

Town of New Paltz
Zoning Board of Appeals
FINAL Meeting Minutes
June 14, 2016
7:00pm

The meeting was called to order at 7:04 pm by Ed Burke.

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

Others Present: Stacy Delarede, Building Inspector

PUBLIC COMMENT ON ISSUES OTHER THAN PUBLIC HEARING:

None

MINUTES:

The April 12, 2016 minutes are presented for approval.
Motion to approve these minutes made by Leonard Loza.
2nd 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 2016 meeting, as the Planning Board has still not completed SEQRA.

Motion to keep the public hearing open until the May 10, 2016 meeting is made by Len Loza.
2nd by Phil Subey.
All others present in favor. Motion passed.

APPLICATION REVIEWS:

ZBA 2016-03, Spool, 11 Cicero Ave., Area Variance

Isaac Castro, with written authorization from the Spools, comes before the Board to represent the applicant with regards to this area variance. He explains how this shed really can't be located anywhere else, due to the location of the leach fields. Mr. Castro and the Board go over the site plan. The other

side of the property is too sloped to place the shed. The only other area would be the front yard, and that would not look good.

Ed Burke mentions that they will need to have a public hearing, and neighbors will have a chance to comment then. He suggests that the applicant get written letters of support from neighbors as well.

The Board also needs to know the height of the shed, so that it meets fire code with regards to distance to the existing home. The Board also wants to know the exact size of the leach fields. They would like the applicant to supply this information for the next meeting and the public hearing.

Stacy Delarede mentions that this is a corner lot, so that changes the set back distances with having two front yard lot lines.

Mr. Castro also points out the drainage areas along the property.

There is a discussion on why the shed is so large. Mr. Castro notes that it will be half for the owners use, and half for the tenants use. The Board also discusses that this is a non-conforming lot. They are asking for 20' of relief from the set back. That is a large variance, the Board is wondering if there is a location that would require less relief; or if there is a possibility of a smaller shed that would require less relief.

Ed Burke would like to know the exact location of the septic before the next meeting, in order that they Board members may take a look at the site.

It is noted that the shed is an accessory use for this house only, and not another house. Ed Burke reminds Mr. Castro that the applicant will need to answer the five criteria for the granting of an area variance at the next meeting.

Mr. Moriello would like Mr. Castro to check with Mr. Spool as to whether the Board can use the shed renderings provided with the denied building permit application. If not, the Board would like to see exact plans for Mr. Spool actually intends to build.

Motion to set the public hearing for July 12, 2016 is made by Phil Subey.

2nd by Len Loza.

All others present in favor. Motion passed.

Mr. Moriello leaves the meeting, as he has recused himself from the review of ZBA 2016-02 application.

ZBA 2016-02, Bolder Architecture/Master's Touch Church, 161 Route 208, Area Variance

Dave Toder or Bolder Architecture comes before the Board to discuss this application for an area variance. Dave Toder hands out a copy of the actual proposed site plan to go along with the existing conditions site plan. Mr. Toder discusses with the Board the details of the paid conceptual review that he had with the Planning Board. They will be making their official application for site plan to the Planning Board in the next couple of weeks.

Mr. Toder goes over the details of the anticipated changes to the site plan. They are actually seeking a variance to keep the parking in the front yard set back. This parking encroaches in the front yard as well as the side yard.

There is a discussion on distances and grades with only having the parking in the rear of the building. This is a much nicer and more cohesive plan than what is there now.

This is a pre-existing, non-conforming use as it is two residences and an office space. They are not proposing to remove the tenant from the SFR that is there. This still actually makes the lot more conforming, as then there are only two uses on the lot. However, one of the uses is non-conforming. Stacy Delarede reads the code to which this pertains. She is looking at this that it is being changed to a more conforming use, as a church is permitted. The Board really needs to discuss this with their attorney.

There is a discussion on façade changes, signage as allowed by code, and interior changes. The ZBA is being asked to entertain the variance for parking in front yard and side yard set back areas.

This will be before the Planning Board in a concurrent review. The ZBA will need a referral from the Planning Board meeting. Hopefully the ZBA will have an appointed attorney present at their July meeting in order to review this application before a public hearing is set.

OLD BUSINESS:

None

ADMINISTRATIVE ISSUES:

There is a discussion on a quorum for the July 2016 meeting.

Motion to adjourn made by Len Loza.

2nd by Phil Subey.

All in favor,

Adjourned at 7:57 pm.

These minutes respectfully submitted by Kelly O'Donnell, Secretary