

Zoning Board of Appeals
3rd Agenda
February 1st, 2024

PUBLIC HEARING

Request of Richard Cutler – 12 Cortlandt Ln – App. # 24-01 (Area Variance)

Residential Alteration- addition in rear for kitchen

Chapter 215, Article V Bulk Requirements, Section 215-15 A Bulk Table part IA (215 attachment 15),

column 6 Required Rear Setback

Minimum rear setback required = 50'

Existing rear setback = 25.3'

Rear setback provided = 15'

Variance necessary = 32'

Section: 10.01

Block: 2

Lot: 32

Zone: RR

CONTINUED PUBLIC HEARING

Request of Alan Stoll – 173 Wayne Ave – App. # 23-03 (Area Variance)

1 Family - subdivide to build a new single-family house

Chapter 215, Article V Bulk Requirements, 215-15 A,

215 Attachment 14, Table of Bulk Requirements II, column 2 requires:

Minimum lot area required = 40,000sf

Lot area proposed = 23,411sf

Variance necessary = 16,589sf

Section: 15.01

Block: 4

Lot: 57

Zone: RR

*****The Public hearing for 173 Wayne Ave is to be adjourned and held open with no discussion from applicant, public, or Board members, pending further proceedings at the Planning Board, and the SEQRA process is not complete at this time. Letters and other written comments or submissions to the ZBA are welcome in the interim and they will be included in the record.**

OTHER MATTERS

Approve minutes from meetings on December 7th and December 21st, 2023; January 4th and 18th, 2024.

**** Agendas published prior to start of the meeting are for information only and the Zoning Board of Appeals reserves the right to modify in whole or in part any item(s) up to and including the meeting itself. ****