

Town of New Paltz Zoning Board of Appeals

Final Meeting Minutes

August 13, 2019

At 7:00 pm Chair Loza welcomed everyone to the Zoning Board of Appeals meeting of August 13<sup>th</sup> at the Town of New Paltz Community Center.

Chair Loza asked for a motion to open the meeting.

**Motion 1 by Caroline Paulson. Motion 2 by Steve Esposito. All present in favor. Motion carried.**

Roll Call: Steve Esposito, Caroline Paulson, Leonard Loza

Also attending: Attorney Joe Moriello

Excused Absence: Joe Douso, Building Inspector Stacy Delarede, Kelly O'Donnell and Krissy Granieri.

**No Public Comments**

Chair Loza asked for a motion for approval for the (July 9) minutes as amended with Kelly O'Donnell having excused absence.

**Motion 1 by Caroline Paulson. Motion 2 by Steve Esposito. All present in favor. Motion carried.**

Chair Loza asked for a motion to open the Public Hearing for ZBA 19-133 Raney Area Variance.

**Motion 1 by Caroline Paulson. Motion 2 by Steve Esposito. All present in favor. Motion carried.**

Chair Loza asked applicant Susan Raney to come forward. Chair Loza asked if Ms. Raney could explain once again to those in TV land who hasn't heard it. Ms. Raney sated she was there to apply for an area variance for 8 Joalyn Road in New Paltz for a pre-existing secondary front door.

Chair Loza read the memo received from the Planning Board Chair:

*August 5, 2019*

*Memo to: Town of New Paltz Zoning Board of Appeals*

*From: Adele Ruger, Chair of the Town of New Paltz Planning Board*

*Subject: 8 Joalyn Road, Susan Raney Area Variance Request*

*The New Paltz Town Planning Board has no issue with the application before the ZBA for a second front door entrance at 8 Joalyn Road.*

*Adele Ruger*

Chair Loza asked for a motion to close the public hearing when no members had any further questions.

**Motion 1 by Caroline Paulson. Motion 2 by Steve Esposito. All present in favor. Motion carried.**

Chair Loza asked Ms. Raney to answer the next 5 questions:

- 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 variance to Susan Raney for 8 Joalyn Road to have a second door entrance in the front of her property.

**Motion 1 by Caroline Paulson. Motion 2 by Steve Esposito.**

**Discussion:** Attorney Moriello stated that they may want to reword for the record the wording **to grant the variance to Susan Raney for 8 Joalyn Road to have a second pre-existing door entering into the front of her home.** Board agreed to the rewording. **All present in favor. Motion carried.**

Variance granted. Pat instructed Ms. Raney that she will now need to go back to the Planning Board with her variance. Chair Loza thanked Ms. Raney for attending.

#### Quorum check

Board members present, Attorney Moriello will be present September 10<sup>th</sup>. Pat to confirm with Joe and Kelly their attendance at the September 10<sup>th</sup> meeting.

Chair Loza discussed the September 18<sup>th</sup> NY Planning Federation course in Hyde Park for Board members, reading the agenda provided. Chair Loza and Steve to attend as well as Kelly and Joe.

Chair Loza asked for a motion to adjourn.

**Motion 1 by Caroline Paulson. Motion 2 by Steve Esposito. All present in favor. Motion carried.**

**Meeting adjourned at 7:10pm.**