

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

MINUTES OF NOVEMBER 27, 2007

Approved @ 12/08/08 meeting

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Ms. Margaret Pino

OTHERS PRESENT:

James Tomaso, Surveyor

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

1. A motion was made by Robert Keller and seconded by Steve Montie to accept and approve the minutes of the October 23, 2007 meeting after adding language stating the Board had requested the wells & septic systems be identified on the map. All members voted in favor.
2. PUBLIC HEARING: Area Variance Application by Sandra L. Coon, 12 Hotel Lane, Stuyvesant Falls, NY. James Tomaso, the surveyor and Ms. Coon were present. The applicant proposes to subdivide 0.533 acres of her property to be merged with Mr. Keil's adjacent property. A copy of the notice letter to adjacent property owners, certified mail receipts sent to all adjacent owners and an updated copy of the map showing location of the wells and septic systems were presented to the Board. The applicant seeks variance for side and rear yard set backs as well as an easement for Mr. Keil to use the driveway. The public hearing was opened at 7:36 pm by Chairman Vick. There were no public comments or opinions. The public hearing was closed at 7:40 pm. Chairman Vick advised the applicant on the advice of the town attorney, any vote would be conditional on the applicant obtaining an easement deed for the driveway. Chairman Vick stated the first variance seeks side yard set back of 1.9 feet versus zoning requirement of 25 feet. All members voted in favor of granting the first variance for the side yard set back. The second variance seeks rear yard set back of 34.8 feet versus zoning requirement of 50 feet. All members voted in favor of granting the second variance for the rear yard set back.

3. Due to the Christmas holiday, the next Zoning Board meeting was scheduled for Tuesday, December 18<sup>th</sup>, 2007 if needed.

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