



TOWN OF POESTENKILL

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Zoning Board of Appeals

ZONING BOARD OF APPEALS May 8, 2018 Minutes

Attendees:

Paul Jamison, Chairman
Kevin McGrath
Tim Hoffay
Michael Colello
Susan Kalafut
Nicole Heckelman, Alternate

Absent:

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

New Applicants:

Rocco Testo
136.0-9-1.4

3 Lot Minor Subdivision
Algonquin Beach Road

Applicant has been referred by the Planning Board and reviewed his plan of a 3-lot subdivision on a 12 acres parcel, each lot lack the required 150ø frontage and need variance. Each lot will be sold as a lot, construction by others. Member McGrath reviewed the Town's recent Law regarding lot frontage widths, noted that the Town has many similar lots ó "Keyhold" lots and that this proposal is comparable to other lots. Chairman Jamison questioned Mr. Testo if he has considered all available options to meet the requirements, move lot lines so that only 1 lot would need a variance. Mr. Testo stated that the layout provided was the most feasible, that he had originally started with a 4-lot subdivision with a road to be dedicated to the Town. That project was dismissed due to high costs, uncertainty of approvals, etc. Member Kalafut asked what a "substantial" request would be and Chairman Jamison answered that it was up to each Member to determine that. Continued discussion with Chairman Jamison asking Member is any other questions at this time.

Chairman Jamison made a motion to hold a Public Hearing on June 12, 2018 on Lot 1, where lot frontage is 30ø and 150ø frontage is required; on Lot 2, where lot frontage is 147.84ø and 150ø frontage is required; on Lot 3, where lot frontage is 132.74ø and 150ø frontage is required, seconded by Member Colello. It passed with a vote of five (5) ayes, zero (0) nays and zero (0) abstentions.

Resolution: To hold Public Hearing on June 12, 2018.

Larry Dickinson
126.-1-24.114

2 Lot Minor Subdivision
Snake Hill Road

Applicant has been referred by the Planning Board and reviewed his plan of a 2-lot subdivision on a 37 acres parcel. First lot would be eight (8) acres and Mr. Dickinson would construction home for buyer. He would keep remaining twenty-nine (29) acres. Existing frontage of seventy-five (75) feet does not meet current requirements. Existing parcel is located in both Residential zone (R) and Rural Residential-1 (RR-1). Board reviewed Town Code and determined that as the house(s) would be in the RR-1 zone, this project considered as such. Some discussion with Applicant of possible future use of Lot 2, size of driveway/road and reviewed regulations of 2015 International Fire Code Appendix D ó Fire Apparatus Access Roads. Chairman Jamison questioned the Applicant if he has considered all available options, including acquiring additional land, to meet the requirements, so that only 1 lot, if any, would need a variance. Mr. Dickinson stated this is what he has to work with and it would be a financial hardship if he is not allowed to subdivide. Chairman Jamison asking Member is any other questions at this time.

Chairman Jamison made a motion to hold a Public Hearing on June 12, 2018 on Lot 1, where lot frontage is 26ø where 200ø frontage is required; on Lot 2, where lot frontage is 49ø where 200ø frontage is required. Motion seconded by Member Kalafut. It passed with a vote of four (4) ayes, zero (0) nays and one (1) abstention (McGrath).

Resolution: To hold Public Hearing on June 12, 2018.

Minutes:

The minutes of the Board meeting on April 10, 2017 were reviewed. A correction to the spelling of Member Collelo's name to Colello. A motion to accept the minutes with correction was made by Member Hoffay, seconded by Member Colello and approved by a vote of five (5) ayes, zero (0) nays, and zero (0) abstentions.

Organizational:

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

Respectfully submitted,

Lynn E. Kane
Clerk to ZBA