

MINUTES

**Town of Wappinger
Zoning Board of Appeals
June 28, 2011**

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

Summarized Minutes

Members:

Mr. Dellacorte,	Member
Mr. Kuzmicz,	Member
Mr. VanTine,	Member

Absent:

Mr. Casella,	Member
Mr. Prager,	Chairman

Others Present:

Mrs. Roberti,	Zoning Administrator
Mrs. Dao,	Secretary

SUMMARY

Bruce & Josephine Ramsay:

- Public Hearing on July 12, 2011.

Clarence Smith:

- Public Hearing on July 12, 2011.

Robert Kunkel:

- Public Hearing on July 12, 2011.

Mr. Kuzmicz: **Motion to approve the minutes for** January 11, 2011, February 8, 2011, and March 8, 2011

Mr. VanTine: Second the motion.

Roll call:

Mr. Dellacorte, Aye.

Mr. Kuzmicz, Aye.

Mr. VanTine, Aye.

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.

Present Bruce & Josephine Ramsay Owners

Mr. Dellacorte: Please tell us why you are here.

Mr. Ramsay: We need a variance to extend a deck. One portion of the deck is few feet from the line.

Mr. Kuzmicz: Is it staked out so we can see where you are proposing to put it?

Mr. Ramsay: You have all the plans.

Mr. Dellacorte: We want to make a site visit a week from Saturday due to the holidays.

Mr. Kuzmicz: Please have it staked out.

Mr. Dellacorte: Where is the property line?

Mr. Ramsay: The fence is the property line.

Mr. Dellacorte: We will be at your property on July 9, 2011. We will have a public hearing on July 12, 2011.

Mr. Ramsay: Thank you.

Appeal No. 11-7441

Clarence Smith: Seeking a variance of Section 240-37 of District Zoning Regulations for R-20 Zoning District.

-Where **a side yard setback of 10 feet is required**, the applicant is **proposing a side yard setback of 4feet 5 inches**, to allow a for a 8' x 12' shed in the side yard, **thus requesting a variance of 5 feet seven inches.**

The property is located at **2 Gary Place** and is identified as **Tax Grid No. 6258-01-094644** in the Town of Wappinger.

Present Clarence Smith Owners

Mr. Dellacorte: Please tell us what you want to do.

Mr. Smith: I have an existing shed I put up 2 years ago that I want to legalize. I need a variance because I have an odd shaped lot.

Mr. Kuzmicz: Is the pool removed?

Mr. Smith: I removed it 20 years ago.

Mr. Dellacorte: The shed is in the back of the horse?

Mr. Smith: Yes.

Mr. Dellacorte: We will make a site visit on July 9, 2011. Is the shed open?

Mr. VanTine: Is the fence the property line?

Mr. Smith: Yes it is open and the fence is the property line.

(Discussion took place at the dais about the property line.)

Mr. Dellacorte: We will have a public hearing on July 12, 2011.

Mr. Smith: Thank you.

Appeal No. 11-7443

Robert Kunkel: Seeking a variance of Section 240-37 of District Zoning Regulations for R-20 Zoning District.

-Where **a side yard setback of 20 feet is required**, the applicant is **proposing a side yard setback of 14.8 feet**, to allow for the construction of an second floor addition over an existing garage, **thus requesting a variance of 5.2 feet**.

The property is located at **6 Amherst Ln.** and is identified as **Tax Grid No. 6057-02-700531** in the Town of Wappinger.

Present Robert Kunkel Owners
 Alfred Cappelli Architect

Mr. Dellacorte: Can you give us a brief description of why you are here?

Mr. Cappelli: A few years ago the previous owner received a variance for a one story garage. We want to go on top of that now to build a bedroom. The footprint is going to be the same. There will be a little deck extension off the back.

- Mr. Kuzmicz: The existing structure is granted already.
- Mr. Kunkel: It was granted in about 2002.
- Mrs. Roberti: The variance would be for the second floor and deck.
- Mr. VanTine: Is there chicken coops on the property?
- Mr. Cappelli: Mr. Kunkel will remove it when he starts construction on the garage. The shed is entirely on the town's property. We will get a letter from the town allowing Mr. Kunkel to go on the property to remove the shed.
- Mrs. Roberti: I will talk to Mr. Colsey to ask for a letter for authorization for Mr. Kunkel to go on the property.
- Mr. Kunkel: I need a dumpster for the rotted fence.
- Mr. Kuzmicz: You will clean it all up?
- Mr. Kunkel: Yes.
- Mr. Dellacorte: We will make a site visit on July 9, 2011 and have a public hearing on July 12, 2011.
- Mr. Cappelli: Thank you.
- Mr. Kuzmicz: **Motion to adjourn.**
- Mr. Dellacorte: Second the motion.

Meeting ended at 8:00 PM

Respectfully Submitted,

Susan Dao, Secretary
Zoning Board of Appeals