

TOWN OF NORTH EAST ZONING BOARD OF APPEALS MINUTES

June 18, 2015

A meeting of the Town of North East Zoning Board of Appeals (“ZBA”) took place on Thursday June 18, 2015 at 7:30 PM in the Town Hall, Millerton, NY. ZBA members present were Chair Julie Schroeder, Edith Greenwood, Jon Arnason, Patti Lynch and Carl Stahovec. Also present were Doug Larson the owner’s architect and Robert Nathan owner of property at 939 Route 83.

**Doug Larson, Architect P.C. representing Robert Nathan owner of
939 Route 83 in the A5A District
Application for a dimensional variance under §98-12 D (4)
Tax Parcel #: 6969-00-525370**

Chairman Schroeder continued the public hearing at 7:30 PM on the above referenced application opened on May 21, 2015. She stated that on June 6, 2015 at 1:30 PM ZBA members participated in a site visit to the home at 939 Route 83.

Larson explained that this 18th century federal style house needs renovation to accommodate modern family needs. Currently a former formal room in the old part of the house has been converted to a kitchen. A mid-20th century wooden addition currently used as a mud room will be removed to allow the opening of a second story central hallway window currently blocked off. The southeast corner of the original house is 14 feet from the road. Larson presented the board with a set of floor plans that were not complete at the time of the last ZBA meeting.

Schroeder asked if Larson intended to change the position of the driveway. Nathan responded that currently they intended to leave the curb cut where it is and have the driveway terminate at an earlier place than what currently is used. Both the curb cut and the stone wall will remain intact. Nathan stated that they are attempting to make the existing area in the rear of the house more park-like.

Larson briefly summed up the history of the area known as “Federal Square” which dates back to the 1750’s. He supplied the ZBA with both a written history as well as aerial photographs that more clearly explain the designation, design and the historical significance of the area. The aerials also show the proximity to roads of structures comprising and in the neighborhood of the Square, the majority of which are majorly deficient in the required front yard setbacks.

Schroeder commented that the landscaping along the Route 83 property line looked rather sparse and Nathan responded that they are in the process of interviewing landscape architects and the landscaping currently on the plans is not indicative of what they intend as the final outcome.

Arnason asked if Larson anticipated any changes from the plans now presented and final plans for construction. Larson replied that there may be some changes in the fenestration and interior.

Nathan summed up his "Memorandum of Major Design Considerations" sent to ZBA members, dated June 17, 2015. Nathan believes that the proposed work will connect the two segments of the house in a more cohesive manner than what currently exists. Throughout the years the various repairs and remodeling of the house have compromised the original architectural design. He emphasized that several areas of the house require significant repair that could be done while also "restoring the house" back to its original design. He pointed to preserving the central hall axis and extending and protecting the western view while restricting further encroachment into Federal Square. Nathan further stated that it was his intention to improve road screening along Route 83 and is in the process of interviewing landscape architects to achieve this end.

Schroder commented that the crux of the matter was determining if the reconstruction of the house can be achieved in a way that would require a less substantial area variance. Nathan replied that there is no physical impediment related to the land. Nathan spoke of the history of Federal Square and his desire to preserve the integrity and view. It is his contention that moving the house away from the street-line to west and thereby further into the square area on the east will compromise the area. Nathan added that the few other homeowners on Federal Square are supportive of the plan to renovate the house and have sent letters of support. These letters of support were made part of the record.

Arnason made a motion to close the public hearing at 8:30 PM. The motion was seconded by Greenwood and passed unanimously.

Schroeder read from §98-62.C (2) of the North East zoning code governing how a Zoning Board of Appeals makes its determination in granting an Area Variance. Schroeder read through items §98-62.C (1) through §98-62.C (3).

Arnason made a motion to grant the application as submitted today, June 18, 2015, subject to the following conditions:

1. That the new addition be no closer to the street line than the 18 feet currently shown on the site plan and
2. The landscape plan be approved at a future date.

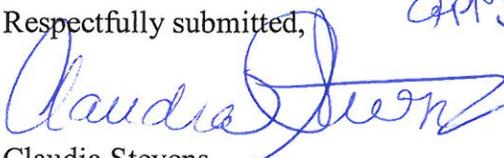
The motion was seconded by Carl Stahovec and passed unanimously.

The next order of business was to review the minutes of the May 21, 2015 meeting.

A motion to approve the minutes for May 21, 2015 (with corrections) was made by Lynch, seconded by Arnason and passed unanimously.

Schroeder requested a motion to adjourn the regular meeting. A motion was made by Greenwood, seconded by Arnason and passed unanimously. The meeting ended at 9:05 pm.

Respectfully submitted,

APP 4/16/15


Claudia Stevens

Secretary of the Town of North East Zoning Board of Appeals