

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 Greenbush Auditorium,
20 Greenbush Road, Orangeburg, New York at 7:00 P.M. on
Wednesday, June 19, 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/leahy-zba-continued-package-77-08-2-45/>

<https://www.orangetown.com/document/surace-zba-package-68-20-5-48-2/>

<https://www.orangetown.com/document/fisher-zba-package-66-61-1-19-2-3/>

<https://www.orangetown.com/document/harchaoui-zba-package-68-14-3-35/>

<https://www.orangetown.com/document/griffin-passananti-zba-package-78-18-2-6/>

CONDITINUED ITEMS:

ZBA# 24-21: Application of John and Kristen Leahy for variances from Zoning Code (Chapter 43) of the Town of Orangetown, RG District, Group Q, Section 3.12, Columns 9 (Side Yard) and 11 (Rear Yard) for an addition to an existing single-family residence. The premises are located at 37 Polhemus Street, Tappan, New York and identified on the Orangetown Tax Map as Section 77.08, Block 2, Lot 45 in the RG zoning district.

ZBA# 24-27: Application of Rocco Surace for variance from Zoning Code (Chapter 43), Group Q, of the Town of Orangetown, from section 5.227, accessory structures permitted to be located in any rear or side yard with front yard proposed; and from Section 5.153 (distance between accessory structure and principal building) for a pre-existing 12'x 8' shed on a corner lot at an existing single-family dwelling. The premises are located at 52 E. Madison Avenue, Pearl River, New York and are identified on the Orangetown Tax Map as Section 68.20, Block 5, Lot 48 in the RG zoning district.

ZBA#24-01: Application of Fisher site plan for variances from Zoning Code (Chapter 43) of the Town of Orangetown, Section R-12HC District, however Article XVIII.. Attachment 19.3. Table 3.13 " If any conflict shall arise between the applicability of the SN-R-12H regulations and those identified on the filed plan, those on the filed plan shall prevail" The approved subdivision indicated RG-8 zoning .Per the approved subdivision plan RG-8 Zoning district chart on page 7 of 8 the following variances are required: Maximum lot coverage; Side Yard; Total Side Yard; Front Yard set-back to accessory structures for carport; proposed carport is 753 square feet which results in a lot coverage variance for accessory structures. Also, per Chapter 43, Article XVIII (18), Section 18.33, number 2, Relation of Accessory buildings to streets. No accessory building shall project nearer to the street on which the principle building fronts than such principle building. Should topographic conditions be such that practical difficulties would be caused by this requirements with respect to the location of a garage, the Planning Board may

authorize the erection of such garage within not less than 10 feet of the street line where the natural slope of the ground within 25 feet of such line is between 12% and 20% and within not less than five feet of the street line where such slope within 25 feet of such line exceeds 20%: Variance required; Per Chapter 43, Article XVIII (18), section 18.35, "Maximum building height applicability. In considering maximum height per Hamlet of South Nyack General Use Bulk and Parking Regulations, per Figure 1, when considering a front yard setback variance for any structure, allowable roof height to the topmost extremity shall not extend above a line drawn from 5 ½ feet above the nearest point on the front line to a point 30 feet above the required front yard setback. An exception to this limit may be granted only if there is no other feasible alternative and if the balancing of benefits to the applicant if granted, versus benefits to the community if not granted, weigh strongly in favor of the applicant. "Variance required as a portion of the carport roof is outside the envelope, see sketch. The applicant also requires an exception pursuant to New York State Town Law, Section 280-a (Relation of structure to streets or highways) for the proposed new residence and carport. The premises are located at 7 Berachah Avenue, South Nyack, New York and are identified on the Orangetown Tax Map as Section 66.61, Block 1, Lot 19.2 in the R-12HC zoning district.

NEW ITEMS:

ZBA# 24-32: Application of Jaqueline Harchaoui for variance from Zoning Code (Chapter 43), Group M of the Town of Orangetown from section 3.12, Column 9 (Side yard). Section 4.5, Additional regulations for single-family conversions, from section 4.52 (there shall be no significant exterior change and no new structures built on the property within 10 years), and from Section 4.58 (person who converts the dwelling subsequent to the effective date of this law must have resided in said dwelling at least 15 years) to attach a garage to an existing single family dwelling and garage conversion into living space for a restricted two-family dwelling. The premises are located at 62 Buchanan Street, Pearl River, New York and identified on the Orangetown Tax Map as Section 68.14, Block 3, Lot 35 in the R-15 zoning districts.

ZBA#24-33: Application of Daniel Griffin and Jessica Passananti, for variances from Zoning Code (Chapter 43), Group E, Column 9 (Side yard) and from Section 9.2 (Degree of Non-Conforming Bulk not to be increased) for a new deck attached to an existing single-family dwelling. The premises are located at 143 Washington Spring Road, Palisades, New York and identified on the Orangetown Tax Map as Section 78.18, Block 2, Lot 6 in the R-40 zoning districts.