

Town of New Paltz
Zoning Board of Appeals
FINAL Meeting Minutes
February 9, 2016
7:00pm

The meeting was called to order at 7:01 pm by Phil Subey.

Roll call: Ed Burke – absent; Caroline Paulson – present; Phil Subey– present; Joe Douso – present; Leonard Loza – present; Joe Moriello – present.

Others Present: None

PUBLIC COMMENT ON ISSUES OTHER THAN PUBLIC HEARING:

None

MINUTES:

The January 13, 2016 minutes are presented for approval.
Motion to approve these minutes is made by Leonard Loza.
2nd by Caroline Paulson.
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 March 2016 meeting, as the Planning Board has still not completed SEQRA.

Motion to keep the public hearing open until the March 2016 meeting is made by Caroline Paulson.
2nd by Leonard Loza.
All others present in favor. Motion passed.

ZBA 2015-09, Jim and Marilyn Littlefoot, 69 Shivertown Rd., Area Variance

Motion to open the public hearing for the night is made by Caroline Paulson.
2nd by Leonard Loza.
All others present in favor. Motion passed.

There is no one present to comment. The Board did receive two written letters in support of the applicants.

Leonard Loza notes that Joe Douso was not present at the last meeting. The Board invites the Littlefoots up to the table to present their application to bring Joe Douso up to speed. They are seeking an area variance for 1' of relief of the side yard set-back to build an addition. Their house is situated very far to the right of the side property line. There is really nowhere else that an addition could go, as the rear of the house is built on a rock. They were unaware that the property line is on a slant. The only way to build would be to build a room with a slanted roof, by running it parallel to the property line. Their neighbors, the Christies, are fine with this addition. This addition is along the Christies driveway, and there is a nice buffer of trees. The addition is 178sf in size.

Phil Subey goes over the five criteria for the granting of an area variance:

1. No - this will be an improvement architecturally to the existing house.
2. No - there is nowhere else to build.
3. No - only 1' of relief
4. No - not removing any trees, and they will be adding landscaping
5. No - not self created, as the house was already built in its current location on the parcel.

Motion to grant this variance for 1' of relief from the side yard setback is made by Caroline Paulson.
2nd by Leonard Loza.

All others present in favor. Motion passed.

APPLICATION REVIEWS:

ZBA 2016-01, Frank Demaria, 3 Fieldstone Dr., Area Variance

Mr. Demaria comes before the Board to discuss his application for an area variance. He would like to put up a garage for storage. He did not know that due to the size and location of the home, that building this addition would encroach in the setbacks. He has tried to locate this structure in other locations, but no other locations work aesthetically, or would be even more in the setbacks.

He presents the plans and the drawings. It will be a metal building with decorative doors. He also plans on eventually re-siding the house, in the spring, to match the new garage, as well as paint the existing shed to match as well.

He shows the survey maps so you can see the angled property line. There is a conversation on other locations, attaching it to the house, etc. The applicant states that this is truly the best plan. He will speak to the neighbors if he needs to. Mr. Subey notes that all neighbors will need to be notified as per the requirements of public hearing notification.

Phil Subey agrees that this is the best location as well. He polls the Board to see what they would like to do.

A motion to set a public hearing for March 8 is made by Leonard Loza.

2nd by Joe Douso.

All others present in favor.

OLD BUSINESS:

None

ADMINISTRATIVE ISSUES:

There is a discussion on a quorum for the March 2016 meeting. All present plan on being there at this point as schedules allow.

Motion to adjourn made by Phil Subey.

2nd by Caroline Paulson.

All in favor,

Adjourned at 7:33 pm.

These minutes respectfully submitted by Kelly O'Donnell, Secretary