

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

**NOTICE IS HEREBY GIVEN** that on May 18, 2021 at 7:00 p.m. the Town of Pittstown Zoning Board of Appeals will hold an in person meeting at the Pittstown Town Hall, 97 Tomhanock Road, Pittstown, NY.

Public health protocols will be observed: a mask must be worn; social distancing will be required; and contact tracing information must be provided by all attendees.

**The tentative agenda for the meeting is as follows:**

**Public Hearings**

1. Appeal Application by Frances H. Lockrow, 111 Hall Road, Tax Parcel ID# 54.-4-22.12, for an Area Variance to allow a new home that was built too close to Hall Road and to the westerly lot line. This requires an Area Variance since a building location in the Agricultural/Residential Zone is required to be 75 feet from the centerline of Hall Road, but is actually 68.3 feet “As Built”, and 25 feet from the westerly lot line, but is actually 16.8 feet “As Built”.

2. Appeal Application. Application by Heather and Shane Watkins for an Area Variance to authorize an 8 foot wide kitchen expansion addition to their single family home at 2943 State Route 67, Buskirk, NY, 12028, Tax Map # 14.-2-6. This Area Variance is needed since this home located in the Highway Commercial Zone is required to be set back 50 feet from the State Route 67 right-of-way and the front of the kitchen addition will actually be 22 feet +/- from the right-of-way line.

**New Business**

1. Special Use Permit Application – Dan Levesque, vic 2309 NY 7, Raymertown

Dan Levesque had made application for a Special Use Permit to allow the installation of a new variable message sign on the existing billboard sign structure located in the Highway/Commercial district west of the Raymertown Hamlet. The Planning Board approved the creation of a small Special Purpose lot that surrounds the northern foundation of the existing steel support structure at the May 2021 meeting, subdividing 1,392 square feet +/- from Tax Parcel # 63.-5-14. The applicant proposes to install a new 11 foot high x 20 foot wide electronic sign as a replacement for the existing fixed message sign. Such installation can only be allowed by Special Use Permit under the provisions of the Town’s ZONING SCHEDULE AND LAND USE REGULATIONS AND DEVELOPMENT CODE.

**Activity Since Last ZBA Meeting**

Correspondence and other Communication Received

- 1) Mass Gathering Law
- 2) Correspondence received in relation to 92 Parker School Road.

3) Extension of the conditional approval given to Tamarac Solar farm in 2019.

Next meeting regular meeting June 22, 2021 at 7:00 PM at the Town Hall. Masks and social distancing will be required.