



TOWN OF PAWLING

Zoning Board of Appeals

160 CHARLES COLMAN BLVD.
PAWLING, NY 12564

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Notice is hereby given that a Public Hearing will be held by the Zoning Board of Appeals of the Town of Pawling on Tuesday May 28, 2024 at 7:00p.m. or as soon thereafter, upon the following matter.

Pursuant to Article V of the Town Code of Pawling. An Appeal is made here within for an Area Variance to the Zoning Ordinances (Local Law) for the reasons:

APPLICATION BY: Singh Chinna DBL.
PROPERTY LOCATION: 851 NYS Route 22 Pawling, NY 12564
GRID NUMBER: 134089-7057-00-297809

§215-16 Highway Business (HB) Bulk Regulations

§215-16 - minimum lot size is 1 acre:

The lot area owned by the property owner is 0.445± acres (while the owner has an agreement with the New York state Department of transportation for utilization of an additional 0.131± acres within the DOT R.O.W., this should not be considered in this calculation). **A variance of 0.555 acres ± is requested.**

§215-16 - 100 foot front yard setback is required:

The existing building front yard setback is 47 feet. The installation of the proposed cooler will reduce this setback to 44 feet. **A variance of 56 feet is requested.**

§215-16 -100 feet front yard setback is required

Canopy is proposed 0 feet from the front property line. **A variance of 100' is requested.**

§215-16 - 30 foot rear yard setback is required

The existing building is 7'-10" from the rear property line, and represents a pre-existing, non-conforming condition. The proposed cooler is 12' from the rear property line. A variance is required for the construction of the cooler. **A variance of 18 feet is requested for the cooler's placement.**

§215-28 Gasoline Filling Stations

§215-28.C and D - Gas pumps and gasoline storage tanks

Gas pumps and gasoline fuel storage tanks are required to be 50 'minimum from any lot line. The existing gas pumps and underground storage tanks are within this setback, with the closest pump 10 feet from the property line (pre-existing non-conforming). **A variance of is required to permit the pumps and tanks to remain in their present location.**

§215-31 Highway Business (HB) Non-Residential Zoning Districts

§215-31.1B(5) – Parking

No parking is permitted in the required front yard. As noted above, the entire property is only about 90' in depth, so any parking is within the required "front yard". **A variance of is required to allow parking within the front yard setback is requested.**