

Town of Wawayanda ZONING BOARD OF APPEALS

August 11, 2022 / 7:00 P.M.

I. Public Hearing

1. **Sullivan** / SBL # 8-6-1 / Ryerson Road / SR Zone

Applicant is applying for an area variance of 195-17 A (3) (b) Shall be no closer to the street than any principal structure on the lot.

2. **Rose** / SBL # 9.2.2.1 / Co. Rt. 12 / H

Applicant is applying for an AREA variance on an existing accessory apartment of 195-22 which requires a lot size to be a minimum of 2 acres.

3. **Ford** / SBL # 24-1-8 / Co. Rt. 12 / RH Zone

Applicant is applying for two area variances of 195-17 A (6) (a) [1] Fence shall not exceed six feet in height when erected in required side or rear yards and shall not exceed four feet in height when erected in the required front yard, and 195-17 A (6) (c) Fences and walls shall be set back a minimum of 12 feet from the edge of the pavement, but must be located out of the Town's right-of-way.

4. **Leonard** / SBL # 23-1-102 / Kings Lane / AR Zone

Applicant is applying for an area variance of 195-17 A (3) (b) Shall be no closer to the street than any principal structure on the lot.

II. Informal Application

1. **Gowans** / SBL # 8-4-11.21 / Dennis Drive / SR Zone

Applicant is applying multiple setback variances on existing structures of 195-17 (3) (a) Structures shall not be located less than 10 feet from any side or rear lot line.

2. **Scannell – Slate Hill Commerce Center** / SBL 15-1-63.21, 11-1-34.34, 11-1-34.31, 11-1-34.32, 11-1-34.33 and 11-1-41 / McBride/Hoops Road / AR & MC-1 Zones / Noise Variance

Applicant is applying a variance of 195-23 (D) Noise shall not exceed an intensity of 65 decibels as measured at the boundaries of the lot where such use is situated.

III. Other Business

1. **Approval of Minutes** for July 14, 2022

An in-person meeting will take place at the Town Hall at 80 Ridgebury Hill Road, Slate Hill, NY 10973.

If you have any questions, please call the secretary at 845-355-5700 ext. 8 during business hours prior to the meeting.