts.

ZBA#21-27: Application of Kerry Gorczynski for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, Section 3.12, R-15 District, Group M. Column 8 (Front Yard) for a front porch at an existing single-family residence. The premises is located at 73 Lois Drive, Pearl River, New York and is identified on the Orangetown Tax Map as Section 69.17, Block 3, Lot 11 in the R-15 zoning district.

ZBA#21-28: Application of Scott and Kimberly Perlman for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, Section 3.12, R-15 District, Group M, Column 8 ( Front Yard) for an addition to an existing single-family residence. The property is located at 39 Oldert Drive, Pearl River, New York and are identified on the Orangetown Tax Map as Section 69.18, Block 2, Lot 62 in the R-15 zoning district.

ZBA#21-29: Application of Robert and Caryn Davis for a variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-15 District, Group M, Section 3.12, Columns 4 (Floor Area Ratio) for a proposed detached garage at an existing single-family residence. The property is located at 657 Gilbert Avenue, Pearl River, New York and is identified on the Orangetown Tax Map as Section 69.18, Block 4, Lot 68 in the R-15 zoning district.

ZBA#21-30: Application of Ryan and Siobhan McCormack for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-15 District, Section 3.12, Group M, Column 9 (Side Yard) and from Section 5.227 (Rear Yard set- back for pool) for an in-ground pool at an existing single-family house. The premises are located at 47 Salina Road, Pearl River, New York and is identified on the Orangetown Tax Map as Section 68.11 Block 2, Lot 63 in the R-15 zoning district.

