

**Zoning Board of Appeals
&
Town Planning Board**

Town of Waterford, New York

Notice of Public Hearing

Notice is hereby given that the Zoning Board of Appeals and the Planning Board of the Town of Waterford, New York, will hold a joint Public Hearing at the Town Hall, 65 Broad Street, Waterford, New York, on June 1, 2022 at 6:30 P.M. in the evening to hear comments concerning an application regarding property owned by Jerome Powers at 45 Columbus Avenue. The applicant intends to add a 1352 sf, two story addition to an existing house that is 1196 sf. A new basement garage will also be part of the addition.

As a result, the Zoning Board of Appeals needs to grant an area variance (10 feet) for an insufficient front yard setback. In 2020, a front yard setback variance was granted for a new porch at the same property.

The Planning Board is also required to conduct a site plan review per Section 161-84 A(4) of the Town Code since the addition will increase the size of the home by more than 25% (an actual 213% increase).

The property is bounded by the following:

To the North	Seth Reynolds & Lauren Fetsko	43 Columbus Avenue
To the East	Daniel & Dorothy Knight Sr	86 Davis Avenue
To the South	Mark Forchilli	47 Columbus Avenue
To the West	Town of Waterford (Sugarloaf Pond)	65 Broad Street

All parties in interest and citizens will be given an opportunity to be heard at this Public Hearing.

This Notice of Public Hearing is given pursuant to Article 16 of the Town Law. By order of the Zoning Board of Appeals and the Planning Board of the Town of Waterford, New York.

Carl Benoit, Acting Chairman

May 18, 2022