

ZBA MEETING MINUTES, JUNE 12, 2008

Having determined that a quorum was present, Chairman Howard Harris called to order the June 12th 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, Linda Tiano, Howard Harris, Tony Padalino, Secretary/Alternate Marie Lourenso.

1. ADMINISTRATIVE MATTERS

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

- **Approve Draft Meeting Minutes of May 22nd** Chairman Harris moved to accept the draft ZBA Meeting Minutes of May 22nd as submitted. Seconded by Linda Tiano. Motion passed 5-0-0-0.

- **Approve Draft Public Hearing Minutes of May 22nd.**

#08-17. Dr. Leonard and Tanya Tohill-Farber. 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.

#08-18. Nancy Lee and Marie Wilson. 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.

#08.19. Robert J. Reynolds. 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.

Special Meeting, May 28th. Chairman Harris moved to accept the draft public hearing minutes of this meeting as submitted. Seconded by Linda Tiano. Motion passed 5-0-0-0.

3. DECISIONS & ORDERS OUTSTANDING

#08-15. Dan & Lolly Rubinstein. 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.

Chairman noted one change in the nature of request: The case number #08-15A should read #08-15, thus removing the A.

RESOLUTION: Based upon the Standards for Consideration of Area Variances, an Area Variance the Zoning Law of the Town of Woodstock, Area and Bulk Regulations, Minimum Yard Requirements, Section 4A-3F, for a 40' infringement into a minimum required 50' side yard setback in order to construct a one-story, 1322 sq. ft. mixed-use art studio and recreational accessory building, is hereby granted with the condition that the 190 sq. ft. section shown as a pinball game room in the proposed structure is to be used for recreational purposes only, is not to be used for any art studio operations of any nature,

and/or converted at any time to a larger art studio physical space located within the same building, 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.

#08-18. Nancy Lee & Marie Wilson. 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, an Area Variance the Zoning Law the Town of Woodstock, Supplementary Regulations, Fences, Walls, & Gates, Section 5D-1, in order to construct a 75' long, 6' high fence, measured from grade to top of the fence, in the front yard starting 60 feet from the center of Bellows Lane, where only a 4' fence is permitted, is hereby granted with the condition the fence is installed no closer than 3' from the property line, 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.

#08-19. Robert J. Reynolds.

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, an Area Variance the Zoning Law of the Town of Woodstock, Area & Bulk Regulations, Minimum Yard Requirements, Section 4A-3g, for a 42' infringement into a minimum required 50' rear yard setback, in order to build a 24' x 34' 4" detached garage is hereby granted, with the condition that the applicant provide shrub shielding at the back of the garage and shielded lights from the contiguous neighbor, and 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.

Chairman Harris moved to adjourn the meeting at 8:40. Seconded by Linda Tiano. Motion passed 5-0-0-0.