

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 4, 2017

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

NEW ITEMS:

ZBA#17-70: Application of Purrfect paws LLC for a Special Permit from Chapter 43, CS District, Section 3.11, Column 3 # 8 (other retail/service) for dog grooming and a retail store. The Premises are located at 17 East Central Avenue, Pearl River, New York and are identified on the Orangetown Tax Map as Section 68.16, Block 6, Lot 64 in the CS zoning district.

ZBA#17-71: Application of Richard Volpe for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-40 District, Group E, Section 3.12, Columns 9 (Side Yard), and 10 (Total Side Yard) for a detached two-car garage at an existing single family residence. The premises are located at 65 Burrows Lane, Blauvelt, New York and are identified on the Orangetown Tax Map as Section 70.09, Block 2, Lot 36; in the R-40 zoning district.

ZBA#17-72: Application of Sparkill Palisades Fire District for variances from Chapter 43 of the Town of Orangetown Code, Section 3.12, RG District, Group S, R-15 District, Group C, same as R-80 District Group C, Column 9 (Side Yard) and 10 (Total Side Yard) for an addition to the existing firehouse. The firehouse is located at 520 Route 340, Sparkill, New York and is identified on the Orangetown Tax Map as Section 78.05, Block 2, Lots 60 & 61; in the RG/R-15 zoning districts.

ZBA#17-73: Application of RRIS for variances from Zoning Code (Chapter 43) Section 3.12, CC District, Group JJ, Columns 8 (Front Yard) and 9 (Side Yard) for a proposed one story building with four tenants. The property is located at 1 Route 340, Sparkill, New York and is identified on the Orangetown Tax Map as Section 74.11 Block 2 Lot 26; CC zone.

**The Following Item has Been Postponed till November 1, 2017:**

ZBA#17-74: Application of Linen Choice for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, Section 3.12, LI District, Group JJ, Column 7 (Street Frontage) and from Section 3.11, LI District, Column 7 refers to CS District, Column 7 #6 (No Outdoor Loading Docks permitted) and from an exception pursuant to New York state Town Law, Section 280-a (Relation of Structure to street or highways) for a proposed warehouse. The property is located at 57 North Troop Road, Glenshaw Street, Orangeburg, New York and are identified on the Orangetown Tax Map as Section 70.18 Block 2 Lot 17; LI zone.

ZBA#17-75: Application of HNA Training Center for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, Section 3.12, LO District, Group W, Column 9 (Side Yard) for an addition to the Executive Conference Facility which allows "housing". The property is located at 334 Route 9W, Palisades, New York and is identified on the Orangetown Tax Map as Section 78.13 Block 1 Lot 1; LO zone.

ZBA#17-76: Application of Celtic Sheet Metal for an amendment to variances that were granted in ZBA Decision # 15-71: from Zoning Code (Chapter 43) of the Town of Orangetown Code, Section 3.12, LIO District, Group CC, Column 9 (Side Yard) and 11 (Rear Yard) for a 55,000 sq. ft. expansion to an existing commercial building. The property is located at 1 Corporate Drive, Orangeburg, New York and is identified on the Orangetown Tax Map as Section 73.20 Block 1 Lot 32; LIO zone.

ZBA#17-77: Application of Celtic Sheet Metal 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 sheet metal operations at a 55,000 sq. ft. expansion to an existing commercial building. The property is located at 1 Corporate Drive, Orangeburg, New York and is identified on the Orangetown Tax Map as Section 73.20 Block 1 Lot 32; LIO zone.