

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, July 31, 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/elite-auto-collision-corp-zba-package-66-17-2-18/>

<https://www.orangetown.com/document/vasconez-zba-package-74-17-4-22/>

<https://www.orangetown.com/document/noonans-zba-package-68-20-1-13-14-2/>

<https://www.orangetown.com/document/lennox-zba-package-68-12-1-38/>

NEW ITEMS:

ZBA# 24-37: Application of Elite Auto & Collision Corp. (Andrei & Olga Melnikov Family Trust), for variances from Zoning Code (Chapter 43), Section 3.11, RG district, Group Q (Expansion of existing - approved - nonconforming Auto Repair and sales), Section 9.34(one-time nonconforming expansion used as convenient store has been removed for expansion) to expand an existing nonconforming auto repair with car sales ZBA#75-78 and remove existing convenience store. The premises are located at 1159 Route 9W, Nyack, New York and identified on the Orangetown Tax Map as Section 66.17, Block 2, Lot 18 in the RG zoning district.

ZBA#24-38: Application of Jennifer Vasconez, for variances from Zoning Code (Chapter 43), Section 3.12, R-15 district, Group M, Column 2 (floor area ratio), Column 9(side yard), Column 10(total side yard), and from Section 5.227(pool rear yard setback) for a two-story garage addition, a pool, a paver patio with an outdoor fireplace, and retaining walls at an existing single-family dwelling. The premises are located at 92 Hardwood Drive, Tappan, New York and identified on the Orangetown Tax Map as Section 74.17, Block 4, Lot 22 in the R-15 zoning district.

ZBA#24-39: Application of Noonan's Backyard Dining Plan, for variance from Zoning Code (Chapter 43), CS district, Section 3.12, Group FF,

Lot: 13; Column 9 (Side Yard) to the chiller/covered bar, Column 11(Rear Yard) to chiller, Column 11(Rear Yard) to the fabric covered steel frame structure; and from Section 5.153(Accessory structure distance) for a roof over a covered bar area from the rear of the main building. The premises are located at 14-16 E Central Avenue, Pearl River, New York and identified on the Orangetown Tax Map as Section 68.20, Block 1, Lot 13 in the CS zoning district.

Lot: 14; Column 11(Rear Yard) to the fabric covered steel frame structure. The premises are located at 18-20 E Central Avenue, Pearl River, New York and identified on the Orangetown Tax Map as Section 68.20, Block 1, Lot 14 in the CS zoning district.

ZBA#24-40: Application of William Lennox, for variances from Zoning Code (Chapter 43), RG District, Section 3.12, Group Q, Column 8 (Front Yard to Designated Street Line per Section 5.111), and from section 9.2 expansion of non-conforming bulk ((Front Yard to designated street line per section 5.111) for a carport attached to a garage, for an existing accessory structure in a front yard. The premises are located at 47 W Carroll Street, Pearl River, New York and identified on the Orangetown Tax Map as Section 68.12, Block 1, Lot 38 in the CS zoning district.