

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, January 2, 2019

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

CONTINUED ITEM:

ZBA#18-90: Application of Imperial Sports for a Renewal of a Special Permit from Zoning Code (Chapter 43) of the Town of Orangetown Code, CS District, Section 3.11, Column 3 #8 (Other retail /Services: Karaoke Room and Kitchen) which has been in existence since 11/01/2016 and the applicant is requesting a renewal and an extension of time to operate, as required by Certificate of Occupancy #41860. The premises is located at 64 Route 303, Tappan, New York and are identified on the Orangetown Tax Map as Section 77.15, Block 1, Lot 42; in the CS zoning district.

NEW ITEMS:

ZBA# 19-01: Application of Dionne's Way for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, PAC District, Section 4.69, (Floor Area Ratio) and (Lot Area) and from Section 3.11, CS District, Column 6: Parking required for 8,790 sq. ft. /200 and 1.5 parking spaces required per unit x 16 units for PAC use. The property is located at 12-16 North Main Street, Pearl River, New York and are identified on the Orangetown Tax Map as Section 68.16, Block 6, Lot 67; in the PAC zoning district.

ZBA# 19-02: Application of 30 Rockland Park Avenue Site Plan for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, LIO, District, Section 3.12, Group CC,

Columns 9 (Side Yard) and 10 (Total Side Yard) for concrete pads and shed addition. The property is located at 30 Rockland Park Road, Tappan, New York and are identified on the Orangetown Tax Map as Section 77.16, Block 1, Lot 33; in the LIO zoning district.

ZBA# 19-03: Application of Patrick and Kimberly Grace for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-15, District, Section 3.12, Group M, Column 4 (Floor Area Ratio) for a sunroom addition to an existing single family residence. The property is located at 226 Newport Avenue, Tappan, New York and are identified on the Orangetown Tax Map as Section 74.17, Block 3, Lot 24; in the R-15 zoning district.

ZBA# 19-04: Application of Jeremiah O'Connell for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-15, District, Section 3.12, Group M, Column 9 (Side Yard) for an existing deck at an existing single family residence. The property is located at 294 Laurel Road, Pearl River, New York and are identified on the Orangetown Tax Map as Section 68.11, Block 2, Lot 52; in the R-15 zoning district.