



LEGAL NOTICE

GATES ZONING BOARD OF APPEALS MARCH 10th, 2025

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, MARCH 10th, 2025 AT 7:30 PM (Pre-agenda meeting 7:00PM) PERTAINING TO THE FOLLOWING:

NEW ITEMS(S):

- 1. The application of Brufal Properties LLC seeking an area variance from Article XIX, § 190-94(C)(2) that will allow the construction of a garage addition that will encroach into the seven foot side setback on the north side of the property at 19-21 Nisa Lane.**
- 2. The application of John Gizzi for Boulder Point Development LLC seeking an area variance from Chapter 100, § 100-17(A)(1) to construct a building addition having its floor below the base flood elevation at 9 Coldwater Crescent.**
- 3. The application of John Gizzi for Boulder Point Development LLC seeking an area variance from Article XXVII , § 190-61(B) to construct a building addition that has a height of 65 feet when only 50 feet is allowed at 9 Coldwater Crescent.**
- 4. The application of John Gizzi for Boulder Point Development LLC seeking an area variance from Article XXVII, § 160-61(A)(2) to construct a building addition with a side setback of 34 feet when 65 feet is required at 9 Coldwater Crescent.**
- 5. The application of John Gizzi for Boulder Point Development LLC seeking area variance from Article VI, § 190-14(A) to provide 155 parking spaces (standard and land banked) when 507 spaces are required at 9 Coldwater Crescent.**
- 6. The application of Deep Rock II LLC seeking a sprinkler variance from Chapter 97, § 97-4 for construction of a new building at 37 Deep Rock Road.**
- 7. The application of George Salem seeking an area variance from Article XIX, § 190-94(C)(2) that will allow the construction of a garage that will encroach into the seven (7) foot side setback at 266 Auburn Avenue.**

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**