

ZONING BOARD OF APPEALS MEETING MINUTES - FINAL
WEDNESDAY, APRIL 26, 2017

MEMBERS PRESENT:

Rocco Mancini, Chairman
Ingrid Kulick
Adam Schneider
Phillip Zemke

MEMBERS ABSENT:

Stephanie Fitzpatrick

ALSO PRESENT:

Chairman Mancini opened the meeting at 7:00 p.m.

Public Hearings: None

Discussion Items:

- Ms. Kulick said she went to the Hot Button Land Use course by the Dutchess County Planning Federation held at the Farm and Home Center on April 25th. The class addressed such issues as when you can and can't prohibit a use based on zoning, if a use is allowed, it can't be prohibited strictly because there is opposition at the public hearing, barn weddings/special events, farm wineries and distilleries, food trucks and backyard chickens.

Administrative Items:

- **Approval of Minutes:** Ms. Kulick motioned that the Zoning Board of Appeals accept the minutes of the March 22, 2017 meeting as written. Mr. Zemke seconded.

Rocco Mancini, Chairman	Aye	Adam Schneider	Aye
Stephanie Fitzpatrick	Absent	Phillip Zemke	Aye
Ingrid Kulick	Aye		

Motion carried 4-0.

Applications:

1. **Gange Area Variance** - Morgan Gange appeared along with Rachel Collet for an area variance for minimum lot width at the building line on property located at 103 Lamoree Road, tax grid number 6470-00-230168 in the A5A zoning district. The lot is a pre-existing, non-conforming lot consisting of 4 acres. Ms. Collet said they are seeking a variance from the required 400 feet to 208 feet. This lot is located in an area on Lamoree Road where the majority of lots are long, narrow lots. When asked about a garage, Ms. Collet said they may do a garage in the future but it is not planned at this time. Mr. Zemke said this application is complete.

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Mr. Zemke motioned that the Zoning Board of Appeals declare the Gange area variance application to be a Type II action under SEQRA requiring no further action. Ms. Kulick seconded.

Rocco Mancini, Chairman	Aye	Adam Schneider	Aye
Stephanie Fitzpatrick	Absent	Phillip Zemke	Aye
Ingrid Kulick	Aye		

Motion carried 4-0

Mr. Zemke motioned that the Zoning Board of Appeals schedule the public hearing for the Gange area variance to be held at the May 24th ZBA meeting. Ms. Kulick seconded.

Rocco Mancini, Chairman	Aye	Adam Schneider	Aye
Stephanie Fitzpatrick	Absent	Phillip Zemke	Aye
Ingrid Kulick	Aye		

Motion carried 4-0.

Mr. Zemke motioned to adjourn the meeting at 7:20 p.m. Ms. Kulick seconded.

Rocco Mancini, Chairman	Aye	Adam Schneider	Aye
Stephanie Fitzpatrick	Absent	Phillip Zemke	Aye
Ingrid Kulick	Aye		

Motion carried 4-0.

The next regular meeting will be held on Wednesday, May 24, 2017 at 7:00 p.m. at the Town Hall.

Respectfully submitted,

Karen Buechele, Clerk
Planning and Zoning

cc: Catherine Gill, Town Clerk
Town Board