

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

**APPROVED COPY**

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TOWN OF ESOPUS ZONING BOARD OF APPEALS  
Minutes of the March 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, Dick Wenzel, Karl Wick

Also present: Diane McCord, Town Board member

**MINUTES**

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

**VOUCHERS**

Kathy asked the board to review and approve the voucher for secretarial work. Vic made a motion to approve the voucher, seconded by Frank, Karl. All in favor. Kathy then advised the board that there were no new applications and to proceed to the public hearing.

**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 two variances, first a height variance of 17 feet for an overall 52 ft variance for the house construction and the second is for a variance of 5 feet from the existing property line for the construction of a new garage with a bridge extending to the house. The architect had produced new colored pictures and prints including dimensions. Joe asked if the porch being constructed was part of the original footprint of the property as it extended beyond the original structure. Mr. Joseph then assured him they would maintain the original footprint.

Joe then advised he is the liaison to the Waterfront Advisory Board and expressed the concern of the board regarding the septic being on the old footprint of the original property and that system may not be adequate for the size of the new home. The WAB is requesting proof that the system will be appropriate for this size building. Mr. Joseph stated that his firm would contact the engineer that designed the septic system as he did not have any information with him.

Joe then pointed out that at this time they weren't exactly sure of the present location, to which he acknowledged that to be true. Mr. Joseph stated that the edge of the parking area would be 25 feet from the edge of the road. Joe and Kathy are concerned about that and are requesting the area be staked out so they could visualize it better as it's difficult from the prints. She then advised Mr. Joseph that the board would not be able to make a decision tonight based on the prints. He then assured her they would do whatever is needed to get this done and would notify Sheila at that time. Frank expressed concern for the placement of the outdoor shower on the SE corner of the deck, and requested it be reviewed.

Kathy asked if there were any other questions from the board or the public. The neighbor residing at 150 River Road stepped forward and expressed his approval for the project and thanked the board for notification. He also stated that the previous owner did not have any issues with respect to the previous parking area, never any plow damage to property for the timeframe she resided there. He also commented on the pipe protruding from the property with a small fence around it belongs to the septic, per conversations he had with the previous owner.

Kathy expressed concern for the view from the road, would we see the top of the house? Mr. Joseph expressed that the garage would only be in view and that the house would be approximately 80 feet from the road with an adjacent tree line for canopy. Kathy then advised Mr. Joseph the next steps for the April 21<sup>st</sup> meeting would be to have the property staked so that the board was able to view the property prior to that meeting. Mr. Joseph then said he would be in touch with Sheila to confirm that had been done. Kathy asked if there were any other questions; and made a motion to close the public hearing with Joe seconding the motion.

## **OTHER BUSINESS**

Kathy asked if there was any other business, with no response she then made a motion to adjourn, Joe seconded that motion; all in favor to adjourn.

Meeting adjourned at 8:00 p.m.

Respectfully submitted,

Sheila Pratt, Secretary  
Zoning Board of Appeals