

ESOPUS ZONING BOARD OF APPEALS

Date: June 18, 2019
Town Hall, 284 Broadway
Port Ewen, New York 12466

PRESENT: Karl Wick, Chairman
Vic Barranca
James Banks
James Tomassetti
Frank Skerritt
Donn Avallone

Chairman Karl Wick called the meeting to order with the Pledge of Allegiance to the Flag at 7:20 p.m.

Roll call confirmed that a quorum was present.

Chairman Wick entertained a Motion to approve the Minutes of April 16, 2019. Upon Motion of Member Vic Barranca, seconded by Member Frank Skerritt, and the affirmative vote of 6 members, the negative vote of 0 members, the abstention of 0 members and 0 members being absent, the Motion was carried 6 – 0 by the following vote:

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

Chairman Wick entertained a Motion to approve the Voucher for payment of Administrative Assistant seven (7) hours. Upon Motion of Member James Banks, seconded by Member Vic Barranca, and the affirmative vote of 6 members, the negative vote of 0 members, the abstention of 0 members and 0 members being absent, the Motion was carried 6 – 0 by the following vote:

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

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.

INFORMATIONAL:

05-30-19-01 Keith Laffin & Ed Bakter
120 Soper Road, New Paltz
SBL No. 71.01-4-52.13
Area Variance - Article V §123.21 C (5) (a) pool

Property owners/applicants Keith Laffin and Ed Bakter were present and provided a brief explanation as to what circumstances prompted the need for the application for an area variance. A pool had been placed in a location that the applicants felt was the back of the residence but due to the location of the road, it was considered to be in the front yard. The applicants had positioned their home to take advantage of views from the “back” of the house. The house was not visible from Soper Road and Chairman Wick requested the applicants to provide a more precise measurement of the distance from the home to the road (measuring the closest distance rather than the length of the driveway). Member Jim Tomassetti inquired as to the height of the home above the road noting it would be helpful if they had a topographical map. The applicants indicated that the location of the pool was the best for the pool given the topography. Member Donn Avalone inquired as to the ability to conduct site visits to which the applicants responded positively and noted that advance notice wasn’t necessary. Member Frank Skerritt requested that the proposed location of the pool be staked by some type of marker at which point it was revealed that the pool had existed for a number of years and its location was questioned by the Town Code Inspector while conducting a visit for a Building Permit. Chairman Wick noted that it would be a benefit to the applicants to provide photographs from the road to the pool and from the pool to the road. The public hearing on the application was to be scheduled for July 16, 2019 and the Applicants were to submit the \$200.00 public hearing fee prior to that date.

06-10-19-01 Catherine Charuk
59 Suominen Lane, Esopus
SBL No. 71.1-3-9.120
Area Variance - Article V §123.21 C (5) (a) carport/storage barn

Property owner and applicant Catherine Charuk was present. Chairman Wick indicated that he’d had minor business dealings with the applicant and indicated if anyone would like, he would recuse himself. No members objected to Chairman Wick participating in the review. Catherine Charuck had building dimensions of the storage barn/carport and location of the structure on her 2.3 acre wooded parcel which had been provided to the Building Department but were not in the ZBA file. The ZBA Secretary made copies of same to provide copies to Members and the file. Ms. Charuck wished to erect the carport/storage shed to be able to access from her driveway, especially in inclement weather. She indicated that the house was set well off the road and that the lot to the North was also owned by her but that the structure would be slightly visible. She welcomed Members to conduct a site visit. Chairman Wick inquired as to what were the dimensions of the carport and the entire structure – Member Skerritt assisted in determining the

dimensions. Ms. Charuk was willing to provide photographs from the fabricator's website. Members asked that she indicate the location of the structure with some type of obvious marking.

The Public Hearing was to be scheduled for July 16, 2019 and Ms. Charuk was requested to provide the \$200.00 fee prior to the next meeting.

PUBLIC HEARING: None

DECISIONAL: None

Chairman Wick called for a Motion to adjourn the meeting. Upon Motion of Member Vic Barranca, seconded by Member Frank Skerritt, the meeting was adjourned at 7:55 p.m.

Respectfully submitted,

Lisa K. Mance, Administrative Assistant

Submitted on June 26, 2019

Approved: July 16, 2019