

Town of Washington Zoning Board of Appeals

A Zoom Meeting and Public Hearing of the Town of Washington Zoning Board of Appeals was held on November 17, 2020 to consider the applications of Helen Litt, 185 Valley Farm Road, Diane and James Lubin, 629 Stanford Road and Brian Hicks, 3176 Route 44.

Be advised that due to the novel corona virus pandemic and Governor Como's Executive Order 202.1 the Board decided to hold this meeting without permitting public in-person access and to hold the meeting via "Zoom."

Members present by voice roll call, Chairman, John Parisi, Peter Audia, Fletcher Coddington, Ken Holzberg, Frank Redl, also, Bob Audia, Town Board Councilman, Howard Schuman, Conservation Advisory Commission Representative.

Chairman Parisi opened the meeting at 7:30 P.M., announced the agenda order, applications of Helen Litt, 185 Stanford Road, Diane and James Lubin, 629 Stanford Road and Brian Hicks, 3176 Route 44.

Chairman Parisi called for a motion to approve the October meeting minutes. **A motion to approve the October 20, 2020 meeting minutes as submitted was made by board member Redl, seconded by board member Coddington. 5 ayes.**

The application of Helen Litt is for area variances from the Town Zoning Code Section 391, Paragraph 7, Non-conforming Uses, Buildings & Structures and (Appendix B), Schedule of Area and Bulk Regulations to construct a 460 s.f. addition to the rear of a pre-existing garage that had been removed for structural reasons, at 185 Valley Farm Road. The property is zoned RL 5. The garage is to be replaced as part of this action as well.

Helen Litt and Mark Olson, Olson Partners were virtually present to discuss this application. A presentation was made by Mr. Olson, with questions and answers from board members on reasons for the desired location and hardships if the structure were to be placed elsewhere on the lot.

Chairman Parisi called for a motion to open the public hearing. **A motion to open the Litt Public Hearing was made by board member Coddington, seconded by board member Holzberg. 5 ayes.** No comments or questions were made.

A motion to close the Litt Public Hearing was made by board member Redl, seconded by board member Coddington. 5 ayes.

Chairman Parisi next called for a SEQRA motion of non-significance. **A motion to issue a Negative Declaration of Determination of Non-Significance was made by board member Redl, seconded by board member Coddington. 5 ayes.**

A motion to grant a 76.2 ft front yard variance to replace the garage and include the proposed addition for a studio was made by board member Redl, seconded by board member Coddington. 5 ayes.

The application of Diane and James Lubin is for area variances from the Town Zoning Code, Article VII, Schedule of Area and Bulk Regulations (Appendix B) for relocation of the temporary shed and replacement for a larger shed/garage at 629 Stanford Road. The property is zoned RL 5.

Diane and James Lubin were virtually present to discuss this application. A presentation was made by Diane Lubin, with questions and answers from board members on reasons for the desired location and hardships if the structure were to be placed elsewhere on the lot.

Mrs. Lubin spoke to a topography problem, gave the dimensions of the shed/garage 12x24, said the new shed will have a rustic look. Chairman Parisi questioned if it is a shed or a garage? Mrs. Lubin said it is a shed/garage.

Chairman Parisi called for a motion to open the public hearing. **A motion to open the Lubin Public Hearing was made by board member Holzberg, seconded by board member Coddington. 5 ayes.** No comments or questions were made.

A motion to close the Lubin Public Hearing was made by board member Audia, seconded by board member Coddington. 5 ayes.

Chairman Parisi next called for a SEQRA motion of non-significance. **A motion to issue a Negative Declaration of Determination of Non-Significance was made by board member Redl, seconded by board member Coddington. 5 ayes.**

A motion to grant a 26 ft. front yard setback variance to rerplace the original structure with a new shed/garage was made by board member Redl, seconded by board member Coddington. 5 ayes.

The application of Brian Hicks is for area variances from the Town Zoning Code, Article VII., Schedule of Area and Bulk Regulations (Appendix B) to relocate the existing barn to the rear of the property at 3176 Route 44. The property is zoned RM 2.

Brian Hicks was virtually present to discuss this application. A presentation was made by the applicant, with questions and answers from board members on reasons for the desired location and hardships if the structure were to be placed elsewhere on the lot.

Brian said there is no foundation under this, will have a dirt floor, the size of the structure is 19 ½ x 20, will be used to house mowers. Said he talked to the neighbors who had no problems with the proposal.

Chairman Parisi called for a motion to open the public hearing, **A motion to open the Hicks Public Hearing was made by board member Holzberg, seconded by board member Redl. 5 ayes.** No comments or questions were made.

A motion to close the Hicks Public Hearing was made by board member Redl, seconded by board member Holzberg. 5 ayes.

Chairman Parisi next called for a SEQRA motion of non-significance. **A motion to issue a Negative Declaration of Determination of Non-Significance was made by board member Audia, seconded by board member Holzberg. 5 ayes.**

A motion to grant a variance to construct an accessory shed with a rear yard variance of 42 ft. and a west side yard variance of 39 ft was made by board member Redl, seconded by board member Coddington. 5 ayes.

There being no further business, a motion to close the Zoom Meeting was made by board member Redl, seconded by board member Coddington.

Respectfully submitted,

Nikki Caul, secretary

