

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, May 17, 2017

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

NEW ITEMS:

ZBA#17-32: Application of Lauren Carr 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) (Section 5.21 C undersized lot applies) and from Section 5.227: (Accessory Building: required rear and side yards) for a 14 x 24' detached one-story garage at an existing single family residence. The premises are located at 180 Washington Street, Tappan, New York and are identified on the Orangetown Tax Map as Section 77.11, Block 1, Lot 49; in the R-15 zoning district.

ZBA#17-33: Application of Kenneth Albanese for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, RG District, Group Q, Section 3.12, Columns 4 (Floor Area Ratio), 9 (Side Yard), and from Section 5.227 (Accessory structure: 5' required for rear and side yard) and for an interpretation for floor area ratio for basement. The premises are located at 92 Lincoln Avenue, Pearl River, New York and are identified on the Orangetown Tax Map as Section 68.15, Block 3, Lot 41; in the RG zoning district.

ZBA#17-34: postponed

ZBA#17-35: Application of John and Danielle Rowan 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), 5 (Lot Width), 8 (Front Yard), 9 (Side Yard), 10 (Total Side Yard) and 12 (Building Height) for a renovation and addition to an existing single family residence. The premises are located at 49 Douglas Court, Pearl River, New York and are identified on the Orangetown Tax Map as Section 69.09, Block 5, Lot 42; in the R-15 zoning district.

ZBA#17-36: Application of Jane Schon 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), 9 (Side Yard), 10 (Total Side Yard) for a renovation and addition to an existing single family residence. The premises are located at 8 Hillaire Place, Nanuet, New York and are identified on the Orangetown Tax Map as Section 69.06, Block 1, Lot 10; in the R-15 zoning district.

ZBA#17-37: Application of Shane Wiley for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-15 District, Group M, Section 5.226 (Front Yard Fence Height: 4 ½' permitted) for an existing fence at an existing single family residence. The premises are located at 499 Orangeburg Road, Pearl River, New York and are identified on the Orangetown Tax Map as Section 69.18, Block 1, Lot 28; in the R-15 zoning district.

ZBA#17-38: Postponed