

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, May 15, 2019

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

NEW ITEMS:

ZBA#19-46: Application of St Thomas Aquinas College Dormitory Site Plan for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-40 District, Group H, Section 3.11, Column 6 (Parking: 814 Parking Spaces required) and from Section 3.12 Column 4 (Floor Area ratio: .15% permitted) and from Article VIII, Section 8.2 Dormitories (A) there shall be a minimum lot area of 1,800 sq. ft. provided per dormitory bed, exclusive of the lot are allocated and devoted to the principal and other accessory buildings on any site, including the required yard and/or setbacks, buffers and parking facilities for said buildings: (492,550 sq. ft. /1,800 = 274 total beds permitted); from Article VIII Section 8.2 (C): (The minimum distance between any dormitory and any interior driveway shall be 25') and from Article VIII Section 8.2 (D): (The maximum height of any dormitory shall be two stories of 25 feet, whichever is less) for additional dormitories at the College. The College is located at 125 Route 340, Sparkill, New York and are identified on the Orangetown Tax Map as Section 74.16, Block 1, Lot 1 and Section 74.12, Block 1, Lot 29 in the R-40 zoning district.

ZBA # 19-47: Application of Seventh Day Adventist Church for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-15 District, Section 3.11, refers to R-80 District, Part II, Column 5 Paragraph 12 (Sign size: 20 sq. ft. illuminated permitted, [double sided sign proposed] ; also # 12 Non-illuminated: 2' sq. ft. permitted,: double-sided proposed) and (sign set back: 25' required) for a two-sided church sign. The Church is located at 210

North Middletown Road, Pearl River, New York and are identified on the Orangetown Tax Map as Section 69.09, Block 2, Lot 52; in the R-15 zoning district.

ZBA#19-48: Application of Annie McKiernan for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-15 District, Group M, Section 3.12, Column 9 (Side Yard) Section 5.21 Undersized lot applies for a deck at an existing single-family residence. The premises are located at 351 Laurel Road, Pearl River, New York and is identified on the Orangetown Tax Map as Section 68.07, Block 3, Lot 59 in the R-15 zoning district.

ZBA# 19-49: Application of Timothy Caulfield 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 existing shed attached to an existing single-family residence. The property is located at 121 Swanekin Road, Blauvelt, New York and are identified on the Orangetown Tax Map as Section 69.20, Block 1, Lot 9; in the R-15 zoning district.

ZBA# 19-50: Application of Daniel and Amanda Flanagan-Ost for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, RG District, Group Q, Section 3.12, Columns 4 (Floor Area Ratio), 8 (Front Yard) and 12 (Building Height) (Section 5.21 Undersized lot applies) for an addition to an existing single-family residence. The premises are located at 79 Braunsdorf Road, Pearl River, New York and are identified on the Orangetown Tax Map as Section 68.16, Block 5, Lot 33; in the RG zoning district.