

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

MONDAY SEPTEMBER 18, 2017

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

POSTPONED ITEM:

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 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.

NEW ITEMS:

ZBA#17-64: Application of Christopher Waters for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-22 District, Group I, Section 3.12, Columns 8 (Front Yard), 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 30 Dutchess Drive, Orangeburg, New York and are identified on the Orangetown Tax Map as Section 74.13, Block 1, Lot 15; in the R-22 zoning district.

ZBA#17-65: Application of U.S. Information Systems for variances from LIO District, Group CC, Section 3.12, Columns 8 (Front Yard), 9 (Side Yard), 10 (Total Side Yard), 11 (Rear Yard) and 12 (Building Height) and from Section 6.41 (f) : (Interior Loading Berths) for an addition to an existing warehouse. The premises are located at 25 Ramland Road, Orangeburg, New York and are identified on the Orangetown Tax Map as Section 73.20, Block 1, Lot 26; in the LIO zoning district.

ZBA#17-66: Application of 6 Ryerson Place for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-15 District, Group M, Columns 4 (Floor Area Ratio), 5 (Lot Area), 6 (Lot Width), 9 (Side Yard), 10 (Total Side Yard) and 12 (Building Height) for a new single-family residence. The property is located at 6 Ryerson Place,

Tappan New York and are identified on the Orangetown Tax Map as Section 77.14 Block 1 Lot 9; R-15 zone.

ZBA#17-67: Application of 8 Ryerson Place for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-15 District, R-15 District, Group M, Columns 4 (Floor Area Ratio), 5 (Lot Area), 6 (Lot Width), 9 (Side Yard), 10 (Total Side Yard) and 12 (Building Height) for a new single-family residence. The property is located at 8 Ryerson Place, Tappan New York and are identified on the Orangetown Tax Map as Section 77.14 Block 1 Lot 8; R-15 zone.

ZBA#17-68: Application of 10 Ryerson Place for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-15 District, Group M, Columns 4 (Floor Area Ratio), 5 (Lot Area), 6 (Lot Width), 9 (Side Yard), 10 (Total Side Yard) and 12 (Building Height) for a new single-family residence. The property is located at 10 Ryerson Place, Tappan New York and are identified on the Orangetown Tax Map as Section 77.14 Block 1 Lot 7; R-15 zone.

ZBA#17-69: Application of Karen Wade for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-22 District, Group I, Columns 9 (Side Yard), 10 (Total Side Yard); Section 3.11 Column 2 refers to Section 3.11, R-80 District, Column 2 # 7(owner –occupied, single-family dwelling adding 1 additional dwelling unit clearly subordinate to main 1 family use to occupy not more than 600 sq. ft.) and from Section 4.58 (Owner who first converts must reside for 15 years) and from 4.52 (No new structures shall be constructed within the past 10 years) for additions to an existing single-family residence, applying for Local Law #7. The property is located at 31 Azalea Drive, Nanuet, New York and are identified on the Orangetown Tax Map as Section 69.06 Block 2 Lot 43; R-22 zone.