

# **TOWN OF NORTH EAST ZONING BOARD OF APPEALS MINUTES AUGUST 15, 2024**

The regularly scheduled monthly meeting of the Town of North East Zoning Board of Appeals (“ZBA”) took place August 15, 2024 at 7:30pm in the North East Town Hall, 19N Maple Ave., Millerton, NY. ZBA members present were Chairman Julie Schroeder, Vice-Chairman Edith Greenwood, Karen Pitcher, Jeffrey Stark, Patti-Lynch-VandeBogart and Judith Carlson, secretary to the Board. Also present were Tom Moore, Cathy Moore and John Allee.

## **Tom and Cathy Moore**

### **Public Hearing for an area variance**

**127 White House Crossing Rd.**

**Tax Parcel # 7273-00-170932**

7:30pm – Carlson read the Public Hearing Notice into the record.

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

Tom Moore reviewed the project and plans with the Board. John Allee, Moore’s architect, designed the garage/studio building and placed the building at the proposed location. To preserve the character of the property, the studio will be on the same grade as the house. One would be able to drive onto the property from the existing driveway. The garage would be cut into a natural slope which would allow vehicles to be driven into the garage at the bottom of the slope. The only problem is that the garage is only 25 feet from the adjacent property line when 50 feet is required. The adjacent lot is owned by the Moore’s and they have no intention of selling it. Stark asked why not a lot line adjustment. Moore said that he looked into that initially and was under the impression that it would take longer than a variance.

Chair Schroeder felt that a lot line adjustment was the most feasible alternative and the Board concurred. Chair Schroeder stated that they had developed their five acres as much as they could and have two residences on the five acres and a lot line adjustment is an obvious solution.

Stark stated that the statute requires us to determine whether the benefit sought by the applicant can be achieved by some method feasible for the applicant to pursue other than an area variance. To grant your variance, we would have to find that there was no other reasonable method and I do not think any of us believe that is the case. Moore replied that they would go with the lot line adjustment from the Planning Board. Chair Schroeder requested that the Moore's write or e-mail a letter of withdrawal for the record.

Chair Schroeder entertained a motion to close the hearing and open the meeting. Pitcher so moved; VandeBogart seconded; all voted in favor and the motion passed.

**Minutes:** Greenwood made a motion to accept the minutes as presented. Pitcher seconded; all voted in favor and the motion passed.

Greenwood made a motion to close the meeting. Pitcher seconded; all voted in favor and the motion passed.

Respectfully submitted,



Judy Carlson  
Zoning Board of Appeals Secretary

Date Approved: Sept. 19, 2024

