

**TOWN OF ESOPUS ZONING BOARD MINUTES
(MEETING HELD VIA ZOOM)
May 18, 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 7:03 p.m.

Chairman Wick called for a Motion to approve the March 16, 2021 Minutes. 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 Motion passed 7-0.

Chairman Wick explained the ZBA process.

INFORMATIONAL:

**05-04-21-01 Anne Bloom
 834 First Avenue, Kingston
 SBL No. 56.44-1-23
 Area Variance - §123-11(G)**

Anne Bloom provided details relative to her proposal to convert an existing garage to a one-bedroom accessory apartment.

Member Tomassetti asked if a site map with setbacks could be provided. Member Frank Skerritt inquired if a survey could be provided. Ms. Bloom indicated she would provide survey. Ms. Bloom indicated that the dimensions of a proposed deck may have been included in the calculations for the proposed square footage of the accessory apartment. Member TenDyke stated it seems the square footage should be corrected from 625 sf to 480 sf. Member TenDyke also noted the Code called for a minimum lot size of one acre unless served by central water and sewer. The Applicant noted that the parcel was served by central water and sewer and as such, 1 acre minimum would not apply.

Discussion ensued that Members may not have an updated hardcopy of Code.

Member Avallone questioned the creation of a second dwelling on a single lot which was currently not allowed under the Code (Member Frank Skerritt concurred). Ms. Bloom noted neighbors has apartment but that they were attached to existing residences. Member Avallone felt this qualified as two residences on a lot. ZBA Members would research Code. Member Tomassetti was primarily concerned with setbacks and right-of-way. Ms. Bloom addressed

Member Tomassetti's concerns relative to parking in the street, noting that a separate driveway had been created. His further concern was the house already appeared to be in the ROW and there was a responsibility now not to create the same type of situation under the current review. Member VanVliet was familiar with the location and the garage appeared to be in the ROW. Additionally, the garage appeared to require extensive renovations to become an accessory apartment.

Chairman Wick stated that the garage and its use currently was grandfathered and allowed under the Code but if more than 50% is re-constructed with a change of use, the current Code would need to be applied as well as its location on a corner lot with two road frontages §123.21(C)(1) would apply and require a 30 foot setback. It was noted that the Applicant may be looking a possibly 3 variances as well as a Special Use Permit may be required. Member Tomassetti noted that given what exists, this proposal was not contrary to the character of the neighborhood.

Members were all in agreement that having the CEO attend at least the informational portion of certain ZBA meetings could be beneficial.

Upon Motion of Member Frank Skerritt, seconded by Member Gloria VanVliet and affirmed by all Members, the meeting was adjourned at 7:51 p.m.

The ZBA Members were polled and agreed that in-person meetings were preferred and would commence.

Upon Motion of Member Elizabeth TenDyke, seconded by Member Frank Skerritt and affirmed by all Members, the meeting was adjourned at 7:51 p.m.

Respectfully submitted,

Lisa K. Mance, Secretary
Submitted June 8, 2021
Approved: June 15, 2021