



Village of New Paltz Zoning Board of Appeals  
Regular Meeting of Tuesday, September 10, 2019  
Village Hall – 7:00 PM  
***DRAFT MINUTES***

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Present: John Litton, Chair  
Victoria Danskin  
Anthony Saracino

Absent: Rob Egan  
Sean O’Sullivan

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

***Welcome***

7:12

Chair Litton opens the regularly scheduled September 10, 2019 meeting of the Zoning Board of Appeals.

***Application Review***

*1. Area Variance: 212-13(F)(4)*

ZB19-02: 51 Main Street

Applicant: Dimitri Viglis

Zoning District: B-2

SBL: 86.143-1-9.200

7:12-7:20

Mr. Dimitri Viglis approaches the Board. Chair Litton reminds the Board that the AV Balancing Test was performed at the August meeting and the Board authorized Attorney Torre to draft a Resolution. Once the Board completes SEQRA, the application will be able to move forward.

The applicant had initially submitted a SEAF Part 1, but a revised SEAF Part 1 was submitted at the last meeting. Attorney Torre has provided Part 2 and 3 for the Board’s review. Attorney Torre

reminds the Board that the expired lot area variance that was approved the Board in 2017 was issued a Negative Declaration.

Attorney Torre clarifies an edit made on Part 1 due to an auto-fill from the DEC Mapper that had confused the applicant.

There are no further questions or comments for Part 2 from the Board.

Chair Litton requests a motion to declare a Negative Declaration for ZB19-02. Mr. Saracino moves, Ms. Danskin seconds. 3 ayes. Motion carries.

Chair Litton reviews the draft Resolution. Mr. Saracino notes a minor typo on the first page (reference to 2,6145 sq. ft. instead of 2,614 sq. ft.). Chair Litton requests a motion to approve the Resolution as corrected. Mr. Saracino moves, Ms. Danskin seconds. 3 ayes. Motion carries.

<b>Name</b>	<b>Ayes</b>	<b>Nays</b>	<b>Abstain</b>	<b>Absent</b>
Chair <i>John Litton</i>	✓			
Member <i>Anthony Saracino</i>	✓			
Member <i>Rob Egan</i>				✓
Member <i>Victoria Danskin</i>	✓			
Member <i>Sean O'Sullivan</i>				✓
Totals:	3			

*2. Area Variances: 212-13(B)(4)(a)/212-13(B)(8)(b)(1)*

ZB19-04: 4 Oakwood Court

Applicant: Noa Simons

Zoning District: R-2

SBL: 86.34-8-22

7:20-7:35

Mr. Steve Shuryn, architect, appears on behalf of the applicant and summarizes the application.

There are two variances being requested: 1. 212-13(B)(8)(b)(1): An encroachment into the rear yard setback from a deck expansion; 2. 212-13(B)(4)(a): The lot is currently 14,021 sq. ft. and the required lot sq. footage for two dwellings is about 500 sq. ft. more than that.

Mr. Shuryn clarifies that the property is currently an illegal two-family and the applicant seeks to make it legal in order for their parents to live in the other apartment. The number of bedrooms recorded with the county is accurate but the number of dwellings is incorrect.

Mr. Saracino asks about how the applicant obtained the information regarding the number of bedrooms. Mr. Shuryn confirms that it was from county records.

Attorney Torre explains that the two-family home is permitted in this district, but it changes the required lot size.

Chair Litton asks if it's possible to expand the deck without the encroachment. Mr. Shuryn explains that avoiding the setback for the deck would interfere with the interior renovations.

Ms. Danskin asks about the neighboring lots. Mr. Shuryn explains that the neighbors are screened by elevation, foliage, private fences, and empty green space.

Mr. Shuryn confirms the construction of a two-level deck. Chair Litton asks if the screened-in porch could be enclosed. Mr. Shuryn confirms that no, it's not designed to become enclosed. Mr. Saracino asks about the overall height of the addition.

Ms. Danskin is curious about a proposal that doesn't require such a large variance request. Chair Litton asks for an alternate design that wouldn't require the variance.

Chair Litton requests motion to set a Public Hearing for October 8, 2019 at 7 PM. Mr. Saracino moves, Ms. Danskin seconds. 3 ayes. Motion carries.

#### ***Administrative Business***

- *Approval of Minutes from 8/13/19*

As Mr. Saracino was absent, these Minutes will be approved at the October meeting.

- Chair Litton requests a motion to have a rehearing on ZB18-02/ZB18-03, 48 North Chestnut Street, Spool, conditioned on reposting escrow. Ms. Danskin moves, Mr. Saracino seconds. 3 ayes.
- Zoning Board is seeking new volunteers.

#### ***Adjournment***

Ms. Danskin moves, Mr. Saracino seconds. The meeting adjourns at 7:43 PM.

Respectfully submitted by,

Alana Sawchuk  
Planning and Zoning Secretary