

MINUTES

**Town of Wappinger
Zoning Board of Appeals
May 10, 2011**

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

Summarized Minutes

Members: Mr. Prager, Chairman
 Mr. DellaCorte, Member
 Mr. Kuzmicz, Member
 Mr. VanTine, Member

Absent: Mr. Casella, Member

Others Present: Mrs. Roberti, Zoning Administrator
 Mrs. Dao, Secretary

SUMMARY

Manuel & Irene Juanilla: - Public Hearing on May 24, 2011.

Kevin Gibson: - Public Hearing on May 24, 2011.

Bruce & Josephine Ramsay: - Did not show for meeting.

Discussions:

Appeal No. 11-7436

Kevin Gibson: Seeking an area variance of Section 240-37 of District Regulations in an R-40 Zoning District.

-Where **the code states...in no case shall Accessory Structures be permitted in the front yard** the applicant requests a variance for a **shed in the front yard in the size of 12'X 16' feet.**

The property is located at **20 Spring Street** and is identified as **Tax Grid No. 5956-04-970470** in the Town of Wappinger.

Present Kevin Gibson Owner

Mr. Prager: Tell us what you need and why you need it.

Mr. Gibson: I brought in the original copy of my site plan. I want to build a shed in my front yard. My driveway is 1,200 feet long. You can't see my house from the road. My house faces the river but my front yard is on Spring Street.

Mr. Prager: I see you have a right of way.

Mr. Gibson: The shed will not be on the easement.

Mr. Prager: You have 253 feet to the rear property line. Why can't you bring it back?

Mr. Gibson: For the convenience. I will store my snow blower, snow plow and boat supplies, bicycles etc. It is more convenient to have at the driveway instead of shoveling a path to the rear.

(Discussion at the dais showing map and pictures)

Mr. Prager: Can you put the shed further back?

Mr. Gibson: Aesthetically it is better looking and easier to use. Also it is steep in the rear.

Mr. Prager: We will have a site visit on Saturday. Please mark it out ahead if time. I will not be there but other ZBA members will go. I'll come when I get a chance.

Mr. Gibson: I'll be home all day.

Mr. Kuzmicz: I'll let Mr. Casella know.

Mr. Gibson: I respect the procedure. Thank you.

Mr. Prager: The public hearing will be on May 24, 2011.

Appeal No. 11-7437

Manuel & Irene Juanilla: Seeking a variance of Section 240-37 of District Zoning Regulations for R-20 Zoning District.

-Where **the side yard, also considered a front yard setback of 75 feet is required from a county or state road**, the applicant is **proposing a front yard setback of 40 feet**, to allow for the construction of a 21 foot above ground pool, thus **requesting a variance of 35 feet**.

The property is located at **2 Henry Drive**, and is identified as **Tax Grid No. 6157-02-832939** in the Town of Wappinger.

Present Mr. & Mrs. Juanilla Owner

Mr. Prager: Tell us why you need this variance.

Mr. Juanilla: Our property is narrow and on a corner. We were told we need a 75 foot setback.

Mrs. Roberti: On a corner they have 2 front yards. Henry Drive is a town road. Myers Corners road is a county road which requires a 75 foot setback.

Mr. Prager: The house is not 75 feet from Myers Corners Road.

Mr. DellaCorte: There is no other place to put the pool.

Mr. Juanilla: We could put it closer to the neighbor, but it would be outside the distance that it would be required.

Mrs. Roberti: I think you should mention the side of your house is covered with trees.

Mr. Juanilla: In the summer you won't even see the pool through the trees on the Myers Corners side.

Mr. Prager: We will make a site visit this Saturday.

Mr. Juanilla: I already marked out the property.

Mr. Prager: The public hearing will be on May 24, 2011.

Appeal No. 11-7435

Bruce & Josephine Ramsay: Seeking a variance of Section 240-37 of District Zoning Regulations for R-40 Zoning District.

-Where **a rear yard setback of 50 feet is required**, the applicant is **proposing a rear yard setback of 45 feet**, to allow for the construction of a rear screened in porch, **thus requesting a variance of 5 feet**.

The property is located at **2 Taryl Ct.** and is identified as **Tax Grid No. 6358-01-102523** in the Town of Wappinger.

The applicant didn't show for the meeting. To be rescheduled.

Mr. Kuzmicz: **Motion to adjourn.**

Mr. Prager: Second the motion.

All present vote Aye.

Meeting ended at 7:40 PM

Respectfully Submitted,

Susan Dao, Secretary
Zoning Board of Appeals