

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

MINUTES OF JANUARY 23, 2007

**** Approved at 2/27/07 meeting**

MEMBERS PRESENT:

Mr. William Vick, Chairman
Ms. Margaret Pino
Mr. Robert Keller
Mr. Sal Costanzo
Mr. William Gumaer

OTHERS PRESENT:

Attorney Tal Rappleyea

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

A motion was made by Sal Costanzo and seconded by Margaret Pino to accept the minutes of the October 24, 2006 meeting. All members voted in favor.

1. AREA VARIANCE APPLICATION: Janet and John Rybka, (presented by Michael Rybka) 65 Rybka Road, Stuyvesant Falls, NY. Chairman Vick read the complete application to the Board and public attendees. The applicant did not have a copy of the deed or list of adjacent property owners available. A map of their property was provided showing they want to subdivide part of the property and do a lot line adjustment. The property line would be moved 80 to 90 feet to the Town of Kinderhook town line. A discussion ensued concerning the current and proposed property lines and location of driveway in relationship to town road. The applicant wants to create a 1.37 acre lot in a five acre zone. A motion was made by Sal Costanzo and seconded by William Gumaer to accept the application and set the Public Hearing for Tuesday, February 27, 2007 at 7:30 pm. All members voted in favor. The Columbia County Planning Board will be notified. The applicant was advised to provide a copy of the deed as well as a list of the adjacent property owners to the board before the Public Hearing. The applicant did provide a signed and notarized letter from John Rybka allowing Michael Rybka to act on his behalf with regard to the proposed subdivision of the property.
2. Shirley Narzynski temporarily excused herself from her duties as secretary to the Board. Melissa Naegeli filled in for her during her application process.
3. AREA VARIANCE APPLICATION: Shirley and Dennis Narzynski, 3742 Route 21, Schodack Landing, NY (Town of Stuyvesant). Chairman Vick read the

application to the board and public attendees. The applicant requests a 3X5 foot sign identifying their business be placed on their garage. The current zoning law allows a 2X2 foot sign for Home Occupations Class II. The applicant felt the sign would be more appealing placed on the building which is located a distance from the road versus several feet from the road on a post. The applicant feels the sign will be helpful in showing they have a business and for customers attempting to locate the business. Photos were shown to the board depicting the sign.

Chairman Vick asked if there were any other identifying signs near the road. The applicant indicated only a 911 sign is located near the road. A mandated State of New York repair shop sign is currently located on the garage. A motion was made by Margaret Pino and seconded by William Gumaer to accept the application and set a Public Hearing for Tuesday, February 27, 2007 at 7:30 pm.

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

Respectfully submitted,

Shirley Narzynski
Secretary to the Board