

ZONING BOARD
TOWN OF STUYVESANT
STUYVESANT, NEW YORK 12173

MINUTES OF JUNE 27, 2006

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Mr. William Gumaer

OTHERS PRESENT:

Mr. Tal Rappleyea

Chairman William Vick called the meeting to order at 7:35 p.m.

1. A motion was made by Sal Costanzo and seconded by Steve Montie to accept the minutes of the January 24, 2006 meeting. All members voted in favor.
2. A motion was made by Patricia Casey and seconded by Margaret Pino to accept the minutes of the May 30, 2006 meeting. All members voted in favor.
3. 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. 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". Mr. Walster presented one map showing his property and the proposed addition. The dwelling is a three family residence. Two septic systems are connected to one leach field. The rear yard set back should be fifty (50) feet but there will only be twenty two (22) feet. Mr. Vick read the variance application questions and answers. Mr. Rappleyea stated that since the dwelling was currently a three (3) family residence and the variance did not request a change that was greater (ie: 4 or 5 family residence), then it would be grandfathered in as the use pre-dates our zoning. Our current zoning does not address increasing the size. Mr. Rappleyea recommended a condition, if the

board approved the appeal that the space could only be used as an additional living space, and the dwelling would remain a three family residence. Based on an inquiry from the board, Mr. Walster stated there was only one deed for the property (Parcel B-2 & Parcel C as shown on the survey map are designated as one parcel). A copy of the deed was provided to the Board. Mr. Vick explained the application process to Mr. Walster. A motion was made by Sal Costanzo and seconded by Robert Keller to accept the application with the stipulation that the property remain a three family residence. All members voted in favor. A Public Hearing will be set on Tuesday, July 25, 2006 at 7:30 pm.

4. Mr. Donald Hogan, 90 Summerset Road, Stuyvesant, NY, approached the Board concerning the denial of a Building & Zoning Permit Application for a six foot high vinyl fence on the edge of his property. The Z.E.O. denied the fence due to set back requirements. Mr. Vick read the zoning requirements concerning fences. The Board instructed Mr. Hogan to complete a variance application to present at the next Board meeting. Mr. Hogan asked the Board if his application process could be expedited. The Board agreed to set a conditional Public Hearing for Tuesday, July 25, 2006 as long as Mr. Hogan gets all the required documents to the Board by July 11, 2006. A motion was made by Robert Keller and seconded by Steve Montie to set the Public Hearing for July 25, 2006 based on the conditions set forth above. All members voted in favor.

The next Zoning Board meeting is scheduled for Tuesday, July 25, 2006 at 7:30 pm.

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

Respectfully submitted,

Shirley Narzynski
Secretary