

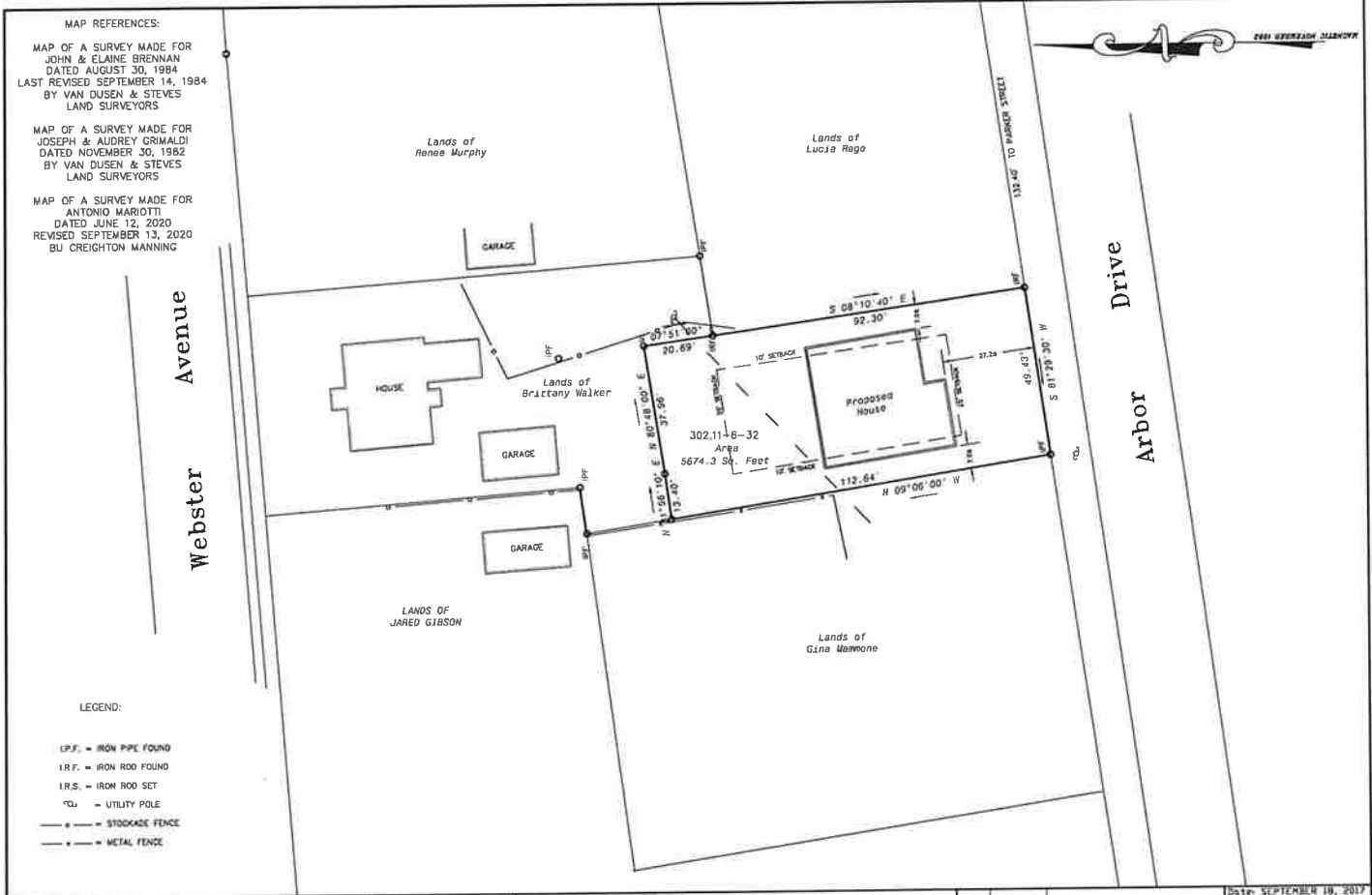
CITY OF GLENS FALLS ZONING BOARD of APPEALS
NOTICE OF A PUBLIC HEARING

NOTICE IS HEREBY given that a Public Hearing will be held in the Common Council Chambers at City Hall in the City of Glens Falls, New York on the 20th day of September 2021 at 6:30 p.m. on the following matters before the Zoning Board of Appeals:

1. Area Variance 21-0033: Larry Clute, contract vendee of Antonio Mariotti, owner of tax map no. 302.11-6-4, commonly known as 44 Arbor Drive, is seeking a variance in the side yard setback from 10 feet to 6.5 feet, to allow for the construction of a single-family dwelling at this location. Pursuant to zoning chapter 220, sections 220-11 H (2)(a) and (c), this application requires Zoning Board review and approval.

Dated: August 4, 2021

JEFF PURNER
ZONING BOARD OF APPEALS
CITY OF GLENS FALLS



MAP REFERENCES:
 MAP OF A SURVEY MADE FOR JOHN & ELAINE BRENNAN DATED AUGUST 30, 1984 LAST REVISED SEPTEMBER 14, 1984 BY VAN DUSEN & STEVES LAND SURVEYORS
 MAP OF A SURVEY MADE FOR JOSEPH & AUDREY GRIMALDI DATED NOVEMBER 30, 1982 BY VAN DUSEN & STEVES LAND SURVEYORS
 MAP OF A SURVEY MADE FOR ANTONIO MARIOTTI DATED JUNE 12, 2020 REVISED SEPTEMBER 13, 2020 BY CREIGHTON MANNING

LEGEND:
 I.P.F. = IRON PIPE FOUND
 I.R.F. = IRON ROD FOUND
 I.R.S. = IRON ROD SET
 U.P. = UTILITY POLE
 S.F. = STOCKADE FENCE
 M.F. = METAL FENCE

Van Dusen & Steves Land Surveyors
 189 Haviland Road Queensbury, New York 12804
 (518) 792-8474 New York Lic. No. 50135

Surveyors are not to be held responsible for a party's actions or omissions. This is a map of a parcel of land and does not constitute a deed or any other instrument. It is not intended to be used as evidence of title. The surveyor's responsibility is limited to the accuracy of the measurements and the correctness of the calculations. The surveyor does not warrant the accuracy of the information provided by the client. The surveyor's liability is limited to the amount of the fee paid for the survey.

Map of a Survey made for
Clute Enterprises
 City of Glens Falls, Warren County, New York

NO.	DATE	DESCRIPTION
3	09/03/21	REVISE PROPOSED HOUSE
2	08/26/21	PROPOSED HOUSE
1	10/23/17	SHOW BUILDING SETBACKS

Date: SEPTEMBER 16, 2017
 Scale: 1"=20'
S-1
 SHEET 1 OF 1
 CLUTE
 DWG. NO. 00095-CLUTE
 C-305