

A G E N D A
MARCH 13, 2014
7:30 p.m.
REVISED

NEW BUSINESS:

Board of Adjustment:

Postponed from the January and February meetings

Thienvanich

1214 Route 22

Block 16.A, Lot 39

Applicant is requesting a certificate of non-conformity for a residential use in the L.I. Zone. New variances include a use variance for an existing single-family dwelling. Existing variances include front yard under 50 feet on Route 22, side yard under 15 feet, lot area under 26,000 square feet, lot width under 200 feet on Route 22, ground floor under 4000 square feet.

DeRoberts

363 Summit Road

Block 5.I, Lot 21

Applicant is proposing to construct a circular driveway in the front yard along Summit Road. Existing variances include lot area under 15,000 square feet where 13,588 square feet exists, lot width under 100 feet where 85 feet exists, foundation area over 15 percent where 21 percent was granted in 2013 and lot area within 150 feet. New variances include lot coverage over 30 percent where 37.3 percent is proposed and front yard coverage where 46.6 percent is proposed.

Slepoi (new)

1121 Sylvan Lane

Block 6.A, Lot 6

Applicant is proposing to install solar panels onto the roof of a single-family dwelling. Existing variance includes the driveway in the side yard. New variance includes the solar panels which are considered an accessory use.

JMK Auto Sales

152 Glen Road and 1011 Route 22

Block 24.J, Lot 2 & 3

Applicant is proposing to construct a gravel parking area for outdoor storage of new and used motor vehicles by a car dealership. Existing variances include side yard parking. New variances include expansion of a non-conforming use and outdoor use of vehicle storage, undersized parking space dimensions, shared parking with adjoining lot, gravel parking lot surface, and inadequate parking space ingress and egress.

Cornerstone Day School LLC - POSTPONED

1101 Bristol Road

Block 7.D, Lot 42

Applicants are proposing to expand the use of a private school in a portion of the existing commercial building and an outdoor awning is also proposed. Existing variance include side yard under 15 feet, foundation area over 35 percent and front yard parking. New variances include an expansion of the use variance, and insufficient parking spaces.

DISCUSSIONS:

Approval of 2014 Resolution for Vince Loughlin, Board Attorney

Future meeting dates

Executive Session

MEMORIALIZATIONS:

Planning Board:

United Partners
1243-47 Route 22
Block 23.A, Lot 1

Applicants are proposing to make alterations, including dormers, to an existing office building. Existing variances include front yard under 30 feet where 20.35 feet exists, lot area under 26,000 square feet, lot width under 200 feet on Route 22 where 100 feet exists, and ground floor under 4000 square feet.

Board of Adjustment:

Ferrullo
324 Briar Patch
Block 15.N, Lot 37

Applicant is proposing to install a generator in the side yard setback of a single-family dwelling. New variance includes the generator in the side yard setback is considered an accessory structure.

Hagey – Applications sent out in December’s packet
287 Central Avenue
Block 16.K, Lot 3

Applicants are proposing to construct an addition to a non-conforming single-family dwelling on a non-conforming lot. Existing variances include lot area under 15,000 square feet where 12,500 square feet exists, lot area within 150 feet, accessory structure in the side yard, and existing detached garage. New variance includes front yard under 30 feet where 22.4 feet is proposed.

Karant/West
395 Park Slope
Block 4.D, Lot 25.B

Applicant is proposing to construct an addition on a non-conforming single-family dwelling on a non-conforming lot. Existing variances include height over 2-1/2 stories, lot width under 110 feet where 100 feet exists, ground projections over 3.75 percent, lot coverage over 30 percent where 40.4 percent exists, and driveway in the side yard. New variance includes expansion of a non-conforming structure on a non-conforming lot.