

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, April 1, 2020

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

POSTPONED ITEM:

ZBA#20-15: Application of Sead Cecunjanin for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, Chapter 43, R-15 District, Group M, Section 3.12, Columns 4 (Floor Area Ratio), 9 (Side Yard) and 10 (Total Side Yard) for an addition to an existing single-family residence. The premises are located at 191 Liberty Road, Tappan, New York and is identified on the Orangetown Tax Map as Section 77.05, Block 3, Lot 58 in the R-15 zoning district.

NEW ITEMS:

ZBA#20-23: Application of William and Jaclyn Dowling for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, Chapter 43, R-15 District, Group M, Section 9.2 (Non-Conforming Bulk shall not be increased: side yard) for a dormer at an existing single-family residence. The premises are located at 207 Ann Street, Pearl River, New York and is identified on the Orangetown Tax Map as Section 73.05, Block 1, Lot 7 in the R-15 zoning district.

ZBA#20-24: Application of Ryan and Kerri Deis for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, Chapter 43, R-15 District, Group M, Columns 4 (Floor Area Ratio), 5 (Lot Area), 6 ( Lot Width) ( Section 5.21 Undersized lot applies), 8 (Front Yard), 9

(Side Yard), 10 (Total Side Yard) and 12 (Building Height) for an addition to an existing single-family residence. The premises are located at 4 Villa Road, Pearl River, New York and is identified on the Orangetown Tax Map as Section 69.10, Block 1, Lot 58 in the R-15 zoning district.

ZBA#20-25: Application of Edelweiss Construction for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-15 District, Group M, Section 5.21 Undersize lot applies, Section 3.12, Column 8 (Front Yard) and 11 (Rear Yard) for a deck at a new single-family residence. The premises are located at 2 South Mary Francis Street, Tappan, New York and is identified on the Orangetown Tax Map as Section 74.18, Block 3, Lot 5 in the R-15 zoning district.

ZBA#20-26: Application of Skae Site Plan Building Expansion for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, LIO District, Columns 9 (Side Yard: to existing accessory structure and to the existing pole barn addition) and 10 (Total Side Yard). The property is located at 337-339 Blaisdell Road, Orangeburg, New York and are identified on the Orangetown Tax Map as Section 76.08, Block 1, Lot 4 in the LIO zoning district.

ZBA#20-27: Application of Rockland Homes for Heroes variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-15 District, Section 3.12, Group N, Column 5, see Note #18 (Not more than five (5) units per acre for adult housing on a minimum parcel size of five (5) acres and a maximum parcel of seven (7) acres not separated by a road and/or right-of-way. 8.16 acres exist) for veteran housing. The premises are located at 335 Western Highway Tappan, New York and are identified on the Orangetown Tax Map as Section 74.18, Block 3, Lot 48 in the R-15 zoning district.

ZBA#20-28: Application of K.J. Rock for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, Chapter 43, RG District, Section 5.221 (Steps over 16 sq. ft. over 2' above grade, requires a variance) for a wall and steps at an existing single-family residence. The premises are located at 11 Goswick Court, Sparkill, New York and is identified on the Orangetown Tax Map as Section 77.08, Block 5, Lot 36.4 in the RG zoning district.

ZBA#20-29: Application of Michael Maroney for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, Chapter 43, R-15 District, Group M, Columns 4 (Floor Area Ratio), and 12 (Building Height); Section 5.21 e undersized lot applies; for an addition to an existing single-family residence. The premises are located at 21 Duhaime Road, Pearl River, New York and is identified on the Orangetown Tax Map as Section 69.10, Block 1, Lot 36 in the R-15 zoning district.

ZBA#20-30: Application of Michael McAndrew for 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), 9 (Side Yard) and 10 (Total Side Yard) for an addition to an existing single-family residence. The premises are located at 43 Yale Terrace, Blauvelt, New York and is identified on the Orangetown Tax Map as Section 70.10, Block 1, Lot 22 in the R-15 zoning district.

ZBA# 20-31: Application of Ben Wiley for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-15 District, Group M, Columns 9 (Side Yard), 10 (Total Side Yard) and 12 (Building Height) (Section 5.21e undersized lot applies) The premises are located at 161 Old Middletown Road, Pearl River, New York and are identified on the Orangetown Tax Map as Section 69.17, Block 1, Lot 26 in the R-15 zoning district.