

ZONING BOARD OF APPEALS
TOWN OF STUYVESANT

STUYVESANT, NEW YORK 12173

MINUTES OF SEPTEMBER 28, 2004

MEMBERS PRESENT:

Mr. William Vick, Chairman
Ms. Virginia Martin
Ms. Pat Casey
Mr. James Antalek
Mr. Sal Costanzo

MEMBERS ABSENT:

Mr. Robert Keller
Mr. Steve Montie

The meeting was called to order at 7:40 p.m. by Chairman Vick.

1. A motion was made by Mr. Costanzo and seconded by Ms. Casey to accept the minutes of the meeting of August 24, 2004. All members voted in favor.
2. The application of Anna Dawson, 362 Eichybusch Road, Kinderhook, New York for an Area Variance to create an undersized lot from a lot that is already undersized according to current zoning regulations was brought before the Board. Ms. Dawson wishes to subdivide 2.3 acres from a 4.3 acre lot and add it to a 10.76 acre lot. This would make one lot 2.16 acres and the other one 12.74 acres. The existing lot of 4.3 acres is divided by steep hills and a creek. It has had a house on it since the early 1970's. Ms. Dawson also owns 2 other parcels of 2.7 and 3.4 acres. At the time of the subdivision, zoning was 2 acres. Ms. Dawson says each parcel has a separate deed. There are houses on both of the other parcels. After discussing this, the Board asked Ms. Dawson for: 1) a plot plan drawn to scale on survey map, 2) deeds for all 4 parcels, 3) wells and septic shown on map and 4) driveway locations. It was the opinion of the Board that this be tabled pending further documentation.

Ms. Casey suggested a joint meeting with the Planning Board and Town Board to go over what was discussed at a recent planning conference she went to. Mr. Vick and Ms. Martin had also attended a meeting recently and would like to incorporate this as well.

A motion to adjourn the meeting at 8:30 p.m. was made by Ms. Casey and seconded by Mr. Antalek. All members voted in favor.

Respectfully Submitted,

Janice B. Myszkowski
Secretary

