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TOWN OF PITTSTOWN
ZONING BOARD OF APPEALS

MINUTES

A meeting of the **Zoning Board of Appeals** was held on August 28, 2018. The meeting was called to order by Chairman Howard at 7:00 P.M.

PRESENT were:

Frederick Howard, Chairman
Todd Boomhower
Randy Hall
David Schmidt

ABSENT was:

Robert Bevis

Chairman Howard opened the meeting at 7:00 PM.

Old Business

The first item of old business involved a Special Use Permit Application by Ronald Bugbee to allow future, annual off road motorcycle racing events to take place on his farm located at 920 Kautz Hollow Road. A complete application is on file with supporting material. All Board Members present had reviewed the supporting documentation and SEQRA environmental assessment filed by the applicant and considered the material to be thorough and complete. On motion by Member Hall, seconded by Member Boomhower, the Board authorized Advertisement for Public Hearing at 7:00 PM on September 25, 2018. The Board will provide notification as required by the Agricultural Data Statement for the project and the file will be available for Public examination at the Town Hall during normal business hours.

New Business

The first item of new business was an application by Melanie Mason for an Area Variance to allow subdividing an existing farmhouse and out building, located at 117 Marpe Road, without the required rear line clearances. Robert Mason explained that the Mason's had purchased this house as part of a complete farm a number of years ago. The existing farm house has been occupied by the original owner for 17 years, but upon her death the Masons plan to sell the house and 3.09 acres while retaining the balance of the farm which is part of their beef cattle agricultural operation. The new owners plan to use the land to grow vegetables and do not intend to have farm animals. Because of the configuration of

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two existing out buildings and a gravity pasture watering systems, a division line is being proposed which passes 5' more or less behind the out building on the subdivided parcel which is estimated to be 15' high. Therefore a variance is being requested to allow this when a rear line clearance of 15' would normally be required. The subdivision request will be considered concurrently by the Pittstown Planning Board. On motion by Member Schmidt, Seconded by Member Boomhower, the Board authorized Advertisement for Public Hearing at 7:00 PM on September 25, 2018.

The second item of new business was an application by Tim Bonnier for an additional Special Use Permit to allow establishment of a 3,200 square foot Yoga/Dance studio in a portion of his existing Tomhannock Bicycle shop building located at 3149 State Route 7. Mr. Bonnier was given a listing of filing requirements for this permit (copy attached) and agreed to have a complete file in the Town Offices by September 12, 2018. Based on this, on motion by Member Schmidt as seconded by Member Hall, the Board authorized Advertisement for Public Hearing at 7:00 PM on September 25, 2018.

The third item of new business was a discussion of the requirement that the Board prepare Agricultural Data Statements as required by Ag and Markets Law, and Town Law. A copy of the applicable portion of the Ag and Markets Law is attached along with the notification letter that will be sent to the nearby property owners for the Bugbee Special Use Permit Application. This letter is consistent with a letter that the Planning Board has used in the past for this same purpose.

Correspondence Received

The Town Board has requested that the Minutes of each meeting reflect the full name of all applicants and the street address of the property under consideration for Variance or Special Use Permit. Each set of minutes should be "stand alone" so that persons reading the minutes do not have to refer to previous minutes to know who the applicant is, what is being requested, and the location affected by the request.

The minutes of the July 24, 2018 ZBA meeting were approved without any additions or corrections.

Next meeting will be September 25, 2018.

There being no further business, the meeting was adjourned at 8:10 P.M.

Prepared by: F. Howard