

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 South Greenbush Road, Orangeburg, New York at 7:00 P.M. on
April 4, 2018

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

CONTINUED ITEMS:

ZBA#18-12: Application of Arturo Garcia for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, Section 3.12, R-40 District, Group E, Columns 9 (Side Yard) and 10(Total Side Yard) and from Section 5.153 (Accessory Structure Height: 15' permitted) for a detached garage at an existing single-family residence. The premises are located at 128 Sunset Road, Blauvelt, New York and are identified on the Orangetown Tax Map as Section 70.09, Block 1, Lot 2; in the R-40 zoning district.

ZBA#17-11: Application of Andrea O'Brien/Moscowitz for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-15 District, Group M, Section 3.11, Column 2 #7 (600 sq. ft. permitted, 996.5 sq. ft. proposed) and from Section 4.52 (No significant change within the last 10 years and several additions were done) and Section 4.54 (one front entrance permitted, several exist) for an existing apartment (Local Law #7) at an existing residence. The premises are located at 75 Sunset Road, Blauvelt, New York and are identified on the Orangetown Tax Map as Section 70.09, Block 2, Lot 17; in the R-15 zoning district.

ZBA#18-16: Application of Anthony Donnelly for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-22 District, Section 5.21 (b) Undersized lot applies: (Side Yard) for a deck at an existing single-family residence. The premises are located at 25 Azaela Drive, Nanuet, New York and are identified on the Orangetown Tax Map as Section 64.18, Block 2, Lot 69; in the R-22 zoning district.

NEW ITEM:

ZBA#18:20 : Application of Paul Smith for variances from Chapter 43, R-15 District, Section 3.11 Group M, refer to R-80, Column 2, #7 (subordinate dwelling unit clearly subordinate to the main one-family use to occupy no more than 600 sq. ft.) and from Sections 4.52 (No significant exterior change and no new structures built on property within the past 10 years so as to create an additional dwelling unit); Section 4.54 (There shall be only a single front entrance to the dwelling) and 4.58 (The owner who first converts the dwelling subsequent to the effective date of this local law must have resided in said dwelling for at least 15 years). This application is superceding ZBA# 17-52 dated July 5, 2017. The premises are located at 96 Wilson Street, Blauvelt, New York and are identified on the Orangetown Tax Map as Section 69.15, Block 2, Lot 4; in the R-15 zoning district.