

Village of Pawling Zoning Board of Appeals Minutes

Meeting Date: March 30, 2022

Present: Michael Keupp, Chairman
Freddy DiVitto, Member
Ann Hardeman, Member
Nicholas Vorolieff, Member

Absent: Tom Zarecki, Member

Also Present: Michael Rendich
Lauri Taylor, Mayor

APPROVED BY

VILLAGE OF PAWLING

ZONING BOARD OF APPEALS

On, **Wednesday, March 30, 2022 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 Mike Keupp, Chairman and began with Roll Call as indicated above and The Pledge of Allegiance.

Approval of Minutes

Chairman Keupp made a motion to approve the minutes of the December 15th, 2021 ZBA meeting. Member Vorolieff seconded the motion. All present Members were in favor.

Chairman Keupp made a motion to approve the minutes of the February 3rd, 2022 ZBA meeting. Member DiVitto seconded the motion. All present Members were in favor.

Chairman Keupp made a motion to approve the minutes of the February 23rd, 2022 ZBA meeting. Member Hardman seconded the motion. All present Members were in favor.

Applicant: Michael Rendich/Lori Leffort

Project Location: 138 East Main Street (R2 Zoning District)

Zoning Ordinance Appealed: (Schedule C: Area and Bulk Schedule – Minimum 15’ Side Yard Setback)

Proposed Action: Seeking an Area Variance to allow the rear (Northeast) corner of a 22’ x 32’, 2-story garage addition to encroach no more than 5-ft over the 15-ft Side Yard Setback along the North property line. The wedge-shaped portion of the building that encroaches on the setback totals no more than 36 square feet. The resulting minimum setback will be about 10’ – 3”.

Michael Rendich referred to the submitted application and explained the he considered a few options to try to avoid going over the line but was not able to come up with anything that was practical. It was either too expensive or absurd looking and stated that it seemed like this was the best option.

Village of Pawling Zoning Board of Appeals Minutes

The Board reviewed and discussed the five zoning criteria.

Chairman Keupp made a Motion to Open the Public Hearing for comments. Member Vorolieff seconded the Motion. All present Members were in Favor.

There was no public comment.

Chairman Keupp made a Motion to Close the Public Hearing. Member Vorolieff seconded the Motion. All present Members were in Favor.

Chairman Keupp referred to the Board for comments.

Member Vorolieff commented that he believes this is the best design that one could come up with for a two car garage addition on a lot this size stating that Mr. Rendich made this work so that it is aesthetically appropriate for that area. He explained that he inspected the sight and concedes that either placing the garage way forward of the home or way in the back of the home would result in less desirable aesthetics. Mr. Vorolieff further explained that the encroachment is a triangular piece, at most it's less than 5 feet over the line and more than half of the length of the proposed garage addition is within the parameters of the required setback.

Chairman Keupp commented that other garage additions approved by the ZBA in the past resulted in not just improvement for the property owner's house and lot, but improvement in the neighborhood as well. This being due to the fact that cars being contained in the garage as well as providing storage for household equipment like lawn mowers, etc. reducing clutter on the property.

With no comments from the Board, Member Vorolieff made a Motion to approve the Area Variance as requested by Mr. Rendich. Member DiVitto seconded the Motion. All present Members were in Favor.

Adjournment

Member Vorolieff made a motion to adjourn. The motion was seconded by Member Hardeman. All present members were in Favor.

Submitted by:

Vivian Nikolatos, Secretary