

ZONING BOARD OF APPEALS MEETING MINUTES - FINAL  
WEDNESDAY, MAY 23, 2018

MEMBERS PRESENT:

Rocco Mancini, Chairman  
Ingrid Kulick  
John Schneider  
Phillip Zemke

MEMBERS ABSENT:

Stephanie Fitzpatrick

ALSO PRESENT:

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

**Public Hearings:**                      **None**

**Applications:**

- 1. Taconic Retreat Center Area Variances -** Paul Bowen appeared for the area variance application for the Taconic Retreat Center for variances for building height and a variance for lot coverage on property located at 64 White Drive, tax grid number 6571-00-584466 in the A5A zoning district as well as the public/semipublic land overlay district. Mr. Bowen explained that TRC is a Christian camp owned by the Metro District Church of the Nazarene and is currently in the process of getting site plan approval for a fifteen year master plan which will be implemented in three phases. One of the variances we are seeking is for lot coverage. We will not go over the allowed coverage as part of Phase 1 but will by the time we are finished with Phase 2. He said we have to raise funds for each phase. We are anticipating being able to raise the funds for Phase 1 over the next five years and whether or not we can move to Phase 2 or 3 will depend on how happy the donors are with Phase 1. We have to appear before the Planning Board every five years to provide an update as to how far along we are and for an in depth site plan review prior to beginning any work on any of the phases. We will also have to obtain building permits once site plan approval is granted for each Phase. Phase I is set to replace the existing bunk house, build a new chapel and worship center, add a field house and an in ground pool to the gymnasium.

The other variance we are seeking is for height from the allowed 35 to 45 for three building. Two of the three buildings exist but will be renovated so require the height variance. The three buildings that need the variance are White Hall, the Worship Center and the Bunkhouse. White Hall and the Worship Center exist and the bunkhouse will be replaced. The existing buildings are at 41 or 42 feet in height now and will be renovated. Mr. Bowen said we are located on a 212 acre facility, we are not increasing in encroachment, and the buildings are not visible from Route 199. Mr. Zemke asked Mr. Bowen to provide a document on how the buildings were measured with renderings. Mr. Bowen will provide the document well in advance of the public hearing. Mr. Zemke said in terms of lot coverage, the 5.7% assumes they do all three phases. Mr. Bowen added that they will be doing some paving this fall but lot coverage won't be impacted until Phase 2.

Mr. Zemke said he believes the application is complete and the Board can set the date for the public hearing pending receipt of the requested information on the building measurements and renderings.

Mr. Zemke motioned to set the date for the public hearing for the Taconic Retreat Center area variances for the June 27, 2018 Zoning Board of Appeals meeting.

Ms. Kulick seconded.

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

Motion carried 4-0.

- 2. Kanter Area Variance** – Matthew Braydich appeared as the authorized representative for Morgon Kanter for his area variance application to place a 24' x 16' shed in front of the front building line of the dwelling on property located at 257 Milan Hill Road, tax grid number 6472-00-663321 in the A3A zoning district. Mr. Braydich showed the Board some pictures and said there is nowhere behind the house to put the shed and there is a rock ledge right in front of the house so the proposed area is the only flat place for the shed. The house is placed as far back on the property as it can go; there are hundreds of feet between the road and the house. When asked, Mr. Braydich said there is no problem with the Board members visiting the site.

Mr. Zemke motioned that the Zoning Board of Appeals declare the Kanter area variance application a Type II action under SEQRA requiring no further action.

Ms. Kulick seconded.

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

Motion carried 4-0.

Mr. Zemke motioned to set the date of the public hearing for the Kanter area variance application to be held at the June 27, 2018 Zoning Board of Appeals meeting. Ms. Kulick seconded.

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

Motion carried 4-0.

**Discussion Items/Correspondence:**

- DC Planning Federation short course – Making Complete Streets a Reality on Thursday, May 31, 2018, 6:00 to 8:00.
- The Durst Presentation regarding their proposal for the old Carvel property will be held on Saturday, June 16<sup>th</sup> at 10:00 a.m. at the Town Hall. Two hours of education credit will be given to any board member who attends.

**Administrative Items:**

- **Approval of Minutes:** Ms. Kulick motioned that the Zoning Board of Appeals accept the minutes of the March 28, 2018 meeting as written. Mr. Zemke seconded.

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

Motion carried 4-0.

Mr. Zemke motioned to adjourn the meeting at 7:30 p.m. Ms. Kulick seconded.

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

Motion carried 4-0.

The next regular meeting will be held on Wednesday, June 27, 2018 at 7:00 p.m. at the Town Hall.

Respectfully submitted,

Karen Buechele, Clerk  
Planning and Zoning

cc: Catherine Gill, Town Clerk  
Town Board