

**TOWN OF ESOPUS ZONING BOARD MINUTES
(MEETING HELD VIA ZOOM)
June 16, 2020**

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

ALSO PRESENT VIA ZOOM: Resident Derin Tanyol.

Chairman Karl Wick called the meeting to order with the Pledge of Allegiance at 7:01 p.m.

Chairman Wick called for a motion to approve the May 19, 2020 Minutes. Upon Motion of Member Vic Barranca, seconded by Member Donn Avallone, and the affirmative vote of 7 members, the Motion passed 7-0.

No informational application were pending before the ZBA for review.

DECISIONAL:

**03-10-20-01 George Cuney (Cuney Ranch Holdings, LLC)
377 Broadway
SBL No. 56.20-2-34.200
Area Variance § 123-10 A
GC Zoning District**

Applicant/owner George Cuney and Barry Medenbach, P.E. were present via Zoom. Chairman Wick noted that the subject parcel was located in the General Commercial Zoning District with access to central water and sewer and that the parcel was a pre-existing non-conforming lot relative to size and width. The Chairman also noted that there was an error in the Application relative to the Code and that the variance was in relation to Section 123.20 rather than Section 123.10 and bulk regulations. The Esopus Planning Board will need to review the application as well.

Member Vic Barranca noted that the square footage doubled due to the second story and the Applicant was restricted on what could happen on the site. Member Tomasetti clarified that the first floor was 2030 square feet and the second floor added an additional 872 square feet (which didn't contribute to site coverage).

Member Donn Avallone had stated that he had read the Ulster County Planning Board advisory comments which included locating the parking in the rear of the proposed structure. Member

Gloria VanVliet inquired as to whether the recommendation was something the Esopus Planning Board should review, rather than the ZBA. Member TenDyke provided comment relative to the UCPB comments relative to parking and the steep slope at the rear of the property. It was noted that placing parking to the rear may require an additional variance and Engineer Medenbach remarked that, if that were required, it would involve a retaining wall and more disturbance of the site at a significant expense. Chairman Wick confirmed that the current plan and requested variance was within the purview of the ZBA. Member VanVliet read the previous recommendation provided by the Esopus Planning Board as a result of the referral to the ZBA.

Chairman Wick polled the ZBA members and all were prepared to vote on the application.

Chairman Karl Wick motioned to grant the variance relative to 123-20 (Schedule of District Bulk Area Regulations), to allow the building as designed, to be situate on 17,900 square feet, seconded by Vic Barranca, and the affirmative vote of 7 Members, the abstention of 0 Members and 0 Members being absent, the Motion passed by the following vote:

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

With regard to the lot width, **Chairman Wick called for a Motion to allow a variance from Section 123-20 (required lot width) allowing the front required width from 150' to 123' tapering back to 93' of lot width in the rear. Motion seconded by Member Barranca and the affirmative vote of 7 Members, the abstention of 0 Members and 0 Members being absent, the Motion passed by the following vote:**

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

Upon Motion of Chairman Karl Wick, seconded by Member Frank Skerritt, the meeting was adjourned at 7:19 p.m.

Respectfully submitted,

Lisa K. Mance, Administrative Assistant
Submitted on June 16, 2020
Approved: August 18, 2020