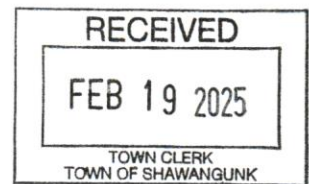


Town of Shawangunk
Zoning Board of Appeals
August 21, 2024



Minutes of a Public Hearing held by the Town of Shawangunk Zoning Board of Appeals on August 21, 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, and Sandy Damon as members, Chris Budney - Absent, Kathy Ebbrell, Zoning Board Secretary, and members of the public.

Approval of Minutes: A motion was made by Mr. Arluck and seconded by Mrs. Wiand to approve the minutes of July 17, 2024. Vote: Mrs. Wiand – Aye, Ms. Damon – Aye, Mr. Wallner - Aye and Mr. Arluck – Aye, Mr. Budney – Absent.

All Public Hearings remain open for one hour.

Public Hearing:

Brandon Morales, TM#: 104.2-3-9.400 (RAG-2) 3077 Route 52, Pine Bush, NY 12566 – §177-15 B (b) Install a Pool in the Front Yard:

Mr. Morales lives on Route 52 and the back of his home faces Route 52. The front entrance of his house faces the woods, and the above-ground pool he is looking to install would technically be in his front yard. After reviewing the drawing submitted, a topographical map from the original subdivision, the front yard is the only location.

A motion was made by Mrs. Wiand and seconded by Mr. Wallner to close the public hearing and waive the one-hour waiting period as no one from the public appeared. Vote: Mrs. Wiand – Aye, Ms. Damon – Aye, Mr. Wallner - Aye and Mr. Arluck – Aye. Mr. Budney – Absent.

A motion was made by Mr. Arluck and seconded by Ms. Damon to grant the variance to install a pool in the front yard as per the sketch submitted and the topographical map from the original subdivision. The Board's findings are that a similar application allowed a pool to be installed in the front yard. Due to the uniqueness of this property, the topographic constraints of the property, and the direction the house is facing, this location is the most suitable place for the pool. There is no environmental impact if the requirements under §177-15B (Swimming Pool), are followed. The house and pool are secluded from the sight of neighboring properties. The pool does not impact the characteristics of the neighborhood. Vote: Mrs. Wiand – Aye, Ms. Damon – Aye, Mr. Wallner - Aye and Mr. Arluck – Aye. Mr. Budney – Absent.

Public Hearing Continuation: None

Appearances: None

There was discussion on miscellaneous zoning matters.

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

Meeting Adjourned at 7:14 PM

Respectfully submitted,
Kathy Ebbrell
Zoning Board of Appeals Secretary