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 21, 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/databank-zba-package-73-15-1-19/>

<https://www.orangetown.com/document/cilibrasi-zba-package-74-17-1-27/>

<https://www.orangetown.com/document/st-dominics-family-services-zba-package-74-06-3-1/>

<https://www.orangetown.com/document/mazurek-zba-package-77-15-3-11/>

<https://www.orangetown.com/document/guilios-restaurant-zba-package/>

<https://www.orangetown.com/document/mccloskey-zba-package-66-17-1-23/>

<https://www.orangetown.com/wp-content/uploads/2022/08/Domozick-Online-ZBA-Package-77.08-3-92.pdf>

<https://www.orangetown.com/document/south-corner-plaza-zba-package-74-11-2-47/>

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#22-56: Application of Databank Orangeburg Site Plan for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, LIO District, Section 3.11, Column 6 (Parking) Column7 refers to Lo District Column 7 #2 ( Loading berths shall be within completely enclosed buildings); from Section 6.4 (minimum loading berths required is 11 and 2 are proposed) and from R-80 notes o bulk table #2 (Buffer required is 100’ feet does not exist to existing building). The premises are located at 2000 Corporate Drive, Blauvelt, New York and are identified on the Orangetown Tax Map as Section 73.15, Block 1, Lot 19, LIO zoning district.

ZBA#22-57: Application of Anthony Cilibrasi for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-22 District, Group I, Section 3.12, Columns 8 (Front Yard: 40’ required, Betsey Ross Estates Subdivision required 30’) for an addition to an existing single-family residence. The property is located at 136 Constitution Drive, Orangeburg, New York and is identified on the Orangetown Tax Map as Section 74.17, Block 1, Lot 27; in the R-22 zoning district.

ZBA#22-58: Application of St. Dominic’s Family Services for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-40 District, Section 3.12, Group H, Columns 4 ( Floor Area Ratio), 9 (Side Yard) 10 (Total Side Yard) and 11 (Rear Yard) for proposed lot 1.11 and from Columns 4 (Floor Area Ratio) 8 (Front Yard to building #7); 9 (Side Yard), 10 (Total Side Yard) 11 (Rear Yard) and 12 (Building Height) for proposed lot 1.12 and from Section 3.1, Column 6 refers to R-80, Column 6 # 4 (Parking: 695 spaces required for lot 1.11) and (Parking 486 parking spaces required for Lot 1.12) for a subdivision and site plan at St. Dominic Family Services located at 500 Western Highway, Blauvelt, New York and identified on the Orangetown Tax Map as Section 74.06, Block 1, Lot 1 in the R-40 zoning district.

ZBA#22-59: Application of Christopher Mazurek 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 10 (Total Side Yard) for an addition of a deck to an existing single-family residence. The property is located at 21 Blair Court, Tappan, New York and is identified on the Orangetown Tax Map as Section 77.15, Block 3, Lot 11; in the R-15 zoning district.

ZBA#22-60: Application of Giulio’s Restaurant for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, CS District, Group FF, Section 3.12, Columns 8 (Front Yard); for the addition of a handicap ramp to an existing restaurant. The property is located at 150-154 Washington Street, Tappan, New York and is identified on the Orangetown Tax Map as Section 77.11, Block 1, Lot 56.1; in the CS zoning district.

ZBA#22-61: Application of William McCloskey for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-22 District, Group I, Section 5.153 ( Accessory Structure Distance from Principal Building) for an existing carport at an existing single-family residence. The property is located at 262 South Boulevard, Upper Grandview, New York and is identified on the Orangetown Tax Map as Section 66.17, Block 1, Lot 23; in the R-22 zoning district.

ZBA#22-62: Application of Lauren and Aric Domozick for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-15 District, Group M, Section 3.12 Column 11 (Rear Yard) for an existing deck at an existing single-family residence. The property is located at 70 Kirchner Drive, Tappan, New York and is identified on the Orangetown Tax Map as Section 77.08, Block 3, Lot 92; in the R-15 zoning district.

ZBA#22-63: Application of South Corner Plaza for variances form Zoning Code (Chapter 43) of the Town of Orangetown Code, , CC District, Section 3.11, Group JJ, Columns 11 (Rear Yard: proposed for Dumpster Enclosure), and 12 (Building Height) and from Section from Section 6.4 (minimum loading berths) and from Section 13.10 Route 303 Overlay Non-Residential areas: B (1) (Shall be adequately screened to minimize visual impact to passerby on Route 303); B (2) Twenty-five foot vegetative buffer granted in ZBA#15-66 dated July 15, 2015) and B (10): (No more than 35% [18 spots]of all parking shall be located within the front yard of any lot or parcel: 22 spots proposed in the front yard which results in 42%) and from this proposal is for a smaller building. The property is located at 2 Route 340, Orangeburg, New York and are identified on the Orangetown Tax Map as Section 74.11, Block 2, Lot 47; CC zoning district.