

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, January 18, 2023

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/abankwa-zba-package-74-13-3-48/>

<https://www.orangetown.com/document/ferrante-zba-package-71-09-1-17/>

<https://www.orangetown.com/document/rockland-car-care-zba-package-64-17-1-76-2/>

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#23-04: Application of Benjamin and Askisua Abankwa for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, RG District, Group Q, Section 3.12, Column 4 (Floor Area Ratio) and 9 (Rear Yard) for an addition to a single-family residence. Section 5.21 undersized lot applies. The premises are located at 156 Howard Avenue, Orangeburg, New York and identified on the Orangetown Tax Map as Section 74.13, Block 3, Lot 48 in the RG zoning district.

ZBA#23-05: Application of Ferrante Site Plan for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, Chapter 43, R-22 District, Group I, Section 3.12, Column 4 (Floor Area Ratio) and from Section 5.227 (a building or structure accessory to a single-family ... may be located in any rear or side yard: an accessory structure is located in the front yard: carport is over property line: a stucco shed is less than the required 5' from the north property line); Section 5.153 (Accessory structure shall be 15' from primary structure: carport and pergola are less than 15' from primary structure) The premises are located at 1031 Route 9W,

Upper Grandview New York and identified on the Orangetown Tax Map as Section 71.09, Block 1, Lot 17 in the R-22 zoning district.

ZBA#23-06: Application of Rockland Car Care for an interpretation from Zoning Code (Chapter 43) of the Town of Orangetown Code, CO District, for what uses are permitted on this parcel; applicant is in court for the parking lot being used as a contractors storage yard; applicant states that the station has permitted temporary overnight parking to local residents and vendors since 1970. The premises are located at 552 North Middletown Road, Pearl River, New York and identified on the Orangetown Tax Map as Section 64.17, Block 2, Lot 76 in the CO zoning district.