

**AGENDA - ZONING BOARD OF APPEALS**  
**MEETING OF THURSDAY, AUGUST 16, 2012 - 7:00 PM**

**NEW BUSINESS**

1.) The application of Greg Perna, owner, for 4 area variances at 67 Delavergne Drive. The applicant is proposing to construct a new single family dwelling on a substandard lot that does not meet preexisting, nonconforming status, with a side setback of 6.5 feet from the east property line, a 10' x 10' shed with a side setback of 4 feet from the west property line and is requesting to not construct a garage. Applicant is requesting relief from Town Zoning Article 11, subsection 165-85 A.1.a.1 which states that the minimum lot size shall be 20,000 square feet in area and 110 feet wide, Town Zoning schedule 1 which requires a side setback of 10 feet for a home and an accessory structure and Town Zoning Article 5, subsection 165-35.E.3 which states in part that each dwelling unit shall have a garage with a minimum area of 280 square feet. This property is currently zoned Waterfront Residential (WF).

2.) The application of Richard & Deborah DiCesare, owners, for an area variance at 4992 Ridge Road West. The applicants are proposing to construct an 11' x 50' addition to the west side of the existing repair facility with a side setback of 6 feet from the west property line. This property is currently zoned General Commercial (GC) and operates under an existing use variance.

3.) The application of Paul Vindigni, owner, for an area variance at 1920 North Union Street. A 3 lot subdivision is being proposed for this property. The applicant is requesting an area variance for Lot 1 of this subdivision. This lot is proposed to have a width of 140.99 feet and a depth of 158.28 feet. An area variance is also requested for the existing house on this lot that has a front setback of 48.4 feet. Per Town Zoning schedule 1, the minimum lot depth is to be 175 feet and the front setback for the principal structure is to be 75 feet. This property is currently zoned Medium Density Residential (MD).

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