**Zoning Board of Appeals**

**Minutes**

**01.28.2021**

**Present**

Paul Tenenbaum, Chairman

Arthur Lukoff

Robert Siegel

Noreen Dechon

**Absent**

Richard Bradford w/notice

**Also Present**

Brian Schug, CEO

Abby Osgood, Village Attorney

Michelle Booth, Deputy Clerk

Chairman Tennenbaum called the meeting to order at 6:06 pm.

Approval of Minutes

Motion was made by Dechon and seconded by Lukoff to approve the minutes from September 8, 2020. All in favor-aye-motion carried.

Public Hearing

**Motion was made by Siegel and seconded by Dechon to open the public hearing at 6:15 pm. All in favor-aye-motion carried.**

Mr. Samuel Colon is looking for a use variance for his property at 279 Canal Street. He is looking to obtain a variance for the number of principle buildings on a lot pertaining to §227-14 of the Village of Ellenville Zoning law.

Mr. Dan Schuster who was unable to attend the meeting, suggested that the Village of Ellenville amend §227-14 to possibly allow a second building within regulation to lot size, setbacks and building size.

Chairman Tennenbaum explained that an area variance is much easier to obtain than a use variance.

Attorney Osgood explained the criteria to obtain a use variance.

**Motion was made by Tennenbaum and seconded by Dechon to close the Public Hearing at 6:35 pm. All in favor-aye-motion carried.**

**Motion was made by Tennenbaum and seconded by Dechon to ask the Village Board to amend the Zoning Law §227-14 and have the Village Board to schedule a public hearing and present a decision within 62 days to Mr. Colon. All in favor-aye-motion carried.**

**Motion was made by Siegel and seconded by Dechon to adjourn the meeting at 6:50 pm. All in favor-aye-motion carried.**

Respectfully submitted by:

Michelle Booth, Deputy Clerk