

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 Greenbush Road, Orangeburg, New York at 7:00 P.M. on  
Wednesday, October 17, 2018

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

POSTPONED ITEMS:

ZBA#18-63: Application of Zapata Restaurant for a Special Permit from Chapter 43, Column 7 note 6 (All Restaurants shall be within completely enclosed buildings, unless by Special Permit of the Zoning Board of Appeals) and from Section 5.226 (Fences and walls shall not be over 4 ½' in height when located within a front yard) for a proposed Sidewalk Outdoor Dining Area at 779 Route 340, Palisades, New York and are identified on the Orangetown Tax Map as Section 77.20, Block 2, Lot 24; in the R-15 zoning district.

ZBA#18-59: Application of James O'Sullivan for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-40 District, Group E, Section 9.3, (Degree of nonconforming bulk not to be increased), and from Section 3.12, Column 9 (Side Yard) and Column 10 (Total Side Yard) Section 5.21 Undersized lot applies and from Section 6.36 (Driveways shall be paved and gravel is proposed) for a garage at an existing single family residence. The premises are located at 865 Western Highway, Blauvelt, New York and are identified as Section 65.17, Block 1, and Lot 8, in the R-40 zoning district.

ZBA#18-60: Application of James O'Sullivan for an appeal from Chapter 6, of the Code of the Town of Orangetown § 6-13 Stop Work Order issued by the Building Inspector on 4/12/2018. The premises are located at 865 Western Highway, Blauvelt, New York and are identified as Section 65.17, Block 1, Lot 8; in the R-40 zoning district.

NEW ITEMS:

ZBA#18-73: Application of Ken Garschina and Sara Story for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, Section 5.226 (Fences and Walls: 4 ½' permitted in front yard, 6' in rear and side yards) for a fence and gate at an existing single-family residence. The property is located at 23 Ludlow Lane, Palisades, New York and are identified on the Orangetown Tax Map as Section 80.06, Block 1, Lot 30 & 31.1; in the R-80 zoning district.

ZBA#18-74: Application of Thomas Canfield 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), Column 5 (Lot Area) Column 6 (Lot Width) , Column 7 (Street Frontage) and Column 8 (Front Yard) (Section 5.21 Undersized lot applies) for an addition to an existing single-family residence. The premises are located at 61 Washington Spring Road, Palisades, New York and are identified as Section 78.18, Block 1, Lot 17, in the R-80 zoning district.

ZBA # 18-75: Application of Crestron 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 manufacturing operations. The property is located at 88 Ramland Road, Orangeburg, New York and are identified on the Orangetown Tax Map as Section 77.05, Block 1, Lot 36; in the LIO zoning district

ZBA#18-76: Application of Cynthia McPhaul for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-40 District, Group A, Section 3.12, Columns 8 (Front Yard), 9 (Side Yard), 10 (Total Side Yard) and 11 (Rear Yard); and from Section 5.227 Accessory Structure set back refers back to (Col 9: Side Yard 30' required for existing for garage) and from Section 5.513 (Separation between primary structure and accessory structure: 15' required) ( Section 5.21 Undersized lot applies) for an addition to an existing single-family residence. The premises are located at 46 Kings Highway, Orangeburg, New York and are identified on the Orangetown Tax Map as Section 74.11, Block 2, Lot 21; in the R-40 zoning district.

ZBA#18-77: Application of John Maher for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-15 District, Section 5.227 (Rear Yard for a pool) for an existing in-ground pool at an existing single-family residence. The premises are

located at 114 Cottage Lane, Blauvelt, New York, and are identified on the Orangetown Tax Map as Section 70.10, Block 1, Lot 47; R-15 zone.

ZBA#18-78: Application of Stephen Magee for an amendment to ZBA#18-50 for a variance from Zoning Code (Chapter 43) of the Town of Orangetown, Section 3.12, R-15 District, Group M, Column 9 (Side Yard) for an in-ground pool at an existing single-family residence. The premises are located at 243 Edsall Terrace, Pearl River, New York and are identified on the Orangetown Tax Map as Section 69.14, Block 3, Lot 34 in the R-15 zoning district.