

Town of Union Vale Zoning Board of Appeals

Meeting Agenda July 3, 2018

CALL TO ORDER / DETERMINATION OF QUORUM

BUSINESS SESSION

- Review the Agenda
- Review of the Regular Meeting minutes from April 3, 2018.

CORRESPONDENCE

None.

PUBLIC HEARING(S) - Continuation

Dawn Sun Corporation, Walid Ghannan, and 3122 Route 82, Verbank, NY 12585 TMP # 6662-00-310831: Proposed Fuel/Convenience Store – application has been made for the installation of gas fuel pumps and associated convenience store to be located in existing building.

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.

PUBLIC HEARING(S) - NEW

Rebecca and John Valerio, 106 North Smith Road, Lagrangeville, NY 12540 TMP# 6662-00-474281: Existing lot with frontage less than required in zone to be subdivided into 2 lots, each with less frontage (flag lots). Bulk regulation area variance and two flag lots from two lot subdivision, 210-20B. (1)(a). Requesting a 115.41' area variance lot frontage (225' minimum required), current lot frontage of 109.59' in the RA3 Zoning district, as per the Zoning Administrators determination letter dated May 14, 2018.

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

Dawn Sun Corporation, Walid Ghannan, 3122 Route 82, Verbank, NY 12585 TMP # 6662-00-310831 : Proposed Fuel/Convenience Store – application has been made for the installation of gas fuel pumps and associated convenience store to be located in existing building.

Rebecca and John Valerio, 106 North Smith Road, Lagrangeville, NY 12540 TMP# 6662-00-474281: Existing lot with frontage less than required in zone to be subdivided into 2 lots, each with less frontage (flag lots). Bulk regulation area variance and two flag lots from two lot subdivision, 210-20B. (1)(a). Requesting a 115.41' area variance lot frontage (225' minimum required), current lot frontage of 109.59' in the RA3 Zoning district, as per the Zoning Administrators determination letter dated May 14, 2018.

REGULAR SESSION / NEW BUSINESS

Adam Weimer, 27 Verbank Club Road, Verbank, NY 12585, TMP # 6663-20-876091: Requesting a Use variance the legalization of a non-conforming three family structure in the Hamlet District, as per zoning determination letter dated April 30, 2018.

OTHER BUSINESS

None.

ADJOURNMENT

The next regular meeting of the Zoning Board of Appeals is scheduled for **WEDNESDAY, August 7, 2018, at 7:30 PM.**

The agenda will close on **July 24, 2018 at 12:00 Noon.** Items for consideration at the **August** meeting must be received by that date.