

Mr. Casella: Motion to accept the Minutes from October 9, 2018.
Mr. Galotti: Second the Motion.
Vote: All present voted Aye.

Adjourned Public Hearing:

Appeal No. 18-7654 (Area Variance)

Roger Clark: Seeking an area variance Section 240-37 and 240-30(B) of District Regulations in an R20 Zoning District.

-Where **20 feet** to the side yard property is required, the applicant can only provide **14'**, thus requesting a variance of **6'** for an 826 square feet garage.

-Where **35 feet** to the front yard property is required, the applicant can only provide **11 feet**, thus requesting a variance of **24 feet** for an 826 square feet garage.

-Where **no more than two accessory buildings shall be permitted in any 1-Family Residence District. No such accessory building shall have a footprint greater than 600 square feet nor a height in excess of 20 feet.** The applicant is proposing a **29.5' x 28' (826 sf.)** garage, thus requesting a variance of **226 square feet**.

-Where **no more than two accessory buildings shall be permitted in any 1-Family Residence District, no such accessory building shall be placed in a front yard.** The applicant is proposing a **29.5' x 28' (826 sf.)** garage, thus requesting a variance of **226 square feet**.

The property is location at **1 Sky Top Drive** and is identified as **Tax Grid No. 6056-01-259875** in the Town of Wappinger.

Mr. Casella: Motion to reopen the Public Hearing.
Mr. Galotti: Second the Motion.
Vote: All present voted Aye.

Mr. Prager: Good evening. I noticed that there are a number of amendments since our original meeting. Please tell us what you are doing here again.

Mr. Clark: The original plan was to demolish the entire structure and put in a new one. That would have only gained me 28 inches wider along the width at the edge of the garage. I want to leave the existing garage and demolish the two additions and extend the original garage to the original footprint. I'm leaving the garage in tacked and going straight out.

Mr. DellaCorte: Just two additions in the back?

Mr. Clark: Right.

Mr. DellaCorte: Barbara, what it says here is they weren't demolishing. It says demolishing old garage.

Mrs. Roberti: That was his original plan.

Mr. DellaCorte: It only say demolish and building new.

Mrs. Roberti: Where does it say that? Alright so we can amend that. We will actually amend it to say demolishing the two small additions.

Mr. Prager: Is there anybody in the audience who would like to ask any questions about this variance?

Mr. DellaCorte: Thank you for getting the site survey done. I appreciate it.

Mr. Prager: Yes, that was definitely necessary and for yourself. At this time I would like to entertain a motion to close the public hearing.

Mr. Haas: Motion to close the Public Hearing.

Mr. Galotti: Second the Motion.

Vote: All present voted Aye.

Mr. Prager: Could I have a motion to either grant or deny this variance.

Mrs. Roberti: You might want to do them individually.

Mr. Prager: Yes, I was going to suggest we do it that way.

Variance No. 1

Mr. Haas: Motion to grant the applicant the variance. Where 20 feet to the side yard property is required, the applicant can only provide 14 feet, thus requesting a variance of 6 feet for an 826 square feet garage.

Mr. Casella: Second the Motion.

Roll Call Vote:

Mr. Casella	YES
Mr. Galotti	YES
Mr. DellaCorte	YES
Mr. Haas	YES
Mr. Prager	YES

Variance No. 2

Mr. Galotti: **Motion to grant the applicant the variance. Where 35 feet to the front yard property is required, the applicant can only provide 11 feet, thus requesting a variance of 24 feet for an 826 square feet garage.**

Mr. Casella: Second the Motion.

Roll Call Vote: Mr. Casella YES
Mr. Galotti YES
Mr. DellaCorte YES
Mr. Haas YES
Mr. Prager YES

Variance No. 3

Mr. DellaCorte: **Motion to grant the applicant the variance. Where no more than two accessory buildings shall be permitted in any 1-Family Residence District. No such accessory building shall have a footprint greater than 600 square feet nor a height in excess of 20 feet. The applicant is proposing a 29.5' x 28' (826 sf.) garage, thus requesting a variance of 226 square feet.**

Mr. Haas: Second the Motion.

Roll Call Vote: Mr. Casella YES
Mr. Galotti YES
Mr. DellaCorte YES
Mr. Haas YES
Mr. Prager YES

Variance No. 4

Mr. Casella: **Motion to grant the applicant the variance. Where no more than two accessory buildings shall be permitted in any 1-Family Residence District, no such accessory building shall be placed in a front yard. The applicant is proposing a 29.5' x 28' (826 sf.) garage, thus requesting a variance of 226 square feet. The benefit cannot be achieved by any other feasible means.**

Mr. Galotti: Second the Motion.

