

AGENDA - ZONING BOARD OF APPEALS
MEETING OF THURSDAY, SEPTEMBER 20, 2012 - 7:00 PM

TABLED FROM THE AUGUST 16, 2012 MEETING

1.) 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.

2.) 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).

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).

NEW BUSINESS

4.) The application of Lynn Sadowski, contract vendee, for a Special Permit to operate a home business at 437 Trimmer Road in accordance with Town Zoning Article 9, subsection 165-79.1. The applicant is requesting to operate a dog grooming business. This property is currently zoned Medium Density Residential (MD).

5.) The application of Eric and Diane Soprano, owners, for an area variance at 4 Country Village Lane. The applicants are proposing to keep 3 pheasant on this property and are requesting relief from Town Zoning Article 10, subsection 165-82.BB which states in part that no animals other than ordinary household pets shall be kept on any residential lot of three acres or less. This property is currently zoned High Density Residential (HD).

6.) The application of Dannic Holdings, LLC, for a Special Permit to store vehicles for display and sales at 5044 Ridge Road West. Applicant is also requesting relief from Town Zoning Article 9, subsection 165-78.B.1 which states as part of the Special Permit requirements that accessory to a sales office building for the sales of vehicles, an unenclosed area may be used provided that such area is on the same or an adjacent lot to such building. If the building is on an adjacent lot, the lot shall be not more than 200 feet from the lot with the building and shall further be in the same ownership as said building. This property is located across the street from the sales office building. This property is currently zoned Highway Commercial (HC).

7.) The application of 5050 Ridge Road LLC, owner, for a Special Permit to store vehicles for display and sales at 5050 Ridge Road West. Applicant is also requesting relief from Town Zoning Article 9, subsection 165-78.B.1 which states as part of the Special Permit requirements that accessory to a sales office building for the sales of vehicles, an unenclosed area may be used provided that such area is on the same or an adjacent lot to such building. If the building is on an adjacent lot, the lot shall be not more than 200 feet from the lot with the building and shall further be in the same ownership as said building. This property is located across the street from the sales office building and ownership is under a different name. This property is currently zoned Highway Commercial (HC).

8.) The application of 5050 Ridge Road LLC, owner, for a Special Permit to store vehicles for display and sales at 5052 Ridge Road West. Applicant is also requesting relief from Town Zoning Article 9, subsection 165-78.B.1 which states as part of the Special Permit requirements that accessory to a sales office building for the sales of vehicles, an unenclosed area may be used provided that such area is on the same or an adjacent lot to such building. If the building is on an adjacent lot, the lot shall be not more than 200 feet from the lot with the building and shall further be in the same ownership as said building. This property is located across the street from the sales office building and ownership is under a different name. This property is currently zoned Highway Commercial (HC).

9.) The application of Mark Acker, owner, for a Special Permit to construct a 700 square feet accessory apartment at 112 Dunbar Road. Applicant is also requesting relief from Town Zoning Article 9, subsection 165-76.E which limits the size of the accessory apartment to 35% of the total floor area of the principal building, which equals 561 square feet, or 550 square feet, whichever is greater. This property is currently zoned Medium Density Residential (MD).

10.) The application of Steven Aprilano, owner, for area variances at 304 Burritt Road. The applicant is proposing to construct a 40feet by 60 feet accessory storage building with a wall height of 14 feet. The total area of accessory storage with the existing shed will be 2,640 square feet. The applicant is requesting relief from Town Zoning Article 10, subsection 165-82.C.2 which states in part that no detached accessory building in a residential district shall exceed 12 feet in height and Article 5, subsection 165-32.C.2 which states in part that the total area of accessory structures shall not exceed 1,500 square feet. This application was previously approved but has expired. This property is currently zoned Rural Residential (RR).

11.) The application of Gary Coia, owner, for an expansion of a non-conforming use at 5083 Ridge Road West in accordance with Town Zoning Article 12, subsection 165.91. The applicant is proposing to construct an accessory storage shed for use with a single family dwelling. The property use is non-conforming because the property is zoned General Commercial (GC) but is being used for residential.

SPECIAL PERMIT RENEWALS

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