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P.O. Box 134, 7209 Rte. 28, Shandaken, NY 12480

November 7, 2025

Dianelys Garcia &
Jesus Marante
92 E Broad St
Bergenfield, NJ 07621

PERMIT APPLICATION REFERRAL

Site Address: 208 Pantherkill Rd
Site SBL: 13.4-1-14
Site Acreage: 2.00a
Zoning District: Residential 5-acre
Current Use: Vacant Land
Referred To: Zoning Board of Appeals

Dear Dianelys Garcia & Jesus Marante,

This letter follows your submittal of an application for a Building Permit to construct a single-family residence on the above references parcel. I am unable to sign off on the permit as the proposed location of the home requires an Area Variance before I can do so.

The construction of a single-family home in a Residential 5-acre Zoning District requires a 75-foot rear yard setback (116-11,) you propose a 12-foot setback.

A variance to construct a home with a 12-foot setback on this lot was approved for a previous owner in 2006. Since that home was never built, the variance became null and void one year from its issuance (116-69 G.)

The Zoning Board of Appeals meets on the third Wednesday of each month at 7:00pm. An application for Area Variance is enclosed. Complete applications are due 10 days prior to a scheduled meeting to be added to the agenda.

Should you have any questions, you can contact my office at (845) 688-5003.

Thank you,

Grace Grant
Zoning Enforcement Officer