

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 22, 2020

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

POSTPONED ITEM:

ZBA#20-03: Application of Soft Cloth Car Wash for a variance from Zoning Code (Chapter 45) of the Town of Orangetown Code, CO District, Section 3.11, Column 5 Paragraph 6 (12 sq. ft. of signage permitted) for the replacement of canopies and signs at an existing carwash. The carwash is located at 558 North Middletown Road, Pearl River, New York and are identified on the Orangetown Tax Map as Section 64.17, Block 1, Lot 77 in the CO zoning district.

NEW ITEMS:

ZBA#20-04: Application of Liam Gallagher for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, Chapter 43, RG District, Group Q, Section 5.227 (Accessory Structure Side Yard) for an existing garage at an existing single-family residence. The premises are located at 112 South John Street, Pearl River, New York and is identified on the Orangetown Tax Map as Section 68.20, Block 3, Lot 54 in the RG zoning district.

ZBA#20-05: Application of Alan Cozzi 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 11 (Rear

Yard) for an existing deck at an existing single-family residence. The premises are located at 19 Paul Court, Tappan, New York and is identified on the Orangetown Tax Map as Section 77.11, Block 2, Lot 33 in the R-15 zoning district.

ZBA#20-06: Application of Chelsea and Christopher Jevens for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-15 District, Group M, Section 3.12, (Section 5.21 C Undersized lot applies) Columns 8 (Front Yard), 9 (Side Yard), 12 (Building Height) for an addition to an existing single-family residence. The premises are located at 20 Salmar Avenue, Pearl River, New York and is identified on the Orangetown Tax Map as Section 69.05, Block 3, Lot 65 in the R-15 zoning district.

ZBA#20-07: Application of RK Pharma requesting the Zoning Board of Appeals' review, and determination, of conformance with the Town of Orangetown Zoning Code (Orangetown Code Chapter 43) Section 4.12 Performance Standards review of use of Building 215/ 215A for office, research and pharmaceutical manufacturing/distribution in the existing building and from Section 9.33 (Cessation of Use: Non-conforming use not continuance for a period of one (1) year with 3 years proposed). The premises are located at 401 North Middletown Road, Pearl River, New York and is identified on the Orangetown Tax Map as Section 68.08, Block 1, Lot 1 in the LI zoning district.

ZBA#20-08 & 20-09: Applications of Onyx Management Group LLC: Amazon at Hudson Crossing requesting the Zoning Board of Appeals' review, and determination, of conformance with the Town of Orangetown Zoning Code (Orangetown Code Chapter 43) Section 4.12 Performance Standards review of last-mile distribution facilities, wherein lessee will unload shipments of goods for delivery to local destinations by delivery vans from buildings 200, 300, and 400 Oritani Drive, Blauvelt, New York and are identified on the Orangetown Tax Map as Section 65.18, Block 1, Lot 1; Section 65.18, Block 1, Lot 22 & Section 70.06, Block 1, Lot 1.12 in the LO zoning district.