

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, October 6, 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/mauro-zba-app-71-09-1-8/>

<https://www.orangetown.com/document/ebenezer-zba-package-70-05-1-16/>

<https://www.orangetown.com/document/doherty-zba-package-69-18-3-21/>

<https://www.orangetown.com/document/cortelli-zba-package-69-13-2-18-2/>

<https://www.orangetown.com/document/von-ohlen-zba-package-69-13-3-36/>

<https://www.orangetown.com/document/levine-zba-package-74-13-3-30/>

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:

POSTPONED ITEM:

ZBA#21-74: Application of Michael Mauro for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-22 District, Group I, Section 3.12, Columns 9 (Side Yard) and 10 (Total Side Yard) (Section 5.12 Undersized Lot Applies) for an addition to an existing single-family residence. The property is located at 1079 Route 9W, South Nyack, New York and is identified on the Orangetown Tax Map as Section 71.09, Block 1, Lot 8 in the R-22 zoning district.

NEW ITEMS:

ZBA#21-84: Application of Ebenezer Full Gospel Assembly for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-80 District, Section 3.11, Column 6 # 3 (169 parking spaces required) for a revised site plan for an existing church. The church is located at 136 Sunset Road, Blauvelt, New York and are identified on the Orangetown Tax Map as Section 70.05, Block 1, Lot 16; in the R-80 zoning district.

ZBA#21-85: Application of Daniel Doherty for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-15 District, Group M, Section 3.12, Column 4 (Floor Area Ratio) for an addition to a single-family residence. The property is located at 12 Sunrise Lane, Pearl River, New York and is identified on the Orangetown Tax Map as Section 69.18, Block 3, Lot 21 in the R-15 zoning district.

ZBA#21-86: Application of Terence Cortelli for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-15 District, Group M, Section 3.12, Column 9 (Side Yard), and from Section 5.227 (Rear Yard for a pool) for an in-ground pool at an existing single-family residence. The property is located at 342 Blauvelt Road, Pearl River, New York and is identified on the Orangetown Tax Map as Section 69.13, Block 2, Lot 18.2 in the R-15 zoning district.

ZBA#21-87: Application of Rick Von Ohlen for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, RG District, Group Q, Section 3.12, Column 11 (Rear Yard), for an existing deck at an existing single-family residence. The property is located at 3 First Lt. Ferris Court, Pearl River, New York and is identified on the Orangetown Tax Map as Section 69.13, Block 3, Lot 36.1 in the RG zoning district.

ZBA#21-88: Application of Ada Levine for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-15 District, Group M, Section 5.227 (Rear Yard for a shed) for an existing shed at an existing single-family residence. The property is located at 40 Lester Drive, Orangeburg, New York and is identified on the Orangetown Tax Map as Section 74.13, Block 3, Lot 30 in the R-15 zoning district.

