

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, November 6, 2019

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

POSTPONED ITEMS:

ZBA#19-93: Application of Ana Chavez for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-15 District, Group M, Section 3.12, Columns 8 ( Front Yard) and 11 ( Rear Yard) for a deck at an existing single-family residence. The premises are located at 640 Western Highway, Blauvelt, New York and is identified on the Orangetown Tax Map as Section 70.09, Block 1, Lot 59 in the R-15 zoning district.

ZBA# 19-94: Application of Instrumentation Laboratory Site Plan for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, LO District, Section 13.10 B (14): ( In no case shall the above ground detention basin be sited within any buffer area or within any front yard setback area or within the designated street line), Section 5.224, Table 3.11, LO District, Column 7 #3 (No parking is permitted in any yard: parking is proposed in front yard), Section 3.11, Column 11 (Rear Yard) for the new 1-story addition at the south-west corner; Section 5.22 (All required yards shall be unobstructed); and from Section 5.153 (No accessory structure shall be closer to any principal building or to any other accessory building or structure than a distance equal to the height of such accessory building or structure, and in no event less than 15 feet, unless it is attached to and is a part of such principal building) for site plan approval for Instrumentation Laboratory. The premises are located at 526 Route 303, Orangeburg, New York and are identified on the Orangetown Tax Map as Section 70.19, Block 1, Lot 45 in the LO zoning district.

ZBA#19-95: Application of Cheer Hall LLC for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, Chapter 43, R-22 District, Section 5.153 (Accessory structure distance to primary structure) for a detached garage at an existing single-family residence. The premises are located at 20 Washington Spring Road, Palisades, New York and is identified on the Orangetown Tax Map as Section 78.19, Block 1, Lot 17 in the R-22 zoning district.

NEW ITEMS:

ZBA # 19-96: Application of Louis and Jennifer Sciortino for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-22 District, Group I, Section 3.12, Column 9 (Side Yard) and from Section 5.227 : (Swimming pools in the rear yard) for the installation of an in-ground pool at an existing single-family residence. The premises are located at 4 Plum Court, Nanuet, New York and is identified on the Orangetown Tax Map as Section 64.19, Block 1, Lot 53; in the R-22 zoning district.

ZBA#19-97: Application of Anthony Scalise for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-22 District, Group I, Section 3.12, Column 9 (Side Yard) and from Section 5.227 ( Rear Yard for swimming pool) for an in-ground pool at an existing single-family residence. The premises are located at 21 Nancy Road, Nanuet, New York and is identified on the Orangetown Tax Map as Section 64.18, Block 2, Lot 18 in the R-22 zoning district.

ZBA# 19-98: Application of Mary Barris for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-22 District, Section 5.226: Fences: (front yard fences cannot be more than 4 ½' in height) for a fence at an existing single-family residence. The premises are located at 80 Washington Spring Road, New York and are identified on the Orangetown Tax Map as Section 78.18, Block 1, Lot 12 in the R-22 zoning district.

ZBA#19-99: Application of Craig McKee and Melanie Galligan for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, Chapter 43, RG District, Section 4.58 (Owner who converts the dwelling must reside in dwelling for 15 years: owner resides in dwelling one year) for a single- family conversion (Local Law 7) at an existing single-family

residence. The premises are located at 30 Griffith Place, Pearl River, New York and is identified on the Orangetown Tax Map as Section 72.08, Block 1, Lot 74 in the RG zoning district.

ZBA#19-100: Application of Brian and Adrienne O'Sullivan for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-15 District, Group M, Section 3.12, Columns 4 (Floor Area Ratio) and 8 ( Front Yard: 30' required, 16' existing granted in ZBA#07-60 dated June 20, 2007) for enclosing an existing deck at an existing single-family residence. The premises are located at 30 Pauline Terrace, Pearl River, New York and is identified on the Orangetown Tax Map as Section 69.09, Block 3, Lot 42 in the R-15 zoning district.

Date: October 22, 2019