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| Pawling Town Seal | **TOWN OF PAWLING****Zoning Board of Appeals****Margaux Miller, Chairperson****Helen Grosso** Allison KnoxJohn Harnes Esq. **Frederick Palmer**  | 160 CHARLES COLMAN BLVD.PAWLING, NY 12564TEL: (845) 855-0959JoAnne DaleyPlanning/Zoning/Environmental(845)-855-0959 |

Notice is hereby given that a Public Hearing will be held by the Zoning Board of Appeals of the Town of Pawling on Monday August 26, 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)

APPLICATION BY: Craig and Leah Wallace

PROPERTY LOCATION: 8 Lakeview Drive, Holmes NY 12531

GRID NUMBER: 134089-6856-13-231469

§215-16 Bulk Regulation in a R-1 Zoning District for a rear yard setback 50 feet is required, 64.9 feet is available, a variance of 10.6 feet is requested.

 The maximum allowable building coverage is 10%, the total proposed lot coverage is 16.7 %, a variance of 6.7 % is requested.

 §215-33 E Whaley Lake Dam District- where a minimum side yard setback of no less than 8 feet on one side and a total of both side yards is no less than 20 feet.

 The one side yard setback for the house is 8 feet, 15.6 feet is available and a variance of 2.7 feet is requested.

 Minimum both sides setback is 20 feet, 40.60 feet is available and a variance of 2.7 feet is requested

 §215-52. F., The required Code of the Town of Pawling Expiration of an Appeal, unless otherwise specified by the Zoning Board of Appeals, a decision on any appeal shall expire if the applicant fails to commence and substantially complete work related to the decisions within two (2) year of the date of such decision.

* An as built is required to be submitted to the building department prior to receipt of the Certificate of Occupancy.

A VARIANCE TO THE ZONING ORDINACE (local law) AND TOWN LAW IS REQUESTED

FOR THE REASON:

ZONING BOARD OF APPEALS