

2011 ZONING BOARD ANNUAL REPORT

Prepared by Carolyn Cummins, Board Secretary

Date: January 25, 2012 Revised

ZB#2010-2 Metro PCS NY, LLC
Block 108 Lot 2.01
460 Highway 36

The Board denied the application for use, bulk and site plan approval to extend the existing cellular monopole by 50 ft and to install an additional pad to contain equipment, **all on the old Stewart's property. The applicant has appealed the board's denial to the Superior Court, and has since filed a new application with the board to co-locate on the Eastpointe building..**

Resolution dated 9-1-11

ZB#2010-3 Quick Chek
Block 108 Lots 1 & 2.01
440/450 Hwy 36

The Board approved **an** application to consolidate both lots, to remove existing structures (except for existing cell phone towers & equipment cabinets) and to construct a retail convenience store (Quick Chek) with six indoor seats and 8 outdoor seats, and gasoline station with 8 pumps. The board granted use variance **approval** for a gas station, **plus and** preliminary & final site plan approval as well as bulk variances.

Resolution dated 2-3-11 & 7-7-11

ZB#2011-1 Compagni, J.
Block 28 Lot 16 – 21 Prospect Street

The Board approved **an** application to construct a 220 square foot single-car garage with new balcony over top connecting to existing master bedroom and to demolish front steps and construct new front porch. Variances were granted for front yard setback of 9.4 feet, where 35 feet is required and a design waiver for driveway width of 23 feet where 18 feet is permitted.

Resolution dated 12-1-11

ZB#2011-2 SJD Design, LLC PENDING
Block 40 Lots 18.19 & 20
Shore Drive

Application to demolish existing buildings and construct 5 townhomes, which requires a use variance.

ZB#2011-3 McGavin, T Approved
Block 35 Lot 1
18 Valley Avenue

The Zoning Board approved the application to install a new in ground swimming pool in the portion of the yard fronting on North Peak Street. A variance were granted for the location of the swimming pool being 10.2 feet to front yard setback on North Peak Street, where 35 feet is required.

Resolution dated 2/2/12

ZB#2011-4 Dakoglou /Louco, LLC PENDING
Block 63 Lot 19.01
231 Bay Avenue

Appeal of Zoning Officers Denial to allow for restaurant use and also a use variance application.

ZB#2011-5 Metro PCS Approved
Block 106.1 Lot 1
1 Scenic Drive

The Zoning Board approved the application for the installation of wireless telecommunication antennas and equipment on the roof of the Eastpointe Condo's located at 1 Scenic Drive. The board granted the required use variance and height variance and preliminary and final site plan approval.

Resolution dated 2/2/12