

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 Greenbush Auditorium,
20 South Greenbush Road, Orangeburg, New York at 7:00 P.M. on
Wednesday, September 19, 2018

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

NEW ITEMS:

ZBA#18-57 & ZBA # 18-58: Application of Andy McKeon for renewal of a Special Permit that was granted November 29, 1949 “ Temporary permit for commercial automobile parking lot not to exceed two years from date hereof” and continued in ZBA#73-122, ZBA#78-60 & ZBA#83-78.; to continue the use of the lots as commercial parking lots. The property is located at 35 S. William Street & 42 Ridge Street, Pearl River, New York and are identified on the Orangetown Tax Map as Section 68.20, Block 1, Lots 24 & 31; in the CS zoning district.

ZBA#18-59: **(POSTPONED AT REQUEST OF APPLICANT DATE TBD)** Application of James O’Sullivan for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-40 District, Group E, Section 9.3, (Degree of nonconforming bulk not to be increased), and from Section 3.12, Column 9 (Side Yard) and Column 10 (Total Side Yard) Section 5.21 Undersized lot applies and from Section 6.36 (Driveways shall be paved and gravel is proposed) for a garage at an existing single family residence. The premises are located at 865 Western Highway, Blauvelt, New York and are identified as Section 65.17, Block 1, Lot 8, in the R-40 zoning district.

ZBA#18-60: : **(POSTPONED AT REQUEST OF APPLICANT DATE TBD)** Application of James O’Sullivan for an appeal from Chapter 6, of the Code of the Town of Orangetown § 6-13

Stop Work Order issued by the Building Inspector on 4/12/2018. The premises are located at 865 Western Highway, Blauvelt, New York and are identified as Section 65.17, Block 1, Lot 8; in the R-40 zoning district.

ZBA#18-61: Application of Maheshkumar Patel for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-15 District, Section 3.12, Column 11 (Rear Yard) for a deck at an existing single-family residence. The premises are located at 2 Sgt. Bollinger Court, Tappan, New York and are identified on the Orangetown Tax Map as Section 77.07, Block 2, Lot 3.2; in the R-15 zoning district.

ZBA#18-62: Application of Amy Hyde for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, Section 3.12, R-22 District, Group I, Columns 4 (Floor Area Ratio), 9 (Side Yard), and 11 (Rear Yard) for an addition to an existing single-family residence. The premises are located at 89 Washington Spring Road, Palisades, New York, and are identified on the Orangetown Tax Map as Section 78.18, Block 1, Lot 22; R-22 zone.

ZBA#18-63: Postponed to October 3, 2018

ZBA#18-64: Application of Orangetown Commerce Center for an interpretation that the “wholesale sales or storage ; warehouses” use permitted in the LI zoning district includes and permits self-storage with a watchman’s residence as this Board determined in the application of Hillside Commercial Park (ZBA#08-06): Determination of the Building Department is that the “self-storage” and the watchman’s residence is not a permitted accessory use in the LI zoning district.(Memorandum dated July 25, 2018 from Jane Slavin, RA., Director O.B.Z.P.A.E.) The subject property is located at 5 Greenbush Road, Orangeburg, New York and are identified on the Orangetown Tax Map as Section 74.15, Block 1, Lot 2; in the LI zoning district.

Date: August 16, 2018

Revised: September 18, 2018

