

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

May 16, 2018

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

NEW ITEMS:

ZBA#18-27: Application of Dean's Coffee for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, CS District, Section 3.11, Column 6 # 5 (Restaurants, bars 1 parking space per 100 sq. ft. gross floor area) for a new coffee house. The premises are located at 39 East Central Avenue, Pearl River, New York and are identified on the Orangetown Tax Map as Section 68.16, Block 6, Lot 58; in the CS zoning district.

ZBA#18:28: Application of Camp Venture Kathleen Lukens Living Center requesting the Zoning Board of Appeals' review, and determination, of conformance with the Town of Orangetown Zoning Code (Orangetown Code Chapter 43) Section 4.1 Performance Standards review for the installation of an emergency generator. The premises are located at 250 Route 340, Sparkill, New York and are identified on the Orangetown Tax Map as Section 74.16, Block 1, Lot 24.2; in the LO zoning district.

ZBA#18-29: 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: 87' setback proposed for Ballfield and BH-1; 186' setback proposed from HB-BH-1 replaces shelter 17; 133' setback proposed for Aquatic Center BH-1 restrooms and office; 204' setback proposed for Playfield BH-1; 292' setback proposed to Bio-retention area #1; 280' setback proposed to Bio-retention area # 2; 156' 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.

