

Town of New Paltz
Zoning Board of Appeals
Final Meeting Minutes
May 8, 2018

Chair Loza welcomed everyone to the May 8, 2018 meeting of the Zoning Board of Appeals (at 7:00 pm).

Roll call: Kelly O'Donnell – present, Steve Esposito – present, Caroline Paulson – present, Leonard Loza – present

Others Present: Attorney Joe Moriello

Excused: Joe Douso and Stacy Delarede, Building Inspector

Motion 1 by Caroline Paulson to open the May 8, 2018 Zoning Board of Appeals meeting. Motion 2 by Kelly O'Donnell. All present in favor. Motion carried.

Review and Approval of Minutes

The minutes from the April 10, 2018 are presented.

Chair Loza asked for a motion to approve the minutes. Motion 1 by Caroline Paulson. Motion 2 by Steve Esposito. All present in favor. Motion carried. Minutes Approved.

Public Hearing

Chair Loza asked for a motion to open the Public Hearing for the Weber application for an Area Variance for her shed located on 48 Butternville Road. Motion 1 by Caroline Paulson. Motion 2 by Kelly O'Donnell. All present in favor. Motion carried. Chairman Loza asked if there were any members of the public present who wanted to comment. No one commented.

Application Review

ZBA 18-52, 48 Butternville Road – Area Variance

Applicant Edith Weber from 48 Butternville Road approached the board members and reviewed her Area Variance request for placement of a shed on her property located behind her house, and wanting to tuck it away out of sight. Chair Loza asked members if they had any questions. Chair Loza passed pictures around of the public hearing postings that are required. Chair Loza also mentioned that the affidavit of mailing the public hearing notifications to neighbors has been notarized and returned.

Chair Loza asked for a motion to close the Public Hearing for the Weber application for Area Variance for shed located on 48 Butternville Road.

Motion 1 by Caroline Paulson to close the Public Hearing for 48 Butternville Road.

Motion 2 by Steve Esposito. All present in favor. Motion carried.

Chair Loza continued the application with Edith Weber, asking her to answer the following five (5) questions from the area variance application:

- a) Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance.

Response: NO

- b) Whether the benefit sought by the applicant can be achieved by some method feasible for the applicant to pursue, other than an area variance. Response: NO

- c) Whether the requested area variance is substantial. Response: NO

- d) Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. Response: NO
- e) Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the Zoning Board of Appeals, but shall not necessarily preclude the granting of the area variance. Response: NO

Chair Loza asked for a motion to grant the area variance to Edith Weber. Motion 1 by Caroline Paulson. Motion 2 by Steve Esposito. All present in favor. Motion carried.

ZBA 2017-02 Brouck/Ferris Woods Escrow

Chair Loza stated that escrow has been established for the Brouck/Ferris appeals applications by the Town Board with the escrow amount establishment of \$5000.00 and with a replenishment amount of \$2500.00 for the ZBA consultant for the appeals before the ZBA.

Administrative

Chair Loza mentioned he and Steve attended the April 24 Millbrook Spring Sessions that included conversions of properties and an excellent dinner.

June 12 quorum check: Members present plan to attend.

Congratulations to Kelly O'Donnell for her appointment as Deputy Chair by the Town Board.

Chair Loza asked for motion to adjourn the meeting.

Motion 1 made by Caroline Paulson. Motion 2 by Kelly O'Donnell. All present in favor. Meeting adjourned at 7:12 pm.

These minutes respectfully submitted by Pat Atkins, Secretary