

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, September 16, 2020

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/smk-greene-subdivision-package-74-18-2-3/>

<https://www.orangetown.com/document/sorce-assumma-shankey-package-68-19-2-15-2/>

<https://www.orangetown.com/document/curcio-package-77-09-1-13/>

<https://www.orangetown.com/document/crowe-packlage-69-18-3-44/>

<https://www.orangetown.com/document/63-washington-spring-road-packlage-78-18-1-16/>

<https://www.orangetown.com/document/battaglia-package-69-08-1-4-1/>

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

NEW ITEMS:

ZBA#20-57: Application of SMK Greene Subdivision for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, Chapter 43, R-15 District, Group M, Section 3.12., Column 7 (Street Frontage for lot #5) of a proposed five (5) lot residential subdivision for single-family residences. The property is located at 318 Western Highway, Tappan, New York and is identified on the Orangetown Tax Map as Section 74.18, Block 2, Lot 3 in the R-15 zoning district.

ZBA#20-58: Application of Sorce Assumma & Shankey Funeral Home for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, Chapter 43 Article IX Non-

conforming Use, 9.34: to the extent the district bulk regulations permit, and on application of the Board of Appeals, any use, except a sign, may be extended up to but not exceeding an aggregate increase of 50% in its floor area and from Chapter 43, RG District, Group T, Section 3.12, Column 4 (Floor Area Ratio); 8 (Front Yard); 9 (Side Yard); Section 3.11, RG District, Column 6 Parking requirements same as R-15 District (200 sq. ft. of gross floor area but not less than 1 space for each 5 seats where provided) and per Section 5.153 (locations of accessory buildings shall conform to the district and shall not be located on a front yard); for a 250' sq. ft. addition to an existing funeral home. The funeral home is located at 34 North Summit Street, Pearl River, New York and is identified on the Orangetown Tax Map as Section 68.19, Block 2, Lot 15 in the RG zoning district.

ZBA# 20-59: Application of Louis Curcio for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, Chapter 43, R-15 District, Group M, Section 3.12, Columns 9 (Side Yard), 10 (Total Side Yard); and 11 (Rear Yard) for an addition to an existing single-family residence. The premises are located at 72 Liberty Road, Tappan, New York and are identified on the Orangetown Tax Map as Section 77.09, Block 1, Lot 13; in the R-15 zoning district.

ZBA#20-60: Application of Thomas Crowe for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, Chapter 43, R-15 District, Group M, Section 3.12, Column 4 (Floor Area Ratio), 9 (Side Yard), (Section 5.227 Undersized lot applies) for an addition to an existing single-family dwelling. The property is located at 35 Sunrise Lane, Pearl River, New York and is identified on the Orangetown Tax Map as Section 69.18, Block 3, Lot 44 in the R-15 zoning district.

ZBA#20-61: Application of 63 Washington Spring Road for variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-22 District, Section 3.12, Group I, Column 4 (Floor Area Ratio) for an addition to an existing single-family residence. The premises are located at 63 Washington Spring Road, Palisades, New York and is identified on the Orangetown Tax Map as Section 78.18, Block 1, Lot 16 in the R-22 zoning district.

ZBA#20-62: Application of Phil Battaglia for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, Chapter 43, R-40 District, Group E, Section 3.12, Column 4 (Floor Area Ratio), 11 (Rear Yard) and from Section 6.332 (Asphalt Driveway required, paver blocks

proposed) for an addition to an existing single-family dwelling. The property is located at 4 Dorsey Court, Orangeburg, New York and is identified on the Orangetown Tax Map as Section 69.08, Block 1, Lot 4.1 in the R-40 zoning district.

Date: August 26, 2020