

ESOPUS ZONING BOARD OF APPEALS

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

PRESENT: Karl Wick, Chairman
Vic Barranca
James Banks
James Tomassetti

EXCUSED: Frank Skerritt

Also present: Councilwoman Kathie Quick.

Chairman Karl Wick called the meeting to order with the Pledge of Allegiance to the Flag at 7:01 p.m.

For the benefit of those present, Chairman Wick 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.

Roll call confirmed that a quorum was present.

INFORMATIONAL:

03-06-19-01 Mary McHugh
978 Cow Hough Road, New Paltz
SBL No. 71.3-2-16
Area Variance - Article V §123.21 (C) (5)

Mary McHugh and Bruce Stalnaker were present and provided background as to why the proposal was now before the Zoning Board of Appeals. They had purchased an empty lot adjacent to their property to protect their privacy and had set a shed on that lot for lawn equipment. They now desired to build a residence on the vacant lot but the existing shed would now not be in compliance with the Code. Topography doesn't allow for the house to be located in any other location that what is proposed.

Member Barranca requested photographs of the property. Chairman Wick stated that one of the questions to be asked would be if the house could be moved forward on the property and also, does the present proposal "change the character of the neighborhood?"

A Public Hearing on the application was to be held on April 16, 2019. The Applicants extended an invitation for the Members to conduct a site visit at their convenience.

The Board indicated that a Public Hearing on the application was to be held on April 16, 2019.

Chairman Wick entertained a Motion to approve the Minutes of February 19, 2019 and February 28, 2019. Upon Motion of Member Vic Barranca, seconded by Member Jim 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 4 – 0 by the following vote:

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

VOUCHERS:

Vouchers were distributed for review by the Board.

Chairman Wick called for a Motion to approve the Voucher for payment of Administrative Assistant's and two (2) vouchers for the services of Kyle Barnett, Esq. Upon Motion of Chairman Karl Wick, seconded by Member Vic Barranca, 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

PUBLIC HEARING:

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

Nina Nichols was present to represent herself on the application and provided a synopsis of what was being proposed, indicating that she had purchased a late 1800's house which was previously a 3-family dwelling which she would like to reduce to a 2-family residence. Proposal before the Board required an area variance.

Member Barranca recounted the issue with vehicles parking on the street and the limited access of emergency vehicles. The Board noted that it would be best for all vehicles to be parked on the garage portion of the property.

Chairman Wick called the Public Hearing to order at 7:21 p.m.

There being no persons present to speak, **Chairman Wick called for a Motion to close the Public Hearing.** Upon motion of Member Jim Banks, seconded by Member Vic Barranca 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	Aye
Vic Barranca	Aye
James Banks	Aye
Frank Skerritt	Excused
James Tomassetti	Aye

DECISIONAL:

01-02-19-01 Richard Hammond
1802 Rt. 213, Rifton, NY
SBL No. 71.1-1-14
Area Variance - Article V §123-21(c) (5)

Richard Hammond was present and provided representational photographs of the neighborhood to provide to the ZBA for reference. There were topographical issues with the property that didn't lend itself to the placement of the shed in another location other than where it was presently.

Chairman Wick entertained a Motion to grant the variance pursuant to Article V §123-21(c) (5). Upon Motion of Member Vic Barranca, seconded by Member Jim 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	Aye
Vic Barranca	Aye
James Banks	Aye
Frank Skerritt	Excused
James Tomassetti	Aye

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

Chairman Wick confirmed that the requested area variance was being made pursuant to the correct section of the Code. The entire neighborhood in Connelly is comprised of very small lots. Member Barranca commented that the proposed renovations to the existing structure would be an improvement to the neighborhood. Chairman Wick noted that the proposal was preferred and was in favor of the action.

Upon Motion of Member Vic Barranca, seconded by Member Jim 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 to grant the variance pursuant to Article IV §123-13A (1) was carried by the following vote:

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

The Applicants were now returning back to the Planning Board for site plan review and thanked the Board for their service.

Member James Banks expressed interest in being the liaison to the Waterfront Advisory Board.

Upon Motion of Member Vic Barranca, seconded by Chairman Karl Wick, the meeting was adjourned at 7:34 p.m.

Respectfully submitted,

Lisa K. Mance, Administrative Assistant

Submitted on March 26, 2019

Approved: April 16, 2019