

Meeting Date: November 17, 2021

Present: Michael Keupp, Zoning Board of Appeals Chairman
Ann Hardeman, Member
Mike Mersand, Member

Absent: Nicholas Vorolieff, Member
Tom Zarecki, Member

Also Present: Lauri Taylor, Village of Pawling Mayor
Steve Goldberg, Planning Board Chairman

On, *Wednesday, November 17th, 2021* at 7:00 PM, the Zoning Board of Appeals met in the meeting room at the Village Hall on 9 Memorial Avenue, Pawling NY. The Meeting was called to order by Vivian Nikolatos, Secretary, and began with Roll Call as indicated above and The Pledge of Allegiance.

Pawling House Bed & Breakfast
105 West Main Street
6957-20-747068
Public Hearing

The Applicant is seeking an Area Variance for Article IV § 98.14 Area and Bulk Regulations for R-1 Zone (Side and Rear Yard Setbacks), Article XV §98-80.A.1 Accessory Dwelling (Accessory Dwelling between 450 sf. And 500 sf.) The variance is part of an Application for Pawling House Bed & Breakfast for the construction of a new two-story accessory dwelling with three car garage and an extension of an existing gravel driveway/parking lot in the R-1 Zoning District.

Chairman Keupp reviewed the five criteria and the Short Environmental Assessment Form. He asked for any questions or comments from the Board (See attached submittal for details.) There were no questions or comments.

Chairman Keupp motioned to open the Public Hearing for public comment. Member Mersand seconded the motion. All were in favor.

There were no questions or comments from the public.

Chairman Keupp made a motioned to close the Public Hearing. Member Hardeman seconded the motion. All were in favor.

Chairman Keupp made a motion to approve the side yard setback variance of 12 feet. Member Mersand seconded the motion. All were in favor.

Chairman Keupp made a motion to approve rear yard variance of 50 feet. Mike Mersand seconded the motion. All were in favor.

Chairman Keupp made a motion to approve the accessory dwelling size Variance of 835 feet. Member Hardeman seconded the motion. All were in favor.

Adjournment

Chairman Keupp made a Motion to adjourn until the next ZBA meeting on December 15th, 2021. The Motion was seconded by Member Mike Mersand. All were in favor.

Submitted by:



Vivian Nikolatos, Secretary