

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 18, 2018

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

NEW ITEMS:

ZBA#18-43: Application of Mike and Sarah Kukla for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, RG District, Group Q, Section 3.12 Column 4 (Floor Area Ratio) for an addition over the garage at an existing single-family house. The premises are located at 14 Fern Oval, Orangeburg, New York and are identified on the Orangetown Tax Map as Section 74.09, Block 2, Lot 23; in the RG zoning district.

ZBA#18-44: Application of Bernard Gallagher for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-15 District, Group M, Section 3.11, Column 4 (Floor Area Ratio) and from Section 5.227 (Accessory structure side yard) to replace a garage that was destroyed by fire at an existing single-family residence located at 45 West Nauraushaun Avenue, Pearl River, New York and are identified on the Orangetown Tax Map as Section 69.18, Block 3, Lot 47; in the R-15 zoning district.

ZBA#18-45: Application of Tommy and Malena Fogarty for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-40 District, Group E, Section 3.12, Column 11(Rear Yard) and from Section 5.153 (Accessory structure distance to principal building) for an outdoor kitchen at an existing single-family residence. The premises are located at 4 Theis Lane, Blauvelt, New York and are identified on the Orangetown Tax Map as Section 65.17, Block 1, Lot 37 in the R-40 zoning district.

ZBA#18-46: Application of Rockland Hospital Guild for review of compliance with performance standards set forth in Zoning Code (Chapter 43) of the Town of Orangetown Code, Sections 4.1 and 10.334 for three (3) emergency generators located at 2 Irvings

Way, Orangeburg New York and are identified on the Orangetown Tax Map as Section 74.09, Block 1 Lot 66 in the R-80 zoning district.

ZBA#18-47: Application of AJ's Catering for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, Section 3.11, CS District, Column 6 # 5 (Restaurants minimum required off-street parking spaces : (1) one space for each 100 sq. ft. of gross floor area: 14 off street parking spaces required) for a proposed restaurant. The premises are located at 15-17 North Main Street, Pearl River, New York and are identified on the Orangetown Tax Map as Section 68.16, Block 1, Lot 19; in the CS zoning district.

ZBA#18-48: Application of Avi and Natalie Barak for a variance from Zoning Code (Chapter 43) of the Town of Orangetown, Section 3.12,R-40 District, Group E, Column 8 (Front Yard) for a front porch at an existing single-family residence. The premises are located at 136 Washington Spring Road, Palisades, New York and are identified on the Orangetown Tax Map as Section 78.18, Block 1, Lot 33 in the R-40 zoning district.

ZBA#18-49: Application of Jeffrey Heck for a variance from Zoning Code (Chapter 43) of the Town of Orangetown, Section 3.12, RG District, Group Q, Column 11 (Rear Yard) for a deck at an existing single-family residence. The premises are located at 11 Helaine Ct, Orangeburg, New York and are identified on the Orangetown Tax Map as Section 74.13, Block 3, Lot 80 in the RG zoning district.

ZBA#18-50: Application of Stephen Magee for a variance from Zoning Code (Chapter 43) of the Town of Orangetown, Section 3.12, R-15 District, Group M, Column 9 (Side Yard) for a pool at an existing single-family residence. The premises are located at 243 Edsall Terrace, Pearl River, New York and are identified on the Orangetown Tax Map as Section 69.14, Block 3, Lot 34 in the R-15 zoning district.

Date: June 27, 2018 Revised: June 28, 2018

