

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 Greenbush Auditorium,

20 Greenbush Road, Orangeburg, New York at 7:00 P.M. on

Wednesday, September 15, 2021

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/oconnor-zba-package-69-09-3-41/>

<https://www.orangetown.com/document/fails-zba-package-77-06-2-48/>

<https://www.orangetown.com/document/thomas-zba-package-77-07-3-6/>

<https://www.orangetown.com/document/green-zba-package-64-18-1-7/>

<https://www.orangetown.com/document/wpt-acquisitions-zba-package-74-07-1-36/>

or you may view them at:

The Building Department, 20 Greenbush Road, Orangeburg, New York 8:00 AM to 4:00 PM

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

NEW ITEMS:

ZBA#21-79: Application of Liam O'Connor and Diana Gorglione 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) and Section 5.227 (Rear Yard for a pool) (Section 5.12 Undersized Lot Applies) for an in-ground pool at an existing single-family residence. The property is located at 72 Meadows Street, Pearl River, New York and is identified on the Orangetown Tax Map as Section 69.09, Block 3, Lot 41 in the R-15 zoning district.

ZBA#21-80: Application of Terri Fails 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); 5 (Lot Area); 6 (Lot Width) 9 (Side Yard), 10 (Total Side Yard) and 11 (Rear Yard) for a deck at an existing single-family residence. The premises are located at 21 Clinton Avenue, Tappan, New York and are identified on the Orangetown Tax Map as Section 77.06, Block 2, Lot 48; in the R-15 zoning district.

ZBA#21-81: Application of Glenn and Jeanne Thomas for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, RG District, Group Q, Section 3.12, Columns 4 (Floor Area Ratio) and from Section 5.227 (Accessory Structure set back) for a 10' x 12' shed and a stone fireplace at an existing single-family residence. The property is located at 17 Bell Lane, Tappan, New York and is identified on the Orangetown Tax Map as Section 77.07, Block 3, Lot 6 in the RG zoning district.

ZBA#21-82: Application of Christopher and Joanne Green 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), 8 (Front Yard); Section 5.21(c) applies: (Building Height) for an addition to an existing single-family residence. The property is located at 8 Hillside Terrace, Nanuet, New York and is identified on the Orangetown Tax Map as Section 64.18, Block 1, Lot 7 in the R-15 zoning district.

ZBA#21-83: Application of WPT Acquisitions, LLC for an interpretation of the determination of Jane Slavin. RA, Director of the Orangetown Office of Building, Zoning, Planning Administration and Enforcement, that the proposed application does not comply with Town of Orangetown from Zoning Code (Chapter 43) of the Town of Orangetown Code, Article XIII, Route 303 Overlay Zoning District Section 13.3(E), 13.3 (F), 13.10(B)(5) for the demolition of the existing building and house to erect a 175,760 sq. ft. warehouse/distribution space and a 2,600 sq. ft. office space accessory to the warehouse distribution use. The property is located at 13 & 21 Mountainview Avenue and 518 Route 303, Orangeburg, New York and is identified on the Orangetown Tax Map as Sections 74.07, Block 1, Lots 2, 33 & 36 in the LI, LI & LIO and CC zoning districts.

