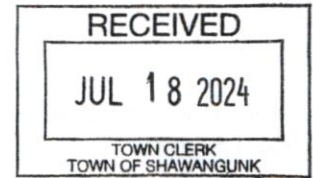


**Town of Shawangunk
Zoning Board of Appeals
June 19, 2024**



Minutes of a Public Hearing held by the Town of Shawangunk Zoning Board of Appeals on June 19, 2023, at 7:00 PM at the Town Hall, 14 Central Avenue, Wallkill, New York, County of Ulster for the following:

Present Were: Dennis Arluck, Chairman, Susan Wiand, Robert Wallner, Sandy Damon and Chris Budney as Members, Kathy Ebbrell, Zoning Board Secretary, and members of the public.

Approval of Minutes: A motion was made by Ms. Wiand and seconded by Mr. Wallner to approve the minutes of May 15, 2024. **Vote:** Mr. Budney - Aye, Mrs. Wiand – Aye, Ms. Damon – Aye, Mr. Wallner - Aye and Mr. Arluck – Aye.

All Public Hearings remain open for one hour.

Public Hearing: None

Public Hearing Continuation:

Garvilla Construction, Inc. - TM #99.1-4-29 (RS-2) 694 Decker Road – Pine Bush, NY 12566 – §177-6C – Variances for Lot Area of 3 Acres, Side Setback of 10.3', Road Frontage of 20':

Mr. Brian Garvilla appeared for this application. Mr. Arluck asked Mr. Garvilla if he had a copy of the DEC permit and Mr. Garvilla stated that he provided the secretary with it. Mr. Arluck confirmed with Mr. Garvilla that a two-bedroom house is being built. Mr. Garvilla stated that an entirely new permit was submitted. There was a long discussion regarding the size of the house. This lot was created before the zoning changed to RS-2. Mr. Neil Selkirk, the next-door neighbor, is concerned that the house will be closer to his property line. Mr. Arluck pointed out that a smaller house is now proposed than originally submitted. Mr. Arluck explained the sideline variance. Loretta Zaoutis inquired if this was still going to be a two-story building, if this house was going to block the view of the ridge, and if there was going to be a buffer of trees or shrubbery shielding the house. Mr. Arluck stated vegetation would be a code enforcement issue. Mr. Wallner asked Mr. Garvilla how far the house would be from the road, and Mr. Garvilla stated at least 150'. Mr. Arluck asked if there were any additional comments from the audience and there were none.

A motion was made by Ms. Damon and seconded by Mr. Wallner to close this public hearing. Vote: Mr. Budney - Aye, Mrs. Wiand – Aye, Ms. Damon – Aye, Mr. Wallner - Aye and Mr. Arluck – Aye.

A motion was made by Mr. Arluck and seconded by Mr. Wallner to grant the three variances as presented - the 3-acre net lot area due to wetlands being delineated (3 acres required, 2.631 acres existing, 3 acres requested), lot width of 20' (250' required, 230' existing, 20' requested), and the sideline setback of 10.3' (50' required, 39.7' existing, 10.3' requested). The Board's findings are the Army Corp. of Engineer's passed on making any decisions regarding this parcel, the Department of Environmental Conservation relieved the construction for a driveway permit, the Ulster County Department of Health renewed the sanitary permit, and does not change the uniqueness of the neighborhood. Vote: Mr. Budney – Aye, Mrs. Wiand – No, Ms. Damon – No, Mr. Wallner – Aye and Mr. Arluck – Aye.

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Appearances: None

There was discussion on miscellaneous zoning matters.

A motion was made by Ms. Wiand and seconded by Mr. Budney to adjourn this meeting. Vote: Mr. Budney – Aye, Mrs. Wiand – Aye, Ms. Damon – Aye, Mr. Wallner – Aye and Mr. Arluck – Aye.

Meeting Adjourned at 7:47 PM

Respectfully submitted,

Kathy Ebbrell
Zoning Board of Appeals Secretary