

**ZBA MEETING MINUTES****July 12, 2007**

Having determined that a quorum is present, Chairman Howard Harris called to order the July 12th Meeting of the Zoning Board of Appeals. There being no objection, the action is adopted. Chairman Harris introduced the members present: Joanne Anthony, Peter Carberry, Howard Harris, Alternate Marie Lourenso, Tony Padalino, Linda Tiano and the Secretary, Ann Brandt. No Members were absent.

1. ADMINISTRATIVE MATTERS

-Changes/Additions to the Meeting Agenda. Chairman Harris announced that Volunteers Day will be held on August 18th - 3-6 pm. Chairman Harris instructed the Secretary to put in quotations direct statements made by the applicants during the public hearing.

-Approve draft meeting minutes of June 28th. Chairman Harris moved to accept the meeting minutes as submitted. Seconded by Linda Tiano. Motion passed 5-0-0-0.

-Approve draft public hearing minutes of June 28th:

-#07-1519. The Application of Miriam Cooper. Chairman Harris moved to accept the public hearing minutes of this case as corrected. Seconded by Ms. Tiano. Motion passed 5-0-0-0.

-#07-1520. The Application of Karen O'Neil & Peter Clapper. Chairman Harris moved to accept the public hearing minutes of this case as corrected. Seconded by Ms. Tiano. Motion passed 5-0-0-0.

-#07-1521. The Application of Gary Heller as Represented by John Wasylyk, North Engineers. Chairman Harris moved to accept the public hearing minutes of this case as corrected. Seconded by Ms. Tiano. Motion passed 5-0-0-0.

2. PUBLIC HEARINGS SCHEDULED for JULY 12, 2007 were now heard:

-ZBA #07-1523. Kenneth Quick & Yvonne Read.

-ZBA #07-1522. Town of Woodstock as Represented by Supervisor Jeremy Wilber. This public hearing was postponed.

3. DECISIONS and ORDERS OUTSTANDING

-#07-1519. The Application of Miriam Cooper. Chairman Harris moved to reopen the recess public hearing of this case. Seconded by Ms. Tiano. Motion passed 5-0-0-0. Chairman Harris moved to close the recessed public hearing of this case. Seconded by Ms. Tiano. Motion passed 5-0-0-0.

RESOLUTION: Based upon the Standards for Consideration of Area Variances, Area Variances from the Zoning Law of the Town of Woodstock, Area and Bulk Regulations, Minimum Yard Requirements, Section 4A-3g, for a 49 foot infringement into a minimum required 50 foot rear yard and Section 4A-3f for 48 foot infringement into a minimum required 50 foot side yard in order to legalize a previously installed 8 foot by 10 foot storage shed, subject to binding requirements of New York State Real Property Law and/or other applicable Laws.

The vote was announced as follows: Joanne Anthony, Aye, Peter Carberry, Aye, Howard Harris, Aye, Tony Padalino, Aye, Linda Tiano, Aye.

THE RESOLUTION WAS ADOPTED by a vote of five in favor, none opposed, none absent, and none abstaining.

#07-1520. The Application of Karen O'Neil & Peter Clapper. Chairman Harris moved to reopen the public hearing of this case. Seconded by Ms. Tiano. Motion passed 5-0-0-0. Chairman Harris moved to close to public hearing of this case. Seconded by Ms. Tiano. Motion passed 5-0-0-0.

RESOLUTION: Based upon the Standards for Consideration of Area Variances, Area Variances from the Zoning Law of the Town of Woodstock, Area and Bulk Regulations, Modification of Required Yards, Section 4K-2b, for a 47 foot infringement into a minimum required 50 foot rear yard setback, and Area and Bulk Regulations, Modification of Required Yards, Section 4K-2b for a 12 foot infringement into a minimum required 25 foot side yard setback in order to install an 8 foot by 10 foot wooden storage shed with the condition that shrubbery is planted and maintained on the east side of the shed is hereby granted, subject to binding requirements of New York State Real Property Law and/or other applicable Laws.

The vote was announced as follows: Joanne Anthony, Aye, Peter Carberry, Aye, Howard Harris, Aye, Tony Padalino, Aye, Linda Tiano, Aye.

THE RESOLUTION WAS ADOPTED by a vote of five in favor, none opposed, none absent, and none abstaining.

#07-1521. The Application of Gary Heller as Represented by John Wasylyk, North Engineers. A discussion of this case followed concerning access to the accessory apartment. No draft Decision & Order was reviewed.

4. REVIEW CASES RECEIVED/SCHEDULED for the July 28th Meeting

#07-1524. Alan Pizer & Anna Krawcyk. Joanne will visit the property

#07-1522. Town of Woodstock Youth Skate Park. Postpone from July 12th agenda.

5. OTHER

-Certificates from UCPB Training Session of 6/14/07: copies given to Town Clerk.

-7/9/07 letter on a proposed project in the NC District. Copies given to ZBA Members for their information.

-7/3 & 5/07 Completeness Report on Moshonas: conversion of residential retail to restaurant. Copies given to ZBA Members for their information.

Chairman Harris moved to adjourn the meeting. Seconded by Ms. Tiano. Motion passed 5-0-0-0.

7/17/07: Draft e-mailed to ZBA Members

7/30/07: Final to ZBA, Building Inspector, Planning Board, Minutes Book, Chrono