



**Town of Shawangunk
Zoning Board of Appeals
July 17, 2024**

Minutes of a Public Hearing held by the Town of Shawangunk Zoning Board of Appeals on July 17, 2023, at 7:00 PM at the Town Hall, 14 Central Avenue, Wallkill, New York, County of Ulster for the following:

Present Were: Dennis Arluck, Chairman, Susan Wiand, Robert Wallner, Sandy Damon and Chris Budney as Members, Ryan Reid – Planning Board Member, Kathy Ebbrell, Zoning Board Secretary, and members of the public.

Approval of Minutes: A motion was made by Mrs. Wiand and seconded by Mr. Arluck to approve the minutes of June 19, 2024, making a minor wording change. **Vote:** Mr. Budney - Aye, Mrs. Wiand – Aye, Ms. Damon – Aye, Mr. Wallner - Aye and Mr. Arluck – Aye.

All Public Hearings remain open for one hour.

Public Hearing: None

Public Hearing Continuation:

Joseph Rivera, Jr., TM#: 100.3-2-22 (RAG-4) 1610 Albany Post Road, Wallkill, NY 12589 - §177-6G – Build a Detached Garage – Variances Needed: Lot Size of .99 Acres, Lot Width of 128.84', Side Yard of 33.8' Both Side Yards of 17.3' and Impervious Coverage of 3.5%:

Mr. Joseph Rivera presented this application. Mr. Rivera is looking to build a detached garage as he has a car collection, but it is not a commercial business. Mr. Rivera stated the only other building on the property is a 6'x6' shed. Mr. Rivera stated there used to be a pool on the property. Mr. Wallner asked if all the vehicles were registered and will they all fit in the garage and Mr. Rivera replied yes. Mr. Arluck inquired if the proposed garage can be moved back to minimize the number of variances requested. He stated in moving the garage back further, it would be closer to the well and would require covering more ground with gravel thus increasing the impervious coverage. Mr. Arluck asked if there were any questions and Mrs. Wiand stated she looked at the property and saw that the applicant had a camper and multiple vehicles, and it would be a straight run into the garage. Mrs. Wiand stated it was the best location for the garage as the property is so narrow and is a strangely shaped. The property is pre-existing, non-conforming. There were no comments from the audience.

A motion was made by Mrs. Wiand and seconded by Ms. Damon to close this public hearing. **Vote: Mr. Budney - Aye, Mrs. Wiand – Aye, Ms. Damon – Aye, Mr. Wallner - Aye and Mr. Arluck – Aye.**

A motion was made by Mrs. Wiand and seconded by Mr. Arluck to waive the one-hour waiting period for the Public Hearing as there were no comments from the audience and no one appeared to discuss. **Vote: Mr. Budney – Aye, Mrs. Wiand – Aye, Ms. Damon – Aye, Mr. Wallner – Aye and Mr. Arluck – Aye.**

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A motion was made by Mr. Arluck and seconded by Mrs. Wiand to grant the following variances as requested (per the survey submitted by Margaret Hillriegel, dated June 10, 2024) for Lot Size of .99 Acres (2 acres required, 1.01 acres existing, .99 acres requested), Lot Width of 128.84' (250' required, 121.16' existing, 128.84' requested), the Side Yard setback of 33.8' (50' required, 28.1' existing, 33.8' requested), Both Side Yards of 17.3' (100' required, 82.7' existing, 17.3' requested), and Impervious Coverage of 3.5% (15% required, 15% existing, 3.5% requested). The Board's findings are that this is a pre-existing, non-conforming lot, it is not going to impact the characteristic of the neighborhood and there was no public comment. Vote: Mr. Budney – Aye, Mrs. Wiand – Aye, Ms. Damon – Aye, Mr. Wallner – Aye and Mr. Arluck – Aye.

Appearances:

Brandon Morales, TM#: 104.2-3-9.400 (RAG-2) 3077 Route 52, Pine Bush, NY 12566 – Install a Pool in the Front Yard:

Mr. Morales presented his appearance application. Mr. Morales lives on Route 52 and the back of his home faces Route 52, so the front entrance of his house faces the woods. There was a discussion, and an updated survey would be required along with a complete application. Mr. Arluck suggested getting in touch with the original surveyors to see if they would update the original site plan map or get a copy of the original map to see the elevations.

There was discussion on miscellaneous zoning matters.

A motion was made by Ms. Wiand and seconded by Ms. Damon to adjourn this meeting. Vote: Mr. Budney – Aye, Mrs. Wiand – Aye, Ms. Damon – Aye, Mr. Wallner – Aye and Mr. Arluck – Aye.

Meeting Adjourned at 7:24 PM

Respectfully submitted,

**Kathy Ebbrell
Zoning Board of Appeals Secretary**