

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, June 21, 2017

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

CONTINUED & POSTPONED ITEMS:

ZBA#17-29: Application of Subaru Distribution Corporation for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, LIO District, Group CC, refers to LO District, Column 7, Note 2 of the General Use Table: (off street loading berths shall be within completely enclosed buildings) and from Section 3.12, Column 12 (Building Height). The business is located at 6 Ramland Road, Orangeburg, New York and are identified on the Orangetown Tax Map as Section 73.20, Block 1, Lot 25; in the LIO zoning district.

ZBA # 17-34: Application of Andrew Lin for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-22 District, Group I, Section 3.11, Column 2 refers to R-80 District Column 5 #8 (Fowl shall be penned or housed within 200' of any lot line nor shall any fowl be permitted to graze upon , pasture in or use that portion of any lot within 100 feet of any lot line) for an existing chicken coop at an existing single-family residence. The premises are located at 118 Constitution Drive, Orangeburg, New York and are identified on the Orangetown Tax Map as Section 74.17, Block 1, Lot 36; in the R-22 zoning district.

NEW ITEMS:

ZBA#17-44: Application of 115 Route 303 LLC for variances from Chapter 43, LO District, Section 3.11 Group QQ, Column #5 Item #11 (Sign Area) for a monument sign and building mounted signs at a proposed self-storage building. The premises are located at 115 Route 303, Tappan, New York and are identified on the Orangetown Tax Map as Section 77.07, Block 2, Lot 1; in the LO zoning district.

ZBA#17-45: Application of Lawrence Ayers for variances from Chapter 43, RG District, Section 3.12 Group Q, Columns 4 (Floor Area Ratio), 5 (Lot Width), 9 (Side Yard), 10

(Total Side Yard) and 12 (Building Height) for an addition to at an existing single-family residence. The Premises are located at 130 E. Washington Avenue, Pearl River, New York and are identified on the Orangetown Tax Map as Section 68.16, Block 6, Lot 24 in the RG zoning district.

ZBA#17-46: Application of Michael Boyko for a variance from Chapter 43, R-15 District, Section 3.12 Group M, Column 9 (Side Yard) for an addition to at an existing single-family residence. The Premises are located at 52 Lang Terrace, Pearl River, New York and are identified on the Orangetown Tax Map as Section 69.05, Block 3, Lot 45 in the R-15 zoning district.

ZBA#17-47: Application of Project Sycamore Data Center requesting the Zoning Board of Appeals' review, and determination, of conformance with the Town of Orangetown Zoning Code's (Orangetown Code Chapter 43) RPC-OP District, Section 4.1, Performance Standards for generators at the proposed Data Center; & ZBA#17-48: variances from Orangetown Code Chapter 43, RPC-OP District, Attachment 17A, refer to Section 5.226: Fences & Walls: A fence over six- foot must be setback from the lot line a distance equal to 2/3 its height) at 20' from property line. The proposed Data Center will be located at Third Avenue and Convent Road, Orangeburg, New York and are identified on the Orangetown Tax Map as Section 73.08, Block 1, Lots 1, 3, & 4 in the RPC-OP zoning district.

Date: May 31, 2017