

ZONING BOARD
TOWN OF STUYVESANT
STUYVESANT, NEW YORK 12173

MINUTES OF MAY 30, 2006

** Approved at 6/26/06 meeting

MEMBERS PRESENT:

Mr. William Vick, Chairman
Mr. Robert Keller
Ms. Margaret Pino
Mr. Steve Montie
Mr. Sal Costanzo
Ms. Patricia Casey

MEMBERS ABSENT:

OTHERS PRESENT:

Chairman William Vick called the meeting to order at 7:45 p.m.

1. Area Variance Application by Nicholas Walster, 43 County Rte 26A, Stuyvesant, New York 12173. Mr. Walster proposes to build a 15' X 20' bedroom addition to the rear of his three family residence which is currently approximately 4000 square feet. A copy of the Building Permit Application was provided indicating it was denied by the ZEO stating "needs 25' to property line only has 10' on right side". A sketch plan showing part of the property and a survey map completed for Broadway Used Auto Parts, Inc. (owner of property before Mr. Walster) was presented to the Board for their review. This survey map showed the division of the former DePrima property into several lots with Mr. Walster's lot designated "Parcel B-2" and "Parcel C". Survey map Notes indicate "Parcel B-2 is to be merged with Parcel C, to become part and parcel thereof, respectively." Both parcels are now on one deed. Mr. Vick stated the board required one map drawn to scale depicting the present structures, driveway location, well and septic along with the proposed addition drawn to scale. The names of the current abutting landowners should be identified. Two septic systems were identified on the sketch map (not the survey map) that apparently are connected to one leach field located in the back lot (Parcel B-2). A well is identified on the survey map. Mr. Vick suggested an engineer may need to identify the exact location of the septic system as the proposal does not clearly indicate if the addition may be proposed over top of the existing septic system. The board attempted to overlay the sketch

plan showing the addition onto the survey map. It was thought the rear lot set back would only be 15'. Mr. Vick questioned if there could be rear lot set back issues with this property as well. Patricia Casey asked what the total lot size was. Mr. Walster indicated it was $\frac{3}{4}$ of an acre but the survey map indicates the total acres to be .412 (less than $\frac{1}{2}$ an acre). An issue regarding parking was raised. Mr. Walster stated there are currently 5 parking spaces. The zoning requirements dictate 3 spaces per unit or 9 spaces for this residence. Mr. Vick reiterated the need for a clear map showing everything. Chairman Vick stated he would refer this matter to the Town Zoning Attorney, Tal Rappleyea. A motion to not accept the application was made by Patricia Casey and seconded by Steve Montie. All members voted in favor. Mr. Walster questioned why a full map was necessary when the addition involved a small area. The board members stated a clear, concise picture of the total property area is necessary before a vote can be taken. Mr. Walster questioned the time, expense and delay caused with demands of the board. Mr. Vick will review the issues and discuss with Mr. Rappleyea before the next meeting.

2. Mr. Vick announced a course providing a Zoning Board of Appeals Overview will be presented at Taconic Hills Central School in Craryville on Monday, June 5, 2006 starting at 6:30pm. The course is sponsored by the Columbia County Planning Department.
3. A copy of the Proposed Town of Stuyvesant Mobile Home Law was previously given to all board members for their review and comments. Ron Knott, a member of the audience, requested comments be provided as soon as possible before the next town board meeting. Several ZBA members made suggestions to Ron Knott to take back to the Town Board.

A motion to adjourn the meeting was made by Steve Montie and seconded by Patricia Casey. All members voted in favor.

Respectfully submitted,

Shirley Narzynski
Secretary