

**AGENDA - ZONING BOARD OF APPEALS**  
**MEETING OF THURSDAY, NOVEMBER 15, 2012 - 7:00 PM**

**TABLED FROM THE OCTOBER 18, 2012 MEETING**

- 1.) The application of 5018 Ridge Road ,LLC for a Special Permit at 5018 Ridge Road West. The applicant is proposing to display and sell motor vehicles which is allowed with a Special Permit. The applicant is also requesting to erect a 60 square feet mounted sign along with a 32 square feet free standing sign and is requesting relief from Town Zoning Article 14, subsection 165-111.C which states that no sign shall be placed or erected on the roof of the building and subsection 165-113.B.2 which limits the total signage on the south front of the building and the free standing sign to 82.5 square feet. This property is currently zoned Highway Commercial (HC).

**NEW BUSINESS**

- 2.) The application of Timothy & Michelle Wandtke, owners, for 2 area variances at 43 Delavergne Drive. Applicants are requesting to place a 14 feet by 20 feet tent structure at a 0 foot setback from the easterly side property line and a 0 foot setback from the rear property line. Applicants are requesting relief from Town Zoning schedule 1 which requires a minimum side and rear setback of ten feet. This property is currently zoned Waterfront Residential (WF).
- 3.) The application of Epifanio Profeta, owner, for an area variance at 145 Dean Road. The applicant is proposing to reduce the width of the property access strip from Dean Road to 16.5 feet and is requesting relief from Town Subdivision regulations Article 4, subsection 130-15.D.3 which requires backlands and flag lots to have a minimum 20 feet wide strip of land to a public street. This property is currently zoned Rural Residential (RR).
- 4.) The application of Epifanio Profeta, owner, for an area variance at 145A Dean Road. The applicant is proposing to reduce the width of the property access strip from Dean Road to 16.5 feet and is requesting relief from Town Subdivision regulations Article 4, subsection 130-15.D.3 which requires backlands and flag lots to have a minimum 20 feet wide strip of land to a public street. This property is currently zoned Rural Residential (RR).
- 5.) The application of Epifanio Profeta, owner, for an area variance at 149 Dean Road. The applicant has a land locked parcel of land and is proposing to provide a 16.5 feet wide strip of land to Dean Road. Applicant is requesting relief from Town Subdivision regulations Article 4, subsection 130-15.D.3 which requires backlands and flag lots to have a minimum 20 feet wide strip of land to a public street. This property is currently zoned Rural Residential (RR).
- 6.) The application of Alekzsiy & Nataliya Dutchak, owners, for an area variance at 2 Country Meadow Way. The applicants are proposing to construct an accessory storage shed in the side yard and are requesting relief from Town Zoning Article 10, subsection 165-82.C.3 which states in part that all detached accessory buildings shall be located in the rear yard. This property is a corner lot and by definition has two front yards, two side yards and no rear yard. This property is currently zoned High Density Residential (HD).