

MINUTES

**Town of Wappinger
Zoning Board of Appeals
April 11, 2017
Time: 7:00PM**

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

Summarized Minutes

Members:

Mr. Prager	Chairman	Present
Mr. Casella	Co-Chair	Present
Mr. Johnston	Member	Present
Mr. Galotti	Member	Present
Mr. Travis	Member	Present

Others Present:

Mrs. Roberti	Zoning Administrator
Mrs. Gales	for Mrs. Ogunti (Secretary)

SUMMARY

Discussion:

Wayne & Cindy DeMuro

Site visit on April 15, 2017
Public Hearing on April 25, 2017

Miscellaneous:

Smart Subdivision

Discussion with board members

Mr. Casella: **Motion to accept the Minutes from March 28, 2017.**
Mr. Johnston: Second the Motion.
Vote: All present voted Aye.

Discussion:

Appeal No. 17-7612 (Variance)

Wayne & Cindy DeMuro: Seeking an area variance Section 240-37 of District Regulations in an R20 Zoning District.

-Where **20 feet** to the side yard property line is required, the applicant can only provide **10 feet** for the installation of a **20' x 28'** garage, thus requesting a variance of **10 feet**.

The property is located at **16 Ervin Drive** and is identified as **Tax Grid No. 6258-03-134032** in the Town of Wappinger.

Mr. Prager: Good evening. Please state your name for the record.

Mr. DeMuro: Wayne DeMuro.

Mr. Prager: Basically what we do here is we get some information from you before we schedule a public hearing. Explain to us why you need the variance in that area.

Mr. DeMuro: Due to the location of the house on the property and there's more frontage to the front of the house. I wouldn't mind moving it over by 20 feet but if I do it would be located almost behind my house.

Mr. Prager: Okay, from your drawing it looks like it's on the left hand side.

Mr. DeMuro: Yes.

Mr. Prager: I see where it is.

Mr. DeMuro: As it is right now it is 2 feet where the garage is going from the house. It is only a 2 feet setback.

Mr. Johnston: On this sketch it says 20 feet from this line to the garage and that doesn't make any sense to me.

Mr. Prager: Is it going to be 20 feet from the driveway? Is that where you want to leave it?

Mr. DeMuro: From this point to the garage is only 3 feet.

Mr. Johnston: So from that line to the garage is going to be 20 feet away from the driveway?

Mr. DeMuro: Correct.

Mr. Prager: Is there a reason for that?

Mr. DeMuro: The snow we just had, I piled all the snow where the garage is going to be. If I move the garage over there and I plow the driveway, I will have nowhere to put it but the front of the garage.

Conversation continues.

Mr. Johnston: Is there a reason why it has to be that big?

Mr. DeMuro: I have a couple of hobbies and antique car is one of them. I have a vintage motorcycle and I have it all in storage right now.

Mr. Johnston: What kind of motorcycle is it?

Mr. DeMuro: It's a 1978 Honda 175. It's all original and it needs work. I find stuff and restore it. It's a hobby.

Mr. Johnston: It is big and you are on a .5 acre lot.

Mr. DeMuro: I do maintenance to my cars and right now I have a classic car and there's no space on either side to get in it.

Mr. Travis: Is the total size of the garage 560 sf.?

Mr. DeMuro: Yes.

Mr. Travis: Barbara, 600 sf. is the requirement, right?

Mrs. Roberti: Yes.

Mr. Travis: The door that's going to be facing the driveway, is it a single door?

Mr. DeMuro: Yes.

Mr. Johnston: Is it going to be 28 feet deep?

Mr. DeMuro: Yes.

Mr. Travis: Is it going to be stick built or prefab?

Mr. DeMuro: The builders down in Fishkill are actually going to do the building. I was going to bring a sketch of something similar to what I'm going to have built. I already gave them a sketch of what you have.

Mr. Travis: Are you doing this on a pad or on a wood floor?

Mr. DeMuro: I'm doing it on a pad.

Mr. Johnston: Are you going to have electricity?

Mr. DeMuro: Eventually, I'm going to have electricity in there.

Mr. Johnston: Are you going to have water in there?

Mr. DeMuro: No water.

Mr. Casella: Are you going to have storage or apartment up there?

Mr. DeMuro: No, absolutely not.

Mr. Galotti: Will the siding be the same as your house?

Mr. DeMuro: I don't know what the Town ordinance is for colors. I know in Westchester County they say when you build a garage it has to be the same color as your house.

Mr. Travis: Do you plan on doing something similar?

Mr. DeMuro: I live in a gray house so I plan on staining the garage gray.

Mr. Johnston: This is a very large variance that you are requesting.

Mr. Prager: Are there any other questions? If not, I would like to schedule a site inspection for Saturday, April 15th around 9:00am. Could you mark out where the garage is going to be?

Mr. DeMuro: It's already marked and the survey sticks are still there.

Mr. Prager: I would like to schedule a public hearing for April 25th which is our next meeting.

Mr. Johnston: Barbara, could you check out the shed on the property?

Mrs. Roberti: They have a shed on this? This is a brand new house. Was the shed built with the house?

Mr. DeMuro: I have a small 8' x 10' shed because when I bought the house I didn't have enough room in my garage.

Mrs. Roberti: Do you have a permit for it?

Mr. DeMuro: Yes, I do.

Mrs. Roberti: Okay, I'll verify that.

Mr. DeMuro: As soon as I build this garage, I'm getting rid of the shed. It's just a temporary storage.

Mr. Prager: Okay, we will be there at 9:00am on Saturday.

Mr. DeMuro: Thank you very much.

Miscellaneous:

Smart Subdivision - Proposed options

Mrs. Roberti: Rebecca Valk and I met with the Smart's attorney and engineer. The following options were discussed.

Option 1: Keep the pole of the subdivision at 30 feet so they increased it from 25 feet to 30 feet. That makes it a 40 percent reduction and keeps Lot 1 legal with a 125 width.

Option 2: Moves the line over and makes the pole to the subdivision 40 feet wide. So 40 feet from the beginning to the end is 50 feet required on the road. That keeps it 40 feet to the back and will need a variance of 10 feet. This now only require 20 percent reduction and 9.6 for the existing lot.

Option 3: Is similar to this when they get back here is to widen it to 50 feet. So this part at the very opening would meet the code.

The variance would be the same for Option 2 or Option 3. Mr. Bordendorf asked if you would choose Option 2 or Option 3 you would also need a variance for the front yard setback of the house.

Of the three options, the board said they would consider Option 2 and with a variance.

Mr. Galotti:
Mr. Casella:
Vote:

Motion to adjourn.
Second the Motion.
All present voted Aye.

Respectfully Submitted,

Adjourned: 7:50 pm

Bea Ogunti
Secretary
Zoning Board of Appeals