

**TOWN OF NORTH EAST ZONING BOARD OF APPEALS
MINUTES
December 19, 2019**

A regular meeting of the Town of North East Zoning Board of Appeals (“ZBA”) took place on Thursday, December 19, 2019 in the North East Town Hall located at 19 North Maple Avenue, Millerton, New York at 7:30 PM. Board members present were Chairman Julie Schroeder, Vice Chairman Edie Greenwood, Jon Arnason, Karen Pitcher, Patti VandeBogart and Deb Phillips, Secretary to the Zoning Board. Also in attendance was Hilarie Thomas.

7:30 PM

Continuation of public hearing on the application of Carl Pucci, owner of tax parcel 7272-00-684879, for a variance of NYS Town Law, Section 280-a regarding frontage on a street or highway.

Public hearing on the appeal of Carl Pucci, owner of tax parcel #7272-00-684879, regarding the denial of a building permit by the Code Enforcement Officer to erect an accessory building.

Chair Schroeder opened the continuation of the public hearing at 7:35 p.m. on the 280-a application of Carl Pucci that was recessed on November 21, 2019.

Attorney Hilarie Thomas had no updates for the 280-a application.

VandeBogart made a motion to recess the public hearing until January 16, 2020 at 7:30PM. Motion seconded by Greenwood; all were in favor and motion passed.

Chair Schroeder opened the public hearing at 7:40 PM on the application of Carl Pucci to allow the construction of an accessory building prior to the construction of a principle building. The legal notice was read by Chair Schroeder.

Attorney Thomas said a building permit request to construct a barn was denied by Building Inspector Ken McLaughlin on the basis of it being an accessory building. Thomas asked the ZBA for relief based on hardship. She said they are awaiting the report from Pucci’s engineer; Pucci hopes to have the report and Ray Jurkowski’s recommendations by the January 2020 meeting.

Arnason said he is concerned that the 280-a application should be resolved before any building can be constructed. Thomas said the barn will be used for storage and not a dwelling.

Chair Schroeder is concerned that granting the barn construction would set a precedent. She said if the Board granted the approval, stipulations could be put on it.

Arnason suggested to defer the application until the next meeting and combine it with the 280-a application.

Arnason made a motion to recess the public hearing until January 16, 2020. Motion seconded by Greenwood; all were in favor and motion passed.

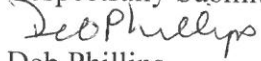
Minutes

Greenwood made a motion to accept the November 21, 2019 minutes as corrected. Motion seconded by VandeBogart; all were in favor and motion passed.

Close of Meeting

VandeBogart made a motion to adjourn the meeting at 8:10 PM. Motion seconded by Pitcher; all were in favor and motion passed.

Respectfully Submitted,



Deb Phillips

Zoning Board Secretary