

MINUTES

**Town of Wappinger
Zoning Board of Appeals
August 11, 2015
Time: 7:00PM**

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

Summarized Minutes

Members:

Mr. Prager	Chairman	Present
Mr. Casella	Member	Present
Mr. Johnston	Member	Present
Mr. Galotti	Member	Absent

Others Present:

Mrs. Roberti	Zoning Administrator
Mrs. Ogunti	Secretary

SUMMARY

Public Hearing

Cyrus & Sandra Tompkins	-Public Hearing on August 25, 2015
David Plaza	-Public Hearing on August 25, 2015

Appeal No. 15-7563 (Variance)

Cyrus & Sandra Tompkins: Seeking an area variance Section 240-37 of District Regulations in an HM Zoning District.

-Where **25 feet** to the rear yard property line is required, the applicant can only provide **20 feet** for a **14' x 23'** existing 3 season room, thus requesting a variance of **5 feet.**

The property is located at **3 Leskow Circle** and is identified as **Tax Grid No. 6356-01-250947** in the Town of Wappinger.

Mr. Prager: Mr. & Mrs. Tompkins, please come up. Good evening. What we do at a discussion is basically get the information we need from you and do a site inspection to get a feel for the property as you can see from tonight. So tell us a little bit of what you need and why you need it.

Mr. Tompkins: I'm Cyrus Tompkins and this is my wife Sandra. We had a sunroom added to an existing deck and added 5 feet to put the sunroom on top of that.

Mr. Prager: When did you have that done?

Mr. Tompkins: About 7 or 8 years ago.

Mr. Prager: Did you have a permit for it or not?

Mr. Tompkins: No, we didn't think it was required since we had the existing deck and we added onto it.

Mr. Prager: Bob, any questions?

Mr. Johnston: No, I don't have any questions.

Mr. Prager: How long have you owned the property?

Mr. Tompkins: Since 1988 I believe.

Mr. Johnston: You didn't get a permit?

Mr. Tompkins: I didn't think it was required then since we had the existing deck.

Mr. Johnston: But you made it bigger than the deck.

Mr. Tompkins: Correct.

Mr. Prager: We will schedule a site inspection for this Saturday, August 15th around 9:00 am.

Mrs. Tompkins: We had the structural survey done already and the electrical. Gary Beck was there and told us what to do and we have an electrician coming.

Mr. Prager: If you could put a marker on where your property line is so we can see exactly where it is.

Mrs. Tompkins: We have a privacy fence and it's about a foot behind the fence.

Mr. Prager: As long as you know where it is you can show us when we are there.

Mr. Johnston: Did you erect it or you had a contractor do it?

Mr. Tompkins: We had a contractor do it. We have pictures of it as it was being built.

Mr. Prager: So we will schedule the site inspection for this Saturday and the Public Hearing will be on August 25, 2015. If for some reason we have one person missing and he cannot make it for Saturday, do we have your phone number since there's a privacy fence and he would have to call before going there.

Mrs. Roberti: It's on the application.

Mrs. Tompkins: We can also leave the gate open.

Mr. Prager: We don't know when he will be there. Is this the number to contact you?

Mrs. Tompkins: Yes.

Mr. Prager: Okay, thank you.

Appeal No. 15-7546 Variance

David Plaza: - Seeking an area variance Section 240-37 of District Regulations in an R-40 Zoning District.

-Where **25 feet** to the side yard property line is required, the applicant can only provide **11.5 feet** for a proposed garage, thus requesting a variance of **13.5 feet** for the construction of a **24' x 24'** detached garage.

The property is located **194 Old Ketchamtown Road** and is identified as **Tax Grid No. 6156-01-332986** in the Town of Wappinger.

Mr. Prager: Good evening, again please state your name for the record and tell us what you need and why you need it.

Mr. Plaza: I'm David Plaza and this is my wife Grace.

Mr. Prager: Was there a question the last time you were here? Barbara, is there a zoning district on this application?

Mrs. Roberti: It is an R-40.

Mr. Plaza: There was some confusion the last time as to how much space there was. We need to put the garage close to the property line that separates us from our neighbors because here's not enough space for the 25 feet that's required. There seemed to be a little confusion over the drawing that I made and you guys wanted to visit the property itself and take a look.

Mr. Prager: Do you have a site plan?

Mr. Plaza: I produced that the last time that I was here.

Mrs. Roberti: Did you have an electric put in underground?

Mr. Plaza: No, the only electric that is underground is from the basement of the house to the shed in the back and that was done by the previous owner.

Mrs. Roberti: I just approved something on one of these lots. Which lot is yours?

Mr. Plaza: The second lot is mine.

Mr. Prager: That's the old Becker property.

Mrs. Roberti: So where are you looking to put the garage?

Mr. Plaza: We want to put the garage here (showing location on the map).

Mrs. Roberti: Is this your driveway?

Mr. Plaza: Yes, it is.

Mr. Prager: This doesn't look like 25 feet.

Mr. Johnston: Your well is right there also?

Mr. Plaza: The 11.5 feet is showing the side where I want to put the garage.

Mr. Prager: Why are you putting it so close again?

Mr. Plaza: The last time you guys suggested that I put it in the back of the property.

Mr. Johnston: The distance between the property line and where you want to put the garage, is it 11.5 feet?

Mr. Plaza: I tried to center the building from the deck and this is what's showing now.

Mr. Prager: We will schedule the site inspection for this Saturday and you don't have to be there but you will need to mark it out for us.

Mr. Plaza: How should I mark it?

Mr. Prager: You can put paint on the ground because I don't like the sticks but you can put sticks in the ground I don't really care.

Mr. Plaza: Put sticks as to where I would like to put the building? I can show you the front part but you will have to imagine the 24 feet going in.

Mr. Johnston: Yes, we can do that. You mean if you put a stick so we can tell how far away from the property line where your building is going to start?

Mr. Plaza: Okay but I would still like access to the back of the property so what would be the most acceptable amount?

Mr. Prager: So put a stick here and there on your property line.

Mr. Casella: So we know where your property line is.

Mr. Johnston: Is there a reason why it needs to be 24 feet wide?

Mr. Prager: That's what it is. We will be there on Saturday and we will set the Public Hearing for August 25, 2015.

Mr. Plaza: Thank you.

Mr. Johnston: I make a motion to adjourn this meeting.
Mr. Casella: Second the motion.
Mr. Prager: All in Favor – Aye.

Respectfully Submitted,

Adjourned: 7:12 pm

Bea Ogunti
Secretary
Zoning Board of Appeals