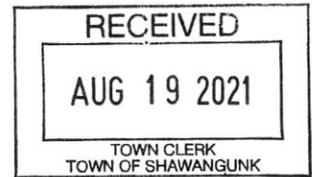


**Town of Shawangunk  
Zoning Board of Appeals  
May 19, 2021**



**Minutes of a Public Hearing held by the Town of Shawangunk Zoning Board of Appeals on May 19, 2021 at 7:00 PM at the Town Hall, 14 Central Avenue, Walkkill, New York, County of Ulster for the following:**

**Present Were:** Mr. Archie Reid – Chairman, Mr. Roger Rascoe, Mr. John Russo, Mr. Dennis Arluck and Mrs. Susan Wiand as members.

**All Public Hearings remain open for one hour.**

**Public Hearing continuation:**

**Walker Valley Auto & Truck Repair – TM#: 98.18-2-8 (SB) 3670 State Route 52 – Pine Bush, NY 12566 - §177-6l – Lot Area of .6345 Acres, Lot Width of 79.48’, Rear Yard of 25’, Side Yard of 14.5’, Both Side Yards of 3.3’ and Impervious Coverage of 44%:**

Mr. Alan Bohlen, owner of Walker Valley Auto & Truck Repair presented this application. Mr. Bohlen stated that due to a complete loss of the building due to a fire this past January, he would like to enlarge the footprint, move the building back and increase the parking area. He has appeared in front of the Planning Board and they made some recommendations and one requirement - that he move the building back 10’ changing the rear set back to 35’ and has no problem with that change. All the Planning Board’s recommendations have been incorporated into the site plan. The survey was revised on May 8, 2021, by Margaret Hillriegel, L.S. and given to the Zoning Board. The parking issue was discussed, the handicap space was moved back, and the door will be in the same spot. Mr. Russo asked what will be in the back of the building and Mr. Bohlen stated scrap metal and tires to be disposed of. Mr. Russo asked how they will be accessed, and Mr. Bohlen said primarily through the building. Mr. Rascoe asked if the rear area will be fenced in and Mr. Bohlen stated he was going to use the existing fencing, there is nothing on the rear property line. There was discussion about access doors. Mr. Rascoe stated that in the Planning Board’s correspondence that the existing driveway will be grandfathered in. Mr. Rascoe is concerned that in the future there will be a question regarding codes and the intersections of state and county roads that they cannot be closer than 50’ to the edge of the lot. This was addressed by the Planning Board and the Town Attorney. Mr. Rascoe asked if this was appropriate for the Zoning Board to possibly add a variance in so that in the future the applicant will not have to move his driveway to a different spot in the future. Mr. Arluck asked if this was a moot point and Mr. Russo stated that in the future if the applicant were to make changes that this issue would have to be cleared up. Mr. Arluck stated his is not opposed to this and this point needs to be in our findings. Mr. Rascoe reviewed the code regarding this issue and stated that this applicant is less than 50’. Mr. Mark Watkins, Planning Board Chairperson, stated that it was done in that manner under advisement of council that if this variance issue would be put to rest. Mr. Reid asked Mr. Watkins if there were any objections to the six variances requested and he stated no. Mr. Reid asked if there were any other comments on this application.

**A motion was made by Mr. Russo and seconded by Mr. Arluck to close this Public Hearing. Vote: Mr. Rascoe – Aye, Mr. Russo – Aye, Mr. Arluck – Aye, Mrs. Wiand – Aye, Mr. Reid – Aye.**

There was discussion on this application. Mr. Rascoe stated that the Zoning Board looked at the application in depth last month and sent correspondence to the Planning Board. The Planning Board quickly responded to the application and Mr. Rascoe attended that meeting and was very pleased with all the comments and some very