

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
October 18, 2017

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

NEW ITEMS:

ZBA#17-78: Application of Noreen O'Hara for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, Chapter 43, R-15 District, Section 3.12, Columns 9 (Side Yard) and 12 (Building Height) for an addition to an existing single-family residence. The Premises are located at 77 Lark Street, Pearl River, New York and are identified on the Orangetown Tax Map as Section 69.14, Block 2, Lot 27 in the R-15 zoning district.

ZBA#17-79: Application of Askenas Chiropractic Gramercy Pain and Rehabilitation for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, CO District, Section 3.11, Column 5 #6 (Sign size) for a sign at a new business. The premises are located at 67 South Main Street, Pearl River, New York and are identified on the Orangetown Tax Map as Section 68.20, Block 1, Lot 48; in the CO zoning district.

ZBA#17-80: Application of Skae Training Center Antenna for variances from Chapter 43 of the Town of Orangetown Code, LIO District, Section 8.15 F-4 (bars new wireless communications facilities from being sited within 500 feet of any existing wireless communication antenna). The

site is located at 337-330 Blaisdell Road, Orangeburg, New York and is identified on the Orangetown Tax Map as Section 76.08, Block 1, Lots 3 & 4; in the LIO zoning district.

ZBA#17-81: Application of Defiant Brewery for variances from Zoning Code (Chapter 43) Section 3.11, refers to CS District, (1 parking space per 1.5 occupants from 9 p.m. to 6 a.m.) for Defiant Brewery Co. to expand their services and operate a cabaret facility. The premises are located at 6 East Dexter Plaza, Pearl River, New York and are identified on the Orangetown Tax Map as Section 68.20 Block 1 Lot 1; LI zone.

ZBA#17-82: Application of John and Erica Durso for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, Section 3.12, R-15 District, Group M, Columns 4 (Floor Area Ratio) and 11 (Rear Yard) for an addition to an existing single-family residence. The premises are located at 132 Lester Drive and/or 7 Mallory Lane, Tappan, New York and are identified on the Orangetown Tax Map as Section 74.18 Block 1 Lot 14; R-15 zone.

OTHER BUSINESS:

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

Date: September 25, 201