

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 5, 2017

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

NEW ITEMS:

ZBA#17-49: Application of Kathleen Tobin for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-40 District, Section 6.332 (Driveways: asphalt required, gravel driveway existing) at an existing single-family residence. The premises are located at 11 Sickletown Road, Pearl River, New York and are identified on the Orangetown Tax Map as Section 69.19, Block 1, Lot 25.1; in the R-40 zoning district.

ZBA # 17-50: Application of Jamal and Reem Kabbara for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-15 District, Group M, Section 3.12, Column 9 (Rear Yard) for a deck at an existing single-family residence. The premises are located at 86 Key Place, Tappan, New York and are identified on the Orangetown Tax Map as Section 74.17, Block 2, Lot 51; in the R-15 zoning district.

ZBA#17-51: Application of Juan and Lillian Fernandez for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-15 District, Group M, Section 3.12, Columns 8 (Front Yard), 9 (Side Yard) and from 12 (Building Height) for an addition to an existing single family residence. The premises are located at 320 Manor Boulevard, Pearl River, New York and are identified on the Orangetown Tax Map as Section 69.09, Block 3, Lot 1; in the R-15 zoning district.

ZBA#17-52: Application of Paul Smith for variances from Chapter 43, R-15 District, Section 3.11 Group M, refer to R-80, Column 2, #7 (no more than 600 sq. ft.: 623 sq. ft. proposed) 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) 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). 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.

ZBA#17-53: Application of Steve Griffin for variances from Chapter 43, R-15 District, Section 3.12 Group M, Columns 8 (Front Yard), 10 (Total Side Yard) for an addition to at an existing single-family residence. The Premises are located at 27 Sunrise Lane, Pearl River, New York and are identified on the Orangetown Tax Map as Section 69.18, Block 3, Lot 43.1 in the R-15 zoning district.

ZBA#17-54: Application of Frank Peneno for variances from Chapter 43, RG District, Section 3.12 Group Q, Columns 4 (Floor Area Ratio), and 12 (Building Height) for a roof over an existing deck at an existing single-family residence. The Premises are located at 131 West Washington Avenue, Pearl River, New York and are identified on the Orangetown Tax Map as Section 68.15, Block 4, Lot 31 in the RG zoning district.

Deliberations regarding Decision on Application #17-29: Subaru Distribution Corp. 6 Ramland Road, Orangeburg, N.Y., 73.20 / 1 / 25; LIO zone have been pushed back to July 19, 2017.

Date: June 20, 2017
Revised: June 22, 2017