

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, February 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.

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 4, 2019

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

AFFIDAVIT OF MAILING

NOTICE OF ZONING BOARD OF APPEALS PUBLIC HEARING

STATE OF NEW YORK)

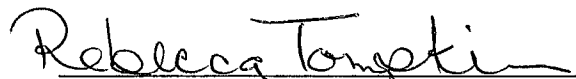
COUNTY OF DUTCHESS)

Debra Colonna, being duly sworn, says that she is the Secretary to the Planning Board and Zoning Board of Appeals of the Town of Fishkill, Dutchess County, New York; that Notices of Public Hearing for the project known as South Terrace Properties, LLC, South Terrace, Linda Place and 10 Linda Place (respectively) ZBA Application No.: ZB19-001 for the public hearing scheduled by the Zoning Board of Appeals to take place on the 19th day of February 2019 were mailed via first-class mail on the 6th day of February 2019 to all those on the attached list. Such notices were sent by Debra Colonna in envelopes that were addressed by the applicant and/or the applicant's representative and on which first-class postage was placed by the applicant and/or the applicant's representative.



Debra Colonna

Sworn to me before this 6 day of February, 2019



Notary Public

REBECCA L. TOMPKINS
Notary Public, State of New York
No. 01TO6129551
Qualified in Dutchess County
Commission Expires June 27, 2021

2/4/2019

https://gls.dutchessny.gov/parcelaccess/addListResults.asp

6156 - 04 - 796262

South Terrace Properties LLC
504 Haight Ave
Poughkeepsie, NY 12603
For Property:1330890061560004802480000

Jean M. O'Donnell
21 Linda Pl
Fishkill, NY 12524
For Property:13308900615600048292880000

Constance I. Titka
21 South Ter
Fishkill, NY 12524
For Property:1330890061560004844260000

Cisco Associates LLC
804 Rt 9 Ste 2
Fishkill, NY 12524
For Property:13308900615600048022220000

Fishkill Rural Cemetery
801 Route 9
Fishkill, NY 12524
For Property:13308900615600046971680000

Richard W. McSpedon
31 South Ter
Fishkill, NY 12524
For Property:13308900615600048592680000

Pioneer Realty Holdings LLC
24 Dunning Rd
Middletown, NY 10940
For Property:13308900615600047873110000

850 Route 9 Real Estate Inc
850 Route 9
Fishkill, NY 12524
For Property:13308900615600047733480000

William M. Eddy
25 Linda Pl
Fishkill, NY 12524
For Property:13308900615600048422790000

Francis J. Etzica
166 Old Route 9
Fishkill, NY 12524
For Property:1330890061560004787260000

Ivan Petesic
19 Stevenkay Pl
Fishkill, NY 12524
For Property:13308900615600048393450000

James P. Verzi, Sr
9 Linda Pl
Fishkill, NY 12524
For Property:13308900615600048032810000

Gina Clark
14 Stevenkay Pl
Fishkill, NY 12524
For Property:13308900615600048233020000

Linmy Gonzalez
9 Sunrise Hill Rd
Fishkill, NY 12524
For Property:13308900615600048492840000

James P. Verzi, Sr
9 Linda Pl
Fishkill, NY 12524
For Property:1330890061560004802930000

William Speedling
5 South Ter
Fishkill, NY 12524
For Property:13308900615600048192540000

South Terrace Properties LLC
504 Haight Ave
Poughkeepsie, NY 12603
For Property:13308900615600047962620000

Jesse Michael Scheffler
26 South Ter
Fishkill, NY 12524
For Property:13308900615600048532440000

South Terrace Properties LLC
504 Haight Ave
Poughkeepsie, NY 12603
For Property:13308900615600048042650000

Marcy L. MacInnes
18 Westview Ter
Poughkeepsie, NY 12603
For Property:1330890061560004842240000

