

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: August 19, 2021
Time: 6:00 p.m.
Place: Village Hall, 100 East Shore Road, Thomaston, New York

Subject 21-05: Application of 23 Valley View Road LLC, 23 Valley View Road, Thomaston, New York, to demolish an existing single family residence and construct a new single family residence, which construction requires variances of the following Village Code sections: (a) Village Code §203-55, in that the lot area is 5,172.5 square feet and the lot width is 52.89 feet, where the required minimum lot area is 7,000 square feet and lot width is 60 feet, (b) Village Code §203-36, in that the floor area ratio will be 44%, where a maximum of 40% is permitted, (c) Village Code §203-37, in that the front yard setback will be 20 feet, where a minimum of 25 feet is required, (d) 203-105, in that the porch will be setback 6 feet from the side property line, where a minimum of 14 feet is required, and (e) Village Code §203-125, in that there will be a one car garage, where a 2 car garage is required. Premises are designated as Section 2, Block 189, Lots 455 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 environmental 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: August 3, 2021

BY ORDER OF THE BOARD OF APPEALS