

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

MINUTES OF DECEMBER 11, 2012

**\*\*Approved at the 1/21/14 meeting\*\***

MEMBERS PRESENT:

Patricia Casey, Chairman  
Amy Abatti  
Jeff Jensen  
Kent Keller  
Margaret Pino  
Steven Taylor  
Steve Montie, Zoning Board Alternate

MEMBERS ABSENT:

Paul Harpis

OTHERS PRESENT:

Lynda Garafalo  
Pat Engel  
Joan Delessio

Chairman Casey called the meeting to order at 7:00 p.m., with the Pledge of Allegiance to the Flag.

1. A motion was made by Steve Montie and seconded by Kent Keller to accept the minutes of the November 27, 2012 meeting, with corrections. All members voted in favor.
2. Public Hearing: Area Variance application of Linda Garafalo, 899 County Route 25, Stuyvesant Falls, NY. Property tax map number 63.3-1-52 for a dog pen/kennel on the property. The ZEO, Gerald Ennis denied a building permit stating the building was built without a building permit on the property line. The applicant disputes this is a building, as there is three 10' by 10' chain link dog pens placed together to house her two dogs. She placed a metal roof over the fencing and privacy fencing along the chain link fence to protect the dogs from the weather. The dog pens are located in the rear of her property, near the woods behind her home. The Board members discussed the difference between a dog house, shed and structure on the applicant's property. Since the applicant added a roof and privacy fencing, it was considered a shed/building by the ZEO. A motion was made by Margaret Pino and seconded by Kent Keller to open the public hearing. All members voted in favor. Lynda Garafalo provided a hearing notice letter sent to the neighbors with the certified

receipts. Chairman Casey asked if there were any questions from the Board or audience. Neighbor Pat Engel, who borders Ms. Garafalo's property in the rear, spoke in favor of the dog pens. Another neighbor, Joan Delessio, who borders Ms. Garafalo's property on the side and in the rear, spoke against the dog pens based on their aesthetics. She stated they are unsightly from her property. The Board felt that the amount of footage (four feet) from the property line was not unreasonable and would not change the neighborhood adversely. With no further questions from the audience or Board, a motion was made by Margaret Pino and seconded by Steven Taylor to close the public hearing. All members voted in favor. A motion was made by Jeff Jensen and seconded by Amy Abatti to approve the area variance, with the condition of no more than three dogs to be housed in the facility in question. All members voted in favor.

3. Chairman Casey provided the Board Members with information concerning upcoming training opportunities and advised the members present of their need to have four hours of training annually.

The next meeting was scheduled for Tuesday, January 23, 2013 at 7:00pm. A motion to adjourn the meeting was made by Jeff Jensen and seconded by Steve Montie. All members voted in favor.

Respectfully submitted,

Shirley Narzynski  
Secretary to the Board