

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

TUESDAY, APRIL 4, 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/80-old-mountain-rd-s-zba-package-71-05-1-30/>

<https://www.orangetown.com/document/pearl-river-car-wash-zba-package-64-17-1-77/>

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#23-14: Application of 80 Old Mountain Road South for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-22 District, Group I, Column 8 (Front Yard) for an existing deck at an existing single-family residence. The premises are located at 80 Old Mountain Road South, Upper Grandview, New York and identified on the Orangetown Tax Map as Section 71.05, Block 1, Lot 30 in the R-22 zoning district.

ZBA#23-15: Application of Pearl River Car Wash for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, CO District, Section 5.22 Permitted obstruction in required yards, courts and usable open spaces: All required yard, courts and usable open spaces shall be unobstructed except as provided in this section. (Since required yards, courts and usable open spaces shall be open to the sky, an obstruction shall include the projection of a structure into such space at any level aboveground) for the installation of new vacuums and relocation of vending machines at the existing carwash. The premises are located at 558 North Middletown Road, Pearl River, New York and identified on the Orangetown Tax Map as Section 64.17, Block 1, Lot 77 in the CO zoning district.

