

MINUTES

**Town of Wappinger
Zoning Board of Appeals
October 13, 2009**

**Town Hall
20 Middlebush Road
Wappinger Falls, NY**

Summarized Minutes

Members:

Mr. Prager,	Chairman
Ms. McEvoy-Riley,	Member
Mr. Casella,	Member
Mr. McVeigh,	Member

Member Absent:

Mr. DellaCorte,	Vice-Chairman
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Others Present:

Ms. Cobb,	Town Attorney
Mrs. Lukianoff,	Zoning Administrator
Mrs. Roberti,	Secretary

SUMMARY

Public Hearing:

Cheryl Hait -Granted two variances.

Discussion:

John Degnan -Public Hearing on October 27, 2009.

Ms. McEvoy-Riley: Motion to approve the minutes for August 25, 2009.
Mr. Casella: Second the motion.
Vote: All present voted aye.

Ms. McEvoy-Riley: Motion to approve the minutes for September 8, 2009.
Mr. Casella: Second the motion.
Vote: All present voted aye.

Ms. McEvoy-Riley: Motion to approve the minutes for September 22, 2009.
Mr. Casella: Second the motion.
Vote: All present voted aye.

Appeal No. 09-7411

Cheryl Hait - Seeking an area variance of Section 240-37 of District Regulations in an R-40/80 Zoning District.

-Where **a rear yard setback of 50 feet is required**, the applicant is **proposing a rear yard setback of 4.3 feet**, to allow for a 14' X 23' family room addition, **thus requesting a variance of 45.7 feet**.

-Where **a side yard setback of 40 feet is required**, the applicant is **proposing a side yard setback of 9.2 feet**, to allow for a 14' X 23' family room addition, **thus requesting a variance of 30.8 feet**.

The property is located at **15 Hamilton Road** and is identified as **Tax Grid No. 6057-02-973912** in the Town of Wappinger.

Mr. Prager: Are the mailings in order?

Mrs. Roberti: Yes they are.

Mr. Casella: Motion to open the public hearing.
Mr. McVeigh: Second the motion
Vote: All present voted aye.

Mrs. Hait: My home was built in the late 1800's and we renovated the house in the 1990's. The house is only 4.3 ft. from the rear property line and we would like to build an addition for a family room/great room.

Mr. Prager: Are there any comments from the audience? Hearing none.

Ms. McEvoy-Riley: Motion to close the public hearing.
Mr. McVeigh: Second the motion
Vote: All present voted aye.

Mr. McVeigh: **Motion to grant the variances. The variances are substantial but there really is no other way you can do this. It is not a deterrent to nearby properties since one parcel belongs to the town and another is owned by the applicant. It is self-created and the parcel is not unique to the neighborhood.**

Mr. Casella: Second the motion

ZBA Roll Call: Mr. McVeigh: Aye.
Ms. McEvoy-Riley: Aye.
Mr. Casella: Aye.
Mr. Prager: Aye.

Appeal No. 09-7404

John Degnan - Seeking area variances of Section 240-29(F)(1)(D) of District Zoning Regulations for HD Zoning.

-Where a maximum signage of 50 sq. ft. is allowed on the north side of the building and where the maximum has already been met, the **applicant can provide 0 space, thus requesting a variance of 24 sq. ft. for an additional sign for Quick Cash.**

The property is located at **1708 Route 9** and is identified as **Tax Grid No. 6158-02-543530** in the Town of Wappinger.

Mr. Degnan: We started this variance back in the summertime. This is for my tenant, Quick Cash. He put the sign up prematurely so I had him cover it up.

Mrs. Lukianoff: I went out there today and you should remove the signs in the lawn for Lumber Liquidators. The rest of the site has been cleaned up.

Ms. McEvoy-Riley: Do we give the variance to the owner or the tenant?

Mrs. Lukianoff: Usually the tenant applies for the sign but there was an over abundance of signs on this building.

Ms. Cobb: It could go to either one.

Mr. Prager: We will set your public hearing for October 27, 2009.

Mr. Degnan: Thank you.

Ms. McEvoy-Riley: Motion to adjourn.

Mr. Casella: Second the motion

Vote: All present voted aye.

Meeting ended at 7:50 PM

Respectfully Submitted,

Barbara Roberti, Secretary
Zoning Board of Appeals