

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 8, 2020

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

CONTINUED ITEM:

ZBA#19-103: **(POSTPONED)** Application of West Lewis Minor Subdivision Plan for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, Chapter 43, RG District, Group Q, Section 3.12, Columns 5 (Lot Area for lot #1) and 11 (Rear Yard for lot #2 and lot #1) for a two-lot single-family subdivision. The premises are located at 39 West Lewis Avenue, Pearl River, New York and is identified on the Orangetown Tax Map as Section 68.12, Block 1, Lot 44 in the RG zoning district.

NEW ITEMS:

ZBA#20-01: Application of Jim Hennessey 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), 8 (Front Yard) and 9 (Side Yard), 10 ( Total Side Yard), 11 (Rear Yard) and 12 (Building Height) for an addition to an existing single-family residence. The premises are located at 15 Hilltop Drive, Pearl River, New York and is identified on the Orangetown Tax Map as Section 69.17, Block 1, Lot 89 in the R-15 zoning district.

ZBA#20-02: Application of Maria Mercado for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-15 District, Group M, Section 3.12, Column 10 (Total Side Yard) for an addition to an existing single-family residence. The premises are located at 197

Leber Road, Blauvelt, New York and is identified on the Orangetown Tax Map as Section 70.06, Block 1, Lot 13 in the R-15 zoning district.

ZBA#20-03: **POSTPONED TO JANUARY 22, 2020 MEETING** 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.

**Rev: January 7, 2020**

Rev: December 30, 2019

Date: December 16, 2019