

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, July 10, 2019

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

CONTINUED ITEM:

ZBA # 19-47: Application of Seventh Day Adventist Church **POSTPONED TO SEPTEMBER 4, 2019** for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-15 District, Section 3.11, refers to R-80 District, Part II, Column 5 Paragraph 12 (Sign size: 20 sq. ft. illuminated permitted) ; also # 12 Non-illuminated: 2' sq. ft. permitted) and (sign set back: 25' required) for a two-sided church sign. The Church is located at 210 North Middletown Road, Pearl River, New York and is identified on the Orangetown Tax Map as Section 69.09, Block 2, Lot 52; in the R-15 zoning district.

NEW ITEMS:

ZBA# 19-61: Application of Heaven Too Trust for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-22 District, Section 5.225 (Fence not over 30" in height within triangular area prescribed by connecting lines 35' from corner) and from Section 5.226 (4 ½' fence permitted in front yard) to replace an existing 6' fence at an existing single-family residence. The property is located at 40 Washington Spring Road, Palisades, New York and are identified on the Orangetown Tax Map as Section 78.19, Block 1, Lot 13; in the R-22 zoning district.

ZBA#19-62: Application of Brian and Lauren Domitrovits 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 a garage and second story addition to an existing single-family residence. The premises are located at 577 Route 340, Sparkill, New York and is identified on the Orangetown Tax Map as Section 78.09, Block 1, Lot 9 in the R-15 zoning district.

ZBA# 19-63: Application of Orangeburg CVS for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, CS District, Section 3.11, Column 5 General Accessory Uses, Paragraph 6 (sign not to exceed 15% of wall area, and in no event, not over 80 sq. ft., 40 sq. ft. per wall) 83.5 sq. ft. approved 2/5/203 (ZBA# 03-14): additional sq. ft. proposed for window signs at the CVS located at 1-45 Orangeburg Road, Orangeburg, New York and are identified on the Orangetown Tax Map as Section 74.10, Block 1, Lot 67; in the CS zoning district.

ZBA#19-64: Application of Michael and Anne O'Kelly for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-15 District, Group M, Section 3.12, Column 4 (Floor Area Ratio) for an addition to an existing single-family residence. The premises are located at 82 Liberty Street, Tappan, New York and is identified on the Orangetown Tax Map as Section 77.09, Block 1, Lot 12 in the R-15 zoning district.

ZBA#19-65: Application of Robert and Margaret Anschick for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-15 District, Group M, Section 3.12, Column 9 (Side Yard) to install an above-ground pool at an existing single-family residence. The premises are located at 323 Ehrhardt Road, Pearl River, New York and is identified on the Orangetown Tax Map as Section 69.05, Block 4, Lot 13 in the R-15 zoning district.

ZBA#19-66: Application of Prestige Auto for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, CC District, Section 3.11, Column 2 (Not a use permitted by right): applicant proposes to prepare building for use as a body repair shop-no paint booth. The premises are located at 40 West Washington Avenue, Pearl River, New York and is identified on the Orangetown Tax Map as Section 68.16, Block 1, Lot 13 in the CC zoning district.

ZBA#19-67: Application of Anthony Ricci for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-15 District, Group M, Section 3.12, Column 9 (Side Yard) Section 5.21(c) applies Undersized lot) for a deck at an existing single-family residence. The premises are located at 44 Lester Drive, Orangeburg, New York and is identified on the Orangetown Tax Map as Section 74.13, Block 3, Lot 32 in the R-15 zoning district.

ZBA#19-68: Application of Megan Bucko for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-15 District, Group M, Section 3.12, Column 8 (Front Yard) and 11 (Rear Yard: existing pre-existing non-conforming) for a deck at an existing single-family residence. The premises are located at 28 Brown Drive, Pearl River, New York and is identified on the Orangetown Tax Map as Section 69.05, Block 3, Lot 81 in the R-15 zoning district.

Revised July 7, 2019