

**Village of Hillburn
Zoning Board of Appeals
NOTICE OF PUBLIC HEARING**

PLEASE TAKE NOTICE that the Village of Hillburn Zoning Board of Appeals will hold a Public Hearing on the Application of Areivim, Inc. on Monday, September 16, 2024 at 7:00PM or as soon thereafter as can be heard, in the Municipal Meeting Room, 31 Mountain Avenue, Hillburn, NY 10931 and via teleconference. Applicant is seeking an Area Variance and a Use Variance from the Village Code to Allow the use of a Single Family Residence as a Place of Gathering. Property is in the R-6 Zone and is located at 38 Fifth Street in the Village of Hillburn, New York; Property Owner: Areivim, Property I.D.: 47.18-3-8 on the Village of Hillburn Tax Map.

The Applicant is seeking the following variances of the Zoning Law:

Area Variances:

Section 250-12 – Table A – R-6 Zone - Schedule of General Use & Bulk Requirements

	<u>Allowed</u>	<u>Existing</u>	<u>Requested</u>
Maximum Coverage	25.0%	36.6%	40.3%
Minimum Lot Width	125.0 FT	50.0FT	50.0 FT
Minimum Lot Area	22,000SF	5,500SF	5,500SF
Minimum Front Yard Setback	35.0 FT	20.4FT	20.4FT
Side Yard Setback	8.0FT	6.4FT	6.4FT

Zoning Law Section 250-53-AA(4), (5), (7), (8) - Special Use Permit Requirements

	<u>Required</u>	<u>Provided</u>
Screening of Parking	25' Wide Planted Buffer	None
Number of Parking Spaces	8	4
Parking between Building & Street Line	Prohibited	4
Residency	Owner Occupancy	None

Use Variance:

Section 250-11 – Table A – R-6 Zone - Table of General Use Regulations

Use of a Single Family Residence as a Place of Gathering/Worship

At the aforesaid time and place, the Zoning Board of Appeals of the Village of Hillburn will hear comments from any and all interested parties regarding the Application. Said Application is available for review at Village Hall during regular business hours.

To attend via teleconference, go to <https://meet.goto.com/243224501> or by phone at [+1 \(408\) 650-3123](tel:+14086503123) - Access Code: 243-224-501

Dated: September 3, 2024

**Nelson Hadley, Chairperson
Hillburn Zoning Board of Appeals**

**Terry Rice, Esq.
Hillburn Village Attorney**