

**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

JANUARY 19, 2021

Acting Chairman, Steve Porter called the regularly scheduled meeting of the Town of Neversink Zoning Board of Appeals to order at 7:30 PM with the Pledge of Allegiance.

Board Members Present:

| | |
|--------------------------|---------|
| Mike Dean, Chairman | ABSENT |
| Jim Wells | PRESENT |
| James Garigliano | PRESENT |
| Steve Porter | PRESENT |
| Stephen Poley | PRESENT |
| Ian Constable, Alternate | PRESENT |

| | | |
|-------------------------|--|---------|
| Other Officials: | Keith Stryker, Code Enforcement Officer | PRESENT |
| | Ken Klein, Town Attorney | ABSENT |
| | Keith Zanetti, Town Board Representative | PRESENT |

Other Guests Present: Walter Zietschel, Planning Board Member

A motion to **APPROVE** the minutes of the December 15, 2020 meeting was

Moved by: Zoning Board of Appeals Alternate Member, Stephen Poley

Seconded by: Zoning Board of Appeals Member, Ian Constable

Approved by UNANIMOUS vote: AYES 5 NAYS 0 ABSTAIN 0

APPLICATIONS:

30.-1-15.7 - ARDEN DEAN: Area Variance needed for a future subdivision located on Dean's Way in Neversink. Arden would like to request that his 9.18acre lot with two existing houses be able to be split into two parcels with one parcel to consist of 1.52 acres in a 2acre zone. He would like to be able to sell each house separately. Arden was able to meet the 200ft building area regulation by moving the lines and brought the acreage requirement a little closer to the 2acres by changing the acreage to 1.52. Steve read the letter that was submitted by the Planning Board regarding allowing the ZBA to declare lead agency for the SEQR that would be used in

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the area variance as well as for the subdivision. The Planning Board also commented that they were not comfortable with amount of variance that was being requested. They stressed their concerns that the applicant has a good reason for the area variance application that shows a physical, geographical and other specific conditions that limits ability for the applicant to adhere to the zoning regulations. The house in question was built in 2008 and zoning was adopted and in place at that time. A second home was allowed on the property but the house would have to be able to stand alone if separated which would be a two-acre lot. Arden said he didn't know that when he built it. Steve was not comfortable making a decision without Ken Klein being present because he had some questions that needed to be asked. Steve asked the board if they would object to waiting until next month for the Town Attorney to be present before a decision is made.

A motion to recess the meeting until Ken Klein can be present was

Moved by: Zoning Board of Appeals Member, Jim Wells
Seconded by: Zoning Board of Appeals Member, Ian Constable
Approved by UNANIMOUS vote: AYES 5 NAYS 0 ABSTAIN

OTHER:

CORRESPONDENCE: NONE

There being no further business before the Board, a motion to close at 7:45 PM was

Moved by: Zoning Board of Appeals Member, Ian Constable
Seconded by: Zoning Board of Appeals Member, Jim Wells
Approved by UNANIMOUS vote: AYES 5 NAYS 0 ABSTAIN

Respectfully submitted: Geri Gorton, Clerk
(A245)

NEXT MEETING: FEBRUARY 16, 2021 at 7:30 PM.