

Town of New Paltz
Zoning Board of Appeals
FINAL Meeting Minutes

January 8, 2013
7pm

The meeting was called to order at 7:02 pm by Linda Donovan.

Roll call: Linda Donovan – present; Patricia Schwartz – absent; Gail Christmann – present; Joe Moriello – present; Ed Burke – present; Bob Hughes – absent.

MINUTES:

December 11, 2012 minutes presented.

Motion to approve the minutes was made by Gail Christmann.

2nd by Ed Burke.

All others present in favor. Motion passed.

PUBLIC HEARINGS:

None

PUBLIC COMMENT:

None

APPLICATION REVIEWS:

ZBA 2012-11, Lilah Sheehan, 2 Gatehouse Rd., set back variance for a shed

Lilah Sheehan appears before the Board to present her application to put up a shed in the same place as the previous owners of the property. The previous owners had to take it down because it didn't meet the setback requirements. She is seeking a variance of 6' from the side yard setback to put the new shed in the same place as the previous shed. Ms. Sheehan also presents the Board with letters and emails from surrounding neighbors that state that they are fine with the Sheehan's putting the shed in this location.

The Board has a discussion on the size of the shed, the location being marked out for them to see, and questions if they can go out to the property to look at the location. Ms. Sheehan agrees. Ed Burke has questions about the location of the noted abandoned driveway, and if there is another location that the shed could be placed. There is continued discussion on other locations where the shed could go. Ms. Sheehan was concerned about having to remove trees, and her neighbor's views, if the shed were

located anywhere else. The location they are seeking relief from is the best spot with regards to concealing it from view. Joe Moriello mentions that it is important to consider the line of site with respect to the neighbors. Linda Donovan states how the ZBA needs to consider the best location with respect to the neighbors, the views and tree removal.

A motion to set the public hearing for March 12, 2013 is made by Ed Burke.
2nd by Gail Christmann.
All others present in favor. Motion passed.

ADMINISTRATIVE BUSINESS:

Linda Donovan speaks to the Board members on how some of the ZBA application fees were raised for 2013. The Town Board did approve them at the January 3, 2013 meeting.

Linda Donovan asks Joe Moriello about setting up escrow accounts for use variances, and how it relates to our town code. She polls the Board members present as to their thoughts. This will warrant further discussion.

OLD BUSINESS:

None

Motion to adjourn made by Gail Christmann.
2nd by Ed Burke.
All in favor,

Adjourned 7:55pm

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