

Public Hearing:

Appeal No. 11-7435 – At the request of **Bruce & Josephine Ramsay** who is 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.

Mr. Prager: Are all the mailings in order?

Mrs. Dao: Yes they are.

Mr. Kuzmicz: **Motion to open the public hearing.**

Mr. VanTine: Second the motion.

Vote: All present voted aye.

Mr. Prager: Please explain what you need and why.

Mr. Ramsay: I want to replace a screened porch. I need a 5 foot variance.

Mr. Prager: We all visited the site. Is there anyone in the audience that would like to speak for or against this variance? Let the record show there is no one for against this variance. Do I have a motion to close the public hearing?

Mr. Kuzmicz: **Motion to close the public hearing.**

Mr. Casella: Second the motion.

Vote: All present voted aye.

Mr. Kuzmicz: **Motion to grant the variance. We've been out there. This will not produce an undesirable change to the neighborhood. It's not unique to other properties. The request is not substantial. It does not have an adverse impact to the physical environment. It is not self created. I make a motion to grant this variance.**

Mr. Casella: Second the motion.

ZBA Roll Call: Mr. Casella: Aye.

Mr. Kuzmicz: Aye.

Mr. Prager: Aye.

Appeal No. 11-7441 – At the request of **Clarence Smith** who is 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 4 feet 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.

Mr. Prager: Are all the mailings in order?

Mrs. Dao: Yes they are.

Mr. Casella: **Motion to open the public hearing.**

Mr. Kuzmicz: Second the motion.

Vote: All present voted aye.

Mr. Prager: Please state your name and explain what you need and why.

Mr. Smith: My name is Clarence Smith and I need a variance for my shed.

Mr. Prager: We were all out to the property. There aren't too many other places to put the shed. Is there anyone in the audience that would like to speak for or against this variance? Let the record show there is no one for against this variance. Do I have a motion to close the public hearing?

Mr. Kuzmicz: **Motion to close the public hearing.**

Mr. Casella: Second the motion.

Vote: All present voted aye.

Mr. Casella: **Motion to grant the variance. This will not produce an undesirable change to the neighborhood. It's not unique to other properties. The request is not substantial. It does not have an adverse impact to the physical environment. It is self created. I make a motion to grant this variance.**

Mr. Kuzmicz: Second the motion.

ZBA Roll Call: Mr. Casella: Aye.

Mr. Kuzmicz: Aye.

Mr. Prager: Aye.

Appeal No. 11-7443 – At the request of **Robert Kunkel** who is 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.

Mr. Prager: Are all the mailings in order?

Mrs. Dao: Yes they are.

Mr. Casella: **Motion to open the public hearing.**

Mr. Kuzmicz: Second the motion.
Vote: All present voted aye.

Mr. Cappelli: My name is Alfred Cappelli, Architect for Mr. Robert Kunkel.

Mr. Prager: We all looked at it. You are going up over the garage.

Mr. Cappelli: Correct. We only need a variance for going up not out.

Mr. Kuzmicz: You already have a variance for the garage.

Mr. Prager: Is there anyone in the audience that wants to speak? There is no one in the audience to speak for or against this variance.

Mr. Casella: **Motion to close the public hearing.**

Mr. Kuzmicz: Second the motion.
Vote: All present voted aye.

Mr. Kuzmicz: **Motion to grant the variance. There has already been a variance for the existing garage. The request is not substantial based upon that. It is an extension of a variance that has already been granted. This will not produce an undesirable change to the neighborhood. It does not have an adverse impact to the physical environment. I make a motion to grant this variance.**

Mr. Casella: Second the motion.

ZBA Roll Call: Mr. Casella: Aye.
Mr. Kuzmicz: Aye.
Mr. Prager: Aye.

Discussions:

Appeal No. 11-7444

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

-Where **a rear yard setback of 40 feet is required**, the applicant is **proposing a rear yard setback of 23 feet 8 inches**, to allow for the construction of a 15' X 24' above ground pool, **thus requesting a variance of 16 feet 4 inches**.

and

-Where **a side yard setback of 20 feet is required**, the applicant is **proposing a side yard setback of 18 feet**, to allow for the construction of a 15' X 24' above ground pool, **thus requesting a variance of 2 feet**.

The property is located at **10 Suchich Place** and is identified as **Tax Grid No. 6157-02-870538** in the Town of Wappinger.

Mr. Bochar: My name is Mike Bochar and I am the father of Ms. Cucinelli. The yard is a considerable size but the pool setbacks require a variance.

Mr. Prager: We would like to make a site visit. Can you mark in the ground where the pool is proposed and also mark out the property line. What is the play area on the map?

Mr. Bochar: A slide and swing set for their kids.

Mr. Prager: I see there is a shed on the property.

Mr. Bochar: The shed was moved.

(Discussion took place at the dais to discuss location of the shed)

Mrs. Roberti: When was the shed moved? The survey shows the shed off the property.

Mr. Prager: Please have it marked out by Saturday July 16, 2011 for a site visit. We will have a public hearing on July 26, 2011.

Mr. Bochar: Thank you.

Mrs. Dao: Please come into the office to receive the public hearing information.

Appeal No. 11-7445

Kurien Oommen: 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 15 feet 6 inches**, to allow for the construction of a 12'8" X 15'11" sunroom, **thus requesting a variance of 4 feet 6 inches**.

The property is located at **46 Robert Lane** and is identified as **Tax Grid No. 6158-04-913165** in the Town of Wappinger.

Mr. Prager: Explain what it is you need.

Mr. Oommen: We would like to replace our screened porch with a sunroom with windows.

Mr. Prager: You are replacing on the same footprint. It will be the same size.

Mr. Oommen: Yes, the same size.

Mrs. Roberti: Prior to 2000, a building permit from the prior owner was issued and was not measured correctly. This owner wants to make it legal.

Mr. Prager: Who filed the plot plan?

Mr. Oommen: The construction company.

Mr. Prager: We will make a site visit on Saturday July 16, 2011. Can we go on the property?

Mr. Oommen: Yes.

Mr. Prager: We will have a public hearing on July 26, 2011.

Mr. Oommen: Thank you.

Appeal No. 11-7446

Linda Hall: Seeking a variance of Section 240-37 of District Zoning Regulations for R-20/40 Zoning District.

-Where **a front yard setback of 50 feet is required**, the applicant is **proposing a front yard setback of 38 feet**, to allow for the construction of a 10' X 10' front deck, **thus requesting a variance of 12 feet**.

The property is located at **143 Curry Road** and is identified as **Tax Grid No. 6157-01-460625** in the Town of Wappinger.

Mr. Prager: Explain what you need.

Ms. Hall: I took the steps off because they were deteriorated and had no hand rail. I want to replace it with a 10 foot by 10 foot deck. It will make it look better.

Mr. Prager: Do you know where the front property line is?

(Discussion took place at the dais showing the property line on a plot plan.)

Ms. Hall: Do you want me to mark the property line?

Mrs. Roberti: Come into my office and we will discuss if we have a survey.

Mr. Prager: We would like to know for sure where the property line is. We will make a site visit on Saturday July 16, 2011. We will have a public hearing on July 26, 2011.

Ms. Hall: Thank you.

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

Mr. Casella: Second the motion

Meeting ended at 8:30 PM

Respectfully Submitted,

Susan Dao, Secretary
Zoning Board of Appeals