

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 7, 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:

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:

<https://www.orangetown.com/document/asahi-refining-65-13-1-2/>

<https://www.orangetown.com/document/albanese-zba-package-68-20-2-55/>

<https://www.orangetown.com/document/momentive-performance-68-08-1-1/>

<https://www.orangetown.com/document/luczaj-zba-package-69-17-4-39/>

<https://www.orangetown.com/document/castillo-zba-package-68-14-3-33/>

NEW ITEMS:

ZBA#22-51: Application of Asahi Refining for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, Chapter 43, LO District, Section 5.226 Fence Height: (8' fence requires a 5'4" setback) for the north property line. The property is located at 875 Western Highway, Blauvelt, New York and is identified on the Orangetown Tax Map as Section 65.13, Block 1, Lot 2; in the LO zoning district.

ZBA#22-52: Application of Nanette Albanese for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, Chapter 43, RG District, Group Q, Section 3.12, Columns 4 (Floor Area Ratio); 9 (Side Yard) and 10(Total Side Yard) : (Existing non-conforming front yard, lot area and lot width) (Section 5.21 Undersized lot applies) for an addition to an existing single-family residence. The property is located at 131 Martin Place, Pearl River, New York and is identified on the Orangetown Tax Map as Section 68.20, Block 2, Lot 55; in the RG zoning district.

ZBA#22-53: Application of Momentive Performance for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, Chapter 43, , LO District, Section 3.11, LI District, Column 5, Paragraph 7 (Signage) for signage to identify a business on the interior of the campus. The property is located at 401 North Middletown Road, Pearl River, New York and is identified on the Orangetown Tax Map as Section 68.08, Block 1, Lot 1; in the LO zoning district.

ZBA#22-54: Application of Mario Luczaj for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, Chapter 43, R-15 District, Group M, Section 3.12, Columns 10 (Total Side Yard); and Section 9.34 (Extension or enlargement of existing non-conforming condition) for an addition to an existing single-family residence. The property is located at 27 Wildwood Drive, Pearl River, New York and is identified on the Orangetown Tax Map as Section 69.17, Block 4, Lot 39; in the R-15 zoning district.

ZBA#22-55: Application of Peter Castillo for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, Chapter 43, R-15 District, Group M, Section 3.12, Columns 10 (Total Side Yard); and Section 9.34 (Extension or enlargement of existing non-conforming condition) for an addition to an existing single-family residence. The property is located at 46

Buchanan Street, Pearl River, New York and is identified on the Orangetown Tax Map as Section 68.14, Block 3, Lot 33; in the R-15 zoning district.