

**TOWN OF NORTH EAST ZONING BOARD OF APPEALS
MINUTES
November, 20 2014**

The regular meeting of the Town of North East Zoning Board of Appeals took place on Thursday, November 20, 2014 at 7:30 PM in the North East Town Hall. Board members present were Chairman Edith Greenwood, Julie Schroeder, and Patti Lynch. Board members Jon Arnason and Carl Stahovec were absent. Also present was Ray Nelson, the architect representing property owner Mark Winmill.

**Mark Winmill
640 Smithfield Road
Application for Area Variance
Tax Parcel #: 7069-00-840973**

The Zoning Board Chair opened the meeting by asking the Zoning Board secretary, Claudia Stevens, to read the public hearing notice for an area variance into the public record. Ray Nelson, the architect representing Mark Winmill, owner of tax parcel #: 7069-00-840973, located at 640 Smithfield Road, is requesting a variance of §98-12 D (4) of the Zoning Law of The Town of North East requesting a reduction in the required front yard setback of 100 feet from the centerline of the street to 70 feet from the centerline of the street in order to replace the covered porch with a two-story addition to an existing non-conforming one-family residence. The request has been sent to Dutchess County Planning Board and came back marked "a matter of local concern". The Notice is dated November 2, 2014 and was published in the local paper November 13, 2014.

Ray Nelson explained that the property in question is comprised of a twenty-eight acre lot with an existing old house. The owner would like to remove the covered porch and replace it with a two story enclosed living area. This addition will remain within the existing footprint of the house. Mr. Nelson presented board members with photographs of the existing building.

Julie Schroeder made a motion to close the public hearing. The motion was seconded by Patti Lynch and passed unanimously.

Chairman Greenwood called the regular meeting of the Zoning Board of Appeals to order.

Patti Lynch made a motion that this project is a Type II action under § 617.5(9) of the SEQR regulations being the construction or expansion of a single family residence on an approved lot and is therefore exempt from further review. The motion was seconded by Julie Schroeder and passed unanimously.

Chairman Greenwood then addressed the standards for a dimensional variance, §98.62 (C) 2 to ensure that all the factors have been considered. The Zoning Board of Appeals determined that 25 feet 6 inches is the minimum variance necessary and adequate for the intended use.

A motion was made by Patti Lynch to approve the request for a variance with a set-back of 74 feet 6 inches from the center line of the street with no conditions to be met. The motion was seconded by Julie Schroeder and passed unanimously.

Minutes

Patti Lynch made a motion to accept the minutes of May 15, 2014 with noted corrections. The motion was seconded by Julie Schroeder and passed unanimously.

Patti Lynch made a motion to accept the minutes of June 14, 2014 with noted corrections. The motion was seconded by Julie Schroeder and passed unanimously.

Patti Lynch made a motion to close the meeting. The motion was seconded by Julie Schroeder and passed unanimously.

Respectfully submitted,

12/16/14


Claudia Stevens
Zoning Board of Appeals Secretary