

**TOWN OF NORTH EAST ZONING BOARD OF APPEALS**  
**MINUTES**  
**May 15, 2014**

The regular meeting of the Town of North East Zoning Board of Appeals took place on Thursday, April 17, 2014 at 7:30 PM in the North East Town Hall. Board members present were Chairman Julie Schroeder, Jon Arnason, and Edith Greenwood. Board member Patti Lynch was absent. Also present were John M. Sheridan, Shannon Sheridan and John F. Sheridan.

**John M Sheridan**

**322 Mill Rd**

**Application for Area Variance @ 7:35 PM**

**Tax Parcel #: 7270-00-342661**

The Zoning Board secretary, Claudia Stevens, opened the public hearing by reading the Public Hearing notice for an area variance into the public record. John M. Sheridan, owner of tax parcel #: 7270-00-342661, located at 322 Mill Street, is requesting a variance of §98-13 D (4) of the Zoning Law of The Town of North East requesting a reduction in the required front yard setback of 60 feet from the street line and variances of §98-13 D (6) requesting a reduction in the required side yards of not less than 35 feet on each side in order to add a second story to an existing non-conforming one-family residence. Chairman Schroeder stated that the request had been sent to Dutchess County Planning Board and had come back marked "a matter of local concern". The Notice is dated April 30, 2014 and was published in the local paper May 8, 2014.

John Sheridan, homeowner, explained that he does not want to change the existing foot print of his non-conforming one family residence. Instead, he would like to add a second floor thereby doubling the existing living space from its current 800 square feet to roughly 1,600 square feet. The bedroom count will not change. The existing two bedrooms will be moved upstairs and a second bathroom will be added. An engineer has been to the property to inspect the septic system, the well, and the foundation of the house and everything was found to be acceptable. Mr. Sheridan added that no other buildings on the property would be touched. Mr. Sheridan presented board members with photographs of the exterior of the house to give perspective to the existing site.

Jon Arnason asked about the structure that appears on the side of the house. John Sheridan replied that there is an existing structure attached to the house which is a barn and garage.

Edith Greenwood asked if there was an apartment above the garage. John Sheridan replied that there was not and that this roughly 3,000 square foot structure is only used for storage. The new addition will reach about 3 foot higher than the top of the barn.

Jon Arnason asked if the neighboring house shared the same driveway. John Sheridan replied that the house next door belongs to his father and does share a common driveway.

Edith Greenwood asked if any windows would be lost in the construction. John Sheridan replied that they would not. Mr. Sheridan added that he liked the look of the barn and wanted to keep the same style for the addition to the house.

Chairman Schroeder asked if the well was shared by both properties. John Sheridan replied that it was a shared well. There are two separate septic systems and the engineer who looked over the well and septic systems had determined that the existing system could support an additional bathroom.

Jon Arnason asked how much the addition to the house would cost. John Sheridan replied that they had been given an estimate of \$180,000.

Jon Arnason asked if the application included elevations. John Sheridan stated that the elevations would be done when the architectural plans were drawn but did not have them yet.

Edith Greenwood made a motion to close the public hearing. The motion was seconded by Jon Arnason and passed unanimously.

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

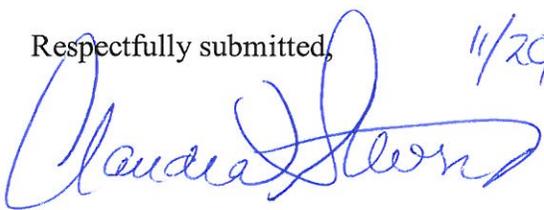
Although the Board determined that the proposed project was Type II and therefore exempt from further review under SEQRA, Chairman Schroeder read aloud from Part 1 and Part 2 of the short form EAF.

Jon Arnason made a motion that the proposed action will not result in an adverse environmental impact. The motion was seconded by Edith Greenwood and passed unanimously.

Chairman Schroeder then addressed the standards for a dimensional variance. The Zoning Board of Appeals determined that this is the minimum variance necessary and adequate for the intended use. The variance is subject to the conditions that the same building style be maintained and the architectural plans, including elevations, be filed in the building department once the plans have been completed.

A motion was made by Jon Arnason to approve the application pursuant to the above conditions being met. The motion was seconded by Edith Greenwood and passed unanimously.

Edith Greenwood made a motion to close the meeting. The motion was seconded by Jon Arnason and passed unanimously.

Respectfully submitted, 11/20/14  


Claudia Stevens  
Zoning Board of Appeals Secretary