

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

Wednesday, July 19, 2017

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

CONTINUED ITEM:

ZBA#17-42: Application of Chris and Anna Wernicki for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-15 District, Group M, Section 3.12, Columns 4 (Floor Area Ratio), 8 (Front Yard to the pool and covered patio), and 9 (Side Yard to covered patio) and from Section 5.225: (Corner lot fence: 30' permitted) for a covered patio and pool at an existing single family residence. The premises are located at 169 Morningside Avenue, Palisades, New York and are identified on the Orangetown Tax Map as Section 77.20, Block 2, Lot 53; in the R-15 zoning district.

NEW ITEMS:

ZBA#17-55: Application of John Radigan for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, RG District, Group Q, Section 3.12, Column 10 (Total Side Yard) for an existing pool equipment room at an existing single family residence. The premises are located at 98 North Serven Street, Pearl River, New York and are identified on the Orangetown Tax Map as Section 68.15, Block 5, Lot 50; in the RG zoning district.

ZBA#17-56: Application of Sparkill Temporary Play Area for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-80 District, Section 3.11, Group A, Column 4 #9 refers to CS District Section 3.12, Group FF, Section 3.12, Column 10 (Total Side Yard) and 11 (Rear Yard) for a temporary play area at a private nursery school. The premises are located at 1-3 Union Street, Sparkill, New York and are identified on the Orangetown Tax Map as Section 77.08, Block 5, Lot 48.2; in the CS zoning district.

ZBA#17-57: Application of Diversified Air Products for a 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 manufacturing. The premises are located at 1 Corporate Drive, Orangeburg, New York and are identified on the Orangetown Tax Map as Section 73.20, Block 1, Lot 32; in the LIO zoning district.

Deliberations regarding Decision on Application #17-29: Subaru Distribution Corp. 6 Ramland Road, Orangeburg, N.Y., 73.20 / 1 / 25; LIO zone