

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

MINUTES OF OCTOBER 23, 2007

\*\* Approved at 11/27/07 meeting

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Mr. Steve Montie

OTHERS PRESENT:

James Tomaso, Surveyor

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 and approve the minutes of the June 26, 2007 meeting. All members voted in favor.
2. Area Variance Application by Saundra L. Coon, 12 Hotel Lane, Stuyvesant Falls, NY was presented by James Tomaso on behalf of Ms. Coon. The applicant proposes to subdivide 0.533 acres of her property to be merged with Mr. Keil's adjacent property. The property is located in H-2 Hamlet District. A copy of the application, deed, map, list of adjacent property owners and letter from Ms. Coon authorizing Mr. Tomaso to act on her behalf were submitted to the Board for review. The applicant seeks variance for side and rear yard set backs as well as an easement for Mr. Keil to use the driveway. The current boundary line passes through the Keil residence and has existed for many years. The property owners wish to correct this. Conveyance of the property from Ms. Coon to Mr. Keil will not meet current zoning requirements. Variance seeks side yard set back of 1.9 feet versus zoning requirement of 25 feet and rear yard set back seeks 34.8 feet versus zoning requirement of 50 feet on the property conveyed to Keil. Ms. Coon seeks to retain ownership of the driveway. The acreage for "Parcel A" (see survey map) owned by Ms. Coon will be reduced from 1.889 acres to 1.356 acres. The acreage for "Parcel B" (see survey map) owned by Mr. Keil will be increased from .069 acre to .602 acre. The Board requested updated maps reflect location of well & septic systems. A motion was made by Margaret Pino and seconded by Patricia Casey to accept the application and set the Public Hearing for Tuesday, November 27, 2007 at 7:30 p.m. All members voted in favor.

3. Mr. Vick advised the Board members of an upcoming training session at the Columbia Greene Community College on December 8, 2007.

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

Respectfully submitted,

Shirley Narzynski  
Secretary to the Board