

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 6, 2019

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

CONTINUED:

ZBA#19-20: Application of Henry Kaufmann Campgrounds for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-80 District, Section 4.32 (B) Camps: (no building, tent, activity area or recreation facility shall be less than 300 feet from any lot line: 138' setback proposed for Aquatic Center BH-1 restrooms and office; 149' setback proposed to Bio-retention area #3) at an existing campground (Bronx House). Henry Kaufmann Campground is located at 667 Blauvelt Road, Pearl River, New York and is identified on the Orangetown Tax Map as Section 69.14, Block 1, Lot 28 and Section 69.10, Block 2, Lot 21 in the R-80 zoning district.

NEW ITEMS:

ZBA#19-24: Application of 31 Ludlow Lane LLC for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-80 District, Group A, Section 5.226 (Fence Height) for existing deer fencing at an existing single-family residence. The premises are located at 31 Ludlow Lane, New York and are identified on the Orangetown Tax Map as Section 80.06, Block 1, Lot 30; in the R-80 zoning district.

ZBA#19-25: Application of John DePinto for an amendment to ZBA Decision # 04-49 which required a covenant and for variances from Zoning Code (Chapter 43) of the Town of

Orangetown Code, R-15 District, Section 3.11, same as R-80 Column 2 #7 (Conversion of a detached owner –occupied, single-family dwelling so as to add 1 additional dwelling unit clearly subordinate to the main 1-family dwelling use to occupy no more than 600 sq. ft.) and to amend the required covenant. The premises is located at 138 West Park Avenue, Pearl River, New York and is identified on the Orangetown Tax Map as Section 68.19, Block 3, Lot 2 in the R-15 zoning district.

ZBA# 19-26: Application of Stephen and Jennifer Phelan for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-15 District, Group M, Section 3.12, Column 10 (Total Side Yard) for an addition to an existing single- family residence. The property is located at 15 Drewry Lane, Tappan, New York and are identified on the Orangetown Tax Map as Section 74.18, Block 1, Lot 4; in the R-15 zoning district.

ZBA# 19-27: Application of Christopher and Kate Canover for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-40 District, Group E, Section 3.12, Column 10 (Total Side Yard) for the construction of a pool house at an existing single-family residence. The premises are located at 175 Burrows Lane, Blauvelt, New York and are identified on the Orangetown Tax Map as Section 70.09, Block 2, Lot 45; in the R-40 zoning district.

ZBA# 19-28: Application of Denis Davey 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) for an existing deck at an existing single-family residence. The premises are located at 38 Ashwood Drive, Blauvelt, New York and are identified on the Orangetown Tax Map as Section 70.17, Block 3, Lot 19; in the R-15 zoning district.

Date: February 12, 2019 Revised: February 21, 2019

