

**ZONING BOARD OF APPEALS MEETING  
MAY 17, 2016**

**PRESENT:** Kathy Kiernan, Chairperson  
Joseph Guido  
Frank Skerritt  
Karl Wick  
Vic Barranca

**EXCUSED:** Melanie Marino

**ALSO PRESENT:** Myles Putman, Consultant

Chairperson Kiernan called the meeting of the Town of Esopus Zoning Board of Appeals to order at 7:00 p.m. beginning with the Pledge of Allegiance to the Flag.

Chairperson Kiernan asked the Board if everyone read the minutes of the April 19, 2016 meeting and if there were any changes. Frank made one change to the minutes.

**VIC MADE A MOTION TO APPROVE THE APRIL 19, 2016 MEETING MINTUES, SECONDED BY KARL. ALL MEMBERS WERE IN FAVOR.**

**VOUCHERS:**

M.L. Putman Consulting (March, 2015).....	\$786.00
Daily Freeman (O'Brien Public Hearing Notice).....	\$ 12.60
April Oneto (secretarial services).....	42 hrs.

**VIC MADE A MOTION TO PAY THE VOUCHERS AS SUBMITTED, SECONDED BY JOE. ALL MEMBERS WERE IN FAVOR.**

Chairperson Kiernan explained that there are three parts to the process. There is the informational portion, public hearing and decisional. Tonight we have one new case for informational and we have one Public Hearing.

**INFORMATIONAL:**

**05-17-16-01 Quetzal Saunders  
1352 Old Post Rd., Ulster Park  
SBL: 71.30-4-26  
Area Variance**

Chairperson Kiernan asked if there was anyone present for this application. There was no one present to represent this applicant.

**PUBLIC HEARING:**

**04-19-16-02 Sean O'Brien  
163 Hoyt Street, Port Ewen  
56.60-2-33  
Area Variance**

Applicant, Sean O'Brien was present.

Sean presented some pictures of the neighbor's houses on Canal Street and Hoyt Street that are closer to the neighbors than the one he will be putting up.

Joe Guido stated that just for the record he asked Sean to explain to the Board what he is asking for. Sean stated that the setbacks for the side should be 15 feet and he would like to reduce side yard set backs to 12 feet to his property line; not 12 feet between the houses. Sean stated that it is actually 11 feet 6 inches. Karl measured and stated that it is 11 feet and 2.5 inches. Sean agreed with this. Sean stated that the front and the back yards have plenty of room. Sean stated that last year there was a garage built right on the property line on Hoyt Street and he thinks that a house is far safer than a garage since he is not storing chemicals in his house.

Gloria VanVliet – 217 Doris Street – She said that she is familiar with the lot since attending Planning Board Meetings. She is concerned because he cannot park on the street and would like to know what he is planning on doing for parking. Sean stated that there will be room in the front for off street parking spaces.

Myles stated that this was mentioned along with the curb cut that is required and he thinks everyone understood that there is on site parking. Sean stated that he went to the Building Department and he was told that once he gets the variance approved he will approach the Highway Superintendent for the curb cut.

Joe Guido stated for the record that he knows Sean. They have a mutual friend. Karl said that he does not have a problem with Joe considering this case. No other Board members had any concerns.

There was no one else from the public who wished to speak about this application.

Chairperson Kiernan stated that normally ZBA is a three month process but this is a simple variance that the applicant is asking for. She polled the Board and the members felt that this could be voted on at this meeting.

**VIC MADE A MOTION TO CLOSE THE PUBLIC HEARING FOR O'BRIEN, CASE #04-19-16-02, AREA VARIANCE, SECONDED BY JOE. ALL MEMBERS WERE IN FAVOR.**

**DECISIONAL PHASE:**

**04-19-16-02 SEAN O'BRIEN  
AREA VARIANCE ( 123.20) – SIDE YARD SETBACK  
163 HOYT STREET, PORT EWEN  
SBL: 56.60-2-33**

**KARL MADE A MOTION TO GRANT A VARIANCE TO SECTION 123-20 AREA AND BULK REGULATIONS TO ALLOW A SETBACK OF 11 FEET FOR EACH SIDE YARD WHICH IS 4 FEET FROM THE REQUIRED 15 FEET FOR SEAN O'BRIEN, CASE # 04-19-16-02, SECONDED BY VIC.**

Joe – Votes in favor – It is not out of character with the neighborhood and there are other houses that are closer than this.

Kathy - Votes in favor for the same reason and there is no one from the neighborhood with any objections.

Vic – Votes in favor for all the reasons mentioned. Vic feels that the pictures presented are worth 1,000 words.

Frank – Votes in favor for all the reasons listed and the applicant will deal with the parking in front of the house.

Karl – Votes in favor in light of the evidence presented this evening. He feels that it will not change the character of the neighborhood. These are very old undersized lots and this is not a big house. He feels it is very workable.

**MISCELLANEOUS:**

**04-19-16-01 – Still River LLC (Seth Tapper) - Applicant requested to be removed from the agenda until they decide what direction they will be going. If they decided to withdraw their application from this Board, they will submit something in writing.**

**JOE MADE A MOTION TO LEAVE THE INFORMATIONAL OPEN UNTIL WE HEAR FROM THE APPLICANT.**

**05-17-16-01 Quetzal Saunders – Area Variance – 1352 Old Post Rd., Ulster Park;  
SBL: 71.30-4-26 – Will be tabled until next month for Informational  
Part of the ZBA process.**

Chairperson Kiernan informed the Board that the ZBA received **Lead Agency Coordination Form** submitted by the Planning Board for the Star Estate Development LLC. The Board discussed this and signed the form for the Planning Board to allow the Planning Board to act as Lead Agency.

The ZBA has a vacancy and is still looking for a new board member if anyone knows anyone who is interested please let the Town Clerk know.

**TRAINING:**

Ulster County Planning Board was scheduled to be here to provide training specific to the ZBA. They did not show and will be contacted to possibly do training at the next ZBA Meeting in June.

**JOE MADE A MOTION TO ADJOURN, SECONDED BY KARL. ALL MEMBERS WERE IN FAVOR. MEETING ADJOURNED AT 7:25 PM.**

**NEXT ZBA MEETING:                      JUNE 21, 2016**

**SUBMISSION DEADLINE:                JUNE 7, 2016**

Respectfully submitted by:

April Oneto  
Zoning Board of Appeals Clerk