

ESOPUS ZONING BOARD OF APPEALS

Date: October 19, 2021
Town Hall, 284 Broadway
Port Ewen, New York 12466

PRESENT: Karl Wick, Chairman
Vic Barranca
Donn Avallone
Frank Skerritt
Jim Tomassetti
Gloria Van Vliet
Elizabeth Ten Dyke

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.

Chairman Wick called for a Motion to approve the August 17, 2021 Minutes. Upon Motion of Chairman Karl Wick, seconded by Member Frank Skerritt, and the affirmative vote of 7 members, the negative vote of 0 members, the abstention of 0 members and 0 members being absent, the Motion was carried by the following vote:

Member:	Vote
Karl Wick, Chairman	Aye
Vic Barranca	Aye
Gloria Van Vliet	Aye
Frank Skerritt	Aye
James Tomassetti	Aye
Donn Avallone	Aye
Elizabeth Ten Dyke	Aye

Chairperson Wick called for a Motion to approve the Voucher for payment of services of the Secretary. Upon Motion of Member Vic Barranca, seconded by Member Donn Avallone and the affirmative vote of 7 members, the negative vote of 0 members, the abstention of 0 members and 0 members being absent, the Motion was carried by the following vote:

Member:	Vote
Karl Wick, Chairman	Aye
Vic Barranca	Aye
Gloria Van Vliet	Aye
Frank Skerritt	Aye
James Tomassetti	Aye
Donn Avallone	Aye

Elizabeth Ten Dyke	Aye
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Chairman Wick explained the role of the Zoning Board of Appeals.

INFORMATIONAL

09-29-21-01 **Michael Withall**
1688 Route 213, Ulster Park
SBL No. 63.3-3-13.200
Area Variance - §123-20

Sharon Jones and Michael Withall were present. Mr. Withall addressed the ZBA Members explaining that he was requesting to move a side property line to accommodate parking at his residence. He was currently parking on adjacent property to the South which was currently owned by family but would like to request lot line adjustment adding acreage to his parcel should the southern parcel ever be transferred out of the family. Additionally, the residence had solar panels on the roof which efficiency may be inhibited if trees were planted to the South.

Chairman Wick stated that the ZBA would need to look at the bulk and area regulations relative to the commercial structure and determine if there was sufficient acreage and side yard setbacks to determine how much of an area variance may be proposed.

Different parking proposals were discussed in relation to the location of the front of the house. Member Skerritt noted that placement of parking on the northern side of the residence would put it in a location with reduced site distance due to a dip in the road.

Chairman Wick stated that the creation of an easement could remedy the situation but would not stop the planting of trees in that area. Member Skerritt asked if Members could visit the site to which the Applicant responded affirmatively. The properties were directly off Route 213. A public hearing was to be scheduled for November 16, 2021.

The Secretary was asked to provide hard copies of the new Zoning chapter.

10-08-21-01 **Jordon Hill**
617 Broadway (Route 9W), Ulster Park
SBL No. 64.1-1-21
Use Variance §123-14 C (1)(a)

Jordan Hill expressed interest in purchasing the property to reside there and operate a 10 dog kennel and training facility. The Zoning did not allow kennels to operate in the GC Zoning District which proposal would require a use variance which required more stringent considerations as well as area variances for lot size and setbacks. Member Skerritt noted that the parcel was 1.738 acres (Code required minimum of 10 acres). Member Skerritt confirmed that a site visit could be made. A public hearing would be scheduled for the November 16, 2021 ZBA

meeting. Adjacent property was for sale and Member Tomassetti inquired if there would be a possibility to purchase that property or a portion thereof to offset the encroachment/setbacks.

PUBLIC HEARING

No application.

DECISIONAL

No application.

Upon Motion of Chairman Karl Wick, seconded by Member Frank Skerritt, the meeting was adjourned at 7:54 p.m.

Respectfully submitted,

Lisa K. Mance, Administrative Assistant

Submitted on November 9, 2021

Approved: November 16, 2021