



Village of New Paltz Zoning Board of Appeals
Regular Meeting of Tuesday, January 14, 2020
Village Hall – 7:00 PM
APPROVED MINUTES

Present: John Litton, Chair
Anthony Saracino
Michael Tierney
Victoria Danskin
Sean O’Sullivan

Absent: Noa Simons, Alternate
Michele Zipp, Village board Liaison

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

Welcome

7:00

Chair Litton opens the regularly scheduled January 14, 2020 meeting of the Zoning Board of Appeals.

Application Review

1. *Area Variance: 212-13(D)(8)(b)*

ZB19-05: 65 Huguenot Street

Applicant: Dina DuBois

Zoning District: H

SBL: 86.33-1-3

7:01-7:19

Attorney Torre gives a brief summary of the application. The applicant seeks to use an existing foundation to install a pre-built shed that would encroach into the rear yard setback by 8 +/- feet. This application is classified as a Type II action under SEQRA with no referral to county required. A Public Hearing will need to be set by the Zoning Board of Appeals.

Mr. Anthony Aebi appears before the Board on behalf of the applicant, Dina DuBois.

Chair Litton confirms with Mr. Aebi which house on Huguenot Street this is.

The Board will need documentation from the HPC approving this installation, which the applicant claims to have already been given. The Board Secretary will check submitted materials to make sure it was not given with the initial application and misplaced.

Chair Litton asks what's to stop the applicant from orienting the shed in such a way that they don't require a variance. Mr. Aebi explains that the applicant would have to cut down trees were they to place it differently and the applicant would prefer to use the pre-existing foundation.

The Board discusses visiting the property.

Ms. Danskin plans to reach out to Historic Huguenot Street.

The Board requests color photos of the shed.

Attorney Torre asks about a handwritten note on the site plan regarding the resolution of a deed.

Mr. Saracino moves to set a Public Hearing for February 11, 2020 at 7 PM. Ms. Danskin seconds. 5 ayes. Motion carries.

Administrative Business

- *Approval of December 10, 2019 Minutes*

Ms. Danskin moves to approve the December 10, 2019 Minutes. Mr. O'Sullivan seconds. 5 ayes. Motion carries.

- *2020 Board Trainings*

The Board attorney intends to hold 30 min. training sessions prior to or after monthly meetings in order to meet required training hours for members. Sessions will start next month after the February 11th meeting.

- *Village Board Updates*

Ms. Zipp is absent. Chair Litton requests a written summary if possible.

Adjournment

Mr. Saracino moves to close the meeting, Ms. Danskin seconds. 5 ayes. The meeting adjourns at 7:28 PM.

Respectfully submitted by,

Alana Sawchuk
Planning and Zoning Secretary