

# VILLAGE OF WOODBURY ZONING BOARD OF APPEALS

October 9, 2019 – 7:30pm

1. **Executive Session**
2. **Approval and acceptance of previous minutes**
3. **New Business – n/a**
4. **Action on Decisions –**
  - a) **Sofer** - Review decision for an amendment to an existing variance granted on September 12, 2018. Said property is located at 14 Pheasant Run, HM SBL 247-2-5.
5. **Public Hearings -**
  - A) **The Shops of Woodbury, LLC – Continuation of Public Hearing** for area variances and interpretation. Applicant proposes to construct a commercial center and hotel having a lot area of 9.65 acres. The Applicant requires an interpretation of the applicability of Section 310-27C(3) which requires a 25' landscape buffer in the front yard. In the alternative the Applicant is requesting a variance from the 25' landscape buffer. The proposed lot coverage is 76% of the site, whereas pursuant to Section 310-7 of the Bulk Regulations, the maximum development coverage is 65%. The Applicant is also seeking relief from Section 310-7 regulating side yard setbacks and Section 310-12B regulating setbacks for commercial centers from state and county roads. Said property is located in the IB Zoning District off of the intersection of State Route 32 and Locey Lane in Central Valley and is known on the Village of Woodbury Tax Maps as Section 225 Block 1 Lots 34.1 & 34.2 .
  - B) **Reineke Vite – Continuation of Public Hearing** for an area variance to permit the construction of a single family dwelling on a preexisting lot having no frontage on a public roadway or suitable roadway improved to the satisfaction of the Highway Superintendent. Said property is located between 97 and 101 Smith Clove Road in the R2A Zoning District and is known on the Village of Woodbury Tax Maps as Section 218 Block 2 Lots 88.
  - C) **Philibert/Davis – Public Hearing** for an area variance to permit the continued use of a 6ft high stockade multicolored fence in a side yard. Whereas, pursuant to Section 146-5(A) and Section 146-7(D) of the Village Code, no fence 6ft. high shall extend forward of the rear building line of any dwelling and no fence shall be multicolored. Said property is located in the R3A Zoning District at 1021 State Route 32 in Highland Mills and is known on the Village of Woodbury Tax maps as Section 201 Block 1 Lot 21.
  - D) **Premium Outlet Partners/Woodbury Common – Public Hearing** for an area variance to permit the installation of an additional freestanding sign at the new 2<sup>nd</sup> entrance to Woodbury Common created by the Exit 131 improvements on Nininger Road. Whereas, pursuant to Section 310-30 (D)(2)(a) only one freestanding sign is permitted per premises. Said property is located at off of Route 32 in Central Valley and is known on the Village of Woodbury Tax Maps as Section 225 Block 1 Lot 70.2.
6. **Building Inspectors Report**
7. **Deliberations on closed Public Hearings**
8. **Adjournment**