

Memo

To: Members of the Zoning Board of Appeals
From: Mary Ann Loncto
Date: September 2, 2009
Re: ZBA MEETING – SEPTEMBER 16, 2009

The next meeting of the Zoning Board of Appeals will be held on Wednesday, September 16, 2009, 7:30 p.m., American Legion Hall, 7 Spring Street. Following is the agenda:

Public hearing on the request of David Dookie, 33 VanNess Road, Beacon, NY seeking the following are variances to be able to construct a building with commercial on the ground floor and 10 residential units above at 2677 West Main Street: (1) Lot area – required is 25,000 sq. ft. and proposed is 18,000 sq. ft., (2) front setback – required is 15 ft. and proposed is 2 ft., (3) side setback – required is 15 ft. and proposed is 5 ft., (4) building height – number of stories – allowed is 3 stories and proposed is 4 stories/allowed height is 40 ft. and proposed height is 41' 6", (5) lot width – required is 75 ft. and proposed is 63 ft., and (6) parking requirements – proposed is 10 spaces and required is 15 spaces for the 10 residential units and 15 spaces for the commercial units if retail is proposed – if any other use for the commercial units are proposed you must calculate the parking from Section 151-19 of the Zoning Ordinance.

Public hearing on the request of Frank Cannizzaro, seeking a variance from Section 151-16(A) of the Zoning Ordinance to be able to have a three family house in a two family zone.

Public hearing on the request of Frank Cannizzaro seeking the following area variances to be able to have a three family house in a two family zone at 3 Elm Street: (1) front yard setback – existing is 12.83 ft. and required is 15 ft., (2) lot depth – required is 100 ft. and existing is 84.34 ft., and (3) lot size – required is 15,000 sq. ft. and provided is 10,890 sq. ft.

Public hearing on the request of Charles A. Norman, 1 Market Street seeking an area variance from Section 151-16(B) from the rear setback of an existing deck that has been in place for 18 years covered by an approved Building Permit and Certificate of Occupancy – required is 25 ft. and existing is 0 ft.)

Continuation of a public hearing on the request of Nazmi Berisha, 21 S. Mesier Avenue, seeking use variance to be able to have a two family house in a single family zone. The applicant is seeking to reconstruct the portion of his property that was destroyed by fire. The variance is requested because construction did not commence within 6 months from the date of the fire. The hearing was opened on August 11, 2009. It was originally adjourned to Tuesday, September 15, 2009 but, as the Village Hall is a polling place and unavailable on that date, the continuation of the hearing is being rescheduled to Wednesday, September 16, 2009.

IF YOU CANNOT ATTEND THE MEETING, PLEASE CALL ME AT 297-5277.

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