

AGENDA - ZONING BOARD OF APPEALS
MEETING OF THURSDAY, MAY 15, 2008 - 7:00 PM

TABLED FROM THE APRIL 17, 2008 MEETING

- 1.) The application of Gatti Enterprises, LLC, owner, for an area variance at 5017 Ridge Road West. Applicant is proposing to develop site, construct a 7,920 square feet commercial building and create 39 parking spaces and is requesting relief from Town Zoning schedule 2 which requires 60 spaces. This property is currently zoned General Commercial (GC).

NEW BUSINESS

- 2.) The application of Bryan Boscia, owner, for area variances at 69 Dean Road. The applicant is requesting relief for the following existing structures: a 6 feet high privacy fence on the north side of the home with a side setback of 2.3 feet, a 6 feet high privacy fence along the southerly property line with a side setback of 0.1 feet, a privacy fence for the pool enclosure with a side setback from the southerly property line of 4.3 feet, a covered storage area with a side setback from the southerly property line of 4.3 feet, a 6.9 feet by 5.1 feet shed with a side setback from the southerly property line of 1 foot and a bump out of the garage with a side setback from the southerly property line of 9 feet. The applicant is requesting relief from Town Zoning Article 16, subsection 165-128.B.2 which states in part that privacy fences are for the express purpose of enclosing or screening a pool or patio area, 165-128.A.6 which requires the finished or decorative side of the fence to face away from the applicants yard and schedule 1 which requires a minimum side setback of 10 feet for the privacy fences and all structures. This property is currently zoned Rural Residential (RR).
- 3.) The application of Randy DeVos, owner, for an area variance at 450 Moul Road. The applicant is proposing to construct an accessory storage structure prior to constructing a single family dwelling and is requesting relief from Town Zoning Article 5 subsection 165-31.C.2 which requires a principle structure (home) first. This property is currently zoned Agricultural Conservation (AC).
- 4.) The application of Donald Carpenter, owner, for area variances at 384 Wilder Road. The applicant is proposing to erect 191 lineal feet of 6 feet high privacy fence at a 0 foot side setback from the westerly property line and is requesting relief from Town Zoning chapter 16, subsection 165-28.B.2 which states in part that privacy fences may be permitted for the express purpose of enclosing or screening a pool or patio area and schedule 1 which requires a 10 feet side setback. Applicant is also requesting relief from subsection 165-128.A.2 which does not allow closed fences between the front setback line and the highway right of way. This property is currently zoned High Density Residential (HD).

SPECIAL PERMIT RENEWALS

FOR ADDITIONAL INFORMATION APPLICATIONS/FOLDERS CAN BE REVIEWED IN THE BUILDING DEPT.