

MINUTES

**Town of Wappinger
Zoning Board of Appeals
August 12, 2014**

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

Summarized Minutes

Members:

Mr. Prager	Chairman
Mr. Rexhouse	Member--Absent
Mr. Casella	Member
Mr. Johnston	Member
Mr. Galotti	Member

Others Present:

Mrs. Barbara Roberti	Zoning Administrator
Ms. Sue Rose	Secretary
Richard Graham	Conflict Attorney

SUMMARY

Allen & Christine Blake	Variance Granted
Geraldine Nostro (Michael Helfer Contrator)	Site Visit & Public Hearing
Donald Brooke	Site Visit & Public Hearing
Matthew & Heather Idema	Site Visit & Public Hearing

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

Ms. Rose: Howard Prager-----Here
Brian Rexhouse----Absent
Al Casella-----Here
Bob Johnston-----Here
Peter Galotti-----Here

Mr. Prager: The next item on tonight's agenda is the acceptance of the minutes from July 22, 2014.

Mr. Galotti: I make a motion to accept the minutes from July 22, 2014.

Mr. Johnston: Second.

Mr. Prager: All in favor?

Board: Aye.

Mr. Prager: The next item on the agenda is a Public Hearing on:

Appeal 14-7532

Allen & Christine Blake-Is seeking an area variance of Section 240-37 of the Town of Wappinger Regulation in an R20/40 Zoning District.

-Where **25 feet** to the left side yard is required, the applicant can only provide **18.2 feet**, thus requesting a **6.8 foot** variance for a second floor addition, consisting of two bedrooms, one play room and a bathroom.

-Where **25 feet** to the right side yard is required; the applicant can only provide **22.1 feet**, thus requesting a **2.9 foot** variance for a second floor addition, consisting of two bedrooms, one play room and a bathroom.

The property is located at **260 Ketchamtown Road** and is identified by Tax Grid No. **6156-01-493894** in the Town of Wappinger.

Mr. Prager: Are all the mailings in order?

Ms. Rose: Yes sir.

Mr. Prager: Do I have a motion to open the Public Hearing?

Mr. Casella: I make a motion to open the Public Hearing.

Mr. Johnston: Second.

Mr. Prager: All in favor?

Board: Aye.

Mr. Blake: My name is Allen Blake and I am looking to add a second floor to my home.

Mr. Prager: We did do a site inspection; please explain why you need this variance.

Mr. Blake: My daughter moved back home and we want to move her bedrooms up stairs.

Mr. Prager: You did submit plans and you are going to have a nice building when it is done.

Mr. Prager: Is there anyone in the audience or on the dais that would like to speak for or against this variance? Hearing none, do I have a motion to close the Public Hearing?

Mrs. Roberti: For the record, the original house received a variance on September 22, 1980; variance number 4702. This was for the setbacks to both sides of the original building.

Mr. Johnston: I make a motion to close the Public Hearing.

Mr. Galotti: Second.

Mr. Prager: All in favor?

Board: Aye.

Mr. Prager: Do I have a motion to grant or deny this variance?

Mr. Galotti: I make a motion to grant the variance.

Mr. Casella: Second.

Mr. Prager: Roll call vote.

Ms. Rose:	Al Casella	Aye
	Peter Galotti	Aye
	Bob Johnston	Aye
	Howard Prager	Aye

Mr. Prager: The next item on the agenda is a discussion on:

Appeal 14-7533

Geraldine Nostro (Michael Helfer-contractor)-Is seeking an area variance of Section 240-37 of the Town of Wappinger Regulation in an R40 Zoning District.

-Where **25 feet** to the side property line is required, the applicant can only provide **11.5 feet**, thus requesting a **13.5 foot** variance for the construction of a **22 X 22** detached garage.

The property is located at **8 Sherwood Heights** and is identified by Tax Grid No. **6258-04-675429** in the Town of Wappinger.

Mr. Prager: When we did our site visit the lines did not make sense.

Mr. Helfer: There was miscommunication with the architect. I did submit new drawings. We are now going to attach the garage to the house. It will be the same width as the car port but the depth will be longer. This will be attached to the house now with no breeze way.

Mr. Casella: Will it be flush with the house?

Mr. Helfer: It will be out a little but not as much as the previous plans.

Mrs. Roberti: According to our code, if it is attached to the house and meets the front yard setbacks, it is allowed. The only time it is not allowed is if it is detached.

Mr. Prager: We will have another site visit. Please mark out the new garage.

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

Appeal 14-7534

Donald Brooke-Is seeking an area variance of Section 240-37 of the Town of Wappinger Regulation in an R40/80 Zoning District.

-Where no more than two accessory buildings shall be permitted in any 1-Family Residence District, the applicant has 3 accessory structures.

The property is located at **62 Marlerville Road** and is identified by Tax Grid No. **605702-765712** in the Town of Wappinger.

- Mr. Brooke: My name is Donald Brooke and I live at 62 Marlerville Road.
- Mr. Prager: Tell us about the accessory structures.
- Mr. Brooke: There is one behind the house; about 30 feet from the house. There is another about 100 feet back. The outhouse is in front of the first one; along the fence on the side of the house.
- Mr. Prager: I'm looking at your plot plan and I only see two of them.
- Mrs. Roberti: Mr. Brooke had multiple structures on his property. He did get rid of one shed and a trailer. He would like to keep his outhouse.
- Mrs. Brooke: This is a picture of the outhouse. Ours is a little smaller.
- Mr. Prager: How big is the outhouse?
- Mr. Brooke: About 4 feet square.
- Mr. Johnston: What do you have in it?
- Mr. Brooke: Garden tools, I have no room to put anything.
- Mr. Prager: We will do a site visit this weekend. How long has the outhouse been there? How long have the sheds been there?
- Mr. Brooke: Probably 100 years. It was on my neighbor's property and she didn't want it anymore so I took it. One shed was built about 10 years ago and the other one I bought about 5 years ago.
- Mr. Prager: The next item on the agenda is:

Appeal 14-7535

Matthew & Heather Idema-Is seeking an area variance of Section 240-37 of the Town of Wappinger Regulation in an R20 Zoning District.

-Where **20 feet** to the left side property line is required, the applicant can only provide **16 feet 8 inches**, thus requesting a **3 foot 4 inch** variance for the construction of a **16 feet X 16 feet** screened porch.

The property is located at **34 Alpert Drive** and is identified by Tax Grid No. **6257-02-765712** in the Town of Wappinger.

- Mr. Prager: Please state your name for the record.

Mrs. Idema: Heather & Matthew Idema. We bought the house in 2000. The deck that was on the house was taken down because it was a hazard. Now that we want to replace it, we found out that the deck did not have a C/O. We are here because we need a variance for three feet.

Mr. Idema: The reason we need to go to the end of the house is because if stopped 3 feet before the end of the house it would be in the middle of the sliding glass door.

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

Mr. Prager: Do I have a motion to adjourn this meeting?

Mr. Galotti: I make a motion to adjourn this meeting.

Mr. Johnston: Second.

Mr. Prager: All in favor?

Board: Aye.

Adjourned: 7:30PM

Respectfully Submitted,

Sue Rose, Secretary
Zoning Board of Appeals