



TOWN OF GARDINER

P.O. Box 1 Town Hall
Gardiner, NY 12525



Building Inspector
Andrew Lewis
Tel. 845-255-9675
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June 11, 2018

Zoning Board of Appeals

RE: Zoning Variance for Accessory Apartment
Amatai Cohen
31 Pioneer Ln.
Gardiner NY
SBL: 93.1-4-16

Dear Members of the Board,

Reference is made to the above stated address. We have received a completed ZBA application, a completed Short EAF, stamped envelopes to all properties within 500 feet, and a check for \$200 for an area variance, from Mr. Cohen.

Mr. Cohen is requesting a ZBA area variance based on a lot size restriction. It is his intent to construct an Accessory Apartment at the above address. This lot contains 1 acre of land. Under Zoning Code 220-12 C, "*any lot containing an accessory apartment must contain the minimum acreage required by the dimensional table.*" It is my understanding, per the Small Scale Subdivision Development section of our Zoning Law (220-24), that a non-conforming lot is any lot under 2 acres in the RA district.

The structure in which Mr. Cohen is proposing this apartment is already in existence, and is being renovated as a studio/office space currently.

If you should have any further questions regarding this application, please feel free to reach me in my office.

Sincerely,

Andrew Lewis
Building Inspector
Code Enforcement Officer
Town of Gardiner NY