

ZBA MEETING MINUTES, JULY 24, 2008

Having determined that a quorum was present, Chairman Howard Harris called to order the July 24th Meeting of the Zoning Board of Appeals. Seconded by Joanne Anthony. There being no objection, the action was adopted. Chairman Harris introduced the members present: Joanne Anthony, Howard Harris, Tony Padalino, Secretary/Alternate Marie Lourenso.

Absent: Linda Tiano, Peter Carberry.

1. ADMINISTRATIVE MATTERS

- **Changes/Additions to the Meeting Agenda.** Addition of a discussion regarding ZBA Case #08-18. New documentation has been submitted.

- **Approve Draft Meeting Minutes of July 10th.** Chairman Harris moved to accept the draft ZBA Meeting Minutes of July 10th as submitted. Seconded by Joanne Anthony. Motion passed 3-0-2-0.

- **Approve Draft Public Hearing Minutes of July 10th.**

#08-28. Dominic Maggio.

Chairman Harris moved to accept the draft public hearing minutes of this case as corrected. Seconded by Joanne Anthony. Motion passed 3-0-2-0.

2. PUBLIC HEARINGS SCHEDULED FOR JULY 24, 2008.

7:15 pm. ZBA Case #08-29. Application of Dorothy Goren, as represented by North Engineers & Design Associates.

7:30 pm. ZBA Case #08-30. Application of James Conrad, as represented by Robert Young.

7:45 pm. Re-Hearing of ZBA Case #07-1528. Application of Dr. Leonard & Tanya Farber, as represented by Howard Rifkin, Mountain Pools, for property located at 54 Ohayo Mountain Road, Woodstock, NY.

3. DECISIONS & ORDERS OUTSTANDING

#08-28. Dominic Maggio. Chairman Harris moved to reopen the recessed public hearing of this case for the purpose of voting. Seconded by Tony Padalino. Motion passed 3-0-2-0. Chairman Harris moved to close the public hearing of this case. Seconded by Joanne Anthony. Motion passed 3-0-2-0.

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, Accessory Structures and

Features and Yards, Section 4I-2, to allow a 16' x 32' in-ground swimming pool with required fencing, which is only permitted in a side or rear yard, to be constructed in the front yard, is 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, Absent, Howard Harris, Aye, Tony Padalino, Aye, Linda Tiano, Absent.

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

4. REVIEW CASES RECEIVED/SCHEDULED for 8/14/08 meeting

#08-31; Ms. Anthony

#08-32; Ms. Anthony.

5. OTHER

Chairman said he had asked Paula Chandler to send him a request for re-hearing. He needed specifics, including photos. He felt there was not sufficient information at this time to have a re-hearing. Ms. Anthony agreed. Chairman said they will give her the opportunity to get photos. Also, a letter is needed about boiler emissions and how they relate to allowable NYS emissions. The lot must be drawn to scale.

Chairman Harris said on the Bellows Lane case, the Board will go to site to decide if they should amend the resolution. Ms. Peters will get hold of the person to ask for permission.

Ms. Anthony said a letter had come in from Jill Fisher about a home business. Ms. Anthony thought it might be a problem for herself and for Mr. Padalino. Ms. Fisher had been the Chair of the CCD, and Ms. Anthony had been on the CCD. (Tape was turned off for a while.)

Chairman moved to adjourn the meeting at 8:55. Seconded by Ms. Anthony. Motion passed 3-0-2-0.