

**ZBA MEETING MINUTES****April 26, 2007**

Having determined that a quorum is present, Chairman Howard Harris called to order the April 26, 2007 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.

1. ADMINISTRATIVE MATTERS

-Changes/Additions to the Meeting Agenda. In the Other Section, Chairman Harris removed "Discussion of public hearings listed for each meeting" statement. There were no other changes to the Meeting Agenda.

-Approve draft meeting minutes of April 12, 2007. Chairman Harris moved to accept the draft meeting minutes as submitted. Seconded by Ms. Tiano. Motion passed 5-0-0-0.

-Approve draft public hearing minutes of April 12, 2007.

ZBA #07-1511. Royta, LLC c/o Robin Danziger as Represented by Colin Houston of North Engineers. Chairman Harris moved to accept the draft public hearing minutes of this case as corrected. Seconded by Ms. Tiano. Motion passed 5-0-0-0.

ZBA #07-1512. Gary Heller as Represented by John Wasylyk of North Engineers. Chairman Harris moved to accept the draft public hearing minutes of this case as corrected. Seconded by Ms. Tiano. Motion passed 5-0-0-0.

3. DECISIONS & ORDERS OUTSTANDING.

ZBA #07-1511. Royta, LLC c/o Robin Danziger as Represented by Colin Houston of North Engineers. Chairman Harris moved to reopen the recessed public hearing of this case for the purpose of voting. Seconded by Ms. Tiano. Motion passed 5-0-0-0. Chairman Harris moved to close the 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, an Area Variance from the Zoning Law of the Town of Woodstock, Area and Bulk Regulations, Minimum Lot width, Section 4A-1d, for a 192 front lot width where a 300 foot lot width is required is hereby granted, with the **condition** the acreage figures are accurate and 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.

2. PUBLIC HEARINGS SCHEDULED for APRIL 26, 2007 were now heard.

-ZBA #07-1513. Taconic DDSO26 Center as Represented by J. Costa

-ZBA #07-1514. Jerome & Natalie Margolis as Represented by William Dailey, Tivcorp, Inc.

ZBA #07-1515. Henry Gallo as Represented by Elizabeth Corrado, Esq.

3. DECISIONS & ORDERS OUTSTANDING cont'd.

ZBA #07-1512. Gary Heller as Represented by John Wasylyk, North Engineers.

Chairman Harris moved to reopen the recessed public hearing of this case for the purpose of voting. 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, an Area Variance from the Zoning Law of the Town of Woodstock, Area and Bulk Regulations, Accessory Structures and Features in Yards, Section 4I-1a, in order to construct a 30.foot 6 inch high accessory structure that contains a studio/accessory apartment where only a 25 foot high accessory structure is allowed, 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.

4. REVIEW CASES RECEIVED/SCHEDULED for Meeting of May 10, 2007

#07-1517. Anthony Nicolich as Represented by Ate Atema, Architect. File in members folder. Ms. Anthony will contact the owner/architect.

#07-1518. Robert & Joy Housman. File in members folders. Ms. Tiano will visit the property.

NOTE: #07-1516. Woodstock Guild as Represented by Les Walker. The Applicant has requested May 24th as a hearing date. Application in members folders. Mr. Padalino will contact the Representative

5. OTHER

-Consensus of public hearings from this evening. #07-1513: Applicant needs to verify the amendment to the original application from 5 feet to 14 feet and the color. #07-1514: Appears to be the same as the last application of this type; no visual impact but

may be a health concern. However, this application is already at the Planning Board.

#07-1515: Agreement that the fence is an eyesore and the height could be reduced.

-Discussion of fence heights and structure heights as they relate to individual properties and individual variance applications.

-The Sibner's will return a copy of their request for an extension.

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

5/4/07: Draft e-mailed to Members

5/29/07: Final to ZBA, Building Inspector, Planning Board, Minutes Book, Chrono