

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 1, 2019

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

NEW ITEMS:

ZBA#19-40: Application of Erika Fitzpatrick for an amendment to ZBA #19-06 for elevation raised 2' by fill brought into property and for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-15 District, Group M, Section 5.226 (Fence Height: 4 ½ ' permitted) for a fence at an existing single-family residence. The premises are located at 203 Summit Avenue, Tappan, New York and are identified on the Orangetown Tax Map as Section 77.06, Block 1, Lot 58; in the R-15 zoning district.

ZBA # 19-41: Application of Bethany Church for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-80 District, Section 3.11, Column 5 Paragraph 12 (one sign not over 20 sq. ft. must be 25' from any lot line) for signs at the Church. The Church is located at 90 Old Orangeburg Road, Orangeburg, New York and are identified on the Orangetown Tax Map as Section 74.09, Block 1, Lot 64; in the R-80 zoning district.

ZBA#19-42: Application of T.F. Noonan's Inc. for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, CS District, Section 3.11, Column 6 #5 (Restaurants- 1 (one) parking space per 100 sq. ft. gross floor area) for an existing restaurant. The restaurant is located at 14-16 East Central Avenue, Pearl River, New York and is identified on the Orangetown Tax Map as Section 68.20, Block 1, Lot 13 in the CS zoning district.

ZBA# 19-43: Application of Cornelius O'Sullivan for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-22 District, Group I, Section 3.12, Column 8 (Front Yard) for an addition to an existing single-family residence. The property is located at 38 Marycrest Road, West Nyack, New York and are identified on the Orangetown Tax Map as Section 69.06, Block 2, Lot 53; in the R-22 zoning district.

ZBA# 19-44: Application of Brian and Elizabeth Flanagan 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 20 Hilltop Drive, Pearl River, New York and are identified on the Orangetown Tax Map as Section 69.17, Block 1, Lot 81; in the R-15 zoning district.

ZBA# 19-45: Application of Lowes of Orangeburg for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, LI District, Section 3.11, Column 6 # 2 (Parking Spaces Required) and Column 7 #5 (All Outdoor Storage shall be within completely enclosed buildings: outdoor storage proposed) at Lowes of Orangeburg. The premises are located at 200 Route 303, Orangeburg, New York and are identified on the Orangetown Tax Map as Section 74.15, Block 1, Lot 3; in the LI zoning district.

Date: April 8, 2019