

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 Court Room I,

26 West Orangeburg Road, Orangeburg, New York at 7:00 P.M. on

Wednesday, October 7, 2020

The Agenda of the Board of Appeals meeting is posted on the Town's website.

You are invited to examine the application and additional documents including surveys. The application and documentation can be viewed at:

<https://www.orangetown.com/document/chefman-package-73-19-1-8/>

<https://www.orangetown.com/document/delia-package-68-12-6-31/>

<https://www.orangetown.com/document/thomas-package-74-17-4-12/>

<https://www.orangetown.com/document/spicer-package-70-09-1-13/=true>

<https://www.orangetown.com/document/bossman-package-68-16-5-40/>

<https://www.orangetown.com/document/verizon-perf-stnd-package/>

<https://www.orangetown.com/document/martinez-package-64-18-1-78-1/>

<https://www.orangetown.com/document/dalisera-package69-09-5-29/>

<https://www.orangetown.com/document/katz-package-80-08-1-32/>

or you may view them at:

The Building Department, 20 Greenbush Road, Orangeburg, New York 7:70 AM to 5:00 PM

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

NEW ITEMS:

ZBA#20-63: Application of Chefman for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, LIO District, Group CC, Section 3.12, Columns 7 (Front Yard), 9 (Side

Yard), 11 (Rear Yard); and 12 Building Height) and from Section 3.11 Column 7 refers to LO District, Column 7 #2 (All loading berths shall be within completely enclosed buildings: new outdoor loading berths proposed), #3 (No parking is permitted in any required yard, new parking spots are proposed in the front yard) for an expansion to an existing building. The property is located at 29 Corporate Drive, Orangeburg, New York and is identified on the Orangetown Tax Map as Section 73.19, Block 1, Lot 8 in the LIO zoning district.

ZBA#20-64: Application of Anthony Delia for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, Chapter 43, RG District, Group Q, Section 3.12, Column 3 (Rear Yard) for an existing deck at an existing single-family residence. The premises are located at 208 Cardean Place, Pearl River, New York and is identified on the Orangetown Tax Map as Section 68.12, Block 6, Lot 31 in the RG zoning district.

ZBA# 20-65: Application of Kerry Thomas for a variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, Chapter 43, R-15 District, Group M, Section 3.12, Column 9 (Side Yard) for the installation of an above-ground pool at an existing single-family residence. The premises are located at 29 Wayne Lane, Tappan, New York and are identified on the Orangetown Tax Map as Section 74.17, Block 4, Lot 12; in the R-15 zoning district.

ZBA#20-66: Application of Ryan Spicer for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, Chapter 43, R-40 District, Group E, Section 3.12, Column 9 (Side Yard) (Section 5.21 a Undersized lot applies) for an existing deck at an existing single-family dwelling. The property is located at 104 Sunset Road, Blauvelt, New York and is identified on the Orangetown Tax Map as Section 70.09, Block 1, Lot 13 in the R-40 zoning district.

ZBA#20-67: Application of Ralph Bossmann for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, RG District, Section 3.12, Group Q, Columns 9 (Side Yard) and 10 (Total Side Yard) for an addition to an existing single-family residence. The premises are located at 48 Roosevelt Street, Pearl River, New York and is identified on the Orangetown Tax Map as Section 68.16, Block 5, Lot 40 in the RG zoning district.

ZBA#20-68: Application of Verizon 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 of replacement of an emergency generator at 179 North Middletown Road ,Pearl River, New York and are identified on the Orangetown Tax Map as Section 68.12, Block 4, Lot 17; in the CC zoning district.

ZBA# 20-69: Application of Christian Martinez for a variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, Chapter 43, R-15 District, Group M, Section 5.226 (Front Yard Fence: 4 ½' permitted) for a fence at an existing single-family residence. The premises are located at 29 Merritt Drive, Nanuet, New York and are identified on the Orangetown Tax Map as Section 64.18, Block 1, Lot 78.1; in the R-15 zoning district.

ZBA# 20-70: Application of Vincent D'Alisera for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, Chapter 43, R-15 District, Group M, Section 5.226 (Front Yard Fence: 4 ½' permitted) and from Section 5.227 (Accessory Structures are not permitted in front yard) at an existing single-family residence with two front yards . The premises are located at 85 Ehrhardt Road, Pearl River, New York and are identified on the Orangetown Tax Map as Section 69.09, Block 5, Lot 29; in the R-15 zoning district.

ZBA#20-71: Application of Julie Katz for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-40 District, 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 concrete, rolled with a four to six ton tandem roller: gravel driveway proposed) for a single-family residence. The premises are located at 11 Lawrence Lane, Palisades, New York and are identified on the Orangetown Tax Map as Section 80.08, Block 1, Lot 32; in the R-40 zoning district.

September 14, 2020