



Village of New Paltz Zoning Board of Appeals
Regular Meeting of Tuesday, July 10, 2018
Village Hall – 7:00 PM
APPROVED MINUTES

Present: John Litton, Chair
Rob Egan
Anthony Saracino
Victoria Danskin

Absent: Kaitlin Gallucci

Also Present: Alana Sawchuk, Planning and Zoning Secretary
Ashley Torre, Zoning Board of Appeals Attorney

Welcome

7:00

John Litton opens the July 10, 2018 meeting of the Zoning Board of Appeals as the new Chair and reviews the evening's Agenda.

New and Ongoing Applications

1. Area Variance

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

Applicant: Julie Hyland

Zoning District: H

SBL: 78-82-1-22.100

2. Area Variance

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

Applicant: Julie Hyland

Zoning District: H

SBL: 78-82-1-22.100

7:01-7:19

Jim and Julie Hyland approach the Board. Mr. Litton refers to a summary of the application provided by Ashley Torre, the ZBA Attorney. Mr. Litton confirms with the applicants that they're appealing before the Board in order to seek variances for the maximum number of principle buildings on the lot to have a second residential dwelling and for the minimum lot size. Applicant confirms the nature of the application. Mr. Litton asks for any further discussion on this application. No further comments from the Board.

The Board runs through a checklist used to determine the granting or denial of a variance, including: (1) whether there will be an undesirable change in the character of the neighborhood or a detriment to nearby properties; (2) Having an adverse effect or impact on the physical or environmental conditions; (3) Can the benefit sought be achieved by some other feasible means; (4) Is the area variance substantial; (5) Is the difficulty self-inflicted.

The Board finds that the applicant's request does not present a detriment to the community or have an adverse environmental impact. The Board acknowledged the neighbors who spoke positively about the application and did not see any negative impact, and that the application has passed review by the Ulster County Planning Board and the Historic Preservation Committee. The Board noted that the applicant is not increasing the building footprint. The applicant has considered a breezeway and other options and the applicant's request for these variances would be their least difficult option in order to achieve their goals. The area is substantial, but not to a degree that would encourage the Board to deny the variances. Ms. Torre remarks that no one factor needs to control the final decision of the Board. Mr. Egan notes that the applicant's circumstances are not self-inflicted given the circumstances.

Mr. Saracino notes that if the application is approved, the conditions required by the Historic Preservation Committee should be included. Mr. Litton reviews those conditions with the applicant as included within the Resolution.

Mr. Litton moves to approve resolution for ZB18-05/212-17C and ZB18-06/212-13(D)(4)(a), 195 Huguenot Street, Hyland. Mr. Egan seconds. 4 ayes. Motion carries.

3. Area Variance

ZB18-04: 6 Grove Street

Applicant: Thomas Olsen

Zoning District: R-2

SBL: 86.34-10-13

7:19-7:20

The applicant is not present. Mr. Litton moves to keep the Public Hearing open until the August meeting when Mr. Olsen can attend and the second variance application can be submitted to the Building Department. Mr. Egan seconds. 4 ayes. Motion carries.

Administrative Business

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

Filed as is as Board members have changed since meeting.

- *Approval of Minutes from 6/12/2018*

Ms. Danskin moves to approve the 6/12/2018 Minutes. Mr. Egan seconds. Mr. Litton abstains. 3 ayes. Motion carries.

Adjournment

Mr. Litton moves to adjourn and hold an Attorney-Client Meeting. Mr. Saracino seconds. 4 ayes. Motion carries. Meeting adjourns at 7:22 PM.

Respectively submitted by,

Alana Sawchuk
Planning and Zoning Secretary