

**ZONING BOARD OF APPEALS
MINUTES OF NOVEMBER 23, 2021**

A meeting of the Zoning Board of Appeals was held on November 23, 2021. The meeting was called to order by Chairman Fred Howard at 7:00 PM.

PRESENT WERE:

Frederick Howard, Chairman
David Schmidt
Randy Hall
Colton Hill
Scott Reiter
Colleen Thomas, Secretary

MINUTES:

Member Dave Schmidt made the motion to adopt the minutes of September 23, 2021 with Member Scott Reiter seconding the motion. A vote was taken. The motion was carried unanimously by the Board.

AGENDA:

Member Randy Hall made the motion to approve the agenda of November 23, 2021 with Member Colton Hill seconding the motion. A vote was taken. The motion was carried unanimously by the Board.

NEW BUSINESS:

1. Application by Douglas Senecal and Renee Buckley located at 228 Requate Road, Tax Parcel ID # 23.-3-3.2 in the Residential/Agricultural Zone to keep 2 horses on a 2.86 acre parcel. This requires an area variance since the parcel is less than 10 acres in area which is required for maintaining farm animals such as horses.

Doug Senecal presented the project to the Board. The horses will be housed in an adapted existing garage, located along the southern property line approximately 280' east of Requate Road. Adjoining farm property owner, Eric Mayer, will let them spread the manure and used bedding on the adjacent farm field when appropriate. Douglas Senecal stated that he would be using a four wheeler to spread manure. Otherwise the waste will be stored in a pit constructed near the building to store the material until it can be spread at a later date. Someone will come in the winter with skid steer to remove the material.

A diagram of the proposed fencing on the lot to create the horse paddock area was presented. They can expand their fence onto the Mayer property if they have to. Chairman Howard stated that if the neighbor chooses to let them do that, it doesn't involve the Zoning Board. Douglas stated that there would be a multiple wire electric wire fence enclosing the paddock area.

Chairman Howard asked if there were any questions from the Board. There were no questions from the Board. There were no questions from the Public.

Member Randy Hall made the motion that the Board finds this application is complete and to schedule a public hearing on this matter for December 21, 2021 at 7:00 PM with Member Colton Hill seconding the motion. A vote was taken. The motion was carried by the Board.

The applicant was informed that the public hearing notice would be published in the Express a week before the Zoning Board meeting. The applicant was also informed that he would need to pay the cost of the advertisement.

2. Application by Kelly Reilly for a Special Use Permit (SUP) to be allowed to establish a horse boarding facility, boarding 10 or fewer horses, and to conduct riding and horse care training on her 27.86 acre property located at 271 Cooksboro Road, Tax Map Parcel ID#72.-4-12, in the Residential/Agricultural zone.

Kelli Reilly made the presentation of the project to the Board. Kelli Reilly stated that she purchased land from Paula and Walter Auclair with the promise that the land would remain agricultural farm land. She has students that she has been training at other farms and would like to bring those students to her farm to train. Kelli stated that her residence is on second level constructed above the stable area.

Chairman Howard suggested that Kelli use a copy of the tax map or property survey to provide a plan view showing the location of the arena and also outline other horse training things that she will be doing on the property. One copy of that would be enough. If sign on Cooksboro Road is going to be larger than 32 square feet (two sides @ 4x4), that would have to be added to the SUP. Students that she has would travel with her. Truck and trailer she has will have plenty of room to get in and out.

A completed Short Form EAF must be submitted by the applicant and received at the town hall by the close of business on December 7, 2021. Plan view of the site layout showing location of barn, house, paddock and pasture areas, where riding will take place, and parking for cars and pickups with trailers.

Member Randy Hall made the motion schedule a public hearing on this matter for December 21, 2021 at 7:00 PM with Member Scott Reiter seconding the motion. A vote was taken. The motion was carried unanimously by the Board. Chairman Howard informed the applicants that their public hearing notice would be published the week before the Zoning Board meeting in the Free Press. The applicants were also informed that they would be responsible for the cost of running the ad.

OLD BUSINESS

None

ACTIVITY SINCE LAST ZBA MEETING

1. Zoning SUP application information has been requested by two active interested parties on the Parker School project. Neither has submitted a complete application yet. Chairman Howard stated that the Zoning Board needs a policy only to accept 1 application for consideration of a given parcel at a time. Real Estate agency gave okay when it hasn't been approved yet. 1 application was from a family to use as a vacation spot for large extended family gatherings. This property is only approved for a single family occupancy, and so would require a special use permit. The second interested applicant is a reopening the building as a private school.

The next regularly scheduled zoning board meeting will be held on December 21, 2021 at the Pittstown Town Hall.

ADJOURNMENT

Member Colton Hill made the motion to adjourn with Member Scott Reiter seconding the motion. A vote was taken. The motion was carried unanimously by the Board.

Respectfully Submitted By:

Colleen Thomas
Zoning Board Secretary

Dated: December 21, 2021