Roll Call Vote: Mr. Casella YES
Mr. Galotti YES
Mr. DellaCorte YES
Mr. Haas YES
Mr. Prager YES

Public Hearing:

Appeal No. 18-7657 (Variance)

Todd & Lori Mikus: Seeking an area variance Section 240-37 of the District Regulations in an R40 Zoning District.

-Where **25 feet** to the side is required, the applicant can only provide **8 feet** for the installation of a 21 feet round above ground pool and deck, thus requesting a variance of **17 feet**.

The Property is located at **33 Vandewater Drive** and is identified as **Tax Grid No. 6259-04-774257** in the Town of Wappinger.

Mr. Prager: Bea, are all of the mailings in order?

Mrs. Ogunti: Yes, they are.

Mr. Casella: **Motion to open the Public Hearing.**

Mr. Galotti: Second the Motion.

Vote: All present voted Aye.

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

Mr. Mikus: Todd Mikus, 33 Vandewater Drive, Wappingers Falls, NY.

Mr. Prager: Even though we had a little discussion at the last meeting and we all did the site inspection for the record please tell us what you need and why you need it.

Mr. Mikus: I am applying for a variance for the side line because I'm putting a pool on the only portion on the property I think it fits. I cannot put the pool there and supply 25 feet from the line.

Mr. Prager: Like I said we were at the site and saw the property and we can understand what you are saying because of the topography of the property.

Mr. Mikus: Should I keep the line there? I know someone else is going to come back. Everything is still marked out.

Mr. DellaCorte: Yes.

Mr. Prager: Are there any other questions? If not, I will entertain a motion to close the public hearing.

Mr. Casella: **Motion to close the Public Hearing.**

Mr. Galotti: Second the Motion.
Vote: All present voted Aye.

Mr. Casella: **Motion to grant the applicant the variance. Whether the benefit can be achieved by any other feasible means, it cannot. That's the only place on the property that it can be located. It is not an undesirable change to the neighborhood. It is somewhat substantial but as far as having any adverse physical or environmental effects, it does not.**

Mr. Galotti: Second the Motion.
Roll Call Vote: Mr. Casella YES
Mr. Galotti YES
Mr. DellaCorte YES
Mr. Haas YES
Mr. Prager YES

Appeal No. 18-7658 (Variance)

Richard & Jennifer Kozak: Seeking an area variance Section 240-37 of the District Regulations in an R40 Zoning District.

-Where accessory structures must comply with all minimum yard setback requirements for buildings, but in no case shall they be permitted in the front yard, the applicant is requesting a variance for the legalization of a 12'x 14' storage shed in the front yard. The property is located at **20 Ketchamtown Road** and is identified as **Tax Grid No. 6157-03-012431** in the Town of Wappinger.

Mr. Prager: Bea, are all of the mailings in order?

Mrs. Ogunti: Yes, they are.

Mr. Casella: **Motion to open the Public Hearing.**

Mr. Galotti: Second the Motion.
Vote: All present voted Aye.

Mr. Prager: Please come up and state your name for the record.

Mr. Kozak: Richard Kozak.

Mr. Prager: For the record and in case there is someone in the audience who is interested, please tell us again what you need and why you need it.

Mr. Kozak: I'm looking to place a shed in my front yard behind the turnaround for easy access for my snow blower and

tractor. The backyard has a well and pool so there was no place to put a 12' x 14' shed. I thought this was the best location for it because it suits the property.

Mr. Prager: We did do a site inspection. How many acres was that again?

Mr. Kozak: I have 3.53 acres.

Mr. Prager: My personal opinion is with all the trees on the property you cannot even see it although it is a unique situation. Normally, if it is in the front yard and I am not a big fan of it but in this case I can understand where you are coming from. That's my opinion.

Mr. Casella: How much property do you own on the other side of the shed? It's like swamp all around there.

Mr. Kozak: I own all the way to the neighbor's driveway about 5 feet from their driveway which is 208 feet according to the survey.

Mr. Prager: There are a lot of wetlands out there.

Mr. Haas: I actually looked at the wetlands map and you have easily 100 feet to the wetlands from where your shed is so you are not in the buffer.

Mr. Kozak: I noticed that too on the survey map.

Mr. Prager: Is there anyone in the audience who would like to speak for or against this variance? If not, I would like to entertain a motion to close the public hearing.

Mr. Casella: **Motion to close the Public Hearing.**

Mr. Galotti: Second the Motion.

Vote: All present voted Aye.

Mr. Galotti: **Motion to grant the applicant the variance. I don't believe the benefit can be achieved by any other feasible means. It is not an undesirable change to the character of the neighborhood. As Howie mentioned the request is substantial however it does not have any adverse effects on the environment.**

Mr. Casella: Second the Motion. The shed exists there today and he's only here to legalize it.

