

ESOPUS ZONING BOARD OF APPEALS

Date: February 19, 2019
Town Hall, 284 Broadway
Port Ewen, New York 12466

PRESENT: Vic Barranca – Acting Chairman
James Banks
Frank Skerritt
James Tomassetti

EXCUSED: Chairman Karl Wick

Acting Chairman Vic Barranca called the meeting to order with the Pledge of Allegiance to the Flag at 7:06 p.m. Roll call confirmed that a quorum was present.

Acting Chairman Barranca called for a Motion to approve the January 15, 2019 Minutes. Upon Motion of Member James Banks, seconded by Member Frank Skerritt, and the affirmative vote of 4 members, the negative vote of 0 members, the abstention of 0 members and 1 member being absent, the Motion was carried by the following vote:

| Member: | Vote |
|---------------------|-------------|
| Karl Wick, Chairman | Excused |
| Vic Barranca | Aye |
| James Banks | Aye |
| Frank Skerritt | Aye |
| James Tomassetti | Aye |

VOUCHERS:

Vouchers were distributed for review by the Board.

Acting Chairman Barranca called for a Motion to approve the Voucher for payment of Administrative Assistant's 11 hours of time. Upon Motion of Member Vic Barranca, seconded by Member Frank Skerritt, and the affirmative vote of 4 members, the negative vote of 0 members, the abstention of 0 members and 1 member being absent, the Motion was carried by the following vote:

| Member: | Vote |
|---------------------|-------------|
| Karl Wick, Chairman | Excused |
| Vic Barranca | Aye |
| James Banks | Aye |
| Frank Skerritt | Aye |
| James Tomassetti | Aye |

For the benefit of those present, Acting Chairman Barranca explained the process for Zoning Board of Appeals application reviews, noting that there were three parts to this process - the Informational Meeting, the Public Hearing and the Decisional Meeting.

INFORMATIONAL:

01-10-19-01 Nina Nichols
138 Second Street, Connelly, NY
SBL No. 56.50-3-38
Area Variance - Article IV §123-13A(1)

Property owner Nina Nichols was present and provided background as to why the proposal was now before the Zoning Board of Appeals. The residence was previously a three-family home and the plan was now to convert to a two-family structure. The applicant wished to be living in the house and had been in discussions with Planning Board and Building Department. The Building Department had indicated to the applicant that a permit could be issued for a single-family in the interim so that renovations could begin to repair the roof and structure that resulted from a previous fire. Ms. Nichols stated that the goal was to design the renovated structure to be as net zero as possible.

Member Tomassetti inquired as to the roof being flat. Ms. Nichols responded that it had been burned off and that a peaked roof with attic space would be constructed.

The Board indicated that a Public Hearing on the application was to be held on March 19, 2019.

Ms. Nichols agreed to the Members conducting a site visit at any time. She inquired as to what would be needed on the survey and if it was required to be prepared by a licensed surveyor. Member Skerritt confirmed that existing structures, setbacks, and distances were standards normally required on a survey map and the applicant should confirm with the Planning Board the necessary information to be provided.

PUBLIC HEARING:

01-02-19-01 Richard Hammond
1803 Route 213
Rifton, NY
SBL No. 71.1-1-14
Area Variance – Front Yard Placement

Property owner Richard Hammond was present for the application and provided an overview of the proposal before the ZBA. It was noted that Chairman Wick had requested photographs from the surrounding neighborhood to confirm that the proposed shed fit with the character of neighborhood. Mr. Hammond noted that there no actual structures such as his but that he had spoken with two of his neighbors and that neither of them had an objection to the location of the shed.

Acting Chairman Barranca called for a Motion to open the Public Hearing. Upon Motion of Member James Banks, seconded by Member Frank Skerritt and the affirmative vote of 4 members, the negative vote of 0 members, the abstention of 0 members and 1 member being absent, the Motion was carried by the following vote:

| Member: | Vote |
|---------------------|-------------|
| Karl Wick, Chairman | Absent |
| Vic Barranca | Aye |
| James Banks | Aye |
| Frank Skerritt | Aye |
| James Tomassetti | Aye |

There being no persons present to speak, Acting Chairman Barranca called for a Motion to close the Public Hearing. Upon Motion of Acting Chairman Vic Barranca, seconded by Member James Banks and the affirmative vote of 4 members, the negative vote of 0 members, the abstention of 0 members and 1 member being absent, the Motion was carried by the following vote:

| Member: | Vote |
|---------------------|-------------|
| Karl Wick, Chairman | Absent |
| Vic Barranca | Aye |
| James Banks | Aye |
| Frank Skerritt | Aye |
| James Tomassetti | Aye |

The Board agreed to reserve decision on the application until the March 2019 meeting.

DECISIONAL:

**12-18-18-01 John Stinemire (as agent for Ryan Jabs)
 208 Broadway
 Port Ewen, NY
 SBL No. 56.67-5-9
 Area Variance – 10’ sideyard**

John Stinemire as agent for property owner Ryan Jabs, was present and addressed the Board. Acting Chairman Barranca called for questions from the Board. Member Skerritt requested that he desired to hold the decision over until the next meeting to review a letter from the McKnight’s that had been recently received and for the Chairman to be present.

Upon Motion of Acting Chairman Vic Barranca, seconded by Member Frank Skerritt, the meeting was adjourned at 7:30 p.m.

Respectfully submitted,

Lisa K. Mance, Administrative Assistant

Submitted on February 26, 2019

Approved: March 19, 2019