

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

APPROVED MINUTES
3/17/2015

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TOWN OF ESOPUS ZONING BOARD OF APPEALS
Minutes of the February 17, 2015 Meeting

CALL TO ORDER: Chair Kathy Kiernan, called the meeting to order at 7:05 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: Vic Barranca, Frank Skerrit, Kathy Kiernan, Melanie Marino, Joe Guido, and Karl Wick running late.

Excused: Dick Wenzel

Also present: Diane McCord, Town Board member

MINUTES

Vic made a motion to approve the January minutes as written. Second by Melanie. All in favor.

VOUCHERS

Joe made a motion to approve the voucher for the secretarial work. Seconded by Melanie. All in favor. Karl arrived late, and after review of January minutes and vouchers approved the minutes and voucher for secretarial work. Kathy then advised the process to the owners and the architect representing them.

PUBLIC HEARING

02-17-15-01

Catherine Cuthell
145 River Road

area variance
64.01-2-09

Jim Joseph was present representing Catherine Cuthell, the owner. Applicant is requesting a height variance of 17 feet for handicap accessibility with the construction of a new residence on the existing foundation. Also they are requesting a variance of 5 feet from the existing property line for the construction of a new garage with a bridge extending to the house. Upon review of the blueprints Kathy and Joe noticed there were no dimensions on the house itself, only on areas relating to property lines and setbacks.

Joe asked if the purpose of the height was for the bridge to be at a certain level?

Karl asked if the X on the prints represented an elevator; and that it isn't a five story building or commercial building but wanted to be sure they would be wiring to a tighter standard on the upper floor as it is a fire load with this style of building which concerns him, Mr. Joseph assured him they would be doing whatever is required.

Joe expressed concern for the handicap accessible factor as well as the view from the road and from the other side of the river and asked if there were pictures available. He also asked if it would be possible to view the residence and Frank added that he passed by today and the driveway was not plowed. He also expressed concern for the design, Ms. Cuthell stated they will be keeping the exterior as natural as possible, there will be a lot of windows but it will be cedar shake sided. He asked the architect to create a realistic view of the home, with color. Mr. Joseph assured he would be able to forward something to us by the next meeting. Frank asked about the length of the bridge and it's origin, just for clarification is it from the road or the property line?

Kathy asked if there were any other questions, and then advised the architect he would need to forward color prints with measurements.

Joe stated that there needed to be reasons to grant variances and advised the applicants to produce reasons for the elevator and the height of the home with the bridge. Mr. Joseph then expressed their ability to access the home would be difficult without it especially in winter months.

Kathy then advised the next steps for the March 17th meeting, and Ms. Cuthell advised she would not be able to attend. Kathy asked if there was anyone that needed to be contacted prior to viewing the residence on River Road and she stated no, that they would make sure it would be accessible. Should we need to contact them please do so either via cell or by contacting Mr. Joseph the architect.

OTHER BUSINESS

Joe asked Karl if he had a chance to review the January minutes for approval, minutes were forwarded to his end of the table. Kathy dispensed mail material to Board Members. Karl stated he was good with the January minutes and approved them.

Kathy asked if there was anything else, she then made a motion to adjourn, Karl seconded that. All in favor.

Meeting adjourned at 8:00 p.m.

Respectfully submitted,

Sheila Pratt, Secretary
Zoning Board of Appeals