Jerry Irizarry
6 Stevenkay Pl
Fishkill, NY 12524
For Property:13308900615600048422930000

Southern Dutchess
798 Route 9
Fishkill, NY 12524
For Property:13308900615600048132090000

South Terrace Properties LLC
504 Haight Ave
Poughkeepsie, NY 12603
For Property:13308900615600048172280000

Labinot Ademi
14 Linda Pl
Fishkill, NY 12524
For Property:13308900615600048142670000

Nina Cavaccini
11 South Ter
Fishkill, NY 12524
For Property:13308900615600048282570000

Joseph N. Russo
24 Linda Pl
Fishkill, NY 12524
For Property:13308900615600048242690000

Robert W. Mehlich
8 Depot Sq
Tuckahoe, NY 10707
For Property:13308900615600048422020000

Clayton C. Ross
18 South Ter
Fishkill, NY 12524
For Property:13308900615600048312350000

Tiffany D. Lassiter
15 Linda Pl
Fishkill, NY 12524
For Property:13308900615600048152840000

2/4/2019

<https://gis.dutchessny.gov/parcelaccess/addList...ults.asp>

6156-04-817228

South Terrace Properties LLC
504 Haight Ave
Poughkeepsie, NY 12603
For Property:1330890061560004802480000

Jean M. O'Donnell
21 Linda Pl
Fishkill, NY 12524
For Property:13308900615600048292880000

Constance I. Titka
21 South Ter
Fishkill, NY 12524
For Property:13308900615600048442600000

Cisco Associates LLC
804 Rt 9 Ste 2
Fishkill, NY 12524
For Property:133089006160004802220000

Fishkill Rural Cemetery
801 Route 9
Fishkill, NY 12524
For Property:13308900615600046971680000

Dennis R. Zack
PO Box 116
Fishkill, NY 12524
For Property:1330890061560004872480000

Richard W. McSpedon
31 South Ter
Fishkill, NY 12524
For Property:13308900615600048592680000

Debra V. Laham
1 Court Ln
Fishkill, NY 12524
For Property:13308900615600048722130000

Pioneer Realty Holdings LLC
24 Dunning Rd
Middletown, NY 10940
For Property:13308900615600047873110000

Rhinebeck Realty LLC
358 Saw Mill River Rd
Millwood, NY 10546
For Property:13308900615600048711610000

William M. Eddy
25 Linda Pl
Fishkill, NY 12524
For Property:13308900615600048422790000

Francis J. Eraca
166 Old Route 9
Fishkill, NY 12524
For Property:13308900615600047872600000

James P. Verzi, Sr
9 Linda Pl
Fishkill, NY 12524
For Property:1330890061560004802930000

Jimmy Gonzalez
9 Sunrise Hill Rd
Fishkill, NY 12524
For Property:13308900615600048492840000

James P. Verzi, Sr
9 Linda Pl
Fishkill, NY 12524
For Property:1330890061560004802930000

William S. Seedling
5 South Ter
Fishkill, NY 12524
For Property:13308900615600048192540000

South Terrace Properties LLC
504 Haight Ave
Poughkeepsie, NY 12603
For Property:13308900615600047962620000

Jesse Michael Scheffler
26 South Ter
Fishkill, NY 12524
For Property:13308900615600048532440000

South Terrace Properties LLC
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Marcy L. MacInnes
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For Property:13308900615600048422930000

Southern Dutchess
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South Terrace Properties LLC
504 Haight Ave
Poughkeepsie, NY 12603
For Property:13308900615600048172280000

Leslie Hertel
3 Court Ln
Fishkill, NY 12524
For Property:13308900615600048792180000

Labinot Aderaj
14 Linda Pl
Fishkill, NY 12524
For Property:13308900615600048142670000

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2/1/2019

http://gis.dutchessny.gov/parcelaccess/addList.jlts.asp

6156-04-200248

South Terrace Properties LLC
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Poughkeepsie, NY 12603
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