

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, July 19, 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/chaves-zba-package-70-14-1-4/>

<https://www.orangetown.com/document/s-o-ambulance-zba-package-74-18-3-39-40/>

<https://www.orangetown.com/document/ford-33-realty-llc/>

<https://www.orangetown.com/document/one-ramland-1547-csr/>

<https://www.orangetown.com/document/interpretation-antrim-at-manse-77-10-2-15/>

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# 23-23: Application of Manuel Chaves for a variance from Zoning Code (Chapter 43) of the Town of Orangetown, R-15 District, Group M, Section 3.12, Columns 10 (Total Side Yard: 50' required, 40' 4" proposed) for an addition to an existing single-family residence. The premises are located at 18 Erie Street, Blauvelt, New York and are identified on the Orangetown Tax Map as Section 70.14, Block 1, Lot 4 in the R-15 zoning district.

ZBA# 23-24: Application of South Orangetown Ambulance Corp. for variances from Zoning Code (Chapter 43) of the Town of Orangetown, R-15 District, Section 3.12, Group O, Column 3 (all other uses) , Columns 4, (Floor Area Ratio: .20 permitted, .34 and .22 proposed) (added to the lot), 8 (Front Yard: 100' required, 10' previously approved, 4.3' existing & proposed), 9 (Side Yard: 75' required, 19.1' previously approved, 18.9' proposed), 10 (Total Side Yard: 200' required, 107.8 proposed) , 11 (Rear Yard: 100' required, 14.4' previously approved, 4.2' proposed) and 12 (Building Height: 3" per foot permitted, 20'7" existing, 26' 5" proposed) for an addition to the existing building with merging lots. The premises are located at 70 Independence Avenue, Tappan, New York and identified on the Orangetown Tax Map as Section 74.18, Block 3, Lot 39 & 40 in the R-15 zoning district.

ZBA# 23-25: Application of Ford 33 Realty LLC for a variance from Zoning Code (Chapter 43) of the Town of Orangetown, LIO District, Group CC, Section 3.12, Column 12 (Building Height: 27' 6" permitted 37' proposed) for an addition to the existing building. The premises are located at 33 Corporate Drive, Orangeburg, New York and are identified on the Orangetown Tax Map as Section 73.19, Block 1, Lot 9 in the LIO zoning district.

ZBA# 23-26: Application of One Ramland Road (1547 CSR-Orangeburg) for variances from Zoning Code (Chapter 43) of the Town of Orangetown, LIO District, Group CC, Section 3.12, Columns 4 (Floor Area Ratio: .40 permitted .23 existing, .45 proposed), 8 (Front Yard: 100' required, 92.7' granted in ZBA#13-32 dated May 15, 2013, 92.8' proposed) , 12 (Building Height: 25' permitted 37' existing, 60'proposed) and from LIO District refers to LO District, Column 7 # 2 (Loading Berths shall be within completely enclosed buildings: 4 outdoor loading berths are proposed, granted in ZBA#13-32 dated May 15, 2013 for an addition to the existing building. The premises are located at 1 Ramland Road, Orangeburg, New York and are identified on the Orangetown Tax Map as Section 73.20, Block 1, Lot 24 in the LIO zoning district.

ZBA# 23-27: Application of Tappan Reformed Church (Antrim Playhouse at the Manse Barn) for an interpretation from the opinion of the Director of the Building Department from Zoning Code (Chapter 43) of the Town of Orangetown, CS / R-15 District, Section 3.11, Column 2 , Uses permitted by right, #3 : Churches and similar places of worship, Sunday School buildings, parish houses and rectories:, Column 5, General Accessory uses, #10 " Any other use not inconsistent with the uses permitted herein"; applicant states the property was built in 1935 prior to the Town of Orangetown Zoning Code ; therefor the church has the right to rent the property to a permitted user. The premises are located at 32 Old Tappan Road, Tappan, New York and are identified on the Orangetown Tax Map as Section 77.10, Block 2, Lot 15 in the R-15 / CS {the building is in both zoning districts} zoning district