

MINUTES

**Town of Wappinger
Zoning Board of Appeals
September 25, 2012**

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

Summarized Minutes

Members:

Mr. Prager	Chairman
Mr. Della Corte	Member-Absent
Mr. Casella	Member
Mr. Johnston	Member
Mr. Galotti	Member

Others Present:

Mrs. Roberti	Zoning Administrator
Mrs. Rose	Secretary

SUMMARY

Grace Elder

Schedule Public Hearing for Oct. 9, 2012

Mr. Prager: I would like to call the Town of Wappinger Zoning Board of Appeals to order. Roll call please

Mrs. Rose: Howard Prager-----Here
Tom Dellacorte-----Absent
Al Casella-----Here
Bob Johnston-----Here
Peter Galotti-----Here
Barbara Roberti-----Here

Mr. Prager: First on the agenda is the acceptance of the minutes from March 27, 2012, and August 28, 2012.

Mr. Casella: I make a motion to accept the minutes.

Mr. Johnston: I second the motion.

Mr. Prager: All in favor?

Board: Aye.

Mr. Prager: The first item on the agenda is:

Appeal No. 12-7471

Grace Elder-Seeking an area Variance of Section 240-37 of District Regulations in an R-20 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 pre-existing gazebo.

The property is located **27 Kent Road** and is identified as **Tax Grid No. 6258-03-324082** in the Town of Wappinger.

Mr. Prager: Please state your name and address for the record.

Ms. Elder: My name is Grace Elder and I live at 27 Kent Road

Mr. Prager: Please explain why you are here.

Ms. Elder: My husband built a gazebo in the front of our house about 30 years ago and we did not know at the time that we needed a variance.

Mr. Prager: Mr. Prager and the board reviews the submitted pictures of the gazebo.

Ms. Elder: We built are house in 1976 and the gazebo was built shortly after that. We use to own the property next door but it was sold and a big house is there now.

Mr. Johnston: Do you have a fence around your property?

Ms. Elder: I have a fence in the back, and a fence on the side.

Mr. Prager: Anything near the gazebo?

Ms. Elder: No, it's on the opposite side.

Ms. Roberti: For the record, beside the gazebo there was a garage built, there is also

central air and a few other items of which permits have been taken out. Her husband may not have known that back in the '70 and '80 permits were needed. She is legalizing everything. Everything is on one permit.

Mr. Casella: You have had this gazebo for 30 years, what caused the problem?

Ms. Roberti: There was a neighbor dispute.

Mr. Prager: We will set a site visit for this weekend and a public hearing for October 9th.

Mr. Prager: Can I have a motion to close the meeting?

Mr. Galotti: I make a motion to close the meeting.

Mr. Casella: Second.

Mr. Prager: All in favor?

Board: Aye.

Respectfully Submitted,

Sue Rose, Secretary
Zoning Board of Appeals