

PUBLIC HEARING NOTICE

PLEASE TAKE NOTICE that a public hearing will be held as to the following matter:

Agency: Board of Appeals
Village of Thomaston
Date: July 11, 2024
Time: 6:00 p.m.
Place: Village Hall, 100 East Shore Road, Thomaston, New York

Subject: Case No. 22-02. Amended application of Neer Sachar, 10 Grace Court North, Thomaston, New York, in the Residential R-8 District, for variances to maintain living space which was formerly in a required garage, and to construct a detached garage. The applicants seek variances of (a) Village Code §203-27(A) to permit building area (lot coverage) of 27.8% where a maximum of 25% is permitted, 37(C)(2), (b) Village Code §203-27(B) to permit a floor area ratio of 0.43, where a maximum of 0.40 is permitted, and (c) Village Code §203-125, to permit a single-family dwelling with a one car garage, where at least two garage spaces are required. Premises are designated as Section 2, Block 333, Lot 010 on the Nassau County Land and Tax Map

Subject: Case No. 24-01. Application of Mohammed Ali, 9 Valley View Road, Thomaston, New York, for variances to permit construction of an enclosed porch on an existing lot in the Residential R-7 District. The Building Official has determined that the applicants require variances of (a) Village Code 203-35, to permit construction of the enclosed porch on an existing legal non-conforming lot with insufficient lot area and lot width, and (b) Village Code §203-37(C)(2), to permit such construction with a side yard of 13.4 feet where a minimum of 18.5 feet is required. Premises are designated as Section 2, Block 175, Lot 6 on the Nassau County Land and Tax Map

At the said time and place, all interested persons may be heard with respect to the foregoing matter.

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

Any person having a disability which would inhibit attendance at or participation in the hearing should notify the Village Clerk at least three business days prior to the hearing, so that reasonable efforts may be made to facilitate such attendance and participation.

All relevant documents may be inspected at the office of the Village Clerk, 100 East Shore Road, Thomaston, New York, during regular business hours.

Dated: June 12, 2024

BY ORDER OF THE BOARD OF APPEALS