

TOWN OF NORTH EAST ZONING BOARD OF APPEALS

MINUTES

DECEMBER 21, 2023

The regularly scheduled monthly meeting of the Town of North East Zoning Board of Appeals, ("ZBA"), took place December 21, 2023 at 7:00pm in the Town of North East Town Hall, 19N Maple Ave., Millerton, NY. ZBA members present were Chairman Julie Schroeder, Vice-Chairman Edith Greenwood and Jeff Stark. Absent were Patti Lynch-Vandebogart and Karen Pitcher. Also present were Angela and Jeff Reynar and Ed Loedy and Beth Nash of Edmond Loedy Architects.

Angela and Jeffery Reynar
Public Hearing for an area variance
58 Tripp Rd.
Millerton, NY 12546
Parcel # 7070-00-250935

7:05pm –

Chair Schroeder made a motion to open the hearing. Vice-Chair Greenwood seconded; all voted in favor and the motion passed. Chair Schroeder read the public hearing notice into the record.

Loedy reviewed the project with the Board. He explained that his architectural firm is proposing a front entry to the house on the south-side requiring a variance. The entrance, as it now stands, goes straight into the living room. He is proposing an entry way addition to include a powder room and room for storage.

Chair Schroeder read letters "Exhibit A" from Nina and Tim Zagat and "Exhibit B" from Gael Doar and Larry Walsh into the record. Both parties approve of the addition, are pleased with the design and urged the Board to approve.

Chair Schroeder added that the house is elevated and would not be visible from the road. Greenwood inquired about where the septic and well were located.

Greenwood went through the area variance balancing test:

1. Whether benefit can be achieved by other means feasible to the applicant?
Are there other entrances that can be used? Chair Schroeder asked is there another entrance that is feasible if she came to visit. Loedy and members of the Board reviewed the map and indicated the entrances and came to the conclusion that all other entrances were inconvenient and there were no other accommodations for entry.
2. Undesirable change in neighborhood character or detriment to nearby properties; -
No

3. Whether the request is substantial; - No
4. Whether request will have adverse physical or environmental effects; - No
5. Whether alleged difficulty is self-created-Greenwood expressed that the difficulty was self-created. Loedy disagreed and went on to say that the Reynar's created an entry that makes a lot of sense. What they have created makes a lot of sense not only for them but for the future owners. Stark agreed with Mr. Loedy. Stark believes that self-created would be by the applicant which would not be the case in this instance.

Chair Schroeder entertained a motion to close the public hearing; Stark so moved and Greenwood seconded; all voted in favor and the motion passed.

Chair Schroeder entertained a motion to open the meeting; Stark so moved; Greenwood seconded; all voted in favor and the motion passed.

The Board reviewed Part I of the EAF. They designated the application as a Type II action under SEQRA and not subject to further review.

Chair Schroeder entertained a motion that the Board grant the variance as applied for. Stark so moved; Greenwood seconded; all voted in favor and the motion passed.

Minutes - Greenwood reviewed both sets of minutes and had no corrections. Greenwood entertained a motion to accept the minutes; Stark so moved; all voted in favor and the motion passed.

7:35 pm – Chair Schroeder made a motion to adjourn the meeting; Greenwood so moved; Stark seconded; all voted in favor and the motion passed.

Respectfully submitted,



Judy Carlson
Zoning Board of Appeals Secretary

Date accepted Jan 18, 2024

