

TOWN OF PITTSTOWN
ZONING BOARD OF APPEALS

MINUTES

A meeting of the **Zoning Board of Appeals** was held on **March 27, 2018** and the meeting was called to order by Chairman Howard at 7:00 p.m.

PRESENT were:

Frederick Howard, Chairman
David Schmidt
Todd Boomhower
Randy Hall
Robert Bevis

The first item of business was a continuation of the Public Hearing for **LAUREEN MOORE**. Ms. Moore appeared and said that she agreed that she would remove all animals from her property except for 2 goats and 12 fowl. The Board pointed out that there could not be any roosters. She said that she would be in compliance with this agreement by June 30, 2018. Chairman Howard moved to grant the area variance to allow her to retain 2 goats and 12 fowl and she could not have a rooster on her property. She must be in compliance with this agreement by June 30, 2018. There was a second by Member Hall, and the vote was 5 – 0 in favor.

The next item of business was a request for a special use permit by **THOMAS CHENAILLE**. The Notice of Public Hearing was read by the Secretary. Brian Holbriiter appeared on behalf of the applicant. He said that his client wishes to subdivide one lot into 2 parcels. One parcel has a house which has water and septic. The other parcel would have a pool house which also has a well and septic system on it. He said it would be necessary to expand the septic systems. He said that if he receives subdivision approval from the Planning Board that the subdivision map must be filed in the County Clerk's Office within 60 days of approval of the subdivision. There was then a discussion about the parking and Mr. Holbriiter pointed out to the Board that there was adequate parking for the proposal. There was a review of the short form EAF. The Board answered all questions either "No" or "Not Applicable." There was then a motion by Member Bevis, with a second by Member Hall, to issue a negative declaration in regard to the project. This means that there would not be any significant negative adverse effect from the proposal. There was then a motion to close the Public Hearing by Member Hall, with a second by Member Schmidt and the vote was 5 – 0 in favor. There was then a motion to approve the special use permit by Member Bevis, with a second by Member Boomhower, and the vote was 5 – 0 in favor.

There was then a review of the request for a special use permit of **JOSEPH PEREZ**. The Notice of Public Hearing was read by the Secretary. He said he would be keeping 10 pieces of equipment and may have a load of topsoil on the property. The only maintenance that will be done at the garage will be basic maintenance on his own equipment. No mechanic work will be done. There was a question raised by Chairman Howard as to whether the correct tax map number is on the application and on the survey. Chairman Howard and the applicant were going to check on that and report back to the Board. The Board then reviewed the short form EAF and answered "No" to all the questions. There was then a motion to issue a negative declaration in regard to the project by Member Bevis with a second by Member Hall, and the vote on that was 5 – 0. Then there was a motion to close the Public Hearing by Member Boomhower, with a second by Member Hall, and the vote was 5 – 0 in favor. There was then a motion to approve the special use permit by Member Hall, with a second by Member Schmidt, and the vote was 5 – 0 in favor.

There was a new application submitted by **PATRICIA GAUTHIER**. She has a contract to purchase 2.7 acres at 10 Simmons Road. She wishes to keep a horse and a donkey on the property and needs an area variance from the 10 acre lot requirement. She said that the entire property will be fenced and that her animals are quiet animals. She was asked to show the animal fence on the sketch and also the restricted area. The matter is set down for a Public Hearing on May 1, 2018 at 7:00 p.m.

The next application was by **NICHOLAS & ELAINE DiLORENZO**. He is going to subdivide his property and put a house on it and also construct a new driveway. The new driveway will be to the west of the existing driveway. The separation distance between the 2 driveways is 275 feet and 450 feet is required. He needs an area variance. The matter was set down for a Public Hearing on May 1, 2018 at 7:00.

There was then a motion to approve the Minutes of the January 23, 2018 meeting by Member Hall and the vote was 5 – 0 in favor.