

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, April 20, 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/calabria-pizza-side-porch-zba-package-74-06-3-4/>

<https://www.orangetown.com/document/badillo-zba-package-74-06-1-22/>

<https://www.orangetown.com/document/dalton-zba-package-68-20-2-37/>

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:

CONTINUED ITEM:

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) and from Section 9.34 (Extension and Enlargement allows a non-conforming use to be extended to the extent the bulk regulations allow... with FAR, Front Yard and Height proposed limits being extended beyond the bulk allowances: also the Section 9.34 provision may be used once with a second extension proposed) 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.

NEW ITEMS:

ZBA#22-26: Application of Daniel and Angela Badillo for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, Section 3.12, RG District, Group Q, Columns 4 (Floor Area Ratio) , 9 (Side Yard) and 10 (Total Side Yard) (Section 5.21 Undersized lot applies); for an addition to an existing single-family residence. The property is located at 67 Chestnut Oval, Orangeburg, New York and is identified on the Orangetown Tax Map as Section 74.06, Block 1, Lot 22; in the RG zoning district.

ZBA#22-27: Application of Christopher Dalton for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, RG District, Section 3.12, Group Q, Columns 4 (Floor Area Ratio), 8 (Front Yard), 9 (Side Yard), and 12 (Building Height): (Section 5.21 (e) Undersized lot applies) The property is located at 117 Prospect Place, Pearl River, New York and are identified on the Orangetown Tax Map as Section 68.20, Block 2, Lot 37 in the RG zoning district.