

TOWN OF GARDINER
ZONING BOARD OF APPEALS APPLICATION

Applicant's Name Anthony G. Brown Phone(845) 901-7449

Applicant's Address 168 McKinstry Road, GARDINER, NY

Property interest of applicant:

Owner Anthony G. Brown

Contact Purchaser _____
(attach copy of contract)

Tenant _____
(attach copy of lease)

Location of property 168 McKinstry Road, GARDINER, NY

Zoning District RA

Tax map designation: Section 93 Block 4-5-3 Lot 100

Please answer all of the following questions:

1. Describe the use you desire to make of the property.

① Build accessory cottage (2 bedroom, 1.5 bath) on
current non-conforming 1.98 acre lot to serve as
in-law's cottage. Total footprint of cottage is 1512 sf
with useable space of 953 sf. The structure will
be single story and will use same color scheme of
existing main house. (see map) Plan is to use
matching siding and matching roof color

② Build additional structure of 768sf to serve
as 3 car garage in proximity of main house (see map)
Exterior of 3 car garage will be similar to main house.
Plan is to use matching siding colors and roof will
match existing main dwelling colors.

2. Describe the uses surrounding property owners make of their properties.
residential and some duplex housing. Some small
agricultural uses are located on McKinstry

3. Will the proposed use increase traffic congestion?
No

If not, why?

proposed dwellings will be for use of
existy family already in residences of 168 McKinstry.

4. Will off-street parking be provided for customers? N/A

If so, how many spaces? N/A Size of each space: N/A ft. by
ft.

Submit a diagram of the parking available on the site, indicated entry and exit from the public streets.

5. List any churches, public buildings, playgrounds and recreation facilities which are located within 500 ft. of the exterior property lines of the property on which the proposed use is to be located.

None

6. How many persons will be employed by the use?

Full-time N/A Part-time N/A

7. State the maximum number of customers, clients, patients or patrons expected to be on the premises at any one time. N/A

8. State the size of the lot on which the use is to be located both in square footage and dimensions of front, side and rear lot lines.

Square footage: 1.98 acre

Lot Lines: Front 195 ft. Side R=375
L=371 ft. Rear 308 ft.

9. State the dimensions of the building or structures to be used. If more than one

Building No. 1 Building No. 2 Building No. _____
Size: 36 ft. x 42 ft. Size: 24 ft. x 32 ft. Size: _____ ft. x _____ ft.

10. How many square feet of usable space is in each building?

Building No. 1 Building No. 2 Building No. _____
Usable Sq. ft. 953 SF Usable Sq. ft. 768 Usable Sq. ft. _____
Sq. ft. to be devoted to proposed use: 953 Sq. ft. to be devoted to proposed use: 768 Sq. ft. to be devoted to proposed use: _____

11. State the distance of the building in which the use will be located from all front, rear and side property lines. If more than one building or structure is to be used, list each individually.

Submit a drawing diagramming this information.

Building No. 1

Distance from property lines:

Front: 130 ft. Rear: 199 ft. ^{Left} Side 16' ft. ^R Side 143 ft.

Building No. 2

Distance from property lines:

Front: 79 ft. Rear: 260 ft. ^{Left} Side 60 ft. ^{Right} Side 118 ft.

Building No. _____

Distance from property lines:

Front: _____ ft. Rear: _____ ft. Side _____ ft. Side _____ ft.

