

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, March 4, 2020

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

POSTPONED ITEM:

ZBA#20-17: Application of T.F. Noonan's for an amendment to ZBA#07-118: Section 3.11, Column 7 #3: All retail sales and service establishments shall be within completely enclosed buildings: applicant is asking to add an outdoor bar to the existing outdoor fenced-in dining area. The site is located at 16 East Central Avenue, Pearl River, New York and are identified on the Orangetown Tax Map as Section 68.20, Block 1, Lot 13 in the CS zoning district.

NEW ITEMS:

ZBA#20-18: Application of William and Allison Fleck for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, Chapter 43, R-22 District built under average density: R-15 District, Group M, Section 3.12, Column 4 (Floor Area Ratio) for an addition of an interior balcony over the existing living space at an existing single-family residence. The premises are located at 31 Shadyside Avenue, Nyack, Upper Grandview and is identified on the Orangetown Tax Map as Section 71.05, Block 1, Lot 36 in the R-22 zoning district.

ZBA#20-19: Application of 111 Washington Spring LLC for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, Chapter 43, Section 6.332 (Driveways shall be installed with at least three inches of binder mix with a top wearing course of 1 ½ inches of fine

mix asphalt: gravel is proposed) for a driveway at an existing single-family residence. The premises are located at 111 Washington Spring Road, Palisades, New York and is identified on the Orangetown Tax Map as Section 78.18, Block 2, Lot 10 in the R-22 zoning district.

ZBA#20-20: Application of Alyssa Cataldo for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, RG District, Group Q, Section 5.21 Undersize lot applies, Section 3.12, Column 12 (Building Height) for a new single-family residence. The premises are located at 16 Virginia Street, Tappan, New York and is identified on the Orangetown Tax Map as Section 77.08, Block 2, Lot 53 in the RG zoning district.

ZBA# 20-21: Application of Kibria Subdivision for an exception pursuant to New York State Town Law, Section 280-a (Relation of structure to streets or highways) for a proposed two- lot single- family residential subdivision. The property is located at 571 Route 303, Blauvelt, New York and are identified on the Orangetown Tax Map as Section 70.15, Block 1, Lot 43 in the R-15 zoning district.

ZBA#20-22: Application of Christian Shea for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-15 District, Group M, Section 5.21 Undersized lot applies, Columns 4 (Floor Area Ratio), 8 (Front Yard) and 12 (Building Height) for an addition to an existing single-family residence. The premises are located at 63 Meadows Street, Pearl River, New York and are identified on the Orangetown Tax Map as Section 69.09, Block 3, Lot 27 in the R-15 zoning district.

Date: February 10, 2020