

MINUTES

**Town of Wappinger
Zoning Board of Appeals
December 9, 2014**

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

Summarized Minutes

Members:

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

Others Present:

Mrs. Barbara Roberti	Zoning Administrator
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SUMMARY

Smart Subdivision

Adjourned until January 13th

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

Mrs. Roberti: Howard Prager-----Here
Brian Rexhouse----Here
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 November 25, 2014.

Mr. Casella: There is a change to be made on page 2. It should say Mr. Casella not Mr. Prager; announcing the first item on the agenda.

Mr. Galotti: I make a motion to accept the minutes with the amended changes.

Mr. Casella: Second.

Mr. Prager: All in favor?

Board: Aye.

Mr. Prager: The first item on the agenda is an Adjourned Public Hearing on:

Adjourned Public Hearing:

Appeal 14-7527 (Interpretation)

Smart Subdivision-Is seeking an Interpretation of the Determination from the Zoning Administrator in regards to a 2 lot subdivision as it pertains to an existing non-conforming 3 family house. Where a legal non-conforming 3 family exists on 2.059 acres, the applicant is seeking to subdivide the parcel into 2 lots with the legal non-conforming 3 family house to remain. The determination of the Zoning Administrator is that the applicant should remove one unit before subdividing the 2.059 acres into two approximately one acre parcels. The property is 2.059 acres and is located at **191 River Road North** and is identified as **Tax Grid No. 6056-01-241913** in an R-40 Zoning District in the Town of Wappinger. (Hudson Land Design) (Cantor)

Appeal No. 14-7526 (variance)

Smart Subdivision- To discuss a proposed 2-lot subdivision where the existing non-conforming legal 3 family home will remain on lot 1 and a second lot will be created in the rear of the parcel. Each lot will be served by private wells and subsurface sewage disposal systems and the existing driveway will continue to be used as a shared driveway for both lots. An individual paper driveway is shown on the plan as an alternate means of ingress/egress for Lot 2. The property is 2.059 acres and is located at **191 River Road North** and is identified as **Tax Grid No. 6056-01-241913** in an R-40 Zoning District in the Town of Wappinger. (Hudson Land Design) (Cantor)

Mr. Prager: At the applicant's request, she asks if this can be adjourned until January 13, 2015. We need to open the Public Hearing and then adjourn it until January 13, 2015. Do I have a motion?

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

Mr. Casella: Second.

Mr. Prager: All in favor?

Board: Aye.

Mr. Prager: Do I have a motion to adjourn this Public Hearing until January 13, 2015?

Mr. Casella: I make a motion to adjourn this Public Hearing until January 13, 2015.

Mr. Rexhouse: Second.

Mr. Prager: All in favor?

Board: Aye.

Mr. Prager: Do I have a motion to go into Executive Session for Legal Advice?

Mr. Casella: I make a motion to go into Executive Session for Legal Advice.

Mr. Galotti: Second.

Mr. Prager: All in favor?

Board: Aye.

Mr. Prager: Do I have a motion to come out of Executive Session?

Mr. Casella: I make a motion to come out of Executive Session.

Mr. Galotti: Second.

Mr. Prager: All in favor?

Board: Aye.

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

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

Mr. Casella: Second.

Mr. Prager: All in favor?

Board: Aye.

Respectfully Submitted,

Adjourned: 8:00 PM

Sue Rose, Secretary
Zoning Board of Appeals