

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

November 1, 2017

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

NEW ITEMS:

ZBA#17-83: Application of Conor McKenna for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, Chapter 43, R-22 District, Group I, Section 3.12, Columns 9 (Side Yard), 10 (Total Side Yard) and 12 (Building Height) for an addition to an existing single-family residence. The Premises are located at 35 Harold Street, West Nyack, New York and are identified on the Orangetown Tax Map as Section 69.07, Block 1, Lot 6 in the R-22 zoning district.

ZBA#17-84: Application of Liagia Jara for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-15 District, Section 3.12, Group M, Column 4 (Floor Area Ratio: .20 permitted, .278 proposed) and from Section 4.52( LL#7 1981) No significant exterior change and no new structures built on the property within the past ten years so as to create an additional dwelling unit); and Section 4.54 (There shall be only a single front entrance to the dwelling) and from Section 3.11, refers to R-80 District, Column 2, #7 (Conversion of a detached, owner-occupied, single-family dwelling so as to add 1 additional dwelling unit clearly subordinate to the main 1-family use to occupy not more than 600 square feet of floor area, subject to Section 4.5) for an addition to an existing single-family residence (LL#71981). The premises are located at 9 Heather Lane, Orangeburg, New York and are identified on the Orangetown Tax Map as Section 74.14, Block 2, Lot 18; in the R-15 zoning district.

ZBA#17-85: Application of Lin Hu for a variance from Chapter 43 of the Town of Orangetown Code, R-15 District, Group M, Section 3.12, Column 4 ( Floor Area Ratio) for an existing finished basement. The premises are located at 7 Kerry Court, Pearl River, New York and is identified on the Orangetown Tax Map as Section 72.08, Block 3, Lot 47; in the R-15 zoning district.

ZBA#17-86: Application of Lin Hu for a variance from Chapter 43 of the Town of Orangetown Code, R-15 District, Group M, Section 3.11, refers to R-80 Column 2 (Use not permitted by Right); applicant is proposing to use house for sleep over students for extended periods of time for tutoring during school breaks. The premises are located at 7 Kerry Court, Pearl River, New York and is identified on the Orangetown Tax Map as Section 72.08, Block 3, Lot 47; in the R-15 zoning district.

ZBA#17-87: Application of Cooperative Laundry 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 the commercial laundry of linens. The premises are located at 400 Oritani Drive, Blauvelt, New York and are identified on the Orangetown Tax Map as Section 70.06, Block 1, Lot 1.12; in the LO zoning district.

OTHER BUSINESS:

DEFERRED DECISION FOR U.S. INFORMATION SYSTEMS  
25 Ramland Road  
Orangeburg, N.Y.  
73.20 / 1/ 26; LIO zone

Date: October 19, 2017