



Town of New Paltz Zoning Board of Appeals
Regular Meeting of Monday, **September 18, 2023**
In-Person, Live-streamed/Recorded at 7:00 p.m.

APPROVED MINUTES

Present: Leonard Loza, Chair
Steven Esposito, Member
Amy Donnelly, Member
John Gotto, Member

Absent: Katherine Fuller, Member

Also Present: Joseph Moriello, Esq., Counsel for the Zoning Board
Kristine Tabasko, Planning/Zoning Secretary

Chair Loza did a quorum check for the October 16, 2023 meeting, and all members in attendance indicated they are available to attend.

Chair Loza asked if there were any questions or comments regarding the drafted version of the Zoning Board meeting minutes of April 17, 2023, and there were none. Mr. Esposito made a motion to approve the minutes and Ms. Donnelly seconded with all voting in favor of the motion.

Chair Loza asked if there were any questions or comments regarding the drafted version of the Zoning Board meeting minutes of May 15, 2023, and there were none. Ms. Donnelly made a motion to approve the minutes and Mr. Gotto seconded with all voting in favor of the motion.

Chair Loza asked if there were any questions or comments regarding the drafted version of the Zoning Board meeting minutes of August 21, 2023, and there were none. Chair Loza made a motion to approve the minutes and Mr. Gotto seconded with all voting in favor of the motion.

Chair Loza asked if there was anyone in attendance either in person or via Zoom who wished to make a public comment, and there was none.

Public Hearing

AREA VARIANCE REQUEST
ZB23-382

Location: 156 Mountain Rest Road

Applicant: Anna Pomykala

Zoning District: A-3 SBL: 78.3-1-29

Ms. Donnelly made a motion to open the public hearing for 156 Mountain Rest Road and Mr. Esposito seconded with all voting in favor.

The Chair acknowledged there was no one in attendance to provide comment for the variance application and no public comments/submissions were received by the Zoning Board secretary.

The applicant was present and had no additional document submissions. Mr. Gotto moved to close the public hearing with the Chair seconding and all voting in favor with no further discussion.

The Chair made a motion to have the area variance application referred the Ulster County Planning Board for review. Ms. Donnelly seconded and all voted in favor without further discussion.

Application Review

USE VARIANCE REQUEST

ZB23-067

Location: 235 Main Street

Applicant: Guiseppe Portuese, Trustee

Zoning District: B2 SBL: 86.8-4-18

The applicant's public hearing has been on a continuance since their last appearance on March 20, 2023. The Chair made a motion to re-open the public hearing, seconded by Ms. Donnelly and all voting in favor with no further discussion.

The Chair noted the applicant was not present nor had they submitted any additional documents since their last appearance.

Ms. Donnelly moved a motion to close the public hearing, seconded by Mr. Gotto with no further discussion. A roll call was taken:

Steven Esposito "Aye"

Amy Donnelly "Aye"

Leonard Loza "Aye"

John Gotto "Aye"

The motion passed unanimously.

The Board discussed the original application and document submissions and noted the applicant's failure to comply with the Board's request for additional evidence to prove the statements they made to the Board's questions (Items A-D of the application) during the March 20, 2023 meeting.

Mr. Moriello suggested the Board decide whether or not the record before them, created prior to this meeting fulfills the requirements of each of those four categories.

A motion to deny the application was moved by Ms. Donnelly, seconded by Mr. Goto with no further discussion. A roll call vote was taken:

<u>VOTE</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>
Chairman, Leonard Loza	X		
Board Member Steven Esposito	X		
Board Member John Gotto	X		
Board Member Amy Donnelly	X		

The resolution was thereupon duly adopted.

A motion to adjourn was moved by the Chair and seconded by Ms. Donnelly with all voting in favor with no further discussion.

Prepared by Kristine Tabasko

This meeting is viewable online at: <https://www.youtube.com/watch?v=PolRFA11p7c&t>