

MINUTES

**Town of Wappinger
Zoning Board of Appeals
September 23, 2014**

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

Summarized Minutes

Members:

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

Others Present:

Mrs. Barbara Roberti	Zoning Administrator
Ms. Sue Rose	Secretary

SUMMARY

MD Imaging	Variance Granted
Susan Rose	Variance Granted
Brian Luhrs	Site visit & Public Hearing on October 14 th

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

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

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

Appeal No. 14-7537

MD Imaging-Is seeking an area variance of Section 240-29 of the Town of Wappinger Regulation in a HB (Highway Business) Zoning District.

-Where **10 feet** in height is maximum for a free standing sign, the applicant is requesting a **15 foot** high free standing sign; thus requesting a **5 foot** variance for a free standing sign.

-Where a maximum of **25 square feet** is required for a free standing sign, the applicant is requesting a **73.5 square foot** free standing sign; thus requesting a **48.5 square foot** variance.

The property is located at **1323 Route 9** and is identified as Tax Grid No. **6157-02-563544** in the Town of Wappinger.

Mr. Casella: Are all the mailings in order?

Ms. Rose: Yes sir.

Mr. Walsh: This will be a free standing sign and will be internally illuminated and each of the tenants will have a panel indentifying them. It will be installed in the same area of the existing sign. I did take a measurement of the lowest part of the sign and Route 9. It is about 6 feet lower than Route 9. That is why we are asking for the extra height.

Mr. Casella: We did do a site visit and noticed that there is a drop down from Route 9. Is there going to be a standard size for the sign in the back of the building?

Mr. Walsh: The tenant's signs will all be the same size.

Mr. Casella: Is there anyone in the audience that would like to speak for or against this variance?

Mr. Sena: My name is Nicholas Sena and I live a 1 Cayuga Drive. Will this sign be on Route 9 or the Old Hopewell side?

Mr. Casella: This will be on Route 9 and will be in the same location as the one that is there now. It will be a little higher.

Mr. Sena: Ok, thank you. My concern was that it would be on the Old Hopewell side since I live right there.

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

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

Mr. Rexhouse: Second.

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

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

Mr. Rexhouse: Second.

Mr. Casella: Roll call vote.

Ms. Rose:	Peter Galotti	Aye
	Brian Rexhouse	Aye
	Al Casella	Aye

Mr. Casella: The next item on the agenda is another Public Hearing on:

Appeal No. 14-7538

Susan Rose- Is seeking an area variance of Section 240-37 of the Town of Wappinger Regulation in an R 20/40 Zoning District.

-Where **50 feet** to the front yard on the Card Road side is required, the applicant can only provide **31.4 feet**; thus requesting a **18.6 foot** variance for the construction of an addition to an existing single family dwelling.

-Where **50 feet** to the front yard on the South Fowlerhouse Road side is required, the applicant can only provide **18.4 feet**; thus requesting a **31.6** foot variance for the construction of an addition to an existing family dwelling.

The property is located at **7 Card Road** and is identified as Tax Grid No. **6157-04-526258** in the Town of Wappinger.

Mr. Casella: Are all the mailings in order?

Ms. Rose: Yes sir.

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

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

Mr. Galotti: Second.

Mr. Casella: All in favor?

Board: Aye.

Mr. Cappelli: My name is Alfred Cappelli and I am the architect for the applicant. We are putting on two additions. On the right side, the little zig zag addition will be an apartment. This will ultimately become a mother daughter. That addition will include a kitchen, living room and a small dining room. On the left side will be the original bedrooms but will make them 10 feet larger.

Mr. Casella: We did do a site visit. Is there anyone in the audience that would like to comment on this variance?

Ms. Dao: My name is Susan Dao and I am the building inspector for the Town of Wappinger. I think this variance should be granted. I also did a site inspection the other day. I think this addition would be good. We need to protect our elderly. As the elderly get older they should be able to have assessor apartments.

Mr. Cappelli: We were originally going to go upstairs. Sue would stay down stairs and the kids would go upstairs. That would have doubled the size of the house which would have been ridiculous.

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

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

Mr. Rexhouse: Second.

Mr. Casella: All in favor?

Board: Aye.

Mr. Casella: I do need to let you know that you have the option to postpone the vote until we have a full board. You would need all three to vote yes to have the variance granted. If one person abstains, that vote is considered a no vote.

Ms. Rose: No you can vote tonight. I am on a time schedule and we are trying to beat the bad weather and Al Cappelli will be going on vacation for a couple of weeks.

Mr. Casella: I wanted to give you the option.

Ms. Rose: Thank you but you can vote tonight.

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

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

Mr. Rexhouse: Second.

Mr. Casella: Roll call vote.

Ms. Rose:	Peter Galotti	Yes
	Brian Rexhouse	Yes
	Al Casella	Yes

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

Appeal 14-7539

Brian Luhrs-Is seeking an area variance of Section 240-37 of the Town of Wappinger Regulation in an R 20/40 Zoning District.

-Where **45 feet** to the rear property line is required, the applicant can only provide **35 feet**; thus requesting a **10 foot variance** for the construction of a **20 X 26** master bedroom. It will include a bathroom and the installation of central air conditioning.

The property is located at **6 Park Hill Drive** and is identified as Tax Grid No. **6356-01-166971** in the Town of Wappinger.

Mr. Luhrs: My name is Brian Luhrs and I live at 6 Park Hill Drive. I am looking to add a master bedroom suite to the left side of my house. It will be 20 X 26 and because of the way the property is I need a 10 foot variance. My family has grown and we will be taking a wall down and consolidate two rooms into one for two of my children. My oldest will take my old bedroom. I have some pictures to show you of the side that I am looking to build the bedroom. (Mr. Luhrs shows pictures to the board) The construction will not affect any wildlife and we don't have to take down any trees.

Mr. Casella: Does anyone in your neighborhood have an addition like you?

Mr. Luhrs: There have been additions added to the back of some homes. The homes are different styles; some are ranch style and some are colonials.

Mr. Casella: We will have a site inspection this Saturday. Please mark out where the extension will be.

Mr. Casella: Can I have a motion to adjourn this meeting?

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

Mr. Rexhouse: Second.

Mr. Casella: **All in favor?**

Board: **Aye.**

Adjourned: 7:25PM

Respectfully Submitted,

Sue Rose, Secretary
Zoning Board of Appeals