Roll Call Vote: Mr. Casella YES
Mr. Galotti YES
Mr. DellaCorte YES
Mr. Haas YES
Mr. Prager YES

Appeal No. 18-7659 (Variance)

Thomas Polchinski, Jr. and Dianna Cotter: Seeking an area variance Section 240-37 of the District Regulations in an R40 Zoning District.

-Where **50 feet** to the front is required, the applicant can only provide **43 feet** for the construction of a 30' x 8' front porch with stoop, thus requesting a variance of **7 feet**. The Property is located at **21 Gold Road** and is identified as **Tax Grid No. 6258-02-883503** in the Town of Wappinger.

Mr. Prager: Bea, are all of the mailings in order?

Mrs. Ogunti: Yes, they are.

Mr. Casella: **Motion to open the Public Hearing.**

Mr. Galotti: Second the Motion.

Vote: All present voted Aye.

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

Mr. Polchinski: Thomas Polchinski, Jr., 21 Gold Road.

Mr. Prager: Again, for the record please tell us what you need and why you need it.

Mr. Polchinski: I'm putting up a new front porch. My existing front stoop is starting to deteriorate so I want to put a nice front porch in the front. It is going to be 30' x 8' with steps coming down onto my existing walkway.

Mr. Prager: We did see it at the site inspection and it definitely looks like it needs a little tender loving care.

Mr. Casella: Are you also going to fix the whole sidewalk?

Mr. Polchinski: The whole sidewalk is going to be fixed because we have the steps going onto that.

Mr. DellaCorte: I have a question that's sort of unrelated. What is this that I'm looking at here on the side of your house? Is that an escape path?

Mr. Polchinski: On which side?

Mr. DellaCorte: If you are looking at the front of the house on the left.

Mr. Polchinski: That's an egress window.

Mr. DellaCorte: Okay.

Mr. Polchinski: The previous owner had to put that in.

Mr. DellaCorte: Everything else looks fine.

Mr. Haas: Motion to close the Public Hearing.

Mr. Galotti: Second the Motion.

Vote: All present voted Aye.

Mr. Haas: Motion to grant the applicant the variance. Where 50 feet to the front yard property line is required, the applicant can only provide 43 feet for the construction of a 30' x 8' front porch with stoop, thus requesting a variance of 7 feet. The benefit cannot be achieved by any other feasible means. It's not undesirable to the neighborhood and it is not particularly substantial. It will have no adverse physical or environmental effects and it's not self-created.

Mr. Casella: Second the Motion.

Roll Call Vote:

Mr. Casella	YES
Mr. Galotti	YES
Mr. DellaCorte	YES
Mr. Haas	YES
Mr. Prager	YES

Discussion:**Appeal No. 18-7660 (Area Variance)**

Charles & Judy Seguire: Seeking an area variance Section 240-30 B of District Regulations in an R80 Zoning District.

-Where **no more than two accessory buildings shall be permitted in any 1-Family Residence District. No such accessory building shall have a footprint greater than 600 square feet nor a height in excess of 20 feet.** The applicant is proposing a **24' x 36' (864 sf.)** storage barn, thus requesting a variance of **264 square feet.** The property is location at **222 Windsor Road** and is identified as **Tax Grid No. 6156-02-988706** in the Town of Wappinger.

Mr. Prager: Good evening.

Mr. Seguire: How are you?

Mr. Prager: Tell us a little bit about why you need this barn.

Mr. Seguire: I need storage because I do a lot of carpentry work and I have tools, some trailers and I do a fair amount of lumber cutting so I need storage for that as well.

Mr. Prager: Will you be doing this for commercial or for your own use?

Mr. Seguire: It's my own stuff. The barn itself is a reclaimed.

Mr. DellaCorte: The barn that you are putting up?

Mr. Seguire: I took it down from a farm in Stormville.

Mr. Haas: So you don't work out of your home?

Mr. Seguire: No.

Mr. Galotti: So just for storage of materials?

Mr. Seguire: Yes, trailers and stuff like that.

Mr. Prager: How much property do you have?

Mr. Seguine: I have 33 acres.

Mr. Haas: Do you have a survey?

Mr. Prager: That's what I'm looking for here. Is there a survey at all?
We just have a description and picture of the barn.

Mrs. Ogunti: I have this big plan that I could not make copies of so
you guys can look at this one.

Discussion continues as survey is being reviewed.

Mr. Prager: We will take a look at the property. Are you guys okay
with doing the site inspection on Saturday, October 27th.
Bea, I would like to set the public hearing for November
13th.

Mr. Seguine: What time will you be there?

Mr. Prager: We will be there around 9:00am.

Mr. Seguine: Thank you.

Mr. Haas: **Motion to adjourn.**
Mr. Galotti: Second the Motion.
Vote: All present voted Aye.

Respectfully Submitted,

Adjourned: 7:26 pm

Bea Ogunti
Secretary
Zoning Board of Appeals