

## **Zoning Board of Appeals Meeting**

### **And Public Hearing**

**May 23, 2022**

**The regular meeting of the Village of Pulaski Zoning Board of Appeals (ZBA) was held on May 23, 2022, at 6:00 P.M. at the Snow Memorial Building, 4917 Jefferson Street, Pulaski, NY 13142.**

**Zoning Board of Appeals Members Present:** Susan M. Peters, Member; Elizabeth (Liz) S. Woods, Member; and Clayton Waite, Member.

**Absent:** Shawn Doyle, Chairperson

**Village Officials and Staff:** Jen Gibbs, Part-time Clerk, Mayor Jan Tighe, and Joshua Smith, Code Enforcement Officer.

**Guest(s):** None

#### **Agenda Item #1: Call to Order**

The meeting was called to order by acting Chairperson, Susan Peters, at 6:00 PM.

#### **Agenda Item #2: Review of Minutes**

Liz Woods made the motion to accept the minutes of April 12, 2022, and Susan Peters seconded the motion. It passed 3-0.

#### **Agenda Item #3: Area Variance Application**

Brian Warholic of Lake Ariel, PA submitted a site plan and Area Variance request to construct a fishing camp at 92 Lewis Street. The sale of the property to Mr. Warholic is contingent upon the approval of the variance. The SEQR was completed, and a Negative Declaration made at the Planning Board meeting Tuesday May 10, 2022. After reviewing the site plan and a report from Joshua Smith, the Code Enforcement Officer a motion to approve the variance was made by Susan Peters for the following reasons:

- The requested variance will not create an undesirable change in the character of the neighborhood or detriment to nearby properties in that the applicant intends to leave the property in as a natural state as possible.
- The benefits sought by the applicant cannot be achieved by some other feasible method because it is an undeveloped property.
- The requested variance is not substantial in that the property will be developed according to what is allowed in the R1 district.

- The proposed variance will not have an adverse effect or impact on the physical and environmental conditions of the neighborhood because the applicant would like to leave as much of the property as underdeveloped as possible.
- The alleged difficulty was not self-created because the property is undersized.

The motion to approve the variance was seconded by Liz Woods and it passed unanimously.

#### **Agenda Item #4: Other**

Mayor Jan Tighe noted that the Village is looking for an alternate member for the Planning Board and another member for the ZBA.

The Board confirmed that the monthly meeting will be held the 3<sup>rd</sup> Tuesday of the month unless there is nothing to be presented to the Board.

#### **Agenda Item #5: Adjournment**

Susan Peters made a motion to adjourn the meeting at 6:23 PM. Liz Woods seconded the motion and it passed with all in favor.

Presented and Approved

Jennifer Gibbs,

Part-time Clerk