

ESOPUS ZONING BOARD OF APPEALS

Date: July 18, 2023
Town Hall, 284 Broadway
Port Ewen, New York 12466

PRESENT: Karl Wick, Chairman
Donn Avallone
Guy Brought
Jim Tomassetti
Michael Pittner

EXCUSED: Gloria VanVliet and Katie Zahedi

ALSO PRESENT: Town Board Liaison Kathy Quick

Chairman Karl Wick called the meeting to order with the Pledge of Allegiance at 7:05 p.m.

Chairperson Wick tabled the vote to approve the June 2023 Minutes.

Chairman Wick explained the ZBA process and noted the fire exits.

INFORMATIONAL:

No applications

PUBLIC HEARING:

05-17-23-01 Mark and Sandra Simmons
136 Hamilton/Legion Court
Area Variance
SBL No. 56.60-1-24

Sandra Simmons provided information pertinent to the request for a variance. There was a request for a subdivision which, if granted, would create an undersized lot. The parcel had previously been two lots and had been joined years prior. Member Tomassetti inquired what the size of the proposed residence would be and was concerned with the setbacks noting that the house dimensions were not well defined on the plans. The Applicant was asked to provide a revised map with accurate dimensions for all four (4) sides. Member Tomassetti stated that if more room was needed for setbacks, the subdivision may not be desirable along the original line. The proposed house appeared to be 64' x 26' and an accurate drawing was needed. There appeared to be a need for variances regarding setbacks as well as the lot size. The character of the neighborhood currently exists with closely spaced homes with small side yards.

The Public Hearing commenced at 7:30 p.m.

Neighbor Jay Faust stated that the side yards of each house didn't meet the Code and are about 3-4 feet short. The lot in question also was angled to be smaller at the front of the property. Mr. Faust objected to the granting of variances.

Mark Simmons – Disputed neighbor Faust's objections. Mr. Simmons asked if a smaller house was required. Chairman Wick stated that the ZBA was not stating that a smaller house was required. Ms. Simmons stated that the proposed house was no longer being manufactured and preferred to keep the house chosen. Chairman Wick noted that a 2-story structure may work better on the site. Ms. Simmons stated that a 2-story structure was not feasible for them.

Scott Sammons – Inquired if the Public Hearing was going to remain open.

Chairman Wick noted that the Public Hearing would remain open until the August 2023 meeting given that all the pertinent information had not been provided to the ZBA and that a decision at the next meeting was not guaranteed. Member Tomasseti stated that looking at 2-story homes may be an option.

Mark Simmons stated that neighbor Maeve Halliday supported that proposal and was not at the meeting. The Applicants were instructed that they could invite any persons they wished. Chairman Wick adjourned the Public Hearing to be continued at the August 15, 2023 meeting.

DECISIONAL:

Other Business:

Upon Motion of Member Brought, seconded by Member Tomasseti, the meeting was adjourned at 7:50 p.m.

Respectfully submitted,

Lisa K. Mance, Administrative Assistant

Submitted on August 2, 2023

Approved: August 15, 2023