



Village of New Paltz Zoning Board of Appeals
Special Meeting of Tuesday, February 26, 2019
Village Hall – 7:30 PM
APPROVED MINUTES

Present: John Litton, Chair
Liz Harschow
Victoria Danskin
Rob Egan

Absent: Anthony Saracino

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

Welcome

7:35

Chair Litton opens the Special Meeting of the Zoning Board of Appeals for Tuesday, February 26, 2019.

Application Review

1. Area Variance/212-13(B)(8)(c)[1]

ZB18-12: 4 Grove Street

Applicant: Radi Serdah

Zoning District: R-2

SBL: 86.034-10-12

7:36-7:41

This application has been reviewed in full by the Zoning Board of Appeals. At the January 8, 2019 meeting, the Board made a motion to approve the drafting of a resolution by Attorney Torre. The Board will move to approve the resolution as drafted, with minor changes to the initial dates of approval from February 12, 2019 to February 26, 2019.

Ms. Danskin moves, Mr. Egan seconds. 4 ayes. Motion carries.

Name	Ayes	Nays	Abstain	Absent
Chair <i>John Litton</i>	✓			
Member <i>Anthony Saracino</i>				✓
Member <i>Rob Egan</i>	✓			
Member <i>Victoria Danskin</i>	✓			
Member <i>Liz Harschow</i>	✓			
Totals:	4			1

2. Area Variance/212-13(F)(4)

ZB18-10: 17 Academy Street

Applicant: Jack Gordon

Zoning District: B-2

SBL: 86.127-1-6

7:42-8:00

Mr. Miller, Architect, and Mr. Gordon approach the Board. Chair Litton reviews the response from the UCPB, which has required certain modifications.

Required Modifications

Per the area variance test, the UCPB recommends that the applicant, working with the Village’s ZBA and Planning Board, develop alternative plans that reduce the amount of variance requested to the minimum necessary to achieve the desired benefit while providing for improved site access and create a lesser impact on the demand for the Village’s municipal parking lots.

Such alternatives will likely require the removal or modification of the proposed building and/or the modification of the existing structure.

The Board can either agree or disagree with that determination. To disagree would require a supermajority.

Attorney Torre explains that the UCPB has determined that there are feasible alternatives to the applicant’s plans. They recommend that the applicant develop an alternative plan in concert with the Village of New Paltz Planning Board in order to reduce the size of the requested variance, improve site access, and create a lesser impact on the Village’s demand for municipal parking.

The applicant notes that he has already worked with both Boards to reduce the size of the building and has gone before the HPC and consulted SHPO, who have found no problems with the project as it currently stands.

Chair Litton requests the Board’s opinion regarding the UCPB recommendation. Ms. Harschow agrees with requirements of the county. Ms. Danskin also concurs with the UCPB recommendation. Mr. Egan concurs with Ms. Danskin and Ms. Harschow, as well as the UCPB recommendation. Chair Litton agrees with the determination that a substantial variance is being requested. Chair Litton explains that the UCPB is giving the applicant an opportunity to come up with a new plan

that will appease the county and both Boards. As the entire Board is in agreement with the UCPB determination, the applicant will have to return to the Planning Board should they want to move forward.

As the Zoning Board of Appeals must make a decision within 62 days of the Planning Board's SEQRA determination, the applicant will have to consent to an extension of that time or the application will be denied by default. The applicant consents to an extension of the timeline until June 11, 2019.

Administrative Business

- *Approval of Minutes from 1/8/19*

Ms. Danskin moves to approve the January 8, 2019 Minutes. Mr. Egan seconds. Mr. Saracino is absent. 4 ayes. Motion carries.

- *Request to Close T/A #78, ZB18-04/ZB18-08, 6 Grove Street, Olsen*

Ms. Danskin moves to approve the request to close the T/A account for Mr Olsen. Mr. Egan seconds. 4 ayes. Motion carries.

Adjournment

Mr. Egan moves close the February 26, 2019 meeting. Ms. Danskin seconds. 4 ayes. The meeting adjourns at 8:02 PM.

Respectively submitted by,

Alana Sawchuk
Planning and Zoning Secretary