

Town of New Paltz
Zoning Board of Appeals
FINAL Meeting Minutes
September 8, 2015
7:00pm

The meeting was called to order at 7:02 pm by Ed Burke.

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

Others Present:

MINUTES:

The August 11, 2015 minutes are presented for approval.

Motion to approve these minutes made by Phil Subey.

2nd by Joe Douso.

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 October 13, 2015 meeting, when hopefully the Planning Board will have closed their public hearing.

Motion to keep the public hearing open until October 13, 2015 is made by Joe Douso.

2nd by Phil Subey.

All others present in favor. Motion passed.

ZBA 2015-05, Marc and Colleen Schain, 70 N. Putt Corners Rd., Area Variance

The applicant has asked to postpone this public hearing until the October 13, 2015 ZBA meeting, as they will be back before the Planning Board on September 16, 2015.

Motion to postpone the public hearing until October 13, 2015 meeting is made by Phil Subey.

2nd by Joe Douso.

All others present in favor. Motion passed.

ZBA 2015-06, Thomas Wanning, 320 Route 32 N, Area Variance

Motion to open the public hearing is made by Phil Subey.

2nd by Joe Douso.

All others present in favor. Motion passed.

Mr. Wanning comes before the Board to discuss his application. He is currently before the Planning Board with a subdivision application. He needs an area variance for relief from the amount of required road frontage on Mountain View Place, in order to place a driveway for a second lot on that road and not on Route 32. He goes over the subdivision plans dated May 18, 2015. He could do the subdivision without needing a variance by placing the driveway on Route 32 North, but there is a ridge and woods. The Planning Board also feels that this is the best location for the driveway. Though the ZBA notes that they have not received an official referral response from them.

Neal Strauzer from the New Paltz Trading Post speaks to the Board. He is for the variance, as it keeps a buffer of trees, as well as keeping another driveway off of Route 32 N. His only concern is that he owns 3 Hickory Hill, which is the first lot on the right, and it abutts Mr. Wanning's parcel. He has concerns with the location of the proposed well of the second parcel, as it is too close to his septic reserve area for his lot.

Mr. Wanning points out where the engineer placed the proposed well on the site. He states that he could locate the well in another location.

There is continued discussion on what the options are with regards to granting a variance with conditions on well location for the proposed second lot.

There is also a conversation on the easement not having been officially recorded in the Ulster County Clerk's office. Joe Moriello notes that the County Clerk may not accept this older agreement signed by a former Supervisor. Mr. Moriello will call the County Clerks office and check into this, he will then work with Mr. Wanning and the current Town Supervisor. Everything is technically contingent on this easement.

Fiona Lawrence-Paine speaks to the Board about her concerns with the subdivision. She lives on Pine Tree which is a dead end off of Rocky Hill Road. She believes that the site of the septic shown, will have an effect on a seasonal pond.

There is a discussion on the fact that this needs to be referred to the Ulster County Planning Board.

Motion to send this application to the UCPB is made by Phil Subey.

2nd by Joe Douso.

All others present in favor. Motion passed.

The ZBA would like a written recommendation from the Planning Board, as well as further information on the location of the well and septic with regards to neighboring parcels, and addressing the issues brought up at tonight's ZBA meeting.

Motion to continue the public hearing to the October 13 meeting is made by Joe Douso.
2nd by Phil Subey.
All others present in favor. Motion passed.

APPLICATION REVIEWS:

None

OLD BUSINESS:

None

ADMINISTRATIVE ISSUES:

None

Motion to adjourn made by Joe Douso.
2nd by Phil Subey.
All in favor,

Adjourned at 7:56 pm.

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