

The regular monthly **work session** of the Shelter Island Zoning Board of Appeals met on February 10, 2016 at 7:30 p.m. prevailing time in the Shelter Island Town Hall, Shelter Island, New York.

**Board Members Present:** Chairman Doug Matz, Lynn Colligan, Neal W. Raymond, William Johnston III

**Board Member Excused:** Phil D’Orio

**Others Present:** Laury Dowd, Attorney to the Zoning Board

Chairman Matz opened the meeting at 7:30 PM.

January 20, 2016 Hearing Minutes were approved with corrections.

**Applications:**

**Watts 04-15**

The Board reviewed and discussed this application and generally agreed that there are other feasible alternatives on the property for the generator to be placed. The generator is at 30 feet, and would need a 20 foot variance from the 50 foot setback so this application would be asking for a large 40% variance. There is plenty of space on the property to conform to setbacks. A generator is small and relatively portable and the owners could ask their electrician to put it the right location. The Board also generally agreed that generators are loud, no matter where they are placed so that moving it to a conforming location would not change noise levels. The Board generally agreed that this hardship is self-created.

The Town Attorney was asked to prepare a resolution for denial reflecting these views.

**Borthwick 09-15**

The Board reviewed and discussed this application and generally agreed a special permit could be granted. The Board took into consideration that the Borthwick’s are making this house into an accessory structure, which have smaller setbacks than a primary building.. The Borthwick’s are removing the kitchen. The owners are also taking off the patio, making the pool more conforming. These undertakings reduce the total square footage by 850 feet. The Board generally agreed in approving this special permit, with conditions pertaining to future development of accessory structure, existing generators, a/c condensers, exterior walls, and roof framing. Approval from the Suffolk County Health Department will be needed.

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

**Kanarvogel 01-16**

The Board reviewed and discussed this application and generally agreed a special permit could be granted. The Board generally agreed that the Kanarvogel’s are looking to do

more than a 50% reconstruction to make the house updated and more livable. The Board generally agreed that the foot print of the house is not changing. The Board generally agreed that if an a/c unit was installed it would be in a conforming location.

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

### **Other Business**

The Board discussed and agreed that applicants need to fill out the applications more thoroughly including a/c units, generators and pool equipment. The site plan needs to clearly show those accessories, proposed or existing. The Board asked the clerk to edit the application to highlight the above.

The Board has also asked the clerk to send a memo to the Town Board urging them to put together a functioning Contractor Review Board, so when contractor issues/problems arise in ZBA applications, the ZBA has a Board they can refer these issues to.

### **Ihne**

The Board reviewed the revised conceptual plan for the garage. The Board had asked the clerk to send Ihne a letter requesting a single story building plan of this garage, and felt that the revised plan showed what appeared to be a two story building with gables. They asked that the gables be removed to be more consistent with a one story building.

### **Close Meeting 8:45 PM**

Respectfully submitted,

Jeanette Flynn, Secretary to the ZBA