

**ZONING BOARD OF APPEALS  
AGENDA  
January 18, 2023**

**PUBLIC HEARINGS:**

Debra and Stephen DeEntremont  
TM#: 98.1-1-9 (RS-1)  
123 Clark Road  
Pine Bush, NY 12566  
§177-23.2c.(2) and 117-10 – Variances for Lot Area of  
5.448 Acres, Lot Width of 42.52' and Rear Yard Setback of  
53'

Lily of the Valley Homes/Kelly Zemski  
TM#: 99.2-6-22 (RAG-4)  
2491 Bruynswick Road  
Wallkill, NY 12589  
§177-6G – Variances for Lot Area of .7 Acres and Lot Width  
of 65'

**PUBLIC HEARING  
CONTINUATIONS:**

Garvilla Construction Inc.  
TM#: 99.1-4-29 (RS-2)  
694 Decker Road  
Pine Bush, NY 12566  
§177-6C – Variances for Lot Area of 3 Acres, Side Setback  
of 10.3', Road Frontage of 20'

One Stop Shop Supplies  
TM#: 106.4-1-7.112 (SB)  
3050 Route 208  
Wallkill, NY 12589  
§177-6I – Variances for Rear Yard Setback of 33.4',  
Impervious Coverage of 41%

**APPEARANCE:**

None

**CORRESPONDENCE:**

None

**AGENDA SUBJECT TO CHANGE – Revised 1/12/23**