

NOTICE OF PUBLIC HEARING
SOUTH TERRACE PROPERTIES, LLC

APPEAL NO: ZB19-001

NOTICE IS HEREBY GIVEN, that pursuant to § 150-180 (C) of the Code of The Town of Fishkill, a public hearing will be held by the Zoning Board of Appeals of the Town of Fishkill on Tuesday, March 19, 2019 in the Francois R. Cross Meeting Room, located in the lobby of the Town of Fishkill Town Hall, at 807 Route 52, Fishkill, New York beginning at 7:00 p.m. or as soon thereafter as possible in the matter of South Terrace Properties, LLC, the applicant who is seeking an area variance from Town Code §150 Attachment 2 at page 2:3 footnote (e) to permit a proposed two-story, 14,000 sf +/- building with retail use(s) on the first floor and possible professional offices on the second floor to be constructed on a lot of 1.64 +/- acres where 2 acres is required by the Town Code.

The properties that are the subject of this application are identified as Tax Grid Nos.: 6156-04-800248, 6156-04-796262, and 6156-04-804265 in the GB (General Business) Zoning District. The parcels are located on South Terrace and Linda Place in the Town of Fishkill. If the application is successful, the parcels will be merged to form one lot.

This public hearing is a continuation of the public hearing that was adjourned by the Zoning Board of Appeals on February 19, 2019.

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.

Dated: February 27, 2019

By: Thomas VanTine, Chairman
Town of Fishkill Zoning Board of Appeals

AFFADAVIT OF POSTING

STATE OF NEW YORK)

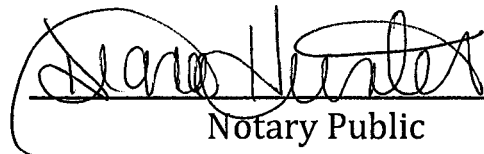
COUNTY OF DUTCHESS)

Debra Colonna, being duly sworn, says that she is the Secretary of the Planning Board and Zoning Board of Appeals of the Town of Fishkill, Dutchess County, New York; that a Notice of Public Hearing of which is annexed as a copy, was posted conspicuously on the sign board maintained by the Town Clerk, located at the main entrance of the Office of the Town Clerk of the Town of Fishkill, Town Hall, 807 Route 52, Fishkill, New York on the 27th day of FEBRUARY, 2019 and that said Notice of Public Hearing was securely fastened to said sign board.



Debra Colonna

Sworn to before me this 27 day of February, 2019


Notary Public

Diana Hunter
Notary Public, State of New York
Reg. # 01HUG104126
Qualified in Dutchess County
Commission Expires Jan. 12, 2020