

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 24, 2019

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

CONTINUED ITEM:

ZBA#19-66: Application of Prestige Auto: appeared before ZBA July 10, 2019 and the Board determined that a use variance was not required and that a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, CC District, Section 3.11, Column 3 #1, refers to CS District Column 3 (Uses by Special Permit: # 8 Other retail/ services) 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.

NEW ITEMS:

ZBA# 19-69: Application of William and Allison Fleck for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-22 District, Average Density Subdivision refers to R-15 District, Group M, Section 3.12, Column 4( Floor Area Ratio) for an addition to an existing single-family residence. The property is located at 31 Shadyside Avenue, Upper Grandview, New York and are identified on the Orangetown Tax Map as Section 71.05, Block 1, Lot 36; in the R-22 zoning district.

ZBA#19-70: Application of Robert and Diane Mayer for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-40 District, Group E, Section 3.12, Columns 4 (Floor Area Ratio), 8 (Front Yard) and 10 (Total Side Yard) for an addition to an existing single-family residence. The premises are located at 158 Leber Road, Blauvelt, New York and is

identified on the Orangetown Tax Map as Section 70.06, Block 1, Lot 44 in the R-40 zoning district.

ZBA# 19-71: Application of Prel Plaza for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, CO District, Section 3.11, Column 5 General Accessory Uses, Paragraph 7 ( Total Sign Area not to exceed 6 sq. ft. for building) for signs at Prel Plaza, located at 60 Dutch Hill Road, Orangeburg, New York and are identified on the Orangetown Tax Map as Section 74.10, Block 1, Lot 70; in the CO zoning district.

ZBA#19-72: Application of A Cleaner City 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 for a new dry cleaning business. The premises are located at 16 Route 303, Tappan, New York and is identified on the Orangetown Tax Map as Section 77.15, Block 1, Lot 45 in the CS zoning district.

ZBA#19-73: Application of Jara Subdivision for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-15 District, Group M, Section 3.12, Columns 7 (Street Frontage for lot B) and from Section 5.227 (Accessory Structure location from property line: 5' required: accessory structure Height cannot exceed 15') and from Section 5.153 (Accessory Structure distance from primary structure: 15' required) for a proposed two lot residential subdivision. The premises are located at 52 Oak Tree Road, Tappan, New York and is identified on the Orangetown Tax Map as Section 77.11, Block 3, Lot 55 in the R-15 zoning district.

ZBA#19-74: Application of The Club II for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, OP & PAC District, Note 16 (Deed acres of lot in wetlands: 25.87 acres) (50% area in wetlands per plan) Note 17: (Units per acre: 95 units permitted) for phase II development of senior rental apartments. The premises are located at 661 West Blue Hill Road, Pearl River, New York and is identified on the Orangetown Tax Map as Section 73.10, Block 1, Lot 5 in the OP & PAC zoning districts.

ZBA#19-75: Application of Max Coronel for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-15 District, Group M, Section 3.12, Column 9 (Side Yard), 10 (Total Side Yard), 11 (Rear Yard) and 12 (Building Height) ENC (existing non-conforming: lot width, street frontage, front yard, side yard and lot area) (Section 5.21(c) applies Undersized lot)

for an addition to an existing single-family residence. The premises are located at 305 Laurel Road, Pearl River, New York and is identified on the Orangetown Tax Map as Section 68.11, Block 2, Lot 15 in the R-15 zoning district.

ZBA#19-76: Application of Edelweiss Construction 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), 5 (Lot Area), 6 (Lot Width), 9 (Side Yard), 11 (Rear Yard), and 12 (Building Height) (Section 5.21 (c) & (e) Undersized lot applies) for a new single-family residence. The premises are located at 2 South Mary Francis Street, Tappan, New York and are identified on the Orangetown Tax Map as Section 74.18, Block 3, Lot 5 in the R-15 zoning district.