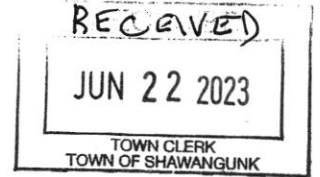


**Town of Shawangunk
Zoning Board of Appeals
May 17, 2023**



Minutes of a Public Hearing held by the Town of Shawangunk Zoning Board of Appeals on May 17, 2023, at 7:00 PM at the Town Hall, 14 Central Avenue, Wallkill, New York, County of Ulster for the following:

Present Were: Mr. Dennis Arluck, Chairman, Mr. John Russo, Mrs. Susan Wiand and Mr. Ryan Reid as Members, Building Inspector Robert Wallner and members of the public.

The meeting was called to order at 7:00 PM. Mr. Arluck led the Zoning Board in a moment of silence and in the pledge to the flag.

Approval of Minutes: A motion was made by Ms. Wiand and seconded by Mr. Russo to approve the minutes of April 19, 2023. Vote: All Aye.

All Public Hearings remain open for one hour.

Public Hearing:

Emanuel J. Popa and Mayrelis F. Ceballos – TM #: 106.2-1-9.130 (RAG-1) 1314 Route 208, Wallkill, NY 12589 – Second Dwelling:

Mr. Juan Ortiz presented this application on behalf of Mr. Popa as there is a language barrier. Mr. Popa purchased the property as he has a large extended family and wants to build a second dwelling for them. Mr. Arluck stated this is going to be difficult for them to complete. Mr. Russo stated that the zoning regulations must be followed and by proposing this scenario you will be creating a land-locked parcel. It does not have any road frontage and you would have to create a flag lot which requires more acreage. That means the parcel in front would become non-conforming. They are looking for a common driveway. Mr. Russo stated that between the additional dwelling lot and the zoning regulations, this cannot be done. Mr. Reid asked if the applicant was in touch with Mr. Cancellieri, the neighbor who owns the adjacent lot. Mr. Jeffrey Heotzler stated that he represents Mr. Cancellieri and lives on the south side of the property. Mr. Russo stated that there are federal and state wetlands and there are environmental impacts. The applicants need to reach out to a professional to see if this is feasible. There was discussion about what could be done if he were to purchase the property. There are more options if he purchases the neighboring property. There was discussion regarding building an addition onto the existing house. Mr. Russo stated that septic upgrades would have to be discussed and to discuss this with the Building Department.

A motion was made by Mr. Arluck and seconded by Ms. Wiand to close the Public Hearing. Vote: All Aye.

A motion was made by Mr. Russo and seconded by Mr. Reid that based upon the information provided and the requirements set forth in the Zoning code, the proposal could not be achieved. The number of variances needed to accomplish this project would be too excessive and does not conform to the neighborhood. This application is designated as a Type 2 SEQRA determination. Vote: All Aye.

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Appearances: None

There was discussion on miscellaneous zoning matters.

A motion was made by Mr. Russo and seconded by Mr. Reid to adjourn this meeting. Vote: All Aye.

Meeting Adjourned at 8:47 PM
Respectfully submitted,

Kathy Ebbrell
Zoning Board of Appeals Secretary