

**AGENDA - ZONING BOARD OF APPEALS**  
**MEETING OF THURSDAY, SEPTEMBER 21, 2017 - 7:00 PM**

**NEW BUSINESS**

- 1) The application of Matthew Fumia, owner, for 2 area variances at 120 Moul Road. The applicant is proposing to keep chickens on a 2.9 acre lot with a chicken coop located at a side setback of 82 feet and is requesting relief from Town Zoning Article X, subsection 165-82.BB which states that except for riding horses, no animals, other than ordinary household pets, shall be kept on any residential lot of three acres or less in any zone district, and Town Zoning Article V, subsection 165-32.B.2.a which states in part that no building in which farm animals are kept shall be closer than 100 feet to a side property line. This property is currently zoned Rural Residential (RR).
  
- 2) The application of Epifanio Profeta, owner, for an area variance at 145 Dean Road. Applicant is requesting to reduce his access strip to Dean Road from 25 feet wide to 16.5 feet wide and is asking for relief from Town subdivision regulations Article 4, subsection 130-15.D.3 which requires flag lots and back lands to have a minimum 20 feet wide strip of land to a public street. This property is currently zoned Rural Residential (RR).
  
- 3) The application of Epifanio Profeta, owner, for an area variance at 145A Dean Road. Applicant is requesting to reduce his access strip to Dean Road from 25 feet wide to 16.5 feet wide and is asking for relief from Town subdivision regulations Article 4, subsection 130-15.D.3 which requires flag lots and back lands 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 149 Dean Road. 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 asking for relief from Town subdivision regulations Article 4, subsection 130-15.D.3 which requires flag lots and back lands to have a minimum 20 feet wide strip of land to a public street. This property is currently zoned Rural Residential (RR).

**SPECIAL PERMIT RENEWALS**

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