



TOWN OF POESTENKILL

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Zoning Board of Appeals

Zoning Board of Appeals

March 9, 2021 Minutes

Poestenkill Town Hall

Attendees:

Frank Burzesi, Chairman

Nicole Heckleman

Tim Hoffay

Paul Jamison

Susan Kalafut, Alternate

Kevin McGrath

Meeting called to order by Frank Burzesi at 7 PM with Pledge of Allegiance.

Approval of minutes from February 9, 2021.

Correction of page 2 paragraph 1 per Kevin McGrath.

Motion made by Paul Jamison

Seconded by Kevin McGrath

(5) ayes (0) nays and (0) abstentions

Applicant:

Ronald J Levesque

Area Variance

124.-10-2

1539 Spring Avenue Ext.

Mr. Levesque of 1539 Spring Avenue Ext. was requested to describe his proposed project. Looking for relief from setback requirements for proposed new additions.

Member McGrath asked for an explanation of the included sketches as to which portions were existing and proposed. Mr. Levesque answered those questions by showing the board and explaining the details. Three additions were described.

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Member Jamison pointed out that Mr. Levesque may also need an area variance for the maximum area lot coverage. Member Jamison asked Mr. Levesque if his application was denied by the CEO. Mr. Levesque received a verbal denial. Application to be corrected to show verbal denial.

A preliminary calculation of the area by Member McGrath and Chairman Burzesi resulted in an area over the showed that a variance for coverage may be needed. About 20% of the lot was covered and 10% allowed in R. Therefore, a change in the coverage or an additional area variance for coverage will be required.

There was a discussion of making a lot line adjustment with the adjoining property that the applicant owns. Member McGrath had some history about the property expected to be turned to a “forever wild” into by a Homeowners Association. The prior owner abandoned the property. Mr. Levesque stated that the Homeowners Association was never formed, and the property was eventually purchased by Mr. Levesque. Mr. Levesque stated there are no deeded restrictions.

Chairman Burzesi suggested that Mr. Levesque also pursue the lot line adjustment. Planning Board representative said that the Planning Board Attorney had issues with Mr. Levesque lot line adjustment. The ZBA board suggested Mr. Levesque should address any issues with the Planning Board separately.

Member Jamison requested what use the property would be after the additions are added. Mr. Levesque stated that while he has not come to a final decision of the use, however, he expects to use the space to store a collection of cars, personal items, occupancy by family. Member Jamison asked if any use would be allowed by code. Mr. Levesque stated that he is familiar with the code and process and would make sure any use would be permitted by code. Mr. Levesque stated that he does not intend to open a repair shop and any use would need be per code requirements.

Mr. Levesque would like to move forward with the application in process as he expects his daughter to move in prior to the school year start.

Approval of motion to hold a public hearing on Mr. Levesque application on April 13, 2021.

Motion made by Kevin McGrath

Seconded by Nicole Heckleman

(5) ayes (0) nays and (0) abstentions

The Planning Board representative started to describe the situation regarding Mr. Levesque

Organizational Items:

It was decided that Chairman Burzesi would take over the Member Kalafut’s meeting assignments.

The position of Vice Chair position will be Tim Hoffay

Paul Jamison was selected as Secretary.

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Approval of motion to have Paul Jamison as Secretary.
Motion made by Frank Burzesi
Seconded by Tim Hoffay
(5) ayes (0) nays and (0) abstentions

Discussion of opening for Board Clerk. No new information.

Approval of motion to adjourn.
Motion made by Kevin McGrath
Seconded by Nicole Heckleman
(5) ayes (0) nays and (0) abstentions