

Main Identity

From: "EILEEN FAY" <emefay@msn.com>
To: "Howard harris" <hharris@hvc.rr.com>
Cc: "judy peters" <jpeters@woodstockny.org>
Sent: Tuesday, March 04, 2008 10:17 AM
Attach: ZBA Minutes Feb. 28.wpd
Subject: ZBA 2/28 final

Both body and attachment formats.**ZBA MEETING MINUTES February 28, 2008**

Having determined that a quorum is present, Acting Chairman Peter Carberry called to order the February 28th Meeting of the Zoning Board of Appeals at 7:00 pm. Acting Chairman Carberry introduced the members present: Linda Tiano, Peter Carberry, and Alternate Marie Lourenso. Howard Harris, Tony Padalino, and Joanne Anthony were absent.

1. ADMINISTRATIVE MATTERS

- **Personnel Matter.** Acting Chairman Carberry noted that Mr. Tony Padalino has been fired from the Board.

- **Changes/Additions to the Meeting Agenda.** There were no changes.

- **Approve Draft Meeting Minutes of February 14.** Acting Chairman Carberry moved to accept the draft ZBA Meeting Minutes of February 14th as submitted. Seconded by Linda Tiano. Motion passed 3-0-0-3.

- **Approve Draft Public Hearing Minutes of February 14.**

#08-03. Sabine Hrechdakian. Acting Chairman Carberry moved to accept the draft public hearing minutes of this case as submitted. Seconded by Linda Tiano. Motion passed 3-0-0-3, with Marie Lourenso voting as an Alternate.

#08-04. Charlton M. Theus, Jr. Acting Chairman Carberry moved to accept the draft public hearing minutes of this case as submitted. Seconded by Linda Tiano. Motion passed 3-0-0-3, with Marie Lourenso voting as an Alternate.

#08-05. Charlton M. Theus, Jr. Acting Chairman Carberry moved to accept the draft public hearing minutes as submitted. Seconded by Linda Tiano. Motion passed 3-0-0-3, with Marie Lourenso voting as an Alternate.

3. DECISIONS & ORDERS OUTSTANDING

#08-03. Sabine Hrechdakian. Acting Chairman Carberry moved to reopen the recessed public hearing of this case for the purpose of voting. Seconded by Linda Tiano. Motion passed 3-0-0-3, with Marie Lourenso voting as an Alternate. There was a correction noted by Linda Tiano. Acting Chairman Carberry moved to close the public hearing of this case. Seconded by Linda Tiano. Motion passed 3-0-0-3, with Marie Lourenso voting as an Alternate.

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, Section 4K-2B, for a 12 foot infringement into the minimum required 25 foot side yard and Section 4K-2B as modified by Section 4K-1 for a 19 foot infringement into the minimum required 50 foot front yard, in order to construct a 12 ft. x 12 ft. deck and exterior staircase, and Section 4K-2B as modified by Section 4K-1, for a 23 ft. 4 inch infringement into the minimum required 50 ft. front yard, and Section 4, Area and Bulk Regulations Section 4G, Height Addition, in order to construct a second story over the existing garage, which is in the required front and side yard setbacks, 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, Absent, Peter Carberry, Aye, Howard Harris, Absent, Tony Padalino, Absent, Linda Tiano, Aye, Alternate Marie Lourenso, Aye. The resolution was adopted by a vote of 3 in favor, none opposed, 3 absent, and none abstaining.

#08-04. Charlton M. Theus, Jr. Acting Chairman Carberry moved to reopen the recessed public hearing of this case for the purpose of voting. Seconded by Linda Tiano. Motion passed 3-0-0-3, with Marie Lourenso voting as an Alternate. Acting Chairman Carberry moved to close the public hearing of this case. Seconded by Linda Tiano. Motion passed 3-0-0-3, with Marie Lourenso voting as an Alternate.

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-3F, for a 17 ft. 6 inch infringement into a minimum required 50 ft. side yard, and Area and Bulk Regulations Minimum Lot Width, Section 4A-3D, as amended, to allow for a lot width of 162 ft.+/-, where the minimum required lot width is 200 ft., in order to allow for a lot line revision, 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, Absent, Peter Carberry, Aye, Howard Harris, Absent, Tony Padalino, Absent, Linda Tiano, Aye, Alternate Marie Lourenso, Aye. The resolution was adopted by a vote of 3 in favor, none opposed, 3 absent, and none abstaining.

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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-3F, for two 45 ft. infringements into a minimum required 50 ft. side yard, and Area and Bulk Regulations, amended to include Minimum Yard Requirements, Section 4A-3E, as modified by 4K-1, for a 50 ft. infringement into a minimum 75 ft. front yard, in order to legalize two existing sheds, and to allow for a lot line revision, 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, Absent, Peter Carberry, Aye, Howard Harris, Absent, Tony Padalino, Absent, Linda Tiano, Aye, Alternate Marie Lourenso, Aye. The resolution was adopted by a vote of 3 in favor, none opposed, 3 absent, and none abstaining.

Acting Chairman Peter Carberry moved to adjourn the meeting at 7:17 pm. Seconded by Linda Tiano. Motion passed 3-0-0-3. Thus endeth the shortest ZBA Meeting on record.

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