



LEGAL NOTICE

GATES ZONING BOARD OF APPEALS

July 8th, 2024

NOTICE IS HEREBY GIVEN THAT THERE WILL BE A PUBLIC HEARING OF THE ZONING BOARD OF APPEALS OF THE TOWN OF GATES, 1605 BUFFALO ROAD ON MONDAY, JULY 8th, 2024 AT 7:30 PM (Pre-agenda meeting 7:00PM) PERTAINING TO THE FOLLOWING:

TABLED ITEMS(S):

- 1. The application of Christina Mead requesting an area variance for the property located at 3 Bryn Mawr Road from Article VIII, § 190-36(B) that will allow her to install a 6 foot vinyl fence that will encroach into 50 foot setback on Chili Avenue by 31.9 feet .**
- 2. The application of PEMM LLC requesting several area variances for the property located at 2061 Chili Avenue from Article V, § 190-24(B); Article V, § 190-22(B)(3) and Article V § 190-24(C) to allow the following:**
 - Two signs on the gas canopy, one facing Chili Avenue and the other facing Beahan Road.**
 - A 4.5 square foot directional sign where only 3 square feet are allowed.**
 - A 26.53 foot wall sign where only 15 feet are allowed.**
 - A 35 foot wall sign where only 15 feet are allowed.**
- 3. The application of Pathstone Development Corporation requesting an extension of the area variance from article xx, section 190-102 to allow for more units per building than are allowed for a proposed 2-story apartment building to be located at 1049 wegman road.**

NEW ITEMS(S):

- 1. The application of Lucas Matroniano requesting an area variance for the property located at 11 Youngs Avenue from Article VIII, § 190-36(B) that will allow him to install a 6 foot wooden privacy fence that will encroach into 50 foot setback on Long Pond Road.**
- 2. The application of Vincent & Jessica Candileri requesting an area variance for the property located at 1 Brongo Lane from Article VIII, § 190-36(B) that will allow him to install a 4 foot black chainlink fence that will encroach into 35 foot setback on Queensland Drive by approximately 12 feet.**

3. The application of Bayardo Mendoza requesting an area variance for the property located at 292 Ford Avenue from Article VI, § 190-32(D) to maintain an open fence in the front yard of his property.

ALL INTERESTED PARTIES ARE INVITED TO ATTEND. PLANS ARE ON FILE FOR THE ABOVE APPLICATIONS IN THE OFFICE OF THE BUILDING INSPECTOR AND MAY BE REVIEWED BY THE PUBLIC DURING REGULAR BUSINESS HOURS.

**William Kiley
Chairman**