



Village of New Paltz Zoning Board of Appeals
Regular Meeting of Tuesday, March 10, 2020
Village Hall – 7:00 PM
APPROVED MINUTES

Present: John Litton, Chair
Michael Tierney
Victoria Danskin
Sean O’Sullivan
Noa Simons, Alternate

Absent: Anthony Saracino
Michele Zipp, Village Board Liaison
Ashley Torre, Zoning Board of Appeals Attorney

Also Present: Alana Sawchuk, Planning and Zoning Secretary
Rick Golden, Zoning Board of Appeals Attorney

Welcome

6:58

Chair Litton opens the regularly scheduled March 10, 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

6:59-7:03

Mr. Anthony Aebi returns before the Board on behalf of Ms. Dina DuBois. Chair Litton explains that the application has undergone review; has held and closed a Public Hearing with no comments from the public; and held a Balancing Test at the February 11, 2020 meeting. A Resolution has been drafted by the attorney.

Chair Litton proceeds through the Resolution as drafted.

The applicant appeared before the Zoning Board of Appeals in order to receive relief from Village Code § 212-13(D)(8)(b)(1):

“Village Code § 212-13(D)(8)(b)(1) requires a minimum rear yard setback of twenty (20) feet for properties located in the H (Historic) District. The Applicant is requesting an area variance from the minimum required rear yard setback to install a 16 ft. x 10 ft. pre-built shed that is located twelve (12) feet from the rear lot line.”

The Resolution therefore concludes:

“The Board determined that the variance was not substantial under the circumstances, given the standard size of the shed that is consistent with other sheds in this area. The Board also considered whether the alleged difficulty was self-created, and whether the benefit sought by the Applicant could be achieved by some alternative method feasible for the Applicant to pursue. The Board determined that the alleged difficulty was self-created, but noted that this factor does not necessarily preclude the granting of the variance and that no one factor under the balancing test is determinative. In considering whether the benefit sought could be achieved by another method feasible for the Applicant to pursue, the Board acknowledged that the shed could potentially be relocated but the Applicant has proposed to utilize the old barn foundation in order to avoid additional disturbance and tree removal. The Board also noted that due to the topography of the property, the proposed location is the only area where the shed can be placed without either requiring significant earthwork or being located too close to the dwelling, which would create an undesirable aesthetic. Since the only alternatives would result in more negative impacts than the variance proposed, the Board gave little weight to this factor.”

Chair Litton requests a motion to approve the Resolution as drafted. Ms. Danskin moves, Mr. Tierney seconds. 5 ayes. Motion carries.

Name	Ayes	Nays	Abstain	Absent
Chair <i>John Litton</i>	✓			
Member <i>Anthony Saracino</i>				✓
Member <i>Victoria Danskin</i>	✓			
Member	✓			

<i>Michael Tierney</i>				
Member <i>Sean O'Sullivan</i>	✓			
Alternate <i>Noa Simons</i>	✓			
Totals:	5			1

Administrative Business

- *Approval of February 11, 2020 Minutes*

Mr. O'Sullivan moves to approve the February 11, 2020 Minutes. Ms. Simons seconds. Chair Litton abstains. 3 ayes. Motion carries.

- *Village Board Updates*

Ms. Zipp is absent.

- *Zoning Board Member Training*

Attorney Rick Golden will provide a brief 30 min. training session for Board Members after the meeting adjourns.

Adjournment

Ms. Danskin moves to close the regularly scheduled March 10, 2020 meeting. Mr. Tierney seconds. 5 ayes. The meeting adjourns at 7:06 PM.

Respectfully submitted by,

Alana Sawchuk
Planning and Zoning Secretary