

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

MINUTES OF APRIL 24, 2007

**** Approved at 6/26/07 meeting**

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Mr. Robert Keller
Mr. William Gumaer

OTHERS PRESENT:

Mr. Paul Engster, Attorney

Chairman Vick called the meeting to order at 7:30 p.m.

A motion was made by Steve Montie and seconded by Patricia Casey to accept the minutes of the March 27, 2007. All members voted in favor.

1. PUBLIC HEARING: Norman & Faye Kay, 1832 Route 9J and Sharptown Road, Stuyvesant, NY. Norman & Faye Kay own nine (9) acres with a proposal to create three separate parcels. Certified mailing notices were sent properly and copies provided to the Board. Public Hearing was opened by Chairman Vick at 7:47 pm. Mr. William Brown, a neighbor of Mr. and Mrs. Kay stated he had no objections to the planned subdivision and was in favor of it. Attorney Engster indicated the only other response to the notices was a call to Mr. Harpis (adjoining property owner) who indicated there was some debris he wanted to see picked up but did not object to the subdivision. Mr. Engster confirmed the debris will be picked up. There were no further public comments. The Public Hearing was closed by Chairman Vick at 7:50 pm. Chairman Vick read the variance application into the record. Patricia Casey asked if a stipulation could be made not to subdivide the 4.006 acre lot further. Since this lot is located in the Hamlet Extension and the Planning Board would address further subdivision of the property, it was felt a stipulation would not be required. Chairman Vick outlined three variances the board must consider. They are:
 - 1) Variance #1: request for three lot sizes as designated on the plans – Lot 1 total acres = 2.229, Lot 2 total acres = 2.765 & Lot 3 total acres = 4.006

Part of the property is located in an agricultural zone and part is in the Hamlet extension.

- 2) Variance #2: request for side lot set back on new Parcel #1 for the garage to allow 8.4 feet set back versus minimum 10' required
- 3) Variance #3: request for side lot setback on Parcel #1 for the house to allow 21.5 feet setback versus minimum 25 feet required.

Roll call vote was taken for the following Variance's requested above:

- 1) Variance #1 (see above) Record of Vote: AYE – Patricia Casey, Margaret Pino, Sal Costanzo, Steve Montie & William Vick. NAY – none.
- 2) Variance #2 (see above) Record of Vote: AYE – Patricia Casey, Margaret Pino, Sal Costanzo, Steve Montie & William Vick. NAY – none.
- 3) Variance #3 (see above) Record of Vote: AYE – Patricia Casey, Margaret Pino, Sal Costanzo, Steve Montie & William Vick. NAY – none.

All three variances were approved by the Zoning Board. The applicant was referred to the Planning Board for consideration of the subdivision proposal.

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 to the Board