**Zoning Board of Appeals**

**1st Agenda**

**January 2, 2020**

**7:00 PM**

**NEW APPLICATION:**

**Request of Niclei Corporation - App. #19-09**

A variance from the requirements of:

1. Chapter 215, Article V, Section 15 A-h.2.2 – less than required area; required 25,000 square feet, provided 12,429.83 square feet;
2. Chapter 215, Article V, Section 15 A-h.2-4 – less than required front yard/set back (north side); required 35 feet, provided 13.3 feet (corner lot);
3. Chapter 215, Article V, Section 15 A-h.2-4 – less than required front yard/setback (west side); required 35 feet, provide 17.1 feet (corner lot);
4. Chapter 215, Article V, Section 15 A-h.2-7 – less than required side yard (driveway east side); required 10 feet, provided 5 feet;
5. Chapter 215, Article V, Section 15 A-h.2-7 – less than required side yard (existing garage); required 10 feet, provided 1.0 feet; and
6. Chapter 215, Article VIII, Section 35-A – parking area located in required front yard

for conversion of existing detached single-family residence to detached two-family residence located at 30 North Liberty Drive, Stony Point, New York.

**Section: 15.19 Block: 3 Lot: 73 Zone: R-1**

**DECISION**:

**Request of BaMar, LLC – App. #19-06**

Variances from the requirements of:

1. Chapter 215, Article V, Section 15A-h.5-4 less than required front yard/front setback for:
   1. Unit number 10, required 10 feet; provided 4 feet
   2. Unit number 11, required 10 feet; provided 4 feet
   3. Unit number 12, required 10 feet; provided 4 feet
   4. Unit number 13, required 10 feet; provided 4 feet
   5. Unit number 14, required 10 feet; provided 4.8 feet
2. Chapter 215, Article V, Section 15A-h.5-3 less than required lot width; required 50 feet, provided 26.7 feet:

**(BREAKDOWN OF UNITS THAT REQUIRE RELIEF)**

* 1. 32 units - provided footage 26.7 feet, to 29.9 feet;
  2. 86 units - provided footage 30.0 feet, to 39.9 feet; and
  3. 6 units - provided footage 40.0 feet, to 49.9 feet

1. Chapter 215, Article V, Section 15A-h.5-8 less than required street frontage; required 50 feet, provided 26.7 feet:

**(BREAKDOWN OF UNITS THAT REQUIRE RELIEF)**

* 1. 32 units - provided footage 26.7 feet, to 29.9 feet;
  2. 86 units - provided footage 30.0 feet, to 39.9 feet; and
  3. 6 units - provided footage 40.0 feet, to 49.9 feet

located at 400 BaMar Drive, Stony Point, New York, for manufactured homes.

**Section: 20.02 Block: 11 Lot: 7.1**

**OTHER BUSINESS:**

Letter from Richard Ricordino – App. #19-05

Minutes of December 5, 2019