

Evergreen Estates Zoning Change Petition

Dear Mayor and members of the board:

The purpose of this letter is to petition the Board for an amendment to the zoning map reclassifying the above referenced parcels from General Business District to the R2 zoning district.

The subject parcels derive from the subdivision of 7 Evergreen Estates Drive, formerly 6137 Main St, Tannersville, NY. The parent parcel, which maintains frontage on Main Street, is excluded from this petition and will retain its General Business designation, thereby preserving the mixed commercial and residential potential of the Main Street corridor.

The subject parcels, by contrast, are residential in nature and are situated within an established residential setting. Reclassification to R2 would align them more properly with the adjacent properties. Their continued inclusion in the General Business district would permit uses incompatible with the surrounding area. An R2 designation more accurately reflects the prevailing character of the neighborhood and the intended use of the land, and represents a more appropriate application of the zoning framework to these parcels.

We respectfully request the Board's favorable consideration of this petition .

For Lot numbers:

11 Evergreen Estates Drive: 185.05-1-4.2

15 Evergreen Estates Drive: 185.05-1-4.112

18 Evergreen Estates Drive: 185.05-1-4.12

Respectfully,

Abraham Stefansky,

Owner of 6137 Main St LLC