



TOWN OF POESTENKILL

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Zoning Board of Appeals

ZONING BOARD OF APPEALS April 10, 2018 Minutes

Attendees:

Paul Jamison, Chairman
Kevin McGrath
Michael Collelo
Susan Kalafut
Nicole Heckelman, Alternate

Absent:

Tim Hoffay

Chairman Jamison opened the meeting at 7:30 pm with the pledge of allegiance.

Informal Conferences:

Nick Snyder
125.12-7-27

Informal Conference
School Road

Mr. & Mrs. Snyder stated they had recently purchased a 2+ acres lot on School Road, behind the VFW and reviewed their proposed plans for a 4 lot minor subdivision on the north side of School Road, located in the Hamlet. They desire to build duplexes on each parcel but are open to different possibilities for subdivision of single family dwellings and duplex, want income property, duplexes with 2 bedrooms each. Chairman Jamison reviewed that the project is in the Hamlet, 1/2 acre lot per single family dwelling, Snyder looking for double density, would require 4 variances, that it is a very big request. Snyder recounted recent conference at Planning Board meeting, knows of parking restrictions, maximum length of house is 66' addressed VFW horseshoe pit and previous desire to donate land to them if not for a lot line adjustment by neighbor just prior to completion of sale. Member McGrath raised possible issue of School Road belonging to Averill Park School District, though Town maintains it, it may only be a right away. Mr. Snyder was advised to check with Highway Superintendent Toby Chadwick for clarification. Snyder suggested variety of combinations of 3 single family and 1 duplex, 2 single and 2 duplex, two story dwellings, etc. Member McGrath stated ZBA does not grant multiple variances for 1 project, that would be the Planning Board but rather if Snyder could work project so only 1 lot would need variance, would be more in line with Board's work.

Lou Basle
125.-11-41

Informal Conference
69 Abbott Drive

Mr. Basle reviewed situation at 14 Abbott Drive for the Members, including his correspondence and attendance at meetings of the Planning Board, the Zoning Board of Appeals and the Town Board. He recounted that in 1982 the lot was sold and deemed a non-conforming use due to Abbott Construction, which he said never existed. He further stated that in 2010 the property was subdivided without a Public Hearing or appropriate notice to the surrounding neighbors. Also, the existing farmhouse was made into 4 apartments and then an additional building of 4 apartments was built again without notice. He feels it is now an industrial park with abandoned vehicle scattered, surplus materials stored against his property line, few storage sheds built without building permits, box container also on site, all of this is terrible to live with, is diminishing area property values, there is lots of trucks and noise before 7 am (so is in violation of noise ordinance). He understands the Town and/or the various Boards could not have foreseen the expansion of activities back when the lot was sold but they need to step up now. Has filed complaint with Code Enforcement Officer and is awaiting reply. He has sent 2 emails and 2 letters to current owner, Kevin Kronau, without response back. He is prepared to go further to resolve this situation but wants to pursue all other avenues first. Member McGrath stated a non-conforming use can not be expanded. Chairman Jamison explained the ability of the ZBA to assist Mr. Basle with this situation that if the Code Enforcement Officer decides that the use on the property conforms to the Code, then Mr. Basle could request an Interpretation to review and possibly overturn the CEO decision. Chairman Jamison will follow up with CEO Paul Barringer for status of review.

Minutes:

The minutes of the Board meeting on December 12, 2017 were reviewed. Corrections to spelling of Michael Colello and Nicole Heckelman names to be corrected. A motion to accept the minutes with corrections was made by Member McGrath, seconded by Member Heckelman and approved by a vote of five (5) ayes, zero (0) nays, and zero (0) abstentions.

Organizational:

Clerk Kane polled Members for interest in attending training on April 26, 2018.

A motion to adjourn was made by Member McGrath and seconded by Member Heckelman. It passed with a vote of five (5) ayes, zero (0) nays, and zero (0) abstentions.

Respectfully submitted,

Lynn E. Kane
Clerk to ZBA