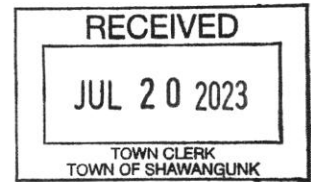


**Town of Shawangunk
Zoning Board of Appeals
June 21, 2023**



Minutes of a Public Hearing held by the Town of Shawangunk Zoning Board of Appeals on June 21, 2023, at 7:00 PM at the Town Hall, 14 Central Avenue, Wallkill, New York, County of Ulster for the following:

Present Were: Mr. John Russo – Acting Chairman, Mrs. Susan Wiand and Mr. Ryan Reid as Members, and members of the public. Mr. Dennis Arluck, Chairman was absent.

The meeting was called to order at 7:00 PM. Mr. Russo led the Zoning Board in a moment of silence and in the pledge to the flag.

Approval of Minutes: A motion was made by Mrs. Wiand and seconded by Mr. Reid to approve the minutes of May 17, 2023. Vote: All Aye, Mr. Arluck - Absent.

All Public Hearings remain open for one hour.

Public Hearing Continuation:

Debra and Stephen DeEntremont – TM #98.1-1-9 (RS-1) 123 Clark Road, Pine Bush, NY 12566 - §177-23.2c.(2) and 117-10 – Variances for Lot Area of 5.448 Acres, Lot Width of 42.52' and Rear Yard Setback of 53':

Margaret Hillriegel, Licensed Surveyor, presented this application. Mr. and Mrs. DeEntremont are looking to renovate their unattached garage into an accessory dwelling unit for Mrs. DeEntremont's 93-year-old mother in the early stages of dementia. The house was constructed in 1987 and no longer meets the zoning requirements. Mrs. Hillriegel stated this had been ongoing for a while as they were waiting for documentation from the Department of Health. Mrs. DeEntremont stated there is no affordable housing in the area. There was extensive discussion about trying to make this work with the new accessory dwelling unit law. The variances requested are too great. As per the ADU law, this application must go to the Planning Board and to the Ulster County Planning Board for their recommendation as the property borders the Town of Wawarsing. Mrs. DeEntremont stated she should have listened to other people and built it without approval. There was discussion about combining their adjoining lots which would improve the situation, but the applicants were adamant about not doing so.

A motion was made by Mr. Reid and seconded by Mrs. Wiand to continue the Public Hearing to the July 19th meeting. Vote: All Aye, Mr. Arluck – Absent.

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Appearance:

**JRKB Properties – TM# 104.42--4-8 and 104.42-4-9 (RAG-2) Lakewood Road, Pine Bush, NY 12566 –
Combine 2 Lots and Build a Single-Family Residence:**

Kellen Barber inquired about combining two lots and building a single-family residence on Lakewood Road in Pine Bush. There was discussion about ownership of the two parcels and submitting a complete zoning application.

There was discussion on miscellaneous zoning matters.

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

**Meeting Adjourned at 8:29 PM
Respectfully submitted,**

**Kathy Ebbrell
Zoning Board of Appeals Secretary**