

FINAL MEETING MINUTES
VILLAGE OF SLOATSBURG
ZONING BOARD OF APPEALS

April 20, 2023

The Village of Sloatsburg Zoning Board of Appeals Board Meeting was called to order on April 20, 2023 at 7:30 pm by Chairman Gus Stritmater.

ATTENDEES: Gus Stritmater
Stephen Hoefer
Bill Samora
Kevin Camilleri, Alternate

Richard Ellsworth, Village Attorney
Eve Mancuso, Village Engineer

Chairman Stritmater opened the meeting with the Pledge of Allegiance.

Jason Fox – 61 Eagle Valley Road

A motion was made by reopen the Public Hearing by Stephen Hoefer and seconded by Bill Samora. All in favor. Motion carried. The Public Hearing is opened.

Mr. Fox presented his revised application where the building width was decreased to save an additional five feet into the setback. The carport shape changed to an open structure with the footprint along the property line, five feet away and will not require a variance.

The public was asked for comments.

Michelle Morgan, 62 Eagle Valley Road, Apt. 2
Asked about meeting minutes and meeting notices
Objected to water zone/flood area, setbacks, variances
Village Attorney responded that meeting notices are posted, not sent out to neighbors.

Dolores Morgan, 62 Eagle Valley Road
Asked if the application would appear in the Planning Board
Feels house has already been extended and lot is not large enough for all of the plan
Village Attorney responded that this application does not have to go through Planning Board. No additional comments will be heard after closing of the Public Hearing.

A motion was made to close the Public Hearing by Stephen Hoefler and seconded by Kevin Camilleri. All in favor. None opposed. Motion carried. Public Hearing is closed.

Chairman Stritmater asked for Board member comments.

Village Engineer asked why carport was not squared off. Applicant stated it was not needed. Engineer stated plan changes—shed has been shifted, topo added by surveyor, water going across property to Nakoma Brook, dry well shown for carport, gravel surface by carport would be a better choice for the .07 acres which is physically disturbed, must have erosion control during building.

Chairman Stritmater asked if drawings were submitted to the Building Department and Drainage Agency.

Village Attorney stated appeal is on denial of Building Department. If appeal is granted then applicant would go to the Building Department and other required agencies.

Changes to be made on applicant's Short Environmental Assessment Form: If vote goes in the applicant's favor, this form can be corrected then.

Page 1, question 2—should be Yes—Building Department and RC Drainage Agency

Page 1, question 3b--0.07 acres

A motion was made for SEQRA Type II action with negative impact by Bill Samora and seconded by Stephen Hoefler. All in favor. None opposed. Motion carried.

A motion was made to permit access to shed and carport in front and side yard at 61 Eagle Valley Road by Kevin Camilleri and seconded by Stephen Hoefler.

VOTE: Kevin Camilleri – Yes

Stephen Hoefler – Yes

Bill Samora – Yes

Gus Stritmater – Yes

Motion approved

A motion was made for Lot Coverage where maximum is 20% and provided is 24.4% by Stephen Hoefler and seconded by Bill Samora.

VOTE: Kevin Camilleri – Yes

Stephen Hoefler – Yes

Bill Samora – Yes

Gus Stritmater – Yes

Motion approved

A motion was made for Front Yard Setback where required is 35 feet and provided is 27.7 feet by Bill Samora and seconded by Kevin Camilleri.

*VOTE: Kevin Camilleri – Yes
Stephen Hoefler – Yes
Bill Samora – Yes
Gus Stritmater – Yes*

Motion approved

A motion was made for variation of rear yard for shed where 5 feet is required and 3.3 feet is sought by Bill Samora and seconded by Stephen Hoefler.

*VOTE: Kevin Camilleri – Yes
Stephen Hoefler – Yes
Bill Samora – Yes
Gus Stritmater – Yes*

Motion approved

A motion was made for variation of front yard for second accessory carport where 35 feet is required and 9.4 feet is sought by Stephen Hoefler and seconded by Kevin Camilleri.

*VOTE: Kevin Camilleri – Yes
Stephen Hoefler – Yes
Bill Samora – Yes
Gus Stritmater – Yes*

Motion approved

Conditions to the approved motions, that all necessary documents—Short Environmental Assessment Form reflecting required changes—RC Drainage Agency be submitted. The Building Department will be made aware of conditions.

A motion was made by Stephen Hoefler and seconded by Bill Samora to accept the January 19, 2023 meeting minutes. All in favor. None opposed. Motion carried.

A motion was made by Kevin Camilleri and seconded by Stephen Hoefler to adjourn the meeting. All in favor. None opposed. Motion carried.

Jane Thompson, Clerk