

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 17, 2019

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

CONTINUED ITEMS:

ZBA # 19-29: Application of St. Dominic's requesting the Zoning Board of Appeals' review, and determination, of conformance with the Town of Orangetown Zoning Code (Orangetown Code Chapter 43) Section 4.1 Performance Standards review for an emergency generator. The property is located at 496 Western Highway, Blauvelt, New York and are identified on the Orangetown Tax Map as Section 74.06, Block 3, Lot 1.1; in the R-40 zoning district

ZBA#19-25: Application of John DePinto for an amendment to ZBA Decision # 04-49 which required a covenant and for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-15 District, Section 3.11, same as R-80 Column 2 #7 (Conversion of a detached owner –occupied, single-family dwelling so as to add 1 additional dwelling unit clearly subordinate to the main 1-family dwelling use to occupy no more than 600 sq. ft.). The premises is located at 138 West Park Avenue, Pearl River, New York and is identified on the Orangetown Tax Map as Section 68.19, Block 3, Lot 2 in the R-15 zoning district.

ZBA#19-24: Application of 31 Ludlow Lane LLC for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-80 District, Group A, Section 5.226 (Fence Height: 4 ½ ' permitted) for existing deer fencing at an existing single-family residence. The premises are located at 31 Ludlow Lane, New York and are identified on the Orangetown Tax Map as Section 80.06, Block 1, Lot 30; in the R-80 zoning district.

NEW ITEMS:

ZBA # 19-35: Application of Kim Sullivan for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-40 District, Section 5.226 (Front Yard Fence Height: 4 ½' permitted) for an existing fence at an existing single-family residence. The premises are located at 69 Closter Road, Palisades, New York and are identified on the Orangetown Tax Map as Section 80.05, Block 1, Lot 17; in the R-40 zoning district.

ZBA#19-36: Application of Andrew and Jessica Bocchino for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-15 District, (Section 5.21 Undersized lot applies) Section 3.12, Group M, Columns 4 (Floor Area Ratio); 5 (Lot Area); 6 (Lot Width); 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 is located at 90 Secor Boulevard, Pearl River, New York and is identified on the Orangetown Tax Map as Section 69.05, Block 2, Lot 42 in the R-15 zoning district.

ZBA# 19-37: Application of Teviot Investments LLC for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-22 District, Section 5.227 (Accessory structure location: 5' required from the lot line) for a pergola, serving counter and trash receptacle at an existing single- family residence. The property is located at 35 Washing ton Springs Road, Palisades, New York and are identified on the Orangetown Tax Map as Section 78.19, Block 1, Lot 9; in the R-22 zoning district.

ZBA# 19-38: Application of Ronald Posner for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-15 District, Group M, Section 3.12, Columns 9 (Side Yard) and 10 (Total Side Yard) for an existing deck at an existing single-family residence. The premises are located at 4 Chapel Court, Orangeburg, New York and are identified on the Orangetown Tax Map as Section 74.14, Block 1, Lot 6; in the R-15 zoning district.

ZBA# 19-39: Application of Schneider Subdivision for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-15 District, Group M, Section 3.12, Columns 7 (Street

Frontage) and 8 (Front Yard) for the construction of a new single-family residence on a new single-family lot. The premises are located at 40 Van Wardt Place, Tappan, New York and are identified on the Orangetown Tax Map as Section 77.15, Block 1, Lot 72; in the R-15 zoning district.

Date: March 27, 2019