

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 4, 2019

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

CONTINUED ITEM:

ZBA # 19-47: Application of Seventh Day Adventist Church for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-15 District, Section 3.11, refers to R-80 District, Part II, Column 5 Paragraph 12 (Sign size) and (sign set back) for a two-sided church sign. The Church is located at 210 North Middletown Road, Pearl River, New York and is identified on the Orangetown Tax Map as Section 69.09, Block 2, Lot 52; in the R-15 zoning district.

NEW ITEMS:

ZBA# 19-77: Application of Rockland Cemetery for a Special Permit from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-40 District, Section 3.11 refers to R-80 District, Column 3, # 10 (Uses by Special Permit: Cemeteries on plots of 10 acres or less with 14.90 acres proposed to add to the existing cemetery. The property is located at 241 Kings Highway, Sparkill, New York and are identified on the Orangetown Tax Map as Section 74.16, Block 1, Lot 9; in the R-40 zoning district.

ZBA#19-78: Application of Noreen O'Hara for an extension of time to implement variances that were granted in ZBA#17-78: for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-15 District, Group M, Section 3.12, Columns 9 (Side Yard: 20' required, 10.78' proposed) and 12 (Building Height: 10.8' permitted, 15.67' proposed) for an addition to an existing single-family residence. The premises are located at 77 Lark Street, Pearl River,

New York and is identified on the Orangetown Tax Map as Section 69.14, Block 2, Lot 27 in the R-15 zoning district.

ZBA# 19-79: Application of Karen and Louis Urruttia-Orme for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, RG District, Section 5.227 (Accessory structure set back to lot line) and from Section 5.153 (Accessory Structure location) (Applicant has two front yards) for two existing sheds at an existing single-family residence located at 16 Maple Avenue, Orangeburg, New York and are identified on the Orangetown Tax Map as Section 74.14, Block 3, Lot 9; in the RG zoning district.

ZBA#19-80: Application of Pilgrim Building Corp. for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, CS District, Section 3.11, refers to R-80 District, Column 6 (Off-Street Parking, #1 residences) and from Section 9.34 (Expansion of anon-conforming use) for a total of four apartments. The premises are located at 16-18 Franklin Avenue, Pearl River, New York and is identified on the Orangetown Tax Map as Section 68.20, Block 1, Lot 21 in the CS zoning district.

ZBA#19-82: Application of Premier Brands 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 a business listed with the FDA as a Packager/ Relabeler business. The premises are located at 7 Corporate Drive, Orangeburg, New York and is identified on the Orangetown Tax Map as Section 73.20, Block 1, Lot 33 in the LIO zoning district.