

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, June 7, 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/orangetown-commerce-building-height-extension-of-time-74-15-1-2/>

<https://www.orangetown.com/document/orangetown-commerce-sign-extension-of-time-74-15-1-2/>

<https://www.orangetown.com/document/tri-bee-ltd-68-20-2-5-1-5-2-zba-online-package/>

<https://www.orangetown.com/document/kornvein-zba-package-77-20-1-27/>

<https://www.orangetown.com/document/connolly-zba-package-68-12-6-6/>

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 Orangetown Commerce Center for an extension of time to implement variances that were granted in ZBA#16-63 and extended once in ZBA#18-07 and again in ZBA# 20-11 and 21-44: variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, LI District, Section 3.12, Column 12 (Building Height) for a new commerce center. The premises are located at 5 Greenbush Road, Orangeburg, New York and are identified on the Orangetown Tax Map as Section 74.15, Block 1, Lot 2; in the LI zoning district.

ZBA#23-15: Application of Orangetown Commerce Center for an extension of time to implement variances that were granted in ZBA #16-62 and extended once in ZBA # 18-06 and again in ZBA#20-10 and 21-43: variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, LI District, Section 3.11, Column 5 #7 (Total Sign Area) and #8 c (sign setback) for two (2) internally lite freestanding signs) at a new commerce center. The premises are located at 5 Greenbush Road, Orangeburg, New York and are identified on the Orangetown Tax Map as Section 74.15, Block 1, Lot 2; in the LI zoning district.

ZBA#23-16: Application of Tri-Bee LTD for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, CS District, Section 9.2 (Degree of nonconforming bulk not to be increased: required front yard is 0' or 45': 30' existing & proposed); Section 9.34: (“Extension or Enlargement” shall mean: in the case of a nonconforming use in a building, the enlargement of such building so as to create additional floor area, other extension within any existing building to any portion of the floor area therein not formerly used for such nonconforming use, except where such additional floor area was manifestly designed for such use at the time such use became nonconforming or the extension of the use to an area outside the building... A nonconforming use shall not be extended except as follows: To the extent the district regulations permit, and on application of the Board of Appeals , any use, except a sign, first permitted by right or by special permit, in any district, may be extended up to but not exceeding an aggregate increase of 50% in its floor area or of its land area occupancy if a nonbuilding use. However, this provision may be used only once for each such use.”); from Section 3.11, Column 3 Uses by Special Permit, Zoning Board, Number 1 (Additions to existing residential structures ...on the same lot as existing residential uses”: A special permit is required); Section 3.11, CS District, Column 6, same as R-80 District, Column 6: Residences, at least 1 parking space for each ½ dwelling ...22 apartments result in the need for 44 parking spaces) The premises are located at 120 & 122 East Central Avenue, Pearl River, New York and identified on the Orangetown Tax Map as Section 68.20, Block 2, Lots 5.1 & 5.2 in the CS zoning district.

ZBA# 23-17: Application of Lisa and John Kornvein for a variance from Zoning Code (Chapter 43) of the Town of Orangetown, R-22 District, Group I, Section 3.12 , Column 4 (Floor Area Ratio) for an addition to an existing single-family residence. The premises are located at 420 White Oak Road, Palisades, New York and are identified on the Orangetown Tax Map as Section 77.20, Block 1, Lot 27 in the R-22 zoning district.

ZBA# 23-18: Application of Dermot and Elaine Connolly for variances from Zoning Code (Chapter 43) of the Town of Orangetown, RG District, Group Q, Section 3.12 , Column 8 (Front Yard) and 12 (Building Height: Section 5.21 (c) Undersize lot applies) for an addition to an existing single-family residence. The premises are located at 70 East Lewis Avenue, Pearl River, New York and are identified on the Orangetown Tax Map as Section 68.12, Block 5, Lot 6 in the RG zoning district.