

TOWN OF ESOPUS ZONING BOARD MINUTES

(MEETING HELD VIA ZOOM)

August 18, 2020

PRESENT: Chairman Karl Wick  
Vic Barranca  
Elizabeth Ten Dyke  
Jim Tomassetti  
Donn Avallone

EXCUSED: Frank Skerritt  
Gloria VanVliet

Chairman Karl Wick called the meeting to order with the Pledge of Allegiance at 7:00 p.m.

Chairman Wick called for a motion to approve the July 16, 2020 Minutes. Upon Motion of Member Vic Barranca, seconded by Chairman Karl Wick, and the affirmative vote of 5 members, the Motion passed 5-0.

**INFORMATIONAL:**

12-06-19-01 Carol Esposito-Llewellyn  
58 Union Center Road, Ulster Park  
SBL No. 63.1-2-9.200  
Area Variance - §123-21 C(5)(a)  
R40 Zoning District

Applicant Carol Esposito-Llewellyn and Elizabeth Esposito were present.

Ms. Esposito-Llewellyn recounted situation that led to her request for an area variance. The proposed location had a shed on it previously which had rotted and had fallen down. The Applicant indicated that the area was flat and the remainder of the yard had been landscaped and excavated.

Chairman Wick confirmed the location of the lot.

Member Donn Avallone inquired if a site visit was acceptable to the Applicant. The Applicant responded that she was working from home until 3:30 p.m. and could be available any time after that and no phone call was needed.

Chairman Wick requested an explanation as to why this would be the best location and what would prevent placement of the shed elsewhere on the property. Ms. Esposito-Llewellyn responded that there was hill and stone wall behind the house and water runoff could potentially run under the structure and would block the view of the hill.

The proposed shed was to be 2 feet larger (12' x 30') than the original shed. The previous shed apparently did not have a variance granted for its location and that it had collapsed in May 2020.

Member Tomassetti inquired as to the requirements of the slab but noted that it was the responsibility of the Building Department.

Ms. Esposito-Llewellyn also noted that pushing the location back to the side of the house and there was a significant drop which would require significant fill and that the set back from the house may not be able to be met. The proposed location was also accessible from the driveway.

Member Tomassetti asked to confirm the sideyard setback of the proposed shed and it was determined that it was in compliance with the 5' required setback. The scale and dimensions in the drawings needed to be confirmed.

Chairman Wick entertained a Motion to close the informational session. Upon Motion of Member Jim Tomassetti, seconded by Member Vic Barranca, and the affirmative vote of 5 Members, the abstention of 0 Members and 2 Members being absent, the Motion carried unanimously by the following vote:

<b>Member:</b>	<b>Vote</b>
Chairman Karl Wick	Aye
Vic Barranca	Aye
Gloria VanVliet	Excused
Elizabeth Ten Dyke	Aye
Frank Skerritt	Excused
Jim Tomassetti	Aye
Donn Avallone	Aye

The Public Hearing was to be held at the September 15, 2020 meeting of the ZBA.

Upon Motion of Chairman Karl Wick, seconded by Member Donn Avallone, the meeting was adjourned at 7:27 p.m.

Respectfully submitted,

Lisa K. Mance, Administrative Assistant

Submitted on September 7, 2020

Approved: September 15, 2020