

NOTICE OF PUBLIC HEARING

TOWN OF FISHKILL ZONING BOARD OF APPEALS

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Town of Fishkill will hold a Public Hearing on Tuesday, August 16, 2022, commencing at 7:00 PM in the Francois R. Cross Meeting room located in the lobby of the Town of Fishkill Town Hall, 807 Route 52, Fishkill, NY to consider area variances for Jeffrey Lucariello who seeks the following avenue of relief to construct a 462 square foot one-story addition to the existing residence:

- a front yard setback variance of 20' where 35' is the minimum setback requirement in the R-15 Zoning District. Said variance would result in a 15' front yard setback.
- a right-side rear yard setback variance of 6' where 15' is the minimum setback requirement in the R-15 Zoning District. Said variance would result in a 9' right-side rear yard setback.
- a right-side front yard setback variance of 8' where 15' is the minimum setback requirement in the R-15 Zoning District. Said variance would result in a 7' right-side front yard setback.
- a lot coverage (impervious surface) of 4.1% where 22% is the maximum lot coverage requirement in the R-15 Zoning District. Said variance would result in 30.1% lot coverage.

Said requests are in violation of Town of Fishkill § 150-28 - Nonconformity other than use and Town Code § 150-37 B. Yards and setbacks.

The land affected by this application is shown generally on the Tax Map as Section 6155, Block 07, Lot 536768, is located at 20 Wheaton Avenue, and consists of .26 acres in the R-15 Zoning District in the Town of Fishkill.

PLEASE TAKE FURTHER NOTICE, that the Zoning Board of Appeals has not made a determination of significance pursuant to the State Environmental Quality Review Act and hereby reserves its right to make such determination after the conclusion of the public hearing.

All interested persons will be heard by the Zoning Board of Appeals of the Town of Fishkill at the public hearing as stated above.

BY ORDER OF THE ZONING BOARD OF APPEALS
OF THE TOWN OF FISHKILL, NEW YORK
DEBBIE COLONNA, SECRETARY