

The regular monthly **work session** of the Shelter Island Zoning Board of Appeals met on December 2, 2015 at 7:30 p.m. prevailing time in the Shelter Island Town Hall, Shelter Island, New York.

Board Members Present: Chairman Doug Matz, Lynne Colligan, Neal W. Raymond, Phil DiOrio, William Johnston III,

Others Present: Laury Dowd, Attorney to the Zoning Board, C. Lewis, Emory Briener

Chairman Matz opened the meeting at 7:30 PM.

November 18, 2015 Hearing Minutes were approved.

Applications:

Ihne 04-15

The Board reviewed and discussed this application and agreed that they would request a redesign to a larger footprint, one story building. The ZBA may be willing to give a reduced back yard setback, from 20' to 10', if the Ihne's consent to the redesign to reduce the visual impact of a building located so close to the property line. Chairman Matz will reach out to the owners with this request.

Langlois 07-15

The Board reviewed and discussed this application for a significant variance to locate the pool 10' from the rear property line, and generally agreed that there are other feasible alternatives to address pool safety. The owners could elevate the pool to meet the deck, re-construct a more suitable deck, change the deck railing to discourage jumping or put fencing around the pool for safety. There are conforming locations to put the pool. The Board generally agreed that this hardship is self-created.

The Town Attorney was requested to draft a resolution for denial of this variance.

Hakim 08-15

The Board reviewed and discussed this application and generally agreed that a variance could be granted if applicant provided adequate mitigation of the adverse impacts of such variance. After the hearing the Hakims have reduced the proposed pool width to reduce the requested variance. The Board also took into consideration the neighbor's concerns and felt a vegetative buffer would help reduce pool noise. Other mitigation would be to install Dark Skies compliant lighting throughout the property as well as in the new pool location.

The Town Attorney was asked to draft a resolution reflecting these views.

Close Meeting 8:35 PM

Training Session: SEQR Review

Close Meeting at 9:15 PM

Respectfully submitted,
Jeanette Flynn, Secretary to the ZBA