

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

Tuesday, July 3, 2018

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

NEW ITEMS:

ZBA#18-39: Application of Donald and Jane Smith for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-80 District, Group A, Section 3.12 Column 4 (Floor Area Ratio) and 9 (Side Yard) (Section 5.21 Undersized Lot Applies) for a detached garage at an existing single-family house. The premises are located at 90 Rockland Road, Sparkill, New York and are identified on the Orangetown Tax Map as Section 78.05, Block 1, Lot 39; in the R-80 zoning district.

ZBA#18-40: Application of Curt and Sabelle Frasca for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, Section 3.12, R-22 District, Group I, Columns 4 (Front Yard) for existing Bullshed, and from Section 5.227 (Accessory structure side yard for and building height for carport) for the renovation of an existing bullshed and to remove an existing shed and build a new gatehouse/ carport and new reclaimed barn at an existing single-family residence located at 79 Corbett Lane, Palisades, New York and are identified on the Orangetown Tax Map as Section 78.19, Block 1, Lot 21; in the R-22 zoning district.

ZBA#18-41: Application of Nazir Gehna for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, RG District, Group Q, Section 3.11, refers to R-80 Column 2 #7 (additional dwelling unit clearly subordinate to main 1-family use to occupy not more than 600 sq. ft. of floor area, subject to Section 4.5) and from Section 4.54 (there shall be

only a single front entrance to the dwelling: 2 entrances existing) for an owner occupied Local Law 7 conversion at an existing single-family residence. The premises are located at 38 Dutch Hill Road, Orangeburg, New York and are identified on the Orangetown Tax Map as Section 74.10, Block 1, Lot 14 in the RG zoning district.

ZBA#18-42: Application of Sara Jacobs for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-15 District, Group M, Section 3.12, Column 11 (Rear Yard) to legalize an existing deck and single-story addition at an existing single-family house. The premises are located at 29 Mallory Lane, Tappan, New York and are identified on the Orangetown Tax Map as Section 74.18, Block 1 Lot 16 in the R-15 zoning district.