

Town of Union Vale Zoning Board of Appeals

**Meeting Agenda
February 5, 2019
7:30 pm**

CALL TO ORDER / DETERMINATION OF QUORUM

BUSINESS SESSION

- Review the Agenda
- Minutes: Review of **January 8, 2019** regular meeting minutes;

CORRESPONDENCE

None.

PUBLIC HEARING(S)

None.

REGULAR SESSION / OLD BUSINESS / DECISION ON PUBLIC HEARING(S)

DAWN SUN CORP., 3122 Route 82, Verbank, NY 12585, referencing Notice of Zoning Determination letter from George Kolb, dated October 15, 2018 the following two variances are being requested:

- 1) With respect to Union Vale Code §210-56 E(5)(a), which provides that, for a “convenience store selling gasoline in combination with a quick-stop retail food store,” the “maximum gross floor area shall be 2,000 square feet”, the applicant is seeking a 640 square foot area variance;
- 2) With respect to the Union Vale Code §210-56 E(6)(a), which requires that any Gasoline station be located 200 feet from any Church or public gathering place, the applicant is seeking a 200 foot area variance;
- 3) Since the application is classified as an unlisted action by NYCRR 617.5, whether, as such, it needs coordinated environmental review.

Behler, Albert 1-111 Pheasant Ridge Farm Lane, Lagrangeville, NY 12540, requesting a 4 foot fence height area variance to replace an existing 8 foot tall wooden fence with the same size and material in the side yard, in the RD10 district.

REGULAR SESSION / NEW BUSINESS

None.

OTHER BUSINESS

ADJOURNMENT

The next regular meeting of the Zoning Board of Appeals is scheduled for **Tuesday, March 5, 2019 at 7:30 PM.**

The agenda will close on **February 19, 2019 at 12:00 Noon.** Items for consideration at the **March** meeting must be received by that date.