



Village of New Paltz Zoning Board of Appeals
Regular Meeting of Tuesday, August 14, 2018
Village Hall – 7:00 PM
APPROVED MINUTES

Present: John Litton, Chair
Anthony Saracino
Victoria Danskin
Liz Harschow

Absent: Rob Egan

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

Welcome

7:00

Chair Litton opens the August 14, 2018 Zoning Board meeting. Liz Harschow has been approved as a new Zoning Board Alternate. Kaitlin Gallucci has resigned. Chair Litton makes call for new members to the Board.

Application Review

1. Area Variance

ZB18-07: 36 South Manheim Blvd./212-13(B)(8)(a)

Applicant: Jason Vandermer

Zoning District: R-2

SBL: 86.42-4-31

7:01-7:05

Ms. Torre summarizes the application for the Board. Mr. Vandermer seeks a 1 foot variance from the 25 foot setback in order to build a porch. This application is classified as a Type II action under SEQRA and requires a referral to the UCPB. This application will also require a Public Hearing.

Mr. Vandermer's proxy approaches the Board.

Chair Litton asks about moving the step to avoid needing the variance. The applicant's proxy explains that the porch would have to be a foot shorter if the step was to be removed from where they had initially planned to have it. There are no further questions or comments from the Board.

Ms. Danksin moves to set a Public Hearing for September 11, 2018. Ms. Harschow seconds. 4 ayes. Motion carries.

2. Area Variance

ZB18-04: 6 Grove Street/212-13(B)(8)(b)&(c); 212-20(A)

Applicant: Thomas Olsen

Zoning District: R-2

SBL: 86.34-10-13

3. Area Variance

ZB18-08: 6 Grove Street/212-13(B)(7)

Applicant: Thomas Olsen

Zoning District: R-2

SBL: 86.34-10-13

7:06-7:14

Mr. Olsen had been scheduled to appear first in the evening, but as he was late his application was reviewed second.

Mr. Olsen approaches the Board. Ashley Torre brings the Board up to date on this application. The applicant seeks to take a pre-existing, non-conforming garage and move it to a more appropriate location on his property. It was determined that a lot coverage variance was also required. The Public Hearing for the first variance, ZB18-04, is still open. A new Public Hearing for ZB18-08 will be scheduled this evening.

Ms. Harschow asks a question regarding area coverage, as well as confirming the entire removal of existing shed.

Mr. Saracino asks about the utility pole. Mr. Olsen confirms that a wire will be moved to a more logical location.

Chair Litton requests a motion to hold open the current Public Hearing for ZB18-04 and to set a Public Hearing for ZB18-08/212-13(B)(7), 6 Gove Street, Olsen, for September 11, 2018. Mr. Saracino moves, Ms. Danksin seconds. 4 ayes. Motion carries.

Mr. Olsen's second variance will also require UCPB referral. Both variances are listed as Type II actions under SEQRA.

4. Area Variance

ZB18-09: 9 Tricor Avenue/212-47.1 & Schedule E

Applicant: Celia Cuomo

Zoning District: R-2

SBL: 86.42-5-17.200

7:15-7:34

Ms. Torre summarizes the application. The applicant seeks a variance from the minimum off-street parking requirements and wishes to convert an existing single-family home by adding an additional apartment unit within the garage. The applicant is required to have 6 parking spaces, 3 for each dwelling unit. She seeks a variance in order to have 2 parking spaces.

This application is listed as a Type II action under SEQRA, requires referral to the UCPB, and a Public Hearing.

Ms. Cuomo approaches the Board and explains her project. In order to stay within her house, she would like to rent a studio apartment. Ms. Harschow asks a question regarding the exact type of unit this would be. Ms. Torre explains that a special use permit is required in order to convert a single-family by adding one additional unit. It is not an accessory apartment, but a single-family dwelling with an apartment included within the same structure.

Mr. Saracino asks a question regarding how the Building Inspector is going to classify the third bedroom.

Chair Litton seeks clarification. He remarks that within the code, 2 separate dwelling units require 3 parking spaces each. The applicant seeks a variance in order to only have 2 spaces. Chair Litton asks after any further questions or comments from the Board. No further comments.

Char Litton requests motion to set a Public Hearing for September 11, 2018. Mr. Saracino moves. Ms. Harschow seconds. 4 ayes. Motion carries.

Mr. Saracino asks about being able to include a condition that the owner continue occupying the property as she rents it. Ms. Torre remarks that for this SUP, the owner must live on site.

Administrative Business

- *Approval of Minutes from 7/10/2018*

Ms. Danskin requests that the Minutes reflect she is no longer an Alternate. Ms. Danskin moves to approve the July 10, 2018 Minutes, Mr. Saracino seconds. Ms. Harschow abstains. 3 ayes. Motion carries.

- *Meeting Overview for 9/11/2018*

There are 3 Public Hearings scheduled for the September meeting.

Adjournment

Ms. Danskin moves to close the August 14 meeting, Mr. Saracino seconds. 4 ayes. Meeting adjourns at 7:37 PM.

Respectively submitted by,

Alana Sawchuk
Planning and Zoning Secretary