

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, December 6, 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/nanuet-ato-repair-zba-package-64-17-1-1/>

<https://www.orangetown.com/document/barnett-zba-package-77-08-5-29-2/>

<https://www.orangetown.com/document/gavin-dillion-properties-llc-zba-package-69-08-1-25/>

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# 23-47: Application of Nanuet Auto Repair for variances from Zoning Code (Chapter 43) of the Town of Orangetown, CO District, Section 9.32 (Change of Use: convert partial existing non-conforming auto repair to convenience store) and Section 9.34 (Extension or Enlargement : addition for convenience store) for an addition and change of use at an existing building. The premises are located at 370 S. Middletown Road, Nanuet New York and are identified on the Orangetown Tax Map as Section 64.17, Block 1, Lot 1 in the CO zoning district.

ZBA# 23-48: Application of Holly Barnett for variances from Zoning Code (Chapter 43) of the Town of Orangetown, Section 3.12, RG District, Group Q, Columns 4 (Floor Area Ratio), 9 (Side Yard), 11 (Total Side Yard) (Section 5.21 Undersized lot Applies) for an addition to an existing single-family residence. The premises are located at 11 A William Street, Sparkill, New York and are identified on the Orangetown Tax Map as Section 77.08, Block 5, Lot 29.2 in the RG zoning district.

ZBA# 23-49: Application of Gavin/Dillion Properties LLC for a variance from Zoning Code (Chapter 43) of the Town of Orangetown, Section 3.12, R-40 District, Group E, Column 8 (Front Yard) for a driveway gate at an existing single-family residence. The premises are located at 231 Sickletown Road, Orangeburg, New York and are identified on the Orangetown Tax Map as Section 69.08, Block 1, Lot 25 in the R-40 zoning district.

