

Town of Gardiner
Zoning Board of Appeals
May 22, 2023 Meeting Minutes

Members Present: Michael MacElhiney (Acting Chairperson), Lisa Lindsley, Nicole Wistreich

Sapanaro

1010 Bruynswick Road, Gardiner, NY SBL: 93.1-2-16 Area Variance Application

The meeting began at 7:00 pm. M. MacElhiney introduced the variance sought. §220-28 was the relevant section of the municipal code. The proposed rebuild of a home within the original footprint on a pre-existing / non-conforming lot would have to be the same height. The original height was approximately 15'. This measurement was difficult to determine because the existing structure had collapsed. The proposed new home would occupy the same footprint and be 22' in height.

Kathleen Guldin, 1014 Bruynswick Road, Gardiner, NY (via zoom) voiced no objections to the proposed rebuild of a single-family home at that location.

Also via zoom, George, at 1002 Bruynswick Road, Gardiner, NY was accepting of the proposed re-build of a home at that location.

The board reviewed the *five-questions*. There was discussion of the proposed variance.

D. Sterman motioned to grant a variance to increase the height of the proposed rebuild to 22'.

As individuals, the board voted and cited their reasoning.

L. Lindsley (NO) The building should be as tall as the original structure.

N. Wistreich (YES) The neighbors were fine with it.

David (YES) The proposal improves the existing structure without negative consequences to the environment.

M. MacElhiney (YES) The existing structure is an eyesore. Re-building will be an improvement and benefit to the community.

The board voted 3:1 to approve the area variance, with L. Lindsley dissenting.

L. Lindsley motioned to approve the draft minutes from the May 25, 2023 Meeting. D. Sterman seconded the motion. The board voted unanimously to approve the motion.

N. Wistreich motioned to adjourn the meeting. D. Sterman seconded the motion. The board voted unanimously to approve the motion.

Prepared by:

Michael Makely 26SEP2023

Michael Makely

Date

Filed: Julia Hansen 9/26/23

Julia Hansen

Date