

# Memo

To: Members of the Zoning Board of Appeals  
**From: Mary Ann Loncto**  
**Date: February 2, 2010**  
Re: ZBA AGENDA – FEBRUARY 9, 2010

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The next meeting of the Zoning Board of Appeals will be held on Tuesday, February 9, 2010, 7:30 p.m., American Legion Hall, 7 Spring Street. Following is the agenda:

Public hearing on the request of Mr. Michael DePompeis, 29 Enrico Court, Carmel, NY 10512 seeking a use variance from Section 151-20(C)(1) to be able to alter a non-conforming use at 12-14 Lower Henry Street (House is a non-conforming four family house in a two family zone).

Public hearing on the request of Raymond and Debra Kennedy, P. O. Box 34, East Durham, NY 12423 seeking area variances to be able to subdivide parcel at 1 Brown Avenue into two lots and have existing house conform to the Zoning Code: (1) Section 151-11(A)(1)(a) – Rear of existing garage to be rebuilt is not 10 feet high and will be more than 2.5 feet into rear setback, (2) Section 151-11(D) – Existing old 4 ft. high chain link fence is constructed at the back edge of the concrete sidewalk within the triangular area formed by the intersecting street lines and a straight line joining point on said lines 25 feet from such intersection, (3) Existing principal building – required is 15 ft. in the front and provided is 14’3” and 14’8”, (4) Existing principal building – required is 8 ft. on the side and provided is 4’6” (to porch), (5) Accessory building – required is 5 ft. sideline – and provided is 2’7” and 2’ + or -.

Public hearing on the request of Nancy Schneider-Viglotti, 2591 South Avenue seeking a use variance to be able to have a sign that is not in conformance. Previous sign was approved under the code that was in existence in June of 2003 – existing new sign does not conform with the new sign standards adopted by the Board of Trustees on February 7, 2007. Section 151-12(G)(2) which refers you to Section 151-12(H)(2) states the only signs allowed are (1) monument signs as large as five square feet....and (2) post and arm signs as large as six square feet...” Applicant is requesting a hanging sign.

Public hearing on the request of Nicholas T. Chase, 11 Downey Avenue seeking a Special Use Permit from Section 151-16(B) of the Zoning Ordinance to be able to use 37 Market Street which is in a Central Business (CB) zone for overflow parking for AllTow/Action Automotive located at 33 Market Street.

IF YOU CANNOT ATTEND THE MEETING PLEASE CALL ME AT 297-5277.

