

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

MINUTES OF JUNE 26, 2007

** Approved at 10/23/07 meeting

MEMBERS PRESENT:

Mr. William Vick, Chairman
Ms. Patricia Casey
Mr. Robert Keller
Mr. Sal Costanzo

MEMBERS ABSENT:

Ms. Margaret Pino
Mr. Steve Montie
Mr. William Gumaer

OTHERS PRESENT:

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

1. A motion was made by Patricia Casey and seconded by Sal Costanzo to accept the minutes of the April 24, 2007 meeting. All members voted in favor.
2. Area Variance Application by Teirise Chabot on behalf of the Riverview Café. The applicant wishes to enlarge the front porch for additional eating area. The proposed deck expansion would be for summer use only with the deck removed during the winter months. The applicant is not the owner of the property. Ms. Chabot presented a letter signed by Frank Doyle granting permission to Ms. Chabot to attend the meeting regarding the variance. Ms. Chabot provided a copy of the deed, a sketch of the proposed deck, photographs and a survey map of the adjacent property. Mr. Vick went over the requirements to consider an area variance. These requirements included but were not limited to a survey map of the property. This map should include the current structures, any proposed structures, driveway location, parking areas, well and septic areas, etc. Chairman Vick advised they would need to notify the Department of Health and approval my need to be obtained from the Alcohol Beverage Control Agency. Mr. Vick asked if there would be adequate parking spots available and will it interfere with the Post Office. A letter may be required from the Postal Service. Since this is a county road, the County Planning Department will need to be notified. The applicant will need to notify the Department of Labor if the deck was temporary. Mr. Vick requested the applicant gather the additional information needed including the items outlined on the application check list. The Board members discussed the fact this property has evolved over the years from one use to another without review by the Planning Board. Mr. Vick advised the applicant any further use modifications to the property will need to be presented to the Planning

Board for site plan review. Mr. Vick recommended the applicant check with the other agencies involved to determine if their plans to expand their business will meet their approval. The Board acknowledged the applicants variance request and stated it would be considered further upon receipt of the additional information as outlined above.

3. Mr. Vick advised the Board members the town is looking to update the land subdivision regulations in the zoning law. The Board members were asked to review these regulations and provide any suggestions or recommendations to Chairman Vick or Ron Knott.

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

Respectfully submitted,

Shirley Narzynski
Secretary to the Board