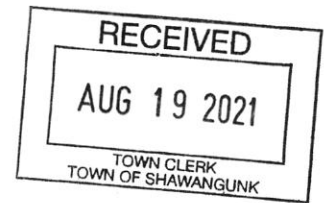


**Town of Shawangunk
Zoning Board of Appeals
November 18, 2020**



Minutes of a Public Hearing held by the Town of Shawangunk Zoning Board of Appeals on November 18, 2020 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.

Approval of Minutes: A motion was made by Mr. Reid and seconded by Mrs. Wiand to postpone the approval of the minutes of October 21, 2020. Vote: Mr. Rascoe – Aye, Mr. Russo – Aye, Mr. Arluck – Aye, Mrs. Wiand – Aye, Mr. Reid – Aye.

All Public Hearings remain open for one hour.

Public Hearings:

Jason Puckett/JP Builds Inc. – TM#: 99.1-4-6.120 (RS-2) 398 Awosting Road – Pine Bush, NY 12566 - §177-6(C) Lot Area of 0.67 Acres, Lot Width of 50':

Jason Puckett of JP Builders presented this application. He is looking for two variances - .67 Acres for Lot Area and Lot Width of 50'. The lot was created in 1993 as per the subdivision map, it was a two-acre zone at that point. The property meets all other qualifications. The condition of the lot is that it has a tremendous amount of garbage, debris and tires on it. It will only better the property. Mr. Reid stated the lot was created before the new code had gone into effect. The regulations require three acres and 250' of road frontage. Mr. Reid inquired if there were any wetlands and Mr. Puckett replied there were not.

A motion was made by Mr. Arluck and seconded by Mr. Russo to close this public hearing and to waive the required one hour wait time as there were no further comments. Vote: Mr. Rascoe – Aye, Mr. Russo – Aye, Mr. Arluck - Aye, Mrs. Wiand – Aye, Mr. Reid – Aye.

A motion was made by Mr. Rascoe and seconded by Mr. Russo to grant the two variances as per drawing of Brooks & Brooks Land Surveyors, PC dated October 22, 2020 for Lot Area (3 Acres Required, .67 Acres Requested, 2.33 Acres Existing) and for Lot Width (250' Required, 50' Requested, 200' Existing). The Board's findings are that the property is in an open area, there is no great impact to the area for the request, and it is not self-created. It is a pre-existing, non-conforming lot. Vote: Mr. Rascoe – Aye, Mr. Russo – Aye, Mr. Arluck – Aye, Mrs. Wiand – Aye, Mr. Reid – Aye.

Susanne Sahler/Jesse Saks – TM #: 98.2-4-18.100 (RS-1) McCord Lane – Pine Bush, NY 12566 - §177-6(B) and §177-65 – Frontage on a Private Road:

Ms. Susanne Sahler presented this application for Mr. Saks. They are looking for variances for Lot Area of 1.66 acres and Lot Width of 37'. Mr. Arluck stated the road frontage is on a right of way. According to the attorney the lot was created in 1949, which predated any zoning. Mr. Rascoe stated that the drawing is depicting two distinct buildings. This would require a covered breezeway for one contiguous building.

A motion was made by Mr. Arluck and seconded by Mr. Russo to close this public hearing and to waive the required one hour wait time as there were no further comments . Vote: Mr. Rascoe – Aye, Mr. Russo – Aye, Mr. Arluck - Aye, Mrs. Wiand – Aye, Mr. Reid – Aye.

A motion was made by Mr. Rascoe and seconded by Mr. Russo to grant three variances - Lot Area (7 Acres Required, 1.66 Acres Requested, 5.34 Acres Existing) and Lot Width (250' Required, 37' Requested, 213' Existing) for this application. The Board's findings are that this is a pre-existing, non-conforming parcel created before zoning. Adding a single use variance is not changing the characteristic of the area. It is not self-created and does not have an adverse effect on the environment. A third variance is required to grant to vary the definition of a lot as the property is accessed by using a long standing right of way used by other neighbors. There are three houses on that right of way. An updated drawing is required to show the two buildings connected by a breezeway before a building permit can be issued. A stream crossing permit will also be required. Vote: Mr. Rascoe – Aye, Mr. Russo – Aye, Mr. Arluck – Aye, Mrs. Wiand – Aye and Mr. Reid – No.

Appearances: None

There was discussion on miscellaneous zoning matters.

A motion was made by Ms. Wiand and seconded by Mr. Russo to adjourn this meeting. Vote: Mr. Rascoe – Aye, Mr. Russo – Aye, Mr. Arluck – Aye, Mrs. Wiand – Aye, Mr. Reid – Aye.

**Meeting Adjourned at 7:52 PM
Respectfully submitted,**

**Kathy Ebbrell
Zoning Board of Appeals Secretary**