

**TOWN OF ESOPUS ZONING BOARD MINUTES
(MEETING HELD VIA ZOOM)
January 19, 2021**

PRESENT: Chairman Karl Wick
Vic Barranca
Elizabeth TenDyke
Jim Tomassetti
Gloria VanVliet
Frank Skerritt
Donn Avallone

Chairman Wick called the meeting to order with the Pledge of Allegiance at 7:02 p.m.

Chairman Wick called for a Motion to approve the December 15, 2020 Minutes (as corrected). Upon Motion of Member Frank Skerritt, seconded by Member Vic Barranca, and the affirmative vote of 7 Members, the negative vote of 0 Members and 0 Members being absent, the Motion passed 7-0.

INFORMATIONAL: No items on the Agenda

PUBLIC HEARING:

**11-25-20-01 David and Jacqueline Lawson
114 Canal Street, Port Ewen
SBL No. 56.52-1-21
Area Variance - §123-13A(1)**

Chairman Wick Motioned to open the Public Hearing at 7:05 p.m. Upon Motion of Chairman Wick, seconded by Member Donn Avallone, and the affirmative vote of 7 Members, the negative vote of 0 Members and 0 Members being absent, the Public Hearing commenced at 7:05 p.m.

Applicant Jacqueline Lawson (David Lawson joined later in the meeting) were present (via Zoom).

Chairman Wick provided a review of the application before the ZBA, noting that the proposed multi-family dwelling required twice the minimum lot size of a single home and required an area variance of 4167 square feet and that the current lot did not meet the minimum requirements. Chairman Wick asked the Members for comment/questions.

Member Donn Avallone inquired as to the layout for parking to which Ms. Lawson responded that the structure was currently approximately 5' from Canal Street and the proposal was to locate the new structure 32' from the Canal Street.

Chairman Wick inquired who would be the owner of record to which Ms. Lawson responded that she and her husband owned the current residence (which was being razed) and that they would be owners of record of the proposed multifamily and that their son would be living in the proposed new dwelling and would become the owner when they were no longer owners. A sketch of the parcel with all setbacks and proposed parking was screen shared for discussion. Mrs. Lawson stated that the property was going to be regraded to be brought up to street level. Member Avallone noted the concern of the neighbor regarding drainage which the Applicant responded was going to be addressed with the re-grading of the property. The driveway access was going to be from Sackett Street (not developed). Hearing no further questions from the Board, Chairman Wick turned attention to the person(s) present for the Public Hearing.

Melissa Carpino Peterson was present and asked where the driveway would be located in relation to her property, as well as her concerns relative to the impact on an existing retaining wall (in poor condition). Ms. Lawson responded that the access could be relocated which would allow for a larger lawn area. Concerns relative to potential second unit resident was adequately addressed.

The ZBA Secretary noted that written comment from Mr. Brink had previously been provided to the ZBA and that an adjoining neighbor (Peter Matera) had been provided with the requested documents for review as a result of the Public Hearing Notice and that no further responses had been received.

Chairman Wick called for a Motion to close the Public Hearing. Upon Motion of Member Vic Barranca, seconded by Member Frank Skerritt, and the affirmative vote of 7 Members, the negative vote of 0 Members and 0 Members being absent, the Public Hearing was closed at 7:23 p.m.

Thereafter, Chairman Wick polled the Board as to whether further information was necessary or if the decisional portion of the ZBA process could be entertained prior to February. All Members being in the affirmative, the decisional process was conducted.

DECISIONAL:

Chairman Wick called for a Motion to entertain a Motion. Member Donn Avallone motion to approve the requested variance, seconded by Chairman Wick.

Frank Skerritt - Aye – the proposal was preferred and was an improvement in relation to the existing condition(s) if done properly;

Elizabeth TenDyck- The proposed new structure was an improvement to the character of the neighborhood;

Vic Barranca - Proposal was an enhancement to the neighborhood;

Gloria VanVliet- Concurred that the proposal would be an improvement to existing neighborhood;

Donn Avallone - Concurred with all support stated by Members and the support expressed by the neighbors;

Jim Tomassetti - Supported the setbacks and the improvements;

Karl Wick - Added to the Motion that was a variance of approximately 4200 square foot and would slightly improve the character of the neighborhood and was a reasonable request.

Chairman Wick called for a Motion to adjourn, seconded by Member Vic Barranca and affirmed by all Members, the meeting was adjourned at 7:27 p.m.

Next meeting – February 16, 2021

Respectfully submitted,

Lisa K. Mance, Secretary
Submitted January 31, 2021
Approved: March 16, 2021