

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 3, 2017
Time: 8:00 p.m.
Place: Village Hall, 100 East Shore Road, Thomaston, New York

Subject: Application of Shimon Mourtil, 19 Arbor Street, Thomaston, New York, for the following variances of the Village Code to permit an application to the Board of Trustees to subdivide one lot into two separate parcels, demolish the existing dwelling and construct two new residences, one on each of the proposed lots: (a) §203-37(A)(2), to permit a front yard setback of 20 feet for the dwelling on Parcel 1 and on Parcel 2, where a minimum of 30.8 feet is required; (b) §203-125(A), to permit each proposed parcel to have 1 off-street parking space housed in a garage, where a minimum of 2 such spaces is required for each proposed parcel; (c) §203-35(A), to permit 10 foot street frontage on Parcel 2, where a minimum of 35 feet is required; (d) §76-6(F), to permit a driveway width on Parcel 1 of 25 feet and on Parcel 2 of 21 feet, where a maximum of 20 feet is permitted; (e) §203-122(A), to permit an air conditioning condenser unit in the side yard, where an air conditioning unit is required to be located in a rear yard immediately adjacent to the rear wall of the building; and (f) §203-99(C)(1), to permit subdivision of a lot to create a new lot which will not conform to the Village Zoning Code, and for which the building or buildings on such new lots do not conform to the area, depth, street frontage, front yard, rear yard, side yard or other dimensional aspect, or off-street parking requirements of the Village Zoning Code. Premises are designated as Section 2, Block 140, Lot 794 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 an Unlisted Action under the State Environmental Quality Review Act.

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: July 5, 2017

BY ORDER OF THE BOARD OF APPEALS