

**TOWN OF HURLEY ZONING BOARD OF APPEALS AGENDA
PO BOX 569**

Hurley, New York 12443
planning@townofhurley.org
(845)331-7474 Ext. 335



Thursday, November 10 2022 @ 7:00 p.m.

Meeting Called to order & Pledge of Allegiance

- Public Comment-Approximate time-7:05

Old Business: none

Public Hearing:

Approximately 7:10

1. Appellant: Duff McDonald

Location: 48 Kreyer Lane Hurley/ Tax Map Number: 47.3-3-27/Zoning District: A-2.5

Summary: Applicants have filed an Appeal of the CEO's denial of building permits and are requesting 2 area variances

- A 44-foot variance to allow for a 6-foot setback for the side yard
- B) a 64-foot setback to allow for an 11 -oot setback in the rear yard

Approximately 7:30

2. Appeal of CEO's denial of a building permit to renovate Hurley House

Applicant: Arizona Hudson Valley

Location: 198 Heritage Drive/ Tax Map Number: 55.4-9-11.100 & 11.200/Zoning District: A-2.5

Summary: Applicant was granted Site Plan/SUP approval with conditions by the Hurley Planning Board on February 8, 2021. Section 210-40(B)(4) states the SUP must be exercised within 1 year.

ZBA Consultant: Victoria Polidoro, ESQ.

Applicant Representative: Umar A. Sheikh

Approximately 8:00

3. Appeal of CEO denial of a building permit requesting an Area Variance

Appellant: Harry McNamara

Location: 153 Russell Road

Tax map Number: 55.12-3-32/Zoning District: R-2 w/central water

Summary: pre-existing undersized lot (0.24 acres [1105 sq. ft.]); requires a 1ft front yard variance for a deck

Decisions:

1. Appeal of CEO's determination that Planning Board Special Use Permit Approval granted on February 8, 2021 has expired and under 210-40(B)(4) must start over

Applicant: Arizona Hudson Valley Location: 198 Heritage Drive Tax Map Number: 55.4-9-11.100 &

11.200/Zoning District: A-2.5 Summary: Applicant was granted Site Plan/SUP approval with conditions by the

Hurley Planning Board on February 8, 2021. Section 210-40(B)(4) states the SUP must be exercised within 1 year.

PUBLIC HEARING CLOSED OCTOBER 28, 2022-DECISION DUE BY 12/29/22

2. Appeal of CEO's denial of Building Permit Appellant: Cedar East Development/Onteora Central School District Location: 97 Cedar Street West Hurley Tax Map Number-38.10-3-5-Zoning District-R-2-Medium Density Residential Summary: Appeal of 6/10/22 Determination by CEO David Allen denying a Building Permit because conditions from the 8/30/21 Site Plan/SUP Planning Board approval had not been met

PUBLIC HEARING CLOSED OCTOBER 28, 2022-DECISION DUE BY 12/29/22

New Business: none

Action items: none

Minutes: October 13, 2022

Other Business:

Adjourn

Next ZBA meeting: December 8, 2022

Submission deadline: WEDNESDAY, November 23, 2022