

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, February 7, 2024

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-auto-repair-zba-package-64-17-1-1/>

<https://www.orangetown.com/document/119-franklin-ave-llc-zba-package-68-20-2-18/>

<https://www.orangetown.com/document/mcginnis-zba-package-68-19-3-59/>

<https://www.orangetown.com/document/vis-family-limited-partnership-zba-package-74-17-4-26/>

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:

CONTINUED ITEM:

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) for an addition and change of use at an existing building. (SEQRA Lead Agency) 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.

NEW ITEMS:

ZBA# 24-06: Application of 119 Franklin, LLC for variances from Zoning Code (Chapter 43) of the Town of Orangetown, RG District, Section 3.11, Column 4 (allows a conditional use of Medical Arts office, instead of a single-family residence, in a RG district, with a proposed accessory use of an apartment on the second floor); however existing Certificate of Occupancy dated 1984 states "Convert One Family Dwelling to Medical Arts Building NO USE OF SECOND FLOOR". The premises are located at 19 Franklin Avenue, Pearl River, New York and identified on the Orangetown Tax Map as Section 68.20, Block 2, Lot 18 in the RG zoning district.

ZBA# 24-07: Application of Elisha McGinnis for variances from Zoning Code (Chapter 43) of the Town of Orangetown, Section 3.12, R-15 District, Group M, Column 4 (Floor Area Ratio), 9 (Side Yard) (Section 5.21(c) undersized lot applies), section 9.2 (Degree of Non-Conforming Bulk not to be increased) for an addition to an existing single-family residence. The premises are located at 151 Fairview Avenue, Pearl River, New York and are identified on the Orangetown Tax Map as Section 68.19, Block 3, Lot 59 in the R-15 zoning district.

ZBA# 24-08: Application of VIS Family Limited Partnership for variances from Zoning Code (Chapter 43) of the Town of Orangetown, R-15 District, Group M, Section 5.143 (Accessory Structure Distance from Primary Structure: 15' required) for a pergola at an existing single-family residence. The premises are located at 60 Hardwood Drive, Tappan, New York and are identified on the Orangetown Tax Map as Section 74.17, Block 4, Lot 26 in the R-15 zoning district.