

TOWN OF NORTH EAST ZONING BOARD OF APPEALS MINUTES

February 18, 2016

The regular monthly meeting of the Town of North East Zoning Board of Appeals (“ZBA”) took place on Thursday February 18, 2016 at 7:30 PM in the Town Hall, Millerton, NY. ZBA members present were Chair Julie Schroeder, Edith Greenwood, Carl Stahovec and Jon Arnason. Board member Patti Lynch-VandeBogart arrived at 7:40 PM. Also present were Michele and David Haab.

**David and Michele Haab, owners of
160 Skunks Misery Road in the A5A Zoning District
Public Hearing for a special permit for an ECHO housing unit.
Tax parcel #: 7171-00-160983**

J. Schroeder opened the public hearing at 7:35 Pm by having Board Secretary Claudia Stevens read the notice of public hearing notice into the record.

Michele and David Haab are before the ZBA with an application for a special permit to place an ECHO housing unit on their property at 160 Skunks Misery Road in the A5A zoning district for David’s brother Chris. Chris, a 64 year old male, is high functioning but developmentally disabled. For the last two years Chris has been living independently in his father’s house while his father was in a nursing home. David and Michele Haab live in a house only a few hundred feet from Chris. David and Chris’ father recently died and the house in which Chris has been living has been turned over to the owner as Chris’ father had sold the property but retained a life estate. The Haabs’ intend to purchase a stick built ECHO unit that will match their existing house. Michele Haab stated that it is her belief that Chris may reside there for many years.

David Haab stated that a new well was dug for their house in 2004 which pumps 50 gpm and will service the ECHO unit. The Haabs’ presented the ZBA members with specifications for the ECHO unit which will be a single story, 465 sq. ft., insulated building.

Chair Schroeder requested a motion to close the public hearing and reopen the meeting. The motion was made by Stahovec, seconded by Greenwood and passed unanimously.

After the Board reviewed Part I of the short form EAF, Chair Schroeder stated that under SEQRA this is an Unlisted action and the ZBA would hold an uncoordinated review. Chair Schroeder then read through Part II of the EAF form and ZBA members determined that based

upon the information before the board, the proposed action will not result in any significant adverse environmental impacts.

A motion was made by Greenwood that based upon the information granting the application would not result in any detrimental environmental impact. The motion was seconded by Arnason and passed unanimously.

Chair Schroeder requested a motion to grant the Haabs' a special permit to install an ECHO unit as applied for, subject to the conditions which are set forth in the statute. The motion was made by Arnason, seconded by Lynch-VandeBogart, and passed unanimously.

Chair Schroeder requested a motion to waive the need for site plan approval from the Planning Board of North East. The motion was made by Arnason, seconded by Lynch-VandeBogart, and passed unanimously.

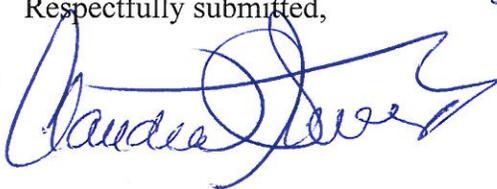
Chair Schroeder and ZBA members discussed correspondence received from the Town of North East Planning Board regarding seeking Lead Agency status for the Getty Application.

A motion was made by Greenwood to accept the minutes of August 27, 2015 as corrected. The motion was seconded by Lynch-VandeBogart and passed unanimously.

A motion was made by Lynch-VandeBogart to accept the minutes of January 21, 2016 as corrected. The motion was seconded by Greenwood and passed unanimously.

A motion to adjourn was made by Greenwood, seconded by Lynch-VandeBogart and passed at 9:02 PM.

Respectfully submitted,

 3/17/16
① State rec
② Greenwood

Claudia Stevens
Secretary of the Town of North East Zoning Board of Appeals