

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, September 18, 2019

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

POSTPONED ITEM:

ZBA#19-81: Application of Greater Hudson Bank for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, CC District, Section 13.10(B)(2) Twenty –five foot wide vegetative buffer shall be located along the property line adjacent to Route 303 right-of-way) 13.10 (B)(10): (No more than 35% of all parking shall be located within the front yard of any lot or parcel) and from Section 3.11, Column 5, #3 (Not more than 40 sq. ft. permitted) and Column 5 #4 (Location of signs: (d) sign not attached to a building shall be set back 25’ from the lot line) for a site plan and a sign at a bank. The premises are located at 170 Erie Street, Blauvelt, New York and are identified on the Orangetown Tax Map as Section 70.14, Block 4, Lot 10 in the CC zoning district.

NEW ITEMS:

ZBA# 19-83: Application of Steven Griffin for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-15 District, Group M, Section 3.12, Column 11 (Rear Yard) for a deck at a new single-family residence. The property is located at 31 Sunrise Lane, Pearl River, New York and is identified on the Orangetown Tax Map as Section 69.18, Block 3, Lot 43.2; in the R-15 zoning district.

ZBA#19-84: Application of John Carroll for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-15 District, Group M, Section 3.12, Column 11 (Rear Yard) for a deck at an existing single-family residence. The premises are located at 50 Lawrence Street,

Tappan, New York and are identified on the Orangetown Tax Map as Section 77.15, Block 3, Lot 53 in the R-15 zoning district.

ZBA# 19-85: Application of Christopher and Jennifer Day for a variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-15 District, Section 5.226 (Front Yard Fence Height) for an existing fence at an existing single-family residence located at 171 Hardwood Drive, Orangeburg, New York and are identified on the Orangetown Tax Map as Section 74.13, Block 3, Lot 27; in the R-15 zoning district.

ZBA#19-86: Application of Phillip Ammirati for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-15 District, Group M, Section 3.12, Column 8 (Front Yard) The premises are located at 5 Birch Street, Pearl River, New York and is identified on the Orangetown Tax Map as Section 72.08, Block 3, Lot 73 in the R-15 zoning district.

ZBA#19-87: Application of Nice Pak/PDI requesting the Zoning Board of Appeals' review, and determination, of conformance with the Town of Orangetown Zoning Code (Orangetown Code Chapter 43) Section 4.12 Performance Standards review for the addition of two interior tanks and two exterior storage tanks for bulk liquids. The premises are located at 2 NicePak Park, Orangeburg, New York and are identified on the Orangetown Tax Map as Section 74.07, Block 1, Lot 16 in the LIO zoning district.

ZBA# 19-88: Application of Sombrotto subdivision for an extension of time to implement variances that were granted in ZBA#15-11: Application of Sombrotto Subdivision for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, Section 3.12, R-40 District, Group E, Columns 5 (Lot Area: for lot #1 & lot #2), 8 (Front Yard for lot #1), and 9 (Side Yard for lot #1) for a proposed two- lot residential subdivision. The premises are located at 34 Clausland Mountain Road, Blauvelt, New York and are identified on the Orangetown Tax Map as Section 70.15, Block 2, Lot 11; in the R-40 zoning district.

