

PUBLIC HEARING NOTICE

A Public Hearing will be held before the Village of Thomaston Board of Appeals on May 6, 2021, at 6:00 p.m. with respect to the following matter:

SUBJECT Application #21-02: Application of Jessica LaScala and Justin Kornvein, 1 North Avalon Road, Thomaston, New York, for variances to construct an addition and air conditioning unit, which construction does not comply with the following Village Code provisions: (a) Village Code §203-19(C)(3), in that the side yard setback will be 8.8 feet, where a minimum of 10 feet is required, and the aggregate side yard setback will be 18 feet, where a minimum of 24 feet is required; (b) Village Code §203-99(A), in that the addition increases existing zoning non-conformities, with regard to the side yard setback and aggregate side yard setback; (c) Village Code §203-18, in that the building area will be 2,656.3 square feet, where a maximum of 2,572.85 square feet is permitted; and (d) Village Code §203-122(A) in an air conditioning unit is located in a side yard, 10 feet from the side property line, where an air conditioning unit is required to be located in a rear y, and the in a rear yard, immediately adjacent to the rear wall of the building, and at least 20 feet from any property line. Premises are designated as Section 2, Block 262, Lot 500 on the Nassau County Land and Tax Map.

At the said date and time, and as indicated below, all interested persons may be heard with respect to the foregoing matter.

The hearing will take place via Zoom videoconferencing. The hearing will be recorded and a transcription will be provided at a later date. The public will have an opportunity to see and hear the hearing live.

The Zoom login information is:

Meeting ID: 858 8978 1257 Password: 225544 Or dial by your location: 646-558-8656

Any interested member of the public may provide comments to the Board regarding this hearing during the hearing, via Zoom, upon recognition by the Board or by using the Chat feature. Comments also can be provided via email before and during the hearing to deputyclerk@villageofthomaston.org. Please check the meeting Agenda posted on the Village website at www.villageofthomaston.org/public_notice.html for further instructions to access the virtual meeting and for updated information.

Plans and other materials associated with the proposed application may be reviewed and downloaded at www.villageofthomaston.org/public_notice.html, or may be obtained upon email request to deputyclerk@villageofthomaston.org up to four hours prior to the hearing time.

This application is a Type II Matter under the State Environmental Quality Review Act, which requires no environmental review.

Dated: March 16, 2021

BY ORDER OF THE BOARD OF APPEALS
NICHOLAS TOUMBEEKIS, CHAIR