



Village of New Paltz Zoning Board of Appeals
Regular Meeting of Tuesday, June 11, 2019
Village Hall – 7:00 PM
APPROVED MINUTES

Present: Victoria Danskin
Rob Egan
Anthony Saracino
Sean O’Sullivan

Absent: John Litton, Chair
Liz Harschow

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

Welcome

7:10

Mr. Egan opens the meeting due to Chair Litton’s absence.

Public Hearing(s)

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

ZB19-01: 1 Orchard Lane

Applicant: Thomas Mulvihill

Zoning District: R-2

SBL: 86.42-4-23.100

7:11

Mr. Saracino moves to open the Public Hearing for ZB19-01, 1 Orchard Lane. Ms. Danskin seconds. 4 ayes. Motion carries.

Susan Stegen, a neighbor at 66 Plattekill Avenue speaks in support of the project.

Ms. Danskin moves to close the Public Hearing for ZB19-01, 1 Orchard Lane. Mr. Saracino seconds. 4 ayes. Motion carries.

Application Review

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

ZB19-01: 1 Orchard Lane

Applicant: Thomas Mulvihill

Zoning District: R-2

SBL: 86.42-4-23.100

7:12-7:17

The Board moves to proceed with the balancing test for an Area Variance.

- (1) Whether an undesirable change will be produced in the character of the neighborhood: **Mr. Saracino finds that it will not, especially as it is not visible. The Board agrees.**
- (2) Whether the benefit sought by the applicant can be achieved by some other means: **Ms. Danskin does not seem to think so. The Applicant is seeking a car port and would need a separate structure and potentially a different variance. Board agrees.**
- (3) Is the Area Variance substantial: **The Board agrees no, given the small size (6 ft.) of the variance request.**
- (4) Having an adverse effect or impact on the physical or environmental conditions: **Board agrees, no. Especially as the construction will be over an existing driveway.**
- (5) Is the difficulty self-inflicted: **Yes, as the applicant is moving to improve his property.**

Mr. Saracino moves to approve ZB19-01, 1 Orchard Lane, Mulvihill, as well as the drafting of that approval by Attorney Torre. Ms. Danskin seconds. 3 ayes. Mr. Egan abstains. 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>				✓
Member <i>Sean O'Sullivan</i>	✓			
Totals:	3		1	2

Administrative Business

- *Approval of Minutes from 5/14/19*

Ms. Danskin moves to approve the May 14, 2019 Minutes. Mr. Saracino seconds. 3 ayes. Mr. Egan abstains. Motion carries.

Adjournment

Ms. Danskin moves to close the June 12, 2019 meeting, Mr. Saracino seconds. The meeting adjourns at 7:19 PM.

Respectfully submitted by,

Alana Sawchuk
Planning and Zoning Secretary