

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, July 6, 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/noonans-zba-package-68-20-1-13/>

<https://www.orangetown.com/document/noonans-zba-package-68-20-1-13-14/>

<https://www.orangetown.com/document/safe-n-sound-zba-package-68-12-3-27/>

<https://www.orangetown.com/document/tappan-fire-district-zba-package-77-11-3-4/>

<https://www.orangetown.com/document/feinberg-zba-package-74-14-1-92/>

<https://www.orangetown.com/document/hoppe-zba-package-64-18-1-14/>

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#22-44: Application of Noonan's for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, Section 3.12, CS District, Group FF, Column 11 (Rear Yard: 25' required, 5.3'' proposed), and from Section 3.11, Column 7 #1 (Outdoor Dining & #3 all retail service establishments shall be within enclosed building: requires 2 (two) variances) and from Section 3.11, Column 6 (Restaurants require 1 (one) parking space per 100 sq. ft. gross floor area: 1,768 sq. ft. gross floor area : total required parking spaces for site at 16E is 74 spaces for an existing restaurant. The property is located at 16 East Central Avenue, Pearl River, New York and is identified on the Orangetown Tax Map as Section 68.20, Block 1, Lot 13; in the CS zoning district.

ZBA#22-45: Application of Noonan's for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, Section 3.12, CS District, Group FF, Column 11 (Rear Yard: 25' required, 5.3'' proposed), and from Section 3.11, Column 7 #1 (Outdoor Dining & #3 all retail

service establishments shall be within enclosed building: requires 2 (two) variances) and from Section 3.11, Column 6 (Restaurants require 1 (one) parking space per 100 sq. ft. gross floor area: total spaces required: 48 spaces for an existing restaurant. The property is located at 16 East Central Avenue, Pearl River, New York and is identified on the Orangetown Tax Map as Section 68.20, Block 1, Lot 13; in the CS zoning district.

ZBA#22-46: Application of Safe N Sound Childcare for renewals of a Special Permit that was granted in ZBA #05-33, ZBA #19-102, ZBA #95-66, ZBA 98-91; for operation of a Day Care Center at 249 North Middletown Road, Pearl River, NY. and identified on the Orangetown Tax Map as Section 68.12, Block 3, Lot 27; in the CO zoning district.

ZBA#22-47: Application of Tappan Fire District for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, CS District, Section 3.12, Group GG, Column 8 (Front Yard), 9 (Side Yard), 10 (Total Side Yard) and 11 (Rear Yard) for a new firehouse. The property is located at 135 Washington Street, Tappan, New York and are identified on the Orangetown Tax Map as Section 77.11, Block 3, Lot 4 in the CS zoning district.

ZBA#22-48: Application of Erika Feinberg for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, RG District, Section 3.12, Group Q, Column 8 (Front Yard) for a deck at an existing single-family residence with two front yards. The premises are located at 1 Gary Lane, Orangeburg, New York and are identified on the Orangetown Tax Map as Section 74.14, Block 1, Lot 92 in the RG zoning district.

ZBA#22-49: Application of Richard and Virginia Hoppe for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-15 District, Section 3.12, Group M, Columns 9 (Side Yard), and 10 (Total Side Yard) (Section 5.21 (c) undersized lot applies) for a deck at an existing single-family residence. The premises are located at 8 Cara Drive, Nanuet, New York and are identified on the Orangetown Tax Map as Section 64.18, Block 1, Lot 14 in the R-15 zoning district.