

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 the Greenbush Auditorium
20 Greenbush Road, Orangeburg, New York at 7:00 P.M. on
November 15, 2017

At the public hearing, the Board shall consider the following items:

CONTINUED ITEM:

ZBA#17-87: Application of Cooperative Laundry requesting the Zoning Board of Appeals' review, and determination, of conformance with the Town of Orangetown Zoning Code (Orangetown Code Chapter 43) Section 4.1 Performance Standards review for the commercial laundry of linens. The premises are located at 400 Oritani Drive, Blauvelt, New York and are identified on the Orangetown Tax Map as Section 70.06, Block 1, Lot 1.12; in the LO zoning district.

NEW ITEMS:

ZBA#17-88: Application of Kimberly Allen for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, Chapter 43, R-15 District, Group M, Section 5.225 (No obstructions over 2.5' allowed in 35' sight triangle) and from Section 5.226 (Fence Height: 4 ½' permitted) for a six-foot fence in a front yard at an existing single-family residence. The Premises are located at 47 Lafayette Street, Tappan, New York and are identified on the Orangetown Tax Map as Section 77.06, Block 1, and Lot 29.11 in the R-15 zoning district.

ZBA#17-89: Application of Anthony Wolanski for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, CS District, Section 3.12, Group FF, Columns 9 (Side Yard) and 11 (Rear Yard) for a shed at an existing residential property. The premises are located at 145 East Central Avenue, Pearl River, New York and are identified on the Orangetown Tax Map as Section 68.16, Block 6, and Lot 41; in the CS zoning district.

ZBA#17-90: Application of Palisades Presbyterian Church for a variance from Chapter 43 of the Town of Orangetown Code, R-22 District, Group J, Section 3.12, Column 9 (Side Yard) for a new handicapped accessible main entrance ramp and covered entry at the church. The premises are located at 117 Washington Spring Road, Palisades, New York and are identified on the Orangetown Tax Map as Section 78.18, Block 2, and Lot 9; in the R-22 zoning district.

ZBA#17-91: Application of Praxair Surface Technology requesting the Zoning Board of Appeals' review, and determination, of conformance with the Town of Orangetown Zoning Code (Orangetown Code Chapter 43) Section 4.1 Performance Standards: review of a cooling tower. The building is located at 560 Route 303, Orangeburg, New York and are identified on the Orangetown Tax Map as Section 70.19, Block 1, Lot 1; in the LO zoning district.

ZBA#17-92: Application of Jeremy and Megan MacRobbie for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-15 District, Section 3.12, Group M, Columns 9 (Side Yard), 10 (Total Side Yard) and 12 (Building Height) for an addition to an existing residential property. The premises are located at 375 Orangeburg Road, Pearl River, New York and are identified on the Orangetown Tax Map as Section 69.17, Block 2, Lot 36; in the R-15 zoning district.

ZBA#17-93: Application of Abbott House for a Special Permit from Zoning Code (Chapter 43) of the Town of Orangetown Code, CS District, Section 3.11, Column 3, # 8 (Other Retail/Service) and from Section 3.11, Column 5 Accessory Uses # 2 refers to Section 6.1A-1: one commercial vehicle permitted: Two commercial vehicles proposed for overnight storage) for a day habilitation program to be located at 63 Highview Avenue, Orangeburg, New York and are identified on the Orangetown Tax Map as Section 74.10, Block 1, Lot 64; in the CS zoning district.