

**TOWN OF NEVERSINK
ZONING BOARD OF APPEALS
P.O. Box 307 - 273 Main Street
Grahamsville, NY 12740
(845) 985-2262 fax (845) 985-7686**

REGULAR MEETING MINUTES

DECEMBER 15, 2020

Chairman, Michael Dean called the regularly scheduled meeting of the Town of Neversink Zoning Board of Appeals to order at 7:30 PM with the Pledge of Allegiance.

Board Members Present:

Mike Dean, Chairman	PRESENT
Jim Wells	PRESENT
James Garigliano	ABSENT
Steve Porter	PRESENT
Stephen Poley	PRESENT
Ian Constable, Alternate	ABSENT

Other Officials:	Keith Stryker, Code Enforcement Officer	PRESENT
	Ken Klein, Town Attorney	PRESENT

Other Guests Present: Walter Zietschel, Planning Board member

A motion to **APPROVE** the minutes of the September 15, 2020 meeting was

Moved by: Zoning Board of Appeals Member, Steve Porter

Seconded by: Zoning Board of Appeals Member, James Wells

Approved by UNANIMOUS vote: AYES 4 NAYS 0 ABSTAIN 0

APPLICATIONS:

30.-1-15.7 ARDEN DEAN: Area Variance needed for a future subdivision located on Dean's Way in Neversink. Mike Dean recused himself as Arden is his brother and turned over the meeting to Acting Chairman, Steve Porter. Arden would like to request that his 9.18acre lot with two existing houses be able to be split into two parcels with one parcel to consist of 1.19 acres in a 2acre zone. He would like to be able to sell each house separately. After some discussion the board stated that there were two things that Arden needs to do to meet the zoning rules. The building area in the lot that he is requesting is only 181ft when he would need 200ft to meet zoning. The second is that the lot size in that zone is 2acres when he is asking for 1.19acres they

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asked why he couldn't give the parcel more land since he has a total of 9.18 acres? Arden said he wanted to use those lot sizes based on salability and privacy concerns. He thinks if he were to give more land to the smaller house it would devalue the home on the larger lot due to a lack of privacy that it will create. Jim Wells and Steve Porter asked if he could get it closer to 2 acres. Ken suggested moving the lines to get the 200ft building area and then the board would only have to address the lot size. The board liked that idea but would also like Arden to get closer to the 2 acre regulation as well. There was a discussion regarding the ZBA being Lead Agency because both Planning and Zoning will need a SEQR in this case. ZBA for the variance and Planning for the Subdivision. A motion to have Geri send a letter to the Planning Board requesting to allow the ZBA to be lead agency for the purpose of the SEQR was

Moved by: Zoning Board of Appeals Member, Jim Wells
Seconded by: Zoning Board of Appeals Member, Stephen Poley
Approved by UNANIMOUS vote: AYES 3 NAYS 0 ABSTAIN 1

OTHER:

Geri purchased a book called "Everything You Ever Wanted to Know About Zoning" She will be passing it around to all of the members by giving one month each for them to read it. Stephen Poley was the first to take it and will return it in January.

CORRESPONDENCE: NONE

There being no further business before the Board, a motion to close at 8 PM was

Moved by: Zoning Board of Appeals Member Stephen Poley
Seconded by: Zoning Board of Appeals Member, Jim Wells
Approved by UNANIMOUS vote: AYES 4 NAYS 0 ABSTAIN

Respectfully submitted: Geri Gorton, Clerk

NEXT MEETING: JANUARY 19, 2021 at 7:30 PM.