

ESOPUS ZONING BOARD OF APPEALS

Date: July 16, 2019
Town Hall, 284 Broadway
Port Ewen, New York 12466

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

EXCUSED: James Banks

Also present was Town Board Liaison, Kathy Quick.

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

Roll call confirmed that a quorum was present.

Chairman Wick entertained a Motion to approve the Minutes of June 18, 2019. Upon Motion of Member Frank Skerritt, seconded by Member Vic 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 Motion was carried 5 – 0 by the following vote:

Member:	Vote
Karl Wick, Chairman	Aye
Vic Barranca	Aye
James Banks	Excused
Frank Skerritt	Aye
James Tomassetti	Aye
Donn Avallone	Aye

Chairman Wick entertained a Motion to approve the Voucher for payment of Administrative Assistant 3.75 hours. Upon Motion of Member Vic Barranca, seconded by Member Frank 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 5 – 0 by the following vote:

Member:	Vote
Karl Wick, Chairman	Aye
Vic Barranca	Aye
James Banks	Excused
Frank Skerritt	Aye
James Tomassetti	Aye
Donn Avallone	Aye

PUBLIC HEARING:

06-10-19-01 Catherine Charuk
59 Suominen Lane, Esopus
SBL No. 71.1-3-9.120
Area Variance - Article V §123.21 C (5) (a) carport/storage barn

The Chairman opened the Public Hearing. Ms. Charuk provided renderings from the Custom Forest Products website that reflected the type of carport/storage barn she wished to place on a portion of her property which would cover part of her existing driveway. She planned on eventually staining the shed to match her house.

There being no one present to speak, Chairman Wick closed the Public Hearing.

05-30-19-01 Keith Laffin & Ed Bakter
120 Soper Road, New Paltz
SBL No. 71.01-4-52.13
Area Variance - Article V §123.21 C (5) (a) pool

Chairman Wick opened the Public Hearing. Ed Bakter was present and provided photographs and property elevations for the Board to review. The pool was located approximately 240' from Soper Road and was not visible from the road. Member Frank Skerritt had driven past the property, knew the location well and confirmed that the pool wasn't visible.

Neighbors C. Steven and Jean Spoljaric arrived but did not present any objections to the proposed variance for the location of the pool.

Chairman Wick called for a Motion to close the Public Hearing at 7:11 p.m. Upon Motion of Member Vic Barranca, seconded by Member Frank 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 5 – 0 by the following vote:

Member:	Vote
Karl Wick, Chairman	Aye
Vic Barranca	Aye
James Banks	Excused
Frank Skerritt	Aye
James Tomassetti	Aye
Donn Avallone	Aye

Chairman Wick polled the Board as to whether the Members wished to proceed with decisions on each of the proposed variances to which all Members responded affirmatively.

DECISIONAL:

**06-10-19-01 Catherine Charuk
59 Suominen Lane, Esopus
SBL No. 71.1-3-9.120
Area Variance - Article V §123.21 C (5) (a) carport/storage barn**

Chairman Wick called for a Motion to approve the variance pursuant to §123.21C(5)(a). Motion was made by Member Vic Barranca, seconded by Member James Tomassetti.

Discussion:

Frank Skerritt – Drove by the property, the house could barely be seen from the road and there were no neighbors close by that would be affected.

Vic Barranca – Had no issues with the granting of the proposed variance.

Karl Wick – In favor, rural area and didn't change the character of the neighborhood.

James Tomassetti – The proposal is consistent with the character of the neighborhood, the property is very wooded – in favor.

Donn Avallone – Concurred with remarks made and didn't see a better location for the shed.

Upon the affirmative vote of 5 members, the negative vote of 0 members, the abstention of 0 members and 1 member being absent, the Motion for a variance from the requirements of §123.21C(5)(a) was granted 5 – 0 by the following vote:

Member:	Vote
Karl Wick, Chairman	Aye
Vic Barranca	Aye
James Banks	Excused
Frank Skerritt	Aye
James Tomassetti	Aye
Donn Avallone	Aye

**05-30-19-01 Keith Laffin & Ed Bakter
120 Soper Road, New Paltz
SBL No. 71.01-4-52.13
Area Variance - Article V §123.21 C (5) pool**

Chairman Wick indicated the proposal was for a variance for the location of an existing pool located in the front of the house, which could not be seen from the street, there was not a lot of level ground and he felt the location was the best location for the pool.

Chairman Wick called for a Motion to approve the variance pursuant to §123.21C(5). Motion was made by Member Donn Avallone, seconded by Member James Tomassetti.

Donn Avallone – Approval warranted, can't see pool from road, totally private location.

James Tomassetti – In favor, often on Soper Road and didn't know the pool was there.

Karl Wick – In favor, doesn't change character of neighborhood, not a detriment and is a good solution – there is no better place.

Vic Barranca – In favor, concurred with prior comments.

Frank Skerritt – In favor, had visited location and it wasn't visible from the road.

Upon 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 a variance from the requirements of §123.21C (5) was granted 5 – 0 by the following vote:

Member:	Vote
Karl Wick, Chairman	Aye
Vic Barranca	Aye
James Banks	Excused
Frank Skerritt	Aye
James Tomassetti	Aye
Donn Avallone	Aye

Chairman Wick called for a Motion to adjourn the meeting. Upon Motion of Member Frank Skerritt, seconded by Member Vic Barranca, the meeting was adjourned at 7:20 p.m.

Respectfully submitted,

Lisa K. Mance, Administrative Assistant

Submitted on July 18, 2019

Approved: September 17, 2019