

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 **Court Room I,**

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

Wednesday, March 16, 2022

The Agenda of the Board of Appeals Hearing is posted on the Town's website.

At the time and place of such Public Hearing, the Zoning Board of Appeals will hear all persons in support of the application, any persons with objections thereto, and anyone interested in the application or wishing to comment: any such persons may appear in person, or by agent or representative.

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/data-control-one-llc-zba-package-71-17-1-20/>

<https://www.orangetown.com/document/obrien-zba-package-68-15-3-29/>

<https://www.orangetown.com/document/calabria-pizza-side-porch-74-06-3-4/>

<https://www.orangetown.com/document/jarabelo-zba-package-72-08-1-15/>

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#22-18: Application of Data Control One LLC for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-22 District, Group I, Columns 8 (Front Yard) , 9 (Side Yard) and 10 (Total Side Yard) for existing decks at an existing single-family residence. The property is located at 117 Tweed Boulevard, Nyack, New York and is identified on the Orangetown Tax Map as Section 71.17, Block 1, Lot 20; in the R-22 zoning district.

ZBA#22-19: Application of Eric and Kathleen O'Brien for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-15 District, Section 3.12, Group M, Column

9 (Rear Yard) for an addition to an existing single-family residence. The property is located at 173 Washington Street, Pearl River, New York and is identified on the Orangetown Tax Map as Section 68.15, Block 3, Lot 29 in the R-15 zoning district.

ZBA#22-20: Application of Calabria Pizza/ Side Porch for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-15 District, Group O, , Column 3 Non-Conforming Restaurant, Section 3.12, Columns 4 (Floor Area Ratio) and 8 (Front Yard) and 12 (Building Height) for the addition to a pre-existing non-conforming restaurant. The property is located at 479 Western Highway, Blauvelt, New York and is identified on the Orangetown Tax Map as Section 74.06, Block 3, Lot 4 in the R-15 zoning district.

ZBA#22-21: Application of Lora Jarabelo for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, RG District, Group Q, Section 3.12 Columns 9 (Side Yard) and 10 (Total Side Yard) (Section 5.21(d) undersized lot applies) for the addition of a deck to an existing single-family residence. The premises are located at 213 South Main Street, Pearl River, New York and is identified on the Orangetown Tax Map as Section 72.08, Block 1, Lot 15 in the RG zoning district.