

ZBA MEETING MINUTES, AUGUST 14, 2008

Having determined that a quorum was present, Chairman Howard Harris called to order the August 14th Meeting of the Zoning Board of Appeals. Seconded by Linda Tiano. There being no objection, the action was adopted. Chairman Harris introduced the members present: Joanne Anthony, Peter Carberry, Howard Harris, Tony Padalino, Linda Tiano, Secretary/Alternate Marie Lourenso.

1. ADMINISTRATIVE MATTERS

- **Changes/Additions to the Meeting Agenda.** No changes.

- **Approve Draft Meeting Minutes of July 24th.** Chairman Harris moved to accept the draft ZBA Meeting Minutes of July 24th as submitted. Seconded by Linda Tiano. Motion passed 5-0-0-0.

- **Approve Draft Public Hearing Minutes of July 24th.**

#08-29. Dorothy Goren.

Chairman Harris moved to accept the draft public hearing minutes of this case as submitted. Seconded by Linda Tiano. Motion passed 5-0-0-0.

#08-30. James Conrad.

Chairman Harris moved to accept the draft public hearing minutes of this case as corrected. The word "changed" was altered to read "amended." The word "decided " was changed to "amended." And the words "lot coverage" were added to "25% maximum." Seconded by Linda Tiano. Motion passed 5-0-0-0.

#07-1528. Dr. Leonard & Tanya Farber.

Chairman Harris moved to accept the draft public hearing minutes of this case as corrected. Seconded by Linda Tiano. Motion passed 5-0-0-0.

2. PUBLIC HEARINGS SCHEDULED FOR AUGUST 14th.

7:15pm. ZBA Case #08-31. Application of William Normand, as represented by Jeff Outwater.

7:30 pm. ZBA Case #08-32. Application of William Normand, as represented by Jeff Outwater.

3. DECISIONS & ORDERS OUTSTANDING

#08-30. James Conrad. Chairman Harris moved to reopen the recessed public hearing of this case for the purpose of voting. Seconded by Linda Tiano. Motion passed 5-0-0-0.

Chairman Harris moved to close the public hearing of this case. Seconded by Linda Tiano. Motion passed 5-0-0-0.

RESOLUTION: Based upon the Standards for Consideration of Area Variances, and conditional upon compliance with stated representations, an Area Variance from the Zoning Law of the Town of Woodstock, Area and Bulk Regulations, Maximum Structure Coverage, Section 4A-6d, to allow 5% over the allowable maximum structure coverage, Minimum Yard Requirements, Section 4A-6f, a 7 ft. infringement into a minimum required 10 ft. side yard, and Minimum Yard Requirements, Section 4A-6g, for a 16 ft. infringement into a minimum required 25 ft. rear yard, in order to renovate the existing building into the proposed mixed-use format and construct the proposed wooden detached accessory building to house a single car and for minor storage needs, the dimensions of which are 13 ft. wide by 23 ft. deep by 15 ft.+/- inches in height, are hereby granted, subject to binding requirements of NYS 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 8/14/08 meeting

#08-33, Gaige Clark; Mr. Carberry.

#08-34, Michael Veitch; Mr. Padalino.

5. OTHER

ZBA Case #08-18. Application of Nancy Lee and Marie Wilson.

With regard to Lee/Wilson case, Chairman Harris said the son had called and he had explained to him that if they took the fence alongside the house so it does not go past front or rear of house they could put 6 foot fence up without a variance.

Mr. Padalino said it is not really in the side yard, it's the front yard. Chairman replied that he had tried to explain to the son.

ZBA Case #08-27. Application of Paula Chandler.

Ms. Chandler had sent in a letter. Members had read it. The requested emission factor was not answered. There are alternatives to location. Chairman made a motion to have a re-hearing on the Chandler case. Seconded by Linda Tiano. Mr. Padalino voted no. Chairman then stated that as they needed a unanimous vote of the members present in order to have a re-hearing the request was denied. Chairman said she could re-apply.

Ms. Anthony said she did not disagree with the decision not to re-hear, but the boiler needs to be addressed as it may be the wave of the future. The proposed boiler is very efficient, she said.

Chairman said he has a copy of the info on the boiler. If it had been put in a location that did not need a variance, as in the rear - in Hurley it has to be 500 feet from the neighbor.

Judy Peters is to send a letter to Ms. Chandler regarding the decision.

Motion to adjourn. Seconded by Ms. Tiano. Meeting ended at 9 pm. Minutes approved.