



Village of New Paltz Zoning Board of Appeals
Regular Meeting of Tuesday, June 12, 2018
Village Hall – 7:00 PM
APPROVED MINUTES

Present: Rob Egan, Chair
Terrence Dungan
Anthony Saracino
Victoria Danskin, Alternate

Absent: Kaitlin Gallucci

Also Present: Alana Sawchuk, Planning and Zoning Secretary
Ashley Torre, Village Attorney

Welcome

7:01

Chair Egan opens the June 12, 2018 meeting for the New Paltz Zoning Board of Appeals. Prior to the Public Hearings, Chair Egan calls for an attorney-client session at 7:01 PM. The Board returns at 7:25 PM.

Public Hearings

1. Area Variance

ZB18-04: 6 Grove Street

Applicant: Thomas Olsen

Zoning District: R-2

SBL: 86.34-10-13

7:26-7:34

Ms. Danskin moves to open the Public Hearing for ZB18-04, 6 Grove Street, Olsen. Mr. Saracino seconds. 4 ayes. Motion carries.

A proxy for Mr. Olsen, Peter Fairweather, comes before the Board to speak.

In response to Mr. Fairthweather's comments, Attorney Torre clarifies that Mr. Olsen is in front of the Board for a setback variance, not a height variance, as Mr. Fairweather suggests.

Attorney Torre explains that a second variance will be required for lot coverage (212-13(B)(7)). The Village Attorney suggests keeping the Public Hearing open in order to allow the applicant to apply for the second variance, set a Public Hearing for the new variance, and then combine to close with ZB18-04.

No one else from the public comes forward to speak.

Ms. Danskin moves to keep the Public Hearing for ZB18-04, 6 Grove Street, Olsen, open. Chair Egan seconds. 4 ayes. Motion carries.

2. Area Variance

ZB18-05: 195 Huguenot Street/212-17C.

Applicant: Julie Hyland

Zoning District: H

SBL: 78-82-1-22.100

3. Area Variance

ZB18-06: 195 Huguenot Street/212-13(D)(4)(a)

Applicant: Julie Hyland

Zoning District: H

SBL: 78-82-1-22.100

7:34-7:57

Ms. Danskin moves to open the Public Hearing for ZB18-05/212-17C. and ZB18-06/212-13(D)(4)(a), 195 Huguenot Street, Hyland. Chair Egan seconds. 4 ayes. Motion carries.

Jim and Julie Hyland approach the Board in order to re-familiarize the Board with their application as well as provide context for the Public Hearing.

Nils Kulleseid, a neighbor on Huguenot Street, comes forward to speak in support of the project.

Susan Fenton, a neighbor on Huguenot Street, comes forward to speak in support of the project.

Kathleen Schultz, a neighbor on Huguenot Street, comes forward to speak in support of the project.

Mr. Saracino asks members of the public how they would feel about the possibility of future tenants living in the studio apartment should the variance be granted. The public does not express any concern.

Mr. Saracino requests that the requests made by the Historic Preservation Committee be included in the record.

- An exterior light fixture will be installed near the new door.
- Existing door may be replaced with new (i.e., two new doors rather than one existing and one new).
- The two doors will be symmetrical and matching (style, material, dimensions, color).

Mr. Dungan expresses concern regarding the precedent associated with granting this particular variance, as any other variance requested in the H district would also have to be granted. Mr. Dungan asks the public if they would be comfortable with that eventuality.

Attorney Torre clarifies that if a second application were to come before the Zoning Board of Appeals requesting a similar variance, it would have to be almost identical in order to argue that ZB18-05 and ZB18-06 had set a precedent.

Mr. Saracino and Mr. Dungan express concern at the prospect of closing the Public Hearing.

Ms. Danskin moves to close the Public Hearing for ZB18-05/212-17C. and ZB18-06/212-13(D)(4)(a). Chair Egan seconds. Mr. Dungan abstains. 3 ayes. Motion carries.

Ongoing Applications

1. Area Variance

ZB18-04: 6 Grove Street

Applicant: Thomas Olsen

Zoning District: R-2

SBL: 86.34-10-13

7:59-8:00

No further discussion as the applicant will require a second variance for lot coverage, 212-13(B)(7).

2. Area Variance

ZB18-05: 195 Huguenot Street/212-17C.

Applicant: Julie Hyland

Zoning District: H

SBL: 78-82-1-22.100

3. Area Variance

ZB18-06: 195 Huguenot Street/212-13(D)(4)(a)

Applicant: Julie Hyland

Zoning District: H

SBL: 78-82-1-22.100

8:01-8:12

The Hylands request that the Board wait to vote until all members are present.

Attorney Torre makes clarifications on materials presented to the Board by Mr. Dungan.

Ms. Danskin leaves 8:12 PM.

Administrative Business

- *Approval of Minutes from 3/13/2018*

Vote to approve 3/13/18 Minutes must be postponed until 7/10/18 meeting.

- *Approval of Minutes from 5/8/2018*

Chair Egan moves to approve the Minutes from 5/8/2018. Mr. Saracino seconds. 3 ayes. Motion carries.

Adjournment

Mr. Saracino moves to adjourn the June 12, 2018 meeting. Chair Egan seconds. The meeting adjourns at 8:14 PM.

Respectively submitted by,

Alana Sawchuk
Planning and Zoning Secretary