

## 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 February 16, 2021 to consider the application of Flynn Nixon, 166 Killearn Road.

Because of the novel corona virus pandemic and Governor Cuomo's Executive Orders the Board has 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, Ken Holzberg, Frank Redl, also Howard Schuman, Conservation Advisory Commission Representative.

Chairman Parisi called the meeting to order, read the Coved 19 advisory, read the Nixon public notice, next called for a motion to approve the January meeting minutes. **A motion to approve the January 19, 2021 meeting minutes as submitted was made by chairman Parisi, seconded by board member Redl. 3 ayes**

The application of Flynn Nixon is for area variances from the Town Zoning Code, Article VII, Schedule of Area and Bulk Regulations (Appendix B) to bring the running shed into compliance. The property is zoned RR 10.

Mr. Flynn Nixon virtually appeared before the board to review the application, described the proposal as requested by chairman Parisi. Said, he bought the house in 2016, the running shed doesn't meet the required 100 ft. setbacks, he can't have the running shed to be in the middle of the property if he complied with the zoning of 100 ft setbacks. He checked the Parcel Access Map with Zoning Administrator Nancy Patrick that shows the running shed was there from 2009. He had a survey done, also a title search was done.

Chairman Paris questioned the use of the running shed? Mr. Nixon said he uses the shed to house horses which are on the property now. There are two ponies and one horse that were there when he bought the property. Said, they will be removed. The paddocks and running shed were there when he bought the property.

Chairman Paris questioned the distance of the fence from the property line? Mr. Nixon said, 56 ft. to the edge of the deck.

**A motion to open the Flynn Nixon Public Hearing was made by board member Red seconded by board member Hillsburgh. 3 ayes.** Chairman Paris called upon representative Howard Schuman since he was the only non-board member virtually present. Howard said he leaves it to the board's discretion, has no comments.

**A motion to close the Flynn Nixon Public Hearing was made by board member Red, seconded by board member Hillsburgh. 3 ayes.**

Chairman Paris called for a SERA **motion of non-significance. A motion to issue a Negative Declaration of Determination of Non-Significance was made by board member Red, seconded by board member Hillsburgh. 3 ayes.**

**A motion to grant a 20 ft. variance on the south side of the property, the hardship was not self created, and would not change the character of the neighborhood was made by board member Red, seconded by chairman Paris. 3 ayes.**

**There being no further discussion, comments, business, a motion to close the meeting was made by chairman Paris, seconded by board member Red.**

Respectfully submitted,

Nikki Caul, secretary

