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Public Notice of Hearing

Zoning Board of Appeals
Village of South Glens Falls, New York 12803

PLEASE TAKE NOTICE that two Public Hearing before the Zoning Board of Appeals for the Village of South Glens Falls, Saratoga County, State of New York will be held on the **22nd day of July 2021** in the Village of South Glens Falls Village Hall, 39 Saratoga Avenue, South Glens Falls , NY 12803 to consider the following applications:

Item #1:

AREA VARIANCE – Applicant: EmALee, LLC, Kimberly Henkel – owner.

A public hearing will be conducted by the Village of South Glens Falls Zoning Board of Appeals on an application for an area variance for the establishment of a retail/consignment shop with an accessory indoor children’s play area at 59-61 Hudson St. (tax map parcel no. 37.54-2-53). The hearing will be held on **Thursday, July 22, 2021, at or about 7:00pm.**

The property is wholly within a the Commercial (C-2) District of the Village Zoning Chapter (153). Said application involves relief from §153-3 Retail Type II square footage which limits commercial use to 2,500 sq. ft.; the applicant seeks 5,000 sq. ft. for retail sales and the indoor child play area. Additionally, the applicant seeks relief from §153-17 relating to required off-street parking. By calculating the required off-street spaces in the Village Code, 17 spaces are required; and 0 are proposed.

Item #2:

AREA VARIANCE – Applicant: Sommer-Lynn Cross – property owner.

A public hearing will be conducted by the Village of South Glens Falls Zoning Board of Appeals on an application for an area variance for the construction of 6-foot privacy fence in the front yard at 9 Ferry Boulevard (tax map parcel no. 37.54-3-43). The hearing will be held on **Thursday, July 22, 2021, at or about 7:15pm.**

The property is wholly within the R-1 Residential District of the Village Zoning Chapter (153). Said application involves relief from Chapter 68 – Fences; §68-4, Height limitations which limits the height of picket-style fences in the front yard to 4 feet and the applicant is seeking approval for a 6-