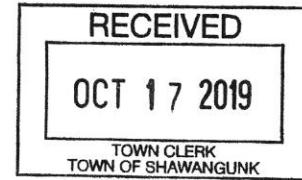


Town of Shawangunk
Zoning Board of Appeals
August 21, 2019



Minutes of a Public Hearing held by the Town of Shawangunk Zoning Board of Appeals on August 21, 2019 at 7:00 PM at the Town Hall, 14 Central Avenue, Wallkill, New York, County of Ulster for the following:

Present Were: Mr. Archie Reid – Chairman, Mr. Roger Rascoe, Mr. Dennis Arluck, and Mr. Michael Maglio as members, Mr. John Russo - Absent.

Approval of Minutes: A motion was made by Mr. Rascoe and seconded by Mr. Arluck to approve the minutes of July 17, 2019. **Vote:** Mr. Rascoe – Aye, Mr. Arluck – Aye, and Mr. Maglio – Aye, Mr. Reid – Aye, Mr. John Russo - Absent.

All Public Hearings remain open for one hour.

Public Hearings:

David Hoehmann – TM #: 105.1-5-4 (RAG-2) 3334 New Prospect Road, Pine Bush, NY 12566 - §177-6E – Pre-existing, Non-conforming Lot:

Mr. Hoehmann presented his application. This parcel had a single wide trailer on it that has since been removed. Mr. Hoehmann is looking to build a small ranch for his in-laws. This property is situated across the street from his personal home. The property has a well, septic and electric that will be used. Mr. Rascoe stated that the survey provided to the Zoning Board shows that the property is .656 acres shy of the two acres required for that zone and all other setbacks from Schedule I have been met. Section 177-12(F) allows the Zoning Board to vary §177-6(E) bulk lot requirements for RAG-2 so the variance required would be for .656 acres allowing a single-family house on a pre-existing, non-conforming lot. Mr. Reid asked how long ago the trailer was removed and Mr. Hoehmann stated approximately three weeks ago.

A motion was made by Mr. Rascoe and seconded by Mr. Maglio that because there was no one from the public at the meeting for this application that the one hour waiting period be waived and the Public Hearing be closed. **Vote:** Mr. Rascoe – Aye, Mr. Arluck – Aye, and Mr. Maglio – Aye, Mr. Reid – Aye, Mr. John Russo - Absent.

A motion was made by Mr. Rascoe and seconded by Mr. Arluck to grant a variance to permit a single-family dwelling on a pre-existing, non-conforming lot for .656 acres (2 acres required, 1.344 existing, .656 requested) as per the survey of Gary R. Rich, Licensed Land Surveyor, dated August 5, 2019. **Vote:** Mr. Rascoe – Aye, Mr. Arluck – Aye, and Mr. Maglio – Aye, Mr. Reid – Aye, Mr. John Russo - Absent.

Appearances:

None

There was discussion on miscellaneous zoning matters. Mr. Rascoe brought to the attention of the Board that there are multiple typographical errors on Schedule I of the 2009 Zoning Law. The Reference Subsection for RAG-1 should read §177-6D, RAG-2 should read §177-6E, RAG-3 should read §177-6F, RAG-4 should read §177-6G, H-1 should read §177-6H and SB should read §177-6I.

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A motion was made by Mr. Arluck and seconded by Mr. Maglio to adjourn this meeting. Vote: Mr. Rascoe – Aye, Mr. Arluck – Aye, Mr. Maglio – Aye, Mr. Reid – Aye and Mr. Russo - Absent.

Meeting Adjourned at 7:35 PM
Respectfully submitted,

Kathy Ebbrell
Zoning Board of Appeals Secretary