

The regular monthly meeting of the Shelter Island Zoning Board of Appeals was held on January 28, 2015, at 7:30 p.m. prevailing time in the Shelter Island Town Hall, Shelter Island, New York.

Board Members Present: Chairman Matz, William Johnston III, Patricia Shillingburg, Phil DiOrio

Board Members Excused: Neal W. Raymond

Others Present: Town Attorney Laury Dowd, Bruce Anderson, Bob Plumb, Chris Tehan, Julie Lane

Chairman Matz opened the meeting at 7:30 p.m.

Minutes from January 21, 2015 Work Session were approved.

The ZBA sought clarification of the revised plans prior to action upon the application. They asked the builder, Bob Plum, to come to the meeting to review changes in most recent plans submitted to the ZBA on December 16, after the hearing. The ZBA requested, and received, redlined plans dated 1/23/15.

Mr. Plumb reviewed the changes in the plans. There was going to be a screened in porch, and they now propose to put a pit under it for the pool equipment. They also want to bring the living room out to the original foundation line.

The builder said that the architect took the original variance as informal and felt free to make modifications to the house plans so long as they were within the footprint. Mr. Plumb said that most of modifications involved raising the roofline and that the new foundation will be higher out of the ground to accommodate grade changes and make landscaping easier. It will still be limited to a single story. Building inspector Chris was present and discussed the plans for the roofline.

The ZBA told the builder that if there were any other changes to the footprint and physical size of building, the applicant must come to the ZBA before construction or the ZBA will require it to be ripped out and applicant will have to be built in a conforming location. They agreed with Chris Tehan that there could be internal changes to room configurations if the building department approved.

Chris noted that block foundations over 20 years old can probably never be kept and that the ZBA needs to consider that reality in reviewing applications. Doug feels that ZBA has no expertise on the structural integrity of foundations and agree that they need to get engineer analysis of whether is feasible. The builder suggested the ZBA be clearer on what is meant by deck (i.e. floor joists, etc).

Based on the information received, the ZBA decided to act on the application.

Resolutions:

Lynch 10-14 APPROVED 4 (WJ, PD, PS, DM) - 0-1 Absent (NR)

There being no further business, this meeting was adjourned at 8:11 PM

Respectfully Submitted,
Danielle LiCausi
Clerk to the Zoning Board