

Town of New Paltz  
Zoning Board of Appeals  
FINAL Meeting Minutes

June 9, 2015  
7:00pm

The meeting was called to order at 7:06 pm by Ed Burke.

Roll call: Ed Burke – present; Patricia Schwartz – present; Phil Subey– present; Joe Douso – present; Joe Moriello – present.

**PUBLIC COMMENT ON ISSUES OTHER THAN PUBLIC HEARING:**

None

**MINUTES:**

The May 12, 2015 minutes are presented for approval. Motion to approve these minutes made by Pat Schwartz.

2<sup>nd</sup> by Phil Subey.

All others present in favor. Motion passed.

**PUBLIC HEARINGS:**

**ZBA 2013-06, Trans-Hudson Mgt./CVS, 22 N. Putt Corners Rd., Area Variances**

The applicant has asked to keep this public hearing open until the July 14, 2015 meeting.

Motion to keep the public hearing open until July 14, 2015 is made by Phil Subey.

2<sup>nd</sup> Pat Schwartz.

All others present in favor. Motion passed.

**ZBA 2015-02, Jewett Family Farm, LLC., Huguenot St., Area Variance**

Motion to open the public hearing is made by Pat Schwartz.

2<sup>nd</sup> by Phil Subey.

All others present in favor. Motion passed.

Patti Brooks comes before the Board on behalf of the applicants to explain the variance being requested. She discusses the application for subdivision that is before the Town Planning Board and Village Planning Board for a subdivision. The land lies in both the Town and the Village. They will also require a variance to do this, as the second lot that they are creating will actually have no road frontage.

She then discusses their appearance before both Planning Boards at a joint meeting the night before. She mentions the Conservation Easement, and all of the other detail that are part of the easement.

There is a conversation that they need the full 150' of road frontage as per code, but they only need enough room for the access road to the farm. The land that will be subdivided off will only be for farming. The Conservation Easement will stay with both lots.

Rosemary Pawson speaks about making sure that the Conservation Easement stays on both lots one and lot two. Patti Brooks states that that correction will be made. The Conservation Easement makes it clear that it is to stay with both lots.

Ed Burke states that they received the referral back from the ENCB, and they have no comment. He mentions the letter from Dina DuBois that mentions the provisions for the barn, and agricultural uses only, if granted by the grantee. Patti Brooks reads the verbiage of the easement. It is noted that no residential structures will be built on the second lot. She clarified today that as per the Planning Board meeting, not even farm worker housing will be allowed on the site. This will be noted on the subdivision maps.

Ed Burke reads in the letter from Dina DuBois, president of the Jacob Elting Burying Ground.

Ed Burke questions whether this could ever be a solar farm? Joe Moriello states that would require site plan approvals from the Planning Board. There is a discussion on the solar panels that are part of the Conservation Easement. Originally that was to get power back to the farm without running power lines

Motion to close the public hearing made by Ed Burke.

2<sup>nd</sup> by Phil Subey.

All others present in favor. Motion passed.

Ed Burke goes over the five criteria for the granting of an area variance:

1. Undesirable change to neighborhood? No
2. Can this be achieved by another method? No
3. Substantial? Yes, unavoidable due to municipal boundary location.
4. Adverse on environment? No, will be a conservation easement
5. Self created? No, as this is the actual municipal boundary location.

Motion to grant the variance, as requested, pending site plan approval by the Planning Board, is made by Pat Schwartz.

2<sup>nd</sup> by Phil Subey.

All others present in favor. Motion passed.

**APPLICATION REVIEWS:****ZBA 2015-02, Jewett Family Farm, LLC., Huguenot St., Area Variance**

Patti Brooks comes before the Board to represent the applicant.

**ZBA 2015-03, Brett Crompton, 172 Plains Rd., Area Variance**

Mr. Crompton comes before the Board to explain his variance application request. He is seeking to replace his current pre-existing, non-conforming mobile home with a new mobile home. The current home was manufactured in 1973, and is in need of replacement. The new home will be larger. It is 27x56 feet. It is wider, but it is not longer.

Pat Schwartz notes that she hasn't been out to the site, but questions the foundation. The existing structure is on cinder blocks. The new one will be much better with a skirted foundation. It is a much nicer unit.

Ed Burke asks if he will need to remove any trees. Mr. Crompton states that they will not have to take down any trees.

Mr. Crompton notes that this parcel is on a well and septic, and he will not to replace anything.

Phil Subey notes that it is visually a plus, so long as the codes are adhered too.

Discussion on type of variance... see notes

Motion to set public hearing for July 14, 2015 is made by Ed Burke.

2<sup>nd</sup> by Pat Schwartz.

All others present in favor. Motion passed.

**OLD BUSINESS:**

None

**ADMINISTRATIVE ISSUES:**

None

Motion to adjourn made by Ed Burke.  
2<sup>nd</sup> by Pat Schwartz.  
All in favor,

Adjourned 7:53pm

These minutes are respectfully submitted by Kelly O'Donnell, Secretary