



ZONING BOARD OF APPEALS  
Town of Union Vale  
249 Duncan Road  
Lagrangeville, NY 12540  
845-724-5600

April 21, 2018

Notice to Contiguous Neighbors / Public Hearing Notice

Town of Union Vale  
Notice of Public Hearing

**ZONING BOARD – May 1, 2018**

**The Town of Union Vale ZONING BOARD OF APPEALS shall conduct a Public hearing on **Tuesday, May 1, 2018** at 7:35 p.m., at the Union Vale Town Hall, 249 Duncan Road, Lagrangeville, NY on the application by **Dawn Sun Corp., 3122 Route 82, Verbank, NY 12585.****

The following matters will be before the Zoning Board of Appeals (Board) for public hearing, interpretation and decision:

1. With respect to Union Vale Code §210-56 E(6)(a), which provides that no gasoline station “shall be located within 200 feet of any school, church, public library, theatre, park, playground or other public gathering place designed for occupation by more than 50 people”
  - An interpretation by the Board and determination of an appeal by Applicant from the Code Official’s February 26, 2018 Determination that the 200’ separation is to be measured from all associated boundary lines and that a 200’ variance is required; and
  - A determination whether the required 200’ separation has been proposed by Applicant; and
  - If the required 200’ separation has not been proposed by Applicant, an interpretation as to whether a use or area variance is required; and
2. 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”

- An interpretation by the Board and determination of an appeal by Applicant from the Code Official's February 26, 2018 Determination that a variance is required from the 2000' gross floor area requirement; and
3. Such other matter as may come before the Board, including the scheduling of hearings on future variances.

All those having an interest in the Application will be given an opportunity to be heard at the Public Hearing and may also submit comments in writing to Joan Miller, Zoning Board Clerk, not later than noon hour on **May 1, 2018**. The Application, including site plan and architectural drawings, may in the interim be examined at the Town Hall during normal business hours.

Regards,

*Joan E. Miller*

Joan E. Miller  
Clerk for Zoning Board of Appeals