

**Village of Tannersville**

**Date**

**August 25, 2022**

**Time**

5:30 PM

**Location** Tannersville Village Hall

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**Present:** David Kukle, ZBA Chair                      **Type of meeting:** ZBA Meeting  
Charles Knopp, ZBA Member

Robin Dumont, Village Clerk-  
Treasurer

**Absent:** Jeremiah Dixon, ZBA Member

**Also Present:** Don Farley, Andriy Besaga, Matt Leach, Steve Brander

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***Minutes:***

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Chairman Kukle opened the meeting with the Pledge of Allegiance.

**Besaga Setback Variance Request for 10 Prospect Street**

Mr. Kukle stated that we are here today to hear a variance request from Mr. Besaga who owns 10 Prospect Street. It is located at the entrance of Trailhead Village and in the R3 district.

Chairman Kukle turned the floor over to Mr. Besaga and Mr. Brander for a presentation on his proposed variance request.

Mr. Brander presented the ZBA with maps of the proposed project and that they would need a side and front setback variance for the proposed addition. He stated that the property is currently a poolhouse and would like to add on living space rather than tear the building down.

Mr. Kukle asked if the project could be smaller and achieve the same purpose. Mr. Besaga replied no.

Mr. Kukle stated that these maps need to show more dimension and to please review the site plan check list before coming to the next meeting. Need to show the number of bathrooms, indicate parking, where are the utilities outside, above ground tanks, etc. Will there still be outdoor lighting on the building, garbage receptacles, etc.

Mr. Knopp asked about the drainage, and if that will impact the back side of the building. The site looked wet at the foot of the rear drainage pond. Mr. Besaga and the applicant stated they would look into it.

Mr. Knopp stated that it looks per the map that a 9.6' variance is needed on the front and 31' on the side. Zoning Law states that the required setbacks are 50' from the front, side and rear.

Mr. Brander, indicated yes those were what would be needed.

Mr. Kukle asked if there was any comment from the public.

Mr. Farley stated that he was in support of the project and glad to see further development.

Mr. Leach asked what the intent of the property was.

Mr. Besaga replied that it was to be a home for him and his family for residential use and it was not intended to be an AirBnB.

Mr. Leach stated that Mr. Besaga's workers did clearing on the property and blew the chips on his property. Some trees were also cleared on his property.

Mr. Kukle stated that the matter regarding the trees is a civil matter and will have to work out between the neighbors.

Mr. Kukle suggested referring to a survey to address the issue with the property lines and make sure they are accurate with regard to the variance request and the trees.

Mr. Knopp stated that we need more information and more items on the map to make an informed decision. He also stated that the Maps say Town of Tannersville not Village and needs to be corrected.

Mr. Kukle asked the applicant to revise his maps, referring to the checklist and get back to the clerk and we can schedule the next date.

#### **Discussion of days for Regular ZBA Meetings**

This item was tabled due to Mr. Dixon being absent.

Being there was no further business, Member Knopp made a motion to adjourn the meeting. Chairman Kukle seconded. Two in favor, one absent. Motion carried.