

ZONING BOARD OF APPEALS
TOWN OF STUYVESANT
STUYVESANT, NEW YORK 12173

MINUTES OF DECEMBER 17, 2013

****Approved at the 1/21/14 meeting****

MEMBERS PRESENT:

Patricia Casey, Chairman
Jeff Jensen
Margaret Pino
Steven Taylor
Steve Montie, Zoning Board Alternate

MEMBERS ABSENT:

Amy Abatti
Paul Harpis
Christian Swensingsen

OTHERS PRESENT:

Timothy Sullivan

Chairman Casey called the meeting to order at 7:00 p.m., with the Pledge of Allegiance to the Flag.

1. A motion was made by Margaret Pino and seconded by Jeff Jensen to accept the minutes of the November 19, 2013 meeting. All members voted in favor.
2. Public Hearing: Area Variance application of Timothy Sullivan and Patrick Harris, 396 Schoolhouse Road, Stuyvesant, NY. Property tax map number 31.-1-14 for an accessory apartment on the property. There is an existing 1,200 square foot structure (carriage barn) with 18th Century Dutch timbers on the property that Mr. Sullivan and Mr. Harris would like to preserve and convert to a guest house. The applicant proposes the guest house would be used for their own purpose on one floor living in their later years. This would not be rented out or used for business purposes. The current zoning allows for the accessory apartment to be 800 square feet. (Refer to Section 7-Supplemental Regulations on page 23 and Section 2-Definitions of Accessory Apartment on page 7 of the Town of Stuyvesant Zoning Ordinance). A motion was made by Margaret Pino and seconded by Steve Montie to open the public hearing. All members voted in favor. Mr. Harris provided a hearing notice letter sent to the neighbors with the certified receipts. Chairman Casey asked if there were any questions from the Board or audience. There were no questions. A motion was made by Margaret Pino and seconded by Steve Montie to close

the public hearing. All members voted in favor. A motion was made by Jeff Jensen and seconded by Steven Taylor to approve the area variance. All members voted in favor. Mr. Harris was advised the approval will be referred to the Planning Board at their January 27, 2014 meeting.

3. Chairman Casey advised the Town Board's year-end meeting will be held on Thursday, December 19, 2013 at 7:00pm.
4. Chairman Bury provided the Board Members with information concerning upcoming training opportunities and advised the members present of their need to have four hours of training annually.
5. Jeff Jensen asked if a tentative meeting schedule for 2014 can be handed out. The secretary will confirm any meeting conflicts with Supervisor Ron Knott and hand it out at the first meeting of 2014.

The next meeting was scheduled for Tuesday, January 28, 2014 at 7:00pm. A motion to adjourn the meeting was made by Jeff Jensen and seconded by Margaret Pino. All members voted in favor.

Respectfully submitted,

Yvonne Main
Planning Board Secretary