

NOTICE OF MEETING OF THE TOWN OF PITTSTOWN ZONING BOARD OF APPEALS AND AGENDA NOTICE

NOTICE IS HEREBY GIVEN that on March 23, 2021 at 7:00 p.m. the Town of Pittstown Zoning Board of Appeals will hold a meeting. Due to public health safety concerns related to COVID-19 and in accordance with the Governor’s Executive Order 202.1, the meeting will be held via videoconference or teleconference on the Zoom Platform. As such, via videoconference and telephone, the public will have an opportunity to see and hear or to hear the meeting live. At appropriate points in the meeting the Public will have the opportunity to question or comment. Minutes of the meeting will be posted on the Town Website once they have been approved by the ZBA, as will a link to the Zoom recording of the meeting.

INSTRUCTIONS TO ACCESS THE VIRTUAL MEETING: If you have a computer, tablet or smartphone, you can register, log in and see the video and hear the audio of the live session. You can access the Zoom meeting 5 minutes before the meeting starting time these ways:

Join Zoom Meeting Via Electronic Device

<https://us02web.zoom.us/j/83718773222>

Meeting ID: 837 1877 3222

Join Zoom Meeting Via Telephone

+1 929 205 6099 US (New York)

Meeting ID: 837 1877 3222

Join Zoom Meeting Via One tap mobile

+19292056099,,83718773222# US (New York)

Once you have connected you will enter a “waiting room” and the host will admit you to the meeting from there.

Comments can also be provided via email before the meeting to Zoning@Townofpittstown.org or may be mailed prior to the meeting to Chairman Fred Howard, Town of Pittstown Zoning Board of Appeals, 97 Tomhannock Road, Valley Falls, NY 12185.

The tentative agenda for the meeting is as follows:

Scheduled Public Hearings

1. Application by Dany and Joanne Tilley for a Special Use Permit to allow two dwelling units on property located in the Agricultural/Residential Zone located at 427 Warren Cemetery Road, Tax Parcel ID No. 45.-3-9.12. The second dwelling unit is an existing unit that was present on the property at the time that it was purchased.
2. Application by Lamar Advertising to install a replacement billboard on property located property in the Highway/Commercial Zone located at 3205 NY 7, Tax Parcel ID No. 55.-1-1./1.

The original sign was destroyed in the severe October 7, 2020 Microburst with 100 mph + winds.

3. Application by Vincent Ragone for a Special Use Permit to be allowed to build a single family home on a 6.18 acre Lot of Record on property located property in the Residential/Agricultural Zone located at 42 Cushman Road, Tax Parcel ID No. 62.-2-30.1. Said Lot of Record has road frontage of 186 feet, where 200 feet is required by the Town of Pittstown Land Use Plan.

4. Application of Dan Levesque for an Area Variance to allow the creation of a small, single purpose lot 1,392 square feet in area taken from Tax Parcel ID 63.-5-14. The lot would be created around and adjacent to an existing billboard on NY7 in the Highway/Commercial zone on the eastern side of the Hamlet of Raymertown. The proposal requires an Area Variance under the provisions of the Town's ZONING SCHEDULE AND LAND USE REGULATIONS AND DEVELOPMENT CODE. Creation of a 1,392 square foot lot can only be allowed by issuance of an Area Variance as a minimum lot size of 2.0 acres is as required by the said Regulations.

New Business

1. Request for Formal Interpretation by William J. Keniry, Esq. in relation to his March 9, 2021 letter to the ZBA in the matter of Windover Estates and whether the use proposed by Windover is permitted under the Town of Pittstown Land Use Regulations. Discussion of the item will be scheduled to take place at a Public Hearing to be held at the May 4, 2021, ZBA meeting.

2. Application by Edesse Murphy located at 19 Woodview Road, Tax Parcel ID# 71.-4-4 in the Residential/Agricultural Zone to keep 10 or fewer chickens on a 2.84 acre parcel. This requires an Area Variance since the parcel is less than 10 acres in area which is required for maintaining farm animals such as chickens.

Activity Since Last ZBA Meeting

Correspondence and other Communication Received

- 1) Correspondence received in relation to Windover Estates and 92 Parker School Road.
- 2) Withdrawal of Application for a variance by Michael Squires of Croll Road.

Next meeting regular meeting May 4, 2021