

Town of Union Vale Zoning Board of Appeals

Meeting Agenda

January 8, 2019

7:30 pm

CALL TO ORDER / DETERMINATION OF QUORUM

BUSINESS SESSION

- Review the Agenda
- Minutes: Review of December 11, 2018 regular meeting minutes;

CORRESPONDENCE

None.

PUBLIC HEARING(S)

Public Hearing to be rescheduled, SEQR, other..

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.

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

None.

REGULAR SESSION / NEW BUSINESS

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.

OTHER BUSINESS

Discussion/Acceptance of 2019 ZBA meeting dates.

Appointment of Zoning Board secretary for year of 2019.

ADJOURNMENT

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

The agenda will close on **January 22, 2019 at 12:00 Noon.** Items for consideration at the **February** meeting must be received by that date.