

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 21, 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/119-franklin-llc-zba-package-68-20-2-18/>

<https://www.orangetown.com/document/mcglashin-zba-package-68-19-4-24/>

<https://www.orangetown.com/document/imperial-sports-zba-package-77-15-1-42/>

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:

POSTPONED ITEM:

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.

NEW ITEMS:

ZBA# 24-09: Application of Alicia McGlashin for variances from Zoning Code (Chapter 43) of the Town of Orangetown, Section 3.12, RG District, Group Q, Column 8 (Front Yard), and from 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 90 West Madison Avenue, Pearl River, New York and are identified on the Orangetown Tax Map as Section 68.19, Block 4, Lot 24 in the RG zoning district.

ZBA# 24-10: Application of Imperial Sports for a Renewal of a Special permit that was granted in ZBA#18-90: Application of Imperial Sports for a Renewal of a Special Permit from Zoning Code (Chapter 43) of the Town of Orangetown Code, CS District, Section 3.11, Column 3 #8 (Other retail /Services: Karaoke Room and Kitchen) which has been in existence since 11/01/2016 and the applicant is requesting a renewal as required by Certificate of Occupancy #41860. The premises are located at 64 Route 303, Tappan, New York and are identified on the Orangetown Tax Map as Section 77.15, Block 1, Lot 42; in the CS zoning district. (Decision stamped January 22, 2019)