

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, April 17, 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/fisher-zba-package-66-61-1-19-2-2/>

<https://www.orangetown.com/document/cremin-zba-package-66-46-2-19/>

<https://www.orangetown.com/document/payraudeau-zba-package-66-46-2-32/>

<https://www.orangetown.com/document/brenner-zba-package-77-12-1-50/>

CONTINUED ITEM:

ZBA#24-01: Application of Fisher site plan for variances from Zoning Code (Chapter 43) of the Town of Orangetown, Section R-12HC District, however Article XVIII.. Attachment 19.3. Table 3.13 " If any conflict shall arise between the applicability of the SN-R-12H regulations and those identified on the filed plan, those on the filed plan shall prevail" The approved subdivision indicated RG-8 zoning .Per the approved subdivision plan RG-8 Zoning district chart on page 7 of 8 the following variances are required: Maximum lot coverage; Side Yard; Total Side Yard; Front Yard set-back to accessory structures for carport; proposed carport is 753 square feet which results in a lot coverage variance for accessory structures. Also per Chapter 43, Article XVIII(18), Section 18.33, number 2, Relation of Accessory buildings to streets. No accessory building shall project nearer to the street on which the principle building fronts than such principle building. Should topographic conditions be such that practical difficulties would be caused by this requirements with respect to the location of a garage, the Planning Board may authorize the erection of such garage within not less than 10 feet of the street line where the natural slope of the ground within 25 feet of such line is between 12% and 20% and within not less than five feet of the street line where such slope within 25 feet of such line exceeds 20%: Variance required; Per Chapter 43, Article XVIII (18), section 18.35, "Maximum building height applicability. In considering maximum height per Hamlet of South Nyack General Use Bulk and Parking Regulations, per Figure 1, when considering a front yard setback variance for any structure, allowable roof height to the topmost extremity shall not extend above a line drawn from 5 ½ feet above the nearest point on the front line to a point 30 feet above the required front yard setback. An exception to this limit may be granted only if there is no other feasible alternative and if the balancing of benefits to the applicant if granted, versus benefits to the community if not granted, weigh strongly in favor of the applicant. "Variance required as a portion of the carport roof is outside the envelope, see sketch. The applicant also requires an exception pursuant to New York State Town Law, Section 280-a ( Relation of structure to streets or highways) for the proposed new residence and carport. The premises are located at 7 Berachah Avenue, South Nyack, New York and are identified on the Orangetown Tax Map as Section 66.61, Block 1, Lot 19.2 in the R-12HC zoning district.

NEW ITEMS:

ZBA#24-24: Application of Patrick Cremin for variance from Zoning Code (Chapter 43) of the Town of Orangetown, Section RG-6 District, Use Type P, the following variances are required: Maximum lot coverage; Front Yard; and Side Yard; and from Section 9.2 ( Expansion of non-conforming bulk ) for the proposed addition to an existing single-family residence. The premises are located at 120 Piermont Avenue, South Nyack, New York and are identified on the Orangetown Tax Map as Section 66.46, Block 2, Lot 19 in the RG-6 zoning district.

ZBA# 24-25: Application of Corey Payraudeau for variances from Zoning Code (Chapter 43) of the Town of Orangetown, Section RG-6 District, Use Type P, § 18.33 (1): ( Accessory Structure Distance from Primary Structure) for an addition to an existing single-family residence that will be too close to the existing detached garage. The premises are located are located at 28 Division Avenue, South Nyack, New York and are identified on the Orangetown Tax Map as Section 66.46, Block 2, Lot 32 in the RG-6 zoning district.

ZBA# 24-26: Application of Deborah Brenner for a variance from Zoning Code (Chapter 43) of the Town of Orangetown, R-15 District, Section 3.12, Group M, Column 4 (Floor Area Ratio, and from Section 5.153 ( distance between accessory structure and principal building) for a new garage and carport at an existing single-family dwelling. The premises are located at 417 Washington Avenue, Tappan, New York and are identified on the Orangetown Tax Map as Section 77.12, Block 1, Lot 50 in the R-15 zoning district.