

TOWN OF ESOPUS
P.O. Box 700
Port Ewen, NY 12466
Zoning Board of Appeals

TOWN OF ESOPUS ZONING BOARD OF APPEALS
Minutes of the January 8, 2013 Meeting

CALL TO ORDER: Chairman, Don Cole called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: Vic Barranca, Sean Fitzgerald, Joe Guido, Kathy Kiernan & Chairman Cole

Excused: Karl Wick

Absent: Linda Smythe

MINUTES

Sean made a motion to approve the November minutes as written. Seconded by Vic. All in favor.

VOUCHERS

Joe made a motion to approve the vouchers for secretarial work, legal notices and a subscription. Seconded by Kathy. All in favor.

Joe made a motion to approve last month's secretarial voucher which he already signed. Seconded by Kathy. All in favor.

PUBLIC HEARING

10-16-12-01

Ralph and Verna Allen
228 Green Street

Area Variance
56.67-4-15

Don made a motion to re-open the public hearing, seconded by Joe, all in favor.

Ralph Allen was present. No members of the public were in attendance.

Joe asked applicant if he had spoken with his neighbor, Dr. Anderson. Mr. Allen replied that he had and that Dr. Anderson doesn't care what applicant does. Dr. Anderson owns a vacant lot on the north side of applicant's property.

Don made a motion to close the public hearing. Seconded by Vic. All in favor.

Joe said he had spoken with Tim, the Building Inspector. Tim said that he had no problem with a metal carport being closer than required to the residence. Joe stated that there is a gas line that applicant must avoid and Mr. Allen would also like vehicle passage through the carport into the backyard.

There was discussion on the side line variance. Mr. Allen stated that it is 4.5 feet from the property line to the edge of the proposed carport as best he can determine. Five feet is the requirement.

Vic mentioned that he went to the site and measured from the house to the street. He measured 38 feet on one side and 42 feet on the other.

MOTION:

Joe made a motion to grant a variance from Article V Section 123.21 C(5)(a) to place a 12x20 metal open-sided carport in front of the house with the inclusion of a six inch variance on the north side property line.

Motion seconded by Sean.

VOTE:

Joe – In favor . There is an open lot next door and the neighbor has no problem with the infringement; (other factors are) the location of the gas line and the passageway through to the backyard in an emergency.

Kathy – In favor. Nobody from the public had any objections and I don't see any reason to object to it either.

Don – In favor for all of the reasons stated.

Vic – In favor for all of the reasons stated.

Sean – In favor. There were no objections from any member of the public. The proposed project will not be detrimental to the character of the neighborhood. We worked out our other issues.

Motion passed.

Applicant was reminded to come in to obtain his building permit.

Don announced that the January 15th ZBA meeting is cancelled. There are no new applications.

Sean made a motion to adjourn the meeting. Seconded by Vic. All in favor.

Meeting adjourned at 7:15 pm.

Respectfully submitted,

Joan Boris, Secretary
Zoning Board of Appeals