

**TOWN OF NEVERSINK
ZONING BOARD OF APPEALS
P.O. Box 307 - 273 Main Street
Grahamsville, NY 12740
(845) 985-2262 fax (845) 985-7686**

REGULAR MEETING MINUTES

MARCH 21, 2017

Chairman Brent Gotsch was called the regularly scheduled meeting of the Town of Neversink Zoning Board of Appeals to order at 7:33 PM with the Pledge of Allegiance.

Board Members Present:	Brent Gotsch, Chairman	PRESENT
	Jim Wells	PRESENT
	William Gaudette	PRESENT
	Mike Dean	PRESENT
	Larry Bracken	ABSENT
	Steve Porter, Alternate	PRESENT

Other Officials:	Ken Klein, Esq., Town Attorney	PRESENT
	Keith Stryker, Code Enforcement Officer	PRESENT

Other Guests Present: Geoffrey Cabrera, Mita Chowdry and Shakawat Ali

A motion to **APPROVE** the minutes of the JANUARY 19, 2016 meeting

Moved by: Zoning Board of Appeals Member, Bill Gaudette

Seconded by: Zoning Board of Appeals Member, Mike Dean

Approved by UNANIMOUS vote: AYES 5 NAYS 0

APPLICATIONS:

34.-1-26.6- Mita Chowdhury - Area Variance – Conversion of a single family residence into a two family residence. Bill Gaudette recused himself from this portion of the meeting as he is a direct neighbor of the Chowdhury / Ali family. Mita and her husband Shakawat purchased the home to be able to be closer to their son that lives at the Center for Discovery on the weekends. They do not want to use it as an investment property. They would like the second residence to be used for a care taker while they are not there. The only problem is that there are slightly more than 5 acres and the parcel needs to have 6 acres for a two family residence in that zone. Currently the house is split into 4 apartments that which was done without permits by the prior owner. The house would be brought entirely up to code when complete. Keith cannot issue a building permit until he hears from the DEP. Geoff Cabrera (the contractor for the project) said that he thought that the DEP needed a ruling from the ZBA first but has put in the paperwork to the DEP. The top floor will consist of 2 bedrooms, a kitchen, and a bathroom. The lower floor

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will be 2 bedrooms, a kitchen and a bathroom and the basement will have a rehabilitation room with a half bathroom. The Septic is determined by number of bedrooms. There is plenty of room for parking. The electric would be upgraded by a licensed electrician. Brent said that the CWC would most likely help with the septic. Mike thought that a second home or rental they would possibly cover up to 50% since they are in the watershed. The board did not feel that this was a self created issue since it was created by a prior owner. They also did not feel that it would impact the neighborhood negatively.

A motion to schedule a public hearing for April 18, 2017 was

Moved by: Zoning Board of Appeals Member, Jim Wells
Seconded by: Zoning Board of Appeals Member, Steve Porter
Approved by UNANIMOUS vote: AYES 4 NAYS 0 RECUSAL 1

OTHER: Training offered by Brent Gotsch for Planning and Zoning members. It will be \$10 and located at the Ashokan Center on April 29, 2017

CORRESPONDENCE: NONE

There being no further business before the Board, a motion to close at 8:05 PM was

Moved by: Zoning Board of Appeals Member, Jim Wells
Seconded by: Zoning Board of Appeals Member, Mike Dean
Approved by UNANIMOUS vote: AYES 5 NAYS 0

Respectfully submitted: Geri Gorton, Clerk
(B160)

NEXT MEETING: APRIL 18, 2017 at 7:30 PM.