

**ESOPUS ZONING BOARD OF APPEALS**

Date: February 15, 2022  
Town Hall, 284 Broadway  
Port Ewen, New York 12466

**PRESENT:** Karl Wick, Chairman  
Frank Skerritt  
Jim Tomassetti  
Vic Barranca  
Donn Avallone

**EXCUSED:** Gloria VanVliet

Chairman Karl Wick called the meeting to order with the Pledge of Allegiance to the Flag at 7:01 p.m. Roll call confirmed that a quorum was present.

**Chairperson Wick entertained a Motion to approve the voucher for payment of the services of the Secretary.** Upon Motion of Member Barranca, seconded by Member Skerritt and the affirmative vote of 5 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:

<b>Member:</b>	<b>Vote</b>
Karl Wick, Chairman	Aye
Vic Barranca	Aye
Gloria Van Vliet	Excused
Frank Skerritt	Aye
James Tomassetti	Aye
Donn Avallone	Aye

**COTINUATION OF PUBLIC HEARING:**

**12-08-12-01**      **Brian Rea**  
**65-75 Connelly Road**  
**SBL No. 56.51-1-34.100**  
**R12 Zoning District**  
**Area Variance §123-3**

**Chairperson Wick Motioned to open the continued public hearing,** seconded by Member Avallone and the affirmative vote of 5 members, the negative vote of 0 members, the abstention of 0 members and 1 member being absent, the Motion to open the Public Hearing at 7:04 p.m. was carried by the following vote:

<b>Member:</b>	<b>Vote</b>
Karl Wick, Chairman	Aye

Vic Barranca	Aye
Gloria Van Vliet	Excused
Frank Skerritt	Aye
James Tomassetti	Aye
Donn Avallone	Aye

Kristen Zigouras was present as agent representing Brian Rea.

Member Tomassetti questioned the setbacks noted in the referral from CEO Mark Jaffee. The ZBA reviewed the Code and determined that only a front yard variance was necessary.

Property owners Kristen Golgoski and Sean Correa were present and raised no significant controversy. They did state accessing the property could be challenging given the nature of Connelly Road.

Chairman Wick stated there were four items the ZBA reviewed, one of which was if the proposal was in keeping with the character of the neighborhood. Chairman Wick noted that the neighborhood was comprised of a mixture of housing (no specific character).

Member Skerritt asked if there was a regulation in the Code governing site distances and driveways. There were no know regulations in the Town Code.

Stephen Cerini remarked that removal of large existing pine trees and root systems could pose an erosion issue. Chairman Wick noted that was not an item reviewed but by the ZBA but point was noted.

Chairman Wick Motion to close the Public Hearing, seconded by Member Barranca and the affirmative vote of 5 members, the negative vote of 0 members, the abstention of 0 members and 1 member being absent, the Public Hearing was closed at 7:25 p.m. by the following vote:

<b>Member:</b>	<b>Vote</b>
Karl Wick, Chairman	Aye
Vic Barranca	Aye
Gloria Van Vliet	Excused
Frank Skerritt	Aye
James Tomassetti	Aye
Donn Avallone	Aye

Chairman Wick polled the Board as to voting at the current meeting or if it would like an additional month to consider. All Members were in agreement that they had sufficient information to render a decision at the current meeting.

**Chairperson Wick entertained a Motion to approve or not approve a front yard variance to allow the residential structure to be located no closer than 19.5' from the front property line (a variance of 10.5').** Upon Motion of Member Avallone, seconded by Member Tomassetti

and the affirmative vote of 5 members, the negative vote of 0 members, the abstention of 0 members and 1 member being absent, the Motion to grant the requested variance was carried by the following vote:

<b>Member:</b>		<b>Vote</b>
Karl Wick, Chairman	In favor, meets criteria under the law. Does not see any other use for this property	Aye
Vic Barranca	In favor, although safety concern of road does not come into the ZBA decision	Aye
Gloria Van Vliet		Excused
Frank Skerritt	Addressing public concern, the roofline will be most likely only view to neighbor (given the plans provided)	Aye
James Tomassetti	In favor (concurring with Member Avallone's comments)	Aye
Donn Avallone	Supported approval. Given the topography of the property, the variance wouldn't pose as great an impact as it would if the property was level. Although ZBA could not impose, he asked that the neighbors to take in consideration the impact the removal of the trees could have	Aye

Two persons were present to address the ZBA relative to position to serve on the Board – Chris Marta and Stephen Cerini.

Secretary was directed to schedule a Zoom meeting.

**Chairperson Wick Motioned to approve the January 18, 2022 Minutes**, seconded by Member Skerritt and the affirmative vote of 5 members, the negative vote of 0 members, the abstention of 0 members and 1 member being absent, the Motion to open the Public Hearing at 7:04 p.m. was carried by the following vote:

<b>Member:</b>	<b>Vote</b>
Karl Wick, Chairman	Aye
Vic Barranca	Aye
Gloria Van Vliet	Excused
Frank Skerritt	Aye
James Tomassetti	Aye
Donn Avallone	Aye

Upon Motion of Member Barranca, seconded by Member Skerritt, the meeting was adjourned at 7:15 p.m.

Respectfully submitted,

Lisa K. Mance, Administrative Assistant

Submitted on February 23, 2022

Approved: March 19, 2022